



Application No. PL2020102

Engineering Review – Corrections

1. Sheet C.100:
 - What are the blue lines at the intersection of NE Lone Hill Drive and NE Ralph Powell Road? clarify or remove. **Removed.**
 - Revise "Basin" to "Trap" in the rock check dam labels. **Revised.**
 - Clearly indicate that the sidewalk along Tracts A & B shall be constructed by the developer at the time of street construction. **Added notes.**
 - I would suggest some type of TRM at the end of NE Sundown Drive to remain in place until Phase 3. **Added TRM to C.205.**
2. Sheet C.200: Swales are shown directing drainage to both the sediment trap and the detention basin. Should these be engineered swales to ensure the drainage is directed as designed? Please review and revise if needed. **These are temporary swales.**
3. Sheet C.201:
 - MBOEs are required to be 2' above 100-year WSE when adjacent to or on the lot. This requirement is not being met. Please revise. **Revised.**
 - Lots 11-13 have rear yard swales with associated 100-year WSEs. Those lots are adjacent to existing lots with at least one lot having a structure. Verify that this project will not negatively impact existing or required MBOEs on the adjacent development. **Construction of berm will not negatively impact existing development.**
 - Revise "F=???" at the south end of Tract A. **Revised.**
 - Include elevations in the blank "TC=" and "F=" labels on Lot 10. **Added.**
 - Remove the extraneous MBOE label on Lot 19. **Removed.**
4. Sheet C.208: In the upper Detention Outlet Detail, there is nothing to indicate where the Sections A-A, B-B, and C-C are located. Please clarify. **Added.**
5. Sheet C.602: This sheet duplicates the details included on Sheet C.053. There is no need to include this sheet. **Removed.**
6. Estimate:
 - The curb inlet and 30" end section quantities appear incorrect. Please review and revise if needed.
 - The outlet structure does not appear to be included. Please add to the estimate. **Revised cost estimate.**
7. Revise the project name to match the Townhomes plat name in the project title on the cover sheet and in the title block on each sheet. **Revised.**
8. The detention basin needs to go in before any grading work. Please incorporate this requirement into the ESC plan. **Added note.**

Please Feel free to contact me should you have any addition questions regarding this project.

Thank You,

Matt Schlicht