
- M E M O R A N D U M -

TO: Jill Thacher, Planning & Development Services
FROM: Brian Slizewski, Development Services Inspector, Systems Planning Unit
DATE: April 5, 2013
SUBJECT: Glendale Orchard Condominiums File Number: SP13-010

Following, please find review comments for the first submittal of the Site Plan for the above project located on the west side of Glendale Drive, south of Jackson Road, dated March 13, 2013:

SOIL EROSION AND SEDIMENTATION CONTROL

1. Provide silt sack filters for the catch basins on Glendale Drive from Orchard Street to Charlton Ave.
2. Show proposed staging, storage and stockpile areas. Stockpiles shall be adequately protected from erosion and sediment runoff. The plan should reflect the stated intention to construct buildings 5-8 first, then construct buildings 1-4.
3. Provide an estimate of the amount of excavation and fill involved on the site plan.
4. Provide proposed timing for each step in the construction sequence.
5. Provide a note stating that both internal and external streets will be cleaned of any tracked mud immediately following each mud-tracking occurrence.
6. Identify a location for concrete washouts that will not discharge concrete wash offsite or into the storm sewer system.
7. Provide a construction quality detail for the device to control the concrete washouts.

GRADING AND STORMWATER MANAGEMENT

1. The site plan should clearly show that the drainage from all impervious areas will be directed to the on-site stormwater management system. Some of the rear patios and rooftops appear directed toward yard drains that are not tributary to the proposed detention system.
2. Submit plans to the Washtenaw County Water Resources Commissioner's Office (WCWRC) for review of the storm water management system. Preliminary plan approval is required from the WCWRC before City Staff can recommend this petition for approval to the Planning Commission.