

July 7, 2026
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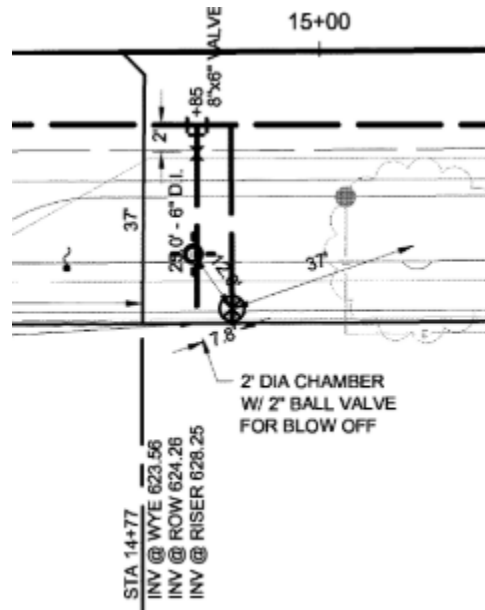
Mr. Sean Homyen, City Planner
City of Douglas
86 W. Center Street
Douglas, MI 49406

RE: Douglas Mixed Use (225 Center Street) – Douglas
Engineering Review Comments

Dear Sean:

On behalf of the City of Douglas, our office has reviewed the drawings dated July 1, 2026 and received July 2, 2026 for the above referenced project. Our comments regarding the project are as follows: (Our original review comments of July 7, 2026 are in black.)

1. The proposed development includes a two-story that includes retail shop, 2 business offices, and 9 1-bedroom and 4 2-bedroom apartments with associated parking and driveways on about 0.5-acre site.
2. The survey on V-101 indicates an existing ingress/egress easement; however, this does cover the east half of the access drive from the existing openign. Access through the driveway needs to be addressed. The City should be aware that some parking spaces will be lost for 229 Center Street with shared access to Center Street; this should be verified if this is an issue. We note that the parking provided is less than the parking required; the City will need to address this. It should also be noted that dumpster enclosure is also shown on the adjacent parcel.
3. Please label material of the water main, if known. The water main in Center Street is 8" Ductile Iron.
4. Records seem to indicate that there is an existing 1" copper water service. This is proposed to be removed and replaced with a 2" copper water service. There also appears to be a 6" ductile iron line that can be used for a fire line; we are not sure why a new line is being proposed as shown on C-101.



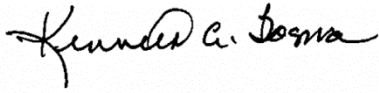
5. The storm water management of this site must be reviewed by the Allegan County Drain Commissioner's office. We note that preliminary discussions may require a detention system with an outlet to the storm sewer rather than a retention system. If an outlet is needed, it may need to be constructed in the road or an easement is needed from the adjacent parcel.
6. Saugatuck Township Fire District must provide comments regarding fire protection and fire access for this site.
7. This project should be reviewed by KLSWA. KLSWA should verify if there is sufficient capacity in the sanitary sewer for this project. 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. At minimum they must be shown on the drawings in the event these are needed in the future; they must be placed outside of the public right-of-way.
8. The developer is responsible for all review fees.
9. 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, reading "Kenneth A. Bosma". The signature is written in a cursive, flowing style.

Kenneth A Bosma, P.E.

KAB/kab

cc: Mr. Robert Miller, KLSWA
Mr. Chris Bernhardt, STFD
Mr. Lucas Timmer, P&N