

MACOMB COUNTY DETENTION CALCULATIONS

Table with columns for Site Data, Part A: Channel Protection Volume, Part B: Channel Protection Rate Control, Part C: Water Quality Control, Part D: Detention and Flood Control. Includes calculations for Area, Runoff Coefficient, Time of Concentration, 100-Year Rainfall Intensity, Channel Protection Volume, Extended Detention Volume, Water Quality Volume, Variable Release Rate, 100-Year Runoff Volume, 100-Year Post Development Flow Rate, 100-Year Allowable Flow Rate, Storage Curve Factor, Required Detention Volume, and Required Pretreatment Volume.

Table with columns: Elevation, Area (sf), Volume (cf), Volume (cf). Rows show data for elevations 625, 624, 623, 622, 621.

NARRATIVE

THE SITE PLANNING IS SEEKING TO HAVE A TEMPORARY BATCH PLANT INSTALLED FOR THE PROCESSING OF CONCRETE AND ASPHALT MATERIALS. IT IS NEEDED FOR THIS SPECIFIC LOCATION TO MEET ZONING REQUIREMENTS...

THE PLANT WILL COMPLY WITH ALL LOCAL, COUNTY, STATE, AND FEDERAL REQUIREMENTS TO OPERATE. IN REGARDS TO DUST, THE PLANT HAS A DUST SUPPRESSION SYSTEM THAT WAS DESIGNED AND INSTALLED BY THE PLANT MANUFACTURER...

THE PLANT WILL HAVE NO IMPACT ON THE GROUND WATER, THE PLANT AND ITS OPERATIONS ARE ABOVE GROUND AND DO NOT IMPACT SUB SURFACE. THE WATER SOURCE FOR THE DUST SUPPRESSION SYSTEM IS IMPORTED VIA TRUCK FROM A LOCAL SUPPLIER.

NOISE OPERATIONS OF THE PLANT WILL BE IN COMPLIANCE WITH THE PROPOSED PROPERTY AND SURROUNDING PROPERTY ZONING, THE PROPERTY TO THE EAST OF THIS SITE IS PERFORMING THE SAME OPERATIONS THAT WE ARE PROPOSING.

THE PLANT AND SUPPORTING EQUIPMENT HAVE ADEQUATE LIGHTING FOR THE OPERATIONS. WE ALSO UTILIZE DIESEL POWERED LIGHT TOWERS IN THE WINTER MONTHS WHEN DAY LIGHT IS LESS.

THE PLANT HAS A PORTABLE FUEL TANK THAT IS PROTECTED WITH DOUBLE WALL SIDES AND TOP. THIS TANK IS ALSO KEPT IN A SECONDARY CONTAINMENT FOR ADDED PROTECTION. THIS IS THE ONLY KNOWN HAZARDOUS MATERIAL RELATED TO THE PROPOSED PLANT.

THE ANTICIPATED LIFE SPAN OF THIS PROJECT IS TWO YEARS. THE RESTORATION PLAN FOR THE PROPERTY IS TO CREATE POSITIVE DRAINAGE AND LEAVE THE SURFACE AREA AS AGGREGATE. IF THE LIFE SPAN OF THE BATCH PLANT EXCEEDS THE TWO YEARS THE APPLICANT WILL REAPPLY FOR TEMPORARY LAND USE UNTIL THE PROJECT IS COMPLETED.

SITE DATA

PARCEL NO. 06-33-301-002
ACRES: 31.62 ACRES OVERALL
8.19 ACRES DISTURB FOR BATCH
PLANT
ZONED: HI (HEAVY INDUSTRIAL DISTRICT)
PROPOSED USE: TEMPORARY BATCH PLANT UNDER SPECIAL LAND USE

WATER SERVICE
NO WATER SERVICE IS PLANNED FOR THIS DEVELOPMENT.
SANITARY SEWER SERVICE
PORTA JOHN IS CURRENTLY ON-SITE WITH WEEKLY SERVICE FOR EMPLOYEES.

STORM WATER
ON-SITE STORM WATER WILL BE COLLECTED AND DETAINED WITHIN THE PROPOSED DETENTION POND. THE ULTIMATE OUTLET IN THE WEST BRANCH OF THE FISH CREEK...

THE VILLAGE SHALL BE HELD HARMLESS FOR LIABILITIES OR DAMAGES OF ANY STORM, DRAINAGE, AND FLOODING ISSUES AS A RESULT OF THE PROPOSED ACTIVITIES.

ROADWAYS
THE CURRENT PLAN INDICATED A 24 FOOT WIDE AGGREGATE SURFACE FOR USE WHILE THIS PROPERTY IS BEING USED AS A TEMPORARY BATCH PLANT. THE ENTRANCE ALONG 26 MILE ROAD WILL BE PAVED...

PARKING AREAS WILL BE DESIGNATED AND CONSTRUCTED WITH AGGREGATE MATERIAL. ONE SPACE IS PROVIDED FOR EACH EMPLOYEE WITH ONE ADDITIONAL SPACE FOR GUEST.

ROADWAYS (CONT)

THIS SITE HAS AN ACCESS EASEMENT TO 26 MILE ROAD ACROSS THE NEIGHBOR'S PROPERTY TO THE EAST. THE APPLICANT HAS DISCUSSED THIS WITH THE OWNER OF THE ADJACENT PROPERTY AND THEY HAVE A VERBAL AGREEMENT AND UNDERSTANDING.

SITE ACCESS:
NO ROAD FRONTAGE ON THIS PARCEL. SITE ACCESS THROUGH INGRESS / EGRESS EASEMENT. IMPROVEMENTS SHOWN REQUIRES MACOMB COUNTY DEPARTMENT OF ROADS APPROVAL.

SETBACKS:
50 FOOT BUFFER FROM PROPERTY LINE.
250 FOOT SETBACK FOR BATCH EQUIPMENT. VARIANCE IS BEING REQUESTED.

OPERATING HOURS
THE CONSTRUCTION SCHEDULE IS MONDAY THROUGH SATURDAY WITH HOURS OF OPERATION OF 6 AM TO 7 PM.

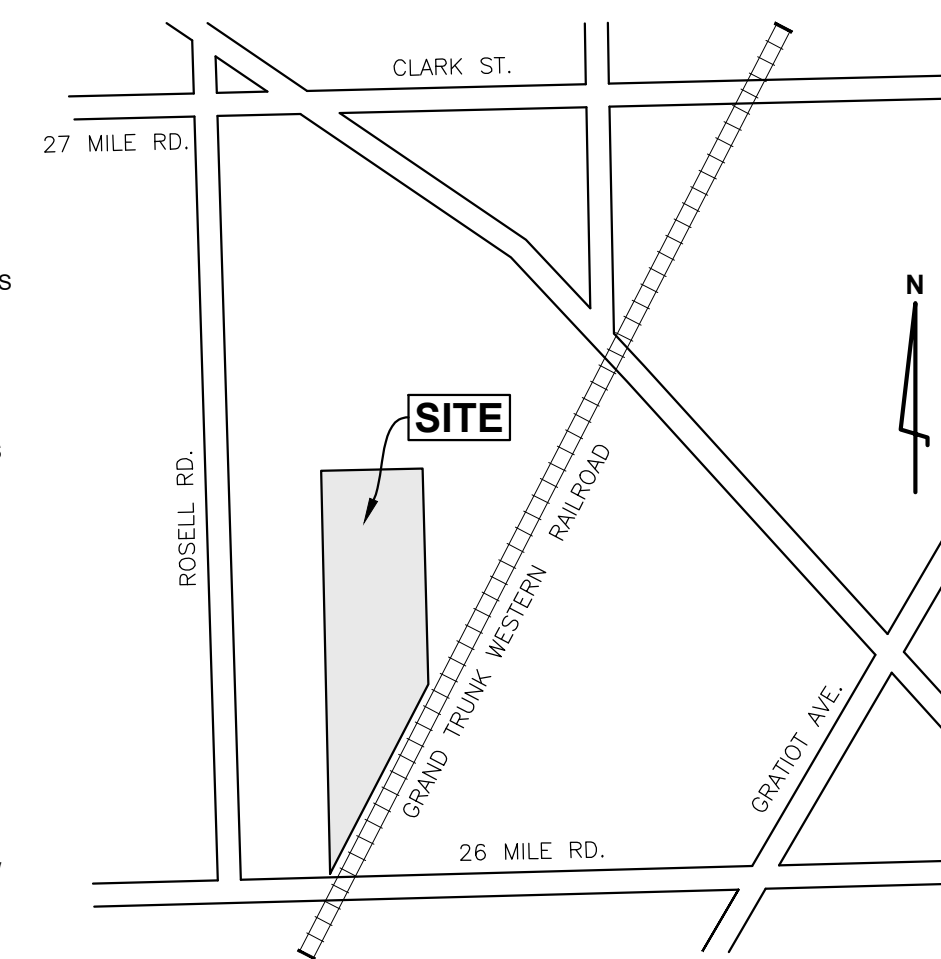
LIGHTING AND SECURITY
CURRENTLY AN EXISTING FENCE AND GATE IS IN PLACE FOR THE PARCEL FOR SECURITY. PORTABLE LIGHTING FOR THE OPERATIONS IS THERE FROM THE EQUIPMENT AND LIGHT TOWER.

DUST CONTROL
DUST CONTROL IS MANAGED WITH THE PLANT SYSTEM WITH SPRAY BARS. WE CURRENTLY HAVE A APPROVE AIR/ DUST PERMIT WITH EGLE (REFERENCE #29-23, TRACKING #APP-2023-0018).

ON-SITE STRUCTURES
PROPOSED STRUCTURES ARE PORTABLE WITH THE EXCEPTION OF THE PROPOSED TRUCK SCALE.

RESTORATION
THE RESTORATION OF THE AREA USED FOR THE PLANT OPERATION WILL BE GRADED FOR POSITIVE DRAINAGE AND LEFT AS AN AGGREGATE SURFACE.

DUMPSTER
NO DUMPSTER IS BEING PROPOSED. WASTE THAT CANNOT BE RECYCLED WILL BE CONTAINED IN A ROLLOFF BOX THAT IS DISPOSED OF IN A LANDFILL.



LOCATION MAP NOT TO SCALE



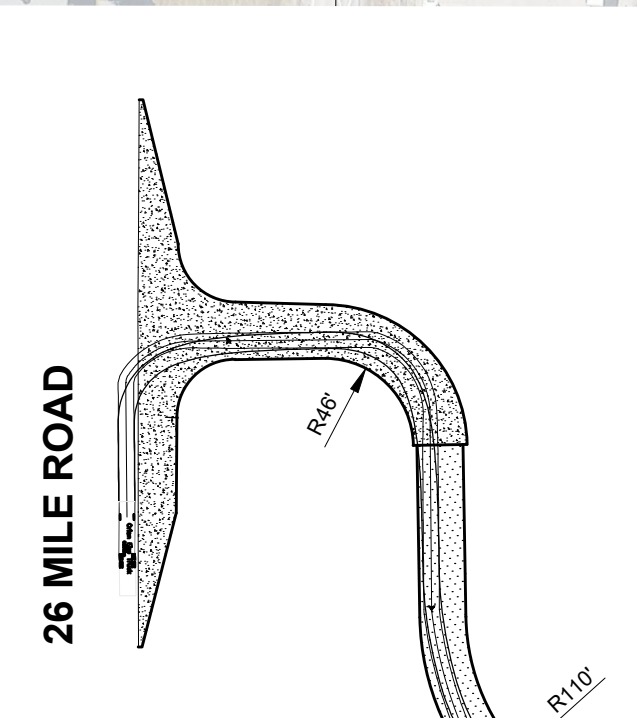
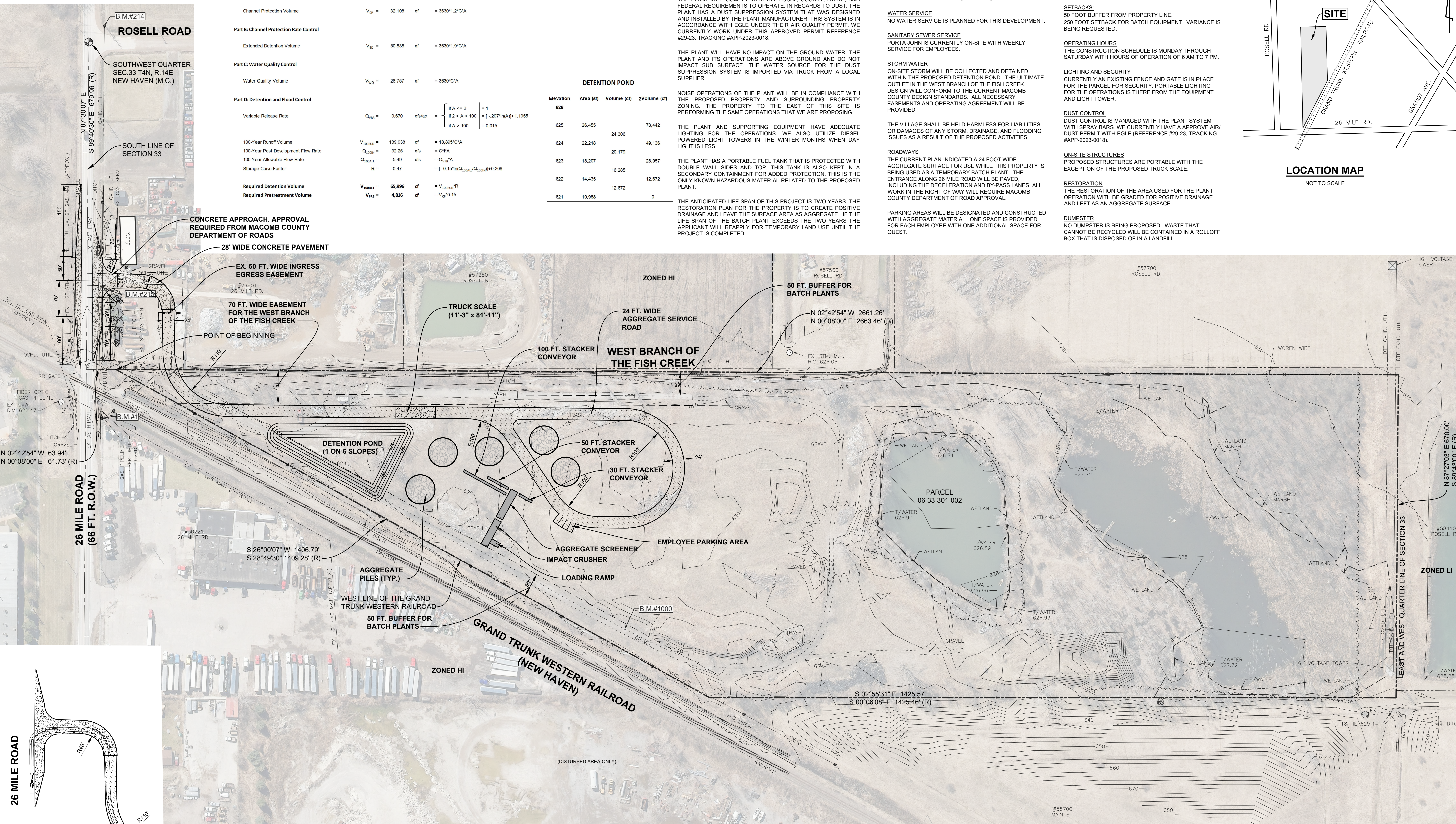
ANDERSON, ECKSTEIN AND WESTRICK, INC.

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Table with columns: DATE, TOWNSHIP COMMENTS, DATE, SUBMITTALS/REVISIONS. Includes project name '26 MILE ROAD DEVELOPMENT' and sheet title 'SITE PLAN TEMPORARY BATCH PLANT'.



REQUESTED VARIANCE

WE ARE REQUESTING A VARIANCE FOR THE INSTALLATION OF THE 28 FOOT WIDE CURB AND GUTTER PAVEMENT SECTION. THE CURRENT PLAN INDICATED A 24 FOOT WIDE AGGREGATE SURFACE FOR USE WHILE THIS PROPERTY IS BEING USED AS A TEMPORARY BATCH PLANT...

TRAFFIC STUDY
THIS TEMPORARY BATCH PLANT WILL HAVE LIMITED IMPACT TO THE PUBLIC. THE OPERATIONS WILL HAVE AN ANTICIPATED THREE EMPLOYEES REPORT TO THE SITE AND TRUCK ENTERING AND LEAVING THE SITE MAY ONLY BE 10 LOADS PER DAY.

LANDSCAPE BUFFER
THIS TEMPORARY BATCH PLAN LIES WITHIN THE HEAVY INDUSTRIAL ZONING AND THE SURROUNDING PROPERTIES DO NOT HAVE ANY LANDSCAPING BUFFERS. WE HAVE PROVIDED A 50 FOOT SETBACK BUT PREFER NOT TO INSTALL BERMS OR PLANTING WITHIN THIS AREA.

BATCH PLANT SETBACKS
WE HAVE MET THE 1,320 FEET SETBACK FROM ANY RESIDENTIAL AREA. WE ARE REQUESTING A VARIANCE FOR THE BATCH PLANT TO BE WITHIN THE 250 FEET SETBACK FROM THE PROPERTY LINE WITH THE UNIQUE SHAPE OF THE EXISTING PARCEL...

DESCRIPTION

PARCEL NO. 06-33-301-002

PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWN 4 NORTH, RANGE 14 EAST, NEW HAVEN, MACOMB COUNTY, MICHIGAN BEING DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33; THENCE NORTH 87 DEGREES 30 MINUTES 07 SECONDS EAST (RECORD SOUTH 89 DEGREES 40 MINUTES 30 SECONDS EAST) 679.96 FEET ALONG THE SOUTH LINE OF SECTION 33...

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF RECORD OR OTHERWISE.

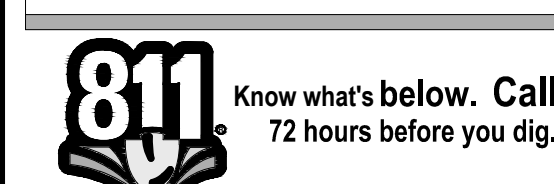
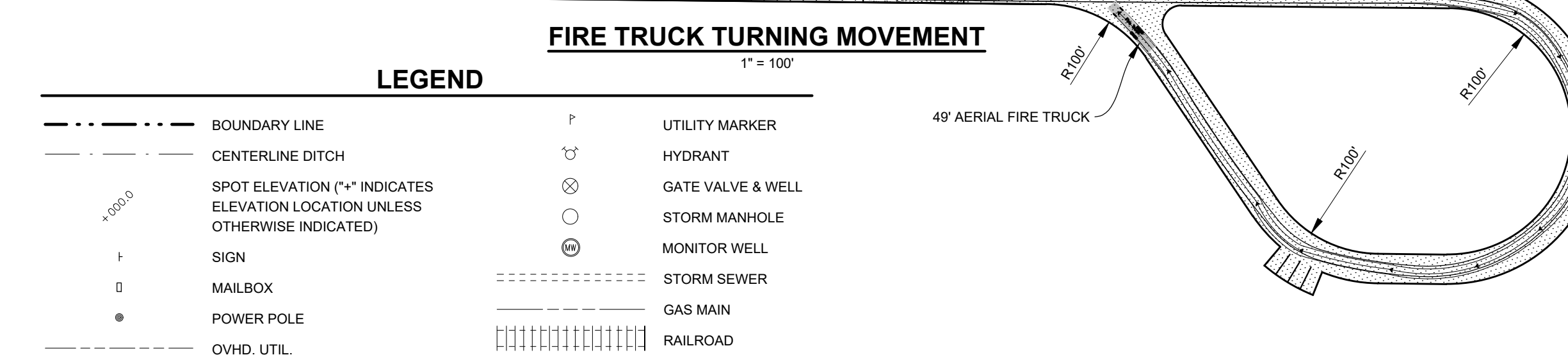
BENCH MARKS (NAVD88 DATUM)

BENCH MARK NO.1
MAG NAIL IN SOUTH FACE OF UTILITY POLE ON NORTH SIDE 26 MILE RD. +80' EAST OF RAILROAD TRACK. ELEV. 624.60
BENCH MARK NO.214
RR SPIKE SOUTH FACE UTILITY POLE ON NORTHWEST CORNER 26 MILE RD. AND ROSELL RD. ELEV. 624.14

APPLICANT / OWNER

MR. NICK BENACOSTO
MULLINS NEW HAVEN, LLC
P.O. BOX 919
HAZEL PARK, MICHIGAN 48030
(248) 762-0983

TCEC No. NH23111



UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY. AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (CALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

PROJECT NO. 1650-0001

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SHEET NO. 1

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