

Date: December 22, 2022

Re: Responses to City Comments – Mass Grading and Land Disturbance
Orchard Woods
PEI #211142

We have received your comments and have addressed each with the enclosed plans and comment responses in *red italics* below. Please let us know if you have any questions during your review.

Thank you,
Doug

Engineering Review - Corrections

1. General:
 - Submit an Engineer's Estimate of Probable Construction Costs.
Response: To be provided prior to plan release
 - Submit a copy of the MDNR Land Disturbance Permit.
Response: Uploaded to portal
 - These plan sheets are also included in the Street/Storm plan set. Please review those review comments and make any necessary revisions to this plan set based on those comments as are necessary.
Response: Coordinated.
2. The proposed detention basin needs to serve as a sediment basin during construction. It shall be constructed before any land disturbance and be transitioned to a detention basin at a specified time. Please include this concept, with all required notes, standard details, and revision to the staging chart in the plan set.
Response: Added to plan.
3. Please include the following note, prominently displayed:
 - CONTRACTOR TO CONSTRUCT STORMWATER MANAGEMENT FACILITIES, SPECIFICALLY THOSE FEATURES RELATED TO DETENTION, PRIOR TO ANY LAND DISTURBANCE OF THE SITE AND PRIOR TO THE CONSTRUCTION OF ANY OTHER SITE DEVELOPMENT WORK AS NOT TO EFFECT DOWNSTREAM NEIGHBORS WITH UNDETAINED STORMWATER DISCHARGE.
Response: Note added.
4. Sheets 2-4:
 - Site Specific Note #3 is incomplete.
Response: Revised.
 - Revise staging chart to reflect sediment basin installation as well as transition to detention basin.
Response: Added.
 - The limits of disturbance don't include all of the utility construction. Please revise.
Response: Updated to include
 - The staging charts do not match from phase to phase.
Response: Updated to match

Traffic Review - No Comments