

July 5, 2024
2240379

Ms. Tricia Anderson
Williams&Works
549 Ottawa Ave., NW Ste. 310
Grand Rapids, MI 49503

RE: 319 Ferry Street
Engineering Review Comments

Dear Tricia:

On behalf of the City of Douglas, our office has reviewed the *revised* drawings dated *June 12, 2024* and received *July 3, 2024* for the above referenced project. Our comments regarding the project are as follows: *A previous review was completed on March 11, 2024; the comments corresponding to this review are in blue italics.*

1. The proposed development includes a single *2905* square foot building containing *4* townhouse units on about 0.8 acre site.
2. Please identify on C-205 the width of the existing pavement of the driveway. Is there a way to improving the driveway access onto Blue Star Highway? Can an easement be obtained from the parcel to the north and connect to Ferry Street? *The width of the driveway is shown as 20 feet wide. Revisions were made to the site, and no plans are made to revise the driveway access.*
3. The existing water main and sanitary sewer along the frontage of the parcel must be shown on the drawings. The City records indicate that the water main on this parcel is 8" diameter. *The revised drawings do not show water main size. Previous records show a 6 inch diameter watermain on the site. Water main sizes need to be shown on the drawings for the on-site and in Ferry Street.*
4. Is a fire line going to be needed into the building? Is so, please show. *No fire line is proposed; this will need to be verified by the fire district.*
5. How will the building be metered? Per the City ordinance, each and every house or condominium unit shall have a single service connection. Record drawings show a master meter on the connection at Ferry Street; this needs to be reviewed with KLSWA. *The revised submittal still shows one service; this still needs to be addressed. We note that a meter pit is on the main line west of Ferry Street per record drawings.*
6. More information must be provided on the existing storm sewer to verify where the storm sewer is flowing. The City has limited records on the storm sewer. On C-201

it appears that the proposed outlet (west) for this site is 0.65 feet lower than the 15” to the north. Where is the storm sewer under the driveway going as shown on C-201? Where is the existing 8” storm sewer under the driveway going? Please note that detention will need to be considered for any off-site if it goes to the pond.

Information was provided on the downstream storm sewer. This will need to be reviewed by ACDC as note in 7 below.

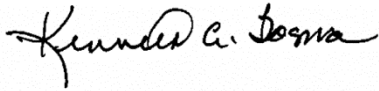
7. Please note that the storm sewer must be reviewed by Allegan County Drain Commission as noted in the submittal. Water quality will need to be added to the design. *There is storm sewer from the south that will need to be reviewed as part of ACDC’s review. (See C-203, two locations.)*
8. Documentation to show due care compliance as required under part 201 of PA 451 must be provided as this site is within close proximity to site that shows Baseline Environmental Assessments and storage tanks on the EGLE environmental mapper website. *A Phase 1 Environmental Site Assessment dated April 26, 2024 was completed by Fishbeck. This assessment noted “no evidence of Recognized Environmental Conditions (RECs) in connection with the property... No further assessment of the Subject Property is warranted at this time.”*
9. There appears to be wetlands as identified on the State’s wetland mapper website. Please supply how this will be addressed. *Per the submittal, the applicant is working with Peterson & Vandenberg Environmental on the wetland items. The applicant has submitted a Wetland Identification Program review request to EGLE. The City should obtain the results of this prior to any final approval.*
10. Is the proposed parking area (that is existing) already used by existing development? *This has been addressed in the submittal and easements shown on the drawings.*
11. Saugatuck Township Fire District shall provide comments regarding fire protection and fire access for this site.
12. This should be reviewed by KLSWA.
13. The developer is responsible for all review fees.
14. The developer is responsible for obtaining all permits required for this project.
15. *The parking spaces notes on C-205 do not match the narrative nor the number of spaces actually provided.*
16. *Patio areas and plantings are proposed over the existing water main and within the easement area. The City nor KLSWA should be responsible for replacement of these improvements if a repair or replacement is needed on the water main. (See L-100)*

Ms. Tricia Anderson
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If you have any questions or comments regarding the above, please feel free to call me.

Sincerely,

Prein&Newhof

A handwritten signature in black ink that reads "Kenneth A. Bosma". The signature is written in a cursive style with a large initial 'K'.

Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Sean Homyen, City of Douglas
Ms. Rick Zoet, City of Douglas
Mr. Daryl VanDyk, KLSWA
Mr. Chris Mantels, STFD
Mr. Charles Hoyt, Nederveld
Mr. Jack Brown, Developer