Wise Choice CONSTRUCTION

CE23-0035/2404-213
Response Letter

05/23/2025

COMMENTS
RESPONSE

1.) Complete calculations by showing what percentage of the area is impervious for consistency with MICC 19.13.050(A) Table C.

   a. Plans updated to show the percentage of area

2.) This detail does not represent the easement area, not consistent with the plan view.

   a. Plan updated to show consistent cross section details

3.) The proposed wood retaining wall encroaches on the existing easement and storm drainage system, necessitating the replacement of the existing storm pipe with a steel casing. Additionally, a recorded Public Easement Encroachment Agreement will be required. A detailed drainage design, prepared by a licensed civil engineer, for the replacement drainage system and casing is required.

   a. Wood retaining wall removed from easement and slope restored per Geotech letter Geotechnical Plan Review – REV3 on April 16th 2025

4.) Please provide a cross section that is perpendicularly to the existing drainage easement, illustrating how the retaining walls on both sides of the easement will connect to the area where the wall will be removed. Include details of the proposed grades, existing grades, the storm drainage easement, the existing storm pipe, actual slope (not assuming), location and size of the geogrids, etc.

   a. Cross Sections updated

5.) The section cut shown below does not accurately represent the actual condition shown on the plan view. Please update it to be consistent.

a. Cross Section updated

6.) Show accurate location of proposed retaining wall.

a. The Red line is accurate wall location per survey

7.) Proposed retaining wall is located in an existing easement which will require an Easement Encroachment Agreement.

a. Wall removed from easement plan updated