

nederveld associates, inc. engineering • land planning • surveying

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Fax Memo

To: Mannette
Company: Georgetown Township
Fax #: 457-3670
RE: *Unity Leasing*

From: Steve Witte
Date: September 14, 2005
of Pages: *7*
Fc:

Urgent For Review Please Comment Please Reply As Discussed

Hi Mannette,

Attached please find the additional information I believe you were/are looking for regarding the Unity Leasing site plan. Please review this and call me at 669-5190 if you have any questions or need additional information.

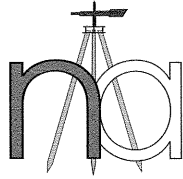
I will plan on just mailing the attached letter and info to you. If you need/want me to drop it off to you today, I can also do that.

Last, I will also scan in the info and e-mail it to you (you'll get a cleaner copy that way).

Thank you for all your help, Mannette.

Steve

05101460/fax-owner.sw



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September 14, 2005

Ms. Mannette Minier
Georgetown Township
PO Box 769
Jenison MI 49429-0769

RE: Unity Leasing – Part of Section 22, T6N, R13W, Georgetown Township, Ottawa County

Dear Ms. Minier:

Enclosed please find a copy of the Drain Commission Review Engineer's review letter regarding the storm water management of the site. Also enclosed please find a copy of the Road Commission's review letter regarding the proposed drive entrances. We are attempting to obtain the drive entrance permit from the Road Commission prior to the September 21 Planning Commission meeting, and we will hopefully have it by that time. It is our understanding that the Road Commission will be okay with the three drives as shown on the site plan.

Regarding the drives, please note that the owner needs parking spaces along the west side of the building. In addition, the owner needs truck docks on the east side of the building. In order to give the trucks adequate room to maneuver in the truck dock area, it is necessary to keep the building where it is currently proposed. With the 30 ft greenbelt requirement that the township has, this makes having two way traffic with perpendicular spaces on the east side of the building impossible because there is not sufficient room to allow for this. Therefore, we are proposing the one way drive with angled parking spaces, with the north drive onto Roger Street being an exit only. Due to these circumstances, the fact that the lot is a corner lot, and the fact that there is quite limited (low volume) of traffic in this area, we believe that the three drives as proposed are acceptable.

Thank you very much for your help on this project. Please feel free to call me at 669-5190 ext. 428 if you have any questions or require additional information.

Sincerely,

Steve Witte, P.E.
Project Engineer

sw

Enclosures

C Tom Miedema – Miedema Metal Building Systems

05101460/township3.sw

Ottawa County Road Commission

14110 Lakeshore Drive
P.O. Box 739
GRAND HAVEN, MI 49417
Phone (616) 842-5400 Fax (616) 850-7237

September 6, 2005

Steve Witte, P.E.
Nederveld Associates, Inc.
5570 32nd Avenue
Hudsonville, Michigan 49426

**Re: Unity Leasing
Georgetown Township, Ottawa County, Michigan**

Dear Mr. Witte:

I have reviewed the site plan for the above referenced project and have the following comments to offer:

- A review and permit fee of \$450 shall be submitted.
- Unless written permission is obtained from the adjacent property owner to the south, the proposed southern driveway radius on Roger Street shall not extend beyond the adjacent property line extended toward the center of Roger Street.
- The Ottawa County Drain Commission shall review and approve the site plan.

If you should have any questions or require further information, please do not hesitate to contact me at 616-842-5400.

Sincerely,



Brett A. Laughlin, P.E.
Special Services Engineer

Cc: William Holland – Georgetown Charter Township
Paul Geerlings – Ottawa County Drain Commission

September 8, 2005
2050846

Ms. April Abbatoy
Development Coordinator
Ottawa County Drain Commissioner's Office
414 Washington Street, Room 107
Grand Haven, MI 49417-1494

RE: Preliminary Drainage Review
Unity Leasing
Section 22, Georgetown Township

Dear Ms. Abbatoy:

We have reviewed the preliminary site plan (dated 8/22/05) for the Unity Leasing project as submitted by Nederveld Associates, Inc. We have discussed the project with Mr. Steve Witte, PE of that office.

The proposed project contains one 21,440 S.F. building with associated parking and covers approximately 2 acres.

The following are our comments and recommendations based on our review of the information submitted, a site visit (see attached photographs), and the discussion mentioned above:

1. The stormwater runoff from the site (Lot 51 of Georgetown Industrial Center #5) will be collected in an enclosed storm sewer system. This system will outlet to an existing 36-inch diameter storm sewer along the south property line. This existing system outlets to the Rosewood Industrial Drain which also provides stormwater detention for this site. This regional detention basin is south and east of the site adjacent to Chicago Drive (M-21).
2. No easement is shown for the existing 36-inch diameter storm sewer along the south property line. An easement should be provided or an existing easement confirmed.
3. Any construction or change in drainage patterns in the rights-of-way for Roger Drive or Pine Ridge Drive will require the approval of the Ottawa County Road Commission.
4. The review fee for the proposed development is \$500.00:

Note that additional fees may be charged for continuing services according to Section C.2.b (page 17) of the Regulations.
5. If this project will be more than an acre in size or within 500 feet of a river, creek or lake, a Soil Erosion and Sedimentation Control permit must be obtained from the Drain Commissioner's Office prior to beginning construction. Contact Aaron Karg at (616) 846-8222 for more information.

In summary, preliminary drainage approval is recommended after the items above are completed to your satisfaction. Please call if there are any questions.

Sincerely,

Prein&Newhof

A handwritten signature in black ink, appearing to read "Michael S. Bergstrom", with a long horizontal flourish extending to the right.

Michael S. Bergstrom, P.E.

MSB/kb

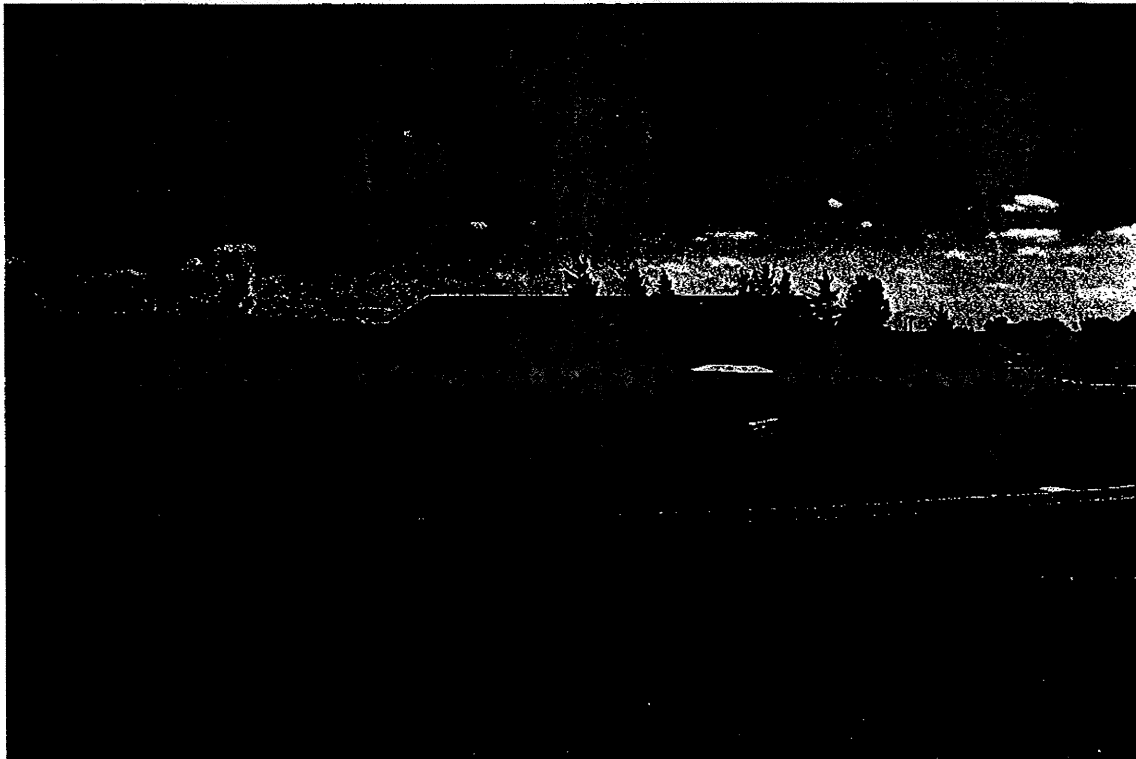
Enclosure: Photographs

c: Aaron Karg, OCDC-SESC
Brett Laughlin, OCRC
Manette Minier, Georgetown Charter Township
Steve Witte, Nederveld Associates
Miedema Metal Building Systems, Developer

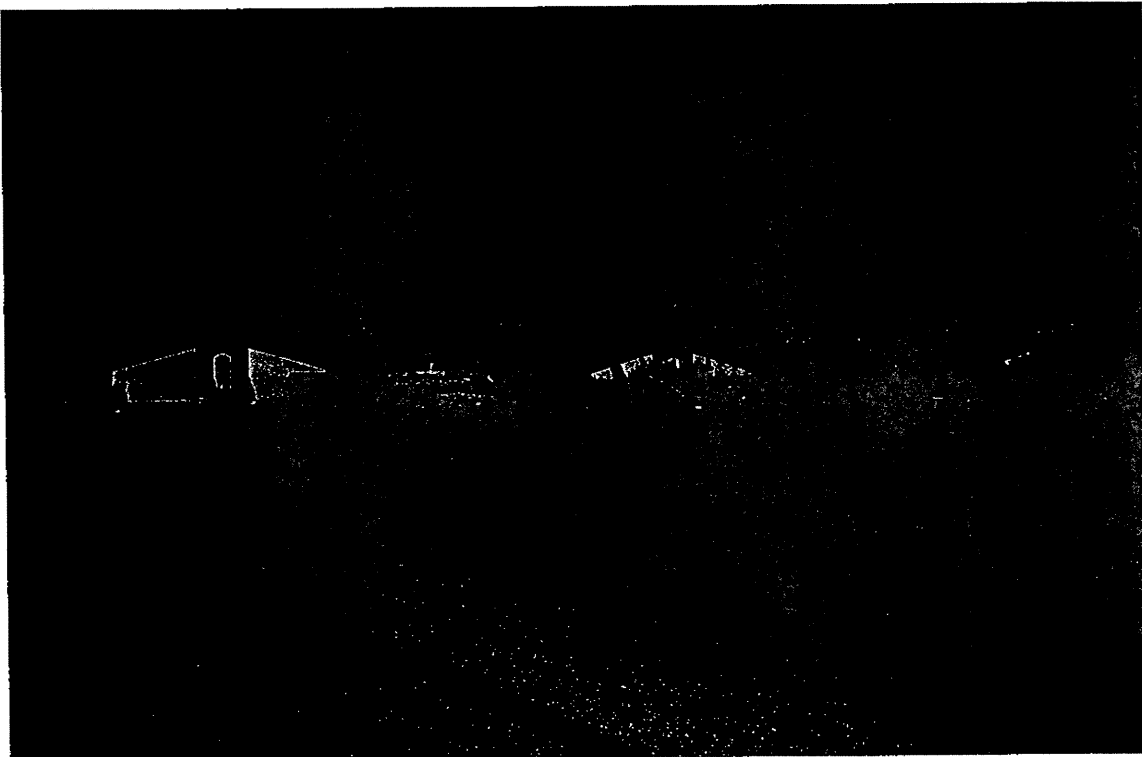
P.S. The above letter was prepared to assist the Ottawa County Drain Commissioner's Office in their review of the project's Stormwater Management Plan. The letter is not to be used by anyone as the Approval Letter from the Drain Commissioner's Office.



1. Looking southwesterly from Pine Ridge Drive and the east property line.



2. Looking southeasterly from Pine Ridge Drive and Roger Drive.



3. Looking northeasterly from Roger Drive and the south property line.