



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: July 26, 2024
Re: Site Plan Amendment
Applicant: Deanna & Juan Bueno
Property Owner: Bueno Investment Group, LLC
828 N Milford
PIN 11-22-176-006

The site plan for your consideration is a proposal to complete work begun under SPR 19-08 by Synergy Electric. The site plan was originally introduced after Synergy had occupied the site for their contractor's office and yard without a valid land use permit. There is a history of non-compliance with the approved site plan, and other work completed without permits. Reviewing the historic photos of the site on Property Gateway for 2017 through 2023 should give you an idea of how the site was developed. The Planning Commission did not review or approve the use of millings in place of paving or the placement of the shed behind the existing house. Plan sheet 4 of 10 marked "existing conditions" shows the condition of the site before Synergy Energy applied for Site Plan approval (the shed is an error on that plan).

The current owners purchased the site in a partially developed condition. They want to bring the site into compliance and establish uses for an office, for storage and operation of a food truck operation and for one housing unit. They hope to gain permission to stage one "taco cart" in the required front yard and sell product from the cart during pleasant weather conditions. They do not intend to place any seating near the taco cart or invite customers to consume the product on premise. One additional ancillary use would be to conduct classes in the pole barn.

The proposed work includes:

- A new paved entrance and driveway, with 4 parking spaces (including one barrier-free space). One space is marked for a food cart to sell tacos from the site weather permitting.
- Landscaping and revegetation of the front yard, including required street trees and planting of shrubs as a privacy buffer to the residentially used parcel to the north
- Minor repair of the storm sewer system.
- Move the existing shed just east of the house to a location that complies with required setbacks
- Addition of new millings in the area immediately west of the pole barn to provide a stable surface to park and store food carts.

Warm inside. Great outdoors.



- Construction of a concrete sidewalk along the site frontage on Milford Road.
- Addition of a dumpster pad and enclosure at the west end of the site.

We have not asked for a new engineering review at this time, since the total site imperviousness will not be greater than that anticipated under SPR 19-08. We have not asked for a new photometric plan, although the light poles anticipated in the previous design have been excluded from the proposal. This should be fine in the front yard, as much of the previously proposed parking lot is now proposed lawn. There may prove to be a need to add an additional wall pack on the west face of the pole barn or east face of the house if the lighting proves too dim for safety for the 9 parking spaces behind the house.

The existing pole barn was constructed in its location with the grant of a variance from the required side yard. The required side yard setback is 20 feet for any new structures (such as the relocated shed)

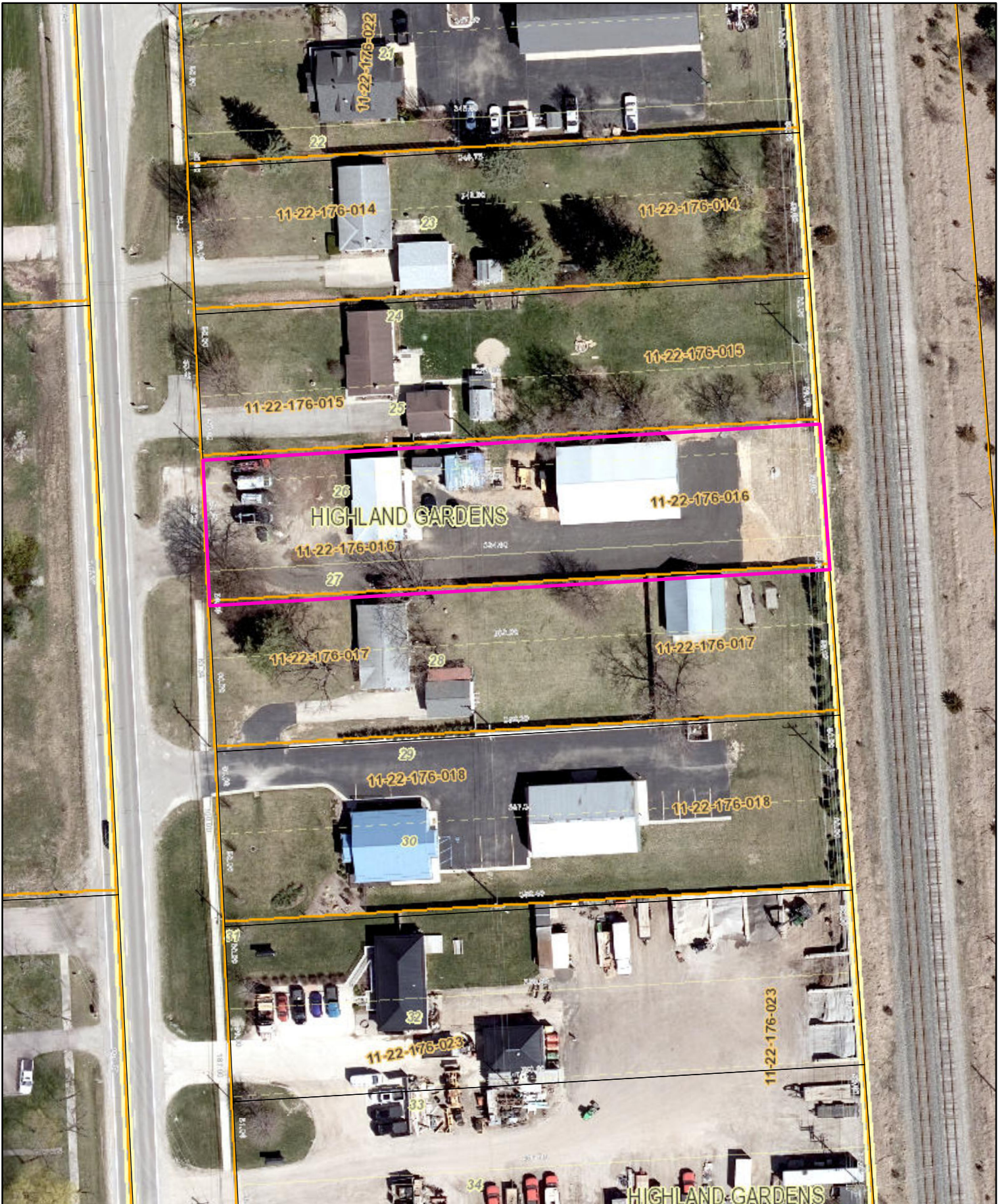
At this point, the Planning Commission should consider a few points of the proposal in your review:

- Is it acceptable to allow the continued use of the asphalt milling east of the existing house in lieu of hard surface pavement required under Section 11.02.H.2. which does allow the Planning Commission to consider alternative materials for low use parking areas.
- What limits (if any) should be placed on the use of the taco cart in the front yard. This need not be considered a temporary use if the Planning Commission approves it as part of the permanent site plan.
- What limits (if any) should apply to the use of the barn for classroom space.

I have included copies of the minutes of the previous Planning Commission review and approval for your use.



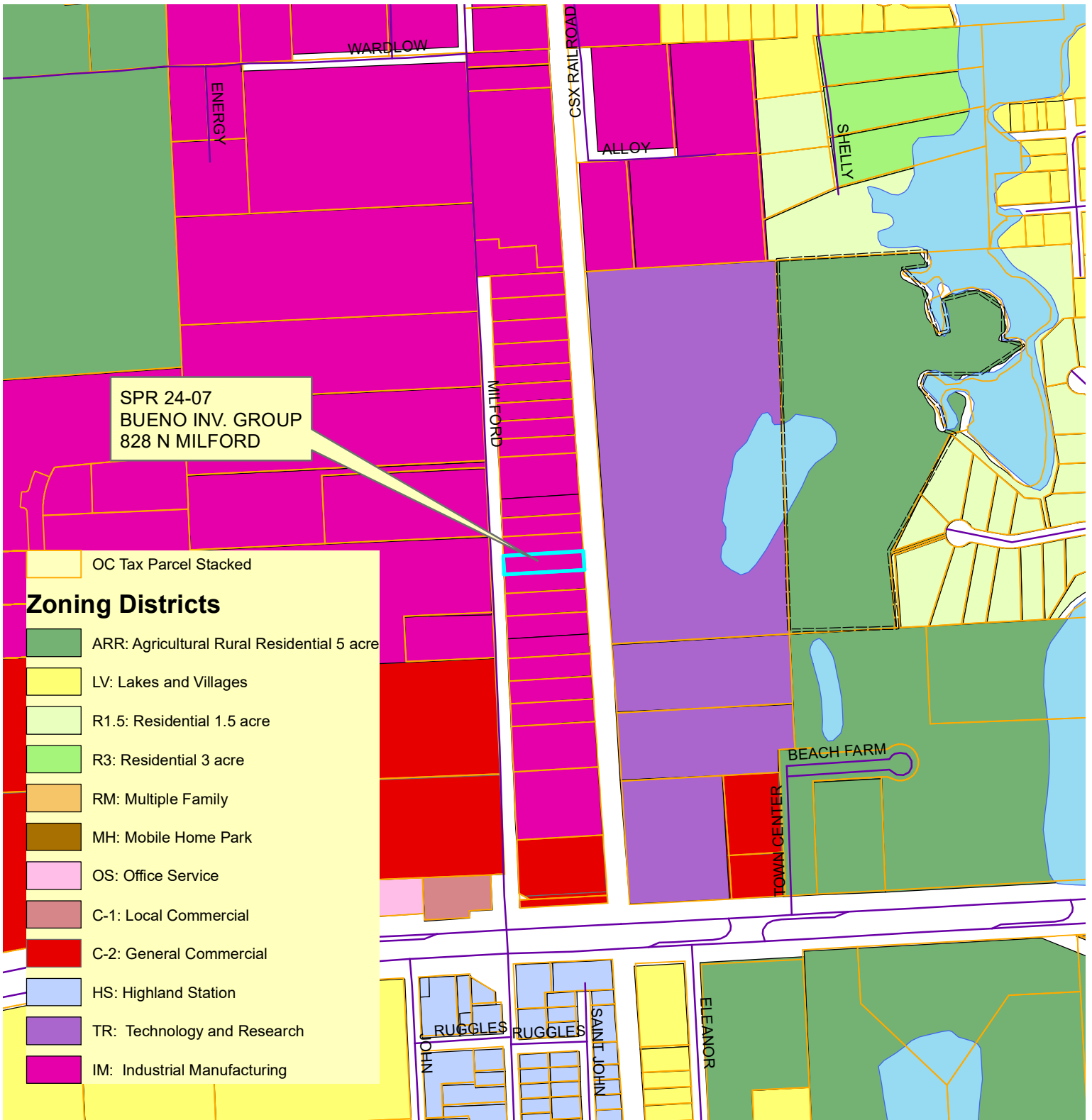
SPR 24-07 BUENO INVESTMENT GROUP
828 N MILFORD (Formerly Synergy Electric)



80 40 0 80 Feet



CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: July 22, 2024 Fee: \$ 375⁰⁰ Escrow: 10 Case Number: SPR 24-07

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS
 CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

1. APPLICANT INFORMATION

NAME: Deanna & Juan Bueno
 ADDRESS: 7451 Olympic Drive White Lake
Michigan 48383
 PHONE: 248.904.2627
 EMAIL: Deanna.Bueno7@gmail.com

OWNER INFORMATION

NAME: Deanna & Juan Bueno
 ADDRESS: 7451 Olympic Drive White Lake
Michigan 48383
 PHONE: 248.396.1914
 EMAIL: Juan.Bueno@jbi-securities.com

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: 828 N. Milford Rd. Highland Michigan 48357- Highland road and N. Milford Rd.
 LOT WIDTH: 83.33 LOT DEPTH: 354 LOT AREA: _____
 PARCEL IDENTIFICATION NUMBER(S): 20230086413 11-22-176-016

3. PROJECT INFORMATION

PROJECT NAME: Bueno Investment Group LLC
 PRESENT ZONING: IM PROPOSED ZONING: IM
 PRESENT USE: IM PROPOSED USE: Catering, office use, storage, CPL classes, prep space

APPLICANT

SIGNATURE: [Signature]
 PRINT NAME: Deanna Bueno Juan Bueno

On the 22 day of July, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan
 County Of Oakland

JENNIFER BOSH
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires June 16, 2025
 Acting in the County of Oakland

Notary Public: [Signature]

OWNER

SIGNATURE: [Signature]
 PRINT NAME: Deanna Bueno Juan Bueno

On the 22 day of July, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan
 County Of Oakland

JENNIFER BO
 NOTARY PUBLIC - STATE :
 COUNTY OF OA:
 My Commission Expires
 Acting in the County

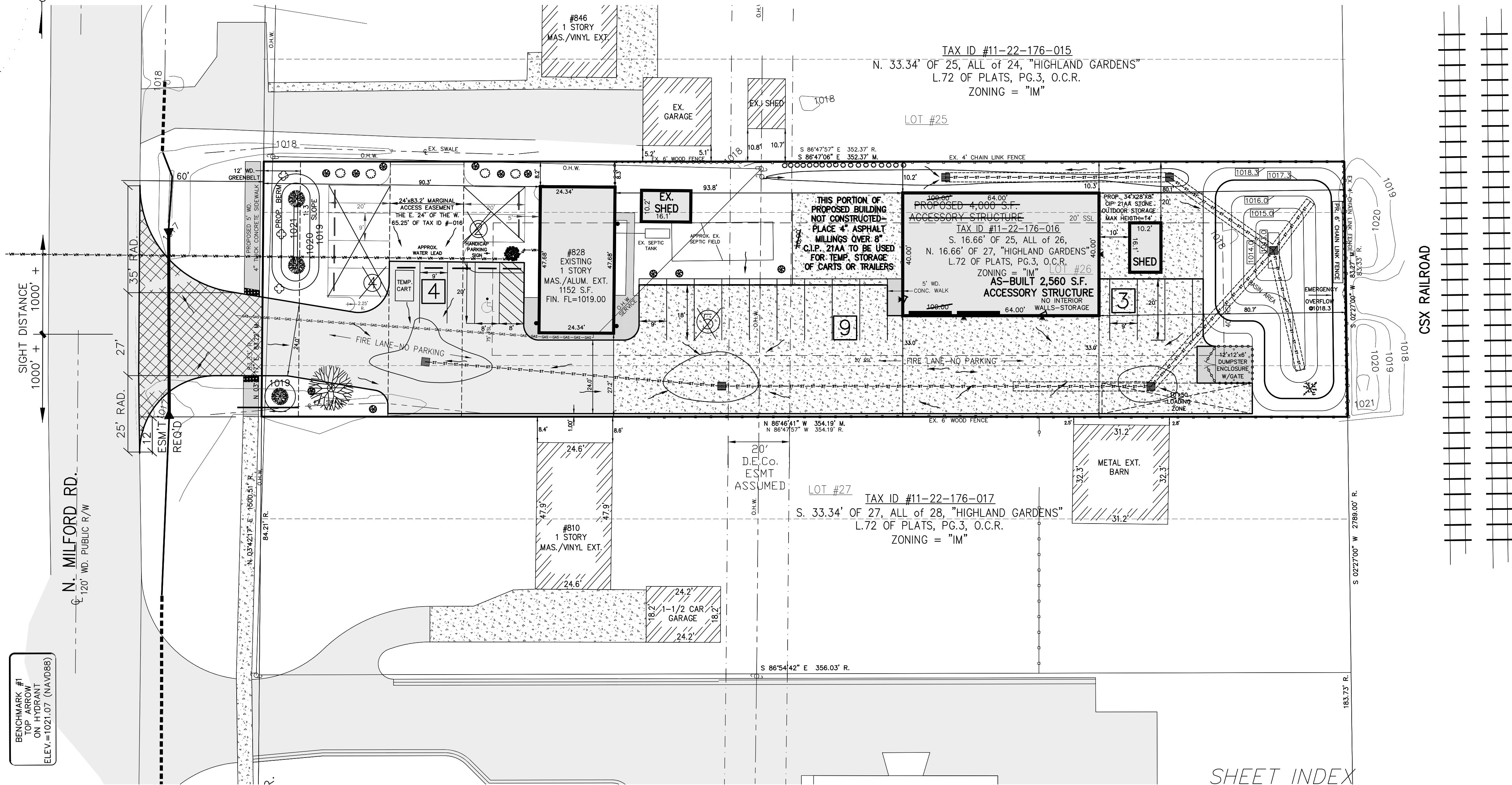
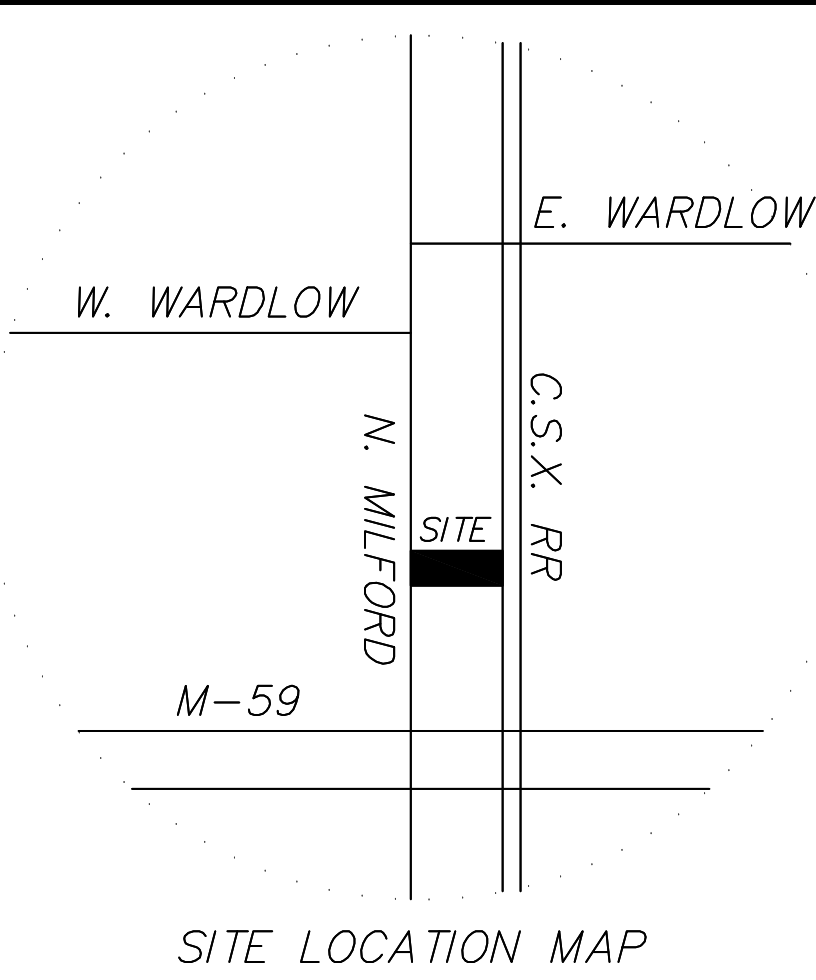
Notary Public: [Signature]

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.

SITE PLAN FOR JUAN & DEANNA BUENO OF BUENO INVESTMENT GROUP, LLC

THE SOUTH 16.66' OF LOT 25, ALL OF LOT 26 & THE NORTH 16.66' OF 27 OF "HIGHLAND GARDENS" PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 22, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 72 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS. TAX ID #11-22-176-016



SITE PLAN GENERAL INFORMATION NOTES:

- Owners:** BUENO INVESTMENT GROUP, LLC (parent company of BUENO TACOS and JBL SECURITIES) Deanna & Juan Bueno. 828 N. Milford Rd., Highland, MI, 48357
Phone: Deanna-248-904-2627; Juan-248-396-1914
Email for Deanna: bueno7@gmail.com; for Juan: buenotimes31@gmail.com
- Property Particulars:** #828 N. Milford Road, P.I. #11-22-176-016,
Gross & Net Area = 29,408 sq. ft. 0.675 Ac.,
Zoning of site and adjacent properties = "IM" = Industrial Manufacturing
- Legal Description:** S. 16.66' of Lot 25, all of Lot 26 and the N. 16.66' of Lot 27 of "HIGHLAND GARDENS" a subdivision of part of the East 1/2 of the West 1/2 of Section 22, T.3N., R.7E., Highland Township, Oakland County, Michigan, as recorded in Liber 72 of Plats, Page 3, Oakland County Records.
- The prior owners converted the 1,152 sq. ft. residential building into a small office for an electrical contracting business as well as an area for a resident night manager. They also removed the existing garage and the covered concrete slab. They also were proposing to install a new 4,000 sq. ft. one story metal warehouse building behind the existing residential building for inside storage of equipment and supplies, but due to financial constraints reduced the actual constructed building area to 2,560 sq. ft. (40' x 64'). They also were proposing a 34' x 28' (952 sq. ft.) area east of the warehouse, to be covered with 8" of compacted 21AA stone to act as a temporary outdoor storage area for equipment and supplies or vehicles that don't necessarily require protection from the weather.
- This site appears to not be subject to any wellhead protection areas. However, the site was using an existing 4" dia. submersible well that has just recently been abandoned and the new Owners have already connected to the public water main located on the west side of Milford Rd.
- This site does not currently contain, nor are we proposing, any areas for outdoor sales or display. The new Owner's propose to operate CPL class instruction at the property, as well as storage, maintenance and cleaning of taco trailer units in the 2,560 sq. ft. building. The taco trailer or cart units are typically loaded in the morning by the operator of the unit and then they depart for offsite areas where they sell their products and then return later in the day. All trash generated from sales at offsite areas are disposed of at the offsite areas and no refuse is brought back to this property. Currently there are 5 taco trailers or carts with hope for more in the future.

SOIL EROSION CONTROL NOTES

- We propose to install a new trash receptacle area with a wooden obscuring fence and gate at the east end of the paved area. Please see the detail on Sheet 2.
 - The existing utility pole northeast of the existing office building is where the existing power lead comes from for the office and new service can be brought from that pole for the new warehouse building. Phone, cable and gas are available to the site either by underground or overhead wires.
 - Parking & Loading Space Calculations:**
- | PARKING CALCULATIONS | REQUIRED SPACES | PROVIDED 9'x20' SPACES |
|--------------------------------|-----------------------|-------------------------------|
| OFFICE @ 1/250 S.F. | 360 S.F. / 250 = 2 | 3 VISITOR +1 ADA VAN SPACE |
| WATCHMAN @ 792 S.F. | 1 PER APARTMENT=1 | 12 EMPLOYEE OR VISITOR SPACES |
| WAREHOUSE @ 1/1500 S.F. | 4000 S.F. / 1500 = 3* | |
| RESERVE SPACES | 0 REQUIRED | 6 (4+2) RESERVE SPACES |
| LOADING - 10'x50' SPACE | 4000 S.F. = 1 SPACE | 1 - 10' X 50' SPACE |
- *By providing 3 spaces for the warehouse the owners can expand to 4,000 sq.ft.
- Due to the presence of very permeable soils and lack of a defined storm drainage outlet near the property we will utilize a leaching basin retention design to accommodate the additional storm runoff generated from the new warehouse building and required hard surfaced drive and parking area. Please see the site drainage calculations on Sheet 2 for specific improvements.
 - The warehouse will serve as an enclosed space to act as cold storage for taco trailers or carts, equipment and supplies. It will also act as an area to maintain or repair Bueno Taco equipment. If an MSDS list is required for any product, it will be supplied to the Twp.

GENERAL SESC NOTES:

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF HIGHLAND TOWNSHIP AND THE OAKLAND COUNTY WATER RESOURCES COMMISSION'S OFFICE.
 - ALL TEMPORARY AND PERMANENT MOST CONSTRUCTION SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO HIGHLAND TOWNSHIP AND THE OAKLAND COUNTY CURRENT SOIL EROSION AND SEDIMENTATION CONTROL STANDARDS.
 - DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
 - EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
 - EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
 - CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED IN THESE PLANS. HE SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER EARTH CHANGES HAS BEEN ACCOMPLISHED.
 - PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY OCCURS, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED WITHIN 30 CALENDAR DAYS. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
 - DURING CONSTRUCTION OF THE STORM SEWER SYSTEM, PROTECT THE ENDS OF ALL OPEN PIPES WITH STRAP BALES, STONE FILTERS OR OTHER APPROVED METHODS.
- MAINTENANCE REQUIREMENTS:**
THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVEN BY THE CONTRACTOR.
- SILT FENCE**
SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE GIVEN PROCEDURE FOR THE SOIL PILE IF THE FABRIC IS BEING UNDERCUT OR IF THE FABRIC IS SEEPING UNDER THE FENCE. THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURE. FABRICS WHICH DECOMPOSE OR OTHERWISE BECOME INEFFECTIVE SHOULD BE REMOVED AND SAVED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- SEEDING, SODDING & MULCHING**
SEEDING, SODDING OR MULCHING AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

SEQUENCE OF CONSTRUCTION:

- GRADE & INSTALL TEMPORARY STONE ACCESS DRIVE (SP-9) AND ALL PERIMETER SOIL EROSION AND SEDIMENTATION CONTROL MEASURES (SP-3) AS INDICATED ON PLANS. (2 DAYS).
- STRIP EXISTING TOPSOIL, VEGETATION AND ORGANICS FROM THE PROPOSED GRADING AREAS AND STOCKPILE IN 2 DESIGNATED AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. WHENEVER POSSIBLE, MAINTAIN A MINIMUM 5' BUFFER OF EXISTING VEGETATION AROUND PERIMETER.
- EXCAVATE & INSTALL DETENTION LEACHING POND, UNDERGROUND STORM UTILITIES AND LOW POINT INLET FILTERS (SI-2) COMPLETE. SIMULTANEOUSLY THE BUILDING CONTRACTOR SHOULD INSTALL THE BLDG. FOOTINGS/POSTS AND INTERIOR UNDERGROUND BUILDING UTILITIES TO 5' OUTSIDE OF THE EXT. BLDG. WALL. (2 WEEKS).
- INSPECT ALL SESC DEVICES AND CLEAN, MAINTAIN OR REPLACE.
- WHEN ALL HEAVY BUILDING CONSTRUCTION IS COMPLETED, REGRADE THE WALK, PARKING AND DRIVE AREAS, INSTALL 8" CIP 21AA STONE UNDER PAVEMENT, INSTALL CONCRETE WALKS AROUND BUILDING, DUMPSTER PAD AND 5" WD. PUBLIC WALK IN R/W. WHEN CONCRETE IS CURED, & WEATHER PERMITS, INSTALL ASPHALT LEVELING COURSE IN DRIVE AND PARKING. CHECK & MAINTAIN SESC DEVICES. (3 WEEKS).
- RE-CHECK ALL SESC DEVICES DURING THE WINTER MONTHS AND CLEAN MAINTAIN OR REPLACE WHEN NECESSARY.
- WHEN TEMPERATURES ARE CONDUCTIVE, REGRADE AND INSTALL SEPTIC SYSTEM AND LANDSCAPING MATERIALS. SEED & MULCH OR SOD ALL DISTURBED AREAS. (1 WEEK).
- REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED. (2 DAYS).

SHEET INDEX

- SITE PLAN
- GRADING PLAN/DETAILS & UPDATED COMMENTS
- PROFILE, SESC PLAN & DETAILS
- EXISTING CONDITIONS
- LANDSCAPE PLAN
- PHOTOMETRIC PLAN
- PROPOSED BUILDING ELEVATIONS
- HIGHLAND TWP.-HRC STANDARD DETAILS
- HIGHLAND TWP.-HRC STANDARD DETAILS
- OCWRC SESC STANDARD DETAILS

LEGEND

| | | | |
|--|-----|-------------------------|-----------|
| RECORDED INFORMATION | (R) | UTILITY POLE | U |
| MEASURED INFORMATION | (M) | QUI ANCHOR | Q |
| CALCULATED INFORMATION | (C) | OVERHEAD WIRES | W |
| FOUND IRON | • | UNDERGROUND ELECTRIC | U.E. |
| SET IRON | ⊗ | CONC. PAD W/TRANSFORMER | ⊗ |
| SECTION CORNER | ⊕ | PEDESTAL-ELEC. OR TELE. | ⊕ |
| STORM DRAIN PIPE | — | UNDERGROUND TELEPHONE | — |
| STORM MANHOLE | ⊙ | GAS MAIN | — |
| STORM CATCH BASIN | ⊠ | FENCE LINE | — |
| STORM INLET | ⊞ | EXISTING ELEVATION | 999.99 |
| STORM END SECTION | ⊟ | PROPOSED ELEVATION | X(999.99) |
| DRAINAGE SWALE OR DITCH | — | GUTTER | — |
| SANITARY SEWER PIPE | — | TOP OF CURB | T/C |
| SANITARY SEWER MANHOLE | ⊙ | TOP OF ASPHALT | T/A |
| WATER MAIN | — | TOP OF WALK | T/W |
| GATE VALVE & WELL | ⊕ | TOP OF CONCRETE | T/CONC |
| HYDRANT | ⊙ | TOP OF WALL | T/WALL |
| PROPOSED LIGHTING - SEE PHOTOMETRIC PLAN | ⊙ | BOTTOM OF WALL | B/WALL |
| | | FINISHED FLOOR | F/F |
| | | FINISHED GRADE | F/G |
| | | AS BUILT | AB |

B.F. Thompson P.C.
civil engineering & land surveying
VOICE 517/548-3142
FAX 517/548-0049
EMAIL bfthompsonpc@comcast.net
1520 GUILLEY ROAD,
HOWELL, MI, 48843

STATE OF MICHIGAN
BRAD F. THOMPSON
PROFESSIONAL ENGINEER
6201023828

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE)
FOR THE LOCATION OF UNDERGROUND FACILITIES
Company records and no guarantee, either implied or expressed, is given by this firm as to the accuracy of said location. The contractor shall request appropriate information from the utility companies before such work starts, and shall not start construction until such stakes have been placed. The Contractor shall protect, or have reworked, at contractor's expense, all utilities and stakes that are damaged or destroyed by the contractor's operations in accordance with Michigan P.A. No. 53 of 1974.

BUENO INVESTMENT GROUP, LLC
CLIENT: BUENO INVESTMENT GROUP, LLC
MR. & MRS. JUAN BUENO
828 N. MILFORD RD., HIGHLAND, MI 48357
SITE LOCATION: HIGHLAND TWP., OAKLAND CO.
TAX ID: #11-22-176-016

PROJECT: "BUENO INVESTMENT GROUP, LLC"
SITE INFO: BUENO INVESTMENT GROUP, LLC
SHEET TITLE: SITE PLAN
DATE: 7/10/24
Drawn By: NDT
Chkd. By: BFT
Scale: 1" = 20'
BFT Job: #18-4195
Sh. 1 of 10

GRADING & ENGINEERING PLAN FOR JUAN & DEANNA BUENO OF BUENO INVESTMENT GROUP, LLC

THE SOUTH 16.66' OF LOT 25, ALL OF LOT 26 & THE NORTH 16.66' OF 27 OF "HIGHLAND GARDENS" PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 22, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 72 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS. TAX ID #11-22-176-016

DRAINAGE NARRATIVE FOR LEACHING BASIN DETENTION DESIGN FOR PROPOSED OFFICE & WAREHOUSE SITE IN HIGHLAND TOWNSHIP for SYNERGY ELECTRIC, LLC - #11-22-176-016
 Job #: 18-4195 Date: July 30, 2019, REV: Dec 12, 2019 Prepared By: BFT
 REVISED 7-10-24 For Bueno Investments, LLC

This 0.675 acre site is currently occupied by an existing residence, garage and shed. The new owners desire to develop the property for use by their Synergy Electric, LLC, a small but growing electrical company serving southeast Michigan. They want to remove the existing garage and shed and install a new 40 ft. by 100 ft. warehouse building behind the existing residence. The residence will have minor renovations and updates to allow it to be used as an office for their electrical contracting business.

We performed two soil borings on the property, one at the northwest corner of the property and one in the middle of the proposed detention basin on the east side of the parcel.

| West Test Hole | East Test Hole |
|-------------------------------------|---|
| 1' Topsoil - Top Elevation = 1018.0 | 1-1/2' Topsoil - Top Elevation = 1018.1 |
| 1-1/2' Loamy Sand | 4' Loamy Sand |
| 1' Medium Sand | 4' Coarse Sand - Top = 1012.6 |
| 3' Coarse Sand - Top = 1014.5 | |

This is in agreement with the USDA Soils Manual for Oakland County which states that the soils should be Oshemo/Boyer or Fox, both of which exhibit a sandy loam topsoil over medium to coarse sand and gravel. Also recent test holes on other nearby sites also exhibited coarse sand and gravel. It is my opinion that the expected infiltration or permeability rate will actually be greater than 20" per hour, even when saturated.

This project will be designed to be in compliance with Sec. 5.2.3 of the Township Engineering and Design Standards, which states that the maximum infiltration rate cannot exceed 6"/hr. We propose to install a 4' dia. Twp. standard leaching basin with two - 6" dia. HDPE perforated outlet pipes in a 2.5 ft. wide by 1.75 ft. high MDOT 6A stone trench with geotextile fabric on the top only. Each standard leaching stone pipe transporting storm water to the basin will be 12" dia. dual wall HDPE perforated pipe in a 3 ft. wide by 2.75 ft. high MDOT 6A stone trench with geotextile fabric on the top only. The stone will be covered only on the top with the appropriate geo-textile fabric to prevent infiltration of overburden into the stone from the backfilled loamy sand and topsoil in grassed areas and sand then 21AA under asphalt. The final leaching basin will be installed in a depressed area in the pond to allow drainage into the leaching basin which will be below the frost line. The basin is designed to provide a safe emergency overflow to the nearby CSX railroad ditch on the east side of the property that flows southerly to lower areas along the track.

OCWRC 100 YEAR DETENTION BASIN VOLUME CALCULATION for SYNERGY ELEC.

Job #: 18-4195 By: BFT Date: 7-30-19 REVISED: 12-12-19
 REVISED 7-10-24 FOR BUENO INVESTMENT GROUP, LLC

COMPOSITE "C" CALCULATION FOR: ENTIRE AREA

| AREA DESIGNATION | ENTIRE AREA | COMP. |
|------------------------|-------------|---------|
| 0.426 Ac. X | 0.80 | = 0.341 |
| 0.022 Ac. X | 0.50 | = 0.011 |
| 0.227 Ac. X | 0.20 | = 0.045 |
| 0.090 Ac. X | 0.10 | = 0.000 |
| 0.075 | | = 0.397 |
| COMPOSITE "C" = | 0.59 | |

REQUIRED 100 YEAR LEACHING BASIN VOLUME CALCULATION

A = Contributing Acreage = 0.675 Acres
 C = Composite "C" Runoff Coefficient = 0.59
 Qa = Allowable Outflow = A x 0.20 cfs/Ac. = 0.135 cfs**
 Qo = Qa(allowable outflow) / (A x C)(acreage x composite runoff) = 0.339

$$T = -25 + \sqrt{10,312.5 / Qo} = 149.4 \text{ minutes}$$

$$Vs = (16,500 * T) / (T + 25) - 40QoT = 12109.0 \text{ cu. ft./acre imperviousness}$$

$$Vt = (Vs) X (A) X (C) = 4822.4 \text{ cu. ft. of storage required}$$

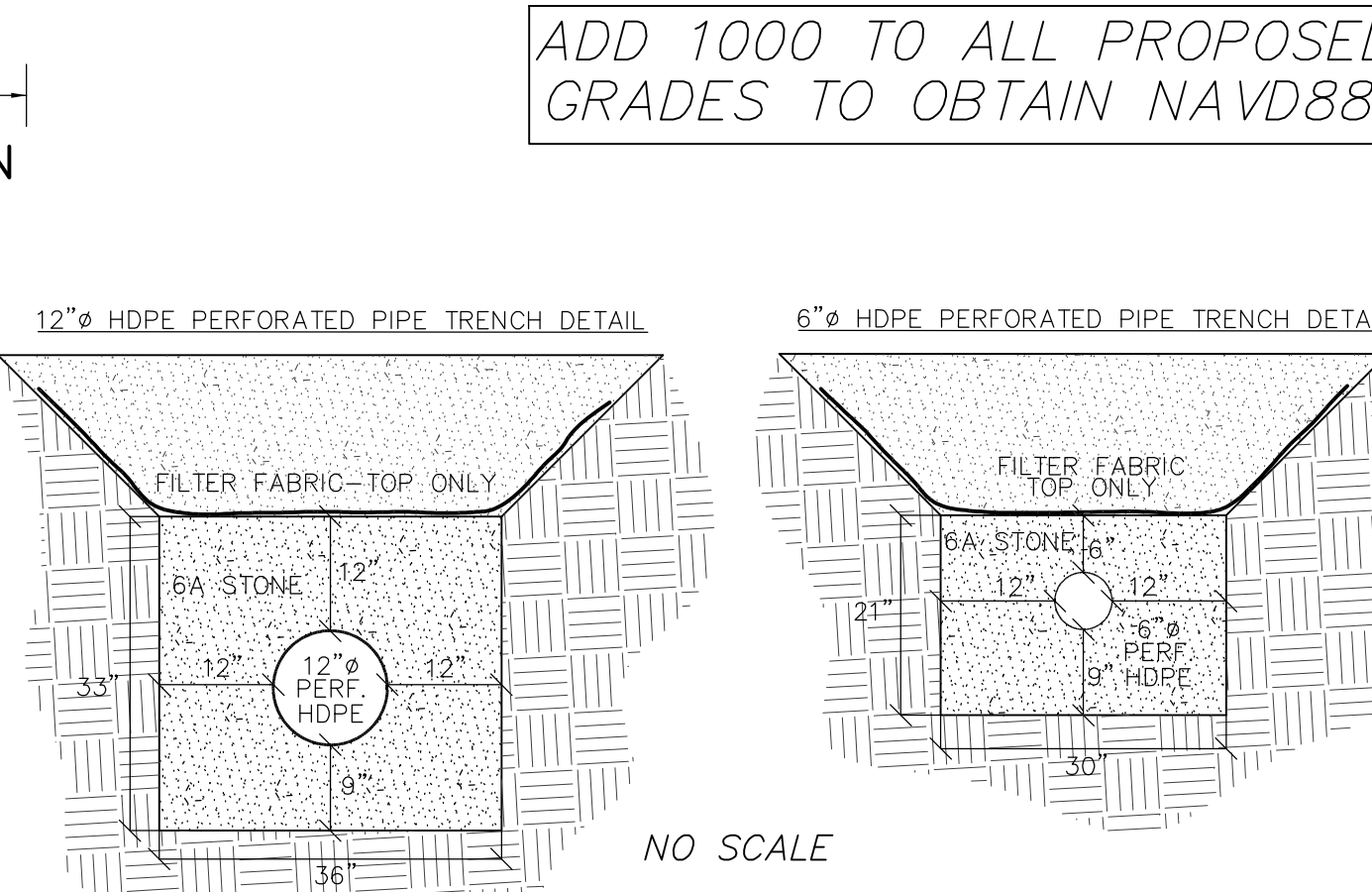
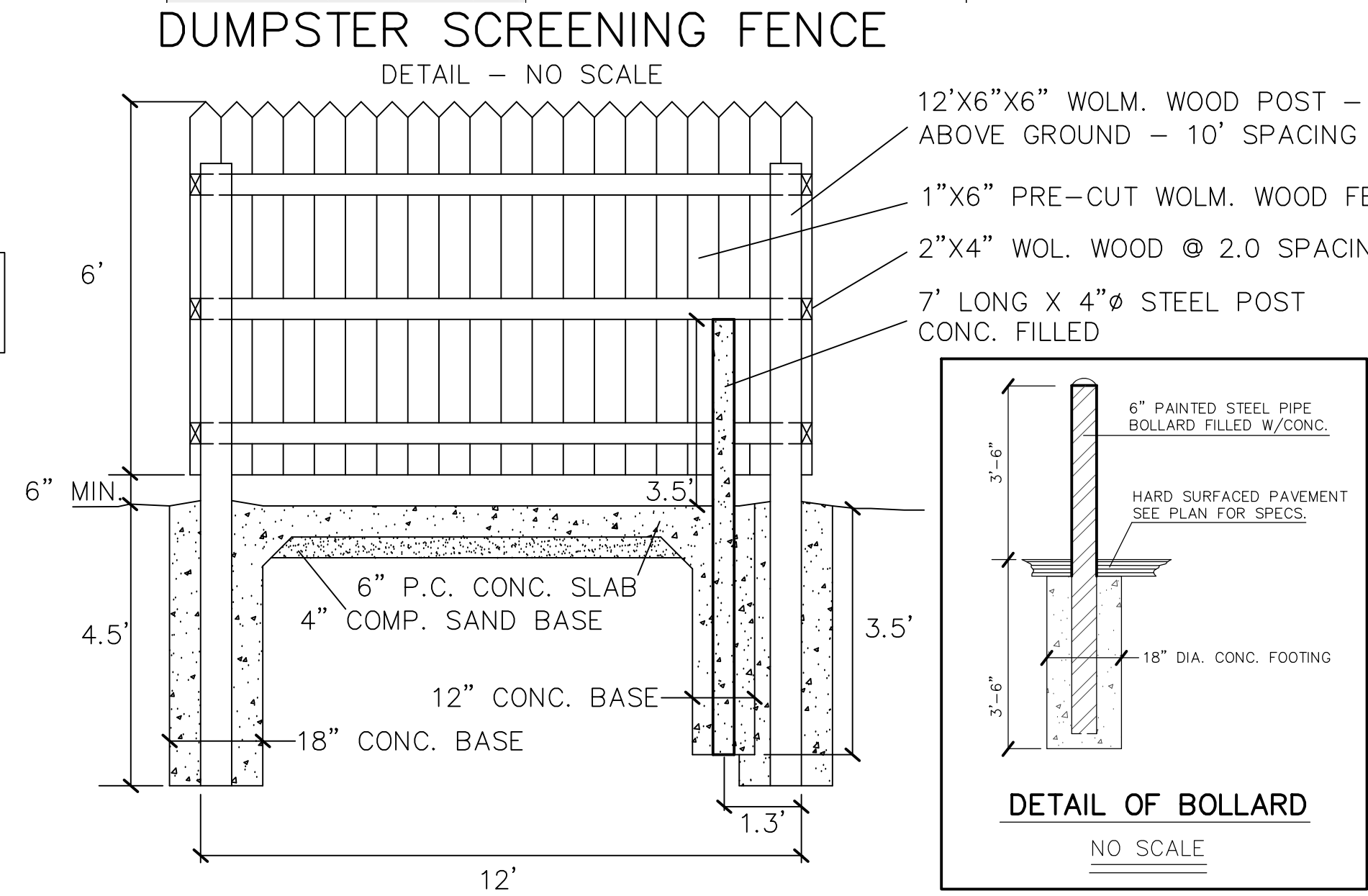
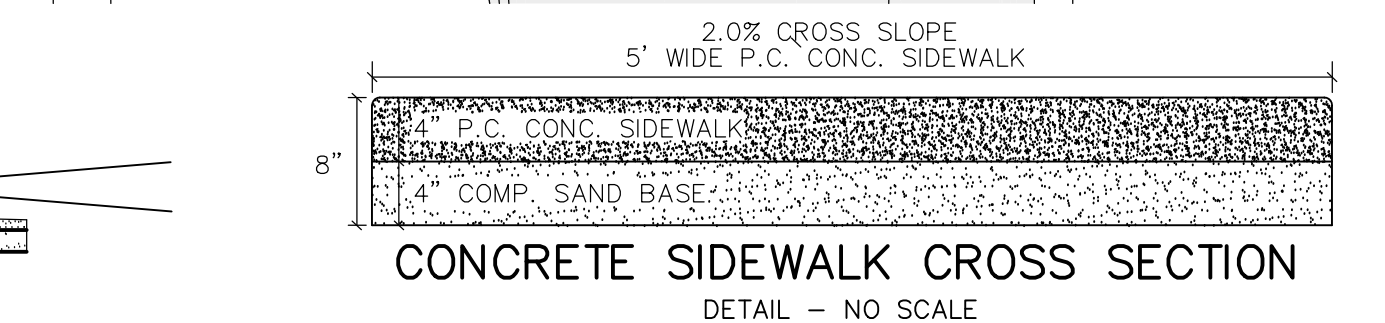
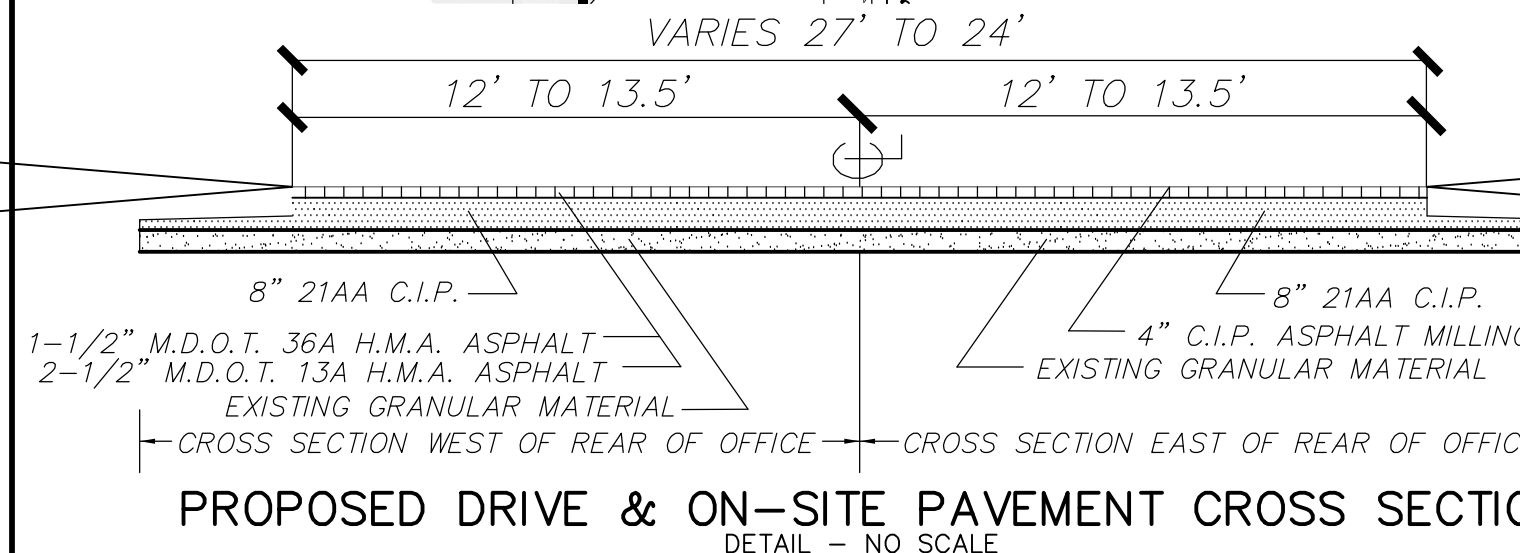
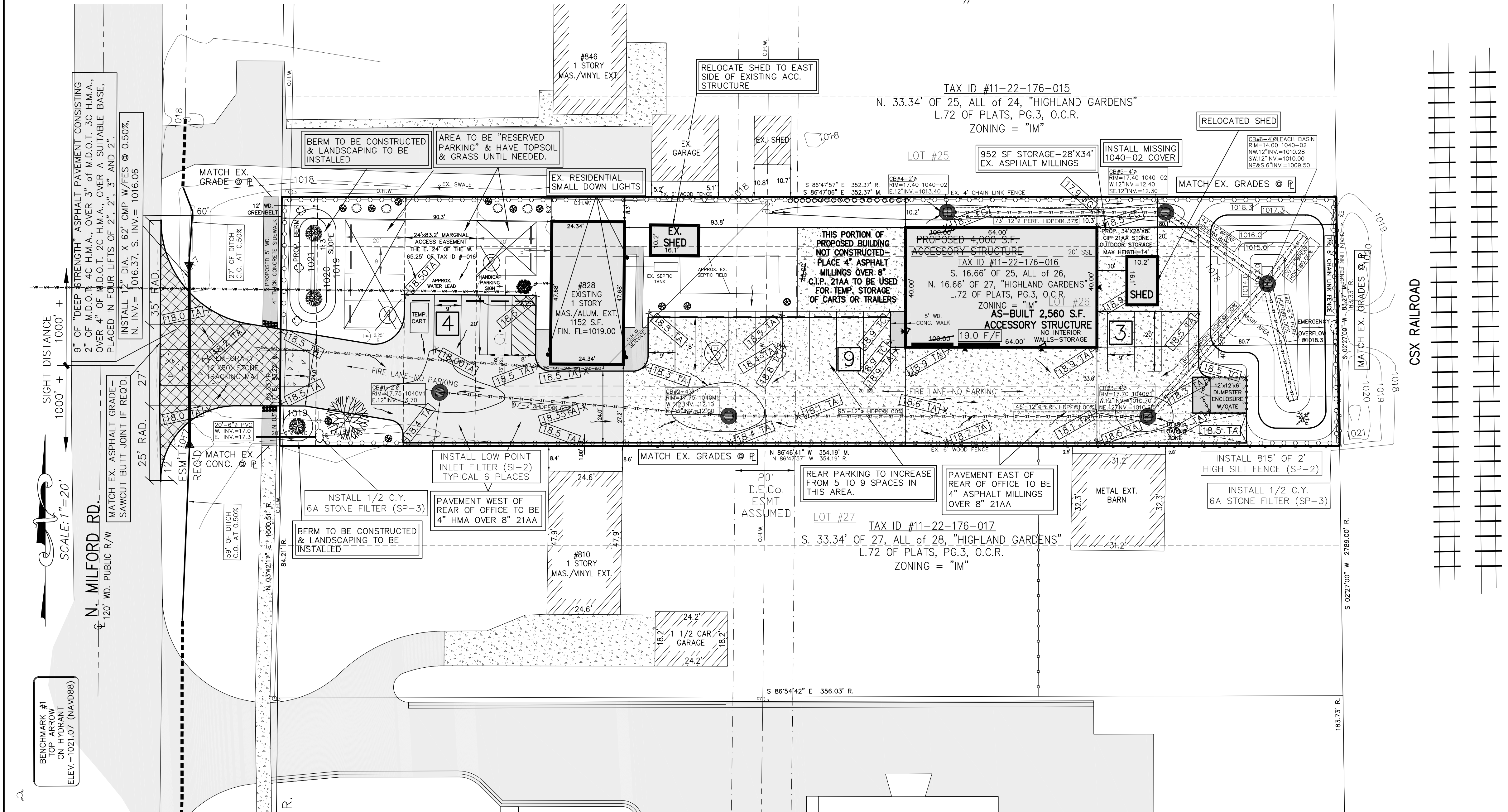
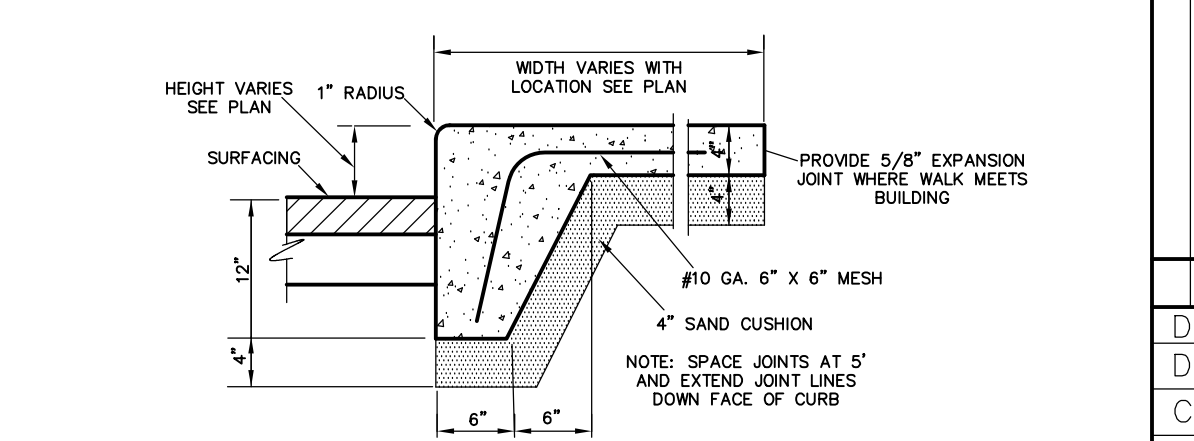
** = 220 ft. of 12" dia. perforated pipe in a 3' wide x 2.75' high 6A stone trench at 40% void ratio, will provide:
 12" pipe = 220' x 0.79 c.f./ft. = 174 c.f.
 220' x [(3' x 2.75' - 0.79 c.f.) x 40%] = 657 c.f.
 6" pipe = 60' x 0.20 c.f./ft. = 12 c.f.
 60' x [(2.5' x 1.75' - 0.20 c.f.) x 40%] = 100 c.f.
 Vol. in 4' dia. #2, 3, 5 & 2' dia. #1 & 4 above inverts up to 1017.3 = 238 c.f.
 Vol. in 12" dia. Solid pipe: 192' x 0.79 s.f. = 152 c.f.
 TOTAL SUPPLIED VOLUME = 1,333 c.f. + 3,692 c.f. = 5,025 c.f. > 4,822 c.f.

SUPPLIED LEACHING BASIN VOLUME

| ELEV. (feet) | AREA* (sq. feet) | AVERAGE (sq. feet) | HEIGHT (feet) | VOLUME (cu. feet) | TOTAL COMMENT |
|--------------|------------------|--------------------|---------------|-------------------|----------------|
| 1013.00 | 41 | 41 | 1.00 | 41 | 0 SEDIMENT |
| 1014.00 | 223 | 132 | 1.00 | 132 | 0 BOTTOM |
| 1015.00 | 645 | 434 | 1.00 | 434 | 434 |
| 1016.00 | 1,265 | 955 | 1.00 | 955 | 1,389 |
| 1017.30 | 2,278 | 1,772 | 1.30 | 2,303 | 3,692 TOP/WALL |
| 1018.30 | 3,185 | 2,732 | 1.00 | 2,732 | 6,423 OVERFLOW |

* If the first area = 0 then V=1/3b is used to calculate the first average area rather than an average of the two previous areas.

The 12" dia. perf. pipe in a 3' x 2.75' - 6A stone trench, at 40% void ratio, will provide:
 12" pipe = 220' x 0.79 c.f./ft. = 174 c.f.
 220' x [(3' x 2.75' - 0.79 c.f.) x 40%] = 657 c.f.
 6" pipe = 60' x 0.20 c.f./ft. = 12 c.f.
 60' x [(2.5' x 1.75' - 0.20 c.f.) x 40%] = 100 c.f.
 Vol. in 4' dia. #2, 3, 5 & 2' dia. #1 & 4 above inverts up to 1017.3 = 238 c.f.
 Vol. in 12" dia. Solid pipe: 192' x 0.79 s.f. = 152 c.f.
 TOTAL SUPPLIED VOLUME = 1,333 c.f. + 3,692 c.f. = 5,025 c.f. > 4,822 c.f.
 TOTAL VOLUME TO TOP OF WATER = 5,025 CU.FT.
 TOTAL VOLUME TO OVERFLOW = 5,025 + 2,732 = 7,757 CU.FT.



LEGEND

| | | | | | | | | | | | | | |
|----------------------------|-----------------------|------------------------------|-----------------------------|-----------------------------|---------------------------------------|-----------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| RECORDED INFORMATION (R) | UTILITY POLE (U) | CONC. PAD W/ TRANSFORMER (T) | PEDESTAL-ELEC. OR TELE. (E) | UNDERGROUND TELEPHONE (T) | TOP OF CURB (1/C) | TOP OF ASPHALT (1/A) | TOP OF WALK (1/W) | TOP OF CONCRETE (1/CONC) | TOP OF WALL (1/WALL) | BTM/WALL (1/BTM/WALL) | FINISHED FLOOR (1/F/F) | FINISHED GRADE (1/FG) | AS BUILT (1/AB) |
| MEASURED INFORMATION (M) | QUY ANCHOR (Q) | UNDERGROUND ELECTRIC (U.E.) | UNDERGROUND TELEPHONE (T) | EXISTING ELEVATION (999.99) | 1/2" DIA. HDPE PERFORATED PIPE (1/2") | 4" DIA. HDPE PERFORATED PIPE (4") | 6" DIA. HDPE PERFORATED PIPE (6") | 12" DIA. HDPE PERFORATED PIPE (12") | 18" DIA. HDPE PERFORATED PIPE (18") | 24" DIA. HDPE PERFORATED PIPE (24") | 30" DIA. HDPE PERFORATED PIPE (30") | 36" DIA. HDPE PERFORATED PIPE (36") | 42" DIA. HDPE PERFORATED PIPE (42") |
| CALCULATED INFORMATION (C) | OVERHEAD WIRES (O.W.) | UNDERGROUND ELECTRIC (U.E.) | UNDERGROUND TELEPHONE (T) | PROPOSED ELEVATION (0) | 1/2" DIA. HDPE PERFORATED PIPE (1/2") | 4" DIA. HDPE PERFORATED PIPE (4") | 6" DIA. HDPE PERFORATED PIPE (6") | 12" DIA. HDPE PERFORATED PIPE (12") | 18" DIA. HDPE PERFORATED PIPE (18") | 24" DIA. HDPE PERFORATED PIPE (24") | 30" DIA. HDPE PERFORATED PIPE (30") | 36" DIA. HDPE PERFORATED PIPE (36") | 42" DIA. HDPE PERFORATED PIPE (42") |
| FOUND IRON (F.I.) | SECTION CORNER (S.C.) | STORM DRAIN PIPE (S.D.P.) | STORM MANHOLE (S.M.) | STORM CATCH BASIN (S.C.B.) | STORM INLET (S.I.) | STORM END SECTION (S.E.S.) | DRAINAGE SWALE OR DITCH (D.S.W.) | SANITARY SEWER PIPE (S.S.P.) | SANITARY SEWER MANHOLE (S.S.M.) | WATER MAIN (W.M.) | GATE VALVE & WELL (G.V.W.) | HYDRANT (H.) | PROPOSED LIGHTING (SEE PHOTOMETRIC PLAN) (L) |

B.F. Thompson P.C.
 civil engineering & land surveying
 VOICE 517/548-3142
 FAX 517/548-0049
 EMAIL bftompsonpc@comcast.net
 1520 GUILLEY ROAD,
 HOWELL MI, 48843

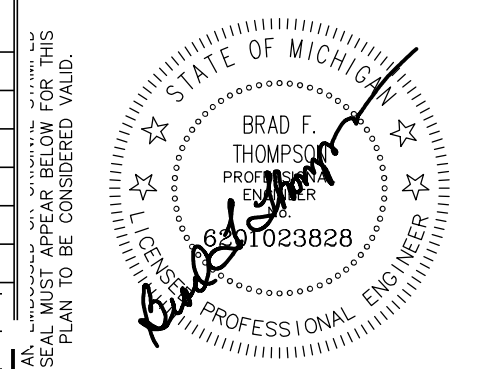
DATE: 7/10/24
 DRAWN BY: NDT
 CHECKED BY: BFT
 BFT JOB: #18-4195
 SHEET 2 OF 10

PROJECT: "BUENO INVESTMENT GROUP, LLC"
 CLIENT: BUENO INVESTMENT GROUP, LLC
 MR. & MRS. JUAN BUENO
 828 N. MILFORD RD., R.R. 2, BOX 14
 SITE LOCATION: HIGHLAND TWP., OAKLAND CO.
 TAX ID: #11-22-176-016

SHEET TITLE: GRADING & ENGINEERING PLAN

| DESCRIPTION | QUANTITY | UNIT | UNIT COST | TOTAL |
|---|----------|----------|-----------|-------|
| SOIL EROSION (Permit not required) | | | | |
| OCWR Erosion control fence (SP-2) | 815 | LFT | | |
| 6A stone filters - 2 - 1/2 CYD each (SP-3) | 1 | CYD | | |
| Fertilizer, Seed & Mulch on onsite disturbed areas | 1083 | SYD | | |
| SESC Si-2 devices over the catch basins | 6 | EACH | | |
| *Less than 1 Ac. & > 500' to lake, river or stream | | | | |
| SITE CLEARING AND MASS GRADING | | | | |
| Clearing, tree removal, and site grubbing | 22,000 | SFT | | |
| Removing existing asphalt and concrete | 277 | SYD | | |
| Remove existing garage and canopy | 1 | EACH | | |
| Topsoil removal and stockpile or remove from site | 1 | EACH | | |
| Mass grading of site | 1 | EACH | | |
| STORM DRAIN | | | | |
| 12" dia. Perf. HDPE Dual Wall Pipe in a 33"x36" Leach Trench | 220 | LFT | | |
| 6" dia. Perf. HDPE Dual Wall Pipe in a 21"x30" Leach Trench | 60 | LFT | | |
| 12" dia. Solid HDPE Dual Wall Pipe in 28"x36" Bedding Detail | 192 | LFT | | |
| 2" dia. c.b. w/2" sump & w/EJW 1040M-1 | 1 | EACH | | |
| 2" dia. c.b. w/2" sump & w/EJW 1040-02 | 1 | EACH | | |
| 4" dia. c.b. w/2" sump & w/EJW 1040M-1 | 2 | EACH | | |
| 4" dia. c.b. w/2" sump & w/EJW 1040M-02 | 1 | EACH | | |
| 4" dia. leach basin w/2" sump & w/EJW 1040M-02 | 1 | EACH | | |
| 12" dia. cmp culvert w/flared end sections | 62 | LFT | | |
| MISCELLANEOUS SITE ITEMS | | | | |
| Install Site Lighting per approved Photometric Plan | 1 | LUMP SUM | | |
| Install Site Landscaping per Approved Landscape Plan | 1 | LUMP SUM | | |
| Install 2" high x38" and 1" high x 10" dia. earthen landscape berms near west line | 1 | LUMP SUM | | |
| CONCRETE, PAVING & BASE | | | | |
| 5' wide thickened edge x 4" thick concrete sidewalk over 4" c/p sand base at barn entrance per Detail on Sht. #2 of the plans. | 60 | SFT | | |
| 5' wide x 4" thick concrete sidewalk over 4" c/p sand base, located 1' into Milford Rd. R/W. | 280 | SFT | | |
| Various width x 4" deep concrete sidewalk & slab over 4" c/p sand base around existing office. | 313 | SFT | | |
| Install 12'x18'x6" Conc. Dumpster Pad & Apron on 4" c/p sand base, 4-8 Bollards & Screening per Detail on Sht. #2 of the plans | 1 | EACH | | |
| Install 8" of compacted 21AA stone as base course for onsite pavement & storage area east of barn. | 1,534 | SYD | | |
| Install 1-1/2" MDOT 36A over 2-1/2" MDOT 13A, or better, bituminous pavement over the above onsite stone base course. | 1,429 | SYD | | |
| Install 2" MDOT 4C over 3" MDOT 3C over 4" of MDOT 2C, HMA bituminous mix placed in 4 lifts of 2", 2", 2" and 2" in Milford Rd. R/W per RCDC. | 165 | SYD | | |

B.F. Thompson P.C.
civil engineering & land surveying
VOICE 517/548-3142
FAX 517/548-0049
EMAIL bftompsonpc@comcast.net
1520 GUILLEY ROAD,
HOWELL MI, 48843

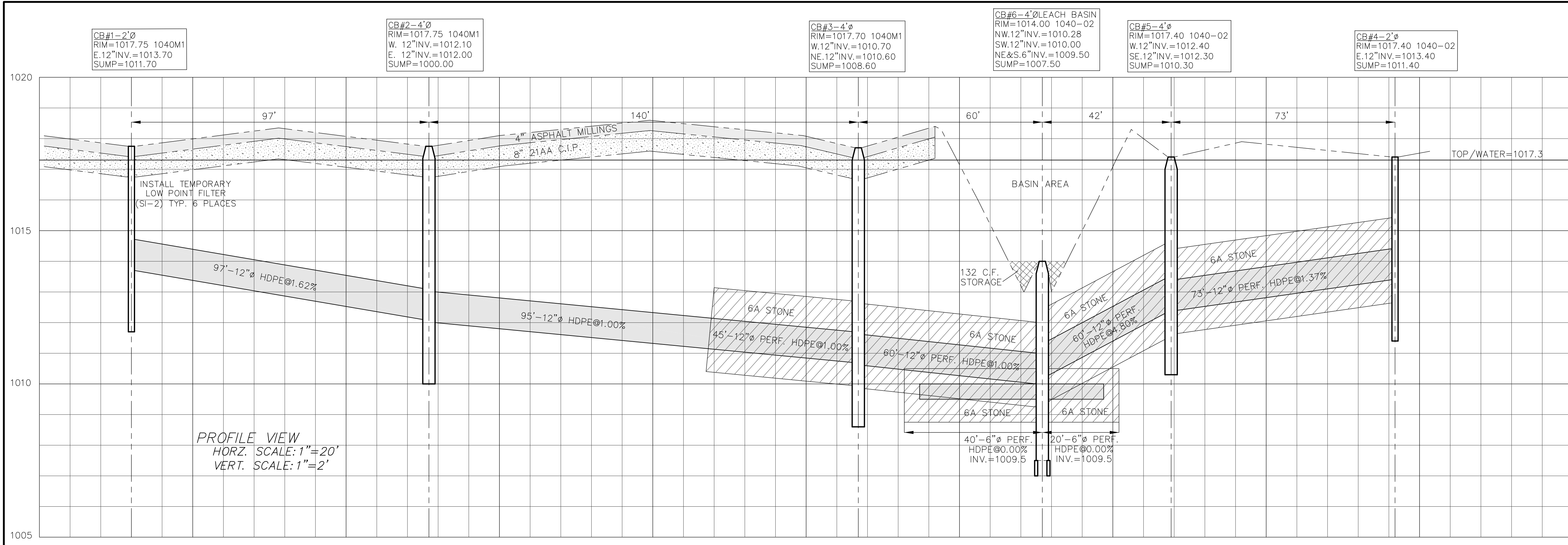


UTILITIES NOTE: Utility locations are from Municipal and various Utility Company records and no guarantee, either implied or expressed, is given by this firm as to the accuracy of said location. The contractor shall request appropriate construction will take place 72 hours before such work starts, and shall not start construction until such stakes have been placed. The Contractor shall project, or have relocated, or contractor expense, all utilities and stakes that are in the various utility owners in accordance with Michigan P.A. No. 53 of 1974.

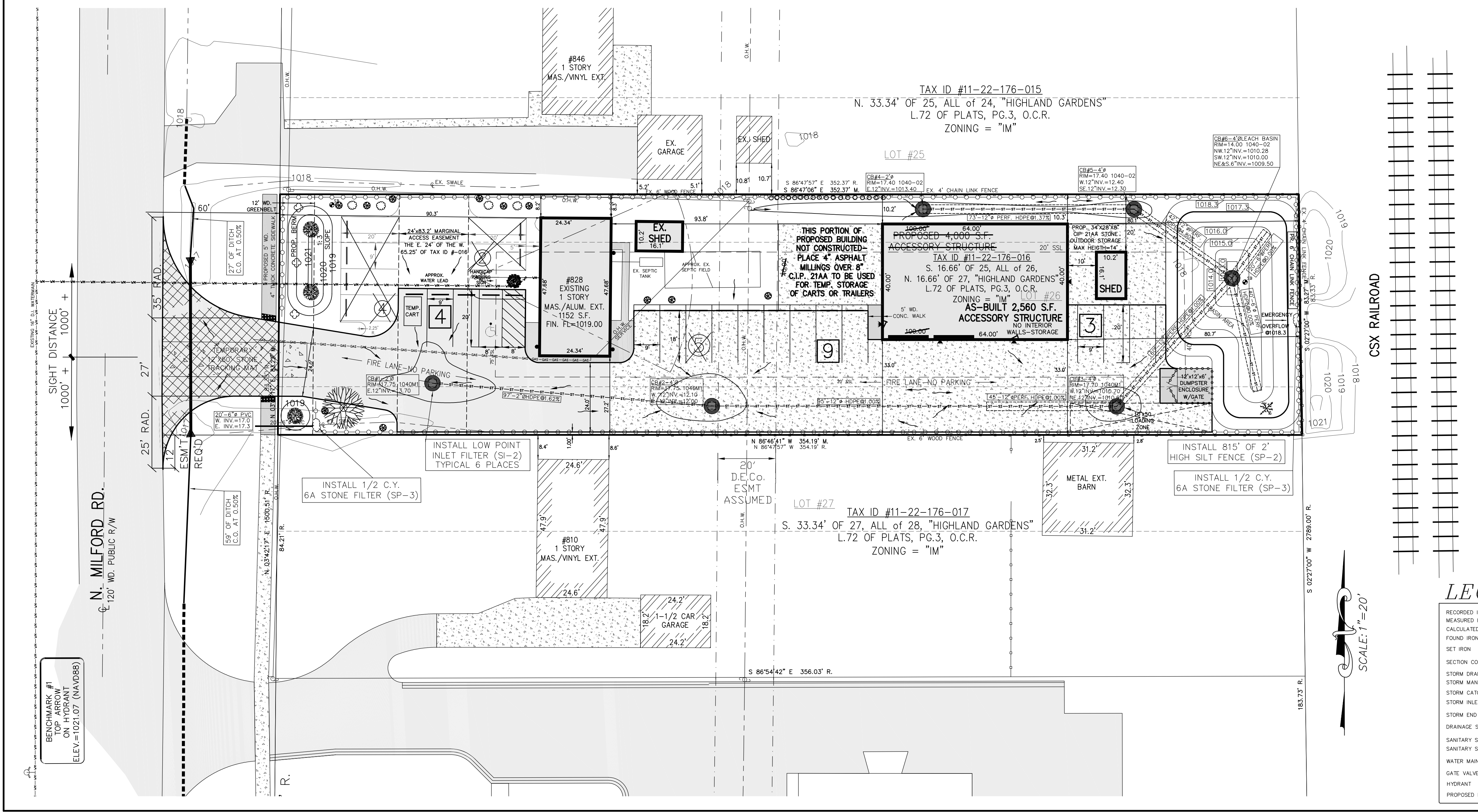
PROJECT "BUENO INVESTMENT GROUP, LLC"
CLIENT: BUENO INVESTMENT GROUP, LLC
MR. & MRS. JUAN BUENO
828 N. MILFORD RD., HIGHLAND, MI 48357
SITE LOCATION: HIGHLAND TWP., OAKLAND CO.
TAX ID. #11-22-176-016

SHEET TITLE
PROFILE, SESC PLAN & DETAILS

Date: 7/10/24
Drawn By: NDT
Chkd. By: BFT
Scale: 1"=20'
BFT Job: #18-4195
Sh. 3 of 10



PROFILE VIEW
HORZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



LEGEND

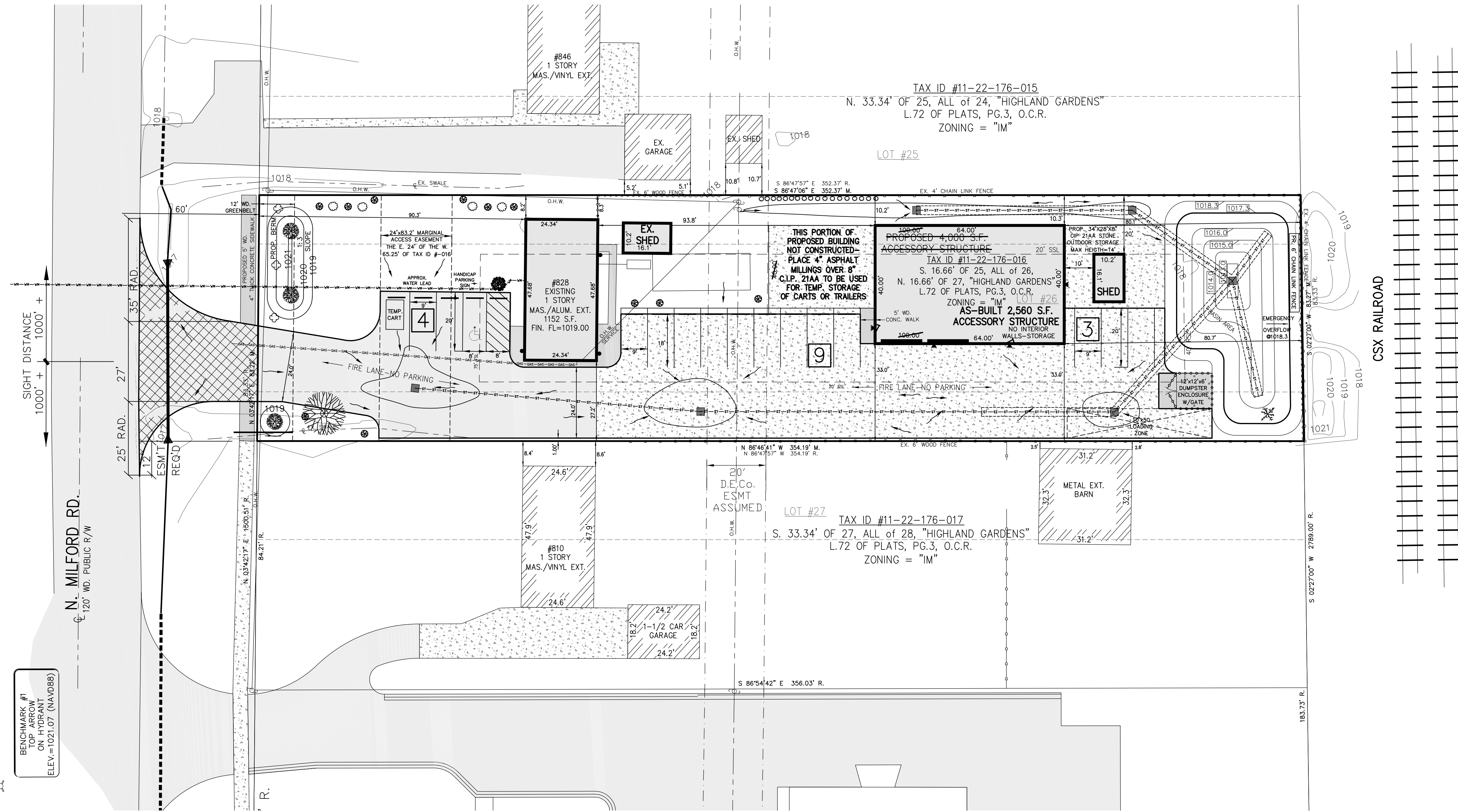
| | | |
|---|-------------------------|--|
| RECORDED INFORMATION (R) | UTILITY POLE | |
| MEASURED INFORMATION (M) | GLY ANCHOR | |
| CALCULATED INFORMATION (C) | OVERHEAD WIRES | |
| FOUND IRON (F) | UNDERGROUND ELECTRIC | |
| SET IRON (S) | CONC. PAD W/TRANSFORMER | |
| SECTION CORNER (SC) | PEDESTAL-ELEC. OR TELE. | |
| STORM DRAIN PIPE (SDP) | UNDERGROUND TELEPHONE | |
| STORM MANHOLE (SMH) | FENCE LINE | |
| STORM CATCH BASIN (SCB) | EXISTING ELEVATION | |
| STORM INLET (SI) | PROPOSED ELEVATION | |
| STORM END SECTION (SES) | GUTTER | |
| DRAINAGE SWALE OR DITCH (DSW) | TOP OF CURB | |
| SANITARY SEWER PIPE (SSP) | TOP OF ASPHALT | |
| SANITARY SEWER MANHOLE (SSMH) | TOP OF WALK | |
| WATER MAIN (WM) | TOP OF CONCRETE | |
| GATE VALVE & WELL (GVW) | TOP OF WALL | |
| HYDRANT (H) | BOTTOM OF WALL | |
| PROPOSED LIGHTING - SEE PHOTOMETRIC PLAN (PL) | FINISHED FLOOR | |
| | AS-BUILT | |

SCALE: 1"=20'

BENCHMARK #1
TOP OF HYDRANT
ON GUY WIRE
ELEV.=1021.07 (NAVD88)

LANDSCAPE PLAN FOR JUAN & DEANNA BUENO OF BUENO INVESTMENT GROUP, LLC

THE SOUTH 16.66' OF LOT 25, ALL OF LOT 26 & THE NORTH 16.66' OF 27 OF "HIGHLAND GARDENS" PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 22, T.3N., R.7E., HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 72 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS. TAX ID #11-22-176-016

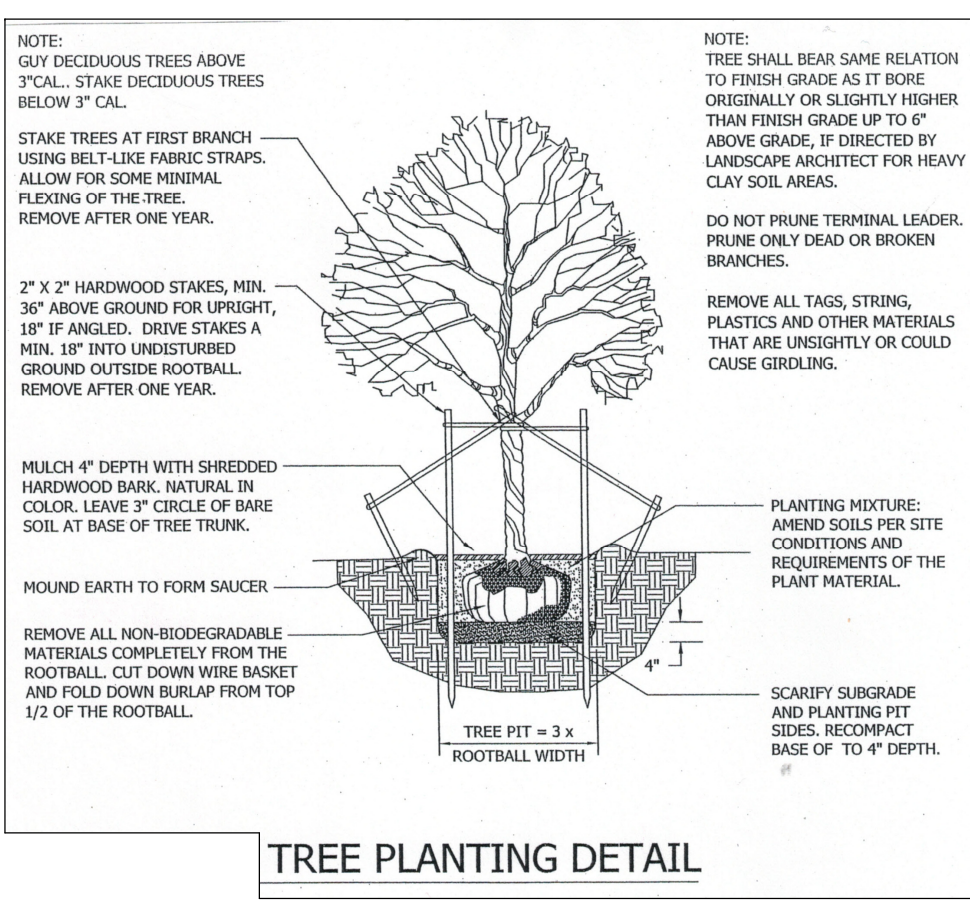
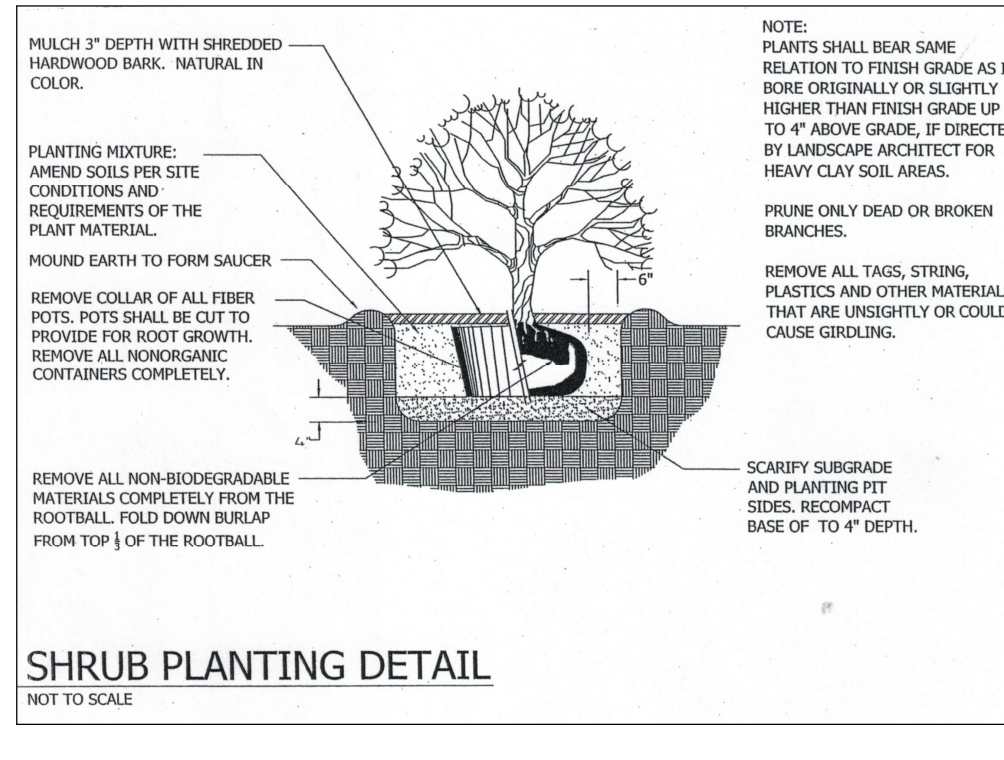


SCALE: 1"=20'

BENCHMARK #1
TOP ANCHOR
ON HYDRANT
ELEV.=1021.07' (NAVD88)

LEGEND

| | | |
|---|--------------------------|--|
| RECORDED INFORMATION (K) | UTILITY POLE | |
| MEASURED INFORMATION (M) | GUY ANCHOR | |
| CALCULATED INFORMATION (C) | OVERHEAD WIRES | |
| FOUND IRON (F) | UNDERGROUND ELECTRIC | |
| SET IRON (S) | CONC. PAD W/ TRANSFORMER | |
| SECTION CORNER (SC) | PEDESTAL-ELEC. OR TELE. | |
| STORM DRAIN PIPE (SDP) | UNDERGROUND TELEPHONE | |
| STORM MANHOLE (SM) | GAS MAIN | |
| STORM CATCH BASIN (SCB) | EXISTING ELEVATION | |
| STORM INLET (SI) | PROPOSED ELEVATION | |
| DRAINAGE SWALE OR DITCH (DS) | GUTTER | |
| STORM END SECTION (SES) | TOP OF CURB | |
| SANITARY SEWER PIPE (SSP) | TOP OF ASPHALT | |
| SANITARY SEWER MANHOLE (SSM) | TOP OF WALK | |
| WATER MAIN (WM) | TOP OF CONCRETE | |
| GATE VALVE & WELL (GVW) | T/C/WALL | |
| HYDRANT (H) | BTM/WALL | |
| PROPOSED LIGHTING - SEE PHOTOMETRIC PLAN (PL) | FINISHED FLOOR | |
| | FINISHED GRADE | |
| | AS BUILT | |



| Deciduous | BR | Betula nigra "River Birch" | 2.5" | B&B | 3 |
|-----------|----|------------------------------------|------|-----|----|
| Deciduous | AP | Acer Platanoides "Crimson King" | 2.5" | B&B | 1 |
| Deciduous | AS | Acer Saccharum "Sugar Maple" | 2.5" | B&B | 1 |
| Evergreen | TO | Thuja Occidentalis "Emerald Green" | 5" | B&B | 18 |
| Evergreen | PG | Picea Glauca "Black Hills Spruce" | 5" | B&B | 4 |
| Deciduous | TA | Tilia Americana "American Linden" | 2.5" | B&B | 3 |
| Shrub | PO | Physocarpus Opulifolius | #3 | GAL | 11 |

- Notes**
- All turf and landscape bed shall be irrigated with an underground sprinkler system
 - All trees shall receive a 4" saucer of double shredded hardwood mulch, reserving 3" away from stem of tree
 - Trees will be of Grade A nursery stock, and must meet the minimum caliper requirement
 - All trees and shrubs should be planted in the existing soil conditions, and shall facilitate proper drainage of soil
 - All trees shall come in a ball and burlap wire basket grown in clay
 - Any debris or foreign materials in the soil shall be removed prior to planting
 - All trees shall be staked and guyed (2 stakes for deciduous, 3 stakes for evergreens)
 - All tree stakes and guys shall be removed by the 1st of July following one winter after install
 - All trees shall be fertilized upon planting with the appropriate fertilizer to the tree
 - All Landscape beds shall receive a 3" layer of double shredded hardwood mulch
 - All Landscape beds shall receive Aluminum edging if transitioning from bed to turf

B.F. Thompson P.C.
civil engineering & land surveying

VOICE 517/548-3142
FAX 517/548-0049
EMAIL bftompsonpc@comcast.net
1520 GUILLEY ROAD,
HOWELL MI, 48843

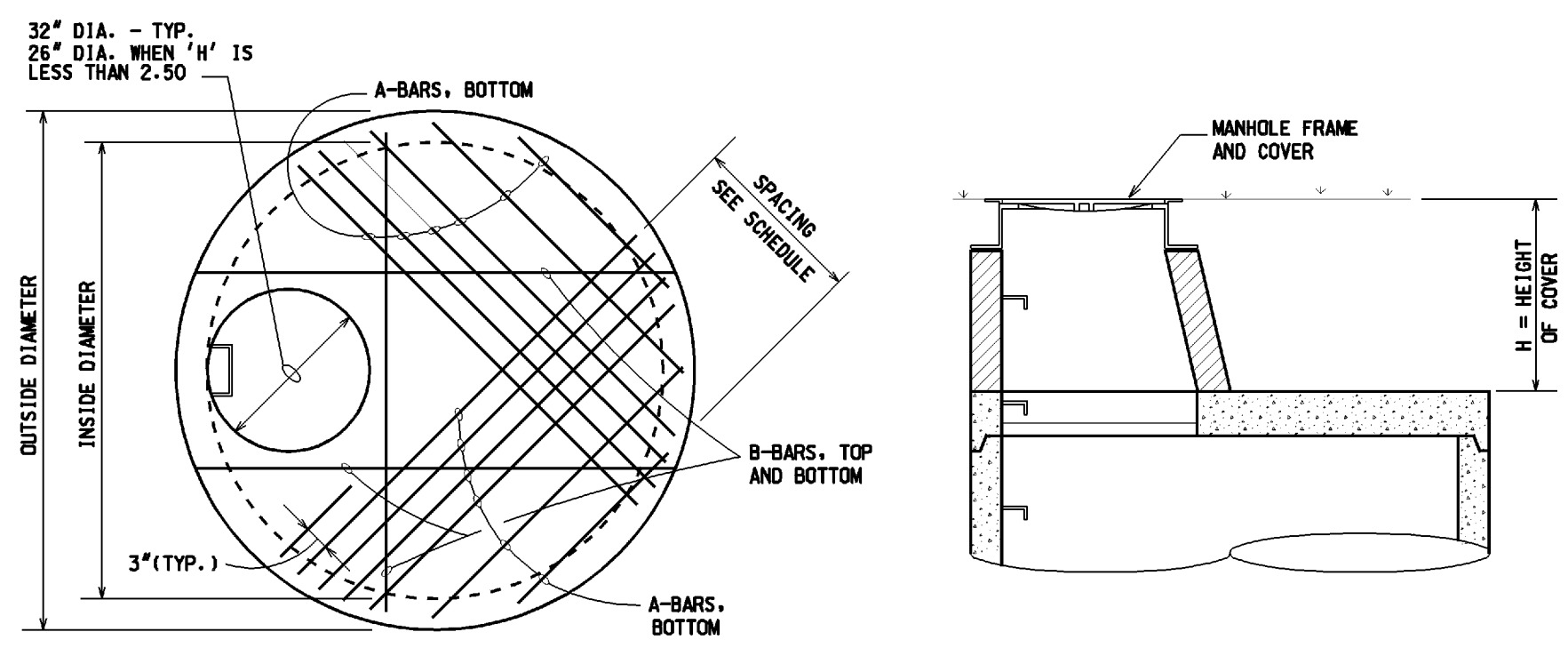
PROJECT "BUENO INVESTMENT GROUP, LLC"

SITE INFO: BUENO INVESTMENT GROUP, LLC
MR. & MRS. JUAN BUENO
828 N. MILFORD RD., HIGHLAND, MI 48357
SITE LOCATION: HIGHLAND TWP., OAKLAND CO.
TAX ID. #11-22-176-016

SHEET TITLE: LANDSCAPE PLAN

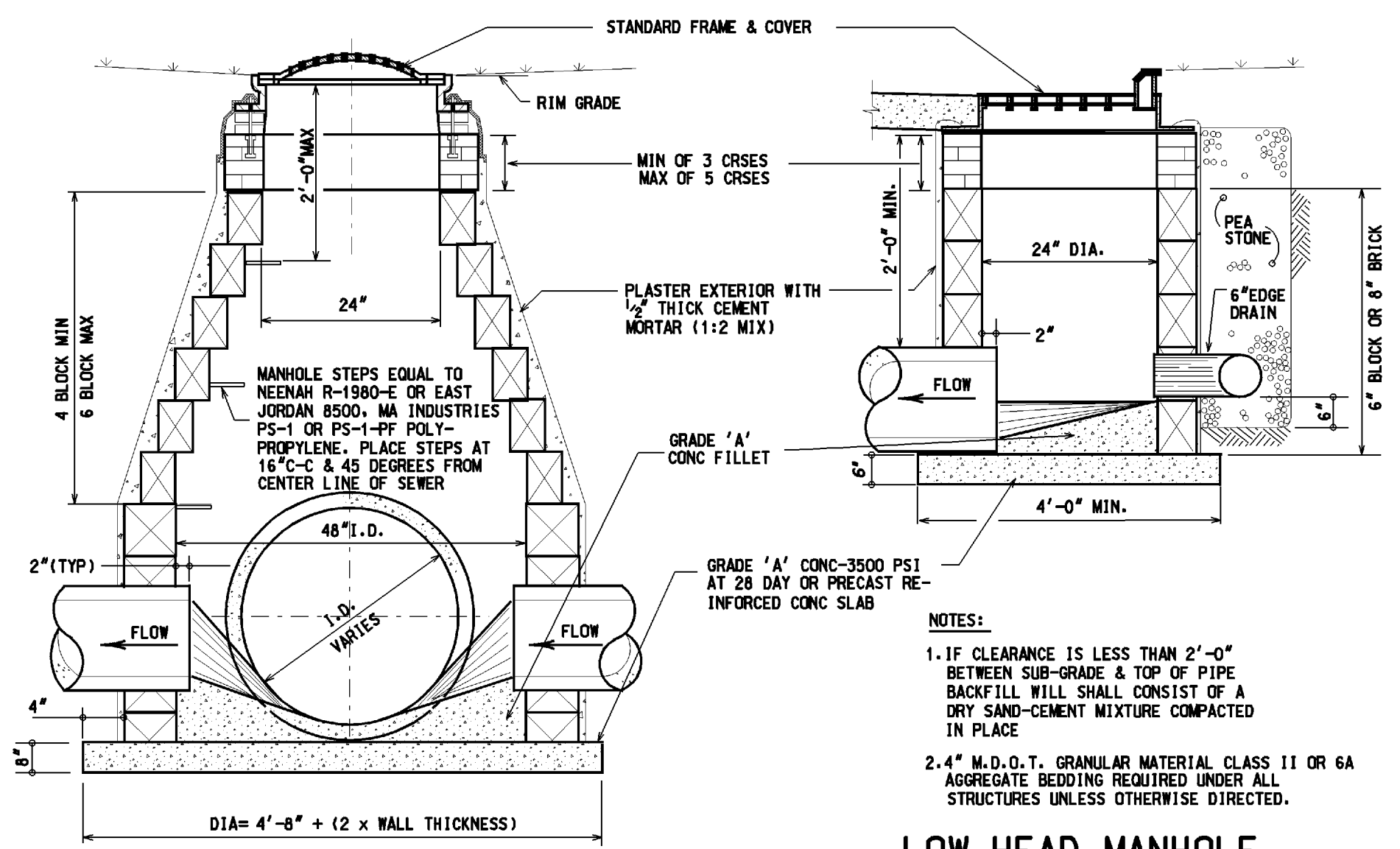
DATE: 7/10/24
DRAWN BY: NDT
CHKD. BY: BFT
SCALE: 1"=20'
BFT Job: #18-4195
Sh. 5 of 10

DESIGN FILE: W:\2005\368\CD\stormsewer\sheet11.dwg
 USER: NAME: twf009
 C:\E:\TEL:\A\stormsewer\sheet11.dwg
 PLOT: TEL: A\stormsewer\sheet11.dwg
 TIME: 09-14-2010 10:23
 C:\E:\TEL:\A\stormsewer\sheet11.dwg



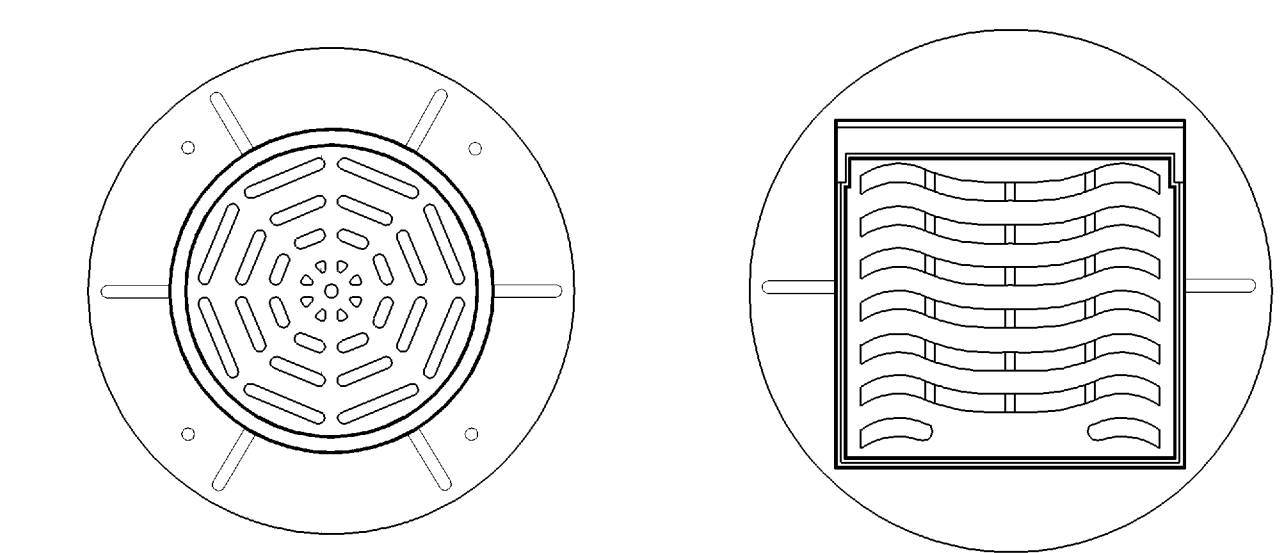
PLAN **SECTION**

| INSIDE DIA. | SLAB THICKNESS | MAX. HEIGHT OF COVER | REINFORCEMENT | | |
|-------------|----------------|----------------------|-----------------|----------|---------------------|
| | | | A-BARS EA. SIDE | NO. SIZE | B-BARS TOP & BOTTOM |
| 4'-0" | 8" | 8'-0" | (4)-#5 | 3 @ 3" | (3)-#5 |
| 5'-0" | 8" | 8'-0" | (6)-#5 | 3 @ 3" | (3)-#5 |
| 6'-0" | 8" | 8'-0" | (5)-#6 | 4 @ 6" | (3)-#5 |
| 7'-0" | 8" | 8'-0" | (7)-#6 | 6 @ 6" | (3)-#5 |
| 8'-0" | 8" | 8'-0" | (9)-#6 | 8 @ 6" | (3)-#5 |
| 9'-0" | 10" | 8'-0" | (11)-#6 | 10 @ 6" | (3)-#5 |
| 10'-0" | 10" | 8'-0" | (13)-#7 | 12 @ 6" | (3)-#5 |

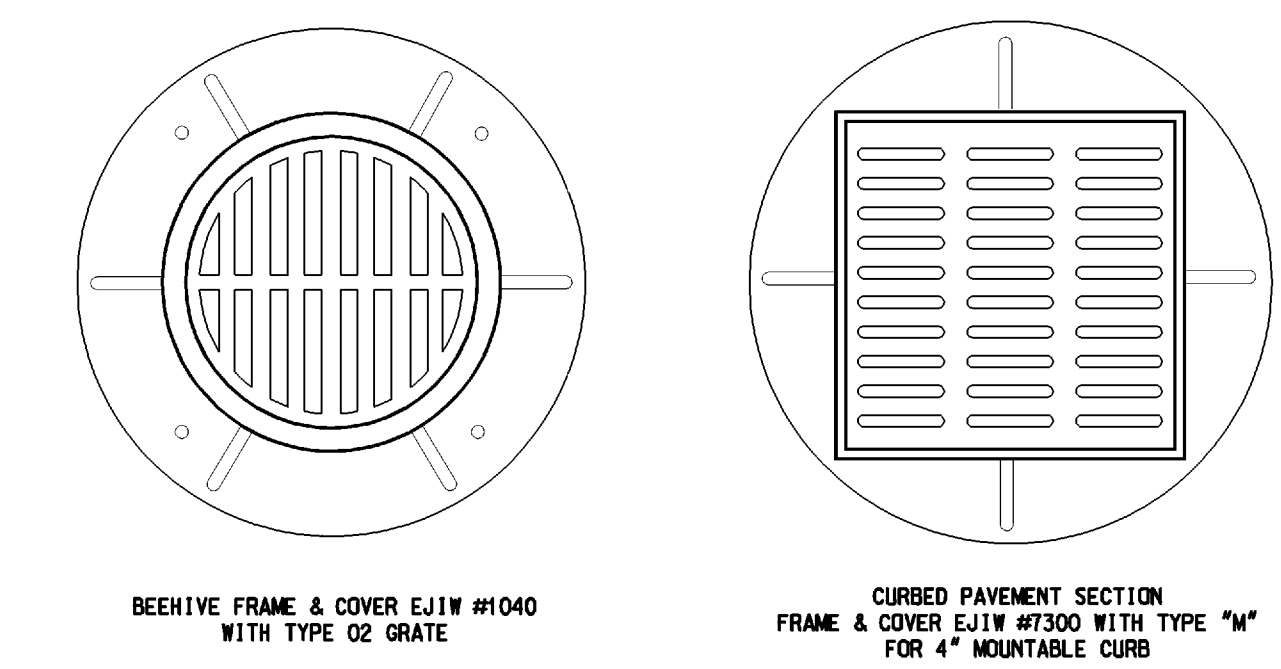


TYPE A-N INLET **LOW HEAD MANHOLE TYPE C INLET**

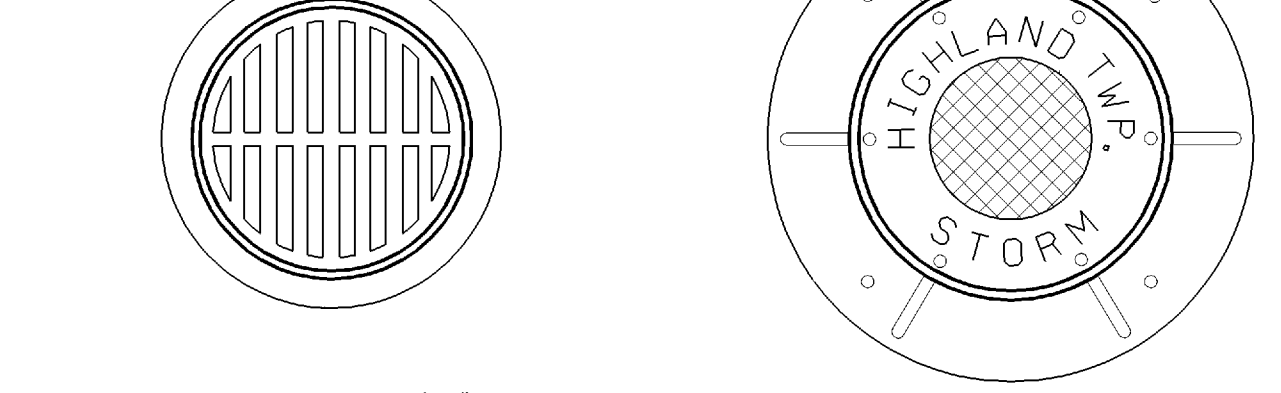
NOTES:
 1. IF CLEARANCE IS LESS THAN 2'-0" BETWEEN SUB-GRADE & TOP OF PIPE BACKFILL SHALL CONSIST OF A DRY SAND-CEMENT MIXTURE COMPACTED IN PLACE.
 2. 4" M.D.O.T. GRANULAR MATERIAL CLASS II OR 6A AGGREGATE BEDDING REQUIRED UNDER ALL STRUCTURES UNLESS OTHERWISE DIRECTED.



CATCH BASINS AND INLETS WITH PAVED DRIVING AREAS FRAME & COVER EJ1W #1040 WITH TYPE 'M-1' GRATE
CURBED PAVEMENT SECTION FRAME & COVER EJ1W #7045 WITH TYPE 'M-1' FOR 6" HIGH BACK CURB

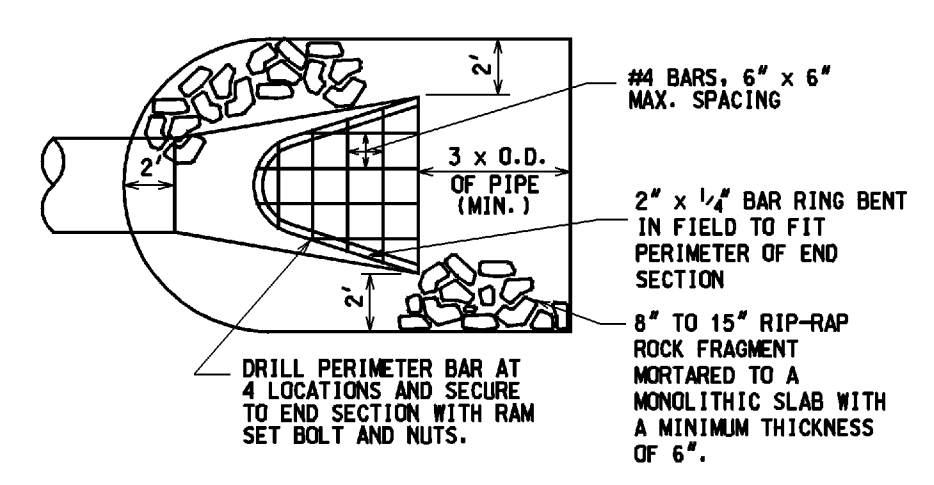


BEEHIVE FRAME & COVER EJ1W #1040 WITH TYPE 'O2' GRATE
CURBED PAVEMENT SECTION FRAME & COVER EJ1W #7300 WITH TYPE 'M' FOR 4" MOUNTABLE CURB

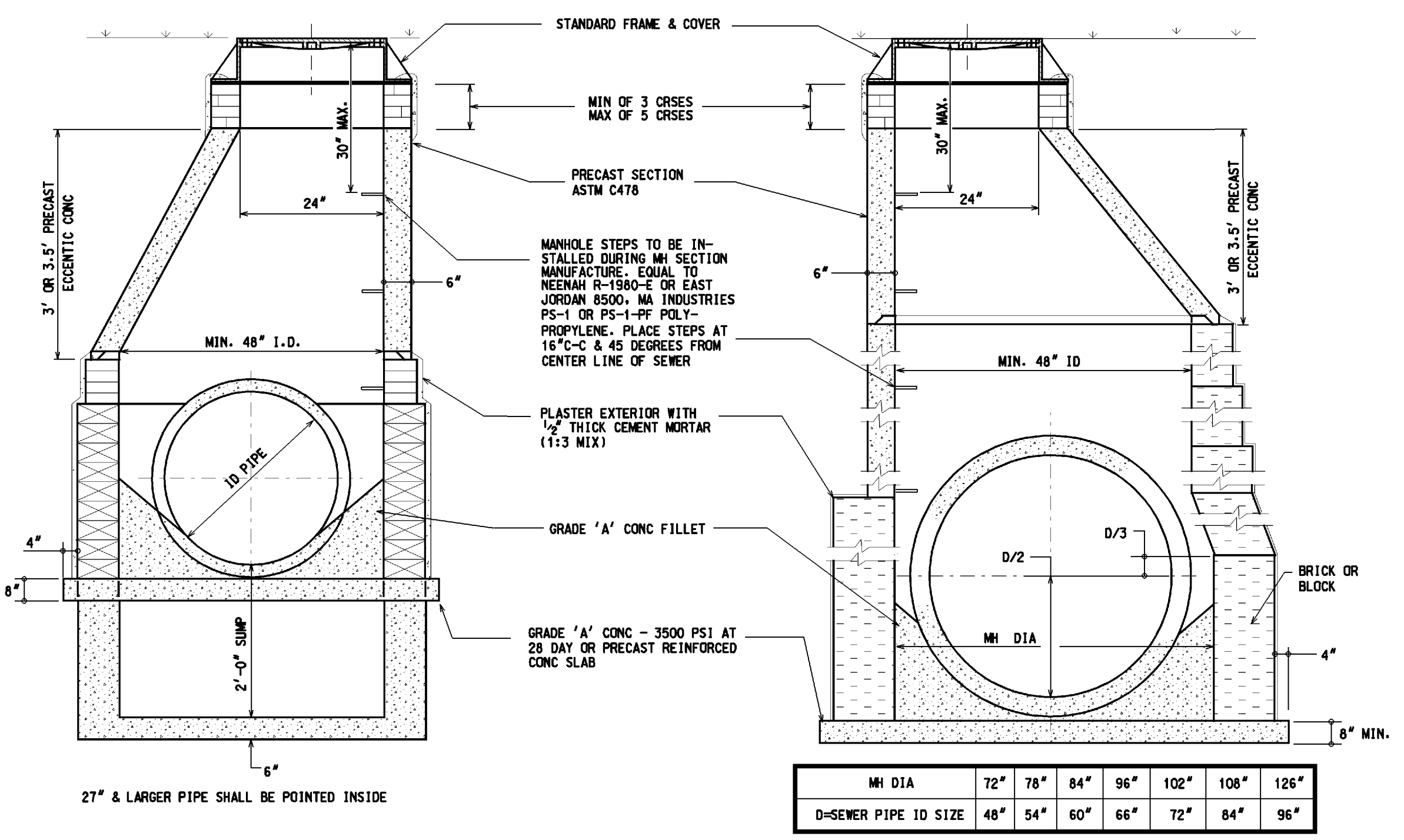


REAR YARD FRAME & COVER FOR 2'-0" DIA. INLET EJ1W #130 WITH TYPE 'O1' BEEHIVE GRATE
STORM SEWER FRAME & COVER EJ1W #1040 WITH TYPE 'B' COVER

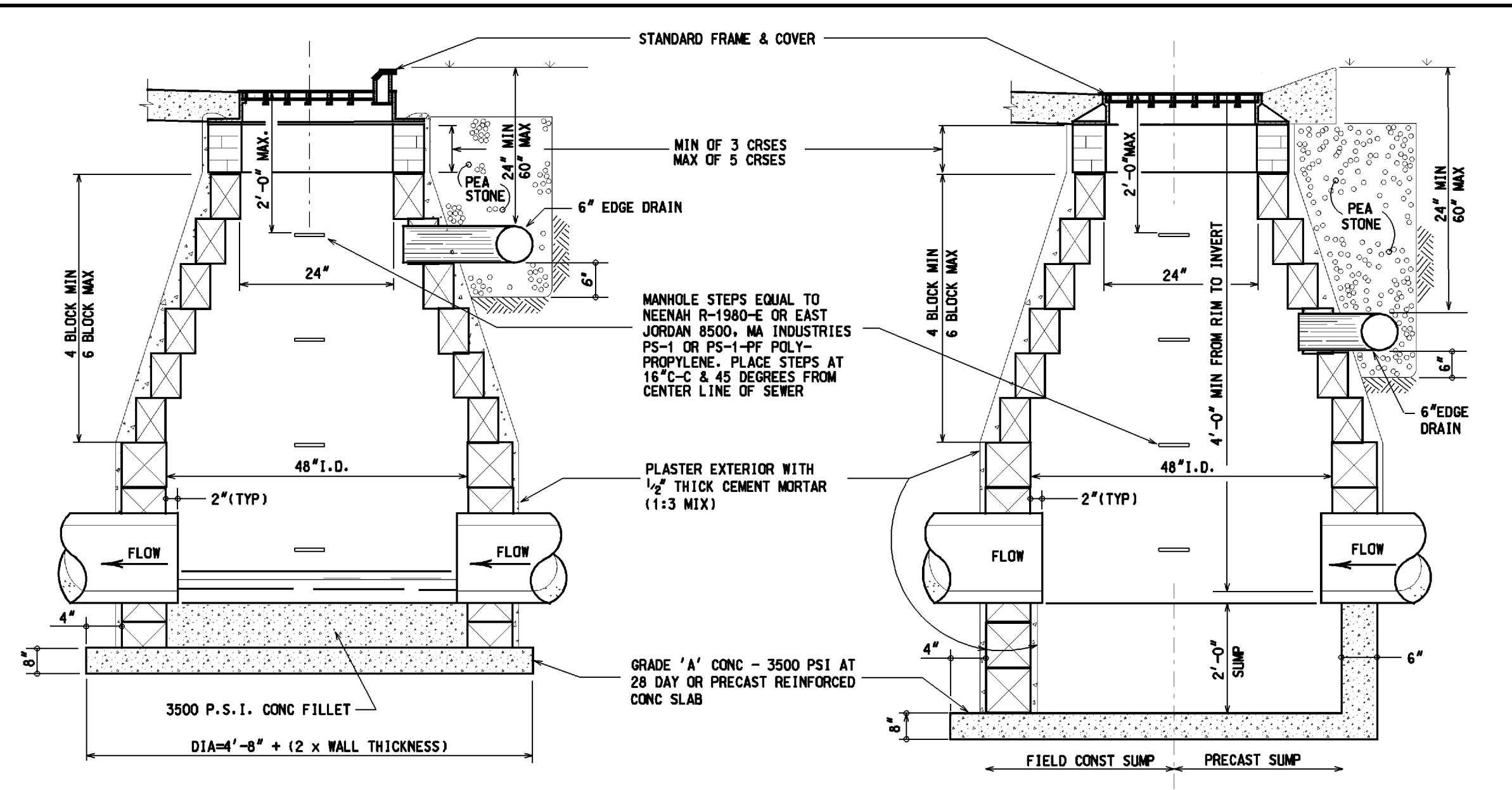
FRAMES AND COVERS



END SECTION AND BAR SCREEN DETAIL INCLUDING RIP-RAP



STORM MANHOLE FOR 42" PIPE AND SMALLER

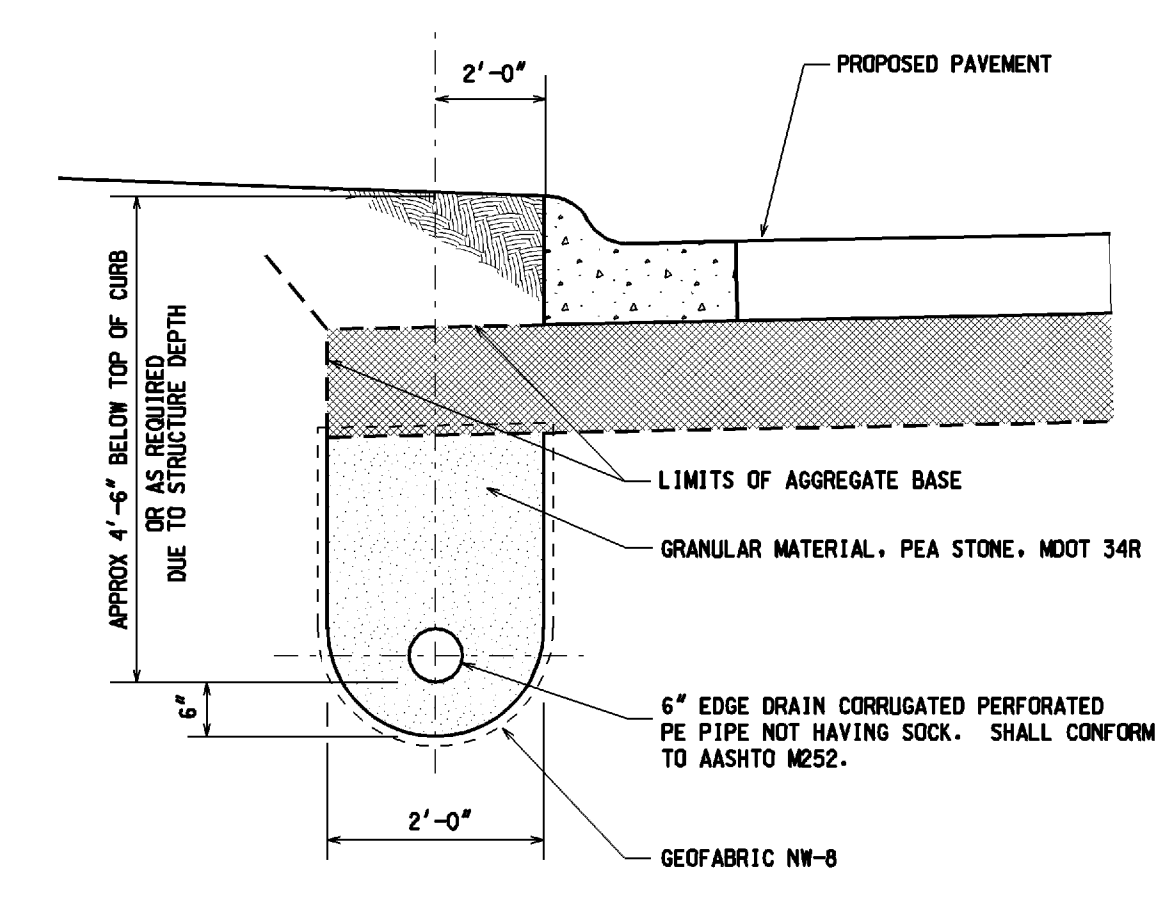


STORM MANHOLE FOR 48" PIPE AND LARGER

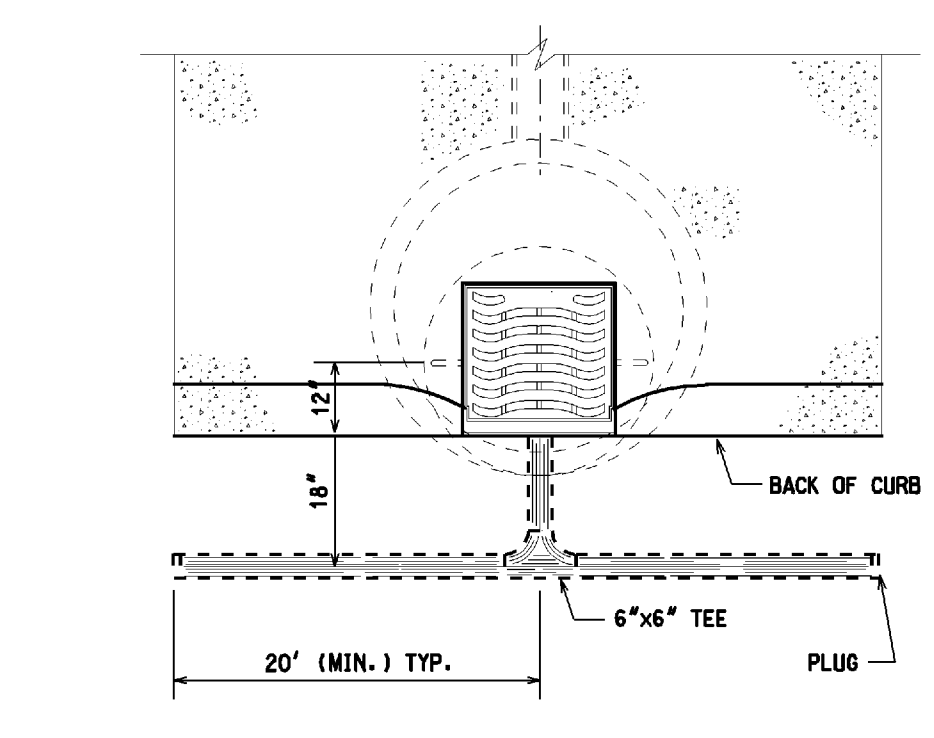
TYPE "A" INLET

TYPE "B" CATCH BASIN

- NOTES:**
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS OF HIGHLAND TOWNSHIP.
 - IT SHALL BE THE OWNER'S ENGINEER AND CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
 - ALL SEWER TRENCHES UNDER THE 45 DEGREE ZONE OF INFLUENCE LINE OF EXISTING OR PROPOSED PAVEMENTS, BIKE PATHS, SIDEWALKS OR DRIVE APPROACHES SHALL BE BACKFILLED WITH MDOT CLASS II SAND COMPACTED TO AT LEAST 95% OF MAXIMUM UNIT WEIGHT.
 - ALL STORM SEWER SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER.
 - JOINTS FOR STORM SEWER SHALL BE PREMIUM JOINTS (TONGUE AND GROOVE WITH RUBBER GASKETS).
 - LEAD MATERIAL SHALL BE 4" DIA. (MIN.) PVC SCHEDULE 40 OR SDR 23.5. LEAD CONNECTIONS MAY ONLY BE AT STRUCTURES.
 - CONTACT THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO STORM SEWER INSTALLATION TO SCHEDULE OBSERVATION. FULL TIME OBSERVATION IS REQUIRED FOR ALL UNDERGROUND STORM SEWER AND LEACHING SYSTEM CONSTRUCTION. CONTACT MICHAEL DARGA WITH HUBBELL, ROTH & CLARK, INC. 248-454-6532.
 - BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
 - ALL MORTAR AND CONCRETE WORK SHALL BE PROTECTED FROM FREEZING (40° F. AND FALLING) FOR A MINIMUM OF 48 HOURS.
 - PIPE FOR STORM SEWERS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR PRIVATE ROAD EASEMENT SHALL BE RCP, C-76, CLASS IV OR V RCP.
 - DOUBLE WALLED HOPE MEETING THE REQUIREMENTS OF ASTM F2306.

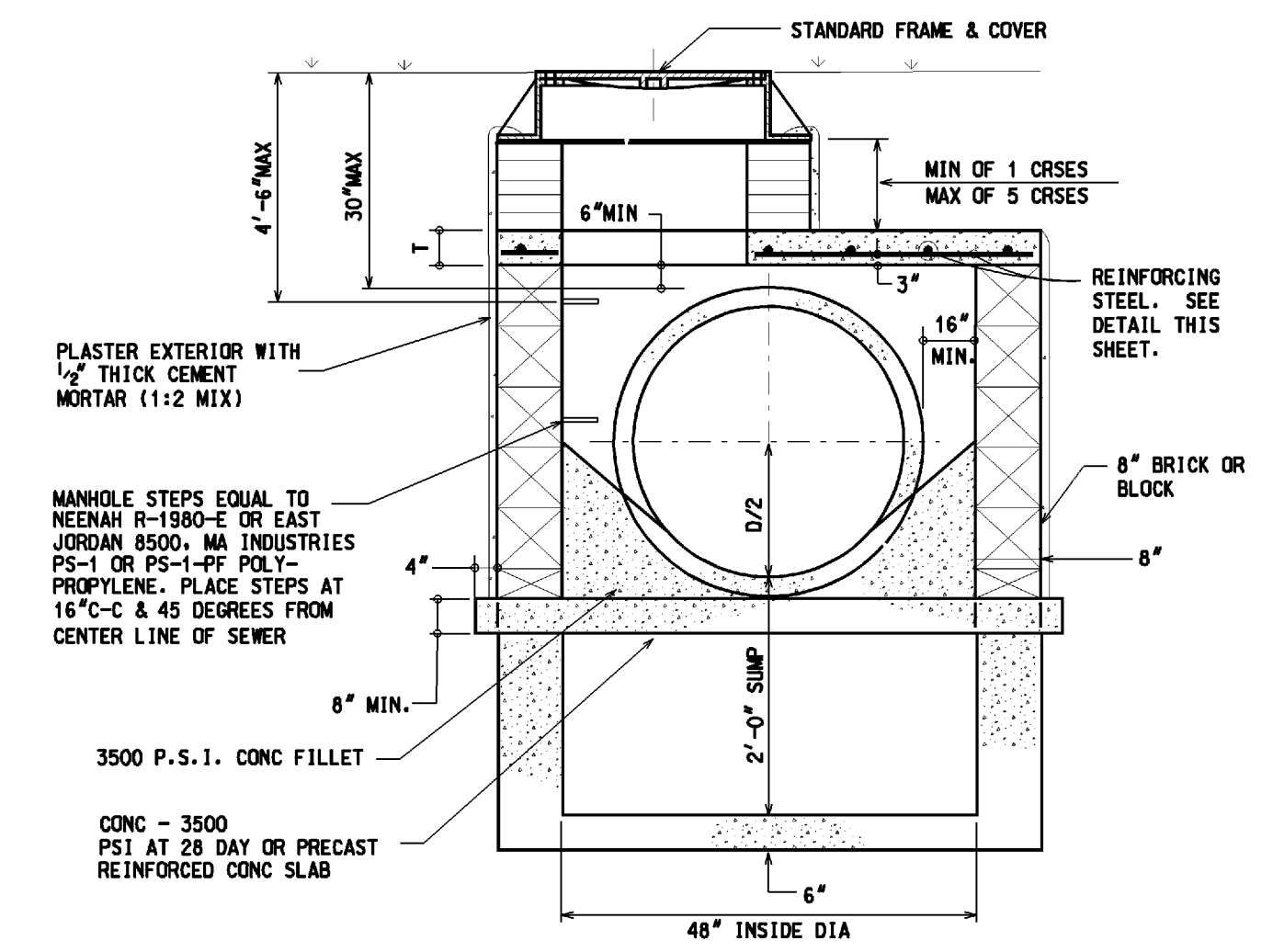


EDGE DRAIN DETAIL



- NOTES:**
- LENGTH OF 6" EDGE DRAIN TO BE DETERMINED BY THE TOWNSHIP.
 - EDGE DRAIN SHALL BE INSTALLED AT ALL CATCH BASINS & INLETS WITHIN LIMITS OF PAVEMENT OF A ROADWAY. 20' (MIN.) IN EACH DIRECTION.

6" EDGE DRAIN

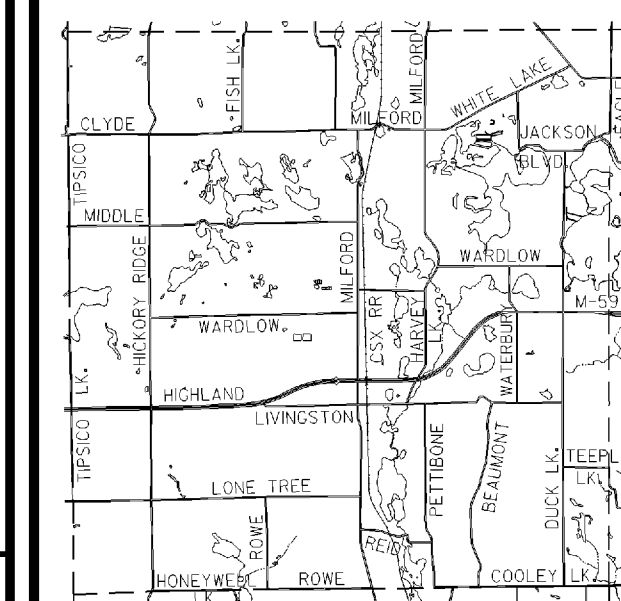


LOW-HEAD STORM SEWER STRUCTURE



HRC
 Hubbell, Roth & Clark, Inc.
 CONSULTING ENGINEERS
 105 W. GRAND RIVER AVE.
 HOWELL, MICHIGAN 48843
 PHONE: (248) 454-6300
 DIRECT PHONE: (517) 852-9199
 FAX: (517) 852-6098
 WEB SITE: http://www.hrc-anr.com

| DATE | ADDITIONS AND/OR REVISIONS |
|----------|----------------------------|
| DESIGNED | M.P.D. |
| DRAWN | T.E.W. |
| CHECKED | J.B. |
| APPROVED | G.E.H. |



HIGHLAND TOWNSHIP

HIGHLAND TOWNSHIP DESIGN STANDARDS

STORM SEWER DETAILS SHEET 8 OF 10

| | |
|-------------------------|----------------|
| HRC JOB NO. 20050368 | SCALE NONE |
| DATE SEPTEMBER 2005 | SHEET NO. 4 |

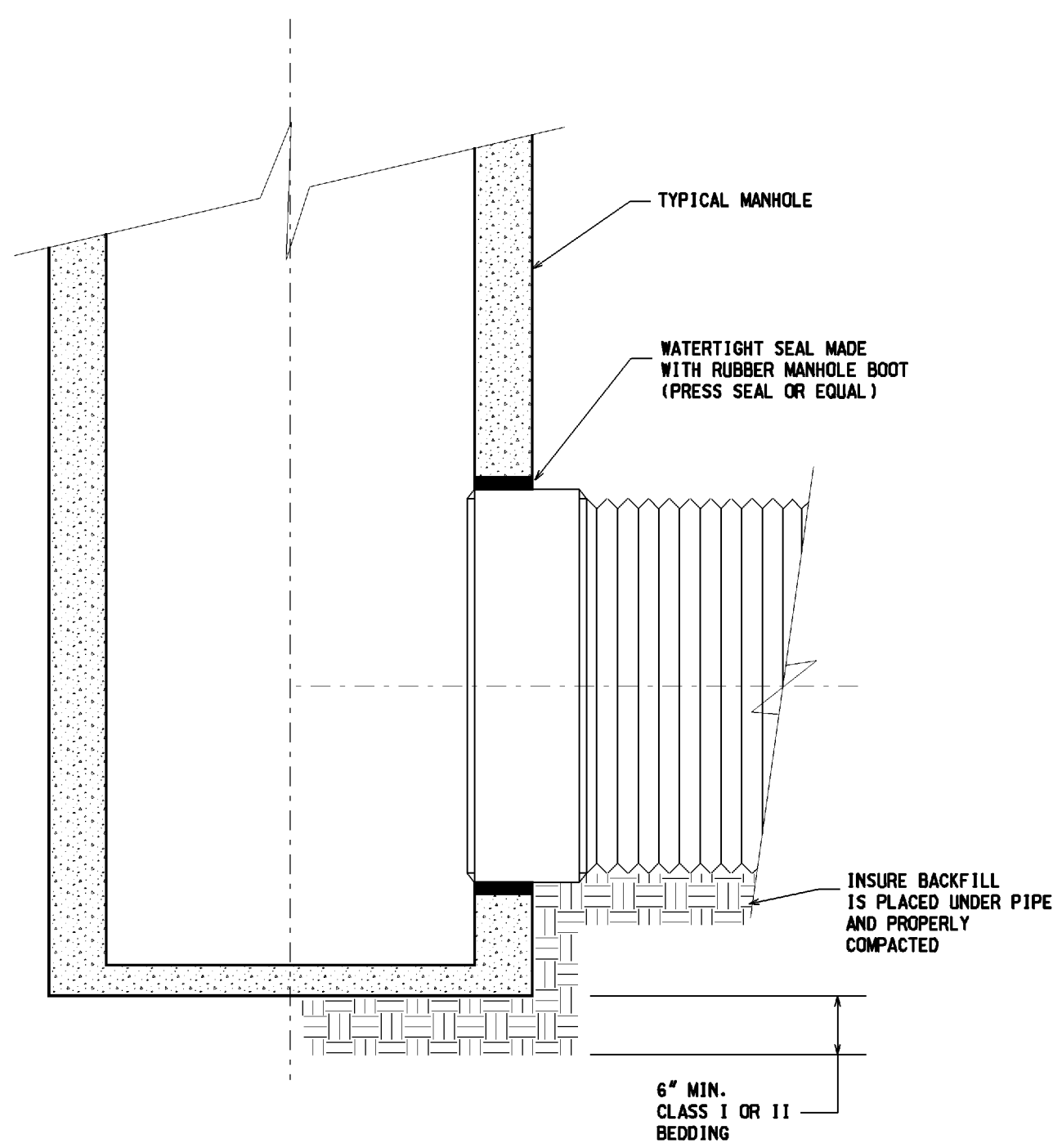
TIME: 05-14-2010 10:24

CL: TEL: 1-248-484-6300 FAX: 1-248-484-6300

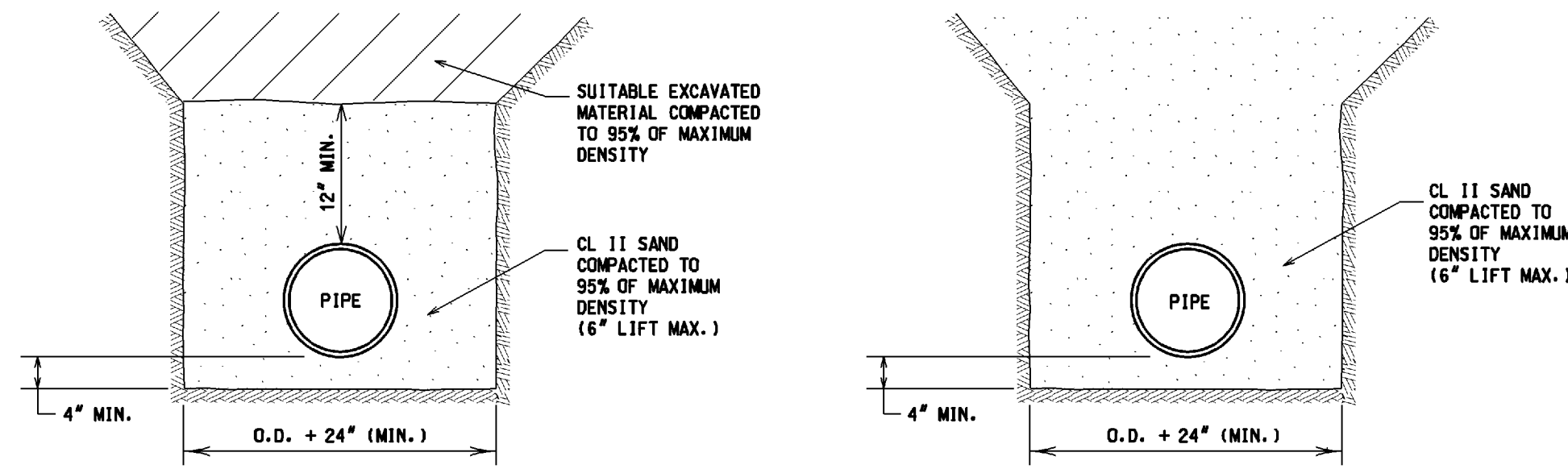
QUEL: V:\BENTON\BENTON

DESIGN FILE: V:\20050368\20050368\DWG\SSW\SSW12_118.dwg

USER NAME: huff009



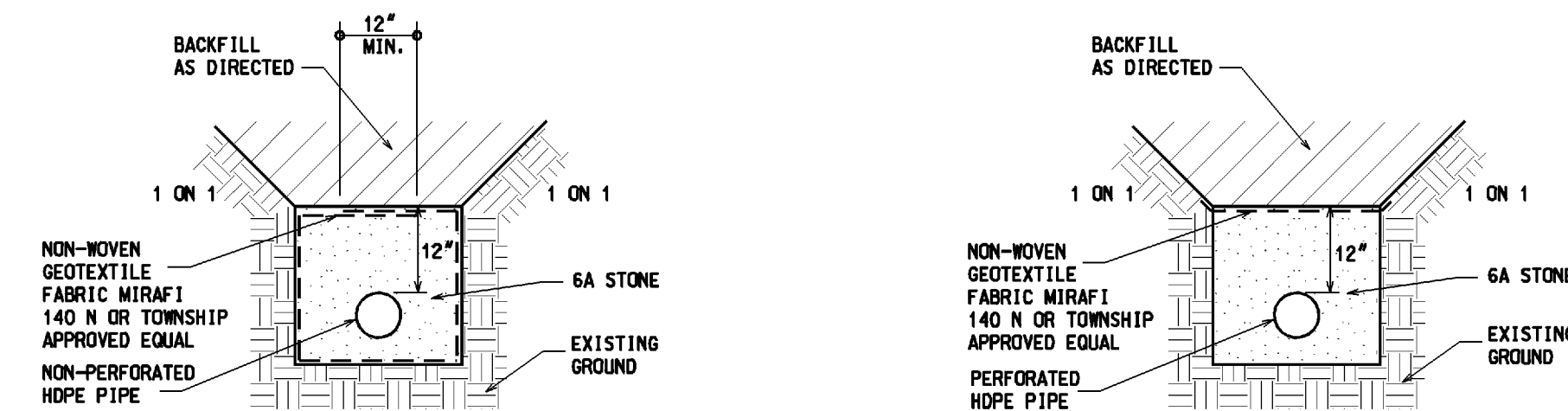
**WATERTIGHT MANHOLE CONNECTION
HDPE TO CONCRETE DETAIL**



BEDDING DETAIL - TRENCH B

BEDDING DETAIL - TRENCH A

(REQUIRED FOR INSTALLATION UNDER PAVEMENT OR WITHIN THE INFLUENCE OF ROAD BED.)

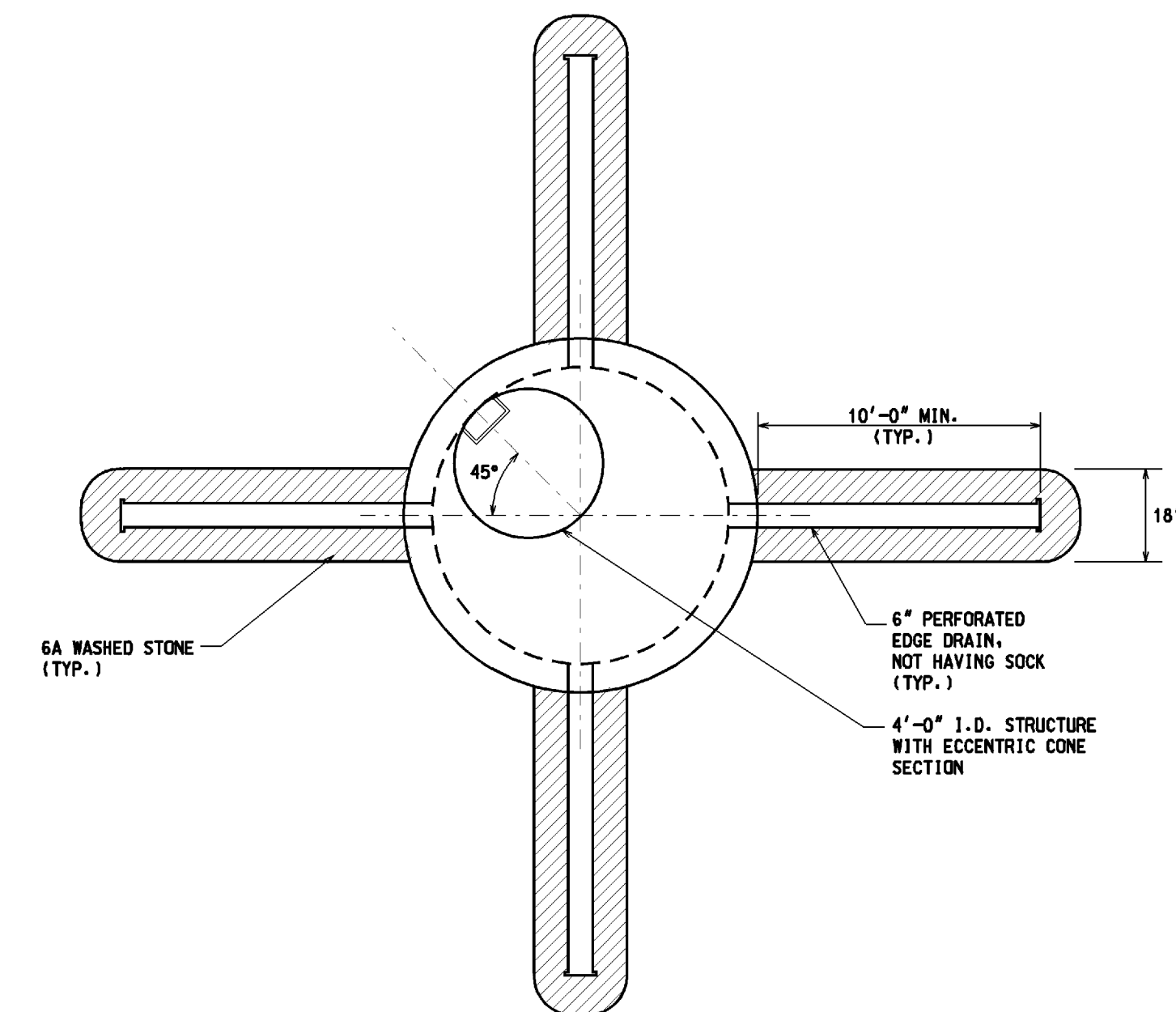


**HDPE PIPE TRENCH DETAIL
FOR DETENTION SYSTEMS
WITHOUT GROUNDWATER
RECHARGE**

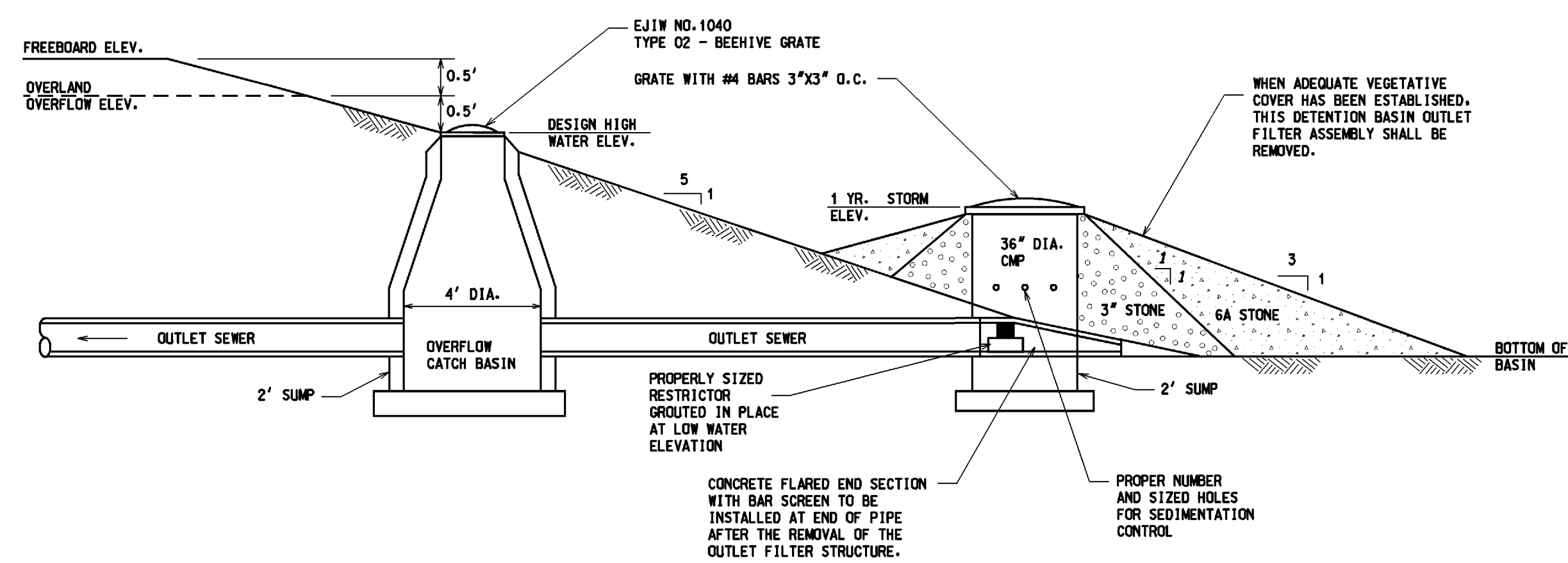
**HDPE PIPE TRENCH DETAIL
FOR DETENTION/RETENTION SYSTEMS
WITH GROUNDWATER
RECHARGE**

NOTES:

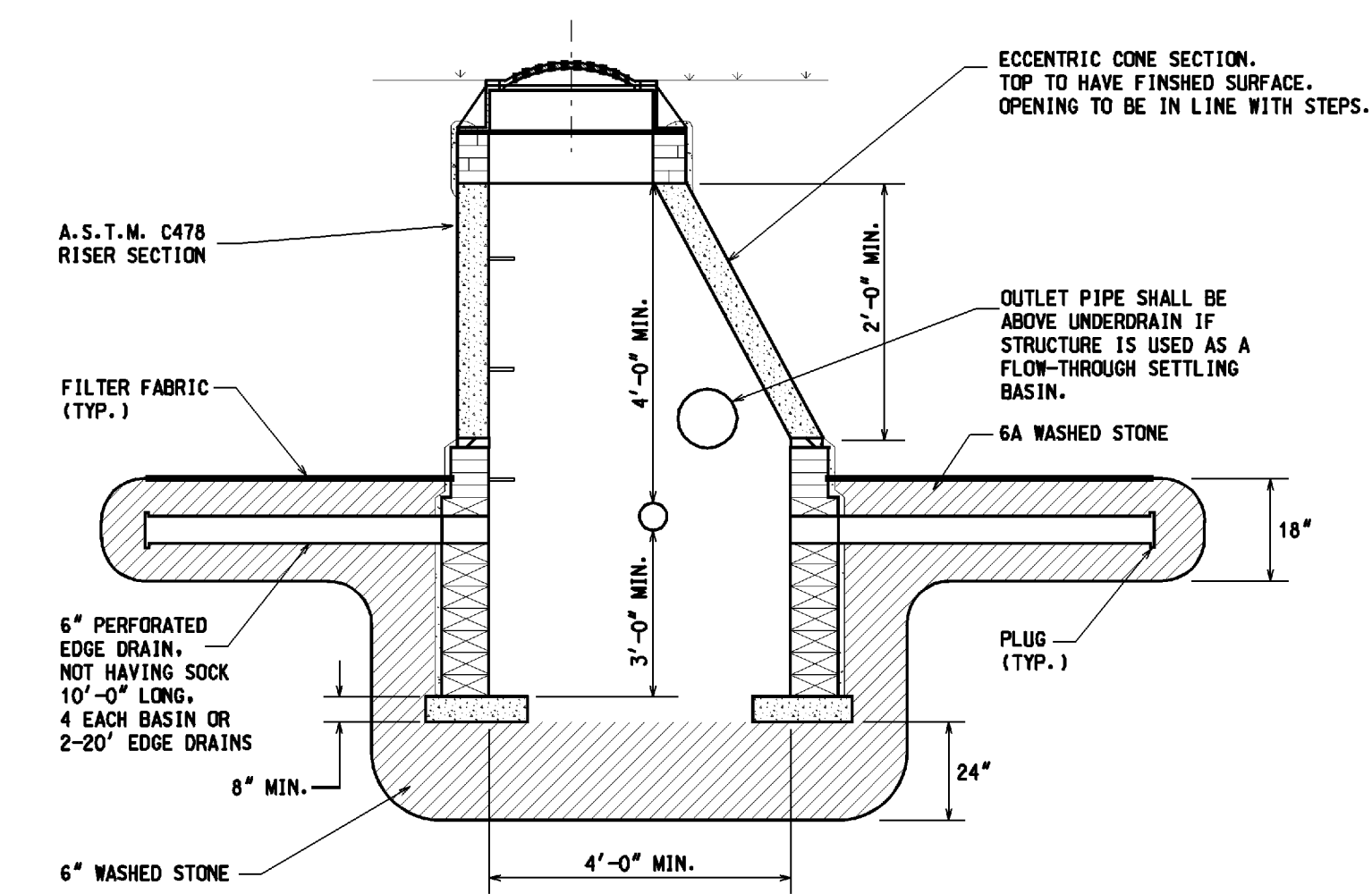
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS OF HIGHLAND TOWNSHIP.
2. IT SHALL BE THE OWNER'S ENGINEER AND CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. ALL SEWER TRENCHES UNDER THE 45 DEGREE ZONE OF INFLUENCE LINE OF EXISTING OR PROPOSED PAVEMENTS, BIKE PATHS, SIDEWALKS OR DRIVE APPROACHES SHALL BE BACKFILLED WITH MDOT CLASS II SAND COMPACTED TO AT LEAST 95% OF MAXIMUM UNIT WEIGHT.
4. ALL STORM SEWER SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER.
5. JOINTS FOR STORM SEWER SHALL BE PREMIUM JOINTS (TONGUE AND GROOVE WITH RUBBER GASKETS).
6. LEAD MATERIAL SHALL BE 4" DIA. (MIN.) PVC SCHEDULE 40 OR SDR 23.5. LEAD CONNECTIONS MAY ONLY BE AT STRUCTURES.
7. CONTACT THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO STORM SEWER INSTALLATION TO SCHEDULE OBSERVATION. FULL TIME OBSERVATION IS REQUIRED FOR ALL UNDERGROUND STORM SEWER AND LEACHING SYSTEM CONSTRUCTION. CONTACT MICHAEL DARGA WITH HUBBELL, ROTH & CLARK, INC. 248-454-6332.
8. BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
9. ALL MORTAR AND CONCRETE WORK SHALL BE PROTECTED FROM FREEZING (40° F. AND FALLING) FOR A MINIMUM OF 48 HOURS.
10. PIPE FOR STORM SEWERS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR PRIVATE ROAD EASEMENT SHALL BE RCP, C-76, CLASS IV OR V RCP.
11. DOUBLE WALLED HDPE MEETING THE REQUIREMENTS OF ASTM F2306.



PLAN VIEW



DETENTION POND OUTLET STRUCTURE DETAIL



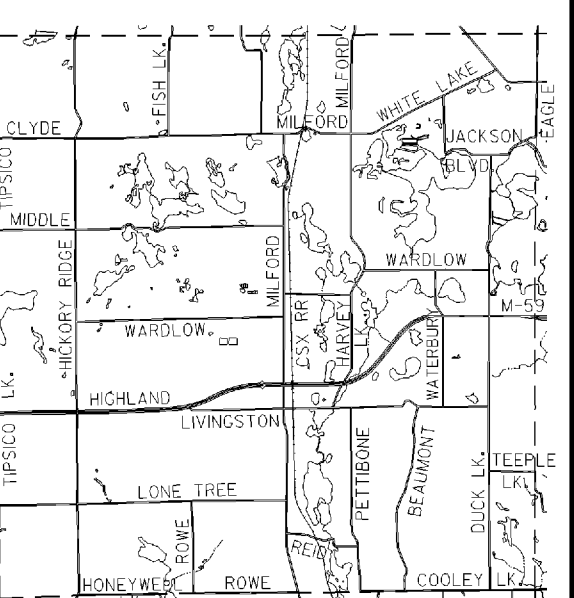
**SECTION
STANDARD LEACHING BASIN**



Hubbell, Roth & Clark, Inc.
CONSULTING ENGINEERS
105 W. GRAND RIVER AVE.
HOWELL, MICHIGAN 48843
PHONE: (248) 454-6300
DIRECT PHONE: (517) 852-9199
FAX: (517) 852-6098
WEB SITE: <http://www.hrc-anr.com>

| DATE | ADDITIONS AND/OR REVISIONS |
|----------|----------------------------|
| DESIGNED | M.P.D. |
| DRAWN | T.E.W. |
| CHECKED | J.B. |
| APPROVED | G.E.H. |

V:\20050368\20050368\DWG\SSW\SSW12_118.dwg

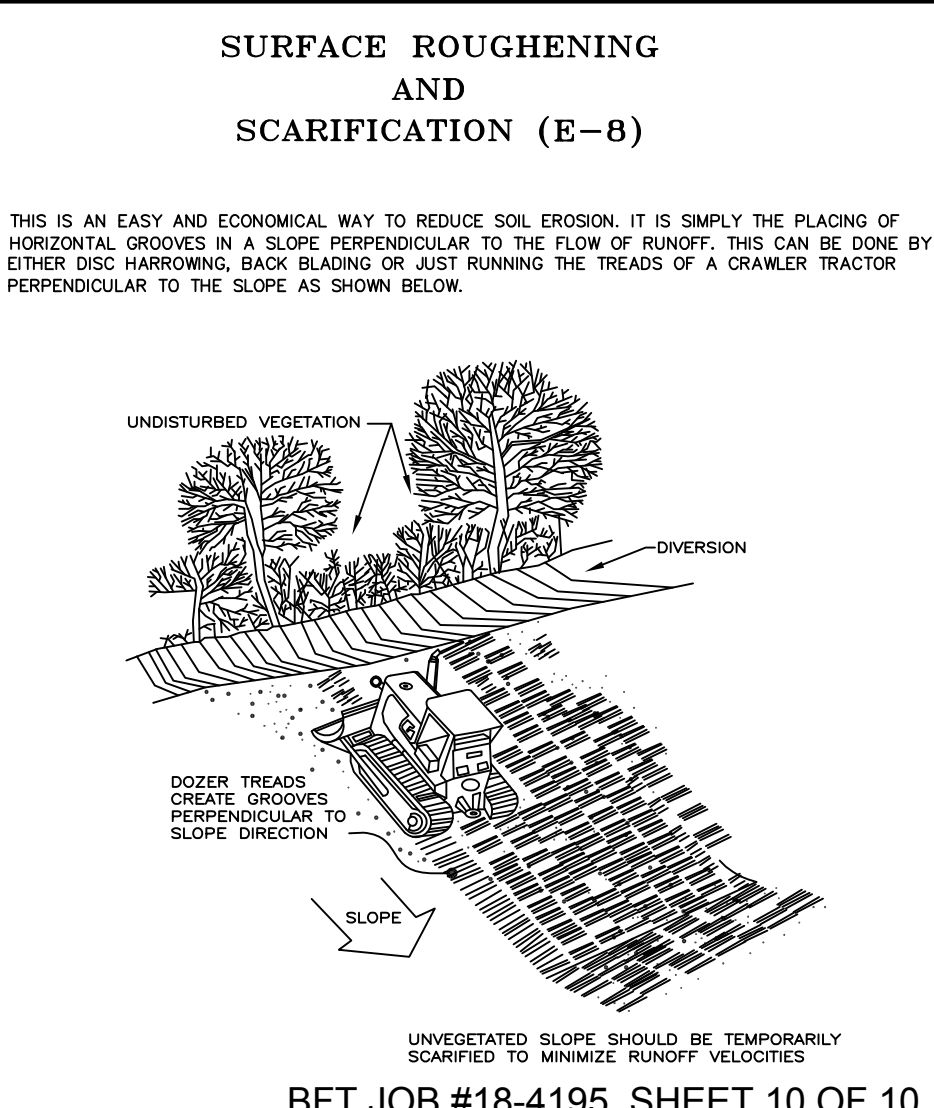
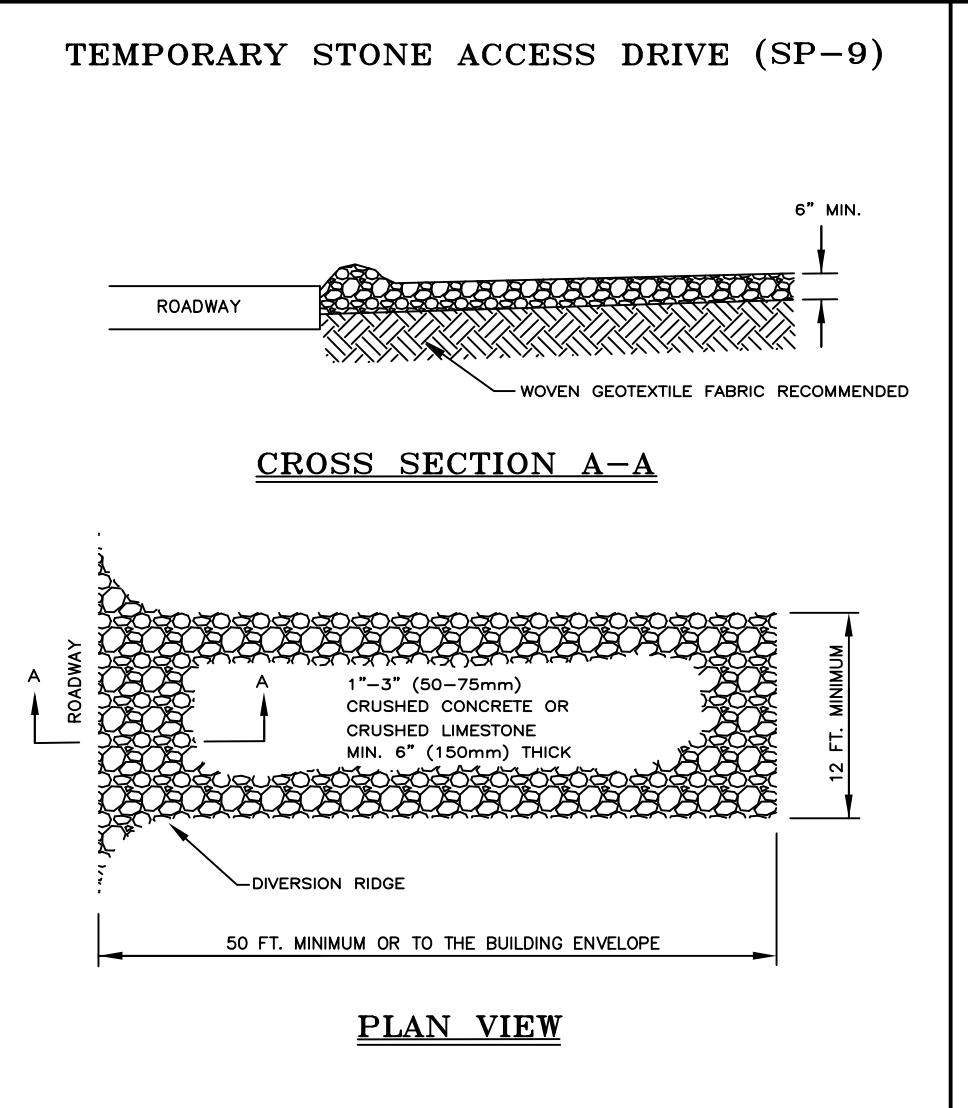
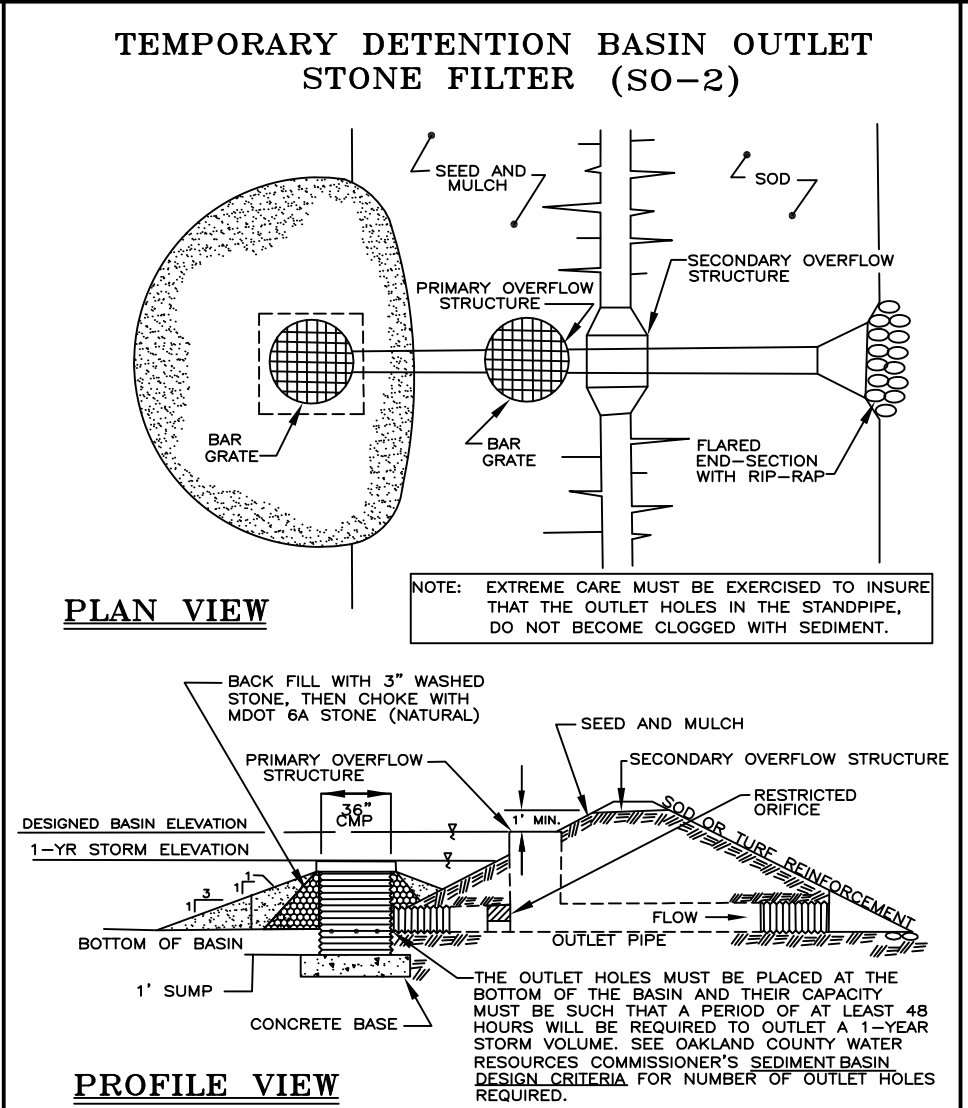
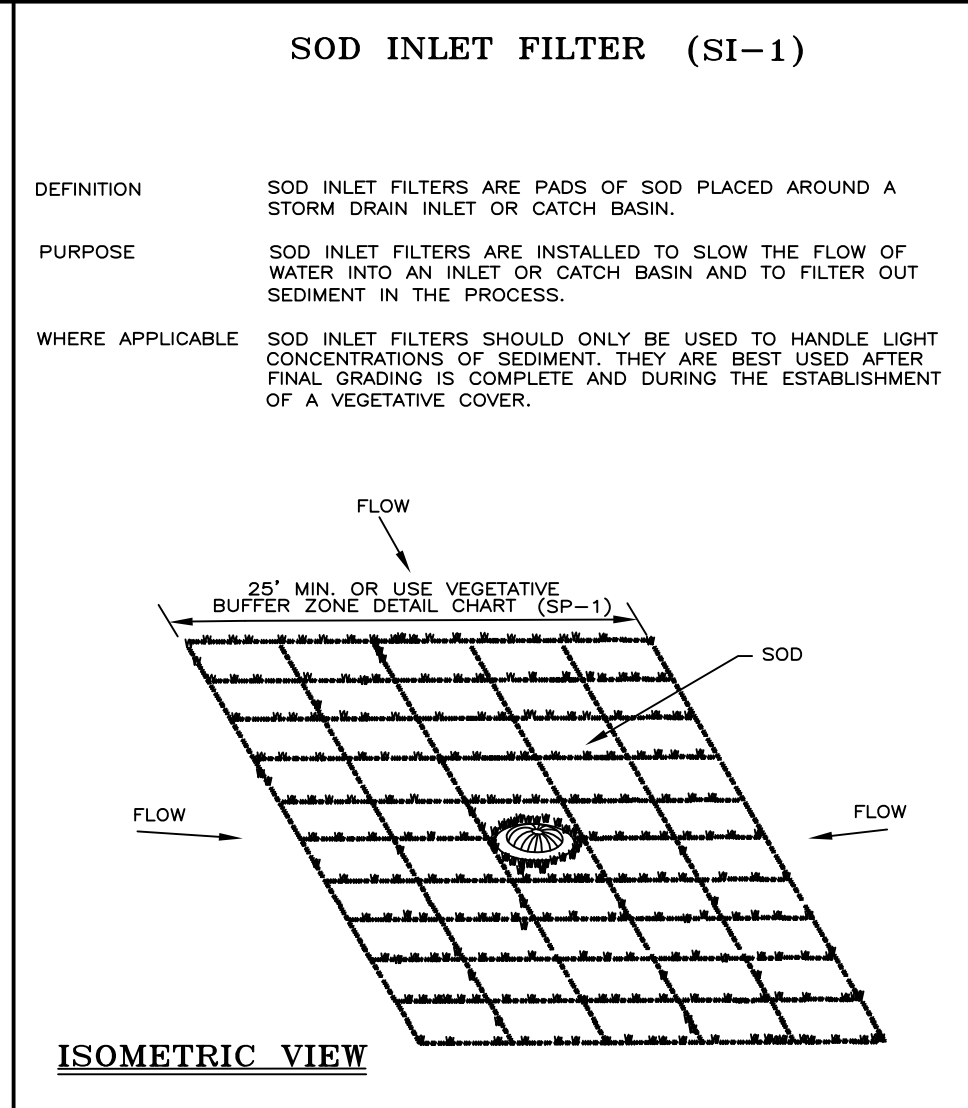
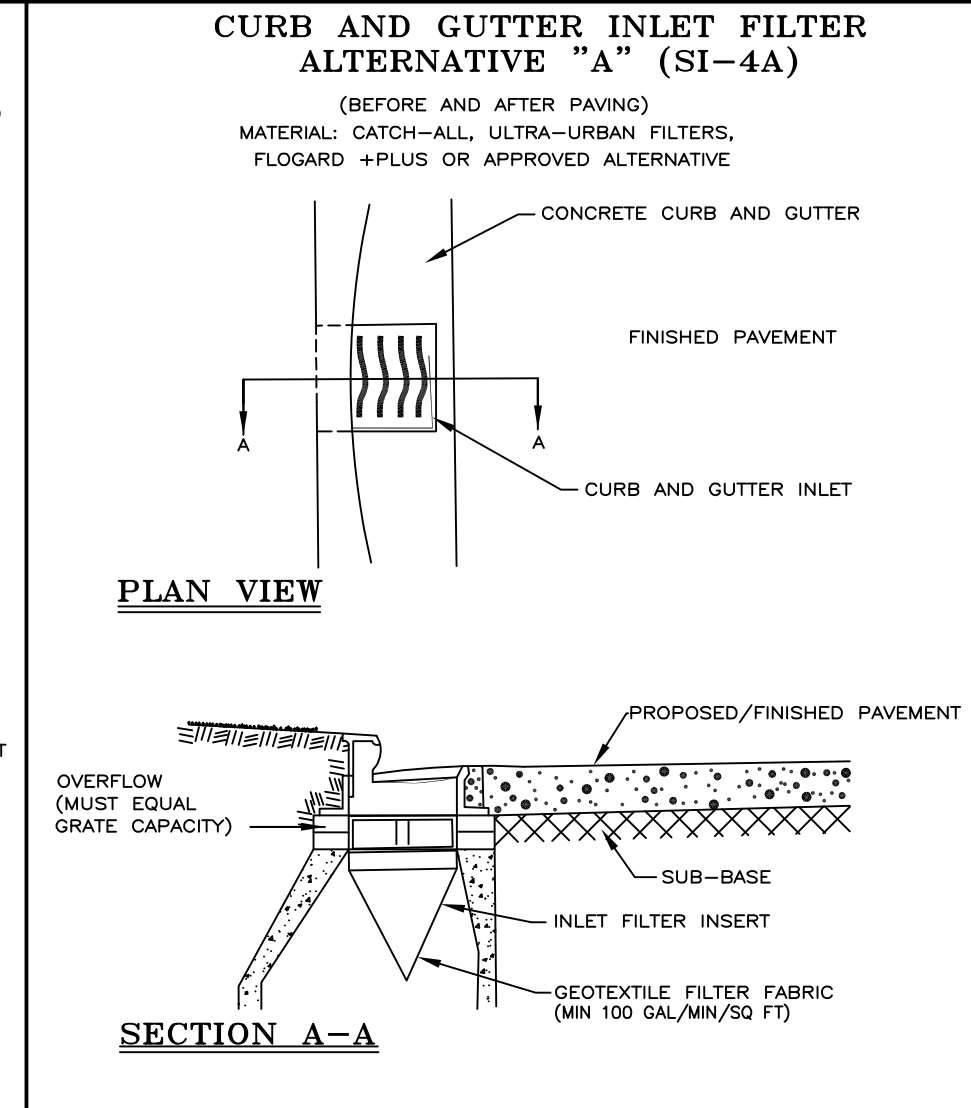
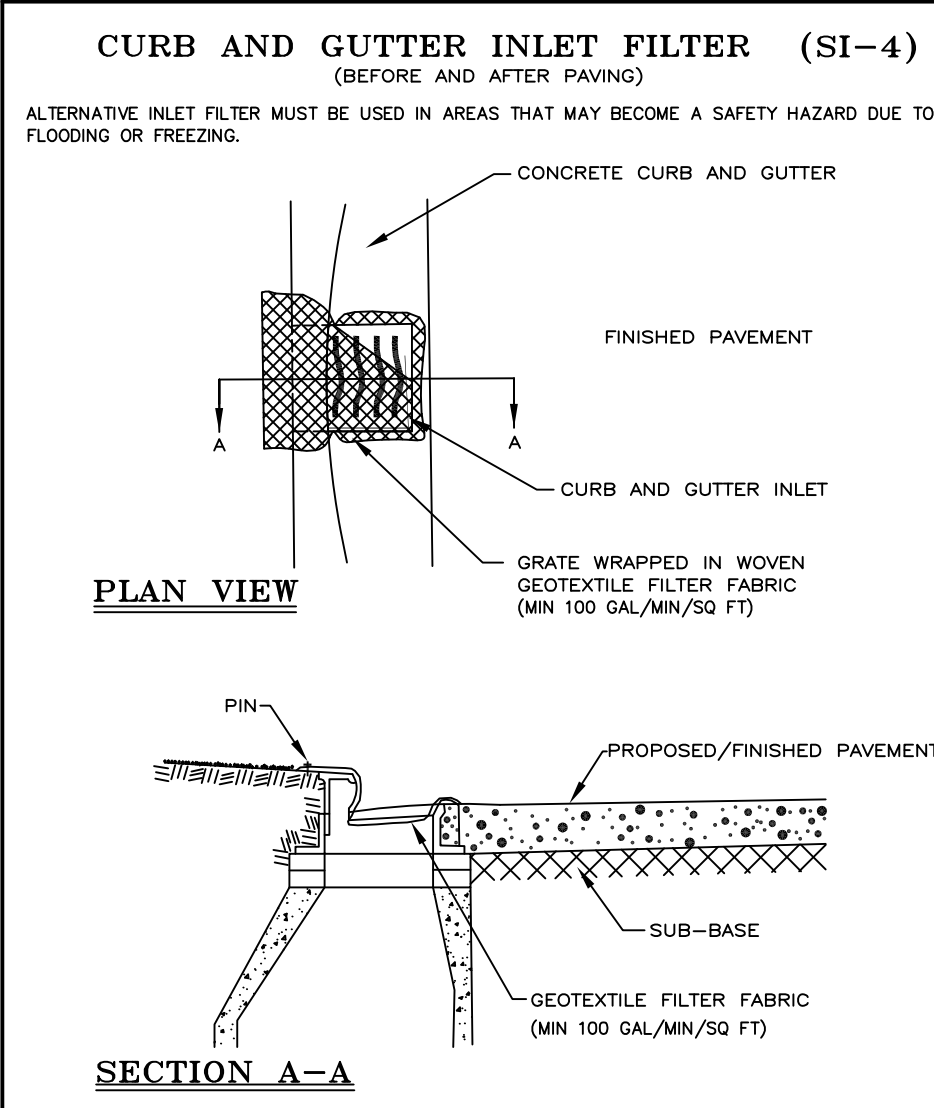
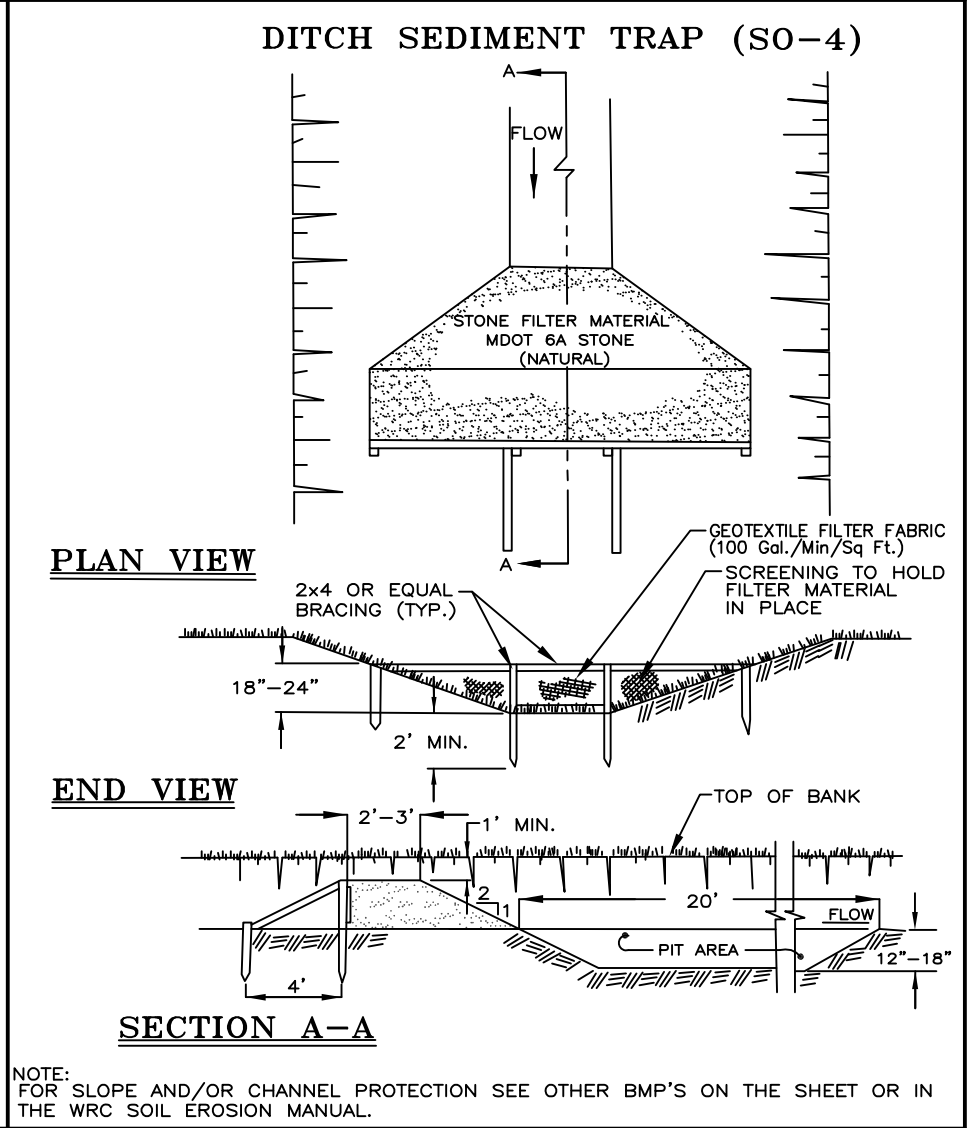
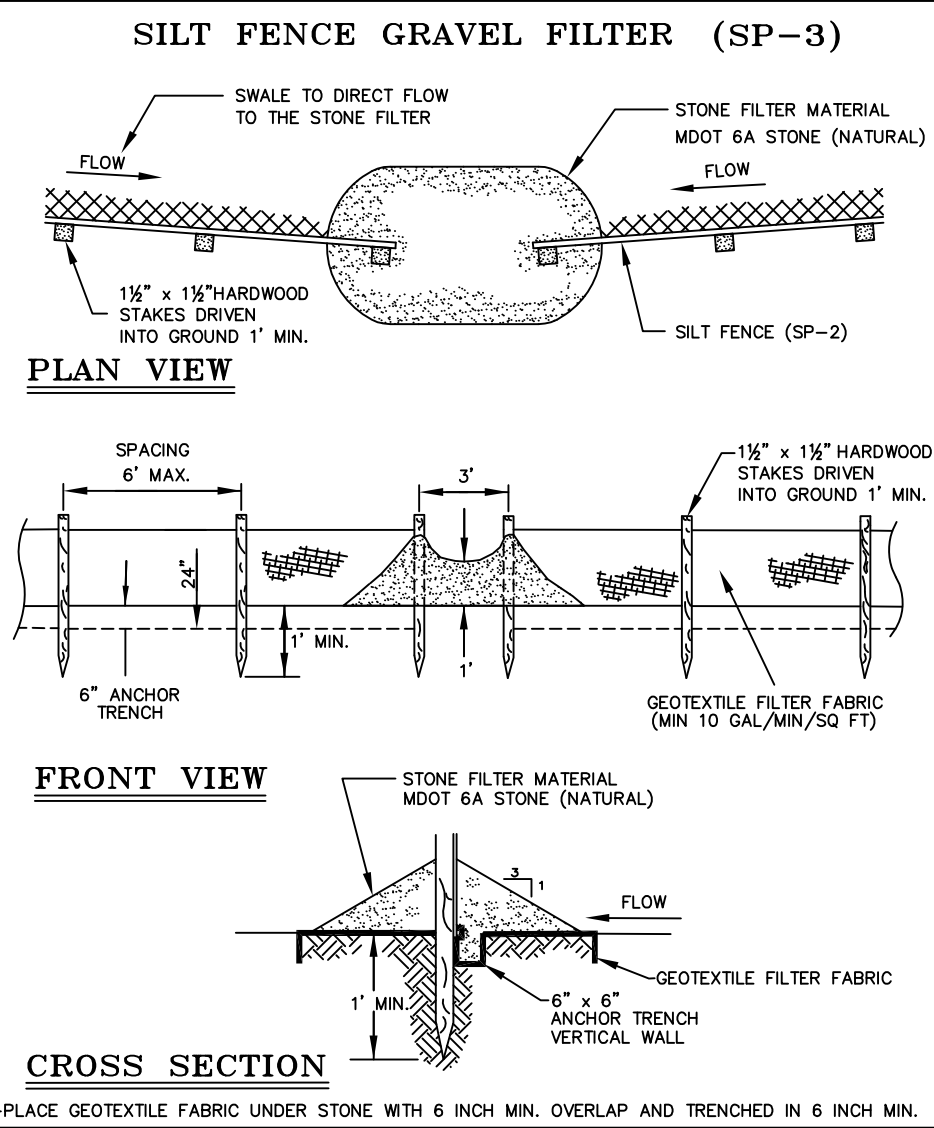
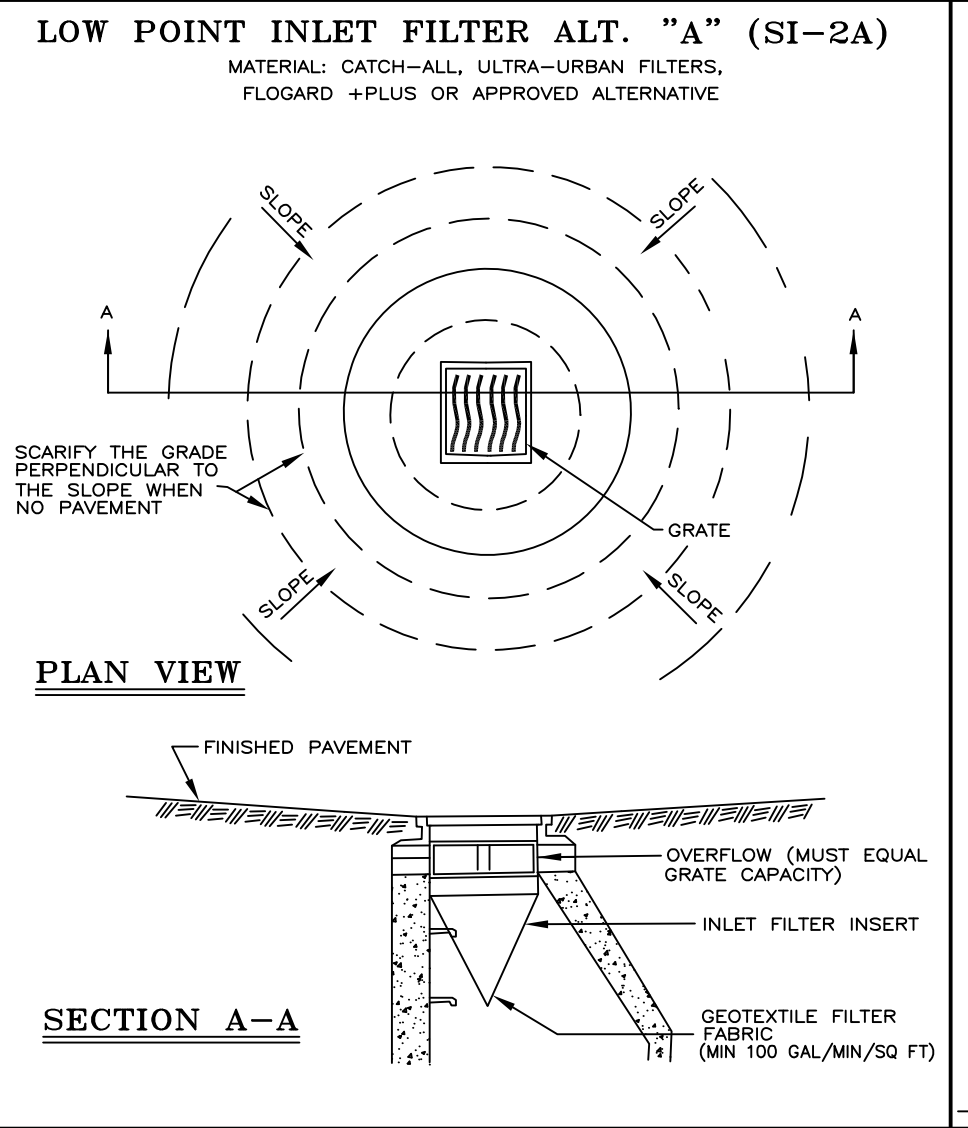
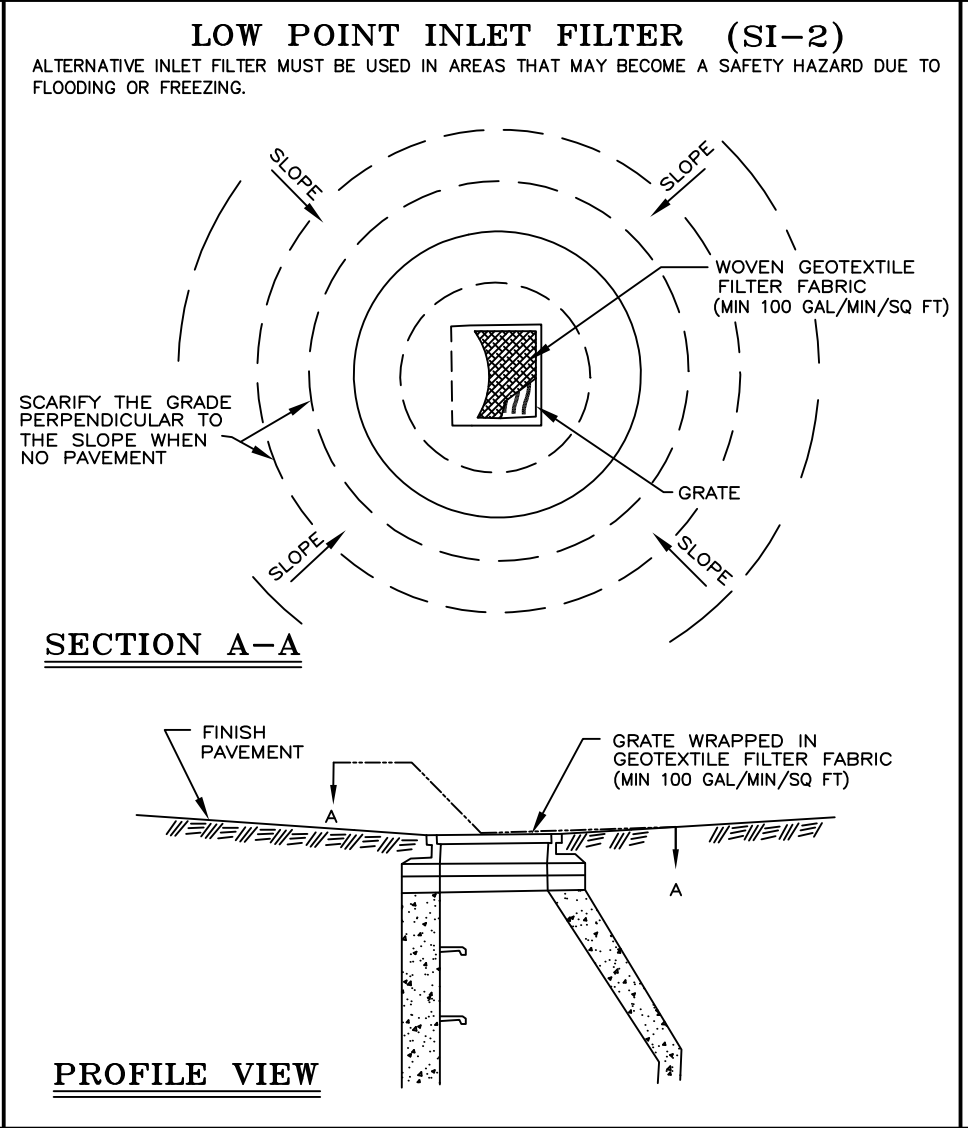
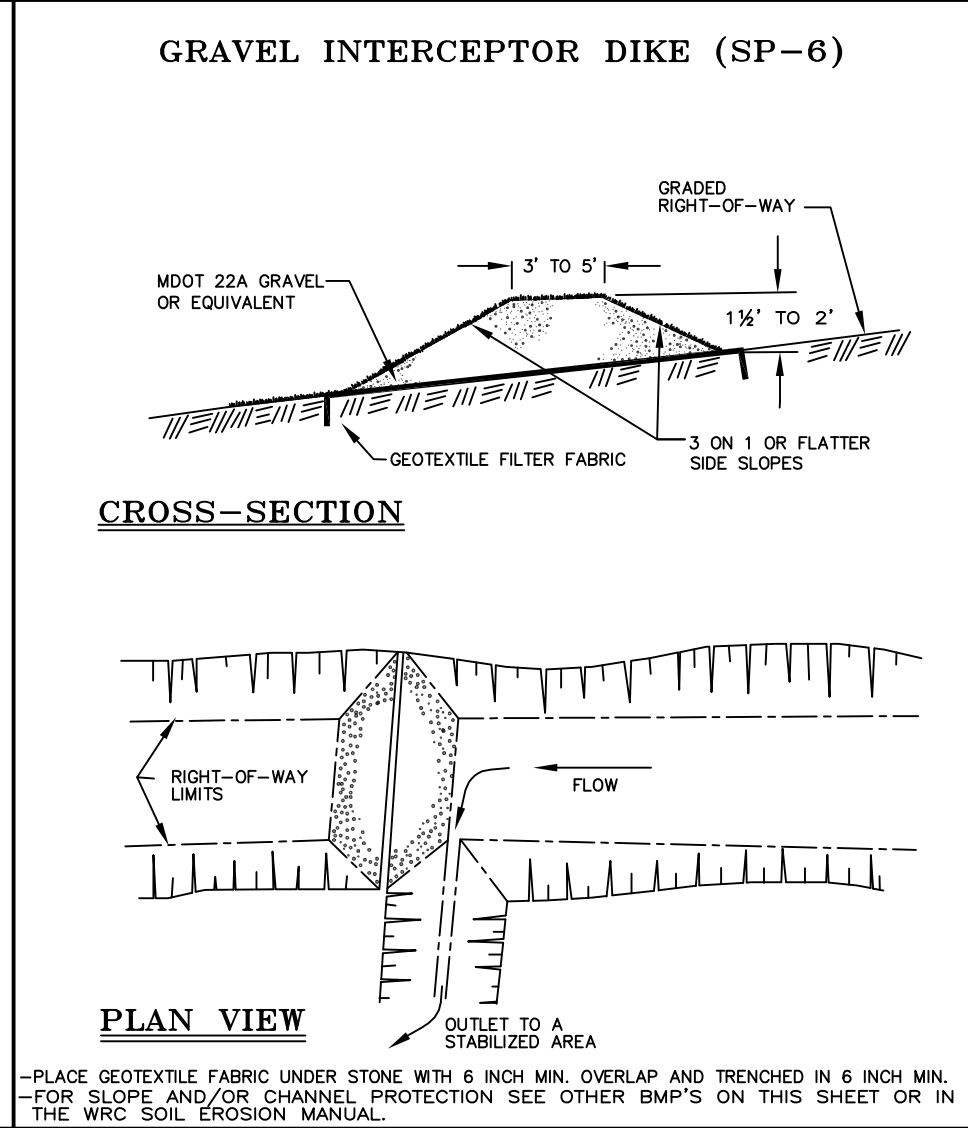
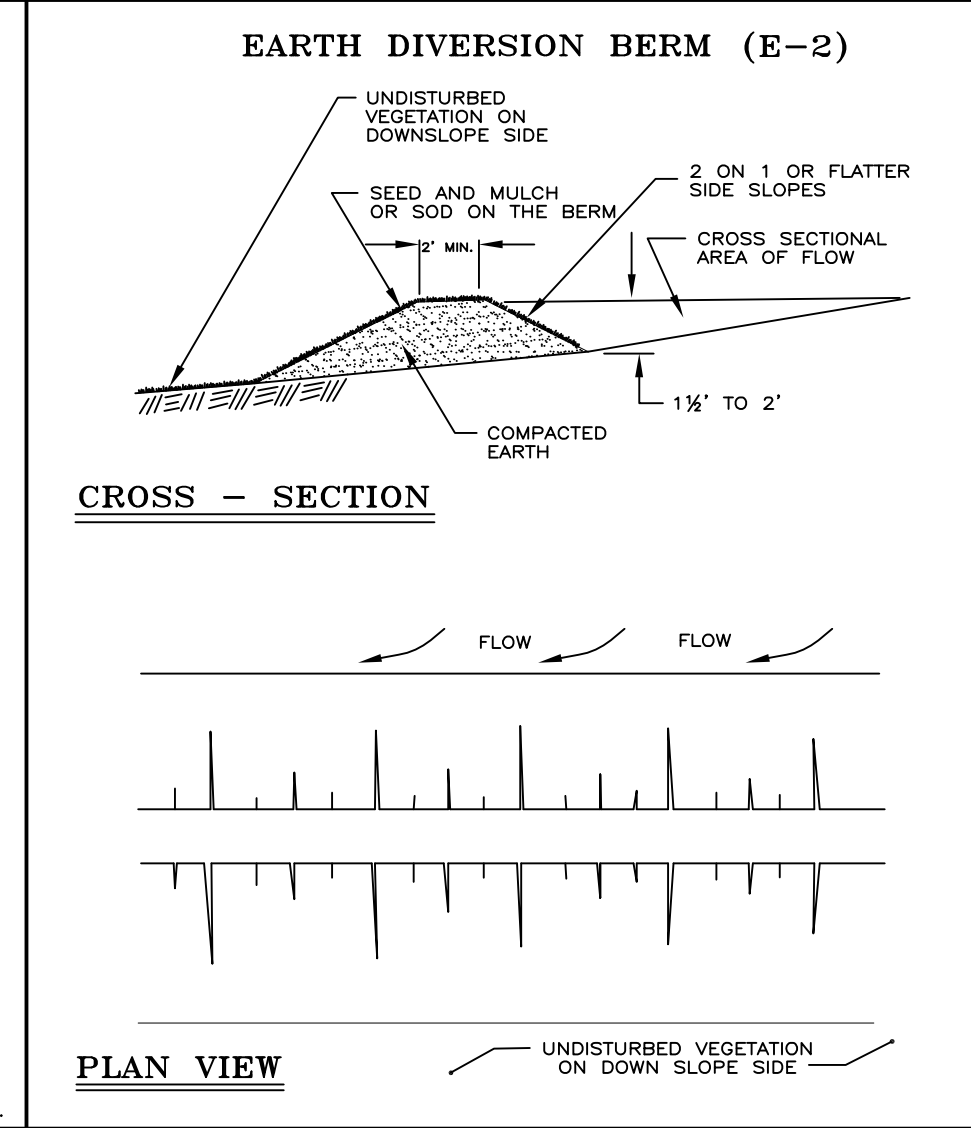
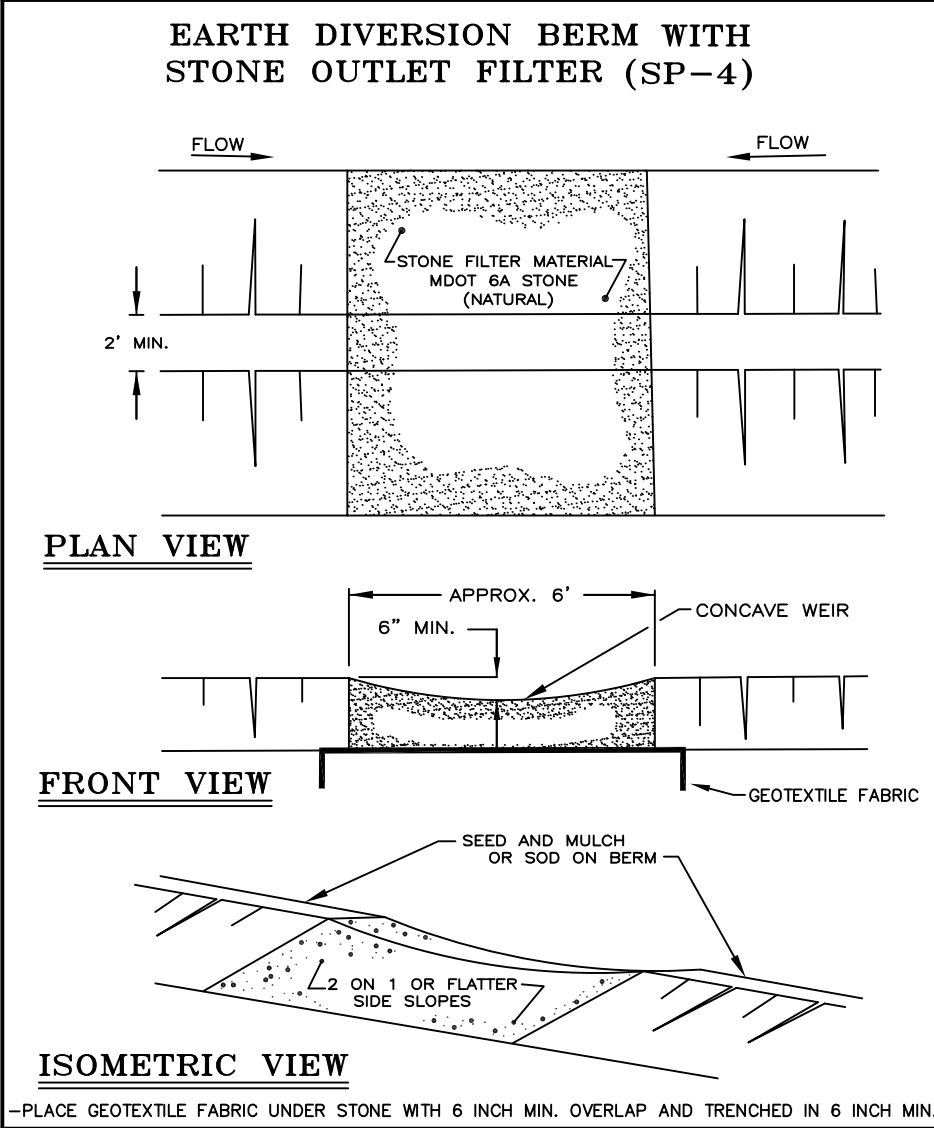
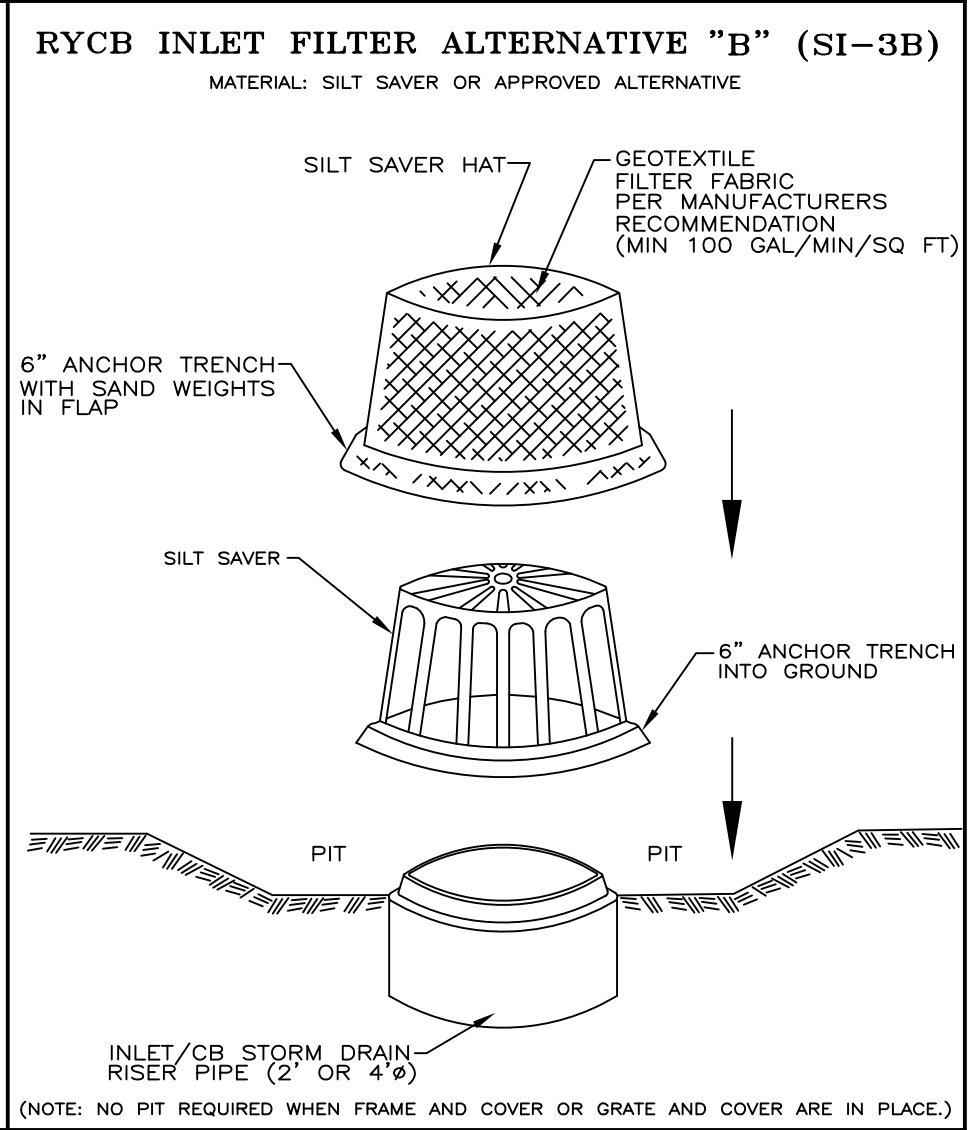
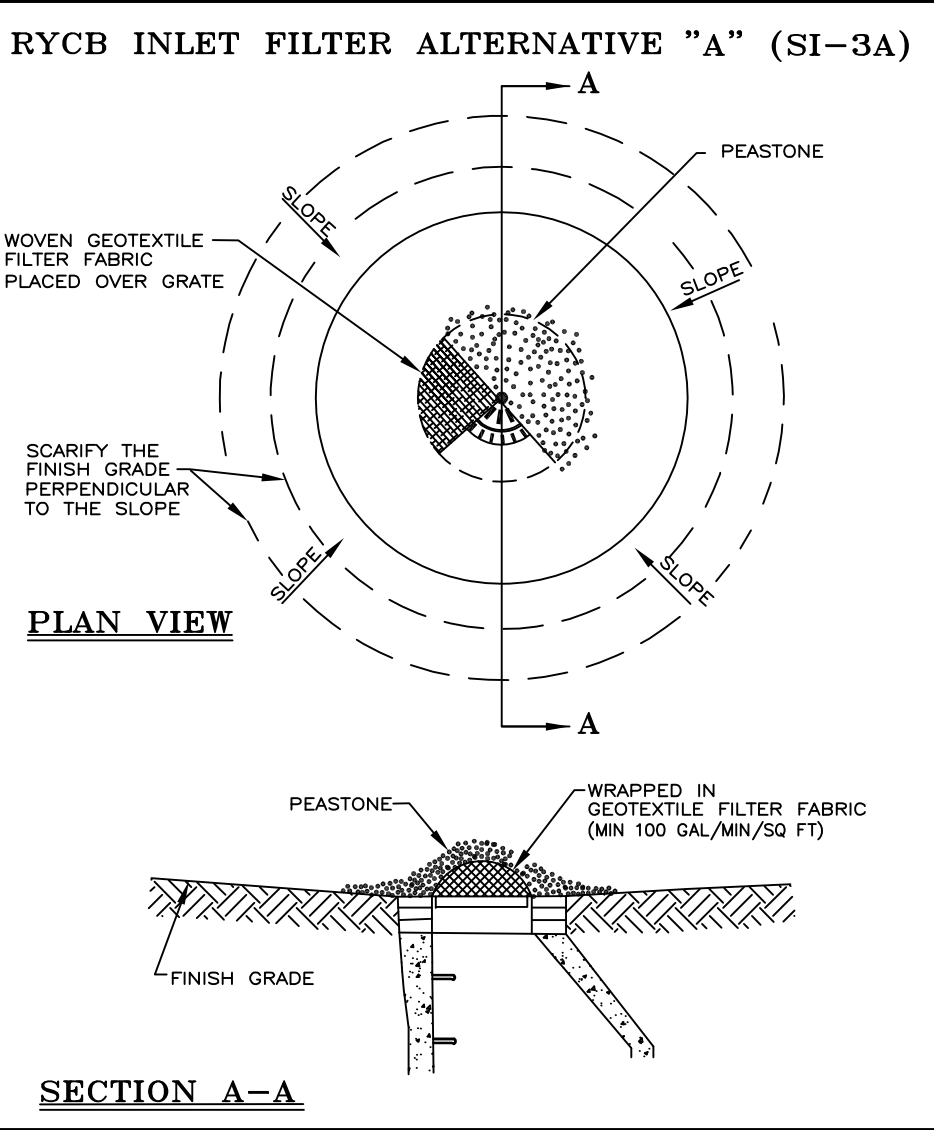
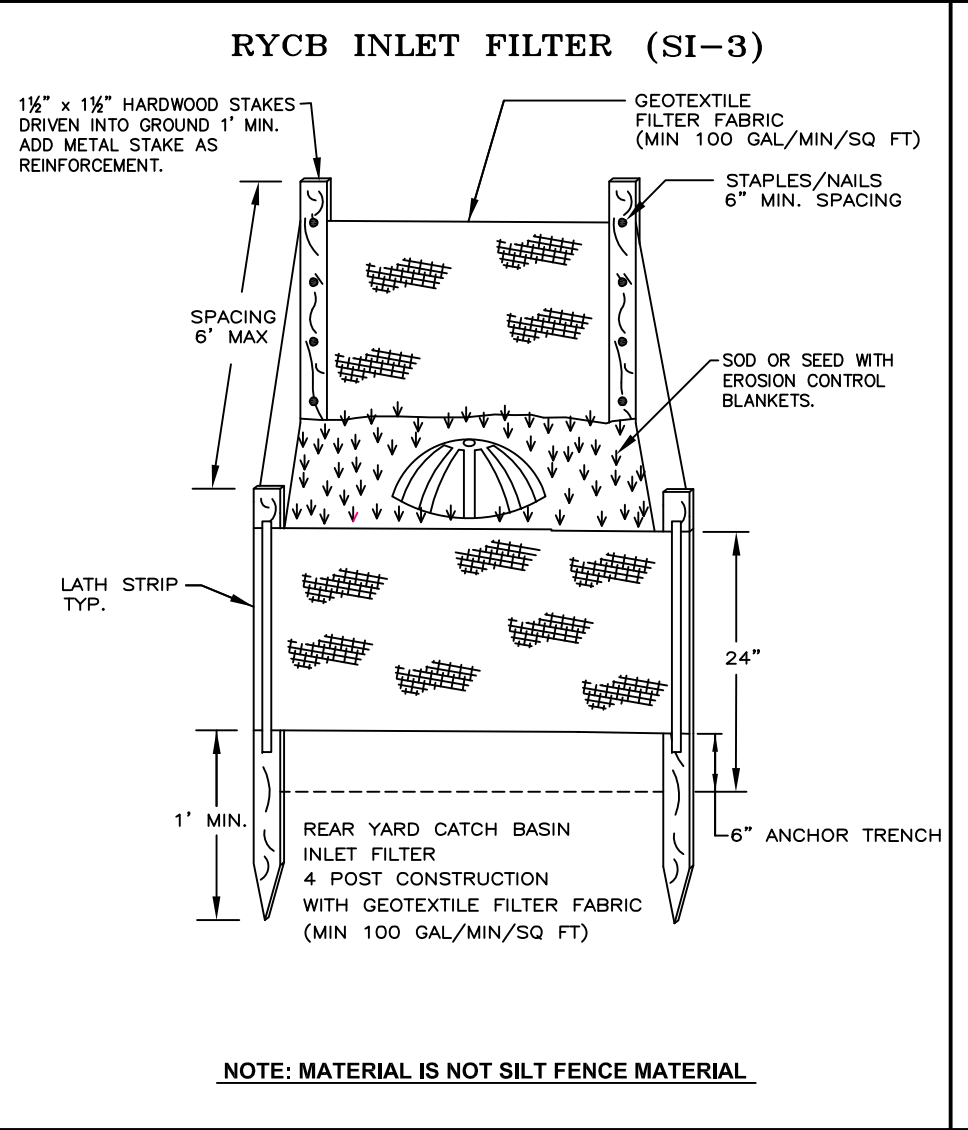
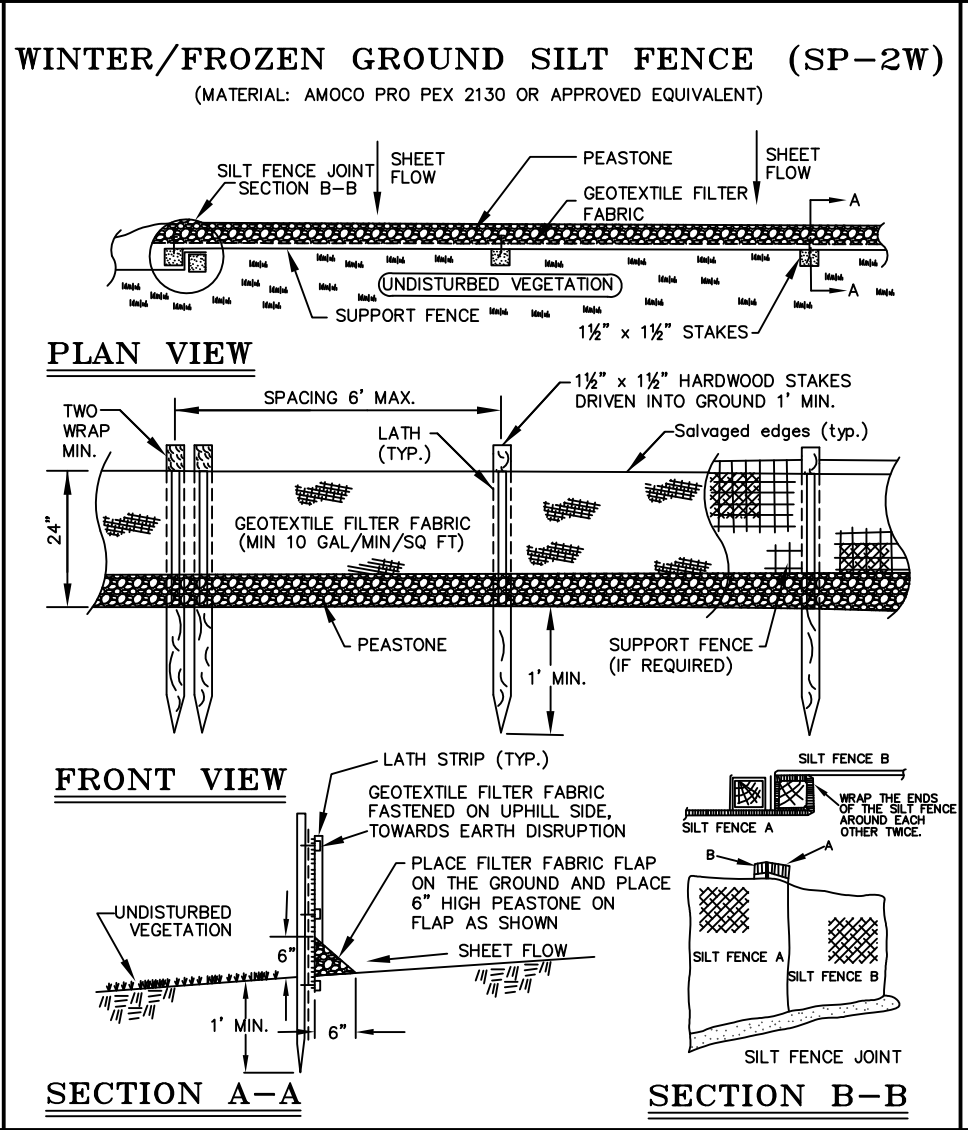
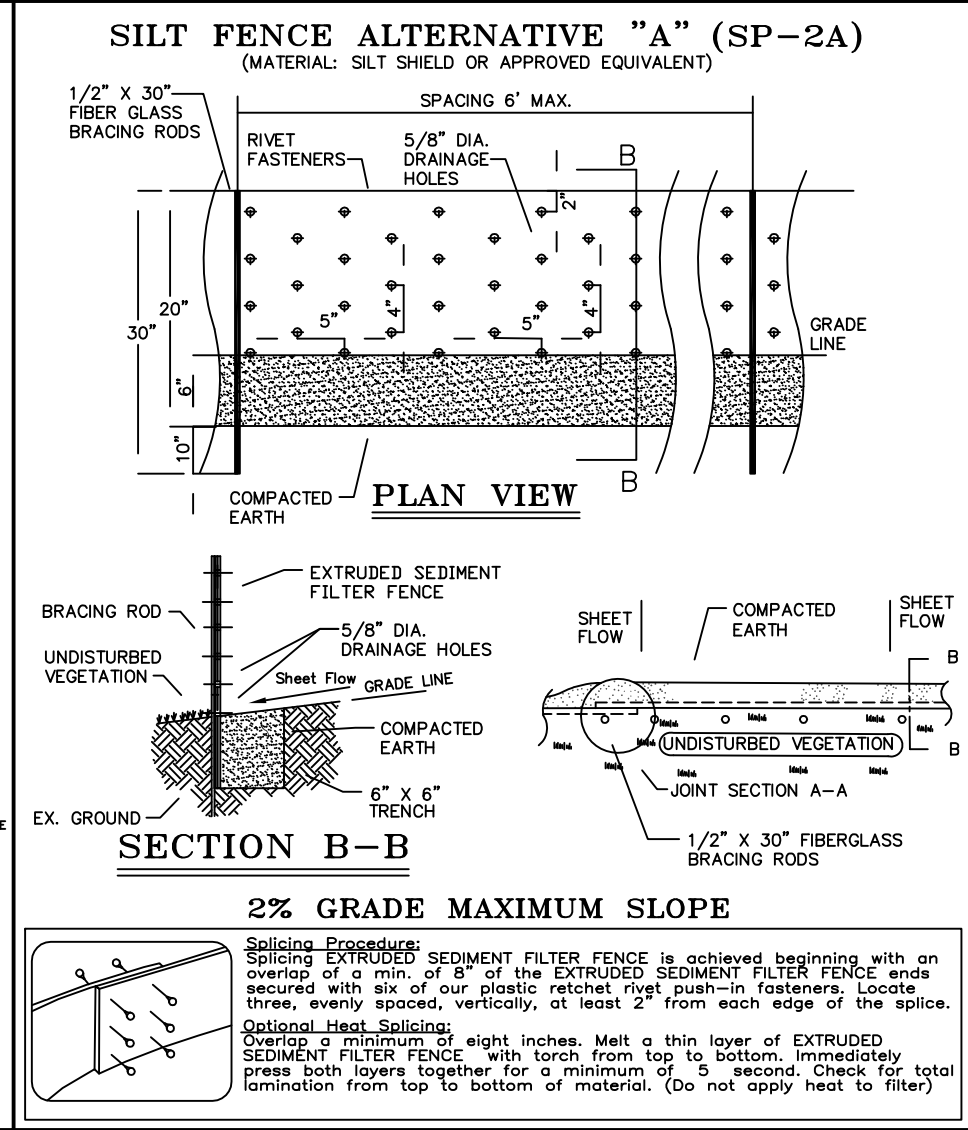
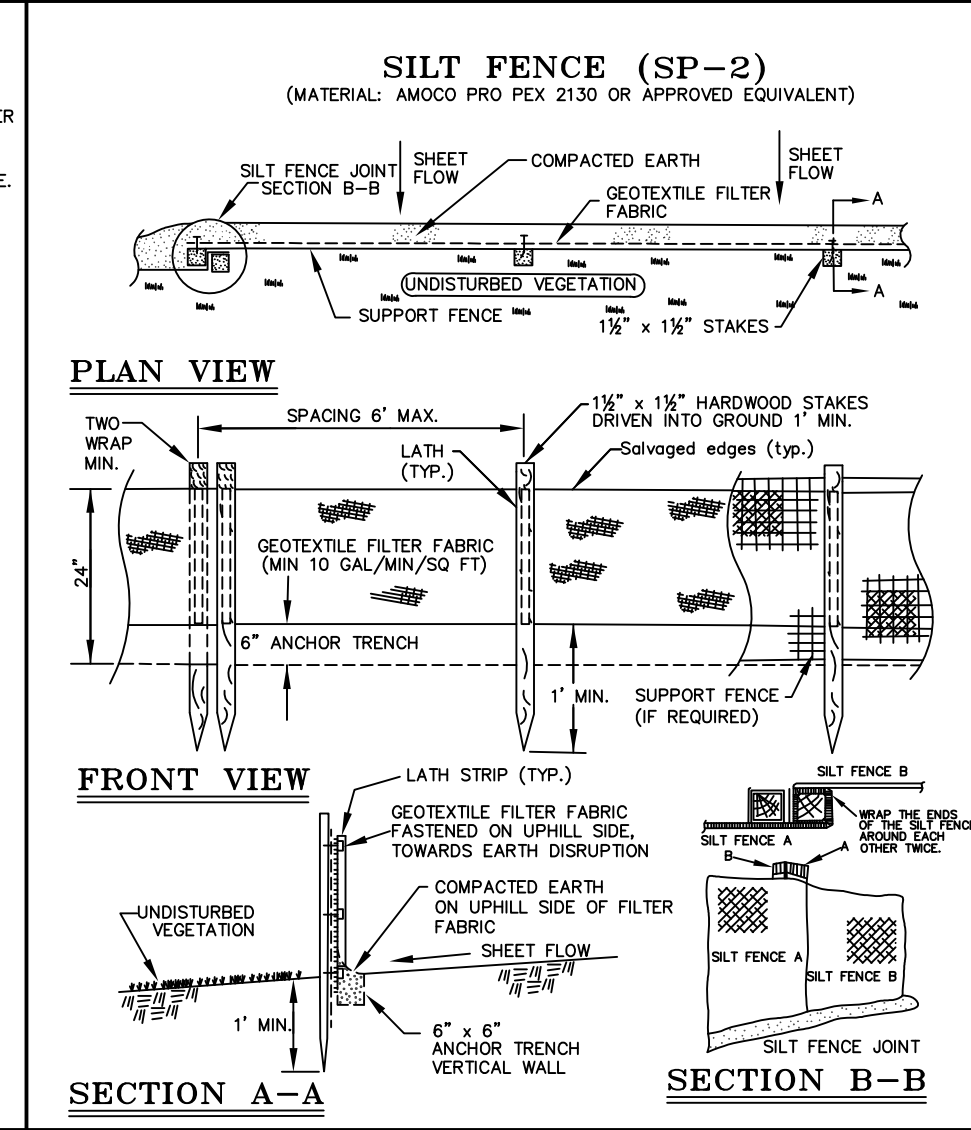
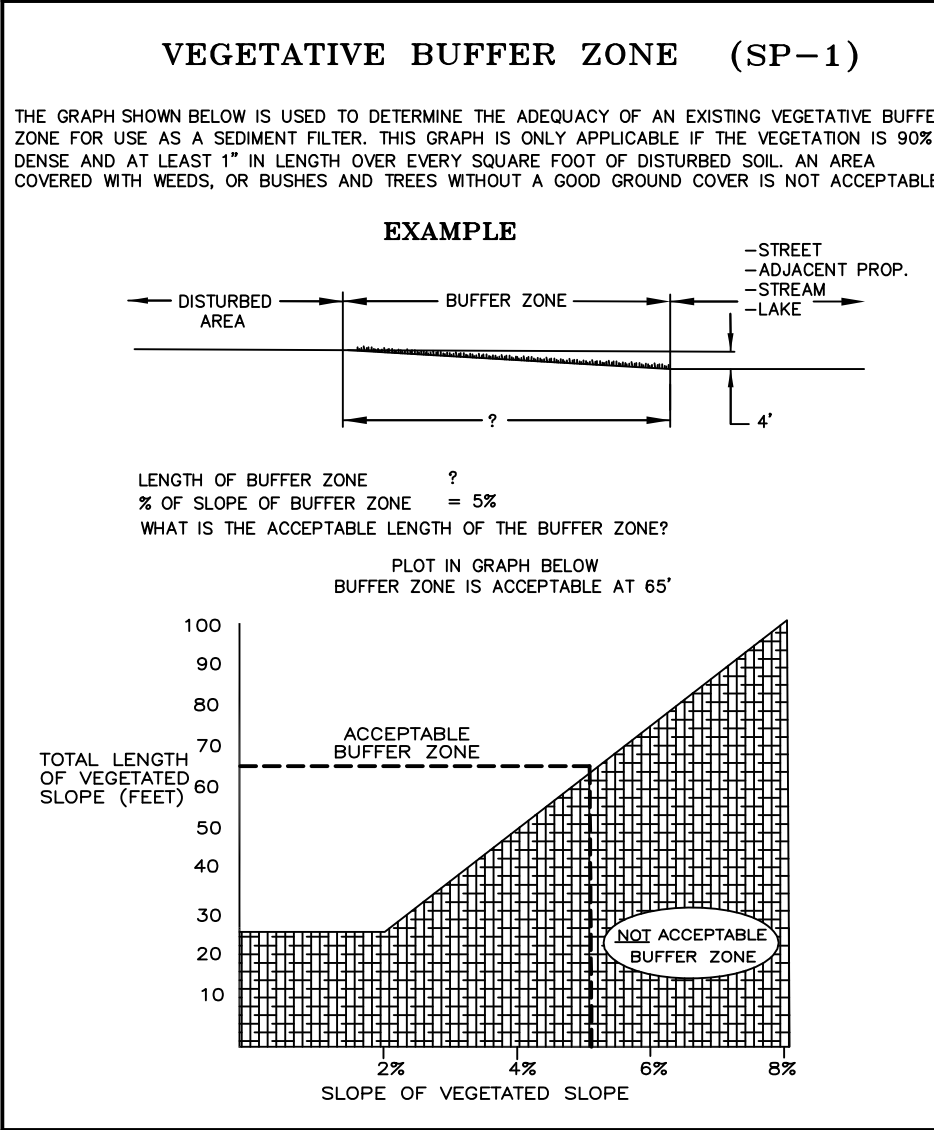
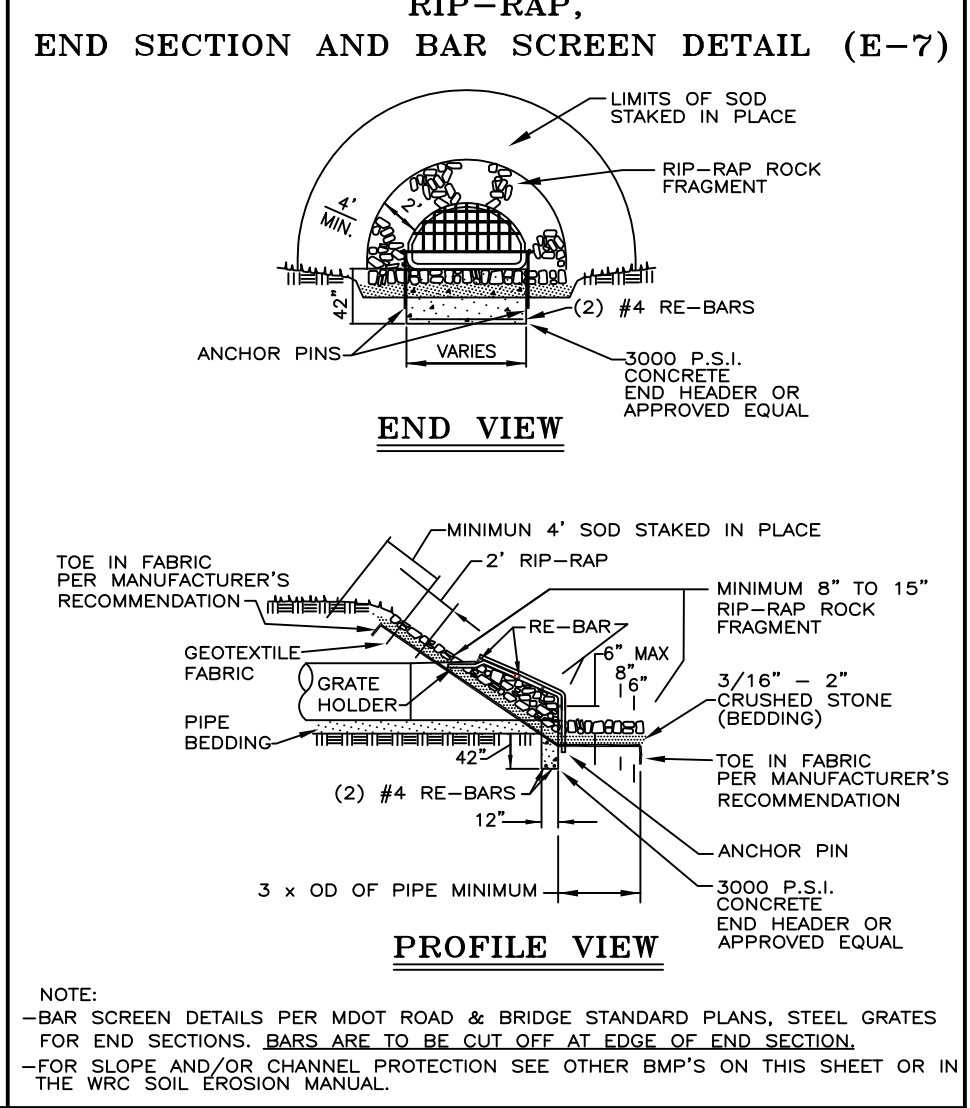
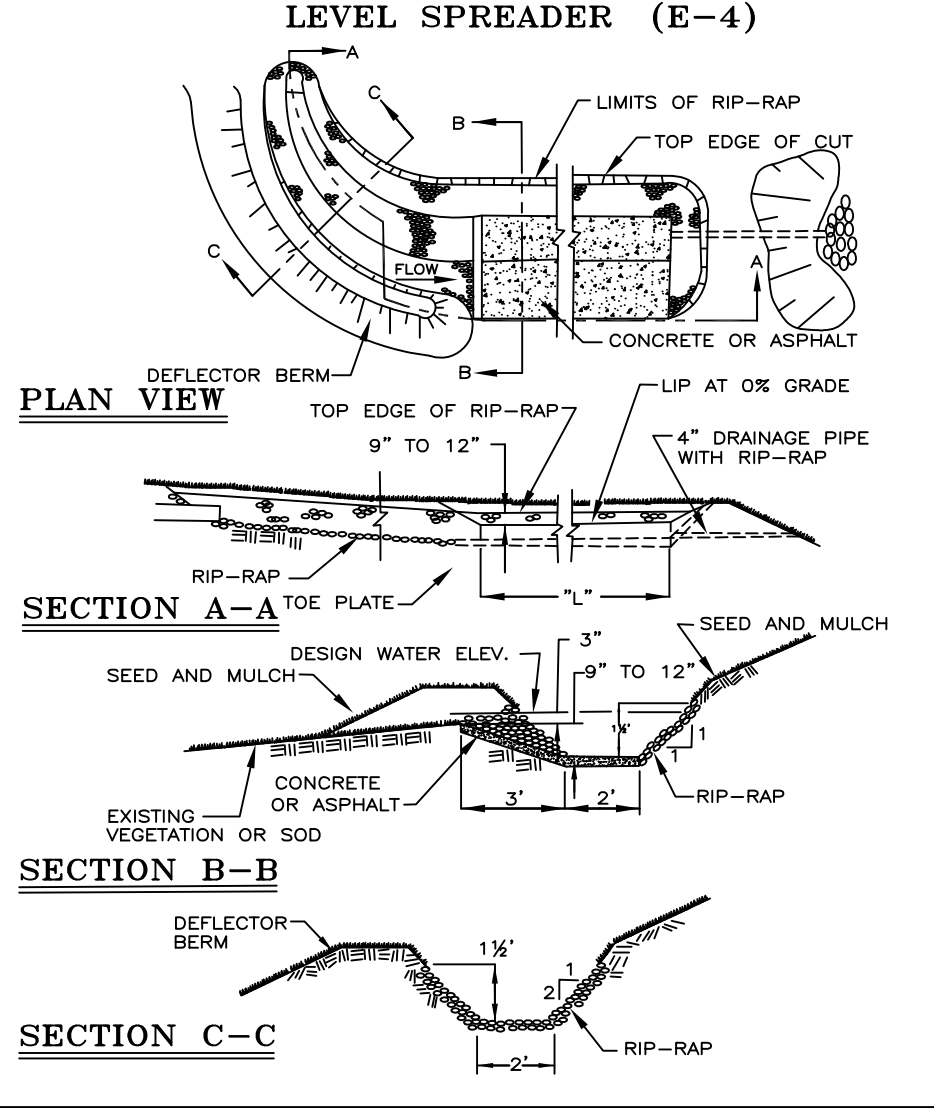
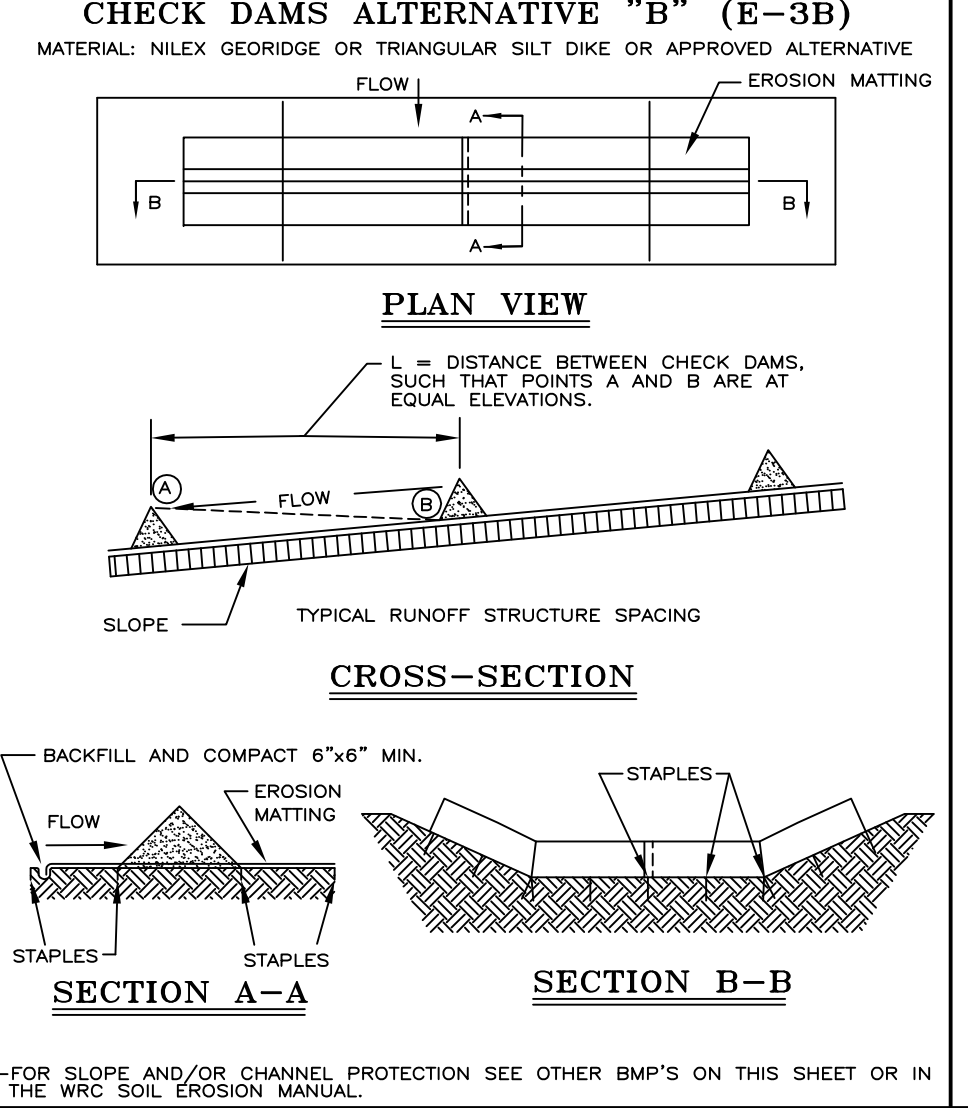
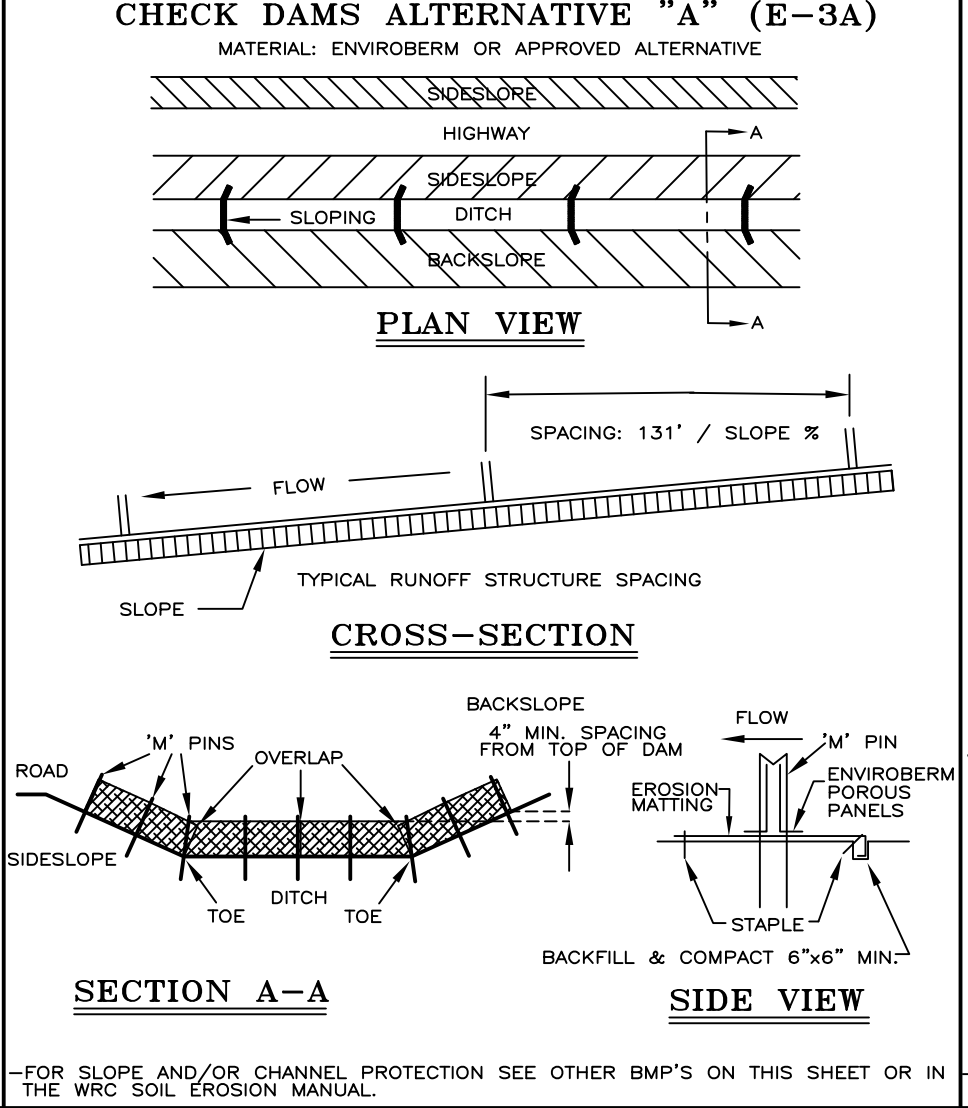
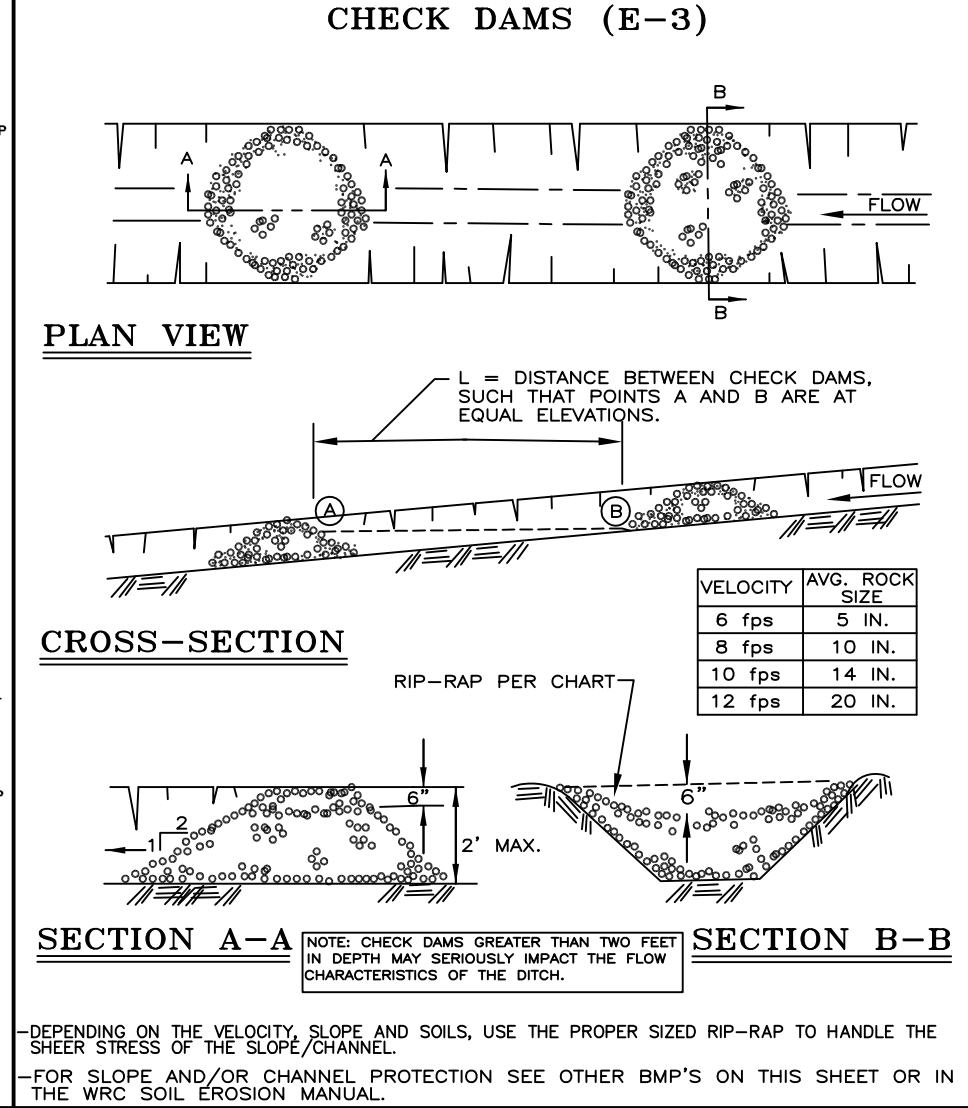
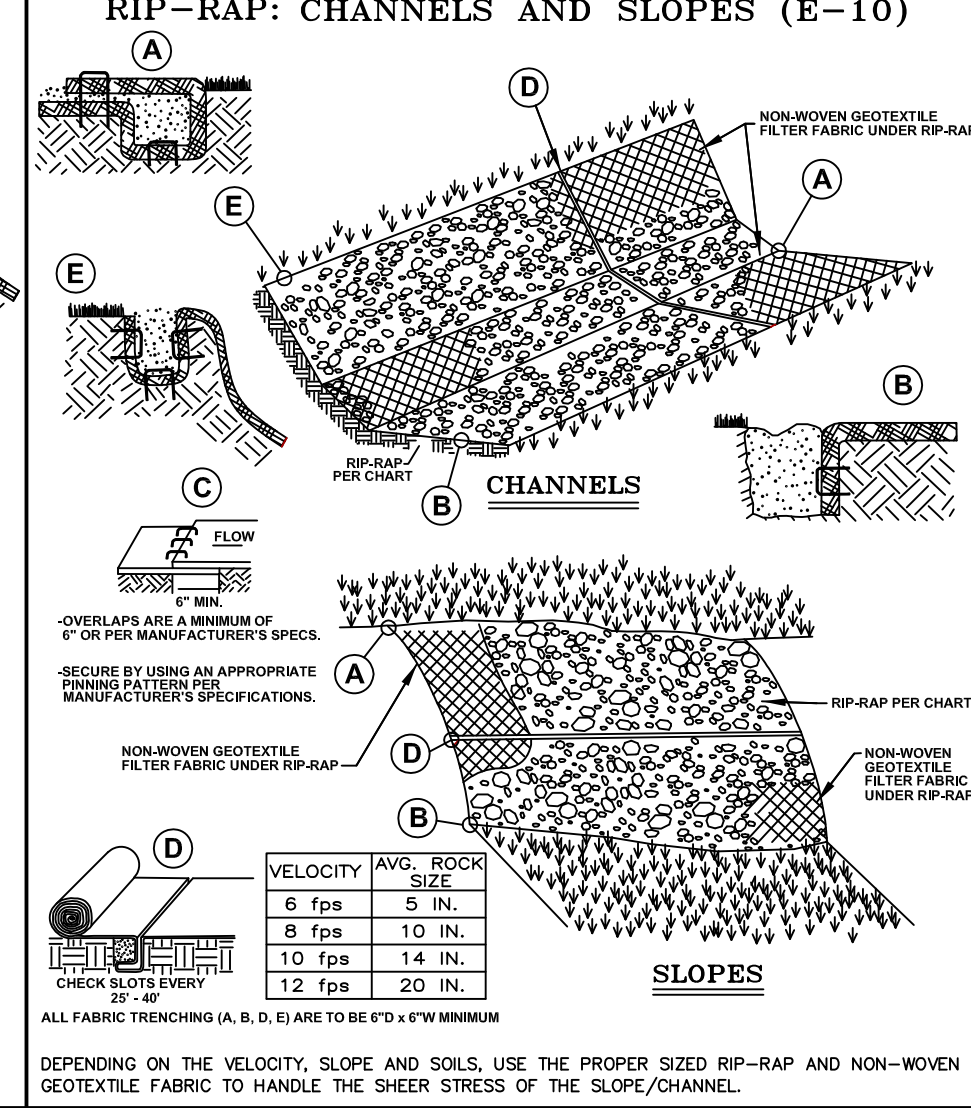
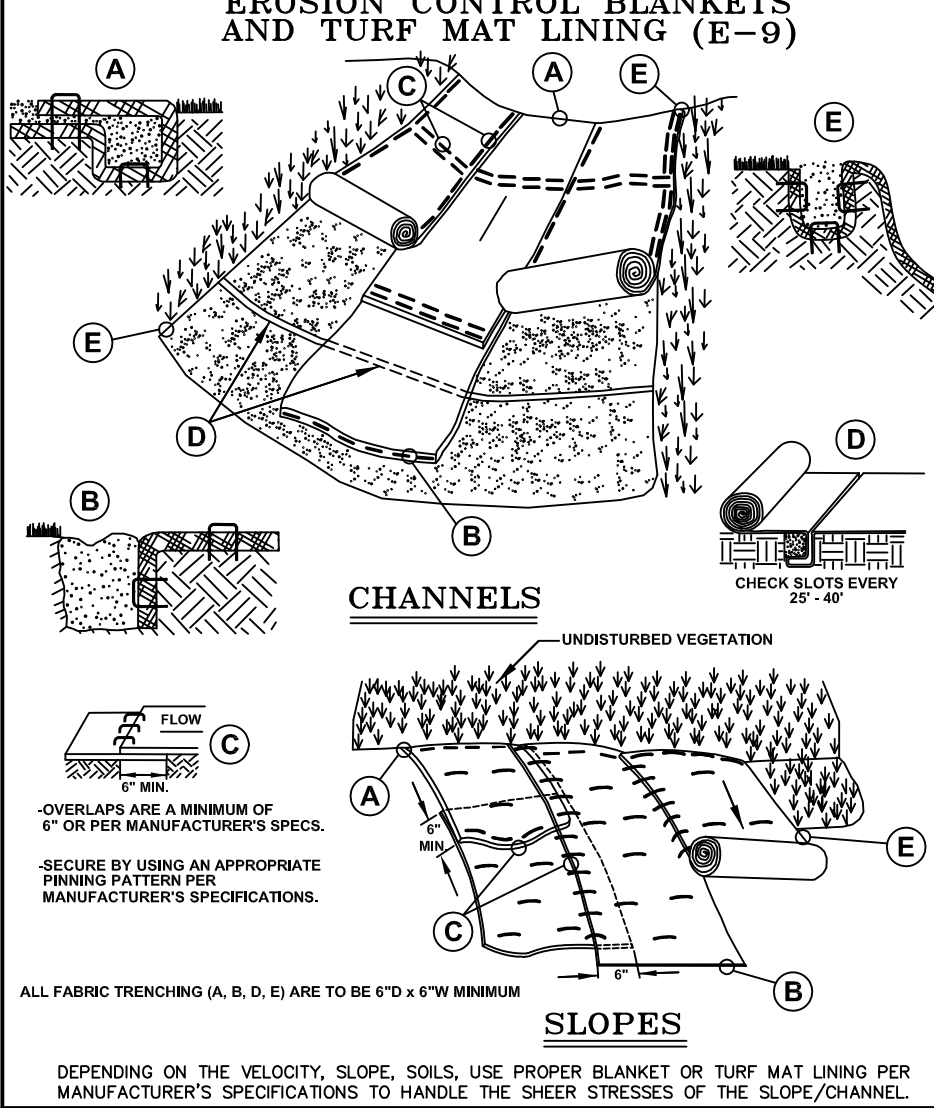


HIGHLAND TOWNSHIP

**HIGHLAND TOWNSHIP
DESIGN STANDARDS**

STORM SEWER DETAILS
SHEET 9 OF 10

| | |
|-------------------------|----------------|
| HRC JOB NO. 20050368 | SCALE NONE |
| DATE SEPTEMBER 2005 | SHEET NO. 2 |



NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

| REV. | DATE | BY | DESCRIPTION |
|------|------|----|--|
| 1 | | | ISSUED FOR PERMIT |
| 2 | | | PROPOSED DETAIL REVISIONS |
| 3 | | | FOR ENGINEER'S REVIEW AND APPROVAL, NAME CHANGES |
| 4 | | | FOR ENGINEER'S REVIEW AND APPROVAL, NAME CHANGES |
| 5 | | | FOR ENGINEER'S REVIEW AND APPROVAL, NAME CHANGES |

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

WRC WATER RESOURCES CONSULTANTS

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48328-1907

SHEET NO.: 10 of 14

BFT JOB #18-4195 SHEET 10 OF 10

**Highland Township Planning Commission
Record of the 1356th Meeting
Highland Township Auditorium
September 5, 2019**

Roll Call:

Scott Green, Chairperson
Eugene H. Beach, Jr.
Mary Pat Chynoweth
Chris Gostek (Absent)
Beth Lewis
Roscoe Smith
Jeffrey Stander (Absent)
Scott Temple (Absent)
Russ Tierney

Also Present:

Elizabeth J. Corwin, PE, AICP – Planning Director
Julie Kabalka, Recording Secretary

Visitors:

Mr. Green called the meeting to order at 7:30 p.m.

Work Session:

Agenda Item #1:

| | |
|------------|--|
| Parcel#: | 11-22-176-016 |
| Zoning: | IM, Industrial Manufacturing |
| Address: | 828 N Milford |
| File #: | SPR 19-08 |
| Request: | Site plan review for contractors' facility |
| Applicant: | Synergy Electric |
| Owner: | Estate of Gordon E. Brown, Sr. |

Mr. Smith introduced the site plan for contractors' facility at 828 N. Milford that was until recently used for residential uses but is zoned IM, Industrial Manufacturing. This is a request for change of use for an office and storage yard facility. Synergy Electric occupied the property without a land use permit. The operators built a parking area without permission and are now working towards compliance with Township Ordinances.

The proposed accessory structure will require a side yard variance. The front parking area should include marginal access easements to the north and south and additional

screening since adjacent properties are used as residences. The sidewalk across the frontage will be extended. The Fire Marshal will require final review on the contractors' facility. The property is currently served by onsite well and septic. Oakland County Health Division will review the continued use of this system; it is assumed the storage building is not connected to the septic system.

Mr. Brad Thompson was in attendance representing the applicants. Mr. Thompson agreed to connect the marginal access by extending the "T" on the maneuvering lane to the property line. The landscaping plan will include a 2-1/2 foot high berm parallel to Milford Road. Also, supplemental plantings will be added to the north and south property lines in the front yard.

Mr. Smith requested that a variety of trees be used in the landscaping plan to ensure that some trees will sustain any outbreak of disease. He also inquired about fencing. There is some 4' chain link fencing with some wood privacy fencing and the applicant will be putting up additional fencing to ensure the storage yard is enclosed. Tiffany George, speaking as the business owner, was concerned that there should still be a walkway between the office and the property to the north, since their family interacts with that neighbor on a frequent basis. Mr. Beach stressed that a screen must be present where the industrial use abuts residential property.

Mr. Smith moved to approve the site plan with the conditional approval from the Zoning Board of Appeals and addressing the issues discussed. Mrs. Chynoweth supported, and the motion carried with the following voice vote: Green – yes, Beach – yes, Chynoweth – yes, Lewis – yes, Smith – yes, Tierney – yes (6 yes votes).

Agenda Item #2:

Parcel#: 11-30-200-008, -009, -030
Zoning: C-2, General Commercial
Address: 232 and 268 South Hickory Ridge and vacant
File #: SPR 19-09
Request: Site plan review for vehicle inventory lot
Applicant: Feldman Automotive
Owners: Eugene Pallisco and 3365 W Highland, LLC

Mr. Beach introduced the conceptual plan for a vehicle inventory lot at the southwest corner of M-59 and Hickory Ridge. He explained that although the plan is not sufficiently detailed for final review, the Planning Commission can identify issues to guide the applicant in refining the plan.

Mr. Dave Katariski, CEO of Feldman Automotive was present to represent the applicant. He explained the Planning Commissioners that Feldman Automotive wants to partner with the Township to make the inventory lot as minimally invasive as possible. He stated that the Highland dealership was highly successful, and that they

does not want the neighbors across the street to lose their view of lake, and the property line is where the shed was before.

Ms. Michaels asked when the old shed was removed. Mr. Shah answered that had removed it about a month ago.

Mr. Beach was conflicted in the sense that the lot is irregular and has issues, but the proposal is not so big that the new shed could not be shifted to the lake or west; however the shed will look more like 6 ft. tall from the road due to the 3 ft. retaining wall, and neighbor to the west would be impacted by a shift. The neighbor has a similar structure, and overall it is not a bad spot if it is 5 or 6 ft. back from the road.

Ms. Michaels offered no objections.

Mr. Miller clarified that this would be a 24 ft. variance from the front yard setback.

Mr. Beach observed that the setback is equivalent to the neighbor to the east.

Motion:

Mr. Miller moved regarding Case #19-24 to grant a 24-foot variance from required 30-foot front yard setback (calculated) to 1 foot provided. (Section 9.02F.a.) 8- foot variance from required 10- foot side yard setback to 2 foot provided. 14- foot variance from total side yard setback of 20 foot required to 6 foot provided. (Section 9.02B.b). This variance is for a shed in the required front yard setback.

The facts and findings in support of the motion are as follows:

- This is a small irregular pie-shaped lot
- This is replacing an existing structure that was damaged by a storm
- Requiring strict compliance with the Zoning Ordinance would likely do more harm to views and access to the lake than the proposal

Mr. Beach supported the motion and it carried with a roll call vote. Mr. Hoffman-yes, Mr. Gerathy-yes, Mr. Miller-yes, Ms. Michaels-yes, Mr. Shah-yes, Mr. Beach-yes.

| | | |
|----|----------------------------|---|
| 4. | CASE NUMBER: | 19-25 |
| | COMPLAINT #: | n/a |
| | ZONING: | IM |
| | PARCEL #: | 11-22-176-016 |
| | PROPERTY ADDRESS: | 828 N. Milford Road |
| | APPLICANT: | Synergy Electric |
| | OWNER: | Tiffany George |
| | VARIANCE REQUESTED: | 10 -foot variance from required 20-foot side yard setback to 10 foot provided |

(Section 4.15 Schedule of Regulations)
This variance is for an accessory
structure.

Discussion from the Applicant:

Ms. George indicated in her application that the special characteristic of the lot is that it is narrow for its industrial zoning. Brad Thompson of 1520 Gulley Road, Howell spoke on behalf of Ms. George. He explained that the site was used as residential but is zoned and master planned as industrial. Ms. George currently has an electrical company, and equipment, vehicles etc. that need to be stored inside. They require 40 ft. to store equipment, and in the process, they will be removing an existing garage, which is 3 ft. off the property line in order to get the driveway into the back yard. They are asking for a 10 ft variance; the existing residence is used as an office and is 8 ft. off the property line as most of the other neighbors are. The nearby lots have accessory structures that are only 2-5 feet off the property lines.

Discussion from the Public:

None

Discussion from the Board:

Mr. Beach explained to the Board that this case was previously before the Planning Commission as a site plan. There is a railroad to the east and Milford Road to the west, there is light industrial up and down that side of Milford Road. The proposal is not really impacting anyone in terms of sight lines, visibility issues, etc. The Planning Commission is trying to find sites for contractor work, as they do not fit well in traditional commercial zoning and small, narrow lots are not good for manufacturing or heavy industry. There will be an area 10 ft. along the rear lot line that will collect storm water with catch basins. The plan makes some provision for the property to north in terms of screening, etc. He offered no objections.

Mr. Miller observed that the applicant could have a smaller building and comply with the ordinance, but he defers to the Planning Commission in this case.

Ms. Michaels responded that the need to store equipment is the driving factor for the space.

Mr. Miller asked for clarification on the dimension of the space and what the applicant requires for storage. Mr. Thompson explained that he has five 24 ft. vans with hitches on the back, as well 3-foot work benches. The cramped space is creating a safety issue.

Ms. Michaels and Mr. Gerathy offered no objections to the proposal.

Motion:

Mr. Hoffman moved regarding Case #19-25 to grant a 10 ft. variance from the required 20 ft. side yard setback to 10 ft. provided (Section 4.15 Schedule of Regulations) This variance is for an accessory structure.

The facts and findings in support of the motion are as follows:

- This property is zoned industrial
- This is a narrow lot that backs up to the rail road tracks
- This is an improvement on what is already there

Mr. Beach supported the motion and it carried with a roll call vote. Mr. Hoffman-yes, Mr. Gerathy -yes, Mr. Beach -yes, Mr. Miller -yes, Mr. Elwood -yes, Ms. Michaels -yes

5. CASE NUMBER: 19-28
COMPLAINT #: n/a
ZONING: C2
PARCEL #: 11-30-200-017
PROPERTY ADDRESS: 3365 W. Highland Road
APPLICANT: Matt Whelan
OWNER: Matt Whelan
VARIANCE REQUESTED: 9.5-foot variance from required 10-foot setback from Road Right-of-Way required to 0.5 foot provided (Section 14.07. I; Table 14.2 Permitted Freestanding Signs). This is for a freestanding sign

variance is for

Discussion from the Applicant:

Mr. Whelan stated in his application that this is a pre-existing commercial site with marginal access that will not allow for a road sign.

The applicant added that there is nowhere else to place the sign. The right-of-way is closer to his building versus the neighbor to the west. Given setbacks and right away there no other places to put it except where suggested.

Mr. Hoffman asked how wide is right of way? The site plan states the right of way is 70 ft from center line and next door is 50 ft. If the right-of-way in front of Mr. Whelan's property was only 50 foot, he would not need a variance. The Ordinance allows a bigger sign than he can put up without ripping up curb.

Discussion from the Public:

None

Discussion from the Board:

Mr. Miller and Mr. Gerathy had no objections.

Mr. Beach noted this is a low sign and keeping in character with the neighborhood. There is