

October 14, 2025
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 drawings dated July 15, 2025 and received October 8, 2025 for the above referenced project. Our comments regarding the project are as follows:

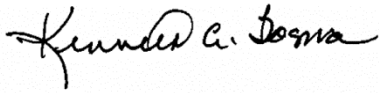
1. The proposed development includes a two-story, 10,339 square foot building (5,119 square foot first floor) with associated parking and driveways on about 0.31-acre site.
2. For the driveway on Union Street, please provide the dimension for the tapers on Union Street. A proposed cross-section of the 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.
3. The sidewalk should be maintained through the driveway and shall be 6 inches of concrete.
4. Please label size and material, if known, of all water mains and sanitary sewers that surround this site.
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.
7. The storm water management of this site must be reviewed by the Allegan County Drain Commissioner's office.

8. The landscaping should be discussed to ensure there are no sight line issues at Center Street and Union Street.
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.
11. The developer is responsible for all review fees.
12. The developer is responsible for obtaining all permits required for this project.

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