

Subject **Fw: Engineered Septic Field**
From <g.dabate@comcast.net>
To northville cigar lounge <giac@northvillecigarlounge.com>
Date 2025-05-06 10:20



Sent from my Verizon, Samsung Galaxy smartphone
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From: g.dabate@comcast.net <g.dabate@comcast.net>
Sent: Monday, May 5, 2025 4:50:44 PM
To: northville cigar lounge <giac@northvillecigarlounge.com>
Subject: Fw: Engineered Septic Field

RECEIVED

MAY 06 2025

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HIGHLAND TWP
PLANNING DEPT

From: michelle@powelleng.net <michelle@powelleng.net>
Sent: Monday, April 29, 2024 2:52:21 PM
To: G.DABATE@COMCAST.NET <G.DABATE@COMCAST.NET>
Cc: lorie@powelleng.net <lorie@powelleng.net>
Subject: Engineered Septic Field

Good afternoon Mr. D'Abate,

Thank you for contacting our office I have received your email. I am going to have Lorie get you a proposal for the work in completion of an engineered septic field for 2510 Lakeside Drive.

Lorie is attached on this email. Could you please reply letting us know how many bedroom house 2510 Lakeside Drive is?

We will obtain the soils from the percolation test with Mr. Frank Rhodes, OCHD sanitarian and provide you a proposal which has schedule, total cost and any recommendations – when you receive our proposal please read it in its entirety. If you have any questions feel free to contact us via email or phone. We will try to have the proposal to you by Thursday, May 2nd.

Best,

Michelle C Spencer, Vice-President

Powell **E**ngineering & **A**ssociates, LLC
4700 Cornerstone Drive
White Lake, MI 48383
Office: (248) 714-9895
Fax: (248) 694-9222

PERSONALITY ALL CANCELLED - SECURITY FEATURES LISTED ON BACK. NO CANCELLATION. NO TAMPERING OR COPIING.

D'ABATE CONTRACTING INC.
 3209 Church Road
 Casco Twp., MI 48004
 (313) 764-5267

THE HUNTINGTON NATIONAL BANK
 74-047724

1390

5/30/24

PAY TO THE ORDER OF Powell Engineering & Associates, LLC

Two thousand four hundred 00/100 DOLLARS

\$ 2,400.00

PROTECTED BY MICR TECHNOLOGY

Job #24453
 2510 Lakeside Dr Highland

Signature

⑆001190⑆ ⑆072403473⑆ 01366641900⑆

POWELL ENGINEERING
 MOBILE DEPOSIT ONLY
 INTO GENIUS CREDIT UNION
 ON 05/24/24



4700 Cornerstone Drive
White Lake, MI 48383
Phone: (248)714-9895
Fax: (248)694-9222
Email: help@powelleng.net

May 2, 2024

Giacomo Dabate
533 John R Street
Milford, MI 48381
(810) 3945257
g.dabate@comcast.com

RE: Engineered septic design for an existing 2-bedroom house and apartment building with two 1-bedroom apartments at 2510 Lakeside Drive in Highland Township; Sidwell: 21-04-428-017

Dear Mr. Dabate,

Thank you for allowing Powell Engineering to provide a quote for your onsite wastewater design needs. After speaking with you and reviewing the information, we believe the following Scope of Work will cover what engineered septic field will be the best received by the Oakland County Health Department (OCHD):

SCOPE OF WORK:

1. *Assessing of Number of Bedrooms*

The Health Department may require you to provide documentation from the Highland Township Assessing Department to confirm actual number of bedrooms, including apartments.

BY OWNER

2. *Well relocation*

The Health Department may require you to relocate the well away from the septic system. We will attempt to apply for variances to keep the well, but it is not guaranteed. Being a type II or type III well, relocation could be costly.

BY OWNER

3. *Engineered Septic Field Plan & Installation Inspections*

This item is a fully engineered septic field design to submit to the Oakland County Health Department (OCHD) for their review. This plan can be used for County review as well as by the contractor for the installation. We will work with the OCHD to determine best plan for the property while keeping in consideration cost and appearance of the proposed system. We believe the best design will be a pretreated, bed system (dependent on soils). The design of the new field will include:

- a. Plan view of site with detailed plan view of septic field area
- b. Profile view of system from 2 directions
- c. Pressure Distribution worksheet/ pump calculations
- d. Design Calculations and Construction Notes
- e. Revisions required by the Health Department

Once the design is approved and the system is being installed, we are required by the County to certify that the system is being installed in compliance with our approved engineered drawings. The contractor will call in these inspections. Typically, two to three inspections are required during the installation of the system.

DESIGN FEE: \$4,800.00

Note: Blueprints for submittal to the County and for the contractor are included in the quote above.

Note: A \$100 fee is required by the Oakland County Health Department (OCHD) for the review fee of engineered plans. This is not included in this quote and is the responsibility of the owner.

Note: This site will likely require a Norweco pre-treatment unit due to the high water table, poor soils, and limited space. If so, a deed restriction will need to be recorded per OCHD requirements. We will provide the affidavit/deed restriction for you to sign in front of a notary and have recorded. The signing and recording of the deed restriction is not part of this quote, although we can provide this service for \$150. Norweco pre-treatment systems require annual monitoring and submitting reports to the OCHD annually.

Note: The above price includes up to three inspections and is valid for the two years the permit is issued for. If any additional inspections are required due to unforeseen circumstances, or inspections are required after the two-year permit period, they will be billed at \$175 / inspection. We will notify you for the reason additional inspections are required prior to doing any additional inspections.

The below items may not be necessary, however, if for any reason these items are required by the County and/or Township our prices are below:

4. *Additional Hand Augers – if required*

The Health Department usually requires two percolation tests in the area of the proposed system. If for any reason additional soil tests are required, we can go out with our hand auger and the Health Department to complete this.

HAND AUGER FEE: \$250.00

5. *Sanitary Code of Appeals Board Meeting – if required*

We will try to get the plan approved administratively with the use of variance requests. However, since site constraints will not allow us to meet all OCHD requirements (i.e., sizing, water table, etc.) it may be necessary to go to the Appeals Board. If required, we will represent our design for you at this meeting.

REPRESENTATION FEE: \$250.00

Note: The OCHD has a \$125 fee for appearance before the Appeals Board, which is your responsibility as the owner, and not included as part of this quote.

SCHEDULE

We will be ready to submit the plans to Oakland County Health Department eight weeks from the date of authorization. Once we complete the plans, we will need to obtain signatures on the Alternative Technology Form as well as final payment for engineered septic design fee. We will also need a check for the required \$100 Health Department review fee. The OCHD typically takes 30 days to review the plan and has some minor revisions, which will take us a few days to make and resubmit. We expect process will take approximately 120 days from beginning to issuance of permit.

TERMS & CONDITIONS

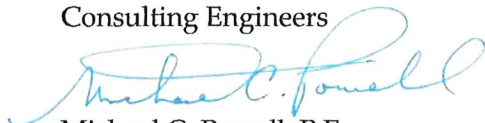
If you wish to change the Scope of Work in any way from what is listed above a change work order form will be requested prior to continuation of work. If you wish us to stop work within one (1) week of authorization, please call us immediately and work will be stopped, we will only bill for the work we have completed. This proposal is void after 30 days.

Please be advised that, while we believe our system will function as designed, we cannot guarantee that the system will be approved by the Health Department and/or the Appeals Board. The same factors that necessitate an Engineered System can be used to deny installation of any septic system or require revisions on the system which could add cost.

If you understand these conditions and wish us to proceed with your project, please provide us with a copy of this proposal signed by you and \$2,400 as a retainer fee. The remainder of the fee will be due upon completion of the plans PRIOR to submittal to the Health Department with a \$100 check made out to the Oakland County Health Department, for their engineering review fee. Any additional inspection payment, if required, is due prior to the release of our final certification letter and report required by the County approving the system.

If you have any questions regarding the contents of this proposal, please feel free to call our office.

Sincerely,
POWELL ENGINEERING & ASSOCIATES LLC
Consulting Engineers



Michael C. Powell, P.E.
President

I accept this proposal as outlined: _____



SIGNATURE

5/29/24

DATE

Apologies for the error in your email address.

Thank you for your patience and understanding.

I hope you have a nice day!

Lorie Cross

Powell **E**ngineering & **A**ssociates, LLC

4700 Cornerstone Drive

White Lake, MI 48383

Office: (248) 714-9895

Fax: (248) 694-9222



From: julia@powelleng.net <julia@powelleng.net>

Sent: Tuesday, October 22, 2024 11:29 AM

To: g.dabate@comcast.com

Cc: lorie@powelleng.net

Subject: 2510 Lakeside Septic

Good morning,

Attached is the septic plan as it currently stands. Please take a look and let me know if you have any questions or comments. If it looks good I can finish up the cross sections and we can prepare to submit to the Health Department.

Thank you,

Julia Turner

Powell **E**ngineering & **A**ssociates, LLC

4700 Cornerstone Drive

White Lake, MI 48383

Office: (248) 714-9895

Fax: (248) 694-9222



Subject **Fw: 2510 Lakeside Septic**
From <g.dabate@comcast.net>
To northville cigar lounge <giac@northvillecigarlounge.com>
Date 2025-05-06 10:25



- 24-453 DABATE-Layout1.pdf(~1.3 MB)

Sent from my Verizon, Samsung Galaxy smartphone
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From: g.dabate@comcast.net <g.dabate@comcast.net>
Sent: Monday, May 5, 2025 4:52:26 PM
To: northville cigar lounge <giac@northvillecigarlounge.com>
Subject: Fw: 2510 Lakeside Septic

Sent from my Verizon, Samsung Galaxy smartphone
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From: g.dabate@comcast.net <g.dabate@comcast.net>
Sent: Monday, May 5, 2025 1:43:41 PM
To: northville cigar lounge <giac@northvillecigarlounge.com>
Subject: Fw: 2510 Lakeside Septic

Sent from my Verizon, Samsung Galaxy smartphone
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From: g.dabate@comcast.net <g.dabate@comcast.net>
Sent: Tuesday, January 21, 2025 12:02:30 PM
To: nicola@nicolascontractinginc.com <nicola@nicolascontractinginc.com>
Subject: Fw: 2510 Lakeside Septic

Sent from my Verizon, Samsung Galaxy smartphone
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From: lorie@powelleng.net <lorie@powelleng.net>
Sent: Thursday, October 24, 2024 1:47:48 PM
To: g.dabate@comcast.net <g.dabate@comcast.net>
Cc: julia@powelleng.net <julia@powelleng.net>
Subject: FW: 2510 Lakeside Septic

Hello Giacomo,

As per our conversation, please see the message below from Julia dated this week, Tues. 10/22.

Hello Giacomo,

As discussed, attached are the two plans. The plan labeled "Concept" is a very basic plan. The other plan labeled "Layout 1" is the last plan that Julia had sent to you.

We understand that you would like more parking. When Michelle has a chance, she will look everything over to become familiar with the conditions and what will be possible in the way of more parking and we will be able to get back to you.

Thank you,

Have a nice day!

Lorie Cross

Powell **E**ngineering & **A**ssociates, LLC

4700 Cornerstone Drive

White Lake, MI 48383

Office: (248) 714-9895

Fax: (248) 694-9222



Screenshot_20250212_153944_Microsoft 365 (Office).jpg
~437 KB



Subject **Fw: Preliminary Concept Plan for 2510 Lakeside Dr., P.E. Job 24-453**
From <g.dabate@comcast.net>
To northville cigar lounge <giac@northvillecigarlounge.com>
Date 2025-05-06 10:44



- Screenshot_20250212_153944_Microsoft 365 (Office).jpg(~437 KB)

Sent from my Verizon, Samsung Galaxy smartphone
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From: g.dabate@comcast.net <g.dabate@comcast.net>
Sent: Tuesday, May 6, 2025 12:36:06 PM
To: joconnell@nthconsultants.com <joconnell@nthconsultants.com>
Subject: Fw: Preliminary Concept Plan for 2510 Lakeside Dr., P.E. Job 24-453

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: g.dabate@comcast.net <g.dabate@comcast.net>
Sent: Monday, May 5, 2025 4:53:54 PM
To: northville cigar lounge <giac@northvillecigarlounge.com>
Subject: Fw: Preliminary Concept Plan for 2510 Lakeside Dr., P.E. Job 24-453

Sent from my Verizon, Samsung Galaxy smartphone
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From: g.dabate@comcast.net <g.dabate@comcast.net>
Sent: Wednesday, February 12, 2025 3:41:40 PM
To: lorie@powelleng.net <lorie@powelleng.net>
Cc: michelle@powelleng.net <michelle@powelleng.net>; mike@powelleng.net <mike@powelleng.net>
Subject: Re: Preliminary Concept Plan for 2510 Lakeside Dr., P.E. Job 24-453

My concern is cars driving over these tank lids Can we move the to the location marked with an x

Sent from my Verizon, Samsung Galaxy smartphone
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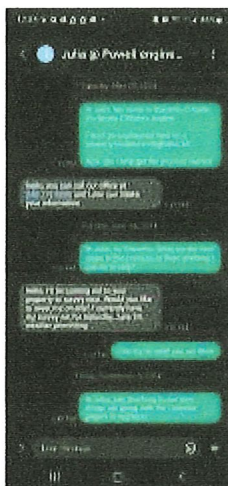
From: lorie@powelleng.net <lorie@powelleng.net>
Sent: Wednesday, February 12, 2025 3:12:42 PM
To: g.dabate@comcast.net <g.dabate@comcast.net>
Cc: michelle@powelleng.net <michelle@powelleng.net>; mike@powelleng.net <mike@powelleng.net>
Subject: Preliminary Concept Plan for 2510 Lakeside Dr., P.E. Job 24-453

Subject **Text messages to Julia at Powell**
From <g.dabate@comcast.net>
To northville cigar lounge <giac@northvillecigarlounge.com>
Date 2025-05-06 10:56



- Screenshot_20250506-125521_Messages.jpg(~465 KB)

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Screenshot_20250506-125521_Messages.jpg
~465 KB

< J Julia @ Powell engine... > ⋮

Tuesday, May 28, 2024

Hi Julia, My name is Giacomo D'Abate,
I'm Nicola D'Abate's brother

I need an engineered field for a
property located in Highland, MI

1:15 PM

How can I help get the process started

Hello, you can call our office at
[248-714-9895](tel:248-714-9895) and Lorie can intake
your information

1:27 PM

Tuesday, June 18, 2024

Hi Julia, its Giacomo. What are the next
steps in this process, Is there anything I
can do to help?

3:26 PM

Hello. I'll be coming out to your
property to survey next. Would you like
to meet me on-site? I currently have
my survey set for Saturday, June 29,
weather permitting.

3:30 PM

3:32 PM

I can try to meet you out there

Friday, September 6, 2024

Hi Julia, just checking to see how
things are going with the Lakeside
project in Highland

3:49 PM

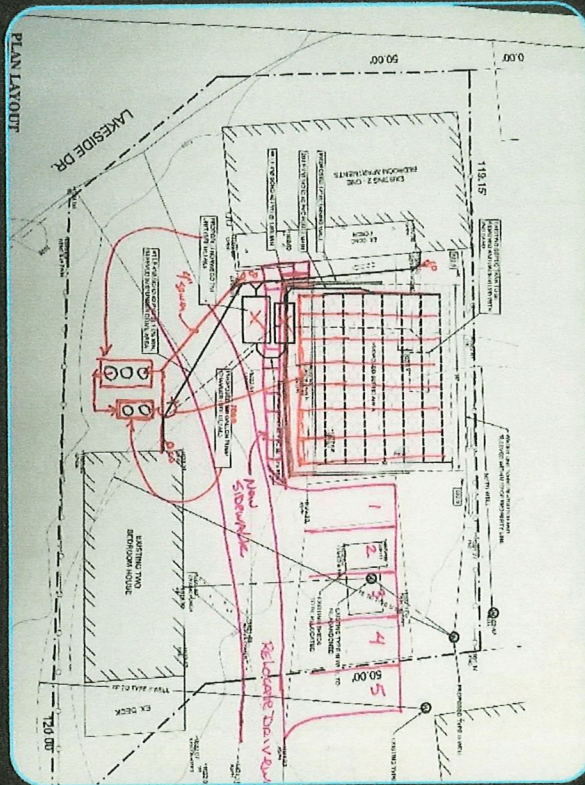


Enter message



< **M** Mike Powell @ Powell ...

Tuesday, February 18



Good afternoon Giacomo. I am **Mike Powell** from **Powell** engineering for your septic system on lakeside drive. Here is the conceptual design that you and I talked about this morning. Please provide me with any suggestions/comments you may have. I believe that this septic system is large enough to take

[View all](#)



MMS
2:35 PM

Thank you, Mike. Parking spot 5 is the neighbors property



1:01

85%

< M Mike Powell @ Powell ...

Save

Share

MMS 3:51 PM

If this is what you'd like us to show on the site plan, it is fine with me. Thank you for your comments. Mike

7:34 PM

Friday, February 28

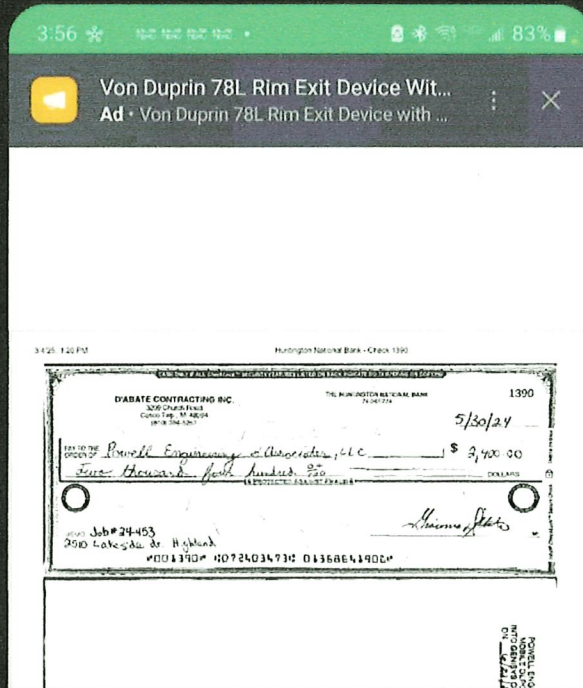
1:03 PM

Hi Mike, can you call me please

Tuesday, March 4

3:43 PM

Hi Mike, are you available for a quick conversation?





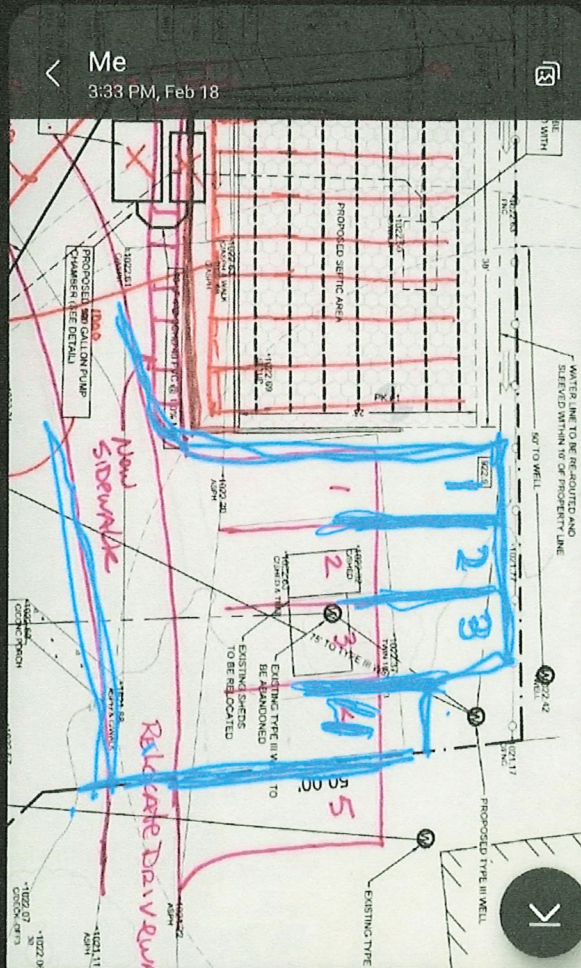
Mike Powell @ Powell ...


MMS
3:33 PM

Or we just make the entire "blue area" for parking

Can't put parking where the septic tanks are. The tanks can't be parked on. I tried the entire area in blue but I couldn't fit additional cars in. It appears that four spots is all I can get, can you show how you might park in the area of blue? Keep in mind that a normal parking space is 8x18

3:43 PM



 Share

If this is what you'd like us to show on the site plan, it is fine with me. Thank you for your comments. Mike

7:34 PM

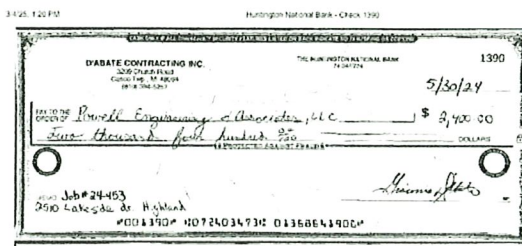
1:03 PM Hi Mike, can you call me please

1:03 PM

3:43 PM Hi Mike,are you available for a quick conversation?

3:43 PM

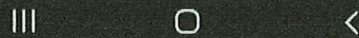
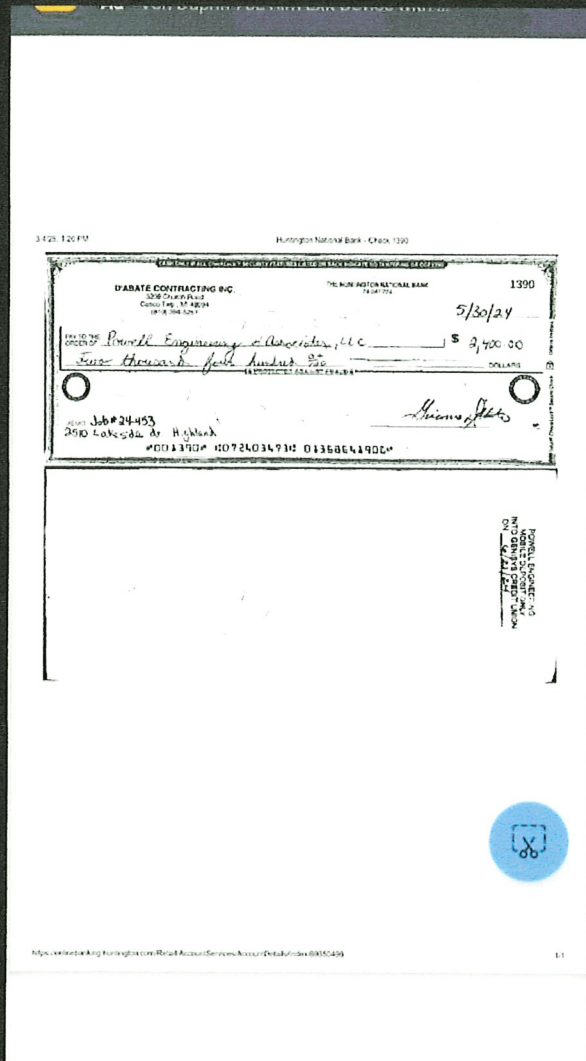
Von Duprin 78L Rim Exit Device Wit...
Ad · Von Duprin 78L Rim Exit Device with ...



+



< **M** Mike Powell @ Powell ... ▾ ⋮



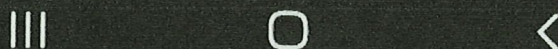
MMS 3:56 PM

Tuesday, April 22

Hi Mike, I need to talk to you

4:59 PM

Can we touch base tomorrow



Oakland County
1200 N TELEGRAPH RD, BLDG 34E
PONTIAC, MI 48341
Telephone: 248-858-1312

Receipt No.: 47936
Receipt Date: 03/25/2025

RECEIPT

RECORD & PAYER INFORMATION

Record ID: EHSI-2025-00186
Record Type: Specic Installation Permit
Property Address: 2510 Lakeside Dr, Highland, MI 48056
Description of Work:
Payer: Giacomo Dabate
Applicant: Giacomo Dabate

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
03/25/2025	Credit Card		PUBLICUSER562149		\$477.36

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Enhanced Access Fee	50980	408.00	\$9.36	\$9.36
Public/Commercial	50980	1.00	\$468.00	\$468.00
			\$477.36	\$477.36



Enter Payment Amount

Step 4: Enter Payment Amount

You may make a partial or full payment. Enter an amount you wish to pay (minimum payment \$25.00 or the total amount due). The Service Fee for the amount you entered will be calculated on the next screen.

Parcel ID No: H 11-13-179-005
Taxpayer: D'Abate, Giacomo.
Property Address: 2510 Lakeside Dr Highland MI 48356-2430

Date: April 22, 2025

Property Description:
3N, R7E, SEC 13 SUNRISE HEIGHTS ON WHITE LAKE LOT 18, ALSO LOT 19 EXC S 10 FT

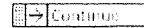
Assessable Value: \$87,090.00

Tax Payments:

Year	Due Tax	Due I&F	Due Total	Pay Amount	Status
2020	\$0.00	\$0.00	\$0.00		PAID
2021	\$0.00	\$0.00	\$0.00		PAID
2022	\$0.00	\$0.00	\$0.00		PAID
2023	\$0.00	\$0.00	\$0.00		PAID
2024	>>>>> Online Payment is not permitted				

Total \$0.00

Online payment is not permitted. Contact the County Treasurer. Press Continue to search for another parcel.



NOTE: Due I&F stands for Due Interest & Fees. Amount due is as of April 22, 2025 and it is subject to change. Fees are added as they are incurred and may not be reflected in projected payoff amount.

Oakland County
1200 N TELEGRAPH RD, BLDG 34E
PONTIAC, MI 48341
Telephone: 248-858-1312

Receipt No.: 47936
Receipt Date: 03/25/2025

RECEIPT

RECORD & PAYER INFORMATION

Record ID: ENSA/2025-00186
Record Type: Septic Installation Permit
Property Address: 2510 Lakeside Dr, Highland, MI 48356
Description of Work:
Payer: Giacomo Dabate
Applicant: Giacomo Dabate

PAYMENT DETAIL

Date	Payment Method	Reference	Cashier	Comments	Amount
03/25/2025	Credit Card		PUBLICUSER562 149		\$477.96

FEE DETAIL

Fee Description	Invoice #	Quantity	Fee Amount	Current Paid
Enhanced Access Fee	50980	468.00	\$9.00	\$9.00
Public/Commercial	50980	1.00	\$468.00	\$468.00
			\$477.00	\$477.96