

May 7, 2026
2260463

Mr. Peter Bulten, P.E.
Holland Engineering
220 Hoover Boulevard
Holland, MI 49423

RE: Douglas Mixed Use Building – 47 Center Street Drainage Review
City of Douglas – Section 16

Dear Peter:

Our office has reviewed the construction drawings dated May 6, 2026, and calculations dated May 6, 2026, and submitted to our office May 6, 2026, via email. These were reviewed for compliance to *Allegan County Drain Commissioner's Site Development Rules dated March 2021*. The following are our comments as it relates to the above noted submittals. (Comments related to this May 7, 2026 review are in black.)

1. The project includes a two-story, 9802 square foot building with associated parking on about 0.25-acre site. The site is not within an existing County drainage district.
2. The following items are noted regarding the calculations:
 - a. LGROW spreadsheets were provided. Additional calculations were provided.
 - b. Please provide the geotechnical report that shows the soils and water table elevation. The separation requirements for retention system must be met. Infiltration testing must be provided.
 - c. The LGROW spreadsheet in the Water Quality Volume notes a Sediment Forebay; please let us know where this is in the project.
 - d. It does not appear that the proper discharge rates were used for the overflows; please review.
3. The following items are noted regarding the construction drawings:
 - a. Please place a note or show how the roof drains will be connected to the system.
 - b. Please make sure the elevation notes for the detention system match the notes in the detention system.

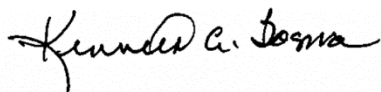
Mr. Peter Bulten, P.E.
May 7, 2026
Page 2

- c. On C-501 A4 please label the casting elevation and pipe sizes and inverts. We question that the proposed overflow will make it above the weir wall.
 - d. For the same outlet, if the top of the weir wall is at 611.75, how can storage in the retention system be shown to go to 612.5?
 - e. Reviewing the Landscaping Plan, will any roots of the tree enter the system over time and cause a failure in the system?
4. The developer shall verify with the City if a maintenance agreement is required. It is recommended for this type of system. Please note that this system is considered a private system.
 5. The developer is responsible for obtaining all permits and approvals needed for this project.
 6. Signed and sealed copies of the final drawings and calculations need to be submitted to ACDC's office if has not already been submitted.
 7. The review fee of \$350 and the administrative fee is \$50 administrative fee. In addition, all review fees above these amounts will need to be paid in accordance with ACDC's standards.
 8. After this project is constructed, the required documentation per ACDC's standards will need to be submitted before final approval is given for the project. This will include engineer's certificate, and record drawings.

In summary we recommend that construction plan approval be withheld until the above items are completed to ACDC's satisfaction. Final approval will need to have the items outlined in numbers 7 and 8 above. We recommend that City of Douglas withhold occupancy permits until the documents requested are received and final approval from ACDC's office is submitted.

If you have any questions regarding the project, please call me.

Sincerely,
Prein&Newhof



Kenneth A. Bosma, P.E.

KAB/kab

cc: Mr. Chris Machiela, ACDC
Mr. Brent Scholten, ACDC
Mr. Sean Homyen, City of Douglas
Mr. Lucas Timmer, P&N

Mr. Peter Bulten, P.E.
May 7, 2026
Page 3

P.S. The above letter was prepared to assist the Allegan County Drain Commissioner's office in their review of this project's storm water management plan. It is not an approval and is not to be used by anyone as the Drain Commissioner's approval letter.