

January 21, 2026
2250900

Mr. Sean Homyen
City of Douglas
415 W. Wiley Road, Suite 103
Douglas, MI 49406

RE: Westshore PUD Amendment
Preliminary Engineering Review Comments

Dear Sean:

On behalf of the City of Douglas, our office has reviewed the condominium drawings dated January 7, 2026, and received January 16, 2026, for the above referenced project. Our comments regarding the project are as follows:

I. GENERAL

1. The proposed condominium development was divided into four sub-areas. Two of these areas have already been developed – Ferry Street Frontage and Golf View Drive Extension. This amendment proposes to have private streets from McVea Drive with a total of 36 units. (We note the General Notes on C-205 has 38 units noted.) Water main was looped from Golf View Drive (Private) to W. Center Street in 2018.
2. The narrative notes previous environmental studies being completed. This information should be carefully reviewed to see if there are any construction requirements needed, or if there are any long-term impacts for the proposed use in the development. Previous submittals noted that this development would not impact the area of environmental concern.
3. The developer should distribute drawings to the KLSWA and the STFD for their respective reviews and comments.
4. The developer will be responsible for obtaining all permits or regulatory approvals for this development. We note that wetlands are identified in the project area, so any work in the wetlands will require additional permits.
5. The developer will be responsible for all City fees for the project.

II. STREETS AND PEDESTRIAN ACCESS

1. The streets are proposed as private streets. The City has the right to accept or reject private streets. If private streets are allowed, a maintenance agreement must be provided and approved by the City. A performance guarantee is also required. Why is there on the drawings an unlabeled dashed line along the proposed private easement?
2. Street names should be provided on the drawings.

3. Consideration should be given to adding street lights for the public's safety.
4. Streets with ten residential dwelling units shall incorporate a five-foot wide sidewalk on one side of the street.
5. ADA ramps shall be installed at all road crossings for the trail – North end by McVea, south cul-de-sac, and for entrance road at Center Street. The path on Center Street will need to be relocated further from Center Street roadway.
6. It should be verified if guardrails are required at the major drain crossing for construction of the roadway and paths.
7. The entrance at Center Street must have curb and gutter radii and be set back 24 feet from center or Center Street and include tapers. The throat at Center Street must be 32 feet (excluding the curb).
8. Street signs and stop signs shall be shown and provided by the developer.
9. The City of Douglas uses the Allegan County Drain Commission standards for new development review & construction. Proposed site drainage measures and calculations shall meet the ACDC standards as well as the additional City of Douglas zoning requirements. This should be submitted to ACDC for their review.

II. SANITARY SEWER

1. The proposed utility plan includes construction of sanitary sewer from Golf View Drive (Private) and from the pump station located on Center Street.
2. Wastewater from this site would flow to Golf View Drive (Private) and to existing pump station (Pump Station #7) on Center Street. This wastewater would pass through Lift Stations #6 and #1 before the treatment facility. It will need to be discussed with KLSWA if there are any known capacity issues with these pump stations.
3. Individual lateral connections are not shown on these preliminary drawings. Each unit shall have one sanitary lateral connection to the main; lateral connections directly into manholes will not be allowed.

III. WATER MAIN

1. The proposed utility plan includes construction of water main that will be looped back to McVea.
2. Individual water services should be shown. It should be shown if additional services are needed for irrigation. The meters and accounts per each unit should be coordinated with the KLSWA.

Mr. Sean Homyen

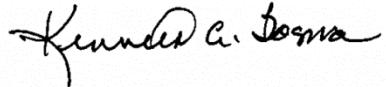
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If you have any questions or comments regarding the above, please feel free to call me.

Sincerely,

Prein&Newhof



Kenneth A Bosma, P.E.

KAB/kab

cc: Ms. Jenny Pearson, City of Douglas

Mr. Daryl VanDyk, KLSWA

Mr. Jack Barr, Nederveld