



# SAUGATUCK TOWNSHIP FIRE DISTRICT

Proudly serving : Douglas | Saugatuck | Saugatuck Township



3342 Blue Star Highway  
Saugatuck, MI 49453  
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E-mail: [info@saugatuckfire.org](mailto:info@saugatuckfire.org)

March 25<sup>th</sup>, 2025

Nederveld  
c/o Jack Barr  
217 Grandville Ave. SW, #302  
Grand Rapids, MI 49503

Re: Swingbridge Development Emergency Access Lane – Site Plan Review #3 for Nederveld Project #24201574 for sheets C-205 for submittals dated 03.06.2025.

Dear Mr. Barr,

We are in receipt of the revised site plan for the Swingbridge Development Emergency Access Lane Amendment received 3/11/2025. We reviewed the plans using the International Fire Code (IFC) 2015 edition. Please see the result of the fire department review listed **below**.

1. Dead end driveways and access roads in excess of 150 feet in length shall be provided with an approved area for turning around with fire apparatus (IFC 503.2.5) **Not applicable, the emergency lane provides for contiguous pathway.**
2. "No Parking Fire Lane" signage shall be installed at the dead end of the turnaround. (IFC 503.3) **Please add No Parking Fire Lane signage at the Union Street boat launch. Suggested locations and type in returned submittals on sheet C-205.**
3. No parking shall be allowed within the turnaround. The area must be clear and unobstructed for turnaround at all times. (IFC 503.4)
4. Fire apparatus access roads and driveways shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. (IFC 503.2.1) **Approved, width is 12 feet wide emergency access lane that was previously approved back in 2008.**
5. Minimum clear height shall be 13'6" across the entire 20 feet width of driveway. (IFC 503.2.1) **Approved, height clearance will be maintained at 13'6" above the existing and proposed access lane.**
6. Road shall not exceed the 10% maximum grade. (IFC 503.2.7) **Approved, grade is shown as less than 10% in the plans provided.**
7. The driveway shall be installed with asphalt, concrete, or other approved driving surfaces capable of supporting the 80,000-pound imposed load of our heaviest apparatus and be installed to provide emergency access prior to commencement of building construction. (IFC 503.2.3) **Approved, weight capacity is noted as 6" thick concrete to support 80,000lbs for emergency vehicle access.**
8. The required turning radius of a fire apparatus access road shall be 28.0' as determined by the fire code official. (503.2.4) **Approved, the radius is shown as 28' in the plans provided.**
9. The roads shall be maintained free of snow and ice to provide all weather driving capabilities. (IFC 503.2.3)
10. Fire department access roads shall be constructed and maintained for all construction sites. (IFC 3310.1) **Ensure the road and turnarounds are installed and navigable for emergency access prior to**



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## ***commencement of vertical building construction.***

11. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. (IFC 503.6) ***A Knox Key switch or Knox Pad Lock will be required for the proposed gate. Products can be ordered from [www.knoxbox.com](http://www.knoxbox.com).***
12. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (IFC 505.1) ***Not applicable.***
13. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1) ***Not applicable.***
14. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. (IFC 507.4) ***Not applicable.***
15. A hydrant is required within 400 ft. of any exterior portion of a non-sprinklered building or 600 ft. for an R-3 occupancy or sprinklered building. (IFC 507.5.1) ***Not applicable.***
16. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site. (IFC 3312.1) ***Not applicable.***
17. Upon completion of construction, physical testing with apparatus will be required. If the apparatus is unable to navigate the completed road and driveway in a safe and efficient manner, modifications may be required.
18. Anything omitted in this plan review is subject to field inspection. (IFC 105.4.4)

***You have site plan approval from the fire department to begin construction for the Emergency Access Lane at the Swingbridge Development in Douglas, MI if you are in agreement with the above-mentioned items. Please ensure you receive the appropriate permits from City of Douglas and Michigan Township Services prior to commencement of construction. Please let us know if you have any questions.***

Respectfully Yours,

*Chris Mantels*

Deputy Chief / Fire Inspector

Cc: Greg Janik – Fire Chief (via email)  
Sean Homyen – Zoning Administrator (via email)  
Dan Poll – Building Official (via email)  
Ric Dyk – Owner Representative (via email)