



May 12, 2026

David Rohr  
Hamburg Township  
10405 Merrill Road, P.O. Box 197  
Hamburg, Michigan 48139

RE: Chilson Commons Car Wash  
Site Plan Review #2  
IMEG #25006497.00

Dear David:

We have reviewed the Final Site Plan for the Chilson Commons Car Wash as prepared by Stonefield Engineer & Design, dated May 7, 2026. The applicant is proposing an automated car wash on an out lot of Chilson Commons. We offer the following comments for your consideration:

1. Stormwater from the site is being routed to the existing detention basin. The original stormwater design included this parcel as 1.77 acres with a C factor of 0.37 and was designed under the old LCDC rules. The applicant should provide calculations showing the post development flows as well as an analysis of capacity of the storm sewers and detention basin to accept the flows. A pretreatment device may be required to make up the difference in the forebay calculation between the old standards and current standards. A storm water narrative shall also be included.
2. The applicant is the process of a commercial sewer connection application through the Township's utility department. REU's have been established for a car wash that does not recycle water. A sanitary review is still outstanding (see attached letter).

In summary, we offer no objection to the approval of the final site plan contingent upon the above comments being addressed in the construction plans.

If you have any questions, please contact me at (734) 657-4925.

Sincerely,

 Ted Erickson  
Digitally signed by Ted Erickson  
DN: cn=Ted Erickson, o=IMEG Consultants Corp.,  
c=MI, email=ted@imegcorp.com,  
date=2026.05.12 14:48:04-0400

Ted L. Erickson, P.E.  
Principal

TE/jdf

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March 10, 2026

Mr. Jason Negri  
Hamburg Township  
10405 Merrill Road  
P.O. Box 157  
Hamburg, Michigan 48139

RE: Sewer Feasibility Review  
Chilson Common Carwash

Dear Jason:

In response to the application filed by William Watch for a proposed car wash to be located on Unit 10 of Chilson Commons. We offer the following comments:

We understand that the property owner would like to connect the proposed car wash to the existing Hamburg Township system so it can be served by the municipal system. The proposed facility is not located in a specific sanitary sewer district Special Assessment District so will be assigned a Connection fee of \$7,500 for each Residential Equivalency Unit (REU). Based on review of the plans and discussions with the Owner's development team, the proposed car wash does not recycle water and should be assessed 10 REUs per production line. The facility has one production line so should be assessed 10 REUs or \$75,000. Please see the attached REU calculation dated March 10, 2026.

No sewer system extension is required. The system will connect to the existing gravity sanitary sewer system located in Chilson Commons, then to the Chilson Commons Pump Station

We note that the car wash will be using detergents and cleaners. As such, a copy of all Safety Data Sheets (SDS) for all chemicals and cleaners should be submitted for the sanitary system review. A sampling manhole must be included on the discharge line of the wash bays before it connects with any domestic sewage to allow the Township to sample.

Engineering costs associated with the sanitary review and construction inspection are as follows:

|                         |   |
|-------------------------|---|
| Sanitary review         | \$1,500 (lump sum)  |
| Construction Inspection | \$5,000 (time and material to cover precon, inspections, etc) |

Additional fees will be communicated if modifications to the pump station are required. We assume that the construction staking and as built preparation will be performed by others.

Mr. Jason Negri  
March 10, 2026

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Please contact me if you have any questions or require additional information.

Sincerely,

Ted L. Erickson, P.E.  
Principal  
ted.l.erickson@imegcorp.com

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Cc: Brittany Cambell, Hamburg Township





PROJECT: Hamburg Twp, Chilson Commons Carwash  
LOCATION: Chilson Commons  
BASIS FOR ESTIMATE:  CONCEPTUAL  PRELIMINARY  FINAL

DATE: 3/10/2026  
PROJECT NO. 25006497.01  
ESTIMATOR: TLE

Proposed one lane car wash w/o water recycle

**Determination of REU's Township Ordinance**

|              |                            |          |
|--------------|----------------------------|----------|
| Usage        | Carwash w/o recycled water |          |
| REU Factor   | 10 REU per production line |          |
| Total        | 10 REUs                    |          |
| Indirect Fee | \$7,500 per REU            |          |
| Total        |                            | \$75,000 |