



September 9, 2024

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
Final Site Plan Review

Dear David:

We have reviewed the plans for the referenced site plan dated August 19, 2024, as prepared by Seiber Keast Lehner. We offer the following comments for your consideration:

1. No phasing is currently shown on the site plan. If the applicant plans to phase the project, phases should be clearly shown on the drawings with consideration of the proposed pump station, stormwater management, and any water main looping if required by the Livingston County Water Authority (LCWA).
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.
7. An MDOT permit will be required for the entrance on M-36.

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.

Ted Erickson
Digitally signed by Ted Erickson
DN: C=US,
E=t.ed.l.erickson@imegcorp.com,
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Date: 2024.09.09 11:53:29 -0400

Sincerely,

Ted L. Erickson
Principal

TLE/jdf

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