

# KENT COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH  
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Adam London, RS, MPA  
*Administrative Health Officer*

February 11, 2020

John Bitely  
North Ritchie, LLC  
11575 Edgerton Ave NE  
Rockford, MI 49341

**RE: PROPOSED GENEVIEVE PLAT, PHASE I  
SINGLE FAMILY RESIDENTIAL, LOTS 1-13  
VILLAGE OF SAND LAKE, KENT COUNTY, MICHIGAN**

Dear Mr. Bitely:

The Environmental Health Division of the Kent County Health Department has reviewed the subject proposed development in accordance with Act No. 288 of the Public Acts of 1967, as amended. The site meets the minimum suitability for onsite wastewater as described by the Michigan Administrative Rules for Onsite Sewage Disposal for Land Divisions and Subdivisions. The decision to make an extension of public sewer to this proposed plat is up to the Village of Sand Lake. This review makes no comment or interpretation of the subject proposal meeting the Village of Sand Lake's Zoning Ordinances.

We request the following be incorporated into the plat's Restrictive Covenant prior to final Health Department approval:

## **WATER SYSTEMS/SEWAGE DISPOSAL SYSTEMS**

### **WATER SYSTEMS**

- Individual water wells will not be permitted within the Genevieve Plat. All dwellings must connect to the available water supply system provided by the Village of Sand Lake.

### **SEWAGE DISPOSAL SYSTEMS**

- Unless otherwise approved by the Kent County Health Department (KCHD), all development within the plat must follow plans submitted by Exxel Engineering, Inc on February 7, 2020. KCHD may reject any development plans that fail to meet the following restrictions. A copy of approved development plans is on file with KCHD.
- A site evaluation will be required on any lot where the developer or lot owner has proposed placement of the initial and replacement wastewater disposal system outside of those areas already approved and on file with KCHD.
- Site modification in the area of the initial and replacement wastewater disposal systems (may be required by the KCHD that would typically include soil removal and backfill with approved washed sand (2NS) or raised mound type systems.

Continued...

Proposed Genevieve Plat

- With the application to obtain a permit from KCHD for a septic tank and disposal areas, the co-owner will submit to KCHD a lot development plan drawn to scale that will locate the dwelling footprint, drives and right-of-ways, utilities, boundary lines, and proposed septic location. As part of the application, KCHD may require a topographical map showing existing and proposed contours. Contour intervals shall not exceed two (2) feet.
- Utilities, buildings, drives, or other structures that may interfere with the installation and operation of the on-site sewage disposal system shall not be permitted within the designated initial and replacement sewage disposal areas as indicated on the permit issued by KCHD.
- Discharge of water treatment system backwash cannot be directed into the building sewer, septic tanks, or disposal areas. The owner of each lot shall make provisions for a separate drainage system to properly dispose of water treatment system backwash.
- Except as otherwise approved by KCHD, designated initial and replacement sewage disposal areas shall be isolated a minimum of 100 feet from the permanent impoundments of water and surface water, 25 feet from any 24-hour stormwater basin with a controlled outlet, 25 feet from foundation walls containing footing drains, 25 feet from storm sewer catch basins, 10 feet from drainage easements consisting of open swales, 10 feet from solid storm sewer, 10 feet from boundary lines and outside of any right-of-way or easement, and 10 feet from water service lines.
- It will be the responsibility of the lot owner to install and maintain the septic system in good working order and comply with all applicable government regulations.
- Failure to properly maintain individual onsite septic systems may result in contamination of groundwater and surface water. Due to limited natural protection of shallow aquifers and the proximity to surface water, KCHD or the Village of Sand Lake, may require connection to an extension of public sewer as described in the Michigan Public Health Code, Act 368 of PA of 1978, Section 333.12753.

KCHD requests that this portion of the document not be recorded until approved by this office. Upon receipt of a copy of the approved, recorded document, final Health Department approval can be granted. If you have any questions, please contact me at 616-204-2375.

Sincerely,



Jason Buck, REHS

cc: Tracy Quinlan, President, Village of Sand Lake



## OFFICE OF THE DRAIN COMMISSIONER

*Ken Yonker, Drain Commissioner*

February 17, 2020

Todd Stuve, P.E.  
Exxel Engineering, Inc.  
5252 Clyde Park, SW  
Grand Rapids, MI 49509

Email: [tstuive@exxelengineering.com](mailto:tstuive@exxelengineering.com)

**RE: Genevieve Plat  
Section 5, T10N, R10W, Village of Sand Lake  
KCDC File No. 1957**

Dear Mr. Stuve,

The Drain Commissioner's Office pursuant to the Land Division Act, ACT 288 of 1967, and the published Development Drainage Rules has reviewed the preliminary plans submitted on January 28, 2020 for Genevieve Plat. Preliminary approval is granted at this time. We offer the following comments that shall be addressed with the construction submittal:

1. Per our MS4 Permit, updates to our Development Drainage Rules were published on our website January 1, 2020. Please make yourself aware of the new regulations include water quality and channel protection design standards for development. Implementation of these new regulations will be required to all plats that do not have final construction approval prior to the effective date of regulations. For phased developments with existing stormwater facilities, the new regulations will only apply if significant modifications have been made to the master plan or to portions of site that do not have existing stormwater facilities. These new regulations will apply to the drainage area being directed to the proposed stormwater detention facility. Please see Table 1 pg 24 for the minimum required stormwater standards that need to be met. Please submit for review and approval.
2. Construction plans and design computations shall be submitted for approval prior to construction. Construction shall NOT begin until construction approval has been granted. A profile shall be included of all storm sewer and floodways in the construction plans.
3. The Preliminary plan calls the detention facility future. We will require that the detention be construction with this plat for the full development. Detention facilities shall be the first item of construction. All banks of the detention basin shall be graded, topsoiled, seeded, and covered with North American Green SC-150 erosion

- control matting. No soil laden water shall leave the site or into drain. Place sumps at the inlet and outlet to the basin. Please place detail on the plans.
4. A county drain shall be established to provide for the future maintenance of the detention pond. Under Section .433 (5) of the Drain Code, a private drain may be established as a county drain by agreement between the landowner and the Drain Commissioner. Further, the developer shall deposit \$2,500.00 with the drain office for future maintenance of the drain.
  5. The following design computations shall be submitted for approval:
    - Detention basin storage volume calculations.
    - Restricted outlet sizing
    - Spillway sizing
    - Storm sewer sizing and provide the HGL computations.
    - Provide a completed LGROW Design Spreadsheet showing that the Channel Protection Volume and TSS Removal have been met per the new standards.
    - A drainage study map that shows contributing area to each component in the storm network. Include any offsite contribution.
    - Provide no-net increase runoff calculations and map that compares the historical drainage area in a pre-developed state to the developed. No increase will be allowed.
  6. Submergence of the detention basin outlet at the drainage ditch shall be looked at for additional restriction being that the detention design table assumes a free-flowing release. To account for this submergence, the Drain Commission will require that the 10-yr flow elevation of the discharge ditch be determined and that any volume within the detention below the 10-yr flow will not be allowed to be accounted towards the required detention volume.
  7. The stormwater outlet from this development will discharge into the Williams Drain. As part of the construction work the Drain Commission requests that the drain be cleaned of all debris. This will provide a positive outlet for stormwater from the development detention facilities. Also, the existing easement is a historic easement recorded at the Office of the Drain Commissioner. Therefore, a new easement shall be executed and recorded with the Register of Deeds.

Please address the above comments in a response letter along with digital copies of the revised computations and plans. If you have any questions, please contact the Drain Office.

Sincerely,

Angie E. Latvaitis  
Staff Engineer  
Office of the Kent County Drain Commissioner

**From:** Sorensen, Leslie (EGLE)  
**Sent:** Monday, December 16, 2019 2:41 PM  
**To:** [president@villageofsandlake.org](mailto:president@villageofsandlake.org)  
**Cc:** [clerk@villageofsandlake.org](mailto:clerk@villageofsandlake.org); Michael Worm ([WORMMM@michigan.gov](mailto:WORMMM@michigan.gov)) <[WORMMM@michigan.gov](mailto:WORMMM@michigan.gov)>  
**Subject:** Sable Homes Development, Village of Sand Lake

Hello Ms. Quinlan,

We have received two concerned calls about the proposed Sable Homes development located at Richie Avenue and W. Lake Street on the west side of the Village of Sand Lake. A portion of the sanitary sewer to serve this development was installed about two years ago in W. Lake Street. At that time, the Village intended to extend sanitary sewer to this future development by adding a lift station at a future date. According to the callers, Sable Developing, Inc. is proposing to install on-site septic systems for this new development, even though the sewer is partially constructed and the site is located adjacent to the Sand Lake Wastewater Treatment Facility. According to the Kent County Health Department representative that I spoke with, the home sites are small and the septic systems will be close together. It was also noted that the new homes will be connected to the Village of Sand Lake municipal water supply.

At EGLE, we are proponents of regional wastewater treatment and recommend regional wastewater treatment where available. On-site septic systems can last for many years if properly maintained, however many homeowners do not properly maintain their systems, which may lead to failures. Due to the proximity of these proposed septic systems to Duke Creek and Sand Lake, I would advise you to consider connecting these homes to the Sand Lake Wastewater Treatment Facility. Failure of septic systems near water bodies such as Duke Creek and Sand Lake may contribute to E. Coli contamination (and other bacteria and viruses), as well as other environmental contaminants such as ammonia, nitrate, and phosphorus which can cause impairment of the water bodies.

We are certain that you will do what's in the best interest of your community while being protective of the environment so future generations can enjoy Sand Lake.

Best Regards,

Leslie N. Sorensen, P.E.  
Senior Environmental Engineer  
Grand Rapids District Office | Water Resources Division  
Michigan Department of Environment, Great Lakes, and Energy  
616-401-2697 | [sorensenl@michigan.gov](mailto:sorensenl@michigan.gov)  
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