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

TO: Jill Thacher, Planning and Development Services Unit

FROM: Jerry Hancock – Stormwater and Floodplain Programs Coordinator,
Systems Planning Unit, Public Services Area

DATE: April 1, 2014

SUBJECT: Glendale Condominiums Site Plan
Plans Dated 3-19-14
Project Number SP13-010

I have reviewed the proposed site plan and provide the following comments for the petitioner:

Storm Water Management

1. The majority of Brian Slizewski's comments from July 31, 2013 have not been addressed with this plan submission, such as:
 - The landscaping plan shows the northerly forty eight feet of the site (as scaled) are to be protected from disruption as designated by construction fencing. This fencing and the note regarding protection of this area shall also be shown on the soil erosion control sheet. The silt fence shall be relocated to the same location as the construction fence.
 - The site should be protected by chain link construction fence, not the snow fence, which can be more easily damaged.
2. Please revise all sheets so that the proposed grading limits, proposed natural features protection fencing, soil erosion and sedimentation controls, and undisturbed area boundaries are consistent with each other.
3. The proposed grades around the buildings do not provide enough fall away from the buildings to meet the Michigan Building Code. Provide grading such that surface runoff has adequate fall away from each structure and toward swales, ditches or drainage structures.

Code Requirement: Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Note: Stormwater management approval received from the WCWRC on March 11, 2014

Glendale Condominiums (5)