

May 8, 2026  
2260437

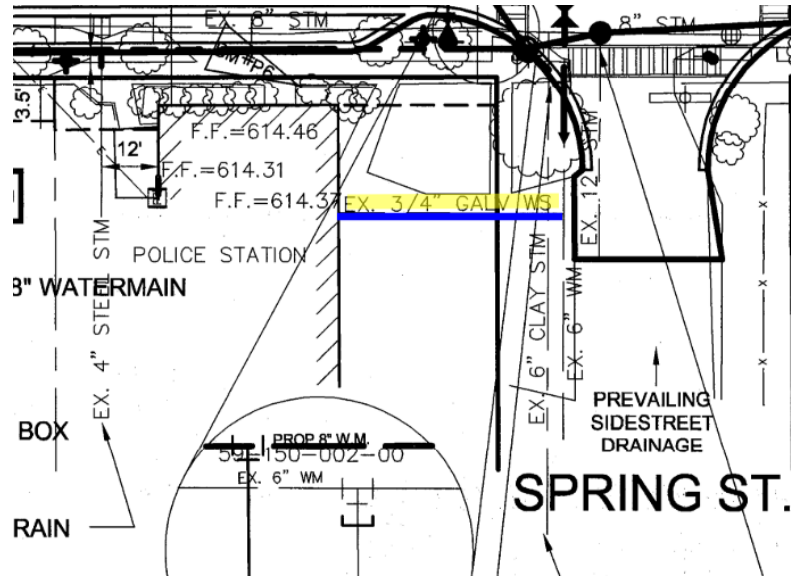
Mr. Sean Homyen, City Planner  
City of Douglas  
86 W. Center Street  
Douglas, MI 49406

RE: Douglas Mixed Use (47 Center Street) – Douglas  
Engineering Review Comments

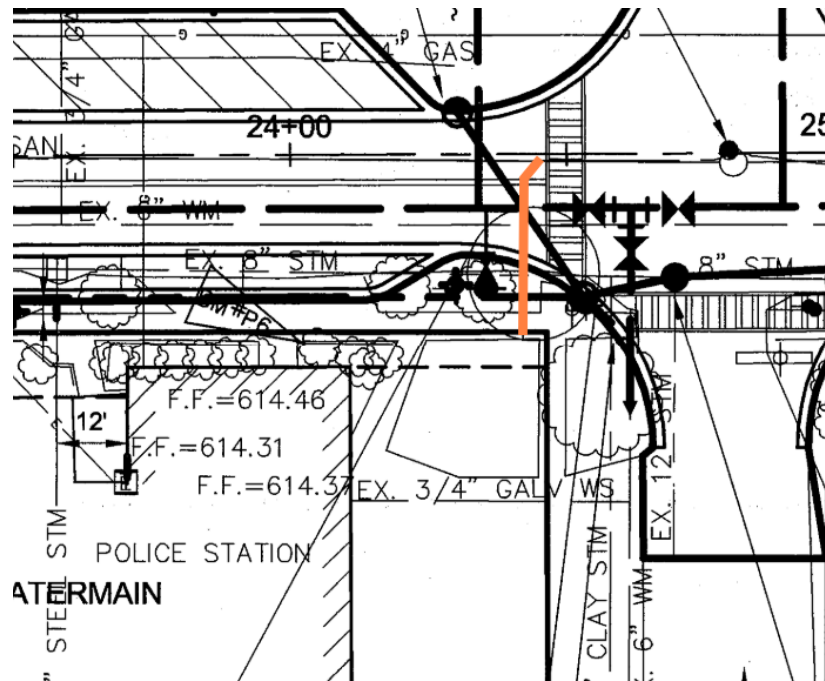
Dear Sean:

On behalf of the City of Douglas, our office has reviewed the *revised* drawings dated [May 6, 2026](#), and received [May 7, 2026](#), for the above referenced project. Our comments regarding the project are as follows: (Our original review comments of April 30, 2026 are in black. *Comments of our May 8, 2026 review are in blue italics.*)

1. The proposed development includes a two-story with a basement, 9802 square foot building with associated parking and driveways on about 0.22-acre site.
2. For the driveway on Union Street, please provide the dimension for the tapers on Spring Street. A proposed cross-section of the pavement areas must be provided on the drawings. Please show cross-section of sidewalk replacement on the drawings. *Addressed as shown on C-101 and C-501. Bituminous pavement cross-section for Spring Street replacement needs to be shown; please have 2" of level course and 2" of top course MDOT 13A.*
3. Please label size and material, if known, of all water mains and sanitary sewers that surround this site. Records show the sanitary sewer in Center Street is an 8" PVC. The water main in Center Street is 8" Ductile Iron and in Spring Street is 6" Cast Iron. *Addressed as shown on C-101.*
4. Records seem to indicate that the existing water service is ¾" galvanized, so the water service must be replaced to the main. *Addressed. A new 2" water service is shown on C-101. The old service must be removed to the main.*



- For the sanitary sewer lateral, the record drawings on file show a lateral in Center Street at the corner of Spring Street approximately 34 feet west of the manhole in Spring Street; the lateral is a 6". *The plans indicate a new service, but the old service must be used or removed to the main.*



- Is a fire line required for this development? Please show. If required please consider connecting to the water main in Center Street. A 6 inch is the minimum size. *A fire line is shown on C-101. Valves need to be shown on the drawings.*
- The storm water management of this site must be reviewed by the Allegan County Drain Commissioner's office. Please note that the storm constructed in Spring Street

Mr. Sean Homyen

May 8, 2026

Page 3

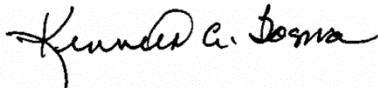
must be C76-IV concrete pipe due to its depth. *A review was completed for ACDC on May 7, 2026. Concrete pipe is shown on C-201.*

8. Saugatuck Township Fire District must provide comments regarding fire protection and fire access for this site.
9. 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. *Oil and grease separators and monitoring manhole are shown on C-101; please note the monitoring manhole must be set outside of the right-of-way, if needed. The light pole must be moved so it is not located over the lateral giving ability for maintenance if needed.*
10. The developer is responsible for all review fees.
11. 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. Robert Miller, KLSWA  
Mr. Chris Bernhardt, STFD