

August 21, 2025

Jonathan Hohenstein
Howell Township
3525 Byron Road
Howell, MI 48855

RE: Ghraib Senior Housing
Parcel # 4706-21-100-050
Preliminary Site Plan Review

Mr. Hohenstein,

We have received and reviewed the preliminary site plan for the proposed Ghraib Senior Housing, Parcel #4706-21-100-050. The plans were prepared by Lapham Associates, dated July 29, 2025, and were received on July 30, 2025. Based on our review, we offer the following comments:

General

The site consists of a single parcel located on the east side of N. Burkhart Road, between Bowen Road and Warner Road. It covers 6.11 acres and is zoned Multiple-Family Residential (MFR). The proposed senior housing use is consistent with zoning regulations, as residents will live independently without institutional assistance. The development includes seven buildings with four units each, totaling 28 units, along with a maintenance barn. The property is bordered by Single-Family Residential (SFR) zoning to the north and west, and MFR zoning to the east and south.

The cover sheet identifies the project name, property owner's name and address, and the name and address of the design firm. It also includes a vicinity map, preparation date, and a legal description of the parcel with bearings and distances.

Sheet C-2 provides general notes, including permit requirements, benchmarks, abbreviations, and a plan legend. It also contains maps showing the floodplain, wetlands, NRCS soil classifications, and the zoning of surrounding properties.

The plan set includes an existing conditions topographic map that depicts property lines, existing utilities, and 1-foot contour intervals. It also clearly labels adjacent roads, existing easements, tree locations, wetlands, and existing structures and pavements.

Please remove references to "Proposed Future Nature Trail" from this plan set. Only elements included in the current phase should be shown.

There are comments on sheet C-5 regarding 'previously approved' and 'replacement' open areas. It is unclear what this is referring to, please provide a note detailing what is being requested.

Total lot coverage must not exceed 40%. Confirm or revise the lot-coverage calculations on Sheet C-5.2 to demonstrate compliance (in addition to building footprints, include pavement, and other impervious areas).

The maximum is eight dwelling units per gross acre. At approximately 6.1 acres, the site allows a maximum of 48 units. The plans propose 28 units which is compliant.

Include the height of each building on the plans. Minimum separation between buildings must be at least equal to the height of the taller adjacent building; the 10-foot spacing shown cannot be verified for compliance without the height data.

Grading and Drainage

The site plans include both grading and utility plans that illustrate the stormwater management plan. The site currently drains West to East via sheet flow to an offsite wetland area.

The proposed stormwater management system will capture stormwater within the developed site area using a series of catch basins. The stormwater will be conveyed to an outlet via reinforced concrete pipe (RCP) storm sewer, where it will then flow into an existing offsite detention pond. The detention pond overflows through an emergency spillway into an adjacent wetland area.

For future submissions, calculations should be provided to verify that the existing detention pond has sufficient capacity to accommodate both the current stormwater contributions and the additional volume generated by the proposed development.

Sanitary Sewer

The utility plan shows an existing 8-inch PVC sanitary sewer main and four existing sanitary manholes—two located on North Burkhardt Road and two just south of the site. The plan proposes 465 feet of 4-inch sanitary sewer lead and 218 feet of 6-inch sanitary sewer lead.

No information is provided regarding the number of Residential Equivalent Units (REUs) per dwelling unit. This data is necessary to evaluate the downstream capacity of the sanitary sewer system. Additionally, the site plan does not indicate any proposed sanitary sewer cleanouts. Per the Township's sanitary sewer ordinance, cleanouts are required at intervals not exceeding 90 feet along sanitary sewer leads.

Water Main

The utility plan identifies an existing 12-inch water main along North Burkhardt Road and three existing hydrants. Proposed improvements include 1,249 feet of 8-inch water main, 502 feet of 1-inch water service lines, eight curb boxes, and two additional hydrants. The proposed 8-inch main is designed as a closed-loop system connecting to the existing 12-inch main on North Burkhardt Road.

The plans do not specify the materials for the proposed water main or water service lines. Review and additional comments on the water system are deferred to MHOG.

Site Access and Paving

The site has one existing two-way access road off N. Burkhardt Road that is currently used for entry at Quality Care of Howell. The project proposes that an elliptical two-way bituminous road be constructed off the existing approach, which will surround all eight proposed structures on-site and connect to concrete driveways at each building.

Parking and Landscaping

A landscaping plan is provided which includes a schedule, calculations, and details for shrub planting, deciduous tree planting, and evergreen tree planting. There is considerable proposed landscaping including 30 trees and 102 shrubs. The location of underground utilities should be considered in the landscaping design, as there are several areas where red flowering crabapple trees are planted directly over 1" water service lines. This could cause the service lines to become compromised as the root systems of each tree mature.

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According to sheet C-5, there are 3 two-car garages, 26 one-car garages, and 32 driveway spaces, creating a total of 64 total parking spaces. Each space is sized above the minimum requirement of 200 square feet.

Further comments on parking and landscaping are deferred to the Township Planner.

Site Lighting

A photometric plan has been provided. The plan shows that light only leaves the site in the Southwest corner where it bleeds onto the adjacent parcel in quantities up to 17.6 lumens. While typically against the local ordinance, the two parcels are under the same ownership and share a driveway off North Burkhart Road. Due to this circumstance. There are two light poles proposed over the watermain on the south limits of the project that should be relocated.

Recommendations

Should the Planning Commission decide to proceed with approval of this project, we recommend the following conditions be placed with approval:

1. Plans should be reviewed and approved by:
 - a. Fire Marshal
 - b. Township Planner
 - c. Livingston County Drain Commissioner
2. Remove all references to the "Proposed Future Nature Trail" (show only current-phase items).
3. Add a clear note explaining the "previously approved" and "replacement" open areas
4. Verify and update lot coverage to confirm $\leq 40\%$ (include buildings, pavement, and all impervious areas).
5. Add building heights to the plans and confirm building separation \geq height of the taller adjacent building (10 ft shown cannot be verified without heights).
6. Provide REUs per dwelling unit to support downstream sanitary capacity review.
7. Adjust landscaping to avoid trees directly over 1-inch water services; relocate or change species to protect utilities.
8. Relocate the two proposed light poles currently located over the water main along the south project limits.

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If you have any questions or need anything further, please feel free to contact our office.

Sincerely,



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CC: SGI File
Jonathan Hohenstein, Howell Township Planner
Ken Recker, Livingston County Chief Deputy Drain Commissioner
Paul Montagno, Carlisle Wortman
Bryan Hager, Howell Township Fire Inspector
Timothy Zimmer, Livingston Engineering

The development plans are for a housing project that is intended to provide housing for seniors. The project is intended to be complementary to the existing assisted living facility that was developed during Phase I. Each individual dwelling unit will be leased to an individual for their core purpose of a single-family residence is to provide a private, personal living space for individuals or families. This space will include:

- Bedrooms for sleeping and personal space
- Bathrooms for sanitation
- Kitchen for food preparation and dining
- Living/family rooms for relaxation, socializing, and entertainment
- Garage and driveway for vehicle storage

Residents may also use their space for:

- Remote work or home offices
- Homeschooling or study areas
- Hobbies or crafts
- Home gyms or fitness areas

Additionally, there are outdoor areas for all the residents to utilize such as the pavilion and the yards around their unit. Small gardens around the units may be something that the residents will want to utilize. There is the previously dedicated required open space that is a small, wooded area that can provide an area for hiking, foraging and wildlife viewing.

There are no State Licensed Facilities proposed on this parcel. Additionally, we do not have a swimming pool proposed. All open space and recreation areas are as shown on the plans. There is a pavilion proposed as part of this development, but no additional facilities will be constructed without prior permits from the Township. All off-street parking is located at each dwelling or at the maintenance garage and will be in accordance with Section 7.07D.