



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: July 26, 2024
Re: URSA 24-04/SPR 24-05
Applicant and Property Owner: Tarek Gayar, G&G Investments, LLC
394 N Milford
PIN 11-22-376-008

The project before you is for redevelopment of the former Marathon Gas Station site at 394 N Milford Road. Although this is a former gas station, the use as a gas station is not assured, but rather requires the Special Approval of the Board of Trustees, based on the standards of review for such uses included in Section 6.03 of the Zoning Ordinance. Ms. Masson-Minock is preparing an analysis of the use and its conformance with the standards. My purpose in this memorandum is to provide some additional background information I think will be useful in your review.

This site is located in the Highland Station Business District. As you know, we recently drafted an ordinance amendment for Board approval to allow gas stations on highway-fronted parcels in the district. I have attached the adopted ordinance for your use, since it has not yet been incorporated into the municode website.

The site is environmentally cleared for redevelopment as a gas station, subject to some design considerations enumerated in deed restrictions (such as use of vapor barriers and requirements for handling onsite soils.) It cannot be used for residential purposes.

Staff provided the plans to the Highland Downtown Development Design Committee for review and comment. They are satisfied that the plans are consistent with the character illustrated in their design guidelines and Master Plan and support the project. You should also review the design guidelines to determine whether you agree with that conclusion. Those documents were provided earlier this summer and can be found online under the document center (Plans & Studies)



https://highlandtwp.net/index.php?option=com_content&view=article&id=151&catid=2&Itemid=1856

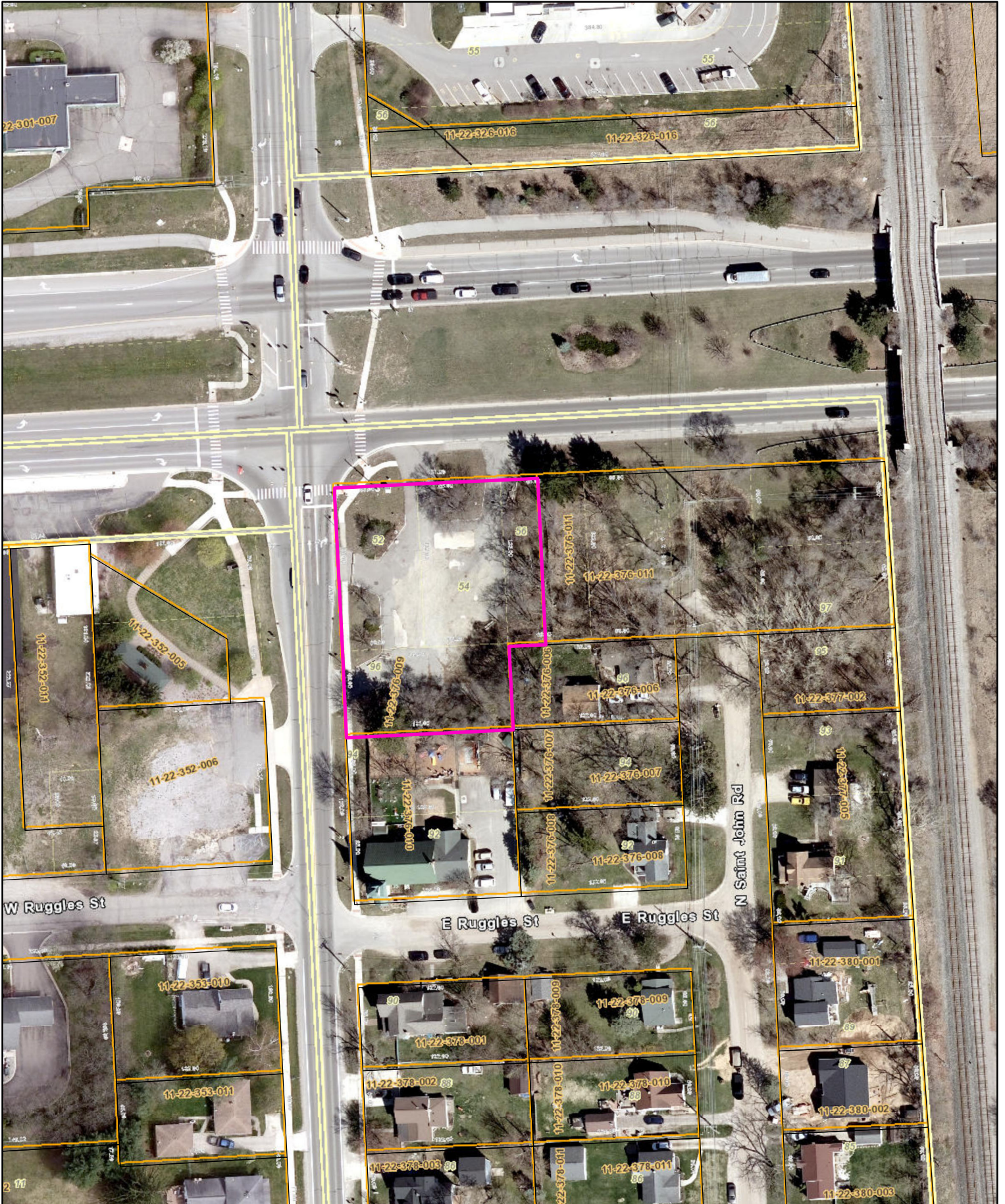
As you may know, the site is served by municipal water but must be served by an onsite sewage disposal system. As part of the Marathon site cleanup, water has already been extended to all of the immediate neighbors, including the Wee Friends Child Care center, and residential parcels on Ruggles and St. John. The limitations of the septic system on this small site will limit the intensity of the food handling activity, so the expectation would be that this will be mostly convenience, packaged food sales.

The Fire Marshal and Township Engineer have reviewed the plans and are satisfied with the design concepts presented. The plans received a cursory initial review from both the Road Commission for Oakland County and MDOT, and their initial comments assisted the designer in refining the plans as presented to you. Access to this corner has some challenges, so the driveways have been pushed as far from the intersections as reasonable. Given that M-59 has a divided highway cross section at this location, turns will be limited to right turns in and out of the site.

Staff also notes that the minimum requirements for a site plan review have been provided, including a landscaping plan, sidewalks, lighting and photometrics, and utility plans, which would be acceptable for a thorough site plan review by the Planning Commission.

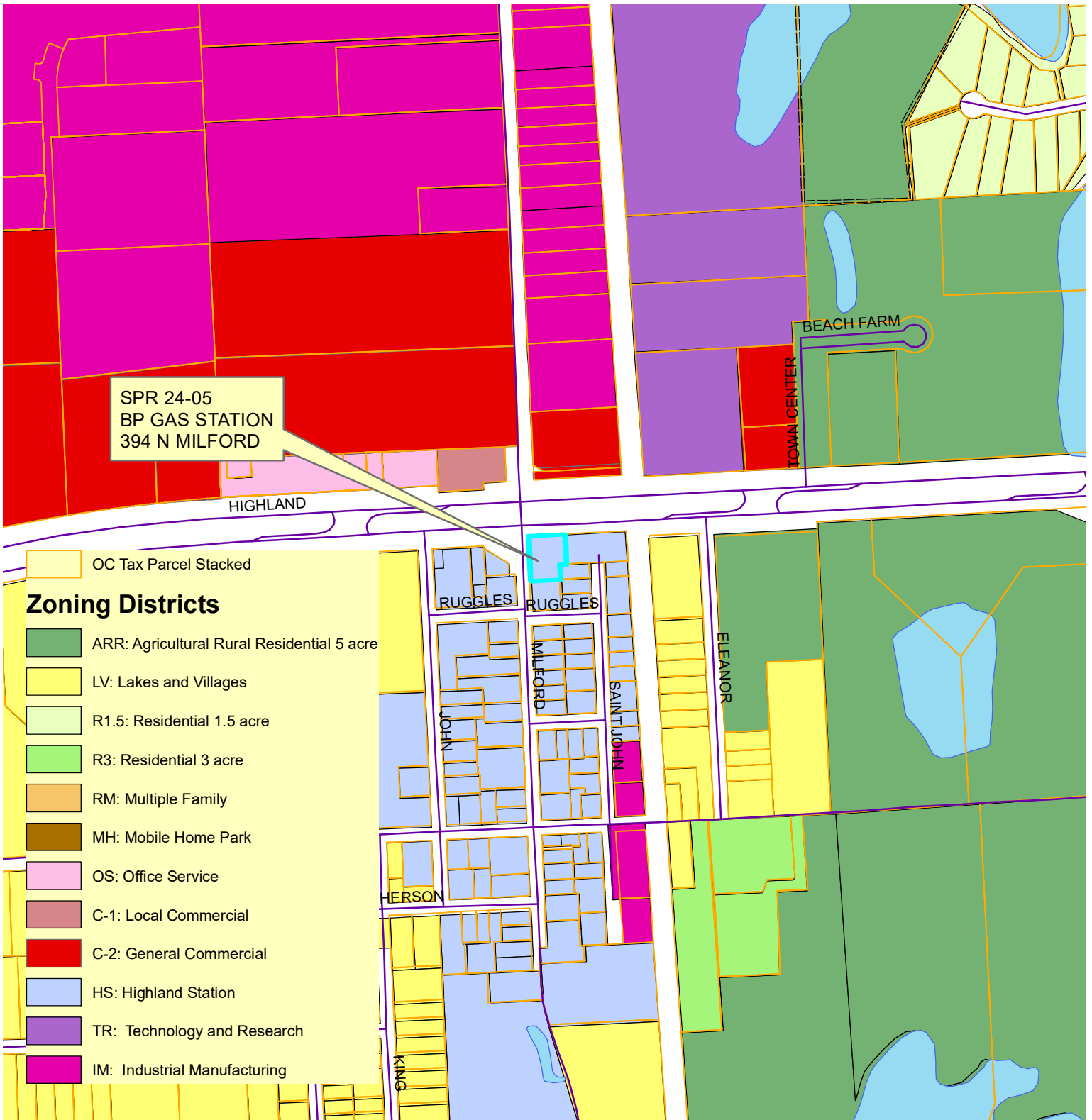


SPR 24-05 HIGHLAND BP STATION
394 N MILFORD



110 55 0 110 Feet

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ENACTED: November 18, 2010



July 26, 2024

Highland Township
205 North John Street
Highland, MI 48357

Attn: Ms. Beth Corwin, P.E.
Planning & Development Director

Re: Site Plan Review
Highland BP Fuel Station
Sidwell No. 11-22-376-009

Dear Ms. Corwin:

As requested, this office has reviewed the plans for the above-mentioned project as prepared by Ziad El-Baba Engineering (dated June 27, 2024). The proposed improvements include a new fuel station on a vacant lot at the corner of Highland Road and Milford Road. We have the following comments:

Water Supply

1. The plans do not show a water supply for the proposed site improvements. There is an existing water main on this site along N. Milford Road. This water main will need to be shown on the plans. Extension of this water main to the east property line may be required for future looping.

Wastewater Disposal

1. The plans indicate that a proposed septic system will provide wastewater disposal for this site. This will require the review and approval of the Oakland County Department of Environmental Health.

Storm Water Management

1. All proposed storm sewer improvements will need to be designed in accordance with Highland Township Engineering Design Standards.
2. Storm water detention will be required for this site.

Paving and Grading Improvements

1. The proposed paving and grading improvements will need to be designed in accordance with Highland Township Engineering Design Standards.
2. A permit from the Michigan Department of Transportation (MDOT) will be required for the proposed work within the Highland Road right-of-way (ROW). A permit from the Road Commission for Oakland County (RCOC) will be required for the proposed work within the N. Milford Road ROW.
3. Site circulation will need to be reviewed and approved by the Township Planner and Fire Department.

Soil Erosion Control

1. The Soil Erosion and sediment control plans will require the review and permitting of the Oakland County Water Resources Commission.

Summary

The items noted above will need to be addressed in future site plan submittals prior to our recommendation for site plan approval. This office is available to discuss any of these comments with the applicant prior to the site plan submittal. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Michael P. Darga, P.E.

MPD/mpd

pc: Highland Township; R. Hamill
HRC; R. Alix, File



Charter Township of Highland - Fire Department

1600 W. Highland Rd.
Highland, MI 48357
(248)887-9050

Re:
394 North Milford Rd.
Highland, MI 48357

July 9th, 2024

To whom it may concern:

Project Overview: This is the proposed site plan for a gas station /convenience store at 394 North Milford Rd.

I have reviewed a site plan regarding a proposed gas station and convenience store at the above location.

All site concerns regarding fire department access have been addressed at this time. Building plans shall be submitted and evaluated regarding the use and further requirements. Copies of all plans shall be forwarded to the Department of Licensing & Regulatory Affairs Bureau of Fire Services Underground storage tanks division for approval.

Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with these codes.

Please get in touch with me if you have any questions about this plan review report.

Respectfully submitted,

Shawn Bell
Fire Marshal
Highland Township Fire Department



DEPARTMENT OF LICENSING & REGULATORY AFFAIRS
BUREAU OF FIRE SERVICES
CONTACT PAGE

Plan Review Division:

The [Plan Review Division](#) performs plan reviews of all new construction, additions or renovations of state regulated facilities as well as provides formal training for the fire service and constituents in the interpretation of the fire safety rules. The Division also oversees the certification of certified firms and qualified persons.

- Telephone: (517) 241-8847

To release plans to a field inspector, please submit an inspection request [to: bfsinspectionrequest@michigan.gov](mailto:bfsinspectionrequest@michigan.gov).
Note: [Inspections for nursing home](#) inspections are conducted by the [Bureau of Survey and Certification \(BSC\)](#)

Bureau of Fire Services does inspections for camps childcare/daycare and juvenile facilities inspections. You can contact us at lara-BFS@michigan.gov.

Storage Tank Section:

The [Storage Tank Section](#) regulates both above and underground storage tanks, gas stations, trucking companies, generator tanks and any petroleum or hazardous substance tank over 110 gallons.

- Central Office Telephone: (517) 241-8847
- Billing & Invoices: Telephone: (517) 241-9486 / blockj@michigan.gov
- Financial Responsibility: Telephone: (517) 335-7260 / [E-mail: brittenj2@michigan.gov](mailto:brittenj2@michigan.gov)
- Tank Registrations and Removals: Telephone: (517) 335-7210/ [E-mail: stewardj@michigan.gov](mailto:stewardj@michigan.gov)
- Plan Reviews, Site Assessments, Variance Requests & Product Approvals:
 - Telephone: (517) 335-2137
 - [E-mail: tannerj@michigan.gov](mailto:tannerj@michigan.gov)
- Regions 1 Field Office Telephone: (989) 385-1162
- Regions 2 Field Office Telephone: (906) 235-5096
- Reporting and Notification of Hazardous Material Incidents: [E-mail: lara-ust-ast@michigan.gov](mailto:lara-ust-ast@michigan.gov) / Phone: 800-292-4706 for the Department of Environmental Quality's Pollution Emergency Alerting System

Click [here](#) for an inspection region map.



SPHINX PETROLEUM INC.

24472 Northwestern Hwy. Southfield, MI 48075 Tel 248-355-5321 Fax 248-355-5921

To Whom It May Concern.

Ladies and Gentlemen

We are proposing to put together a BP gas station on the southeast corner of Highland Rd and Milford Rd. Where the former Marathon gas station used to be.

The station will have 4 fuel dispensers with the latest technology, covered by a canopy, and 3000 square feet of building with a food concept that does not have a drive-thru window. We are not planning to open 24 hours.

With a gabled roof building and some unique landscape design, we are hoping to add beauty to that corner.

We appreciate all the professional help and advice we received from the Highland Twp staffing. This guided us to address most of the concerns of MDOT, Oakland Co. Road Commission and Health Department.

Looking forward to being a part of the Highland Township community.

Sincerely;

Tarek Gayar
G & G Investments LLC
Sphinx Petroleum Inc.



- 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: 7/2/24 Fee: 750 Escrow: 2500 Case Number: SPR 24-0105
URSA 24-04

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

Receipt # 1.060285

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: G.D.G Investments LLC
 ADDRESS: 24472 Northwestern Hwy
Southfield MI 48075
 PHONE: 248 722 6662
 EMAIL: _____

OWNER INFORMATION

NAME: Tarek Gayar
 ADDRESS: 1960 S. Hammon Lake Dr.
Bloomfield Hills MI 48302
 PHONE: 248 722 6660
 EMAIL: Tgayar@gmail.com

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: N.M. Ford @ Highland (M-59)
 LOT WIDTH: 161 LOT DEPTH: 198 LOT AREA: _____
 PARCEL IDENTIFICATION NUMBER(S): 11-22-376-009

3. PROJECT INFORMATION

PROJECT NAME: Highland BP
 PRESENT ZONING: HS ZONING PROPOSED ZONING: HS ZONING
 PRESENT USE: VACANT PROPOSED USE: _____

APPLICANT

SIGNATURE: _____
 PRINT NAME: Tarek Gayar

On the ___ day of _____, 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.

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

State Of Michigan
 County Of Oakland

Notary Public: Jennifer Bosh

OWNER

SIGNATURE: _____
 PRINT NAME: Tarek Gayar

On the ___ day of _____, 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.

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

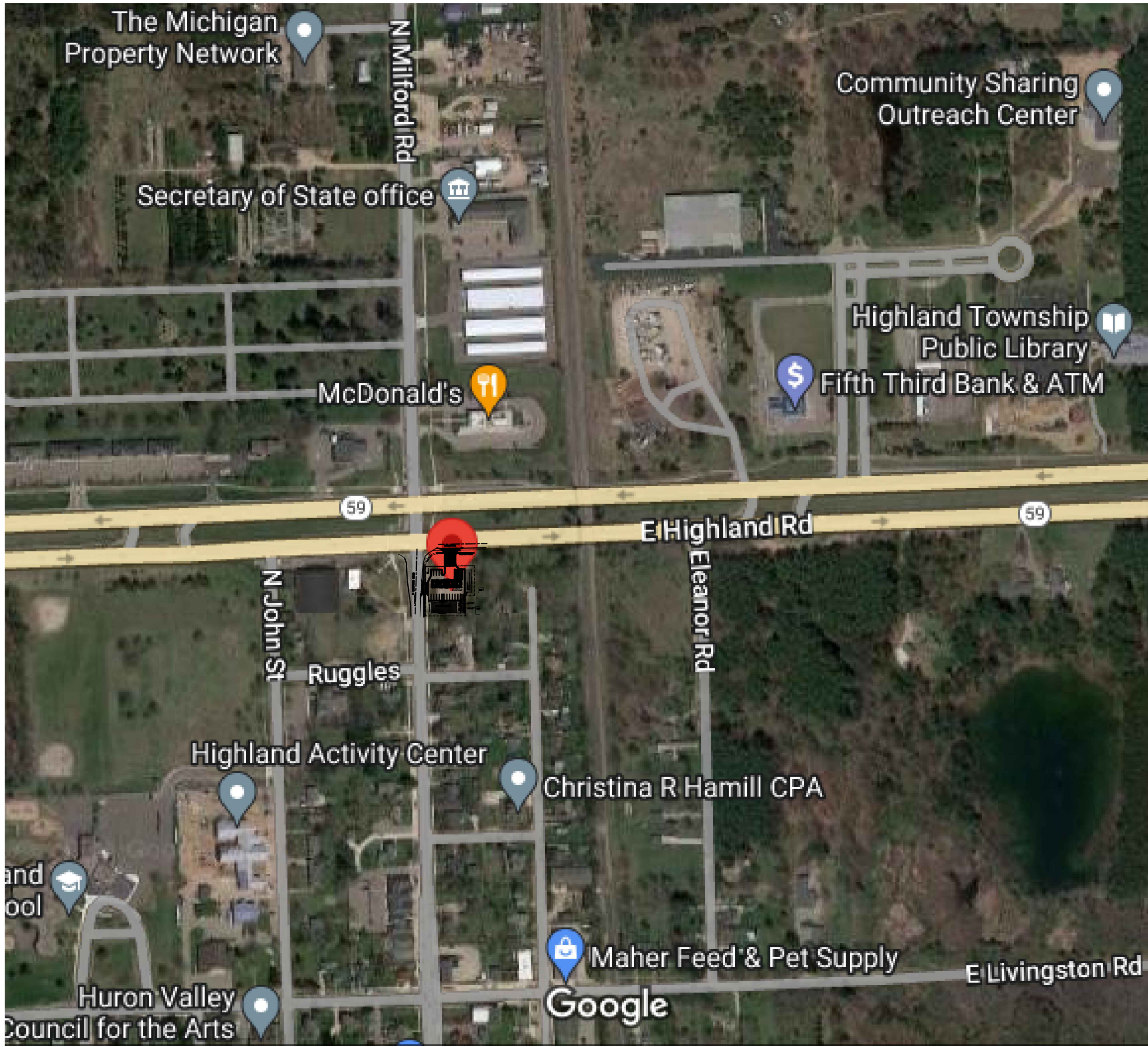
State Of Michigan
 County Of Oakland

Notary Public: Jennifer Bosh

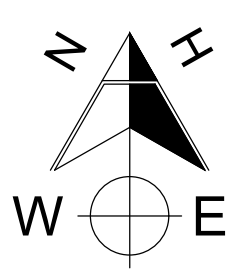
- If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the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

HIGHLAND B.P.

NOT FOR CONSTRUCTION



KEY PLAN - SITE

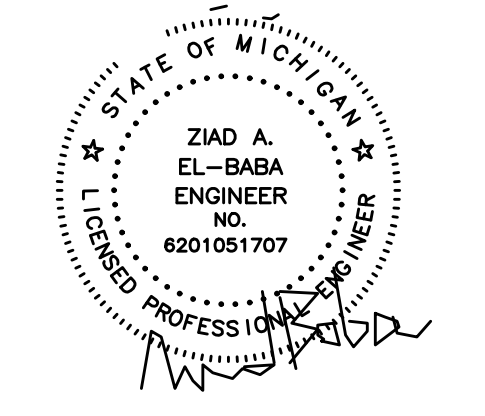


LEGEND

	WATERLINE
	STORM SEWER
	GAS LINE
	SANITARY SEWER
	O/H ELEC
	CATCH BASIN
	EXISTING ELECTRICAL POLE
	EXISTING ELEVATION
	NEW TOP OF CURB ELEVATION
	NEW GUTTER ELEVATION
	NEW LIGHT POLE
	EXISTING LIGHT POLE
	NEW LIGHT POLE
	NEW CLEANOUT
	NEW MANHOLE

**3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
-811-
(TOLL FREE)**

CAUTION !!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL : 313-938-8767
CELL - 519-796-9882

SHEET INDEX

I-1	COVER SHEET
SP-1	EXISTING SITE PLAN
SP-2	PROPOSED SITE PLAN
SP-3	TRUCK CIRCULATION
SP-4	LANDSCAPING PLAN
SP-5	EROSION PLAN
SP-6	PHTOMETRIC
SP-7	DETAILS
SP-8	DRAINAGE /UTILITIES
SP-9	DRAINAGE AREAS
SP-10	STORM PROFILES
SP-11	MDOT DETAILS
SP-12	MDOT DETAILS
A-1	FLOOR PLAN
A-2	ELEVATIONS

DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
NEW GAS STATION
394 N MILFORD ROAD
HIGHLAND TWP ,MI
OWNER

Drawing Title:
COVER SHEET

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
I-1

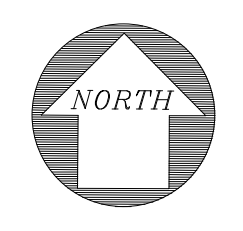
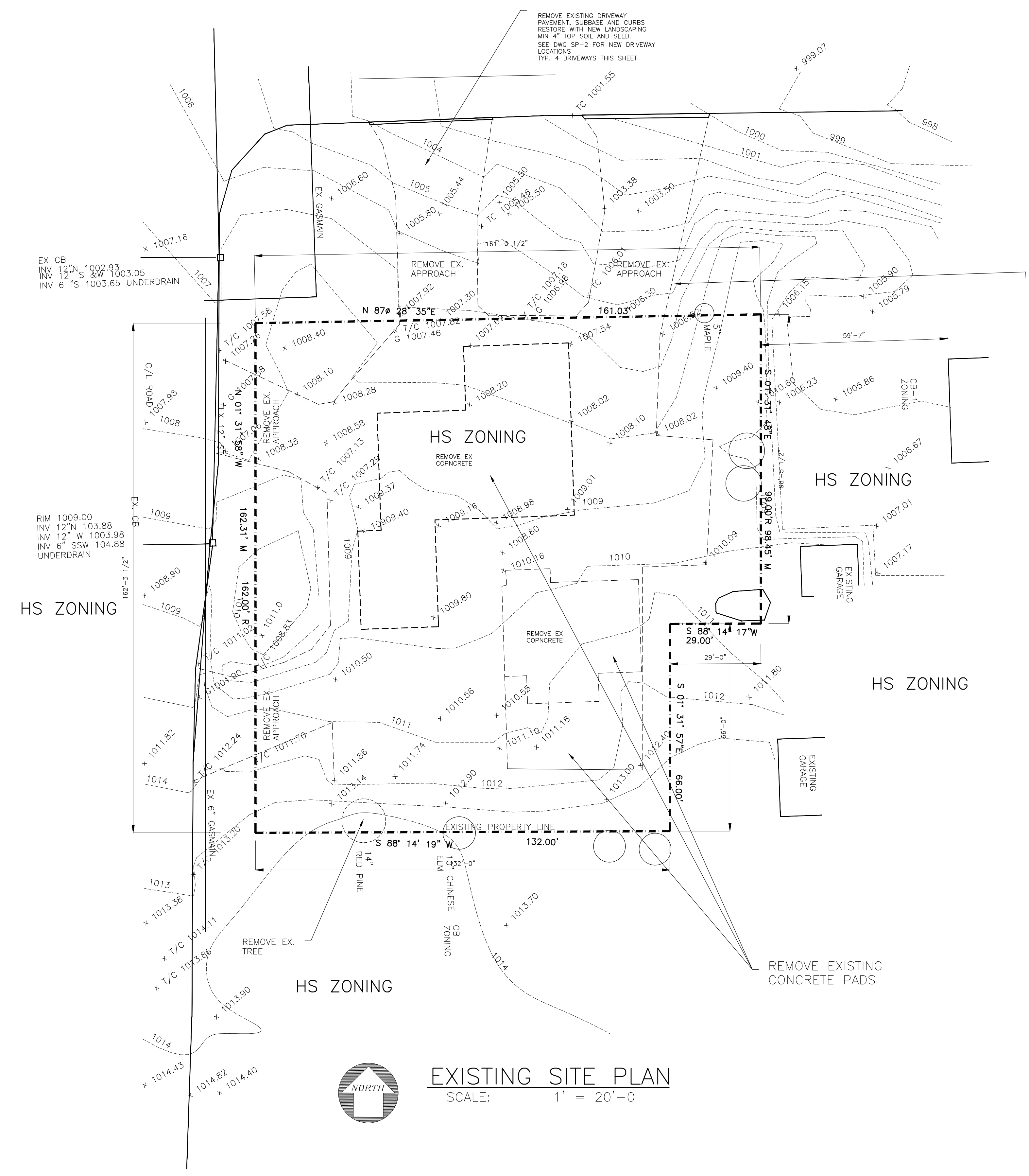


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 N8N3P8 CANADA
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EXISTING SITE PLAN
 SCALE: 1" = 20'-0"

Legal Description
 T3N, R7E, SEC 22 RUGGLES & ST JOHNS PLAT LOTS 52 & 54, ALSO
 W 29 FT OF LOT 56 ON M-59 HWY, ALSO LOT 96 ON MILFORD RD

394 N MILFORD RD HIGHLAND, MI 48357-4538 (Property Address)
 Parcel Number: H -11-22-376-009

DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
 NEW GAS STATION
 394 N MILFORD ROAD
 HIGHLAND TWP ,MI
 OWNER

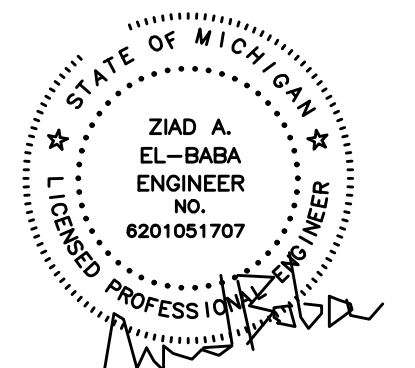
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 EXISTING SITE PLAN

Project Number	
Scale	AS NOTED
Date	
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Checked By	

Drawing No.
 SP-1

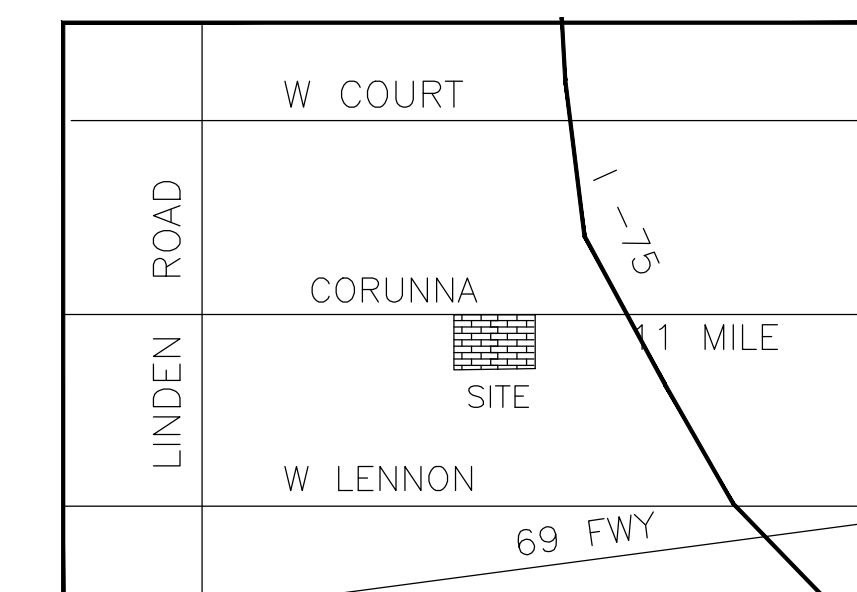
SITE DATA

ZONING HS
 TOTAL SITE AREA 24,389 sq ft=.56 AC
 USE GROUP M
 CONSTRUCTION III
 NEW BUILDING 3000 SQ.FT.
 REQUIRED PARKING .. = 3000/200 = 15 SPACES
 PROVIDED LANDSCAPE AREA = 7195 SQ FT=.165 AC= 30 %
 TOTAL IMPERVIOUS AREA = 17,194 SQ FT = .395 AC<.5 AC= 70%
 (CONCRETE , ASPHALT, BUILDING)
 REQUIRED PARKING .. = 3000/200 = 15 SPACES

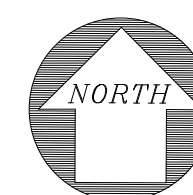
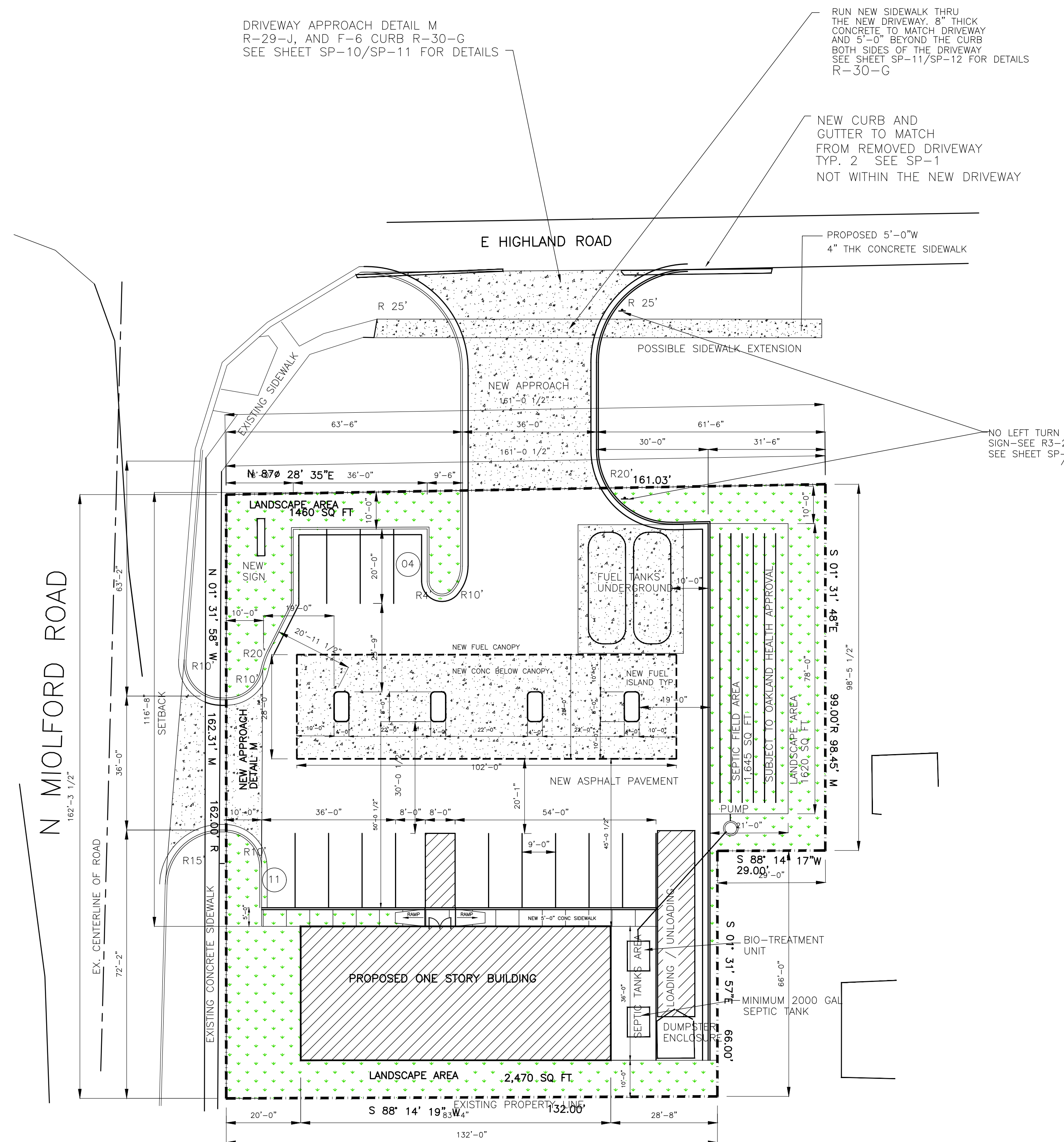
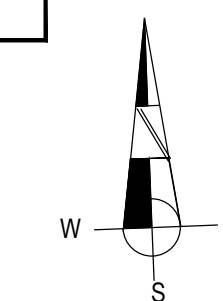


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 TECUMSEH ONTARIO
 N8N3P8 CANADA
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 CELL - 519-796-9882



KEY PLAN



PROPOSED SITE PLAN
 SCALE: 1" = 20'-0"



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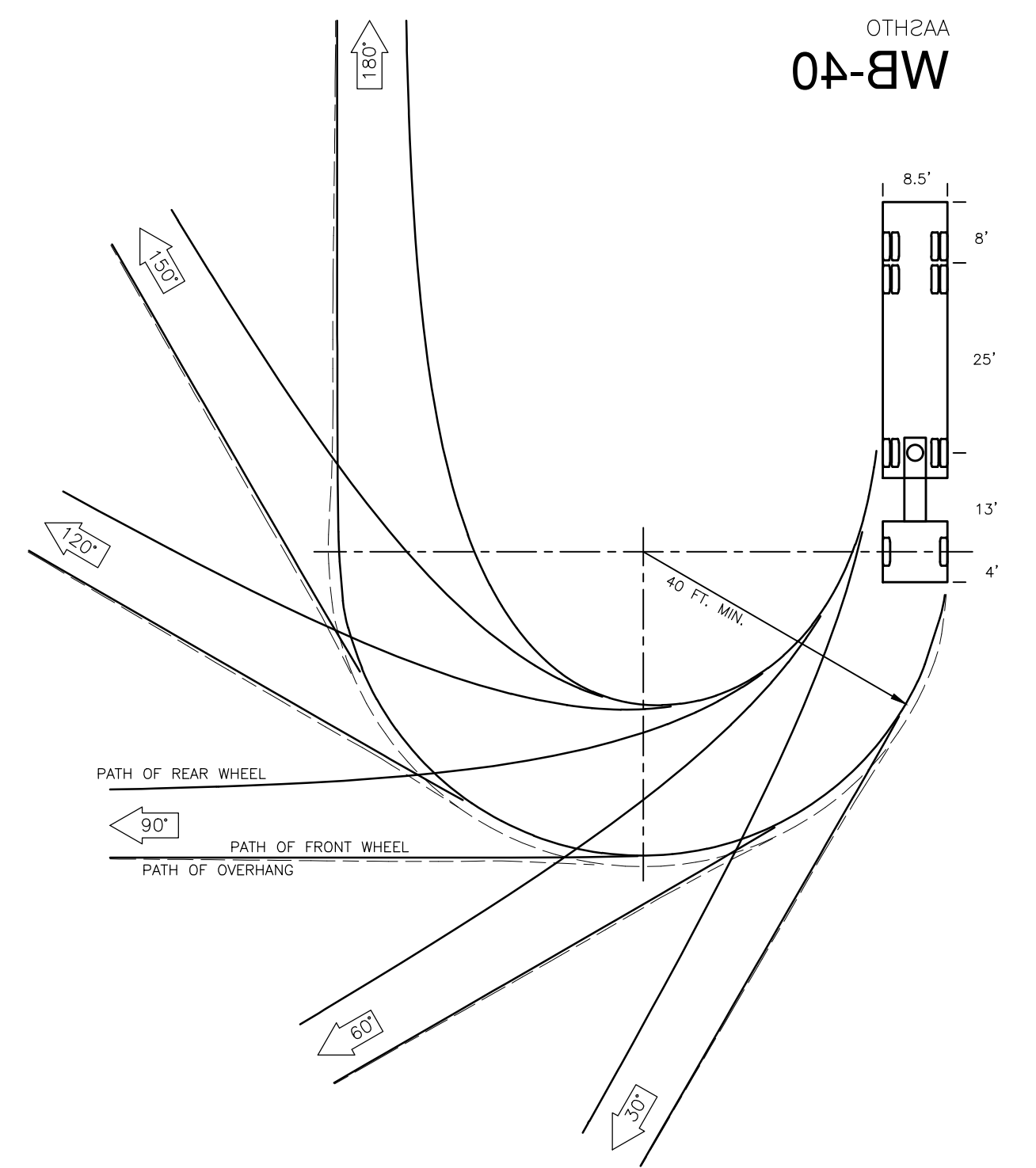
DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
 NEW GAS STATION
 394 N MILFORD ROAD
 HIGHLAND TWP ,MI
 OWNER

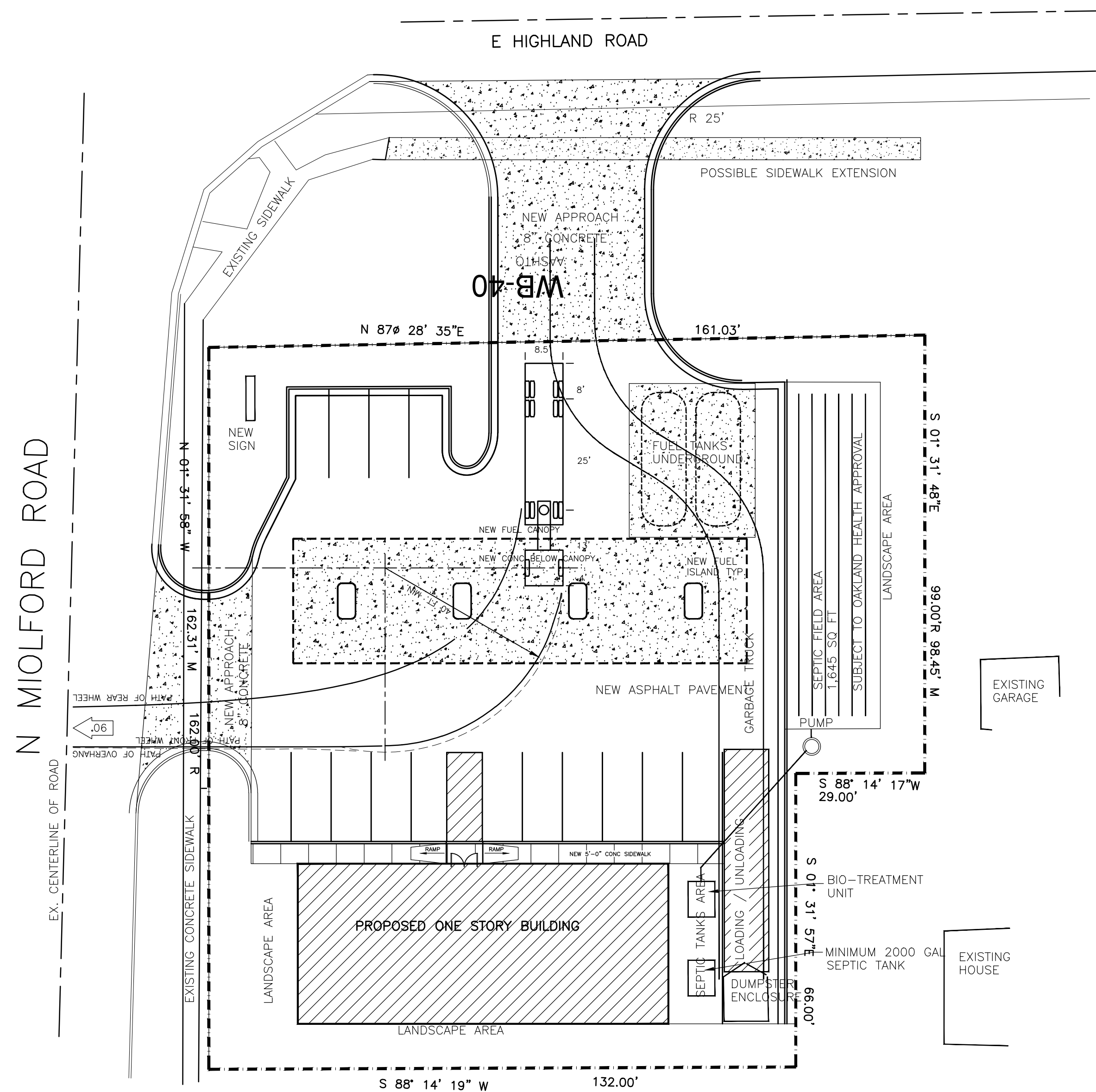
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Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

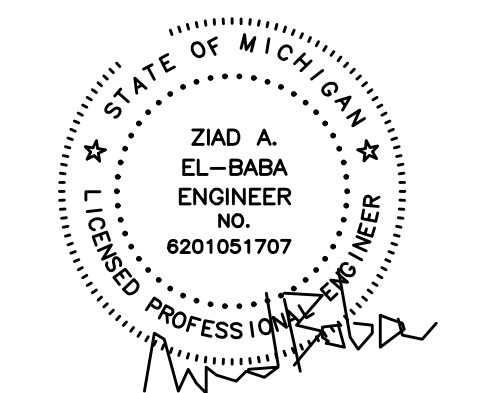
Drawing No.
 SP-2



50' FUEL TRUCK
SCALE: 1"=20'-0"



TRUCK CIRCULATION
SCALE: 1"=20'-0"



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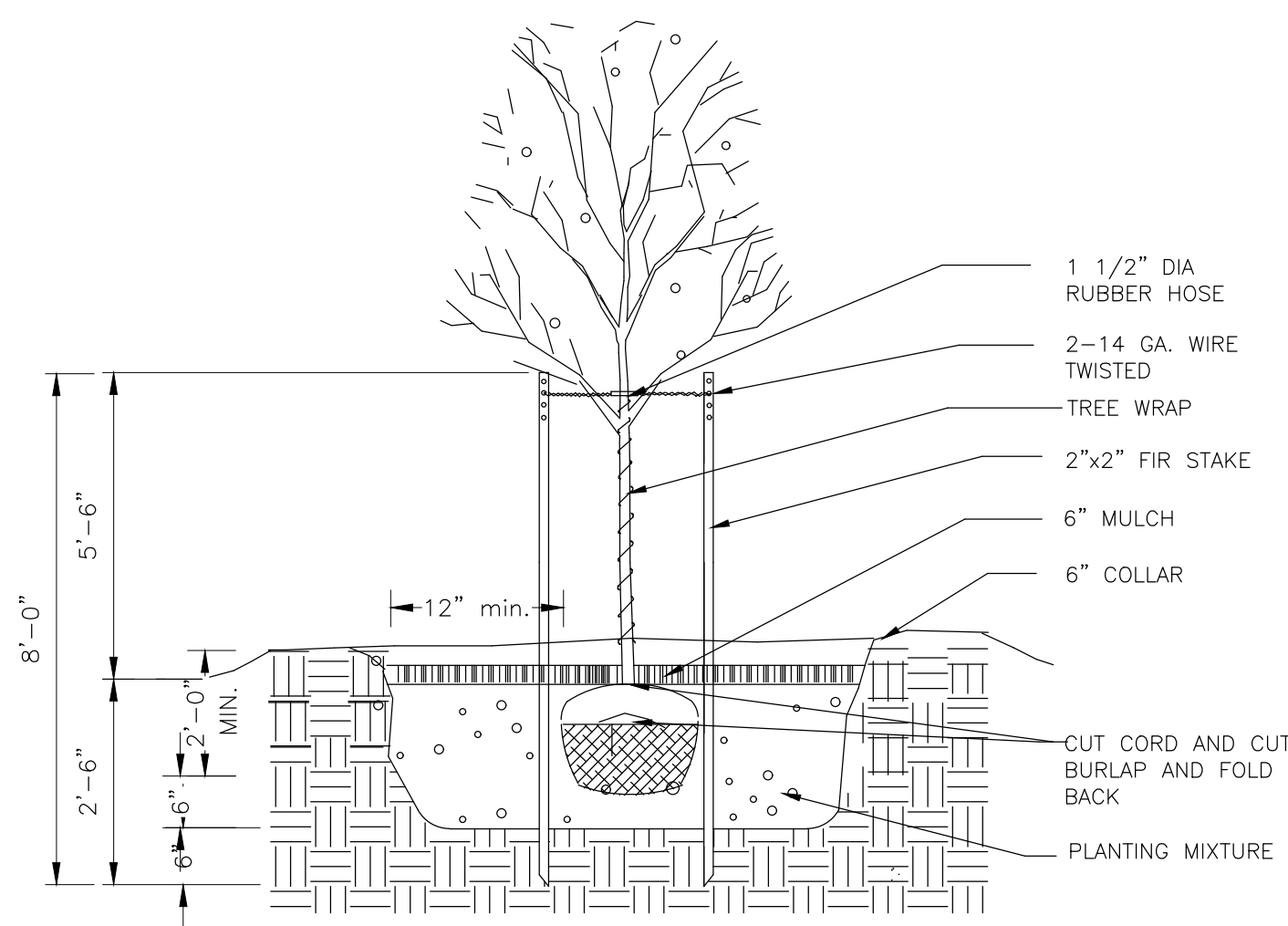
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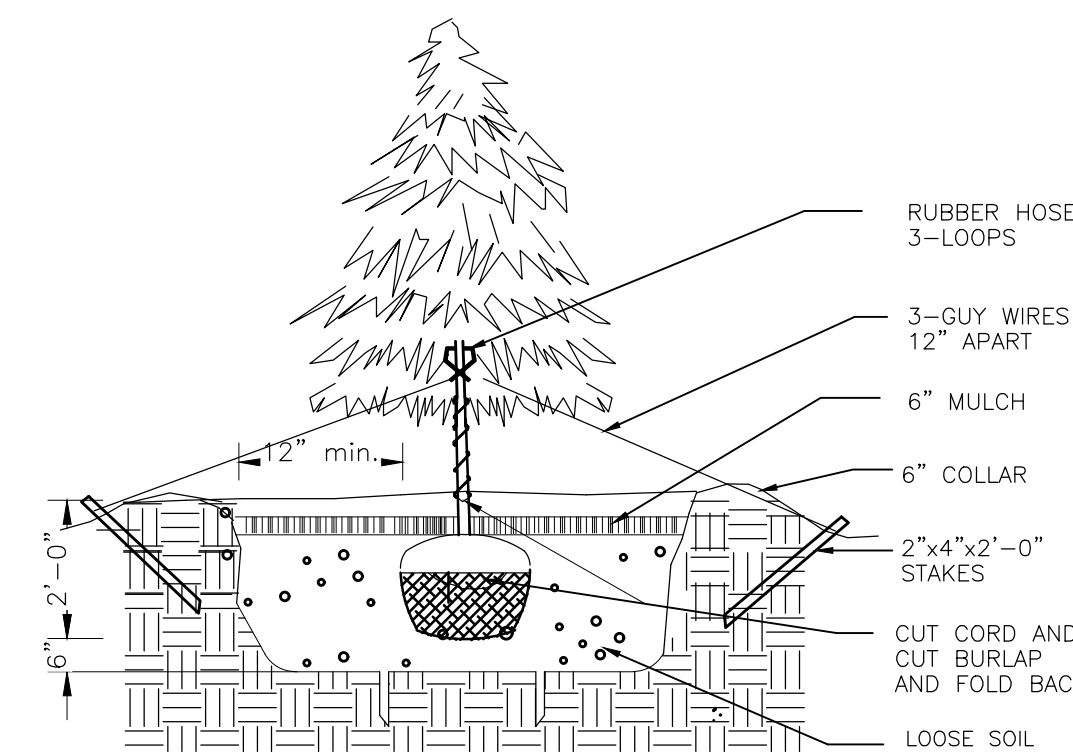
Drawing Title:
TRUCK CIRCULATION

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

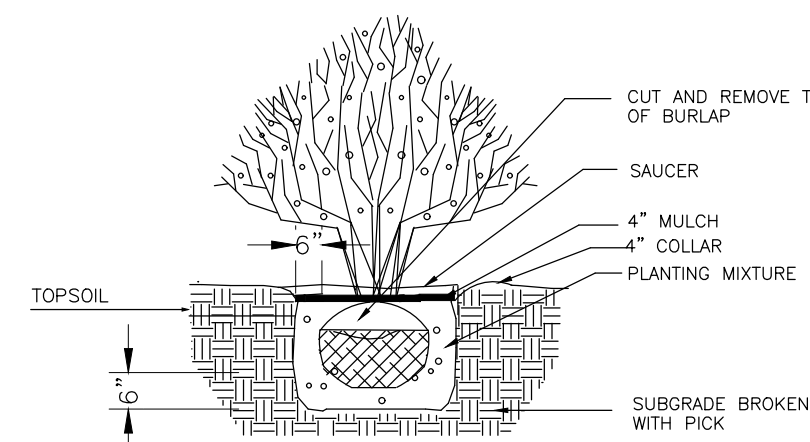
Drawing No.
SP-3



Deciduous Tree Planting NTS



Evergreen Tree Planting NTS

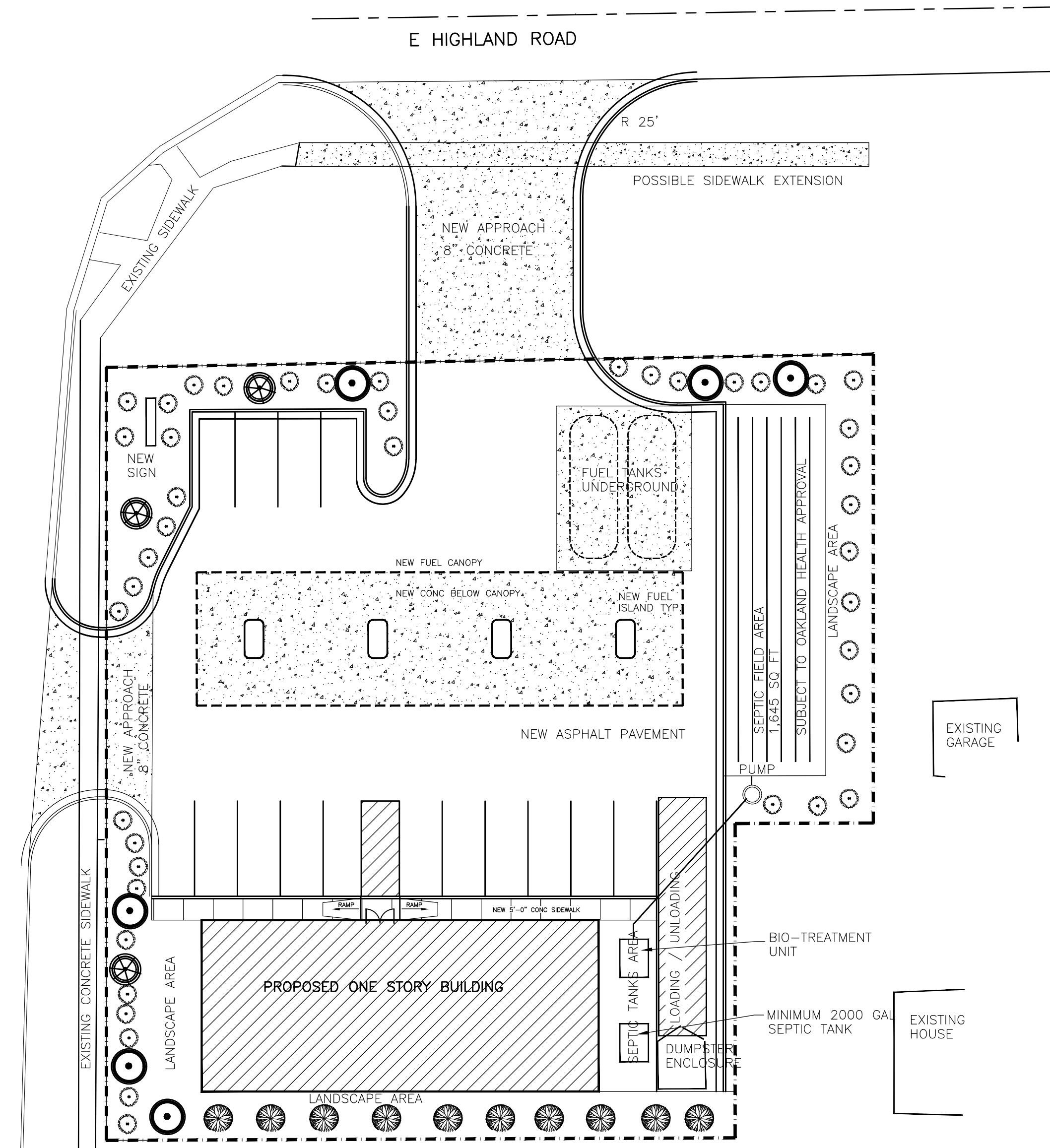


Shrub Planting NTS

NEW LANDSCAPING TABLE				
TYPE	SYMBOL	SIZE	BOTANICAL	QUANTITY
SHRUB	☉	2'-0" FT. HIGH MIN 4'-6" C/C	SPIREA SHRUB	44
SNOWDRIFT CRABAPPLE	⊙	5	4" CAL. 7' CLEAR STEM MIN	6
DECIDUOUS BLOODGOOD JAPANESE MAPLES	⊗	B&B ROOT 3" CALIP. @ 25' C/C	RED MAPLE	3
EVERGREEN SILVER FIR	⊗	B&B ROOT, 5 HIGH 2 1/2" CALIP.	ABIES ALBA	10

N MILFORD ROAD

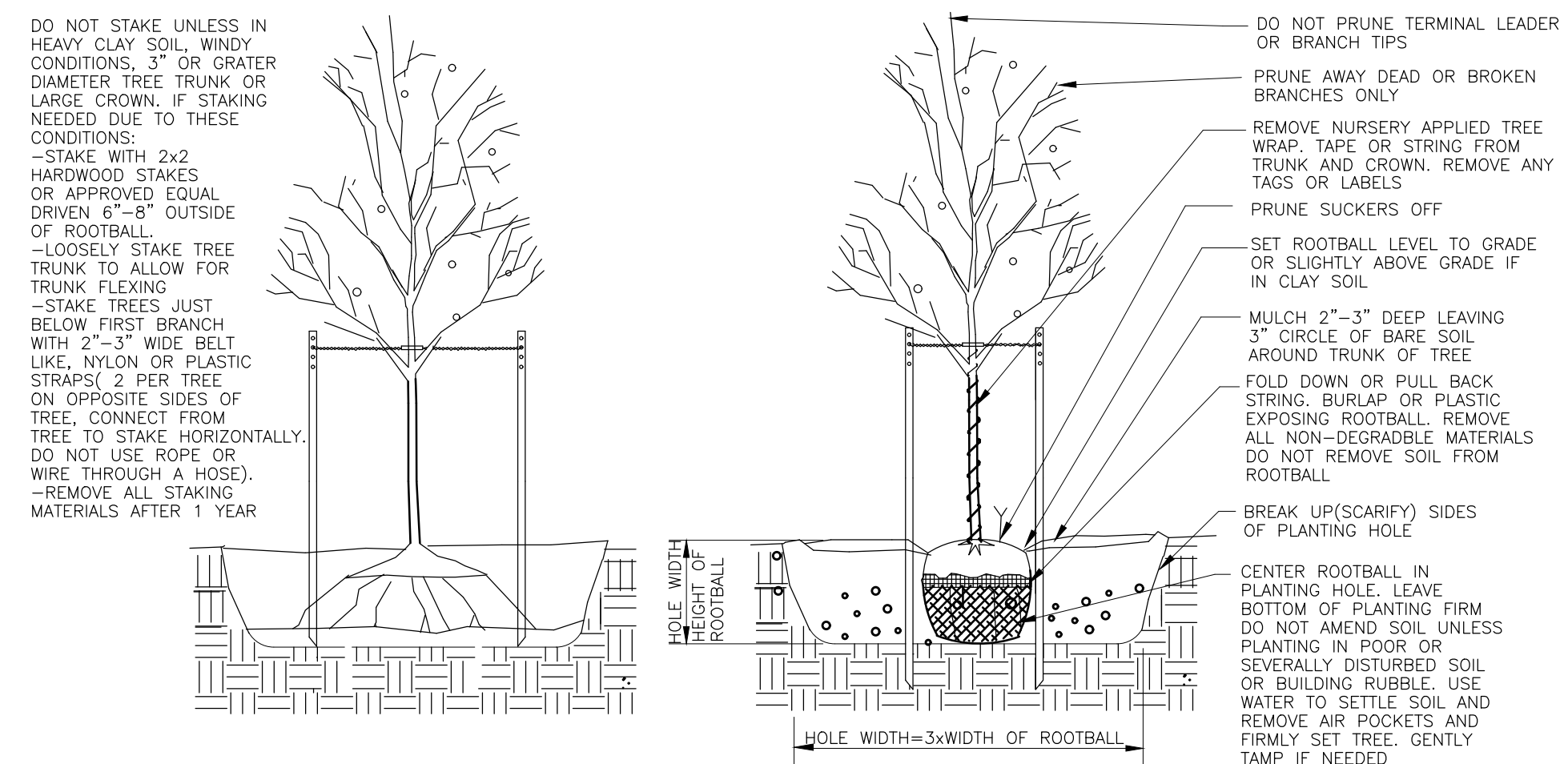
EX. CENTERLINE OF ROAD



LANDSCAPING PLAN

SCALE: 1"=20'-0"

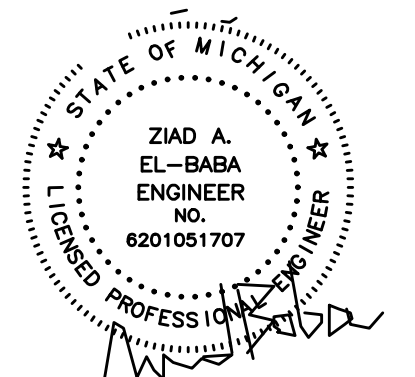
ALL LANDSCAPE AREAS TO RECEIVE UNDERGROUND IRRIGATION SYSTEM



Deciduous Tree Planting Detail



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TECUMSEH ONTARIO
N8N3P8 CANADA
CELL : 313-938-8767
CELL - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
NEW GAS STATION
394 N MILFORD ROAD
HIGHLAND TWP ,MI
OWNER

Drawing Title:
LANDSCAPING PLAN

Project Number	Scale	AS NOTED
Date		
Drawn By		
Checked By		

Drawing No.
SP-4

RESPONSIBLE FOR THE SOIL EROSION

TYPE OF SOIL

SOIL TYPE : MORLEY LOAM

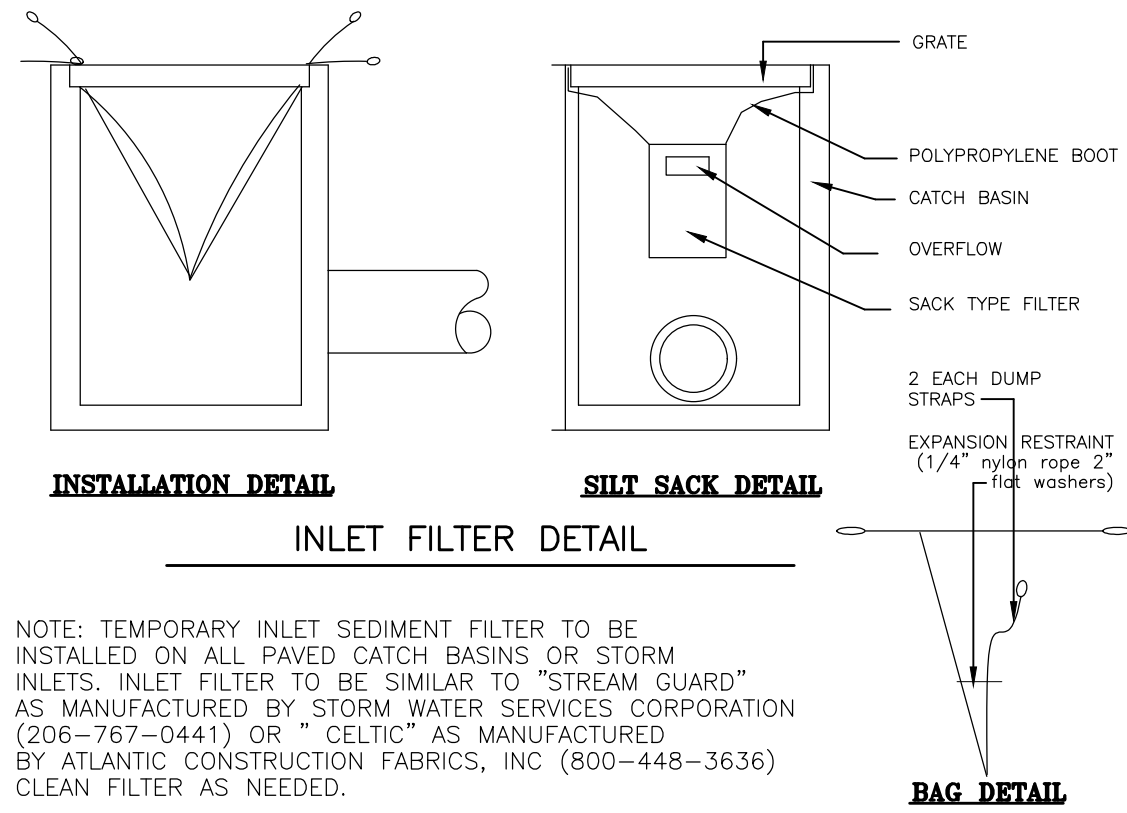
SOIL EROSION NOTES.

- INSTALL SILT FENCE AND/OR CONSTRUCTION FENCES SHOWN ON THE PLAN
- CITY OF GARDEN CITY ENGINEERING DIVISION MUST BE NOTIFIED WHEN ALL SILT FENCE FOR THIS PROJECT HAS BEEN PLACED, WITH SUFFICIENT TIME TO ALLOW INSPECTION OF SAME PRIOR TO THE START OF ANY SITE WORK
- THE PROPOSED WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH APPROVED EARTH CHANGE PLANS AND IN COMPLIANCE WITH ALL THE REQUIREMENTS OF THE PERMIT-ACT 451 OF PUBLIC ACTS OF 1994 AND RULES PROMULGATED THEREUNDER
- ACCESS TO CONSTRUCTION SITE SHALL BE OVER AN EXISTING APPROACH
- CONTRACTOR TO PERFORM DAILY STREET SWEEPING MAY BE NEEDED TO KEEP SOIL THAT IS TRACKED ONTO THE ROADS FROM REACHING THE STORM SEWER SYSTEM.
- ALL MUD AND/OR DIRT TRACKED ONTO EXISTING ROADS AND DRIVEWAYS OR ADJACENT PARKING LOT AREAS FROM SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED DAILY BY THE GENERAL CONTRACTOR OR HIS DESIGNEE
- ALL OF THE SOIL EROSION DEVICES SHALL BE MAINTAINED DAILY BY THE CONTRACTOR.
- ALL CONTRACTORS:** DO NOT NEEDLESSLY DESTROY VEGETATION OF ANY TYPE. DUST CONTROL IS TO BE MAINTAINED ON SITE DURING CONSTRUCTION. ALL DIRT AND DEBRIS ARE TO BE KEPT OF ALL ADJACENT ROADS. IN NO EVENT SHALL WORK AREA EXTEND BEYOND THE LIMITS OF CONSTRUCTION INDICATED ON THE PLAN.
- DURING CONSTRUCTION OF THE NEW STORM STORAGE PIPE THE ENDS OF ALL OPEN PIPES WILL BE PROTECTED BY FILTER BAGS, STONE FILTERS, OR OTHER APPROVED MEANS (UNTIL FULLY INSTALLED)

10- AREA OF DISTURBANCE .39 AC
 NEW CONC CURBS, LANDSCAPING
 NEW PAVEMENT, NEW BUILDING
 NEW STORM DRAINAGE SYSTEM

RULE ADOPTED:
 PART 91, SOIL EROSION & SEDIMENTATION CONTROL, PA 451 OF 1994 AS AMENDED AND THE RULES 323, 1701-1714 PROMULGATED UNDER PART 91 ARE HEREBY ADOPTED BY REFERENCE AND MADE A PART OF THIS ORDINANCE AS IF FULLY SET FORTH HEREIN

- APPROXIMATE STARTING DATE: MID 2019
- APPROXIMATE COMPLETION DATE: END OF 2019
- TOTAL ACRES OF DISTURBANCE : 0.39 ACRES
- EXISTING LOAMY SOIL
- NEAREST BODY OF WATER = 1000+/- FT RIVER ROUGE

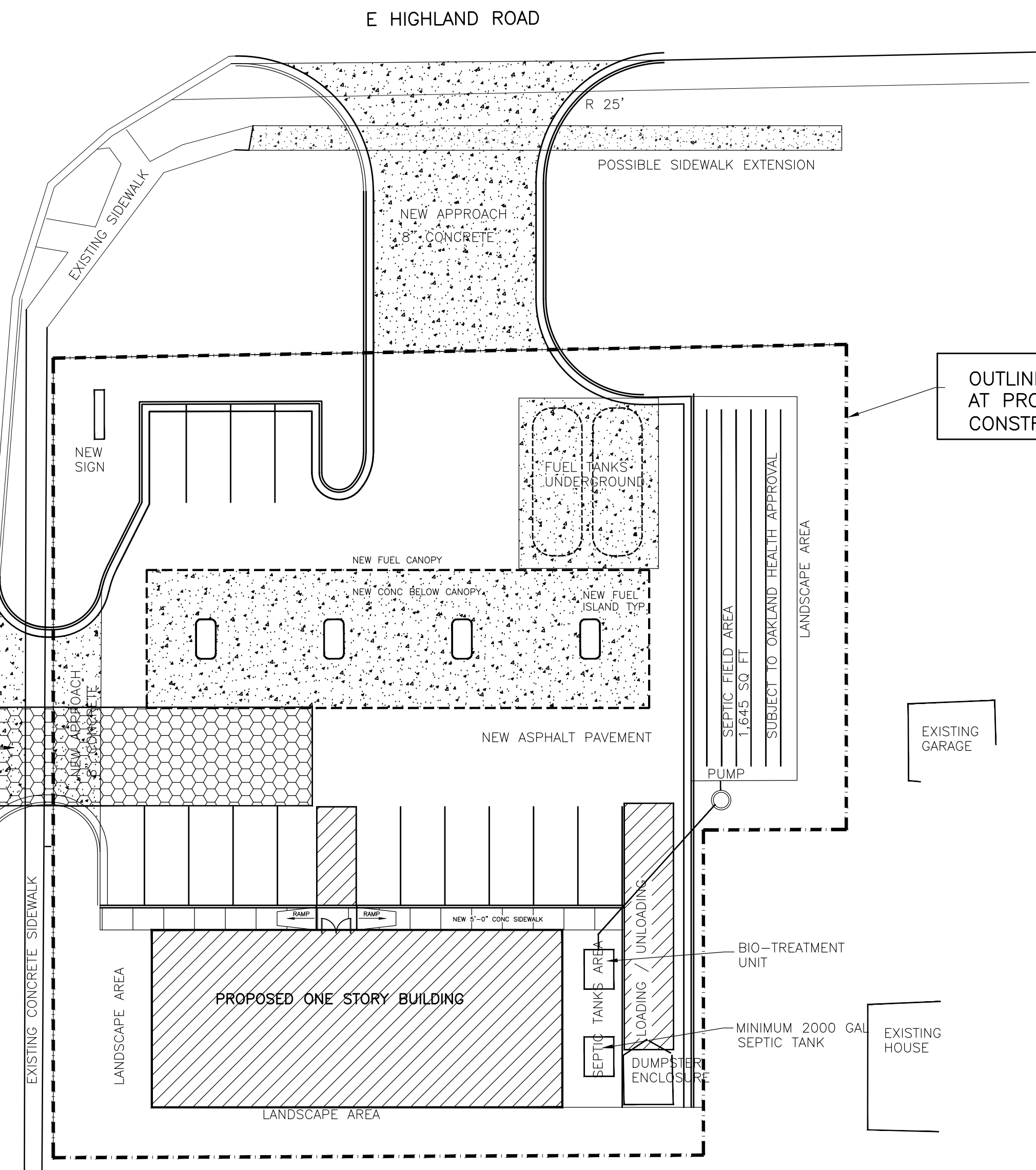
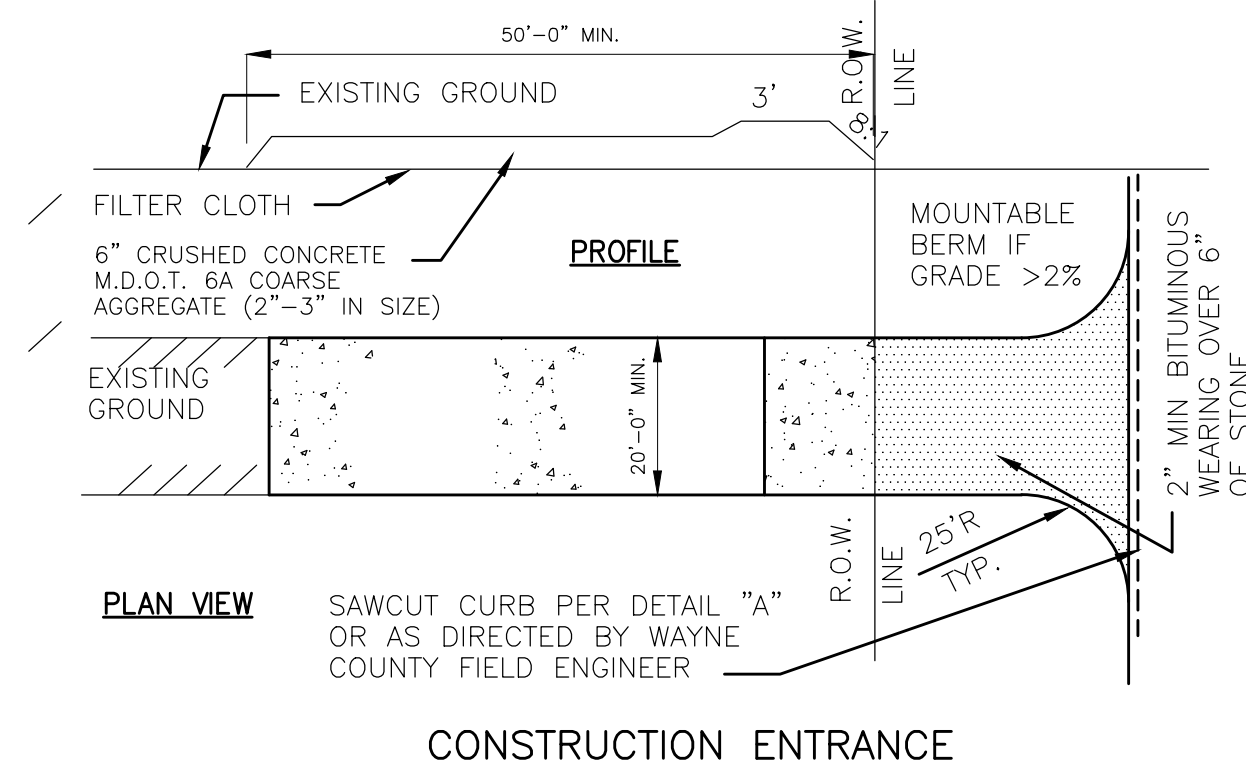


NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAM GUARD" AS MANUFACTURED BY STORM WATER SERVICES CORPORATION (206-767-0441) OR "CELTIC" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC (600-448-3636) CLEAN FILTER AS NEEDED.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE MID 2020				
	FIRST	SECOND	THIRD	FOURTH	FIFTH
A SOIL EROSION CONTROL MEASURE	█	█	█	█	█
B BUILDING STRUCTURAL					
C SITE PREPARATION					
D NEW PAVEMENT					
E NEW LANDSCAPING/CURBING					
F STORM SEWER					

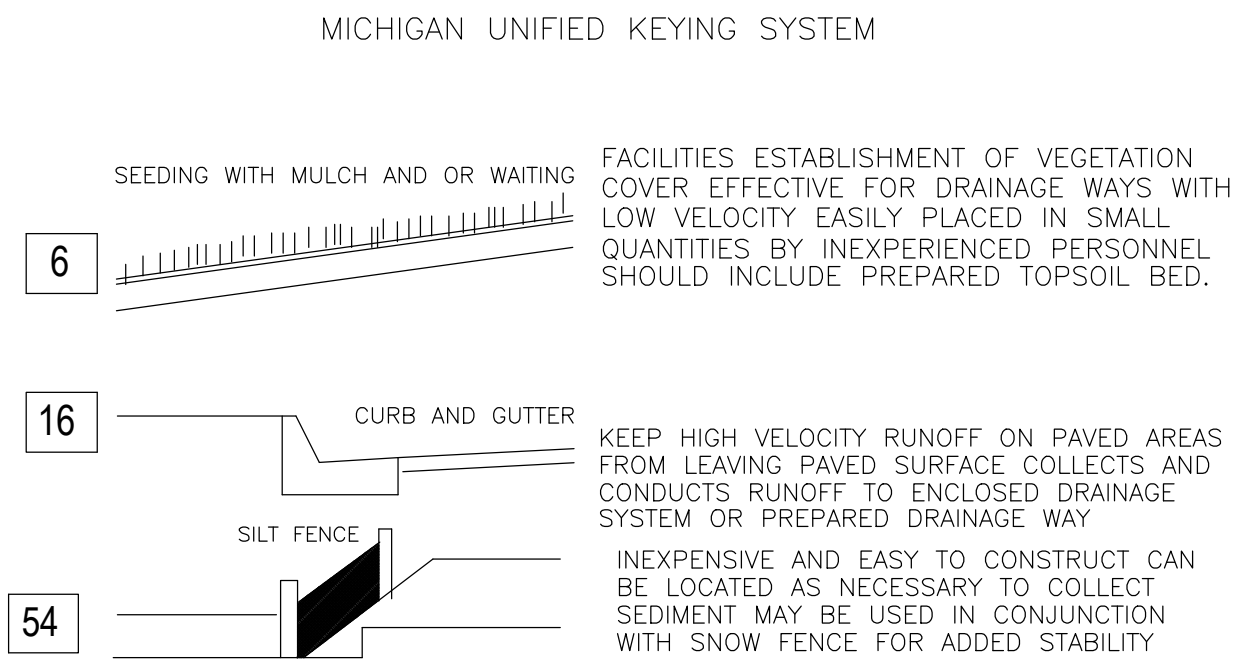
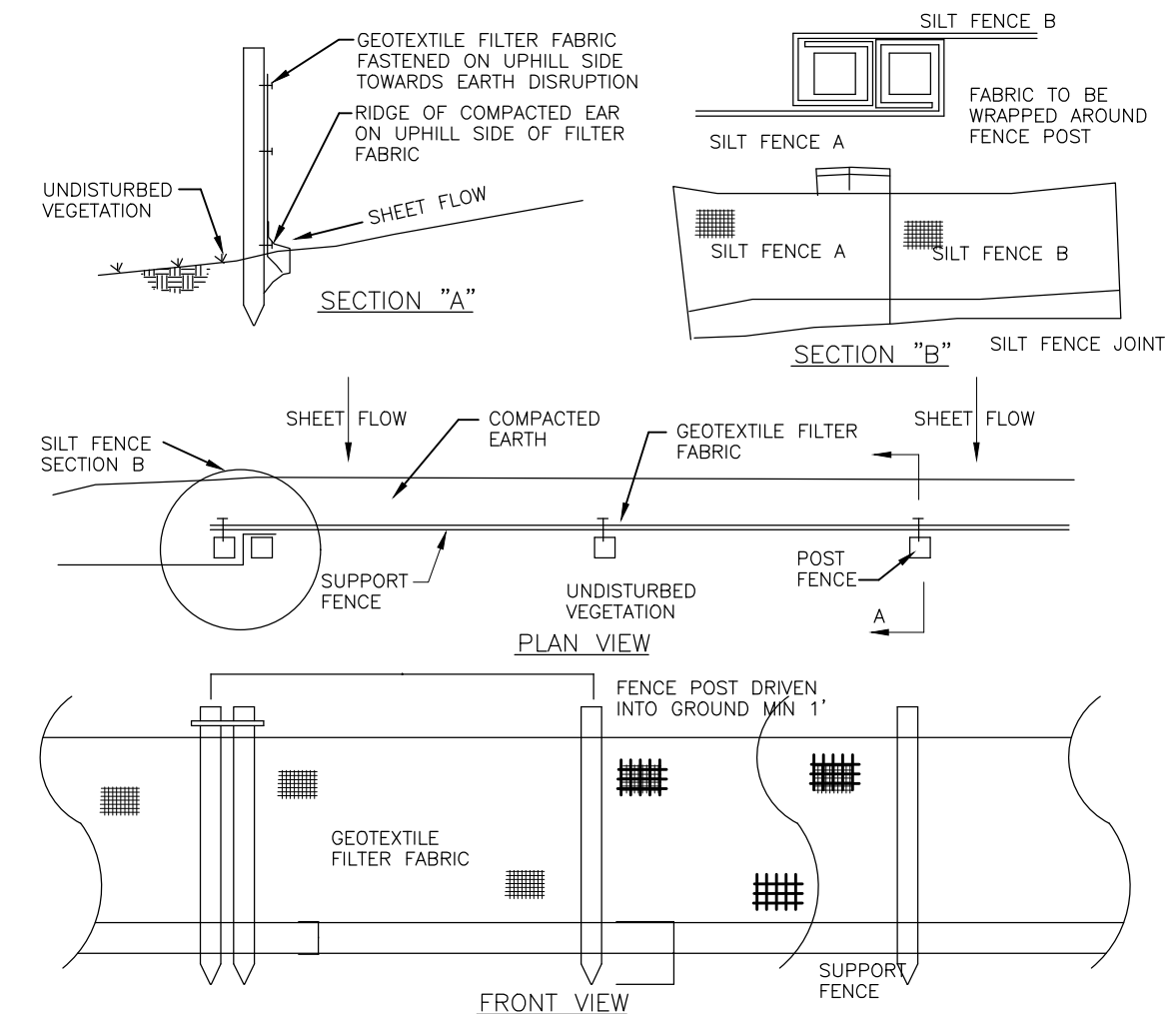
PROPOSED WORK:

NEW PARKING LOT - AND LANDSCAPING



EROSION PLAN
 SCALE: 1"=20'-0"

THIS PLAN ILLUSTRATES THE MINIMUM SESC MEASURES NEEDED TO PREVENT SOILS FROM LEAVING THE SITE AND IS SUBJECT TO CHANGE AS CONDITIONS IN THE FIELD WARRANT

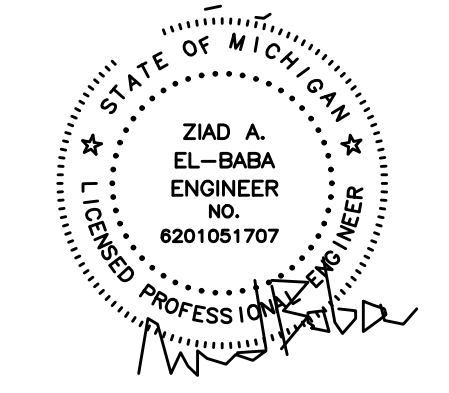


NOTE: EARTHWORK, GRADING AND PAVING SHALL COMPLY WITH COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE CITY STANDARDS AND SPECIFICATIONS FOR LAND DEVELOPMENT PROJECTS. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN SPECIFICATIONS AND BECOME FAMILIAR WITH THEIR REQUIREMENTS.

CLOSEST SURFACE WATER IS MDOT STORM SYSTEM



CAUTION !!!
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ZIAD EL-BABA ENGINEERING

674 GAUTHIER
 TECUMSEH ONTARIO
 N8N3P8 CANADA
 CELL : 313-938-8767
 CELL - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

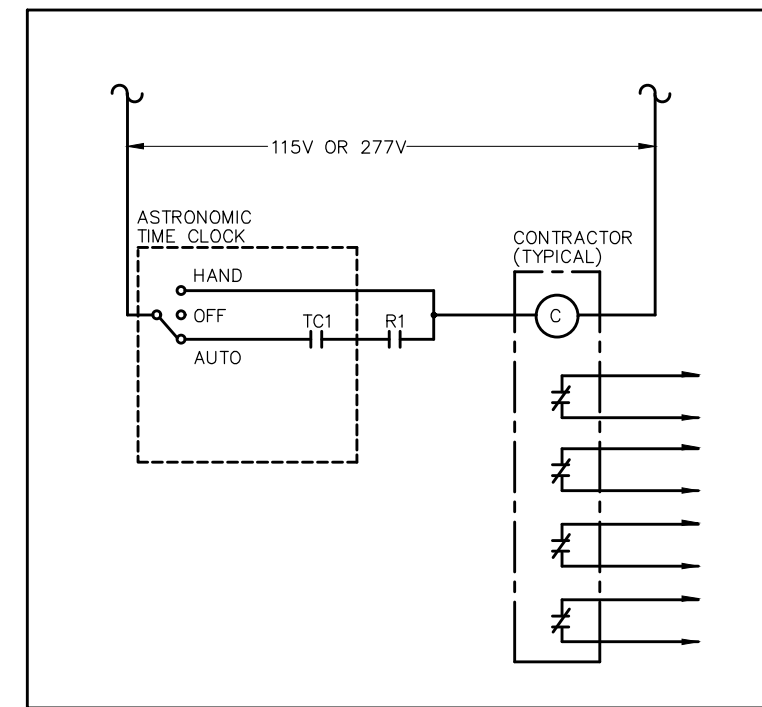
Project:
 NEW GAS STATION
 394 N MILFORD ROAD
 HIGHLAND TWP ,MI
 OWNER

Drawing Title:
 EROSION PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
 SP-5

WATTSTOPPER # EM-24A2
(OPTIONAL)



NOTE:
WATTSTOPPER # HINCXX-VOLT
XX = SPECIFY QUANTITY OF CONTRACTOR
POLES REQUIRED (MULTIPLES OF 4)
VOLT = SPECIFY 115V OR 277V
CONTRACTOR TO SPECIFY NUMBER OF CIRCUITS REQUIRED

- SEE MH COLUMN OF LUMINARIES LOCATIONS FOR MOUNTING HEIGHTS.
- SEE LUMINARIES SCHEDULE FOR LIGHT LOSS FACTORS.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.0 fc	9.50 fc	0.1 fc	9.5/0.1	50.0:1

LUMINAIRE SCHEDULE

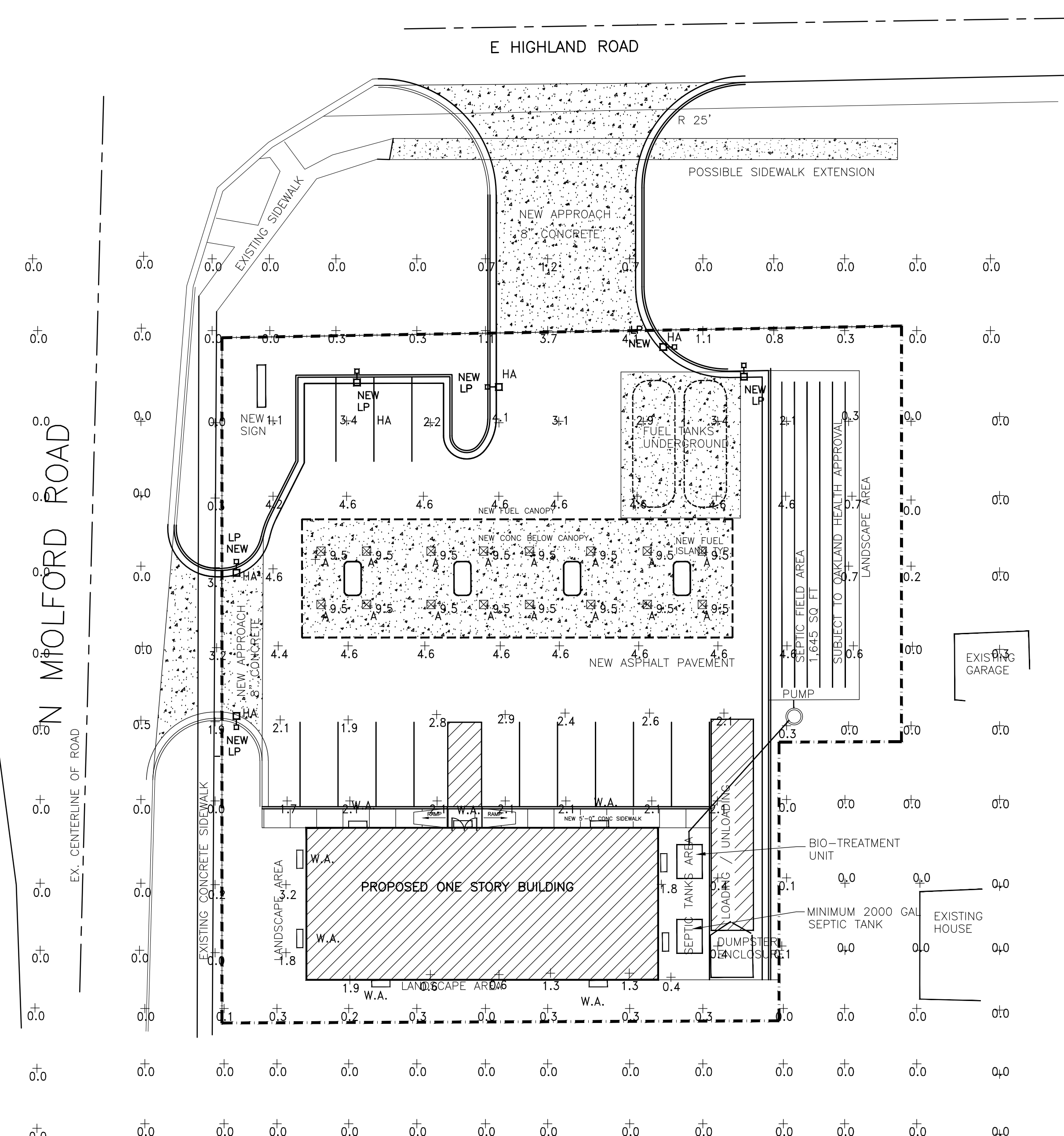
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
WA	9	LITHONIA #WST 100M FT (WALL MTD)	ARCHITECTURAL SCENCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR, FLAT GLASS	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LTL11348.IES	8500	0.72	140	

CANOPY LIGHTING BY ENCORE OR EQUAL

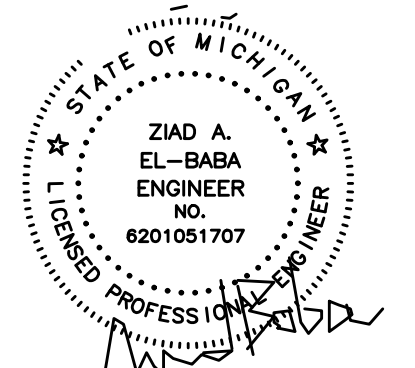
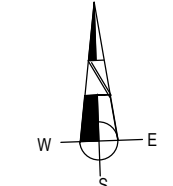
Symbol	Label	Qty	Catalog Number	Description	Lamp	LENS	LINE VOLTAGE	LUMINAIRE	Watts
A	16	RECESSED	250W CLEAR SMH F	MT	WHT	250			

LUMINARIES SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
NEW LP	8	TOP MOUNTED FIXTURES STANDARD SIMPLE STYLE CASTING W/ LUNAR OPTICS	145 HP 150W, 55V, HPS BALLAST DOWNWARD POSITION.	GV05012SB3NNZ	12000	0.72	213		



PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



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ENGINEERING**

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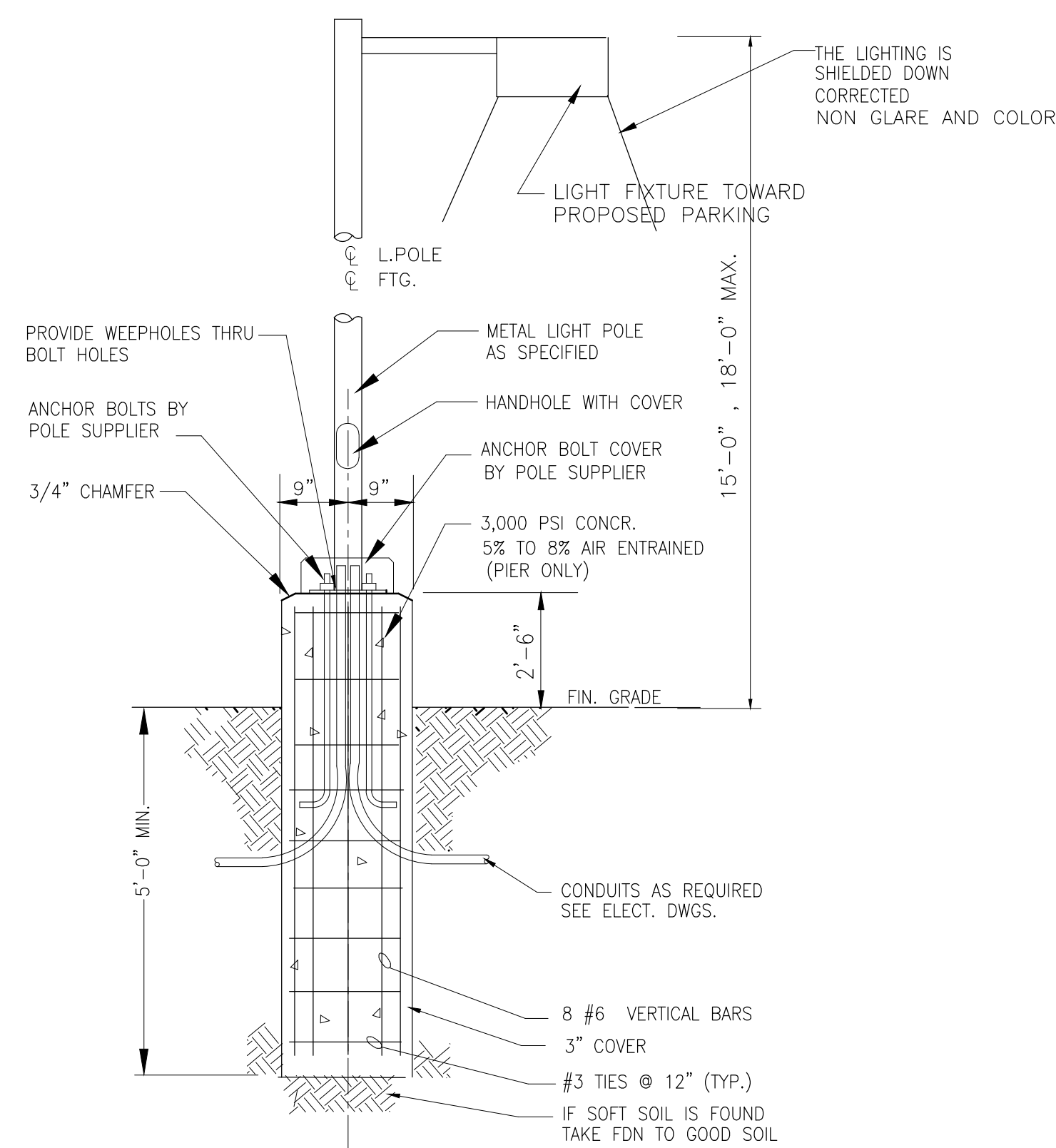
DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
NEW GAS STATION
394 N MILFORD ROAD
HIGHLAND TWP ,MI
OWNER

Drawing Title:
PHOTOMETRIC PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
SP-6

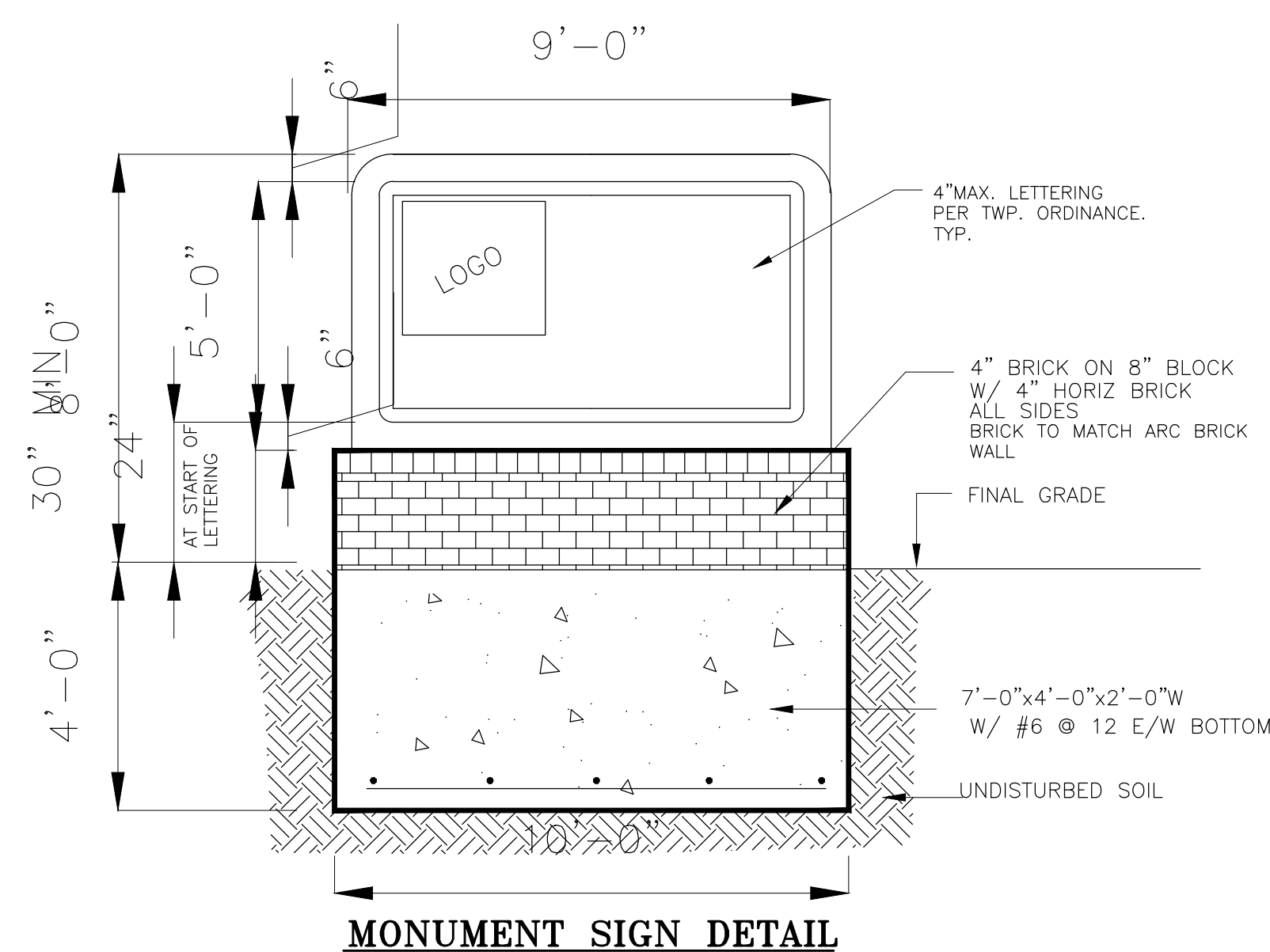


TYP. LIGHT POLE BASE DETAIL

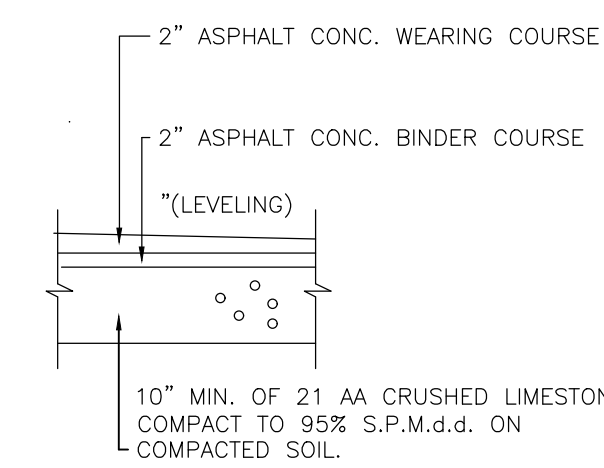
NOTE: ALL NEW LIGHTING TO BE SHIELDED AND DIRECTED DOWN WARD.

LIGHTING NOTES:

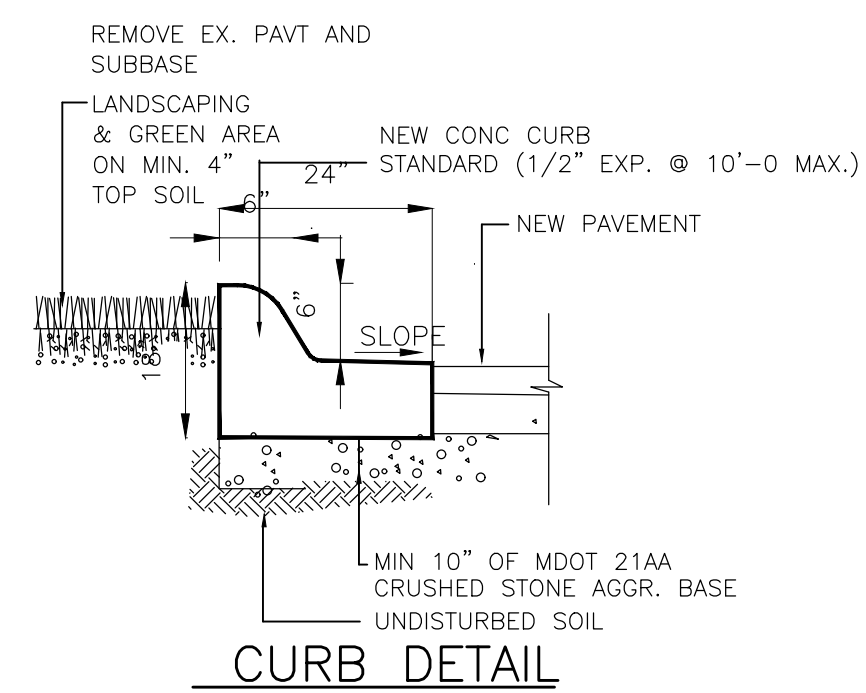
- 1- PARKING LOT LIGHTING POLE LENS TO BE LIMITED TO 250 W
- 2- FUEL CANOPY LIGHTING IS LIMITED TO 400 W. AND RECESSED IN
- 3- WALL PACKS ARE LIMITED TO 1745 W
- 4- ALL LIGHTS TO BE SHIELDED FROM ADJACENT PROPERTY.



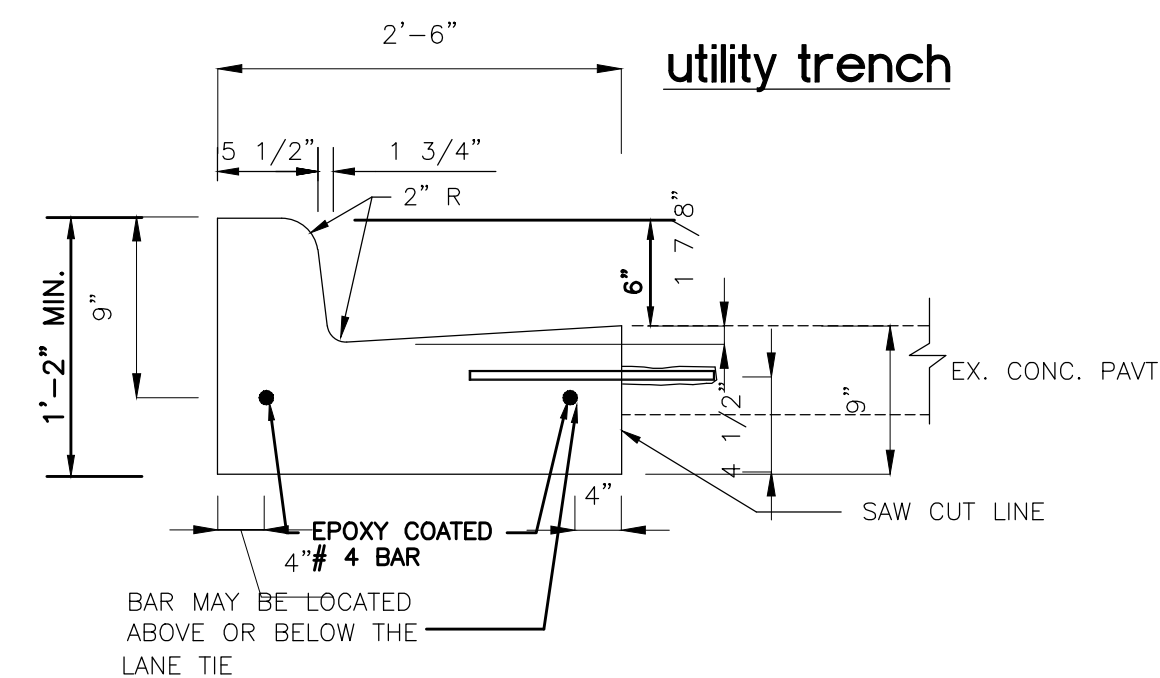
MONUMENT SIGN DETAIL



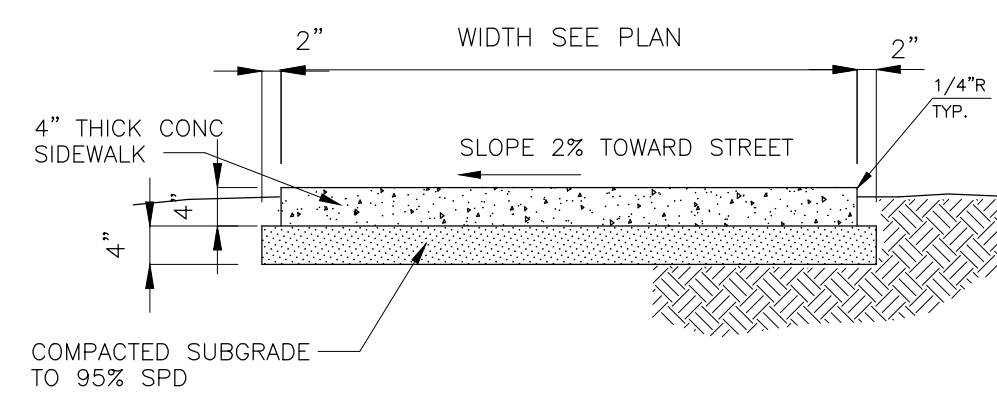
ASPHALT PAVEMENT
NO SCALE



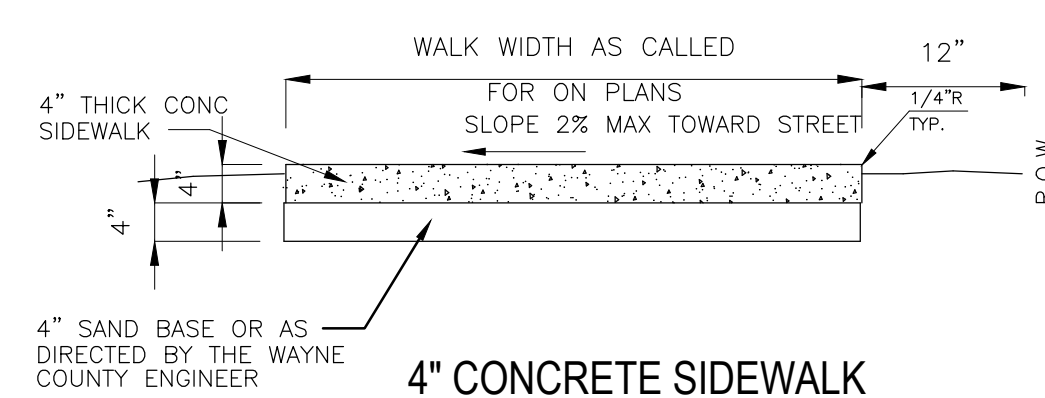
CURB DETAIL



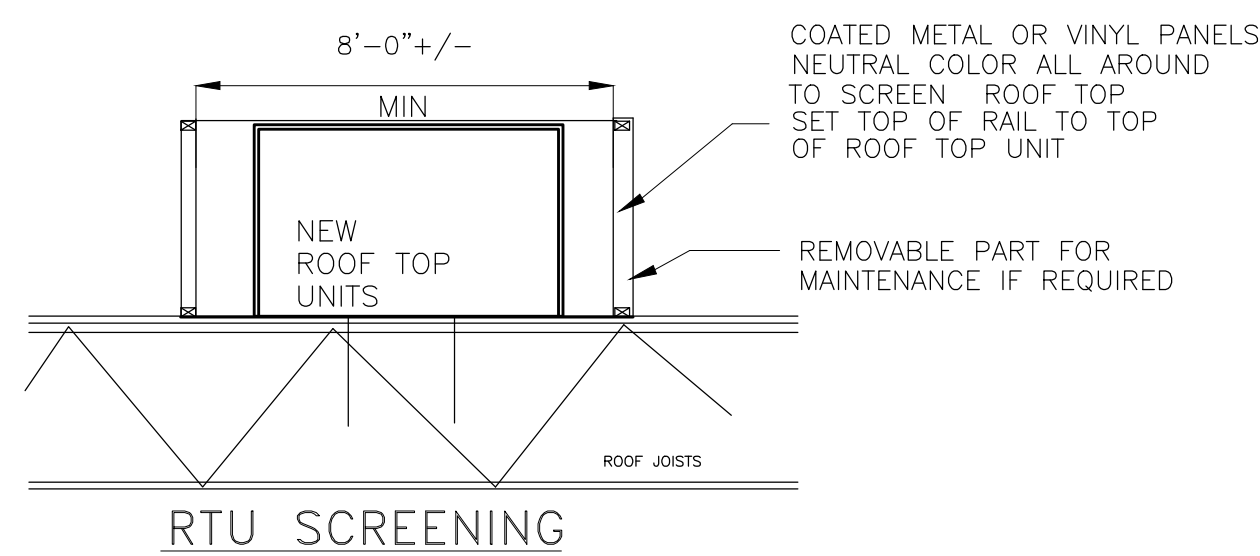
CURB + GUTTER TYPE F-5
M.DOT R-30 E



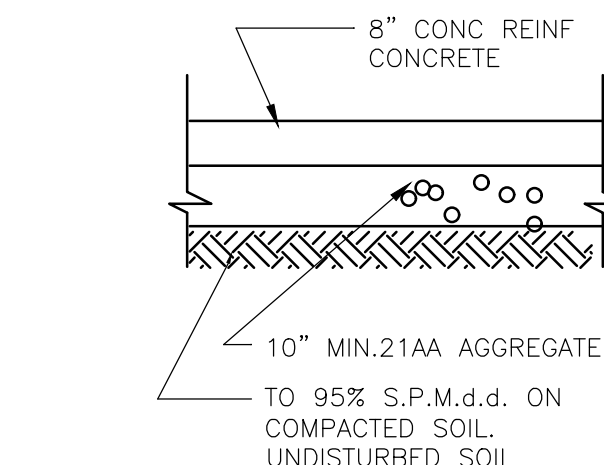
4" CONCRETE SIDEWALK



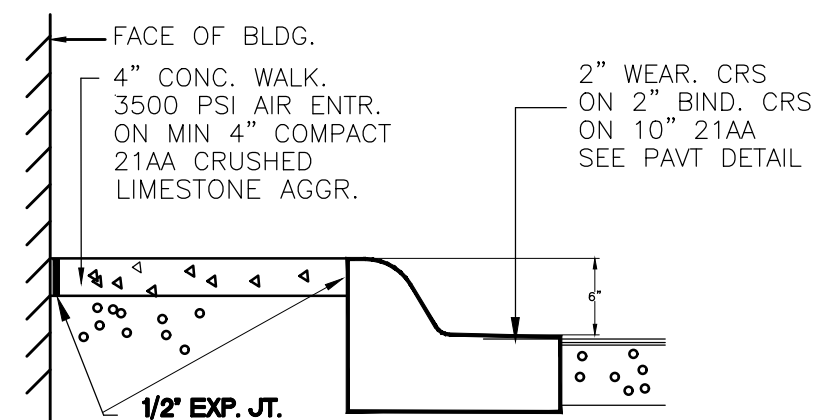
4" CONCRETE SIDEWALK



RTU SCREENING



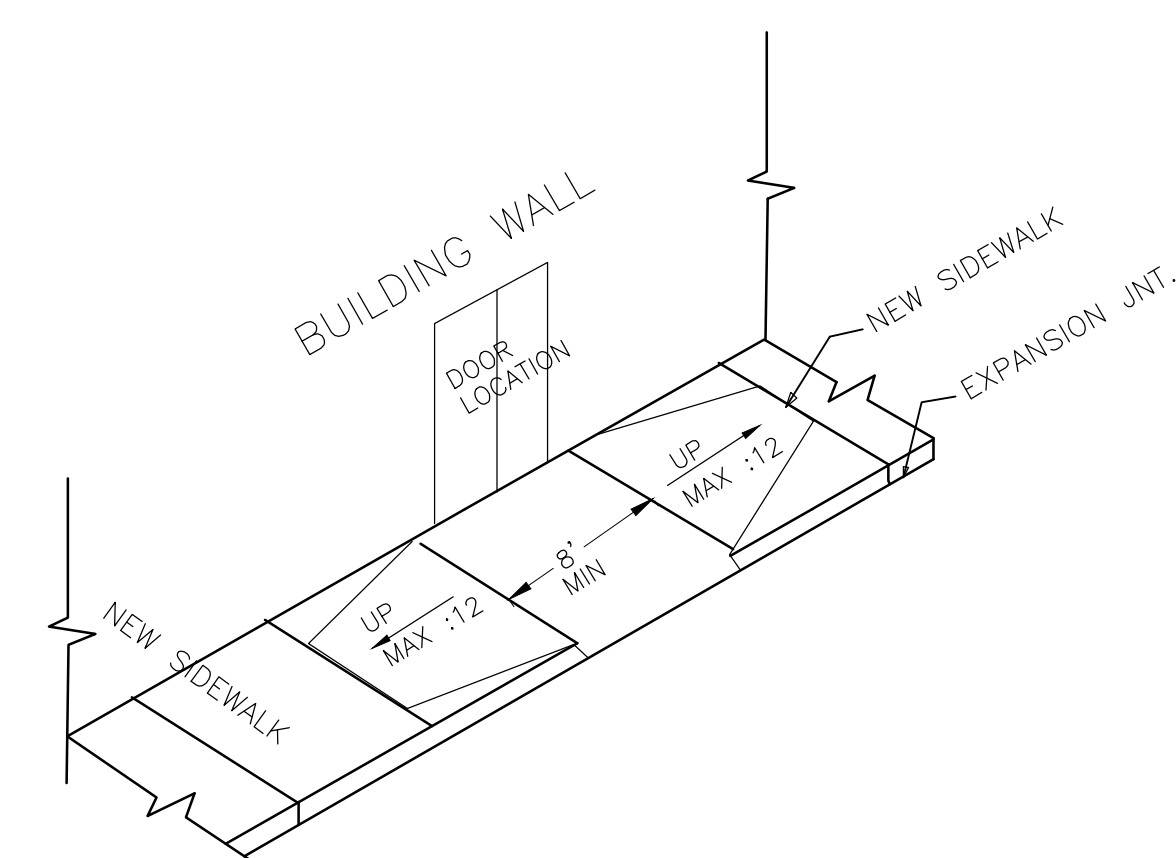
CONC PAVT. DETAIL
NO SCALE



INTEGRATED SIDEWALK DETAIL

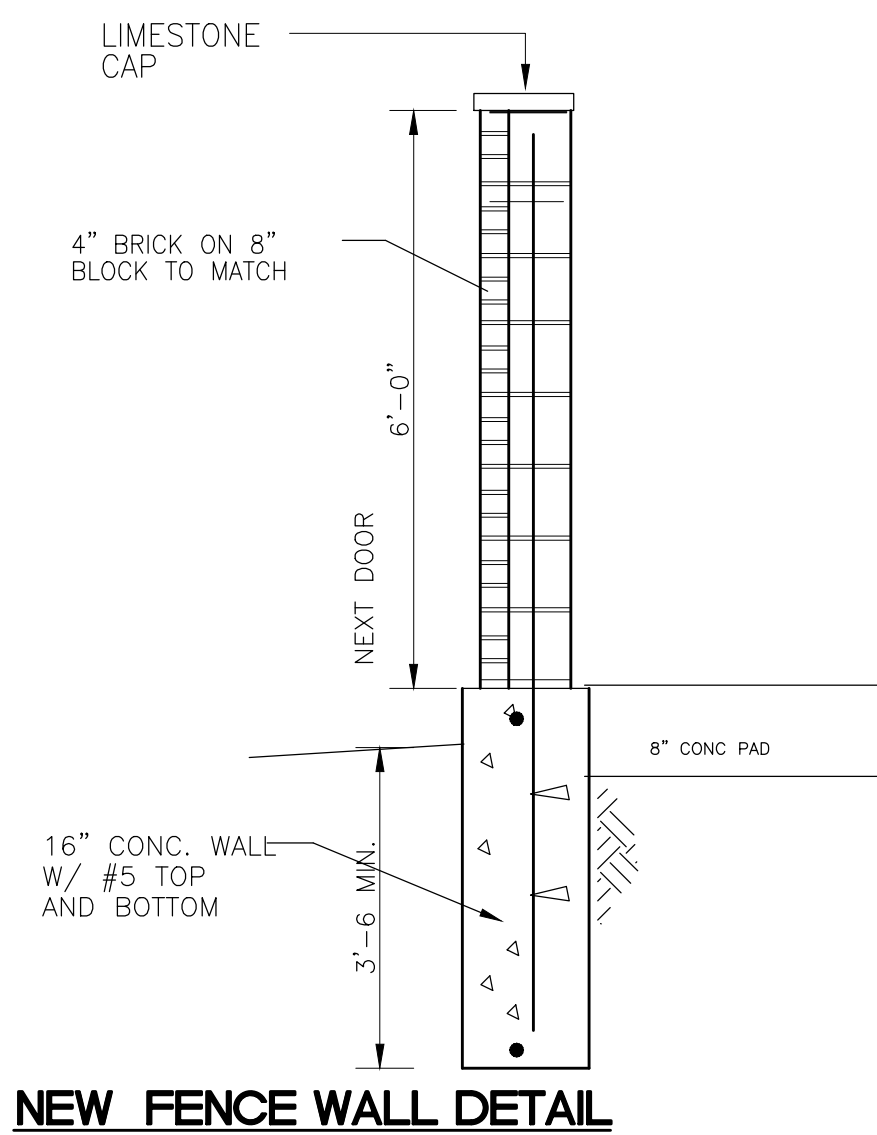
N.T.S.

WAYNE COUNTY PLAN REVIEW NO. R19-927

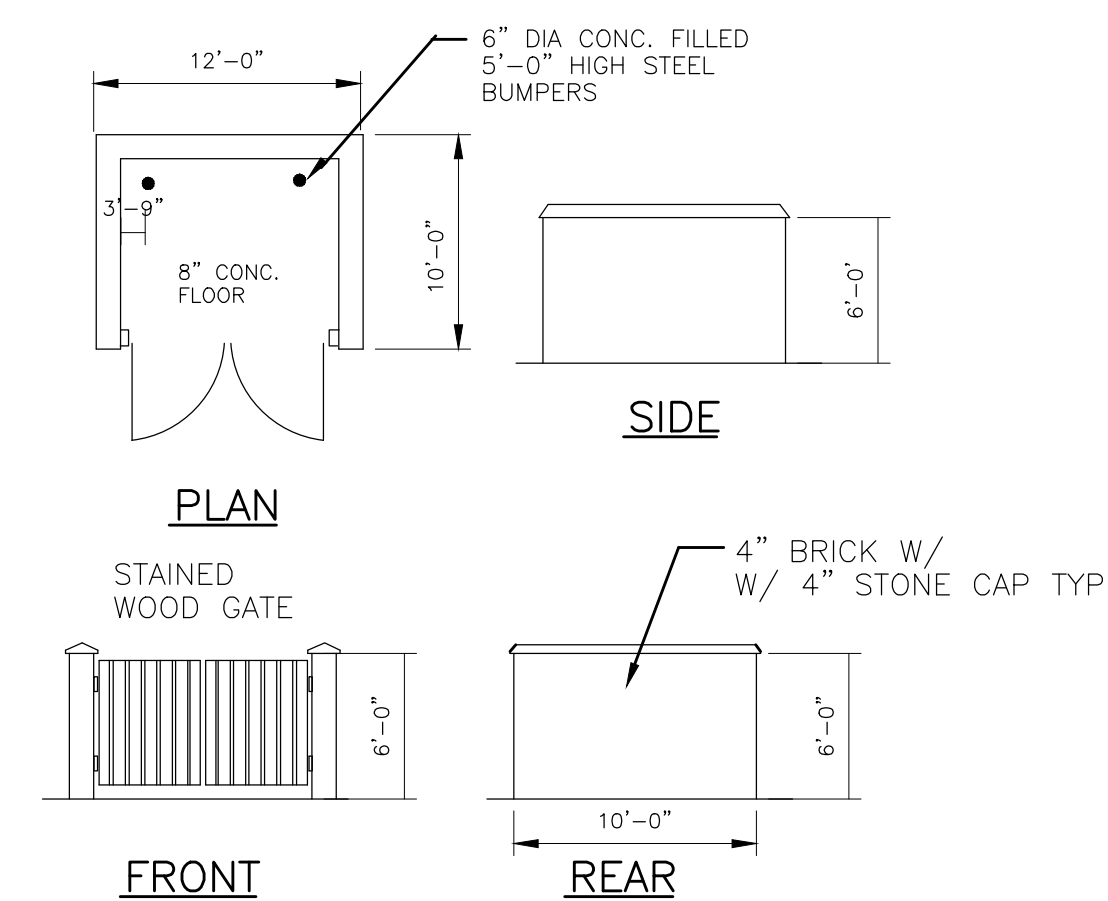


HANDICAP RAMP DETAIL

NO SCALE

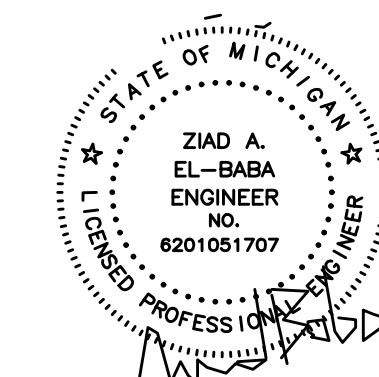


NEW FENCE WALL DETAIL



10'x12' DUMPSTER ENCLOSURE ELEVATIONS

SCALE: 1/8" = 1'-0"



ZIAD EL-BABA ENGINEERING

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N8N3P8 CANADA
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CELL - 519-796-9882

DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
NEW GAS STATION
394 N MILFORD ROAD
HIGHLAND TWP ,MI
OWNER

Drawing Title:
EROSION PLAN

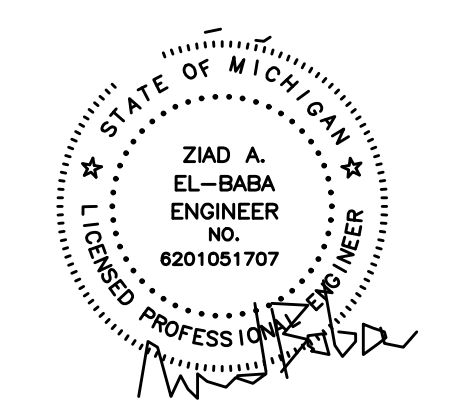
Project Number	Scale	Date	Drawn By	Checked By
	AS NOTED			

Drawing No.

SP-7

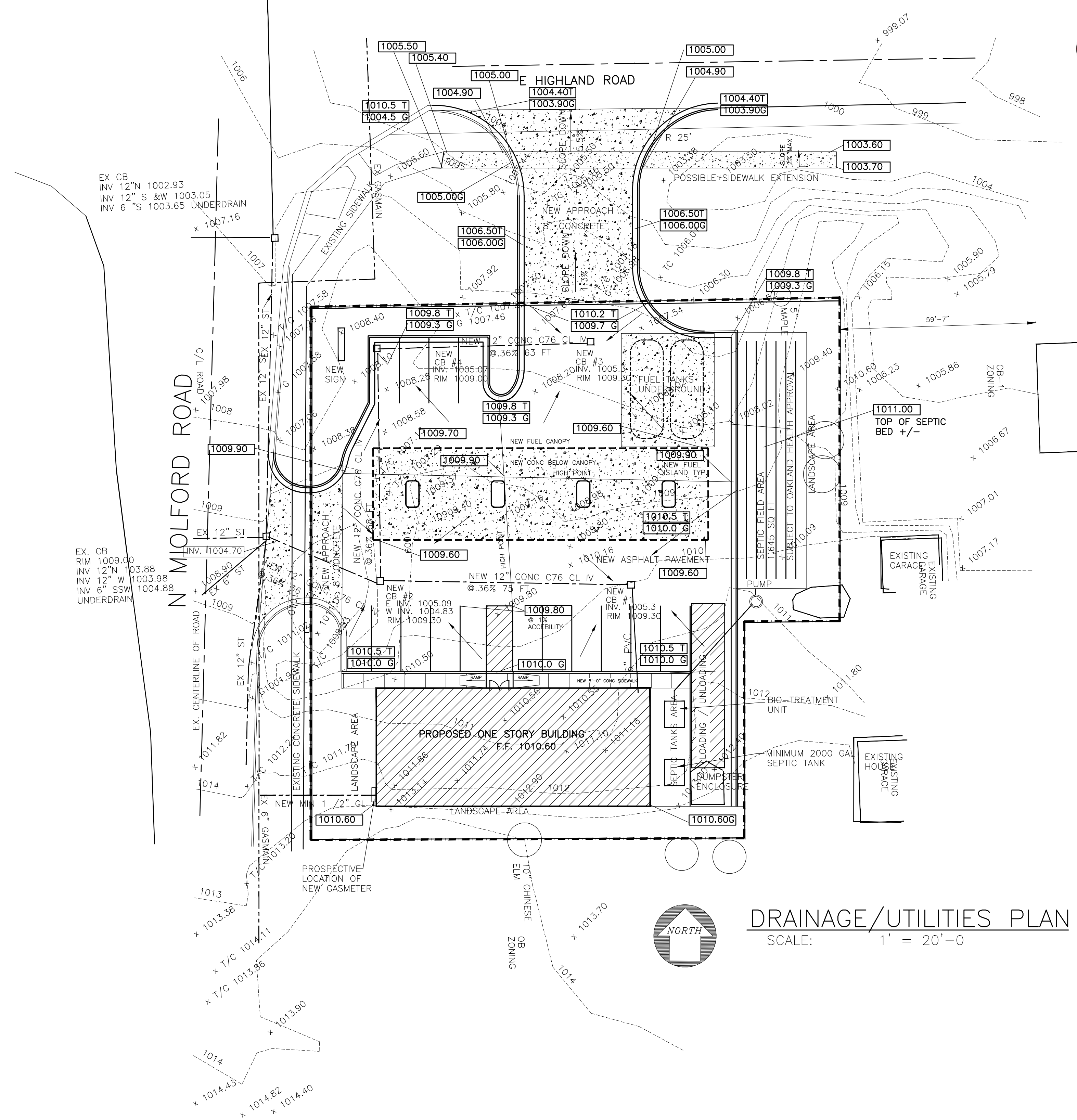


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DRAINAGE/UTILITIES PLAN
 SCALE: 1" = 20'-0"

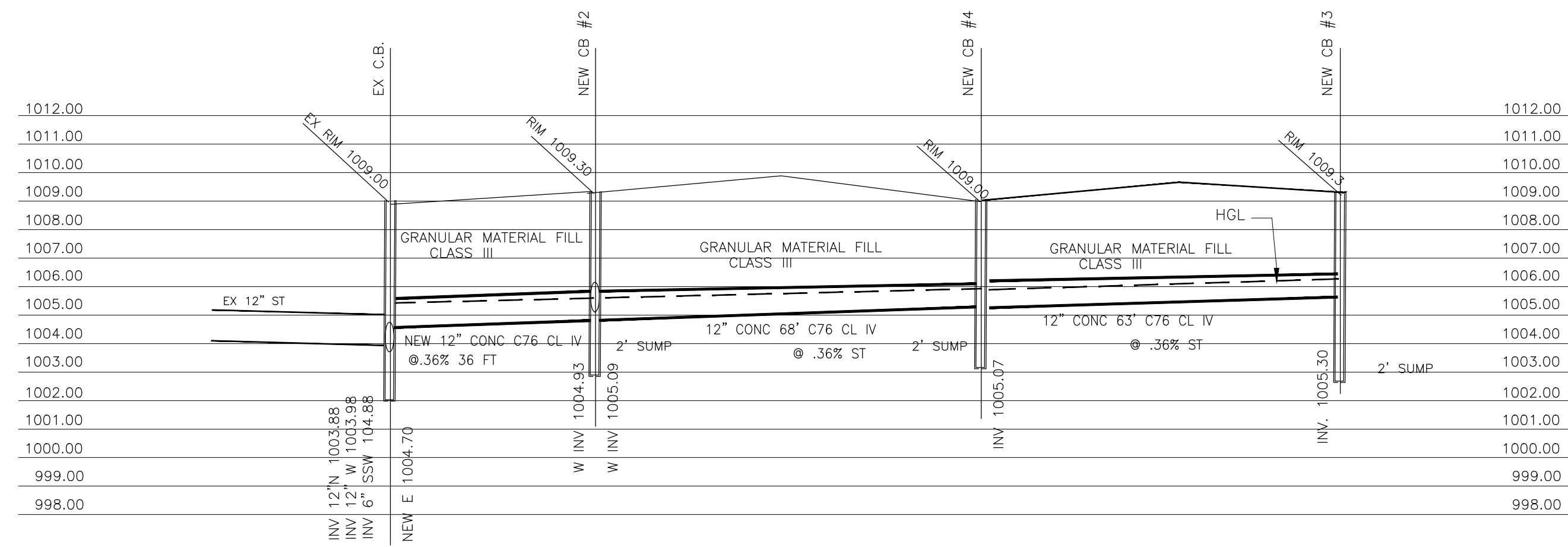
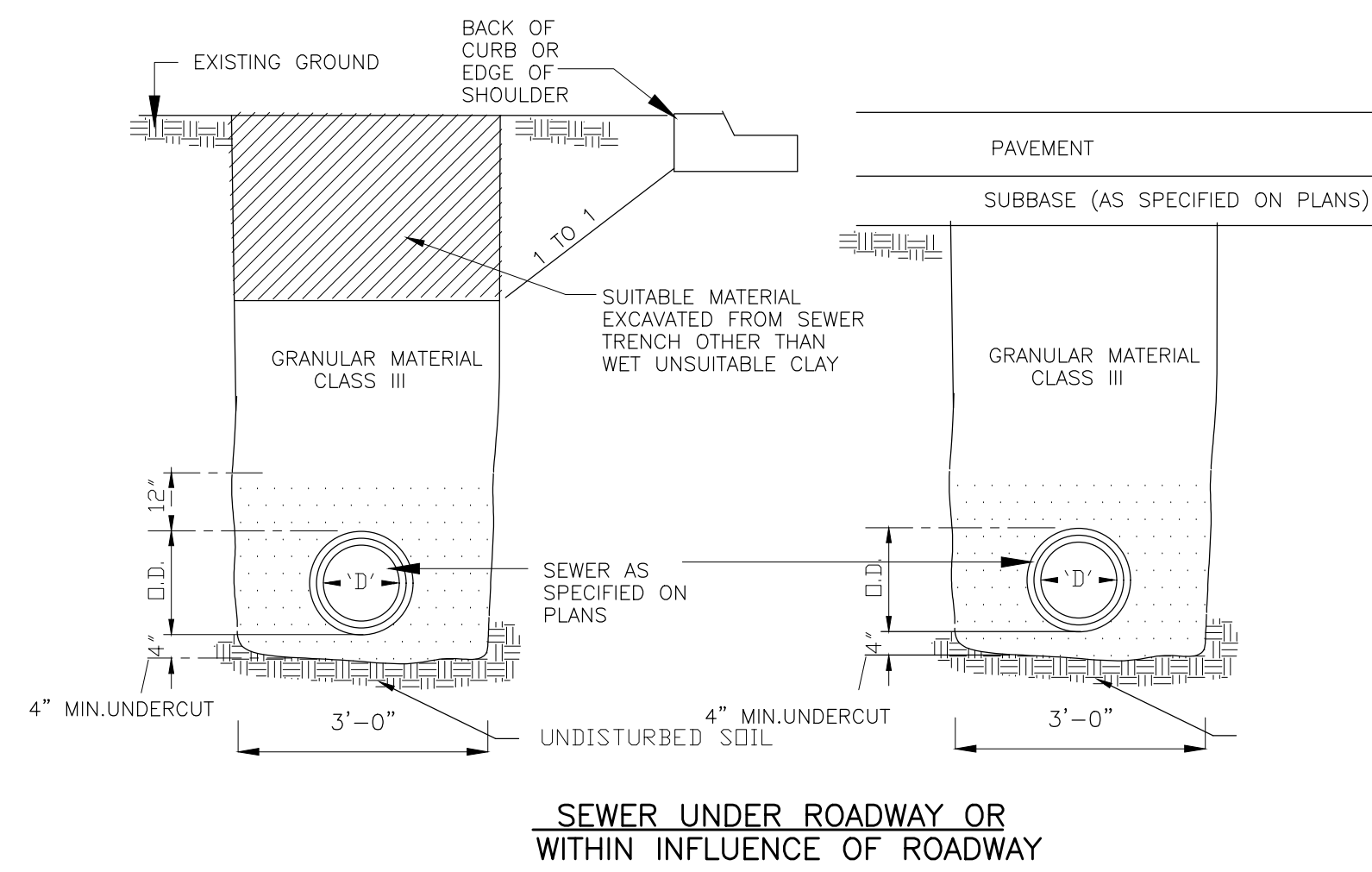
DATE	REV. NO.	ISSUED FOR
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Project:
 NEW GAS STATION
 394 N MILFORD ROAD
 HIGHLAND TWP ,MI
 OWNER

Drawing Title:
 DRAINAGE/UTILITIES PLAN

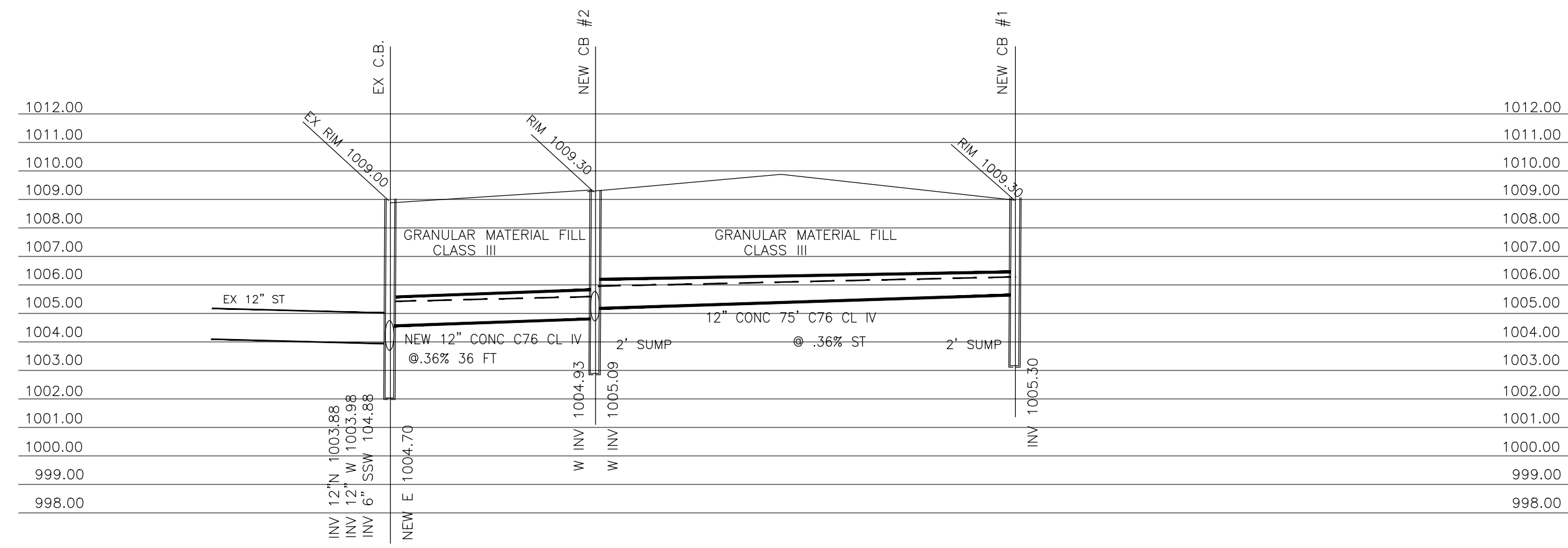
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
 SP-8



STORM PROFILE FROM CB #3 TO EXISTING CB

SCALE: HORIZ. 1"=20'-0"
VERT. 1"=4'-0"



STORM PROFILE FROM CB #1 TO EXISTING CB

SCALE: HORIZ. 1"=20'-0"
VERT. 1"=4'-0"

TC = 242 / 60(2.7) = 1.5 MIN

$$T_c = \frac{L}{60V}$$

$$I = \frac{30.20p^{0.22}}{(T_c + 9.17)^{0.81}}$$

Eq. III-7	$I = \frac{30.20p^{0.22}}{(T_c + 9.17)^{0.81}}$
I =	Average rainfall intensity in inches/hour
p =	Design storm return period in years
T _c =	Time of concentration in minutes

C Values		
Green Space	HSG A	0.15
	HSG B	0.20
	HSG C	0.25
	HSG D	0.30
Impervious Areas		0.95
Water		1.00

*HSG = Hydrological Soil Group

STORM CALCULATION:

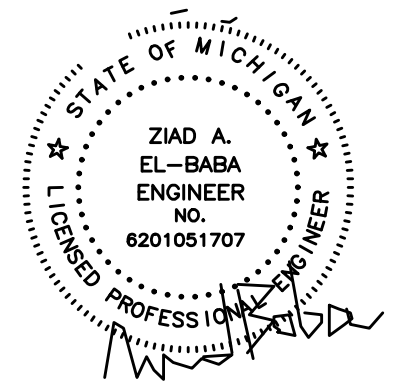
10 YEAR STORM USE TC = 10 MIN
 $I_{10} = 30.20(10)^{0.22} / (9.17 + 10)^{0.81} = 4.58$ in/hr

$Q = C.I.A. = \frac{25,500}{10} = 2,550$ FT³/S

$T = L/V * 60 = \frac{75 * 60}{4.58} = 982$ MIN

$n = 0.012$

FROM MH	TO MH	AREA ACRES	TOTAL AREA ACRES	C	T	I	Q C.I.A. FT ³ /S	L FT	D IN.	S SLOPE	Q full FT ³ /S	V full FT ³	INV UPST	INV. DNST	RIM ELEV	H.G. UPPER	RIM - HGL MINIMUM 2.5
CB #1	CB #2	.24 INCL BLDG	.24	.78	.78	10.00	4.58	0.86	75	.32	2.1	2.7	1005.30	1005.09	1009.30	1006.1	3.2
CB #3	CB #4	.13	.13	.67	.67	10.46	4.58	0.40	63	.32	2.1	2.7	1005.30	1005.07	1009.30	1006.1	3.2
CB #4	CB #2	.07	.20	.68	.70	10.46	4.50	0.63	68	.32	2.1	2.7	1005.07	1004.93	1009.00	1005.87	3.13
CB #2	EX CB	.12	.56	.80	.73	10.46	4.46	1.80	36	.32	2.1	2.7	1004.93	1004.70	1009.30	1005.73	3.57



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DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
NEW GAS STATION
394 N MILFORD ROAD
HIGHLAND TWP ,MI
OWNER

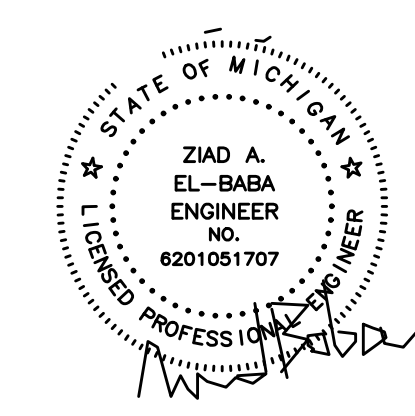
Drawing Title:
DRAINAGE/UTILITIES PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
SP-9



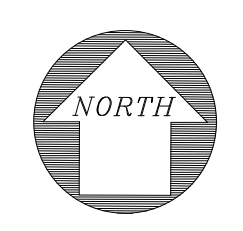
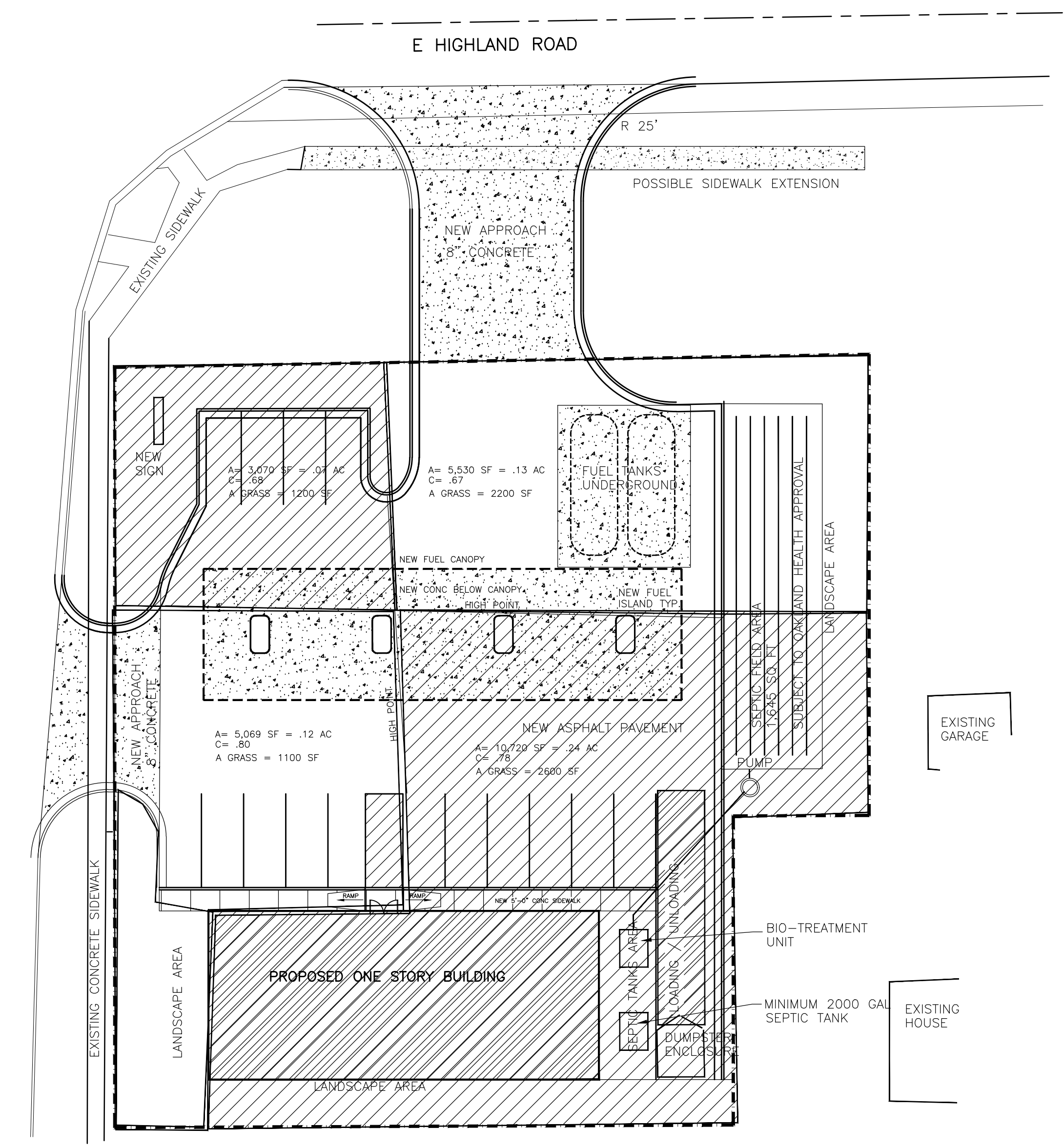
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N MILFORD ROAD
 EX. CENTERLINE OF ROAD



DRAINAGE AREAS
 SCALE: 1" = 20'-0"

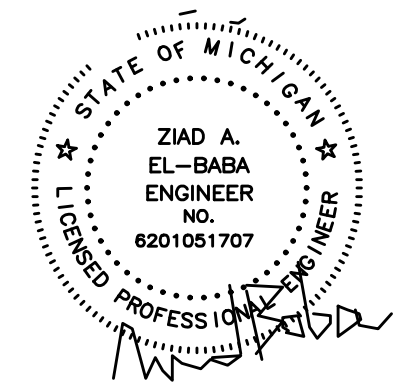
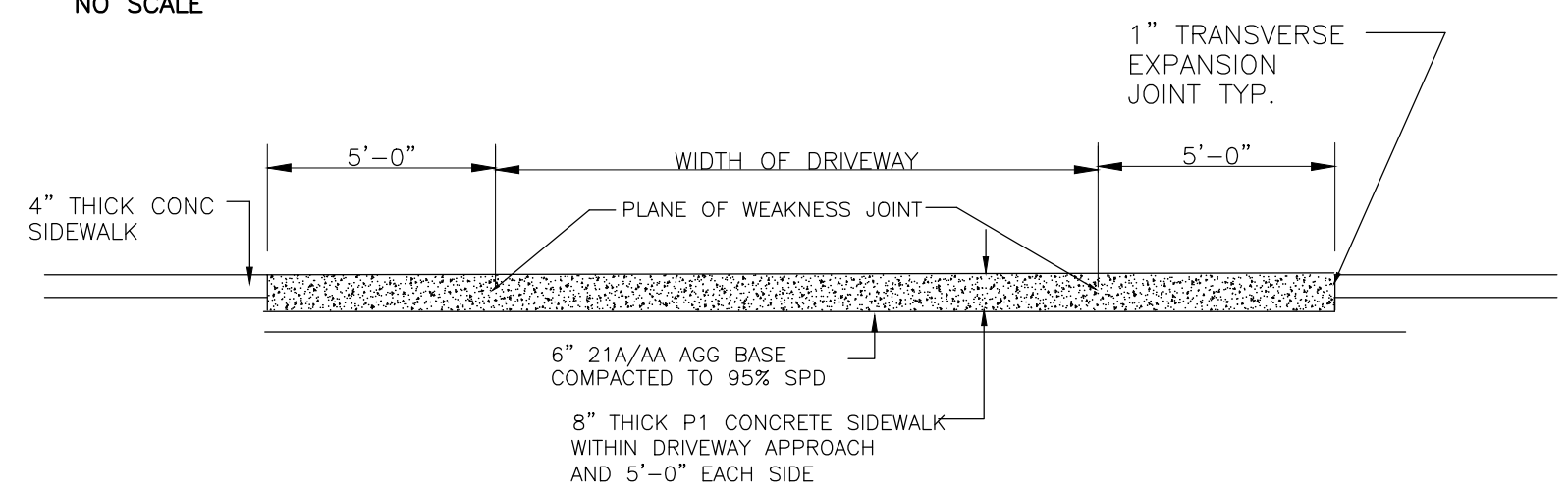
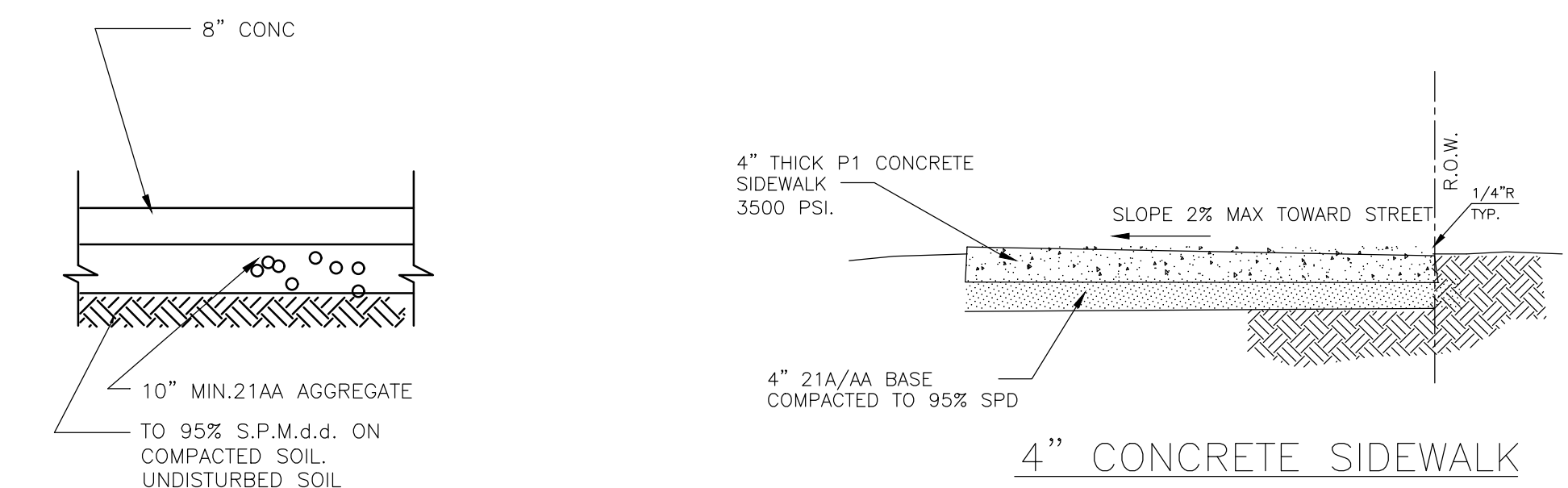
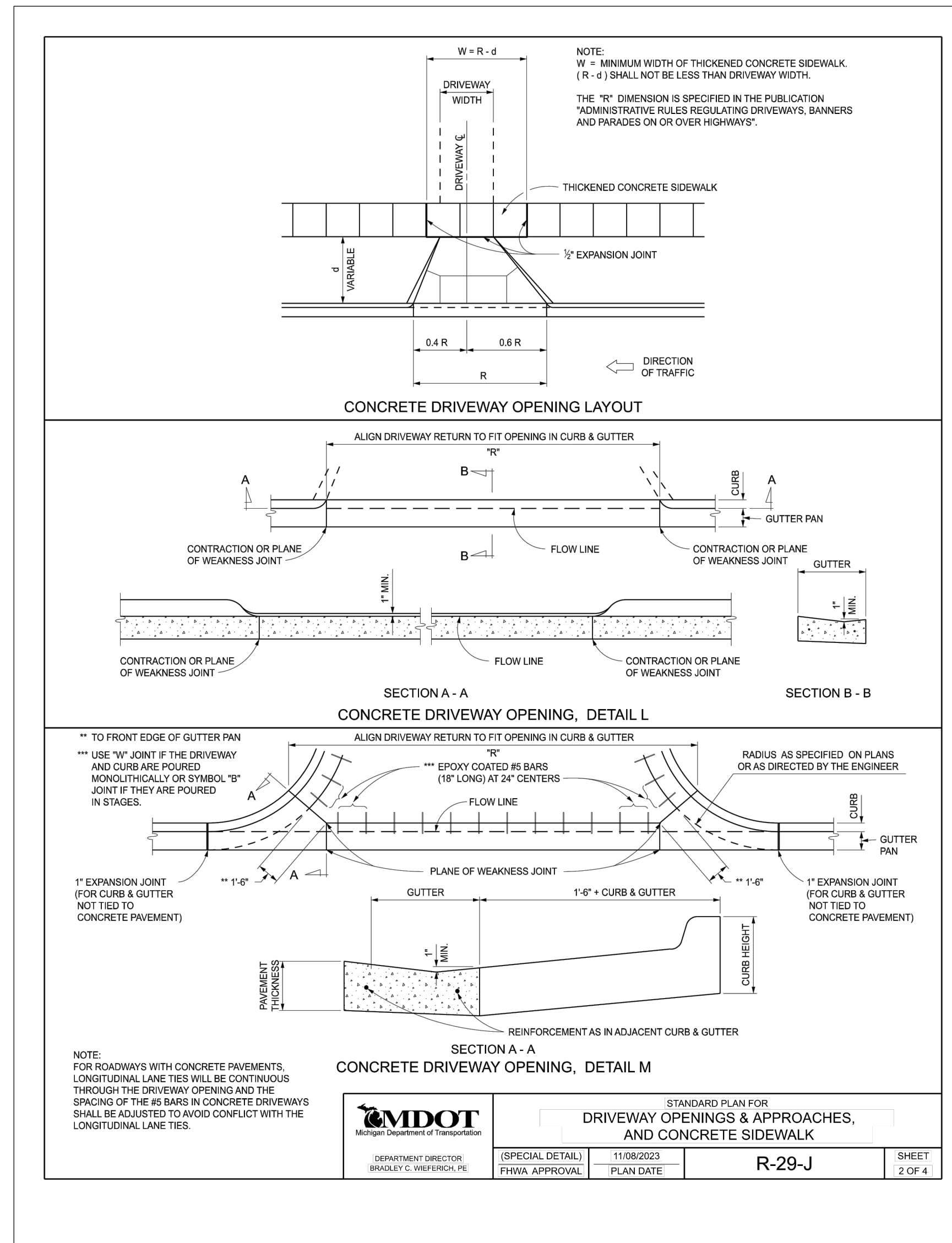
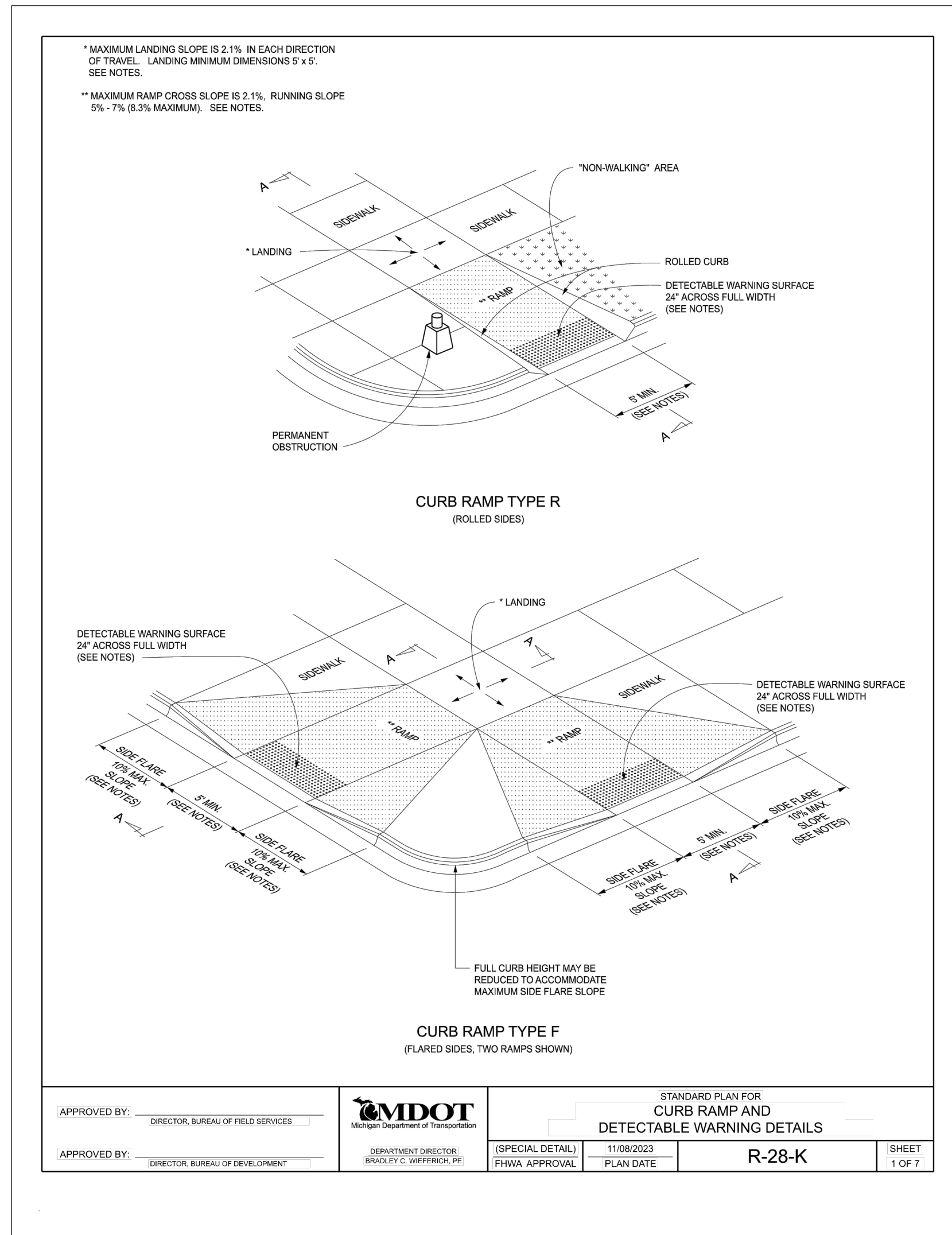
DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
 NEW GAS STATION
 394 N MILFORD ROAD
 HIGHLAND TWP ,MI
 OWNER

Drawing Title:
 DRAINAGE AREAS

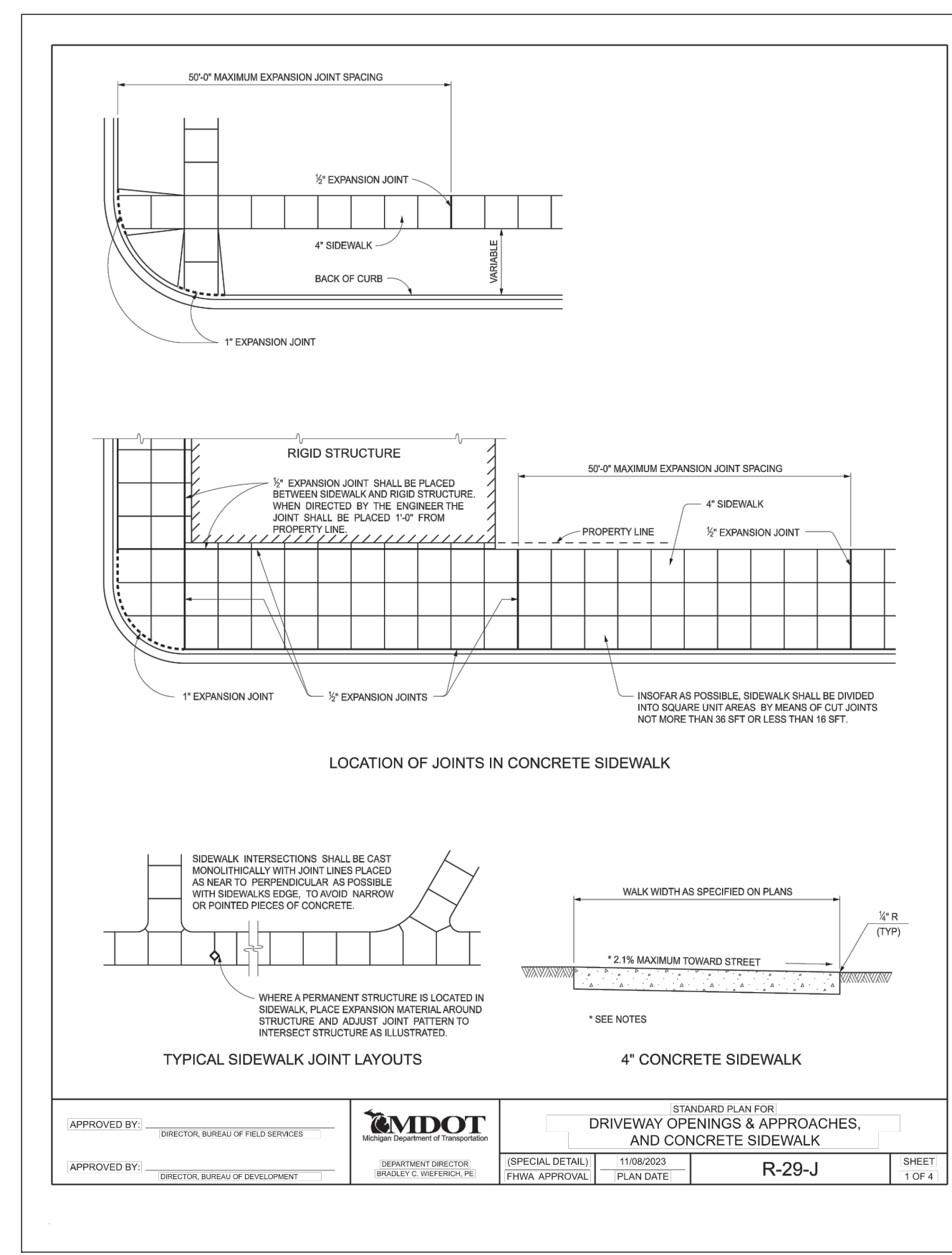
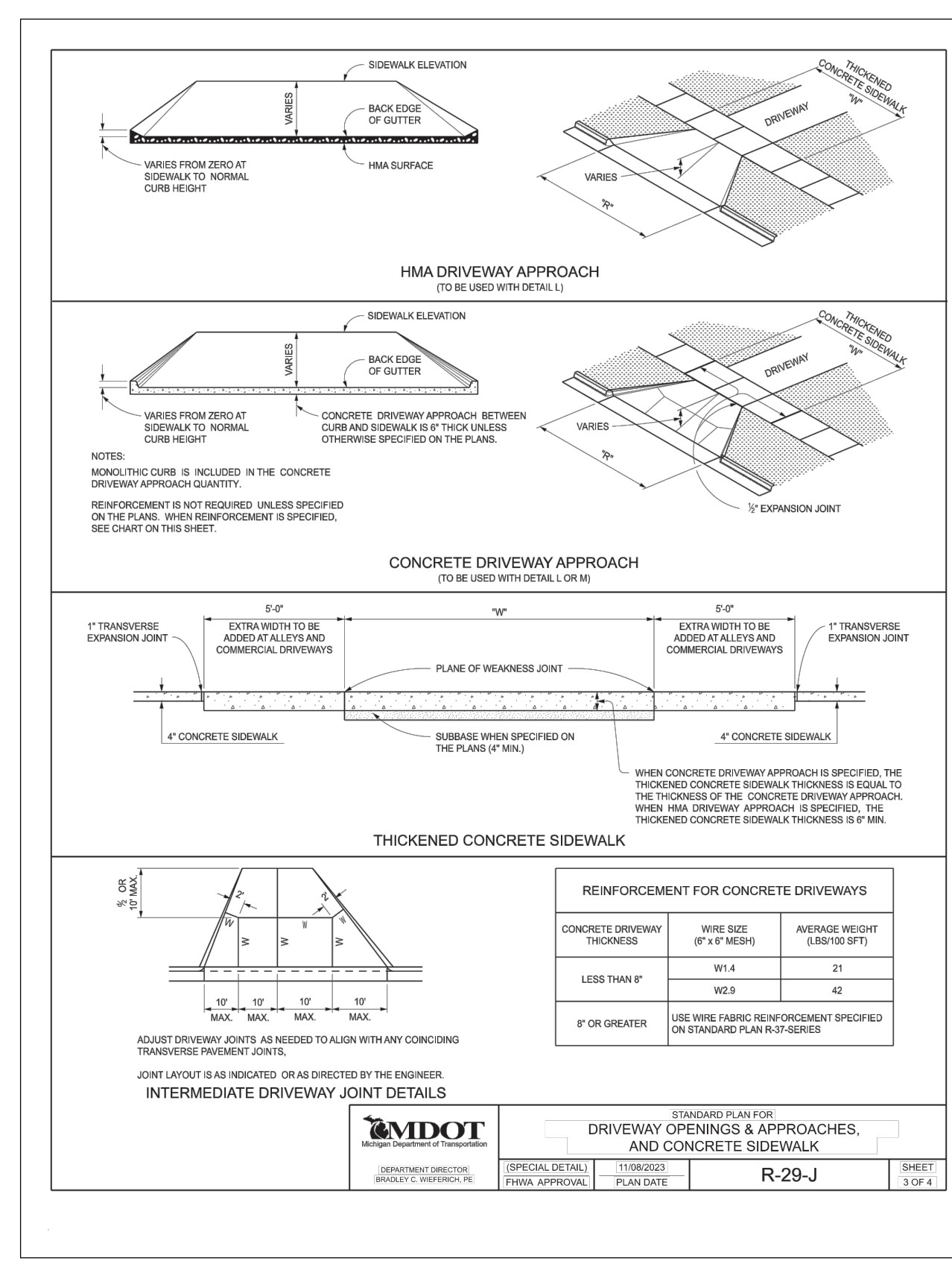
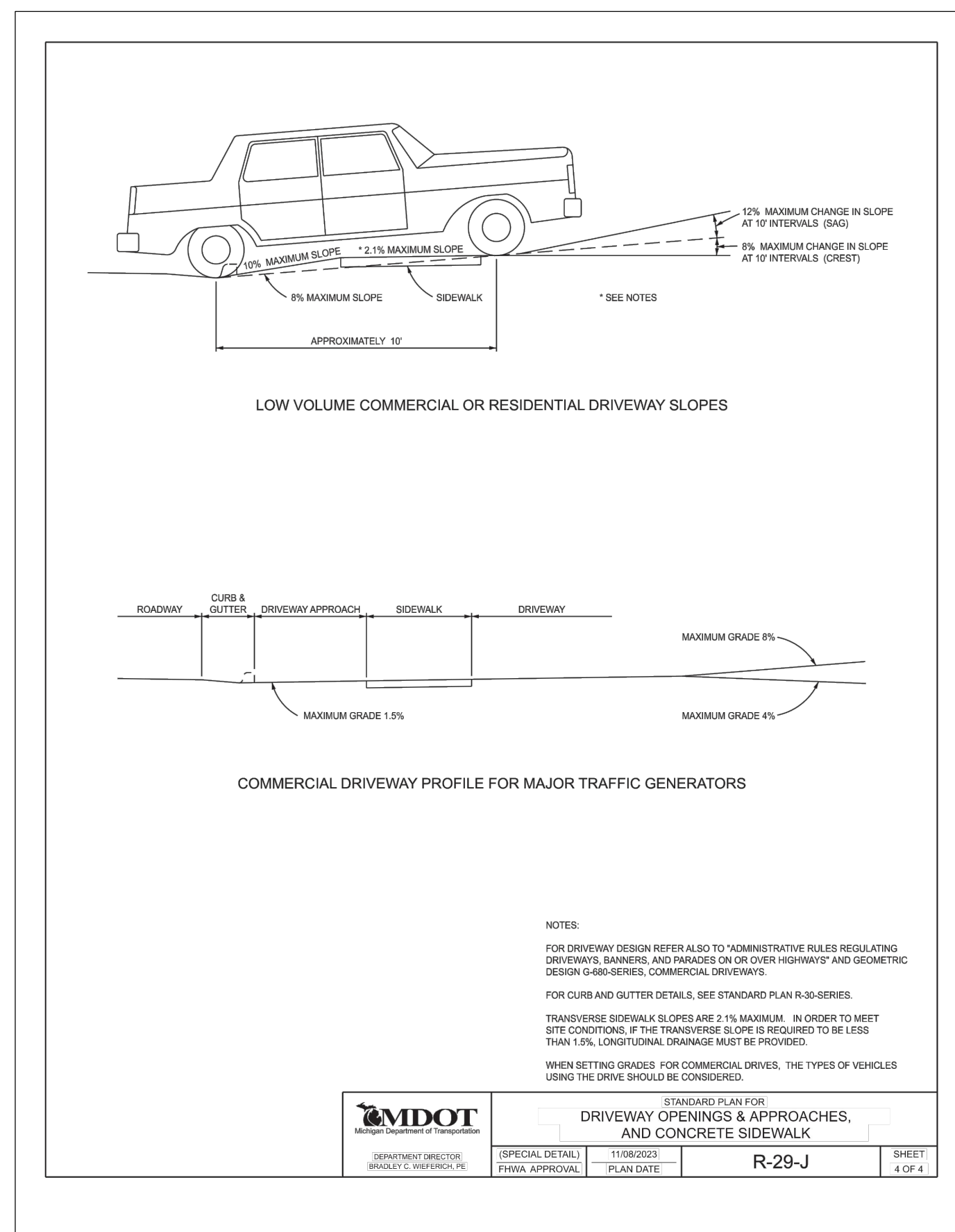
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
 SP-10



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 CELL: 313-938-8767
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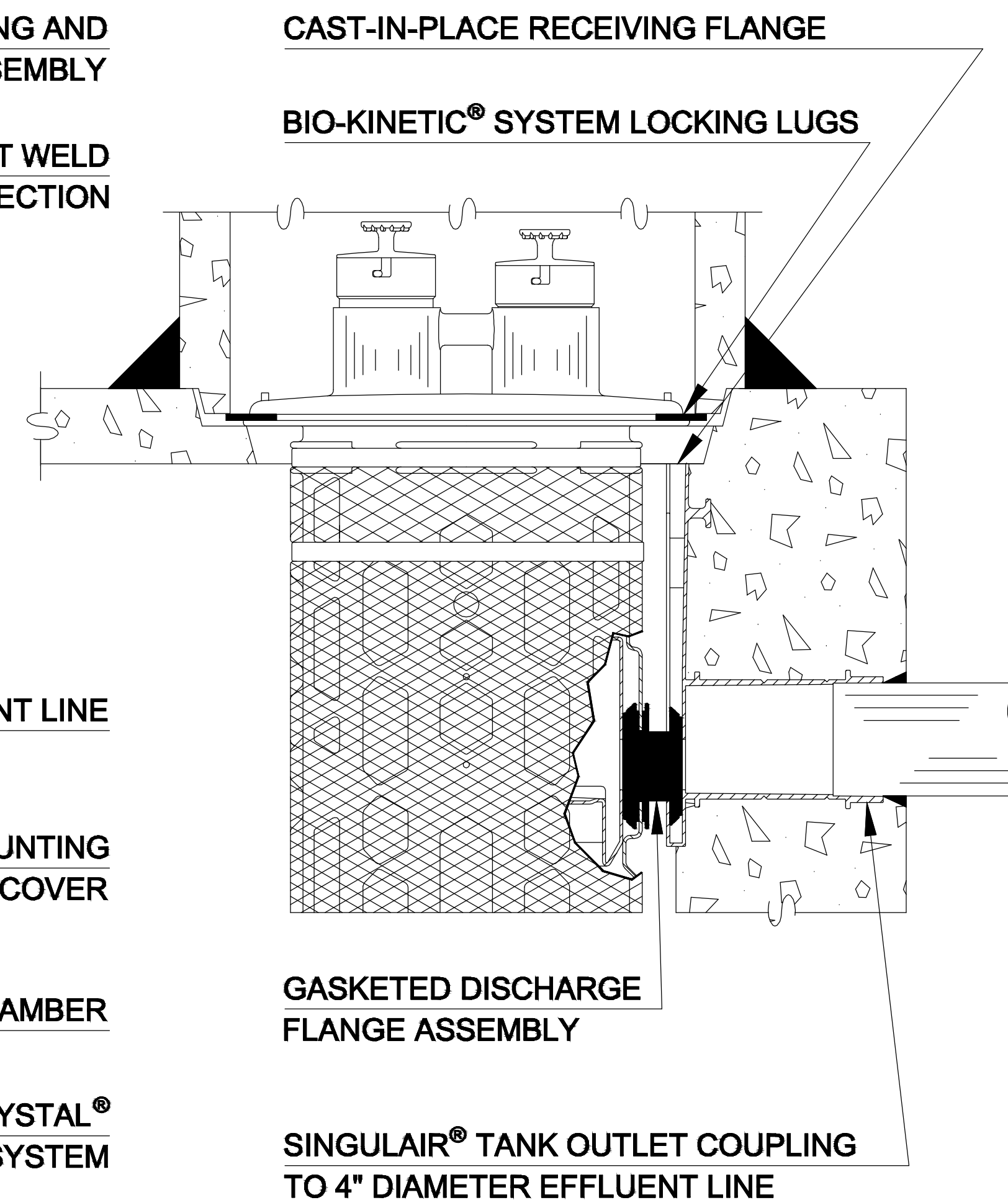
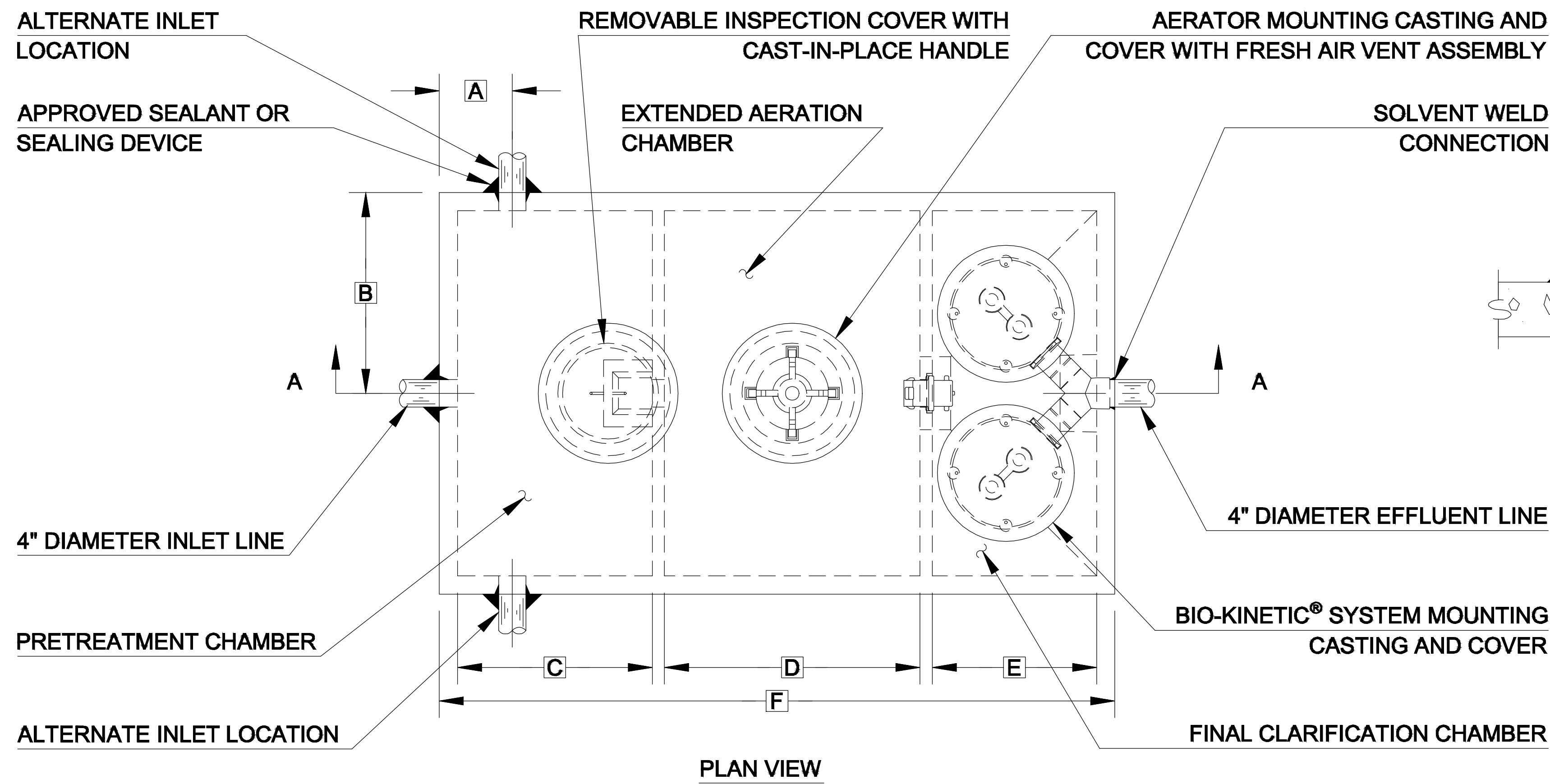
DATE	REV. NO.	ISSUED FOR
DATE		ISSUED FOR

Project:
 NEW GAS STATION
 394 N MILFORD ROAD
 HIGHLAND TWP, MI
 OWNER

Drawing Title:
 MDOT DETAILS

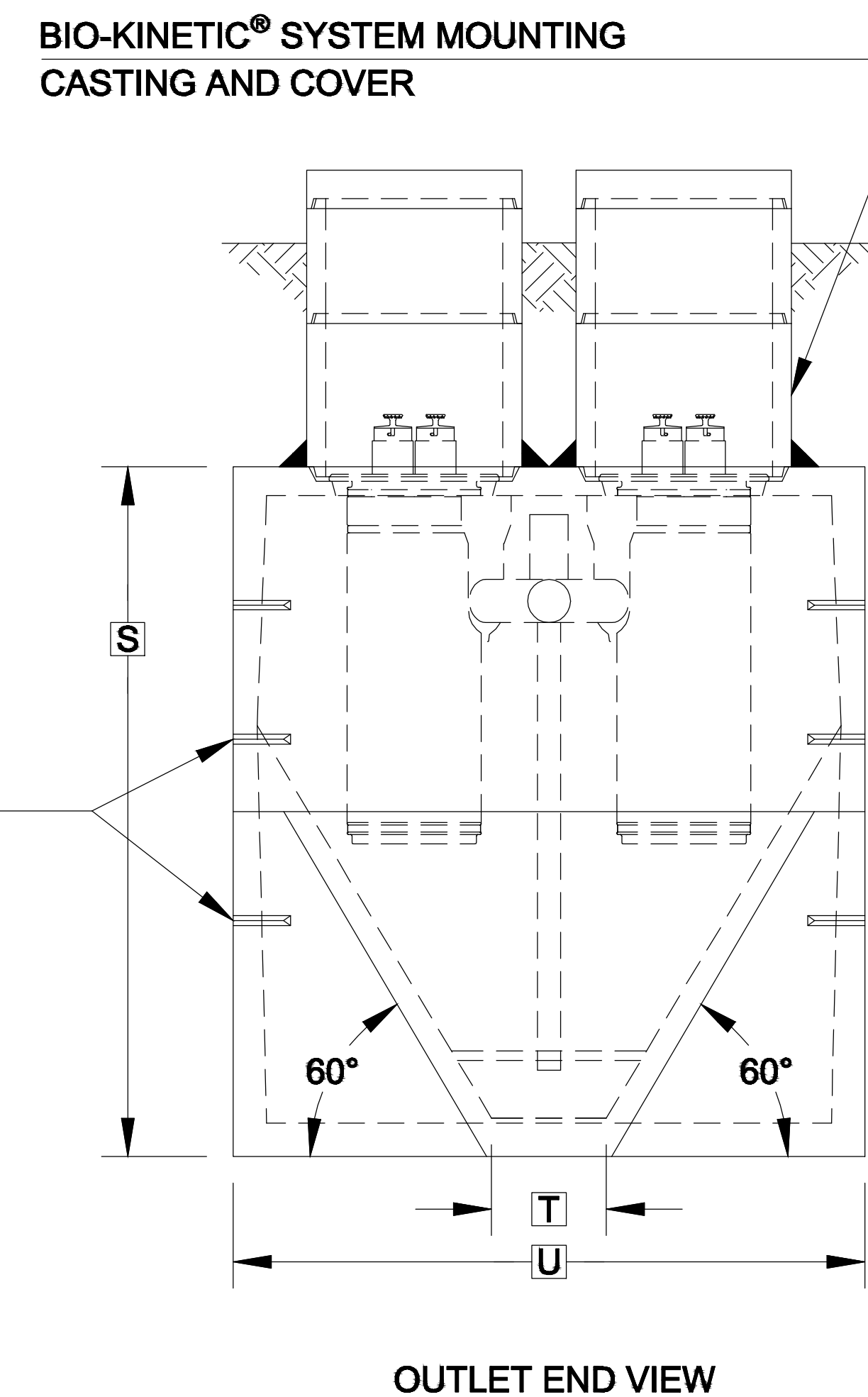
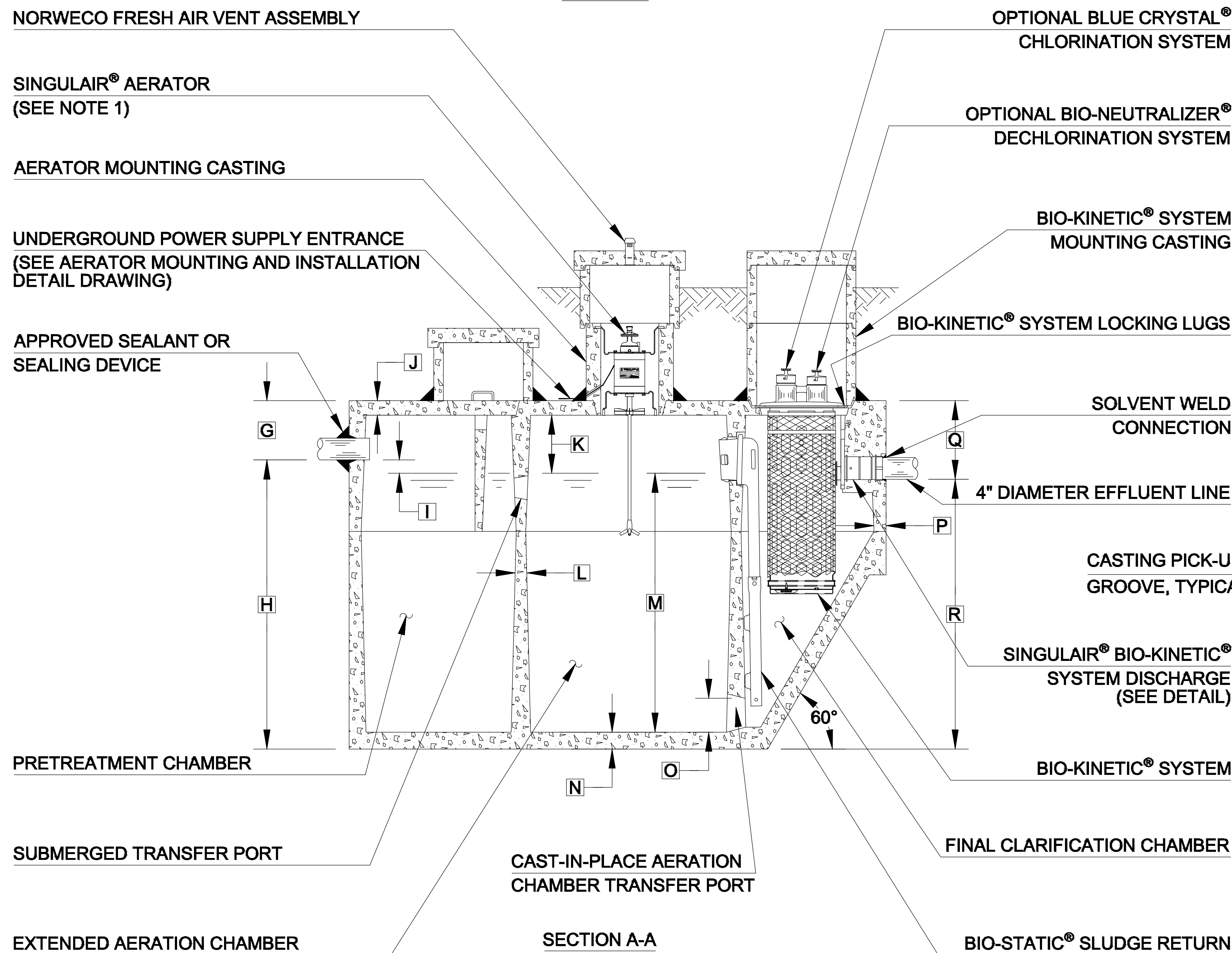
Project Number	AS NOTED
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
 SP-11



GENERAL NOTES:

- ① SINGULAIR® AERATOR, AS TESTED AND ACCEPTED BY NSF, OPERATING 60 MINUTES ON / 60 MINUTES OFF.
- ② FALL THROUGH SINGULAIR® PLANT FROM INLET INVERT TO OUTLET INVERT IS FOUR INCHES. INLET INVERT IS TWELVE INCHES BELOW TANK TOP.
- ③ ON DEEPER INSTALLATIONS, PRECAST RISERS MUST BE USED TO EXTEND AERATOR MOUNTING CASTING AND BIO-KINETIC® SYSTEM MOUNTING CASTING TO GRADE. INSPECTION COVER ON PRETREATMENT CHAMBER MUST BE DEVELOPED TO WITHIN TWELVE INCHES OF GRADE.
- ④ TANK REINFORCED PER ACI STD. 318.
- ⑤ REMOVABLE COVERS ON RISERS WEIGH IN EXCESS OF SEVENTY-FIVE POUNDS EACH TO PREVENT UNAUTHORIZED ACCESS.
- ⑥ CONTACT THE LOCAL, LICENSED SINGULAIR® DISTRIBUTOR FOR ELECTRICAL REQUIREMENTS.



NOTE: TOTAL SYSTEM CAPACITY: 1,600 GALLONS
 RATED CAPACITY: 800 GALLONS PER DAY

PROJECT ENGINEER'S APPROVAL:
 I (WE) HEREBY CERTIFY THAT THIS DRAWING HAS BEEN CHECKED AND IS APPROVED FOR USE IN CONFORMITY WITH THE CONTRACT DOCUMENTS.

DATE: _____

NAME: _____

CONTRACTOR'S CERTIFICATION:
 I (WE) HEREBY CERTIFY THAT THIS DRAWING HAS BEEN CHECKED AND IS APPROVED FOR USE IN CONFORMITY WITH THE CONTRACT DOCUMENTS.

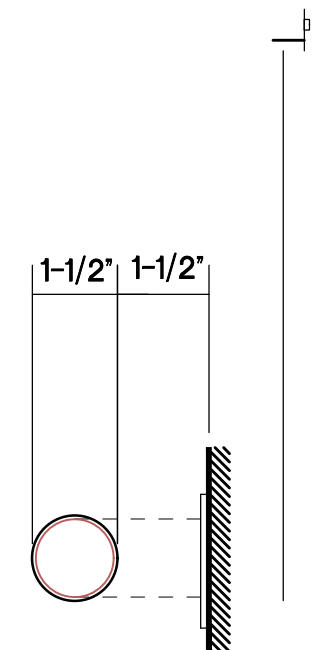
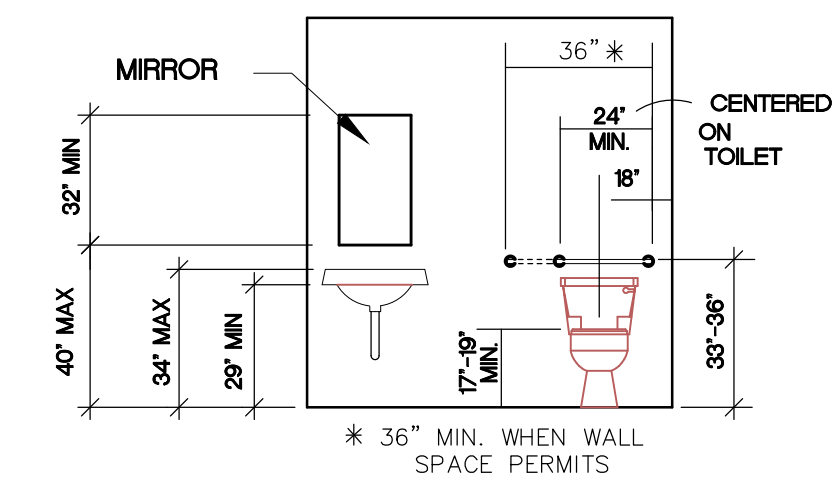
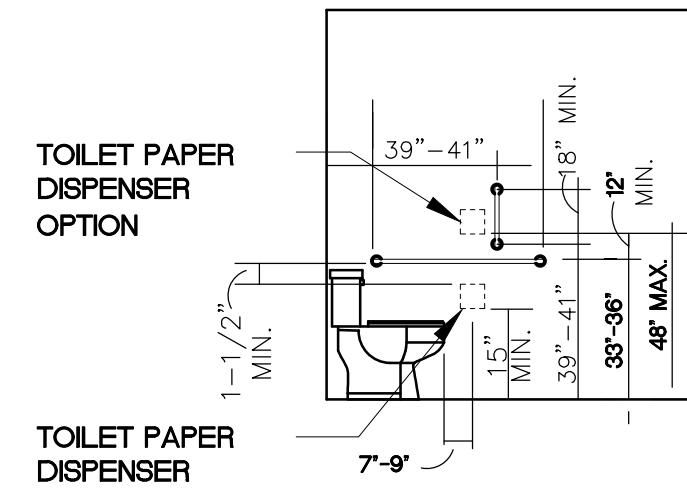
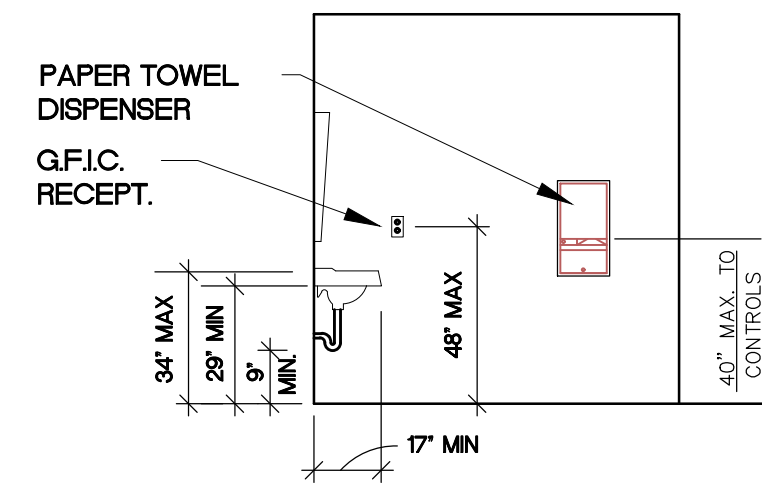
DATE: _____

NAME: _____

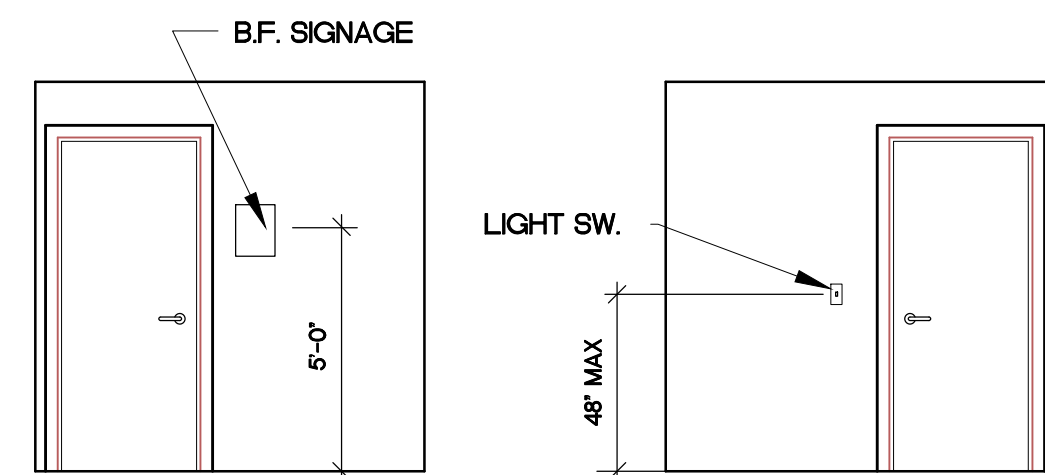
CRITICAL DIMENSIONS

A	1'-0"	N	0'-3"
B	2'-9"	O	0'-6"
C	2'-8"	P	0'-2 1/2"
D	3'-7"	Q	1'-4"
E	2'-3"	R	5'-8"
F	9'-3"	S	7'-0"
G	1'-0"	T	1'-0"
H	6'-0"	U	5'-6"
I	0'-3"	V	
J	0'-3"	W	
K	1'-0"	X	
L	0'-2"	Y	
M	5'-6"	Z	

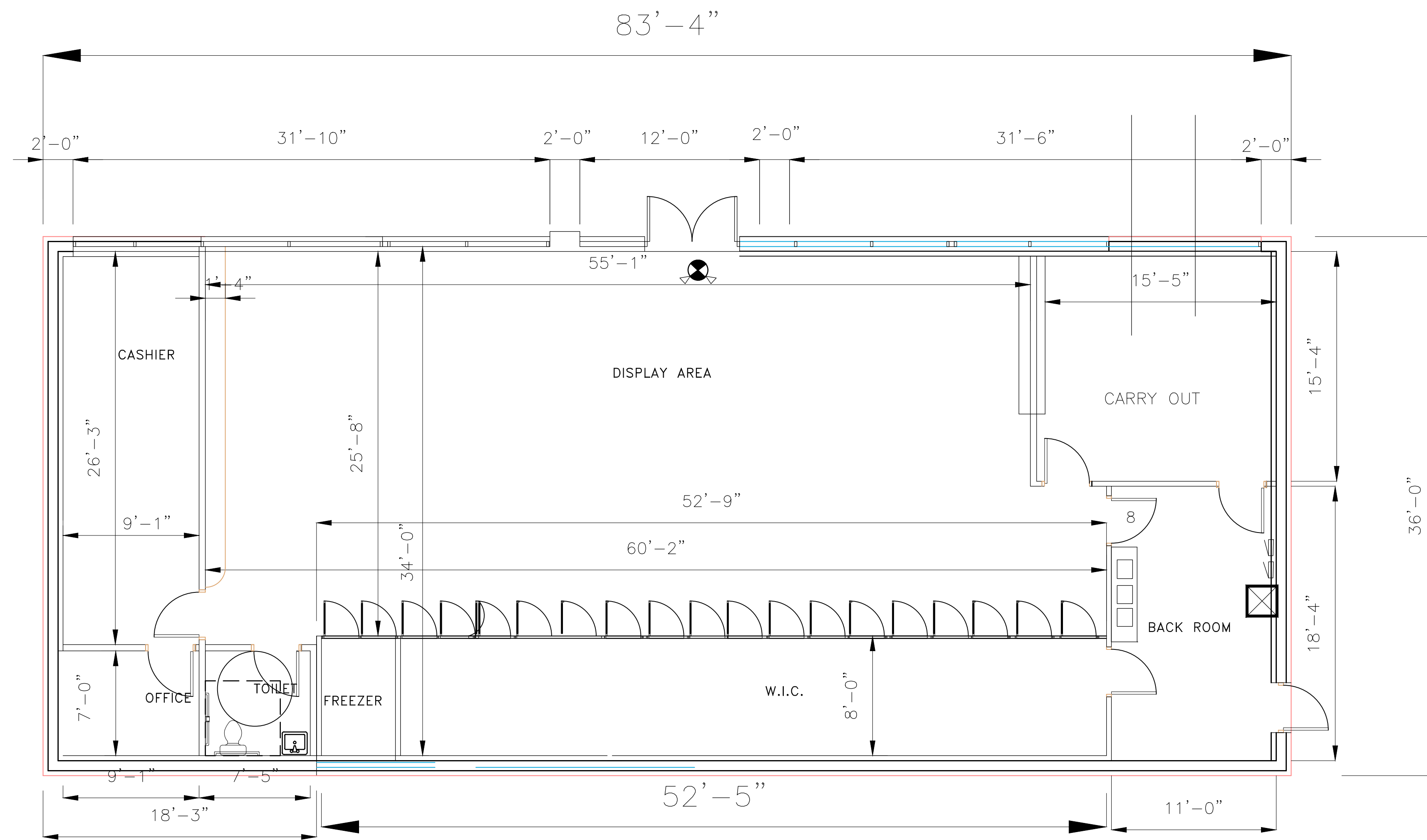
U.S. AND FOREIGN PATENTS PENDING		REVISION DATE	6-21-07	REVISION	B
		DRAWN BY			BDS
© MMVII	SINGULAIR® BIO-KINETIC® WASTEWATER TREATMENT SYSTEM MODEL TNT - 750 GPD	APPROVED BY			JMM
		DATE			2-16-06
		SCALE			NTS
		DRAWING NO.			PC-5-7066



GRAB BAR
DETAIL



TYPICAL BARRIER FREE STANDARDS
SINGLE OCCUPANCY (NOT TO SCALE)



FLOOR PLAN

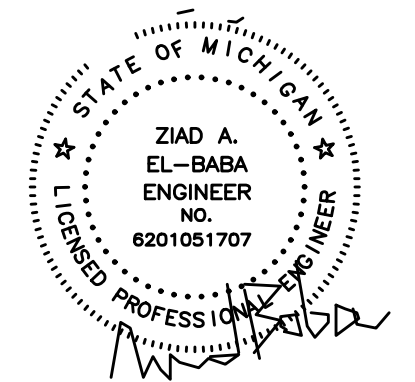
SCALE: 3/16" = 1'-0"

USE GROUP M
CONSTRUCTION III B

NEW BUILDING AREA 3000 SQ.FT.
BUILDING IS NOT SPRINKLERED

FOR EMERGENCY LIGHTS AND EXIT LIGHTS SEE ALSO DWG E-1
"EM" EMERGENCY LIGHTING UNIT WITH SEALED BATTERY
TEST SWITCH AND READY LIGHT 120VAC OPERATION
LITHONIA CAT# ELU-2H OR APPROVED EQUAL
DURATION NOT LESS THAN 90 MIN IN THE EVENT OF POWER LOSS
"X" EXIT LIGHT STENCIL FACE 6" HIGH RED
LETTERS SEALED BATTERY.
LITHONIA CAT# ESIR-ELC OR APPROVED EQUAL
DURATION NOT LESS THAN 90 MIN IN THE EVENT OF POWER LOSS

CODE COMPLIANCE
ALL WORK MUST CONFORM TO
2015 MICHIGAN BUILDING CODE
2018 INTERNATIONAL FIRE CODE
2015 MICHIGAN MECHANICAL CODE
2018 MICHIGAN PLUMBING CODE
2018 NATIONAL ELECTRIC CODE WITH PART 8 RULES
ANSI 117.1-2015 (ACCESSIBILITY)
ASHRAE 90.1 - 1999



**ZIAD EL-BABA
ENGINEERING**

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL : 313-938-8767
CELL - 519-796-9882

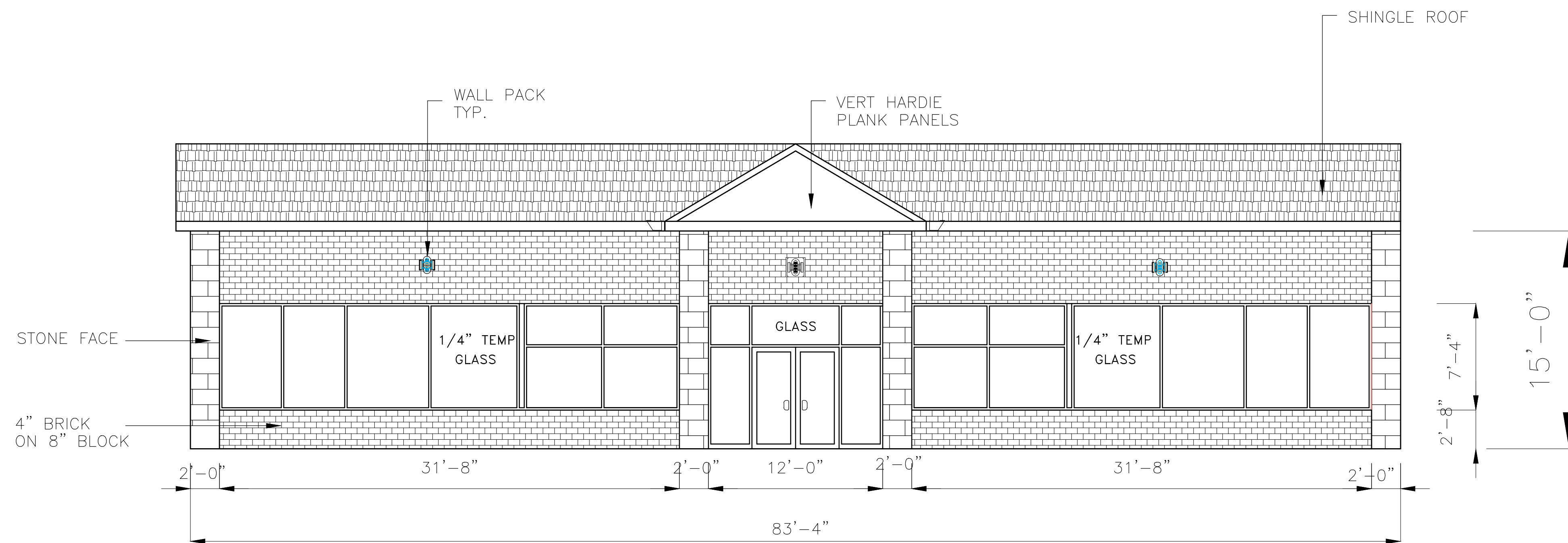
DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
NEW GAS STATION
394 N MILFORD ROAD
HIGHLAND TWP ,MI
OWNER

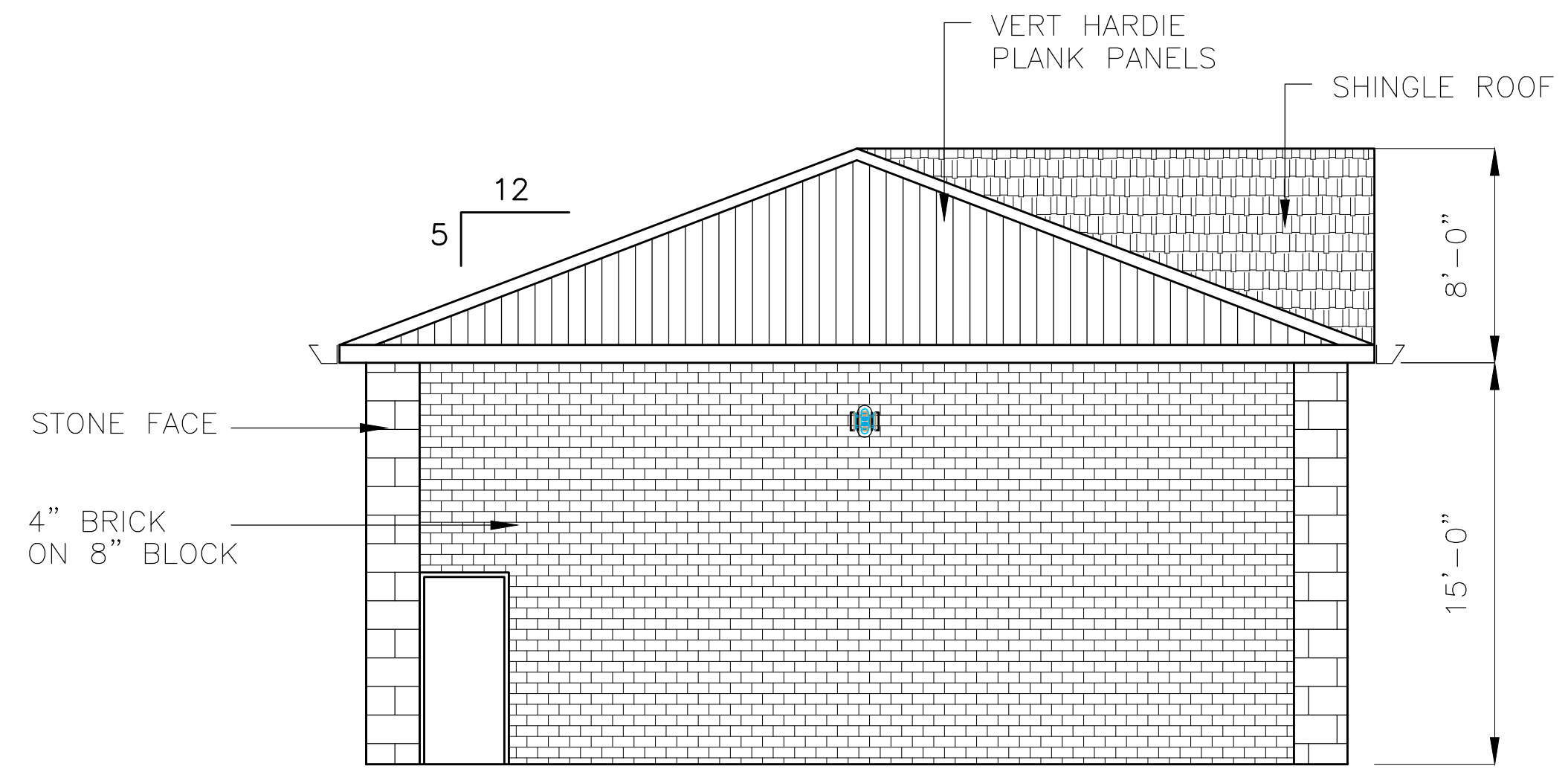
Drawing Title:
FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

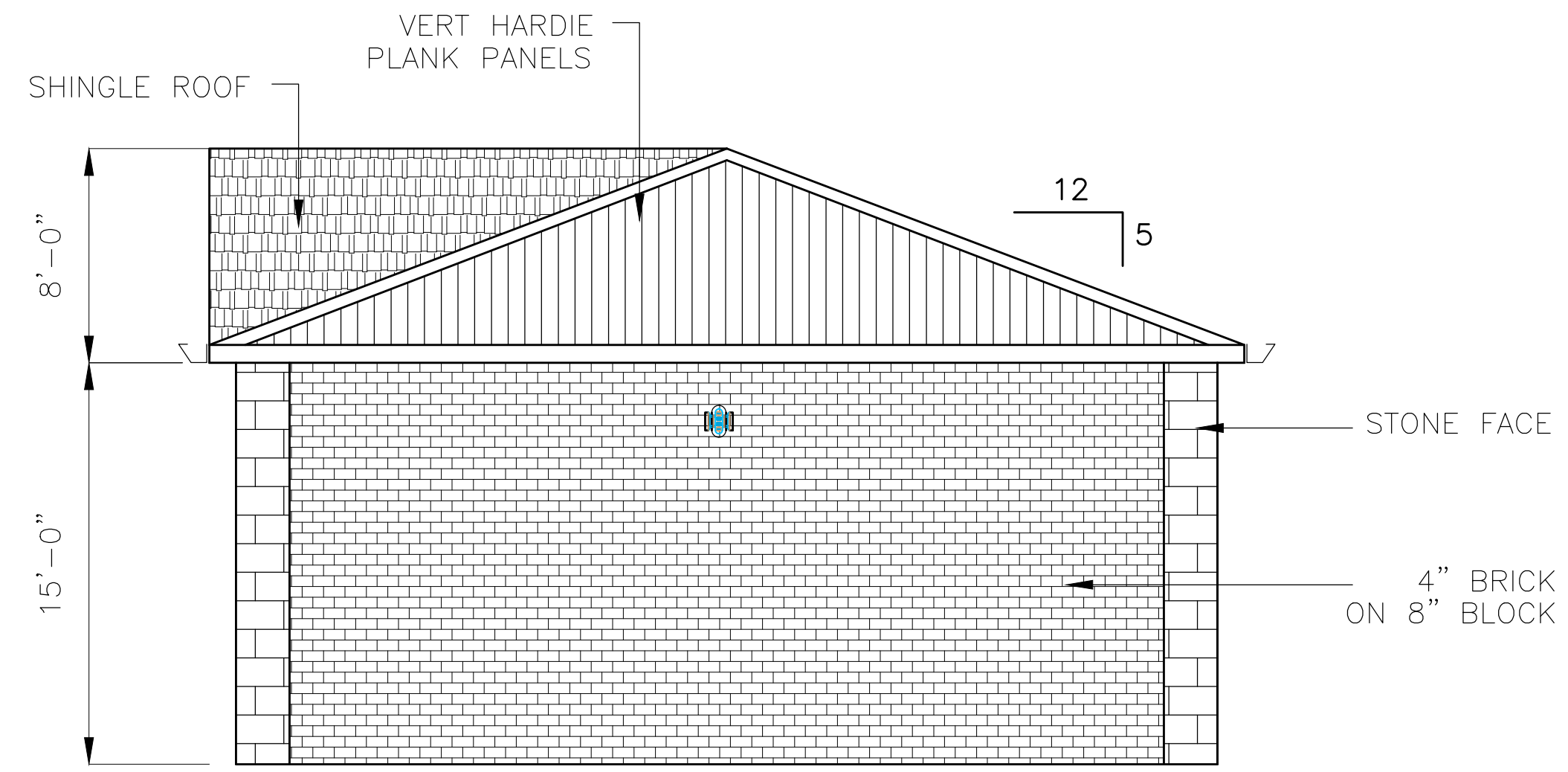
Drawing No.
A-1



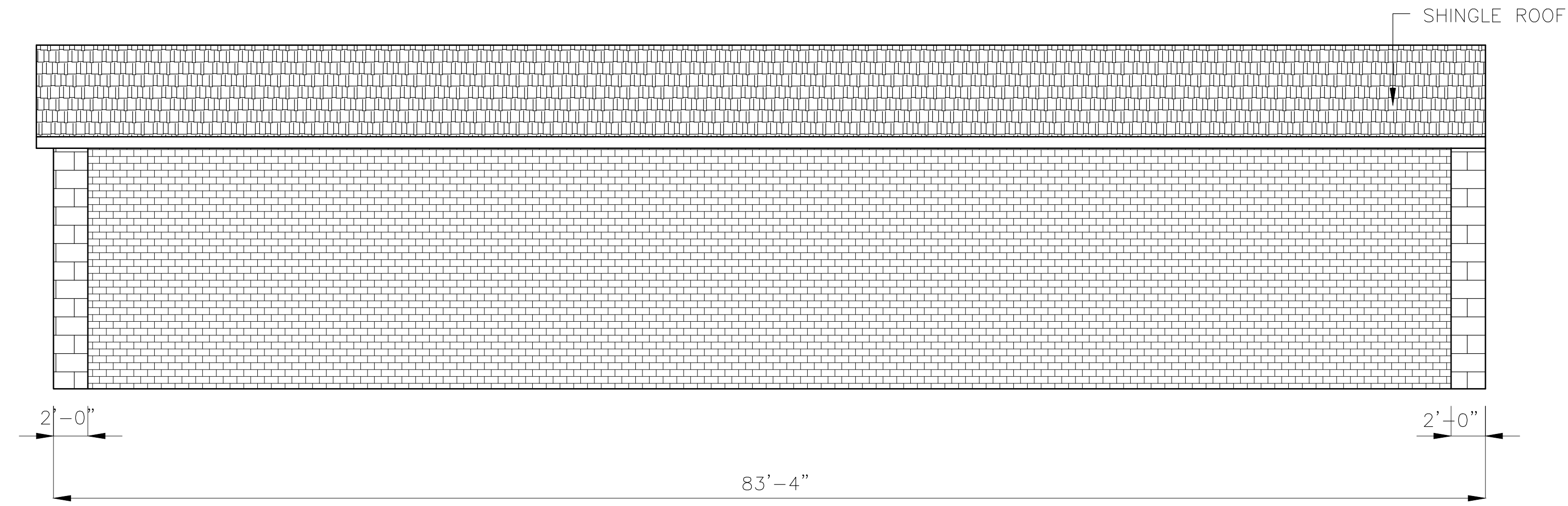
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



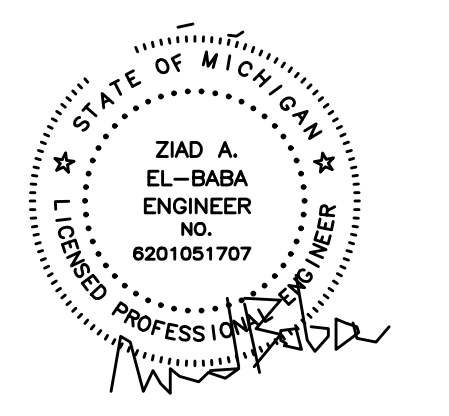
EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



ZIAD EL-BABA ENGINEERING

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DATE	REV. NO.	ISSUED FOR
JUN.27.24		SITE PLAN

Project:
NEW GAS STATION
394 N MILFORD ROAD
HIGHLAND TWP ,MI
OWNER

Drawing Title:
ELEVATIONS

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-2

CHARTER TOWNSHIP OF HIGHLAND
ORDINANCE NO. Z-031

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF HIGHLAND ZONING ORDINANCE (CHAPTER 25 OF THE GENERAL CODE OF ORDINANCES) BY REVISING ARTICLE 2, RULES OF CONSTRUCTION AND DEFINITIONS TO AMEND DEFINITION OF "GAS STATION" ; ARTICLE 4, DISTRICT REGULATIONS TO ALLOW FOR GAS STATIONS AND DRIVE THRU WINDOWS FOR HS, HIGHLAND STATION BUSINESS DISTRICT WITH SPECIAL APPROVAL; ARTICLE 9, DISTRICT SPECIFIC PROVISIONS TO MODIFY SIGNAGE REGULATIONS FOR HIGHWAY ORIENTED BUSINESSES IN HS DISTRICT; ARTICLE 10, SUPPLEMENTAL USE REGULATIONS TO PROVIDE REGULATION RELATIVE TO GAS STATIONS ON HIGHWAY ORIENTED PARCELS IN HS DISTRICT; AND ARTICLE 13, LIGHTING TO ADD REGULATIONS REGARDING CANOPY LIGHTING.

THE CHARTER TOWNSHIP OF HIGHLAND ORDAINS:

Section 1. Amend Article 2. RULES OF CONSTRUCTION AND DEFINITION *as follows:*

Replace Section 2.02 – Definitions beginning with the letter "A" definition of Automobile gas station with the following:

Automobile gas station. A building or premises for the sale of vehicular fuels. The premises may also include electric vehicle charging stations. Automobile gas stations may sell oil, coolants, wiper fluids and similar automotive accessories and provide equipment for use by customers such as vacuums and air compressors to fill vehicle tires. Gas stations do not include automotive repair facilities. Gas Stations typically include sales of convenience foods and beverages and may be a component of a multiple use facility such as a retail strip center or restaurant.

Section 2. Amend Article 4. DISTRICT REGULATIONS *as follows:*

Amend Section 4.12 B. Permitted uses, subsection 12 as follows:

12. Restaurants and food-related activities, ~~not to exceed three thousand (3000) square feet maximum.~~

Amend Section 4.12 C. Special land uses by adding new subsection as follows:

4. Gas Stations, subject to Section 10.35. Drive-throughs for associated food services are permitted only if explicitly included in the special use approval.

Section 3. Amend ARTICLE 9. DISTRICT SPECIFIC REGULATIONS *as follows:*

Amend Section 9.05. Highland Station District. as follows:

Amend Section B.4 Dimensional Requirements as follows:

4. The maximum height for accessory structures. Fifteen (15) feet
 - a. exception: The maximum height of a gas station canopy is 18 feet unless the Planning Commission determines that the architectural elements of the roof justify a greater height in order to complement the primary structure. It is expected that the canopy shall be designed to match the character of the primary structure and to comply with the Highland Station design guidelines.

Amend Section C. 1.c Architectural Guidelines as follows:

- c. The roof design shall be consistent with the architectural style of the building. Buildings shall be designed with pitched roofs or a decorative cornice. Rooftop mechanical equipment shall be screened from all views with screening features that are consistent with the architectural style of the main building. The roof design for accessory structures such as gas station canopies or storage sheds shall complement the primary structure.

Amend Section D.1 Site circulation, parking and loading areas. as follows:

1. Internal and external walkways are required in accordance to with Section 11.07, Pedestrian Access.

Amend Section H.7.h.i. Signs. Permitted signs. Freestanding signs. by adding the following exception under subsection i.

- i. *Number and size.* One (1) freestanding sign is permitted for each development. Freestanding signs may not exceed a height of four (4) feet with fifteen (15) square feet per face and a maximum of two (2) faces.
 - a. Exception. For parcels fronting Highland Road (M-59), freestanding dimensional signage allowances shall comply with the applicable standards for C-2, General Commercial District. Architectural standards for such signs shall comply with the Highland Station Design Guidelines.

Section 4. Amend Article 10. SUPPLEMENTAL PROVISIONS by adding the following:

Sec. 10.35 Gas Stations in HS, Highland Station District

The following regulations shall apply:

- A. The use is allowed only on parcels fronting Highland Road (M-59).

- B. Where a drive-through service window is permitted as part of the special use approval, the orientation of the building should be chosen to maximize isolation to neighboring residential properties.

Section 5. Amend Article 13. LIGHTING as follows:

Amend Section 13.06 Canopy signage and lighting. by adding the following:

- E. All light fixtures shall be mounted on the undersurface of the canopy, and shall be full cutoof with diffusers not visible from locations off the property. Directed beam lighting is permissible, provided the light source cannot be seen from locations off the property.
- F. For LED lighting under canopies, a color no bluer than “warm white” (Correlated Color Temperature no greater than 3000K) shall be utilized.

Section 6. Savings Clause

That nothing in this ordinance hereby adopted be construed to affect any just or legal right or remedy of any character nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 7. Severability

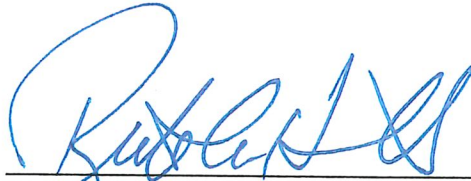
The various parts, sections and clauses of this Ordinance are declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 8. Adoption

This Zoning Ordinance amendment is hereby declared to have been adopted by the Charter Township of Highland Township Board at a meeting thereof duly called and held on July 1, 2024.

Section 9. Effective Date

The effective date of this Ordinance shall be on the 8th day after publication, or a later date as provided in the Michigan Zoning Enabling Act for when a petition for voter referendum on this Ordinance and/or a notice of intent to submit such a petition is timely filed with the Township Clerk.



Rick A. Hamill, Township Supervisor



Tami Flowers MiPMC, Township Clerk

CERTIFICATION OF CLERK

I hereby certify that the foregoing is a true and complete copy of a Zoning Ordinance amendment adopted by the Township Board of the Charter Township of Highland on July 1, 2024 which was a regular meeting. I further certify that at said meeting there were present the following Board members:

I further certify that the adoption of said Zoning Ordinance amendment was moved by Board member Frederick and supported by Board member Howe.

I further certify that the following Board members Hamill, Flowers, Frederick, Cooper Howe, Lewis and Salvia voted for adoption of the Zoning Ordinance amendment and that the following Board members: None voted against the adoption of said Zoning Ordinance amendment.

I hereby certify that said Zoning Ordinance amendment has been recorded in the Ordinance Book in said Charter Township and that such recording has been authorized by the signature of the Township Supervisor and Township Clerk.



Tami Flowers MiPMC, Township Clerk

Planning Commission Recommendation: May 16, 2024

Introduction: June 3, 2024

Adoption: July 1, 2024

Published: July 11, 2021

Effective Date: July 19, 2024