

January 26, 2026
2250892

Mr. Sean Homyen, City Planner
City of Douglas
86 W. Center Street
Douglas, MI 49406

RE: 13 S Union Street – Douglas
Engineering Review Comments

Dear Sean:

On behalf of the City of Douglas, our office has reviewed the **revised** drawings dated **January 21, 2026** and received **January 21, 2026**, for the above referenced project. Our comments regarding the project are as follows: *Our original review comments of October 14, 2025 are in black; comments related to this review are in blue italics. Comments related to the January 26, 2026 review are red and bold.*

1. The proposed development includes a two-story, 10,339 square foot building (5,119 square foot first floor) with associated parking and driveways on about 0.31-acre site.
2. For the driveway on Union Street, please provide the dimension for the tapers on Union Street. A proposed cross-section of the pavement areas must be provided. All parking areas must be paved as this is in the side yard of the site based on the address of the site. Based on commercial and residential use, we recommend that the parking area being paved. Otherwise, how will the spaces be differentiated and the handicap space be identified? Per the ordinance, the parking area must be a distance of ½ of the setback; a dimension on the south property line to the parking area needs to be shown at its closest point. *The drawings indicate 4 foot tapers; we recommend that at minimum 5 foot tapers be installed. The parking spaces are not shown as paved; the City needs to determine if this is side yard as the address indicates Union Street; however, by definition, the narrowest yard is the front yard making the parking in the rear yard. In either case, we still recommend that the parking lot be paved for being able to see the location of parking spaces demarcation, minimize gravel in Union Street, and minimize maintenance due to the heavy use. The parking lot was not revised to provide for ½ of the setback from property lines except the right-of-way. The tapers on Union Street need to be dimensioned on the drawings. The ½ setback requirement is met on the south side; the City needs to determine if they will require on the east side of the parcel.*
3. The sidewalk should be maintained through the driveway and shall be 6 inches of concrete. *The detail on A1.1 indicates the sidewalk will be only 4 inches thick; this needs to be revised to 6". The detail does show the sidewalk in the driveway as 6 inches thick.*

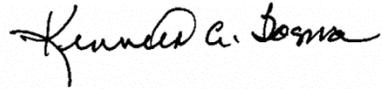
4. Please label size and material, if known, of all water mains and sanitary sewers that surround this site. *This still needs to be shown. Please note the sanitary lateral on Center Street is 6" not 8".* **The lateral sizing was revised. The material needs to be provided.**
5. For the sanitary sewer lateral, the record drawings on file show a lateral in Center Street approximately 100 feet east from the manhole in Union Street per the record drawings in the email sent to Bryan McDowell of FTC&H on September 9, 2025.
6. Separate services (water service and fire line) will be required from the water main on Union Street (12" PVC water main) per the email sent to Bryan McDowell of FTC&H on September 9, 2025. *The fire line needs to be 6" and may be reduced near building to 4" if need be. The mainline valve needs to be on the existing main.* **The fire line needs to be 6" to the right-of-way and then may reduced to a 4" if needed.**
7. The storm water management of this site must be reviewed by the Allegan County Drain Commissioner's office. *Revisions still need to be submitted for review.* **ACDC has not approved any construction drawings. Last correspondence was November 4, 2025 on this project for them.**
8. The landscaping should be discussed to ensure there are no sight line issues at Center Street and Union Street. *Clear vision area should be shown on the drawings.* **Clear vision areas are shown. Maintenance requirements should be reviewed to make sure the plants do not impact any clear vision areas.**
9. Saugatuck Township Fire District shall provide comments regarding fire protection and fire access for this site.
10. This should be reviewed by KLSWA. Oil and grease separators and monitoring manholes may be required as there are proposed commercial uses. If required, these need to be shown on the drawings. **No information was provided to indicate if KLSWA required any grease separator or monitoring manhole to date; this still needs to be reviewed.**
11. The developer is responsible for all review fees.
12. The developer is responsible for obtaining all permits required for this project.

Mr. Sean Homyen
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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' and a distinct 'B'.

Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Kaz Bajc, KLSWA
Mr. Chris Mantels, STFD