

vriesman & korhorn

CIVIL ENGINEERS

March 23, 2021
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via email: greg@freshcoastplanning.com

Mr. Gregory Ransford, MPA
Tallmadge Charter Township Planner
0-1451 Leonard St NW
Grand Rapids, MI 49534

RE: 13905 Ironwood Drive/Luxury Fabrics Site Plan Review

Dear Mr. Ransford:

We have reviewed the site plan for the proposed 13905 Ironwood Drive/Luxury Fabrics building addition dated March 10, 2021. We provide the following comments for the consideration of the Applicant and the Planning Commission:

1. The proposed pavement area does not drain to the existing detention basin, and the existing soils do not appear suitable for infiltration. The Applicant shall grade the proposed rain garden to flow to the existing detention basin outlet structure. An equalization pipe could be placed through the existing berm, or the berm could be removed creating one large pond.
2. The Applicant may wish to raise the grading along the south and west edges of the asphalt area so less pavement would be under water in a large storm event.
3. The Applicant shall provide storm water calculations related to the storm water detention, pond overflow, outlet structure, and pipe sizing.
4. The Applicant shall revise the grading behind the proposed building to provide a minimum of 0.50% slope to improve drainage and reduce standing water. Even at 0.50% slope, the area will be soggy and wet during wet times of the year.
5. The Applicant shall provide spot elevations for the lowest points along the west property line and the pond spillway overflow elevation.
6. The Applicant shall contact Jennifer Bosch at Tallmadge Charter Township to discuss water and sewer connection fees for the site.
7. The Applicant shall contact the City of Grand Rapids to discuss necessary water and sewer reviews as well as potential fees. The Applicant shall provide a complete set of sealed drawings to the City of Grand Rapids.

Mr. Gregory Ransford, MPA

March 23, 2021

Page 2

8. The Applicant shall discuss meter and water service size with the City of Grand Rapids.
9. The Applicant shall discuss the need for an oil/sand separator on the existing sanitary sewer lateral with the City of Grand Rapids.
10. The Tallmadge Township Fire Administration shall review and approve the site plan.

Thank you for your consideration in this matter. If you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

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Nathan Vriesman, P.E.

NMV/avp

- c. Mr. Dave Datema, Tallmadge Township Supervisor
Mr. Larry Olson, City of Grand Rapids
Ms. Lindsay Mohr, MPA, Fresh Coast Planning
Mr. Fritz Wahlfield, Jr., Fritz Wahlfield Construction Co, Inc.
Mr. Joe Kirchoff, Luxury Fabrics
Mr. Zach Voogt, P.E., Moore+Bruggink, Inc.
Mr. Aaron Van Proyen, P.E., Vriesman & Korhorn Civil Engineers