

vriesman & korhorn

CIVIL ENGINEERS

April 4, 2019
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Mr. Greg Ransford, MPA
Jamestown Charter Township Planner
2380 Riley Street
Hudsonville, MI 49426

RE: West 24 Cottages Planned Unit Development

Dear Mr. Ransford:

We have reviewed the site plans for the proposed West 24 Cottages Planned Unit Development that were last revised March 25, 2019. We provide the following comments for the consideration of the applicant and the planning commission:

1. Constructing pathway along Quincy Street or payment in lieu of constructing a pathway is required by the Township ordinance. Since there is an existing path on the north side of Quincy Street, we recommend the Applicant make a payment in lieu of construction. We estimate the project cost for this pathway to be as follows:

Construction Cost (345' x \$45/ft)	\$15,525
<u>Engineering, Administration & Contingencies (25%)</u>	<u>\$3,882</u>
Project Cost	\$19,407

West 24 Cottages Portion (50%) **\$9,703**

2. The Applicant's engineer must prepare the Township's Standard Development Contract to address the public watermain and sanitary sewer extensions prior to construction.
3. Work in the public right-of-way and the proposed drive entrance will require the review and approval of the Ottawa County Road Commission.
4. The Applicant should provide storm water calculations in accordance with the OCWRC's Drainage Rules for the onsite storm sewer and proposed detention basin to both our office and the OCWRC for review.
5. The Applicant should provide footing drain leads for each building.
6. The Applicant indicated the Sunbrook Drive right-of-way east of Sunbrook Court is to be vacated. The Applicant must provide an easement on the Township's standard easement form for the proposed 66' wide utility easement over the existing watermain and proposed sanitary sewer.

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7. We recommend the Applicant contact the Township Water and Sewer Department to review water and sewer connection fees for the development.
8. Detailed construction plans showing plan and profile views must be submitted for review and approval by our office and Boss & Sons Environmental for the proposed public watermain and sanitary sewer. The exact size and location of the watermain and sanitary sewer and locations of valves, hydrants, manholes, and other appurtenances will be reviewed as part of the detailed construction plan review process.
9. Sanitary sewer laterals may be required to 2506 Quincy Street and 2620 Quincy Street.

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

Sincerely,

vriesman & korhorn



Nathan Vriesman, P.E.

NMV/avp

- c. Mr. Ken Bergwerff, Jamestown Township Supervisor
Mr. Dean Smith, Jamestown Township Planning Commission Chairman
Mr. Steve Boss, Jamestown Township Water and Sewer Superintendent
Mr. John Gutierrez, P.E., Ottawa County Road Commission
Mr. Joe Bush, Ottawa County Water Resources Commissioner
Mr. Dennis Cole, P.E., Ottawa County Water Resources Commissioner's Office
Mr. Doug Gulker, Fusion Properties
Mr. Todd Stuvie, P.E., Exxel Engineering, Inc.
Mr. Aaron Van Proyen, P.E., Vriesman & Korhorn Civil Engineers