



November 4, 2025

Mr. David Rohr, Planning and Zoning Director  
Hamburg Township  
10405 Merrill Road  
P.O. Box 157  
Hamburg, Michigan 48139

Re: The Crossings at Lakes Trail  
Preliminary Site Plan Review

Dear David:

We have reviewed the plans for the referenced site plan dated October 6, 2025, as prepared by Seiber Keast Lehner. We offer the following comments for your consideration:

1. Plans should be signed and sealed by a Michigan professional engineer.
2. A gravity sanitary sewer collection system with a pump station is proposed. The applicant will be required to go through the Township's sewer use application when appropriate. Ideally, the capacity of the proposed pump station is coordinated with the development to the north.
3. The pool shall not drain to the sanitary sewer.
4. The proposed water main will be reviewed and approved by LCWA prior to submitting for an Act 399 permit. Likely a second water main feed into the development will be required.
5. Insufficient detail is provided to determine any impacts offsite from the grading. The applicant should show proposed contours.
6. The preliminary storm water management calculations are generally in conformance with the Livingston County Drain Commissioner standards with the following comments.
  - a. The time of concentration (TofC) shall be documented and justified.
  - b. The applicant shall provide an analysis and consideration for infiltration.
  - c. Conveyance calculations are required for the final site plan.

- d. Drainage areas for each catch basin should be delineated and the C Factor should be calculated for each.
  - e. There should be consideration of passing the allowable outflow from the development to the north through the detention basin. This would remove that flow from Pearl Street. It is not the intent of this comment to increase the detention on the Lakeland site, only to allow the drainage to pass through.
7. An MDOT permit will be required for the entrance on M-36.
8. Full constructions details will be required to be approved prior to construction, including utility profiles, road sections, sidewalk and ramps, etc

In summary, we offer no objection to the approval of the final site plan contingent upon these comments.

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

Sincerely,

 Ted Erickson  
Digitally signed by Ted Erickson  
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Ted L. Erickson  
Principal

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