

October 25th, 2022

Douglas Hill
3659 Junior Drive
Pinckney, MI 48169

Regarding: 7878 E. M-36
Carpet Depot (Former Single-Family Home)
(Tax Parcel I.D. No. 15-25-200-003)
REU Review/Re-evaluation

Dear Mr. Hill:

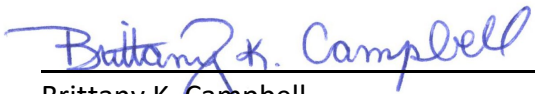
Per the October 21st, 2022 application filed by Douglas Hill for a new commercial retail project sewer tap review, we offer the following re-determination of the REU value for the current residential property located at 7878 E. M-36.

1. The existing home currently occupies 1,362 SF and will be converted and used as office space. Pursuant to the Code of General Ordinances for Hamburg Township, Chapter 14 – Environment; Article III. – Wastewater Treatment and Administration (formerly Ordinance No. 69H), Schedule 1, Appendix 1, Table of Unit Factors, the former use, a single-family home, was assigned a REU value of 1.00 REU.
2. The original structure, which is to be converted in use from a single-family home to an Office Building (general) shall be assigned an REU value of 0.54 REUs (1,362 SF x 0.40/1000 ft²) pursuant to the Ordinance.
3. The 35' x 60' garage shall be converted to a new retail show room with the addition of a handicap bathroom with a single toilet and sink. The show room shall be assessed as a Retail Store calculated at 1.00/premise + 0.10/1000 ft². The 2,100 SF show room shall be assigned an REU value of 1.21 REUs.
4. A new 50' x 100' Warehouse shall also be constructed on the property for use as storage only. There will not be any water usage in this building. The new 5,000 SF warehouse shall be assessed as a Warehouse/Storage Building calculated at 0.10/1000 ft². The warehouse shall be assigned an REU value 0.50 REUs.
5. Based on the above determination of 2.25 REUs for the new Carpet Depot, the Direct Connection Fee is \$16,875.00 (2.25 REUs at \$7,500.00 per REU). The former property occupied as a single-family home was allocated a REU value of 1.00 REU, which shall be credited to the final total due.

6. The net change for the proposed office, retail and warehouse use is an increase of 1.25 REUs, which amounts to a \$9,375.00 (1.25 REUs x \$7,500.00 per REU) increase in the direct connection charge assigned to this property. The attached spreadsheet, dated October 24th, 2022, illustrates the above determination.
7. The Owner will be required to install a water meter pursuant to Township Ordinance to be installed on the water supply line servicing the office and show room building(s). The water meter shall be purchased through the Township. After two (2) years of meter readings have been obtained the REUs assigned to the premises may be recalculated and billed based on the actual water usage and the O & M bill adjusted accordingly.
 - The Township has one-inch (1") and three-quarter (3/4") water meters in stock and available for purchase. Please note that you can install the meter yourself or hire a licensed plumber of your choice for the proper installation.
8. The Ordinance (formerly known as Ordinance No. 69H) allows re-determination and adjustment of the User Charge based on actual metered water consumption but does not allow a reduction in the Connection Fee.
9. The additional REU fees, as calculated, shall be paid in full prior to the issuance of the Land Use Permit for this new use.

The quarterly Operation and Maintenance (O & M) charges shall be increased from 1.0 REU to 2.25 REUs upon receipt of the Certificate of Occupancy from the Livingston County Building Department.

Sincerely,



Brittany K. Campbell
Hamburg Twp. Utilities Coordinator

cc: Patrick J. Hohl, Township Supervisor
File

FAX (810) 231-4295
TELEPHONE: (810) 231-1000



P.O. Box 157
10405 Merrill Road
Hamburg, MI 48139

Opinion of Probable Cost

Project 7878 E. M-36
Community Hamburg Township
Section
Basis for Estimate ☐ Conceptual
☐ Preliminary
☒ Final (10/25/22)
Date 10/25/22
By BKC

Determination of Residential Equivalent Units (REUs) per Ordinance 69H (Former Single-Family Home)

Item	Unit ID	Sq. Ft	REU Usage Factor		REUs
1	Carpet Depot				
	Tax Parcel I.D. No. 15-25-200-003				
2	Offices (General)	1,362	0.40/1000 ft ²		0.54
3	Show Room/Retail Space	2,100	1.00/premise + 0.10/1000 ft ²		1.21
4	Warehouse/Storage Space	5,000	0.10/1000 ft ²		0.50
	Total REUs				2.25
3	Connection Fee Based on Adjusted REU Totals			\$7,500.00	\$16,875.00
4	Initial REUs – Single-Family Home		1.0 REU/Unit		1.00
5	Connection Fee Based on Initial REU Total			\$7,500.00	\$7,500.00
6	Additional Total Cost				\$9,375.00