Berlin Charter Township

8000 Swan View • Newport, MI 48166 • (734) 586-2187 • Fax (734) 586-8900

BERLIN CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
Tuesday
November 17, 2026

Public notice is hereby given that the Berlin Charter Township Zoning Board of Appeals will hold a Public Hearing at 6:30 p.m. on Tuesday, November 17, 2026, at the future township building located at 7825 N. Dixie Highway, Lower Level, Newport, Michigan, to consider the following:

A request from Rusty Singh, for variance to the Berlin Charter Township Zoning Ordinance:

Section 18.314.D. – 25-foot non-disturbed setback from the boundary or edge of a protected wetland. Proposed accessory building minimum side yard setback.

Parcel ID #
5803 006 100 60

The property is located at Telegraph Road (vacant lot), Newport, MI 48166, in Berlin Charter Township, Michigan.

A complete copy of the proposed variance request is available for review at the Office of the Building Department between the hours of 8:00 A.M. to 4:30 P.M., Monday through Friday or available on our Township website.

Sincerely,

Hillary Haywood

Hillary Haywood, Zoning Official

BERLIN CHARTER TOWNSHIP
APPLICATION FOR APPEAL

Please Print or Type (use back of application if more space is needed).

I/We Rusty Singh (name) of 48820 Wellsley Ct. Northville, MI 49168 (address)

Hereby Appeal to the Zoning Board of Appeals from the decision of the Building Inspector, on Building Permit No. _____ Dated _____
Building Permit Denied to: _____

( ) A Zoning Compliance Permit ( ) A Conditional Use Permit
( ) A Certificate of Occupancy ( ) A Site Plan Certificate

Address of Property Involved: Berlin 58-03-006-100-60
Legal Description : Ash 58-01-001-024-50 (Vacant Property no address assigned)

Provisions of the Zoning Ordinance Appealed (indicate the Article, Section, Sub-section, and paragraph of the Zoning Ordinance being appealed by number.

Do not quote the ordinance _____

TYPE OF APPEAL -- Appeal is made herewith for:
(X) A variance from Zoning Ordinance
( ) An Interpretation of the Zoning Ordinance
( ) A temporary use permit

For the following reasons: Inability to obtain private easement for the North access drive and overall the site is minimally disturbed in comparison to other sites near by. The engineered site plan minimally disturbs the existing regulated 'Emergent Wetland' unlike other nearby sites. Also requiring a twenty-five-foot wetland buffer eliminates twelve truck parking spaces without providing any real benefit to the natural environment. While half of the site is already forfeit.

Date: _____ Appellant: _____
(Signature)
Fee Received: $_____ Building Inspector _____
(Signature)

FOR ZONING BOARD OF APPEAL USE ONLY

At a meeting of the Zoning Board of Appeals on _____, 20____ the above described appeal was considered and it was determined that the:

REQUESTED: **( ) Variance** **( ) Temporary use permit**
BE: **( ) Granted** **( ) Denied**

For the following reason: _____

Requested interpretation be as follows: _____

by: _____
Chairman, Zoning Board of Appeals

SECTION 18.314 NATURAL FEATURE SETBACKS

A. **Where Required.** A natural features setback shall be maintained in relation to all areas defined in this Section as being a natural feature, unless and to the extent it is determined to be in the public interest not to maintain such setback, in accordance with the standards set forth in subsection D. below.

B. **Natural Features for Setback Purposes.** The following are considered natural features for purposes of this Article:

1. A wetland subject to regulation by the Michigan Department of Environmental Quality; or

2. A watercourse, defined as any waterway including a river, stream, ditch, channel, canal, waterway, lake, pond, or any body of surface water having definite banks, a bed, and visible evidence of a continued flow or continued occurrence of water.

C. **Regulated Activities.** Within an established natural feature setback, there shall be no:

1. Construction.

2. Deposit of any material, including structures.

3. Removal of any soils or minerals.

4. Clearing of any native vegetation.

5. Dredging, filling or land balancing.

6. Constructing or undertaking seasonal or permanent operations.

D. **Setback Standards.** The following setbacks shall apply:

1. A twenty-five (25)-foot non-disturbance setback from the boundary or edge of a protected wetland.

2. A twenty-five (25)-foot non-disturbance setback from the ordinary high-water mark of a watercourse.

3. In addition, no building or construction shall occur within the greater of:

   a. One hundred (100) feet from the high-water mark of any watercourse.

   b. Within the 100-year floodplain, according to the provisions of Chapter 8, Flood Damage Control of the Berlin Charter Township Codified Ordinance.

(Section 18.315 through 18.330 RESERVED)

Parcel Number: 5803 006 100 60 Jurisdiction: BERLIN CHARTER TOWNSHIP County: MONROE Printed on 08/19/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRAGER RONALD	B.T.S.TRANSPORTATION MANAG	680,400	09/20/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address

TELEGRAPH RD

Owner's Name/Address

B.T.S.TRANSPORTATION MANAGEMENT INC
50983 WESTON DR
PLYMOUTH MI 48182-0380

Class: COMMERCIAL-VACANT | Zoning: AG (*)

School: FLAT ROCK COMMUNITY SCHOOLS

P.R.E. 0%

MAP #:

2027 Est TCV 184,287

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	Water
	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table COM.COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
			190,357.200 Sq Ft		0.97	100		184,287
			4.37 Total Acres		Total Est. Land Value =			184,287

Tax Description

BEING PART OF THE W 1/2 OF SEC 6, T5S R10E COM AT THE NW COR OF SAID SEC 6; TH S 00 DEG 01' 30" E 2607.26 FT; TH S 00 DEG 02' 06" E 786.97 FT TO POB; TH S 64 DEG 08' 00" E 562.52 FT; TH S 27 DEG 13' 00" W 422.87 FT; TH N 62 DEG 33' 00" W 352.11 FT; TH N 00 DEG 02' 06" W 459.20 FT TO POB.
CONTAINING 4.377 AMOL

Comments/Influences

2013 ROLL - SITE VISIT

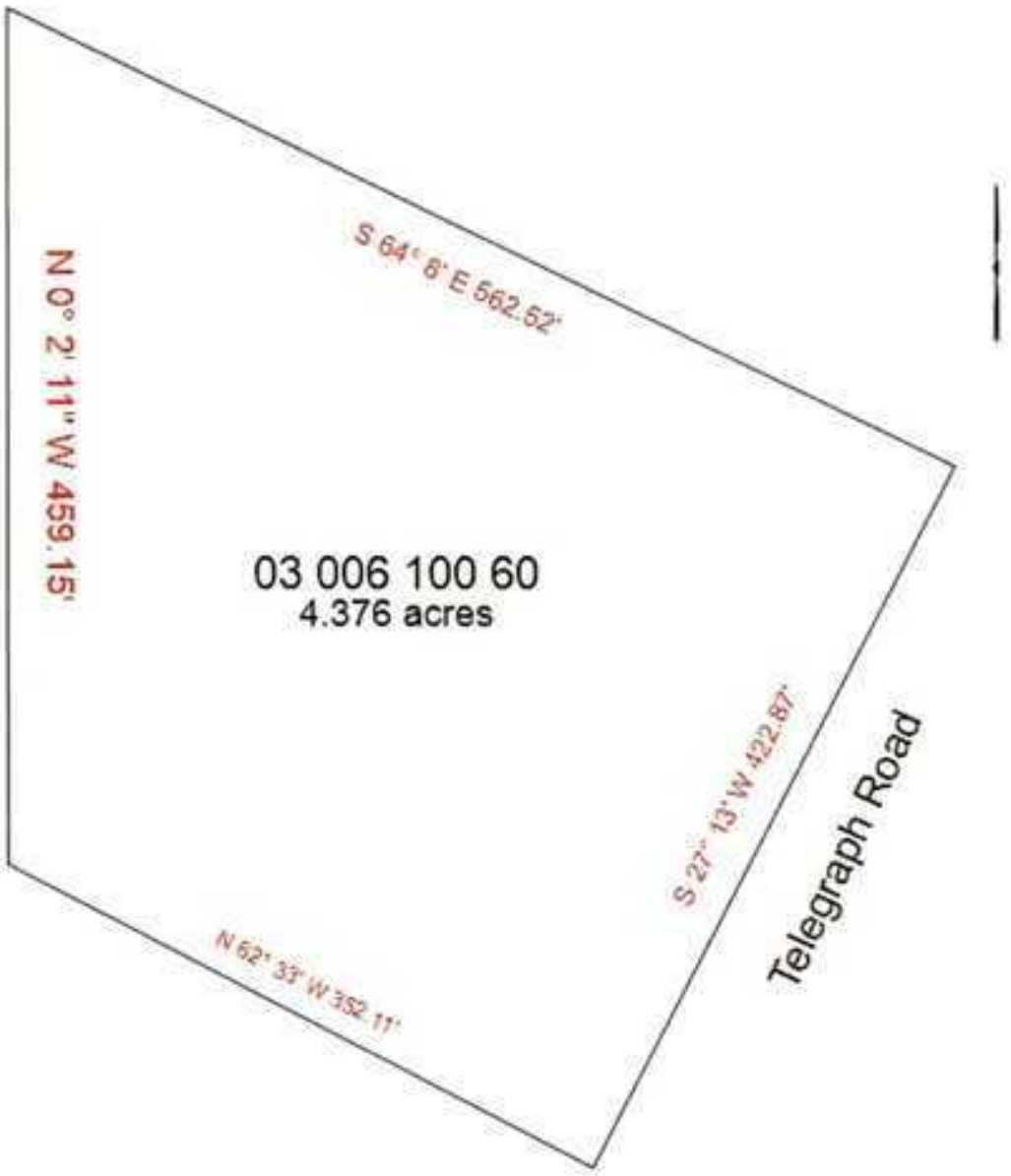


Who	When	What
BAR	08/17/2012	INSPECTED
JW	08/19/2005	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2027	92,100	0	92,100			37,905C
2026	92,100	0	92,100			37,905C
2025	38,200	0	38,200			36,909C
2024	35,800	0	35,800			35,800S

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County of Monroe, Michigan

*** Information herein deemed reliable but not guaranteed***



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03 006 100 60

PROPOSED TRUCK AND RV PARKING

TELEGRAPH ROAD

ASH TOWNSHIP AND BERLIN CHARTER TOWNSHIP

MONROE COUNTY, MICHIGAN 48134

WETLANDS:
ASH TOWNSHIP SITE PARCEL IS NOT IN THE ZONE OF WETLAND (HYDRIC) SOILS.
FLOOD PLAIN:
NO FLOOD PLAIN IS PRESENT FOR THIS LOCATION. FIRM PANEL # 26115C0108E

UTILITIES
THE EXISTING UTILITIES LISTED BELOW AND SHOWN ON THESE PLANS REPRESENT THE BEST INFORMATION AVAILABLE. INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO ITS ACCURACY AND THE LOCATION OF EXISTING UTILITIES.

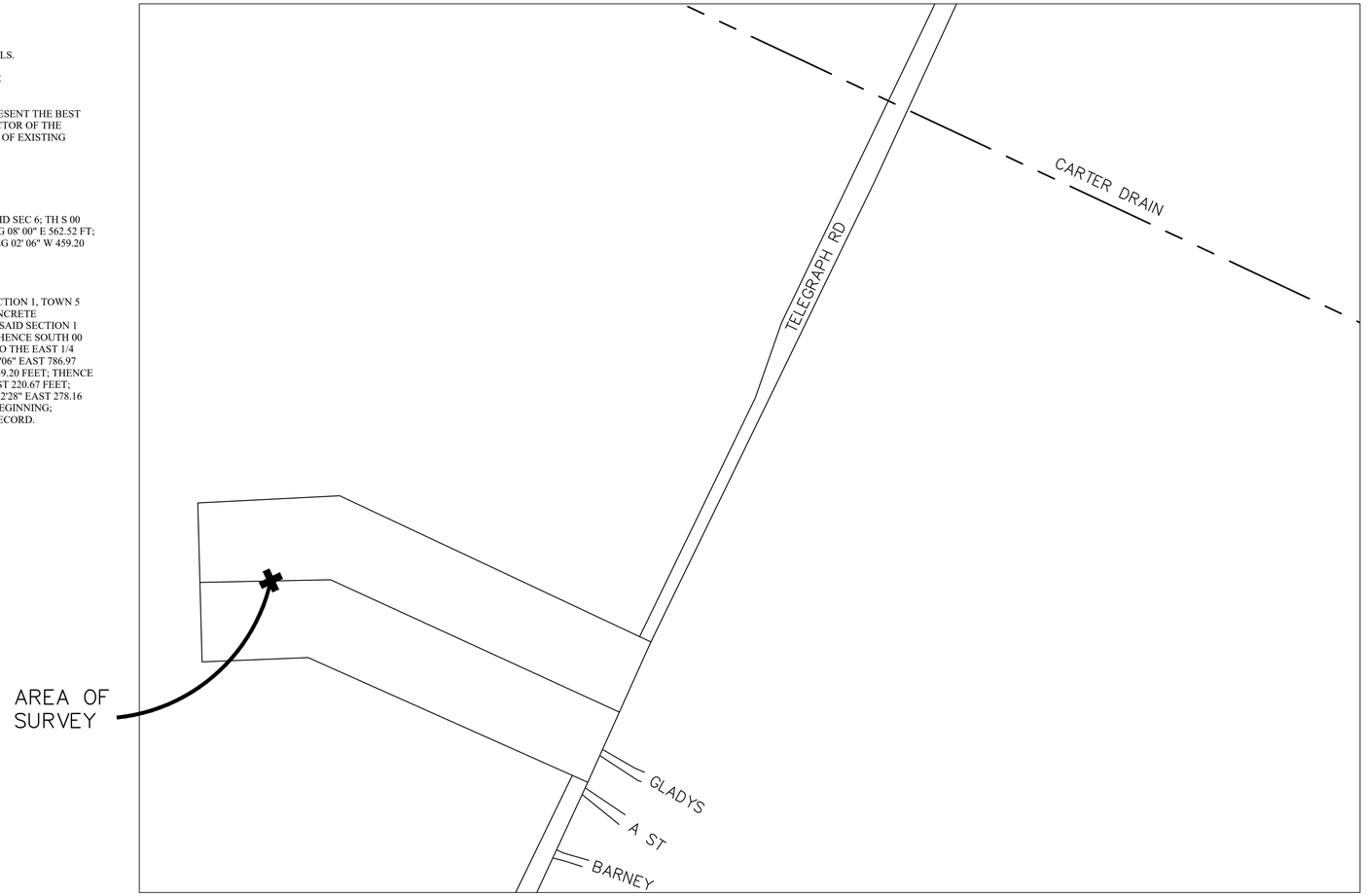
LEGAL DESCRIPTION: (BY OTHERS)

GROSS LAND AREA IN BERLIN TWP. 4.377 ACRES PARCEL ID (03-006-100-60)

- BEING PART OF THE W 1/2 OF SEC 6, T5S R10E COM AT THE NW COR OF SAID SEC 6; TH S 00 DEG 01' 30" E 2607.26 FT; TH S 00 DEG 02' 06" E 786.97 FT TO POB; TH S 64 DEG 08' 00" E 562.52 FT; TH S 27 DEG 13' 00" W 422.87 FT; TH N 62 DEG 33' 00" W 352.11 FT; TH N 00 DEG 02' 06" W 459.20 FT TO POB. CONTAINING 4.377 AMOL

GROSS LAND AREA IN ASH TWP. 4.695 ACRES PARCEL ID (01-001-024-50)

- SITUATED IN ASH TOWNSHIP, MONROE COUNTY, MICHIGAN. PART OF SECTION 1, TOWN 5 SOUTH, RANGE 9 EAST,COMMENCING AT A FOUND 4 INCH DIAMETER CONCRETE MONUMENT INSIDE A MONUMENT BOX AT THE NORTHEAST CORNER OF SAID SECTION 1 (NORTHWEST CORNER OF SECTION 6, TOWN 5 SOUTH, RANGE 10 EAST); THENCE SOUTH 00 DEG01'30" EAST 2607.26 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE EAST 1/4 CORNER, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEG 02'06" EAST 786.97 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00 DEG 02'06" EAST 459.20 FEET; THENCE NORTH 62 DEG 33'00" WEST 277.12 FEET; THENCE SOUTH 89 DEG 52'28" WEST 220.67 FEET; THENCE NORTH 00 DEG 07'32" WEST 423.00 FEET; THENCE NORTH 89 DEG 52'28" EAST 278.16 FEET; THENCE SOUTH 64 DEG 08'00" EAST 210.12 FEET .TO THE POINT OF BEGINNING; CONTAINING 4.695 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS OF RECORD.



LOCATION MAP

SCALE: 1"=200'

NORTH

NOTE: LOCATION OF SITE IS APPROX 0.70 MILE SOUTH OF WILL CARLTON ROAD

TABLE OF INDEX	
SHEET	DESCRIPTION
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C-5	SOIL EROSION PLAN SHEET 2 OF 2
C-6	DETENTION POND DETAILS
C-7	SITE DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAIL SHEET

CONTACT INFORMATION:
Mr. Rusty Singh
BTS TRANSPORTATION MANAGEMENT INC.
48820 Wellsley Ct. Northville, MI 49168
E-MAIL: RustySingh@hotmail.com
Ph: (734) 233-8464

STATE OF MICHIGAN
SOUHEIL K. SABAK
LICENSE No. 6201035644
LICENSED PROFESSIONAL ENGINEER

		BERLIN TWP PLANNING REVISION
	10/14/26	
	8/26/26	ASH TWP PLANNING REVISION
	9-30-25	SESC
REV.	DATE	ISSUED FOR

DR. GEK
APPR. JJJ
CHK. SKS
DATE 2-20-24

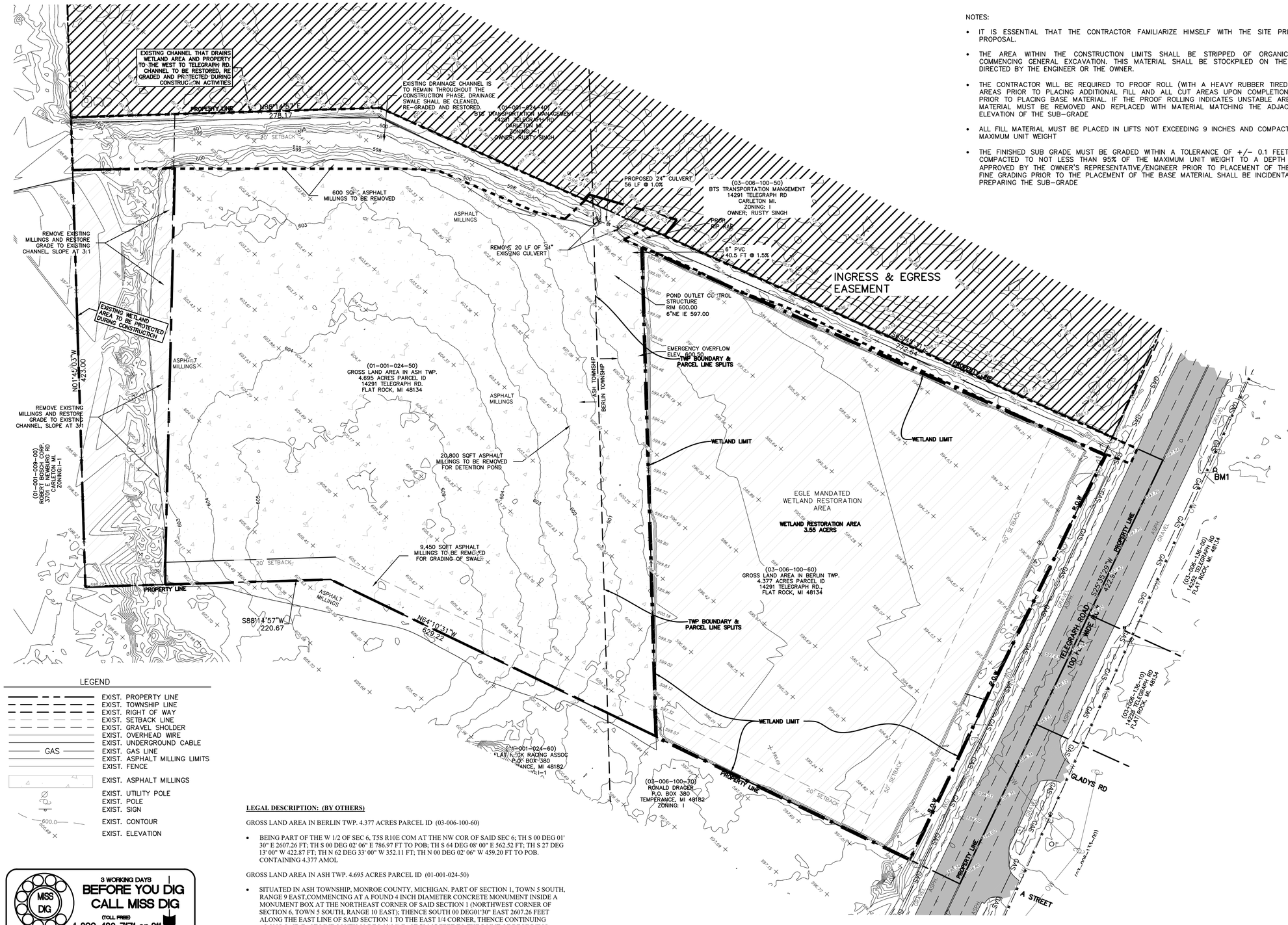
CHARLES E. RAINES COMPANY
CIVIL ENGINEERS / SURVEYORS
17700 FORT ST. RIVERVIEW, MICHIGAN 48193
(734) 285-7510 FAX (734) 285-7572

PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

JOB
2401

SHEET
C-0

COVER PAGE



NOTES:

- IT IS ESSENTIAL THAT THE CONTRACTOR FAMILIARIZE HIMSELF WITH THE SITE PRIOR TO SUBMITTING PROPOSAL.
- THE AREA WITHIN THE CONSTRUCTION LIMITS SHALL BE STRIPPED OF ORGANIC SOILS PRIOR TO COMMENCING GENERAL EXCAVATION. THIS MATERIAL SHALL BE STOCKPILED ON THE PROPERTY OR AS DIRECTED BY THE ENGINEER OR THE OWNER.
- THE CONTRACTOR WILL BE REQUIRED TO PROOF ROLL (WITH A HEAVY RUBBER TIRED VEHICLE) ALL FILL AREAS PRIOR TO PLACING ADDITIONAL FILL AND ALL CUT AREAS UPON COMPLETION OF THE CUT AND PRIOR TO PLACING BASE MATERIAL. IF THE PROOF ROLLING INDICATES UNSTABLE AREAS, THE UNSTABLE MATERIAL MUST BE REMOVED AND REPLACED WITH MATERIAL MATCHING THE ADJACENT SOILS TO THE ELEVATION OF THE SUB-GRADE
- ALL FILL MATERIAL MUST BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT
- THE FINISHED SUB GRADE MUST BE GRADED WITHIN A TOLERANCE OF +/- 0.1 FEET OF DESIGN GRADE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM UNIT WEIGHT TO A DEPTH OF 9 INCHES AND APPROVED BY THE OWNER'S REPRESENTATIVE/ENGINEER PRIOR TO PLACEMENT OF THE AGGREGATE BASE. FINE GRADING PRIOR TO THE PLACEMENT OF THE BASE MATERIAL SHALL BE INCIDENTAL TO THE COST OF PREPARING THE SUB-GRADE

LEGEND

- EXIST. PROPERTY LINE
- EXIST. TOWNSHIP LINE
- EXIST. RIGHT OF WAY
- EXIST. SETBACK LINE
- EXIST. GRAVEL SHOLDER
- EXIST. OVERHEAD WIRE
- EXIST. UNDERGROUND CABLE
- GAS — EXIST. GAS LINE
- EXIST. ASPHALT MILLING LIMITS
- EXIST. FENCE
- EXIST. ASPHALT MILLINGS
- EXIST. UTILITY POLE
- EXIST. POLE
- EXIST. SIGN
- 600.0 — EXIST. CONTOUR
- 600.68 + EXIST. ELEVATION

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IF YOU ARE GOING TO WORK NEAR OVERHEAD WIRES ... CALL MISS DIG

LEGAL DESCRIPTION: (BY OTHERS)

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BENCHMARK: (DATUM = NAVD 88)
- BM1 = ARROW ON HYDRANT, WEST SIDE OF TELEGRAPH ROAD, NORTH OF 14252 TELEGRAPH RD DRIVEWAY. ELEV=598.70
- BM2 = ARROW ON HYDRANT, WEST SIDE OF TELEGRAPH ROAD, APPROXIMATELY 200 LINEAR FEET SOUTH OF THE SUBJECT PROPERTY. ELEV=600.94

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

REV.	DATE	ISSUED FOR
	9-30-25	SESC

DR. GEK
APPR. JJJ
CHK. SKS
DATE 2-20-24

CHARLES E. RAINES COMPANY
CIVIL ENGINEERS / SURVEYORS
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PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

JOB
2401

SHEET
C-1

TOPOGRAPHIC SURVEY AND REMOVAL PLAN

EATHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISH ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER

PROPOSED OPERATION AND CONTROLS WILL BE AS FOLLOWS:

- TENANTS WILL HAVE TO EXECUTE AN OCCUPANCY CONTRACT DELINEATING THE LEASE AND ACCESS AGREEMENT (DRAFT COPY ATTACHED). THE CONTRACT WILL SPELL OUT THE RULE, REGULATIONS, ALLOWABLE AND PROHIBITED ACTIVITIES. IT WILL ALSO OUTLINE NON-COMPLIANCE AND VIOLATIONS PENALTIES.
- SOME OF THE TENANTS WILL HAVE OVER-THE-ROAD TRANSPORT TRUCKS AND WILL LEAVE FOR DAYS OR WEEKS AT A TIME THEN WILL BE PARK UNTIL NEXT OUTING. OTHER TENANTS WILL BE DAY DRIVERS WHO WILL BE GONE FOR ROUGHLY 8 TO 10 HOURS THEN PARK THEIR TRUCKS OVERNIGHT TILL NEXT SHIFT. SLEEPING IN THE TRUCKS, WHILE PARKED ON SITE, WILL NOT BE ALLOWED. THIS WILL BE STATED IN THE CONTRACT AND MONITORED BY VIDEO CAMERAS AND GUARD.
- NO OVER NIGHT IDLING WILL BE ALLOWED.
- NO ELECTRICAL HOOKUPS WILL BE PROVIDED TO ANY PARKING STALL.

ZONING ORDNANCE NOTES:

- THE SITE SHALL NOT BE USED FOR THE OUTDOOR SERVICING, REPAIR, OR FABRICATION OF ANY SEMI-TRUCK, TRAILER, OR SIMILAR TEAM.
- SITE SHALL NOT ALLOW THE USE OR OPERATION OF POWER TOOLS, COMPRESSOR, KILNS, OR SIMILAR EQUIPMENT WHILE ON THE PREMISES.
- SITE SHALL NOT ALLOW THE STORAGE OF COMBUSTIBLE OR FLAMMABLE LIQUIDS OR EXPLOSIVES MATERIALS.
- ALL SIGNS ON SITE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ASH TOWNSHIP

EXISTING LEGEND

- EXIST. PROPERTY LINE
- EXIST. TOWNSHIP LINE
- EXIST. RIGHT OF WAY
- EXIST. SETBACK LINE
- EXIST. GRAVEL SHOLDER
- EXIST. OVERHEAD WIRE
- EXIST. UNDERGROUND CABLE
- EXIST. GAS LINE
- EXIST. ASPHALT MILLING LIMITS
- EXIST. FENCE
- EXIST. ASPHALT MILLINGS
- EXIST. UTILITY POLE
- EXIST. POLE
- EXIST. SIGN
- EXIST. CONTOUR
- EXIST. ELEVATION

PROPOSED LEGEND

- PROP. CONTOUR
- PROP. ELEVATION
- PROP. SLOPE
- PROP. DRY SWALE
- PROP. STORM SEWER
- PROP. FENCE
- PROP. RIP RAP
- PROP. CULVERT
- PROP. STORM STRUCTURE
- PROP. CONCRETE PAVEMENT
- PROP. EVERGREEN TREE

PROJECT DESCRIPTION:

THE PROPOSED PROJECT CONSISTS OF DEVELOPING THE SUBJECT SITE OFF TELEGRAPH ROAD INTO A 84 SPOT SEMI-TRUCK PARKING FACILITY. TRAFFIC FLOW WILL BE SPORADIC DUE TO THE NATURE OF THE PROPOSED USE. THE CONFIGURATION OF THE ENTRANCE WILL PROVIDE FOR UNIMPEDED TRAFFIC FLOW ON TELEGRAPH ROAD AND WILL NOT CAUSE ANY HAZARD TO VEHICULAR AND PEDESTRIAN TRAFFIC NOR WILL IT IMPACT TRAFFIC OPERATION ON THE ROADWAY SYSTEM. THE SITE WOULD BE GRADED TO COLLECT WATER IN A PERIMETER DRAINAGE SWALES RUNNING THE LENGTH OF THE PARKING LOT LEADING INTO A POND, THEN EVENTUALLY DISCHARGE THROUGH A DISCHARGE CONTROL STRUCTURE INTO AN EXISTING DRAIN ALONG TELEGRAPH ROAD, THUS CONTAINING AND MANAGING DRAINAGE PRIOR TO DISCHARGE INTO THE CARTER DRAIN. THE EXISTING WETLAND AREA SPANNING THE WEST SIDE OF THE SITE AS WELL AS THE EXISTING CHANNEL TO THE NORTH THAT CURRENTLY DRAINS THIS WETLAND AREA EXTENDING TO THE WEST ONTO THE ADJACENT PROPERTY IS TO BE PROTECTED DURING CONSTRUCTION AND NOT INCLUDED IN ANY STORM WATER CALCULATIONS AS IT IS EXISTING FUNCTIONING SYSTEM SEPARATE TO THE DESIGN AND SHEET FLOW OF THE PROPOSED PARKING LOT.

THE PROPOSED USE WILL PROVIDE FOR A FRIENDLIER MORE AESTHETICALLY PLEASING SITE FOR THE TOWNSHIP AND ITS RESIDENTS. CURRENTLY THE SITE IS FULL OF DEBRIS AND OLD MILLINGS OF UNKNOWN DEPTH. THIS DEVELOPMENT WOULD IN ADDITION TO CLEANING UP THE SITE COMMIT TO THE USE OF A DUST PALLIATIVE AND INSTALL AN 8-FOOT FENCE ENCLOSING THE SITE TO LIMIT THE PUBLIC VISIBILITY AND TO SECURE THE TRUCKS. AS WELL AS INSTALL A BERM WITH PLANTINGS ALONG TELEGRAPH RD TO CREATE A CONSISTENT LANDSCAPE VIEW WITH THE PARCEL TO THE NORTH.

3 WORKING DAYS
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SITE DATA

	ASH TOWNSHIP	BERLIN TOWNSHIP	PROPOSED
SITE AREA			
GROSS	4.695 ACRE	4.377 ACRE	9.072 ACRE
NET	4.695 ACRE	3.891 ACRE	8.586 ACRE
PROJECT AREA	3.380 ACRE	0.45 ACRE	3.830 ACRE
SETBACKS			
FRONT:	50'	50'	334'
REAR:	50'	50'	72'
SIDE YARD:	30'	20'	20' SOUTH 50' NORTH
BUILDING HEIGHT	45'	45' (2 STORY)	0'

GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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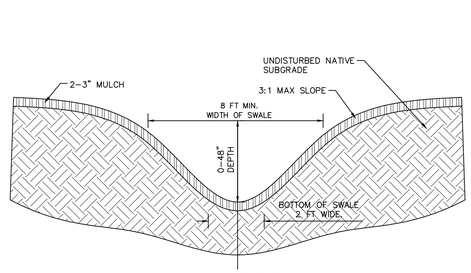
JOB
2401

SHEET
C-2

SITE PLAN

NOTE:

1. GPS COORDINATE OF THE 6" PVC OUTFALL WILL BE PROVIDED TO THE MONROE COUNTY DRAIN COMMISSIONER'S OFFICE WHEN COMPLETED.



DRY SWALE (TYP)
NO SCALE

NOTE:

- TO BE USED FOR BOTH PROPOSED AND EXISTING DRAINAGE SWALES

LEGEND

- EXIST. PROPERTY LINE
- EXIST. TOWNSHIP LINE
- EXIST. RIGHT OF WAY
- EXIST. SETBACK LINE
- EXIST. GRAVEL SHOULDER
- EXIST. OVERHEAD WIRE
- EXIST. UNDERGROUND CABLE
- GAS — EXIST. GAS LINE
- EXIST. ASPHALT MILLING LIMITS
- EXIST. FENCE
- EXIST. ASPHALT MILLINGS
- EXIST. UTILITY POLE
- EXIST. POLE
- EXIST. SIGN
- 600.0 — EXIST. CONTOUR
- 600.0 — EXIST. ELEVATION
- PROP. CONTOUR
- PROP. ELEVATION
- PROP. SLOPE
- ST — ST — PROP. DRY SWALE
- PROP. STORM SEWER
- PROP. FENCE
- PROP. RIP RAP
- PROP. STORM STRUCTURE
- PROP. CONCRETE PAVEMENT
- PROP. EVERGREEN TREE
- PROP. 8' DECORATIVE WALL

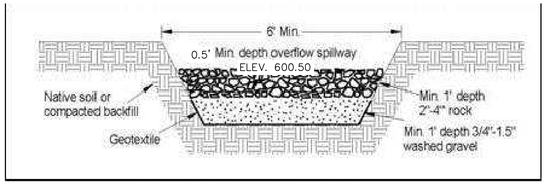
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FOR LOCATIONS OF:
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IF YOU ARE GOING TO WORK NEAR OVERHEAD WIRES . . . CALL MISS DIG

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISH ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIALS AT NO ADDITIONAL COST TO THE OWNER

CONSTRUCTION NOTES:

1. LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS AND PROFILES ARE APPROXIMATE.
2. DEPTHS OF PROPOSED DITCH AND POND SHOWN ON PROFILES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF LOCATIONS AND DEPTHS OF EXISTING UTILITIES.
3. MONROE COUNTY ROAD PAVEMENT RESTORATION SHALL BE 9-INCH 21AA AGGREGATE BASE COURSE COMPACTED IN PLACE TO 100% DENSITY OF MAXIMUM UNIT WEIGHT OVER AGGREGATE BACKFILL (TRENCH B) COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT UNDER THE REPLACED PAVEMENT OR AS DIRECTED BY THE COUNTY ENGINEER.
4. CONTRACTOR TO RESTORE ALL DISTURBED AREAS TO OWNER/ENGINEER AND COUNTY INSPECTOR'S SATISFACTIONS.
5. CONTRACTOR SHALL MAINTAIN SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES IN ACCORDANCE TO PERMIT REQUIREMENTS AND/OR AS DIRECTED IN FIELD.



EMERGENCY OVERFLOW

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV.	DATE	DR.	GEK
		APPR.	JJJ
	10-9-25	CHK.	SKS
	9-30-25	DATE	2-20-24
		ISSUED FOR	

CHARLES E. RAINES COMPANY
CIVIL ENGINEERS / SURVEYORS
17700 FORT ST. RIVERVIEW, MICHIGAN 48193
(734) 285-7510 FAX (734) 285-7572

PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

JOB
2401

SHEET
C-3

GRADING PLAN

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. NO GRUBBING, STRIPPING, SITE BALANCING, EXCAVATION OR OTHER EARTH MOVEMENT SHALL BEGIN UNTIL A VALID SOIL EROSION PERMIT HAS BEEN OBTAINED FROM THE MONROE DRAIN COMMISSION OFFICE, A PRE-CONSTRUCTION MEETING HAS BEEN HELD, AND ALL SOIL EROSION CONTROL MEASURES ARE IN PLACE.
2. ALL WORK SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, COUNTY AND STATE.
3. ALL SOIL, MISC. DEBRIS, AND OTHER MATERIAL SPILLED, DUMPED, OR OTHERWISE DEPOSITED ON PUBLIC STREETS DURING TRANSIT TO AND FROM THE CONSTRUCTION SITE SHALL BE PROMPTLY REMOVED.
4. DISCHARGE FROM PUMPING OPERATIONS MUST BE TO SILT TRAPS OR WELL VEGETATED AREAS WITH POSITIVE DRAINAGE AWAY FROM THE NEIGHBORING PARCELS.
5. THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING GENERAL CONSTRUCTION PRINCIPALS:
   - 5.1. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
   - 5.2. WHERE INADEQUATE VEGETATION EXISTS, TEMPORARY OR PERMANENT VEGETATION SHALL BE ESTABLISHED.
6. ALL TEMPORARY EROSION CONTROL FACILITIES SHALL BE LEFT IN PLACE UNTIL THE SITE IS FULLY STABILIZED. CARE SHALL BE TAKEN DURING REMOVAL TO MINIMIZE SILTATION IN NEARBY DRAINAGE COURSES.
7. THE SITE WILL BE SPRAYED WITH WATER ON DRY WINDY DAYS TO CONTROL AIRBORNE DUST FROM LEAVING SITE.
8. SESC MEASURES WILL BE CHECKED WEEKLY AND AFTER A HALF INCH OR MORE STORM EVENT AND REPAIRED OR REPLACED AS NECESSARY.
9. CHECK DAMNS SHALL BE PLACES EVERY 200-300 FEET IN ALL DITCHES. RIP RAP MUST BE 4-6" IN SIZE
10. SILT FENCE SHALL BE INSTALLED AND TRENCHED 6" IN PLACE.
11. A 20 FEET VEGETATIVE BUFFER WHERE NO EQUIPMENT, MATERIAL, VEHICLES, ETC. SHALL BE MAINTAINED.
12. POND SIDE SLOPES WILL BE SEEDED AND STRAW MATTED TO PREVENT EROSION.

LEGAL DESCRIPTION: (BY OTHERS)

GROSS LAND AREA IN BERLIN TWP. 4.377 ACRES PARCEL ID (03-006-100-60)

- BEING PART OF THE W 1/2 OF SEC 6, T5S R10E COM AT THE NW COR OF SAID SEC 6; TH S 00 DEG 01' 30" E 2607.26 FT; TH S 00 DEG 02' 06" E 786.97 FT TO POB; TH S 64 DEG 08' 00" E 562.52 FT; TH S 27 DEG 13' 00" W 422.87 FT; TH N 62 DEG 33' 00" W 352.11 FT; TH N 00 DEG 02' 06" W 459.20 FT TO POB. CONTAINING 4.377 AMOL

GROSS LAND AREA IN ASH TWP. 4.695 ACRES PARCEL ID (01-001-024-50)

- SITUATED IN ASH TOWNSHIP, MONROE COUNTY, MICHIGAN. PART OF SECTION 1, TOWN 5 SOUTH, RANGE 9 EAST,COMMENCING AT A FOUND 4 INCH DIAMETER CONCRETE MONUMENT INSIDE A MONUMENT BOX AT THE NORTHEAST CORNER OF SAID SECTION 1 (NORTHWEST CORNER OF SECTION 6, TOWN 5 SOUTH, RANGE 10 EAST); THENCE SOUTH 00 DEG01'30" EAST 2607.26 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE EAST 1/4 CORNER, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEG 02'06" EAST 786.97 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00 DEG 02'06" EAST 459.20 FEET; THENCE NORTH 62 DEG 33'00" WEST 277.12 FEET; THENCE SOUTH 89 DEG 52'28" WEST 220.67 FEET; THENCE NORTH 00 DEG 07'32" WEST 423.00 FEET; THENCE NORTH 89 DEG 52'28" EAST 278.16 FEET; THENCE SOUTH 64 DEG 08'00" EAST 210.12 FEET TO THE POINT OF BEGINNING; CONTAINING 4.695 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS OF RECORD.

AREA OF DISTURBANCE: 211,518 SFT = 4.856 ACRE

EXIST. LEGEND

- EXIST. PROPERTY LINE
- EXIST. TOWNSHIP LINE
- EXIST. RIGHT OF WAY
- EXIST. SETBACK LINE
- EXIST. GRAVEL SHOULDER
- EXIST. OVERHEAD WIRE
- EXIST. SOIL BOUNDARY LIMITS
- GAS — EXIST. GAS LINE
- EXIST. ASPHALT MILLING LIMITS
- EXIST. FENCE
- EXIST. ASPHALT MILLINGS
- EXIST. UTILITY POLE
- EXIST. POLE
- EXIST. SIGN
- 600.0 — EXIST. CONTOUR
- 605.68 × — EXIST. ELEVATION
- PROP. SILT FENCE/LIMIT OF DISTURBANCE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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REV.	DATE	
1	10-9-25	SESC
2	9-30-25	SESC
	DATE	ISSUED FOR

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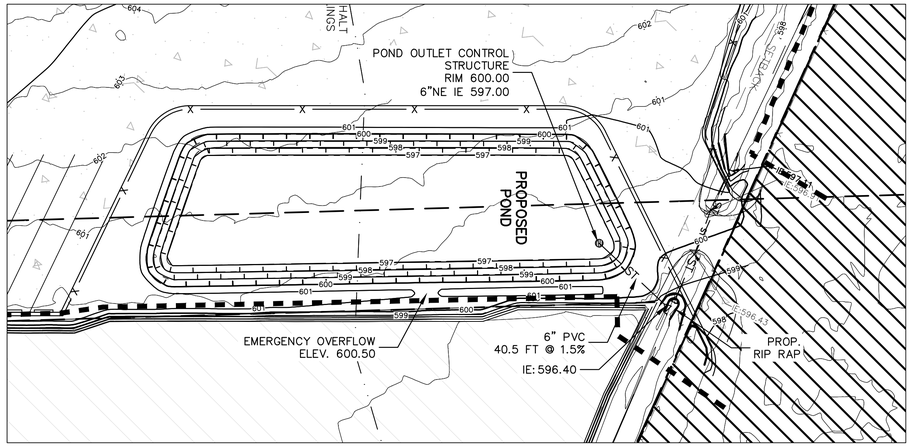
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PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

JOB
2401

SHEET
C-4

SOIL EROSION
PLAN-SHEET 1 OF 2

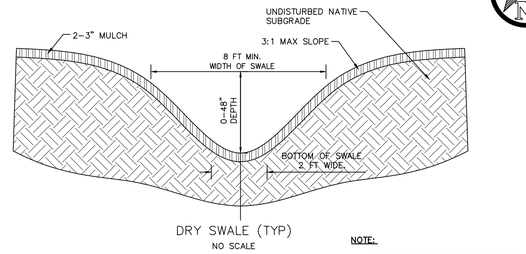


DETENTION POND DETAIL
(SCALE: 1" = 30')

[redacted]

RIP RAP DETAIL
NO SCALE

[redacted]



DRY SWALE (TYP)
NO SCALE

NOTE:
- TO BE USED FOR BOTH PROPOSED AND EXISTING DRAINAGE SWALES

STREET CLEANING SCHEDULE							
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SCRAPE STREETS		X	X	X	X	X	
SWEEP STREETS				X			

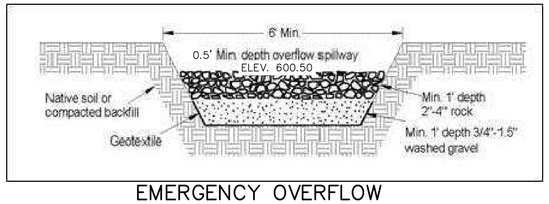
START DAY	END DAY
12/14/26	12/14/26
12/15/26	12/15/26
12/30/26	12/30/26
12/16/26	1/16/27
1/17/27	1/17/27
5/20/27	5/21/27
1/28/27	1/28/27
4/30/27	4/30/27
6/28/27	6/28/27

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

1. STONE TRACKING PAD WITH GEOTEXTILE LINER (MUD-MAT)
2. INSTALL SNOW FENCING AND PROTECTIVE FENCING.
3. GRADE AND BALANCE AS REQUIRED. STABILIZE DITCHES, SWALES, COMMON AREAS AND SLOPES PER PLAN WITHIN 5 DAYS OF GRADE.
4. EXCAVATION FOR DETENTION BASIN, INSTALL APPROVED OUTLET, STABILIZE BEFORE PAVING IS STARTED.
5. INSTALL RIPRAP AROUND AND IN THE FRONT OF THE OUTLET PIPE
6. INSTALL PAVEMENT COMPLETE.
7. CLEAN OUT AND RESTORE SEDIMENT DETENTION POND TO DESIGN SPECIFICATIONS.
8. ESTABLISH VEGETATION FOR ALL DISTURBED AREAS AND ROAD/R.O.W.s
9. REMOVE TEMPORARY SESC MEASURES FOLLOWING MCDC SESC AGENT APPROVAL

[redacted]

NOTE:
- STRAW MATS TO BE USED ON ALL SIDE SLOPES, SWALES, DETENTION PONDS, AND FOREBAYS TO PREVENT EROSION OF NEWLY FORMED SLOPES



EMERGENCY OVERFLOW

[redacted]

STRAW MULCH EROSION
CONTROL BLANKET
NO SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

3 WORKING DAYS
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	DR.	GEK
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	CHK.	SKS
9-30-25	DATE	2-20-24
SESC	REV.	
ISSUED FOR		

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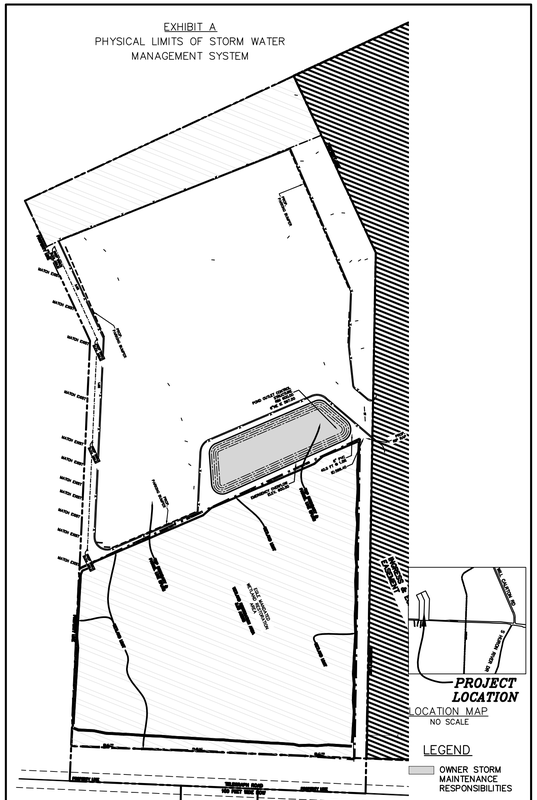
PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

JOB
2401

SHEET
C-5

SOIL EROSION
PLAN-SHEET 2-2

EXHIBIT A
PHYSICAL LIMITS OF STORM WATER MANAGEMENT SYSTEM



PROPERTY INFORMATION:	PROPERTY OWNER:	ENGINEER:	DATE: 10/18/2021
VACENT Telegraph Rd, Berlin Township, Michigan	BTS Trucking LLC, 50983 Weston Dr., Plymouth, MI 48170 Contact: Mr. Singh	C.E. Raines Company 17700 Fort Street Riverview, MI 48193 phone: (734) 285-7510	SHEET 1 OF 1

EXHIBIT A

LEGAL DESCRIPTION: (BY OTHERS)

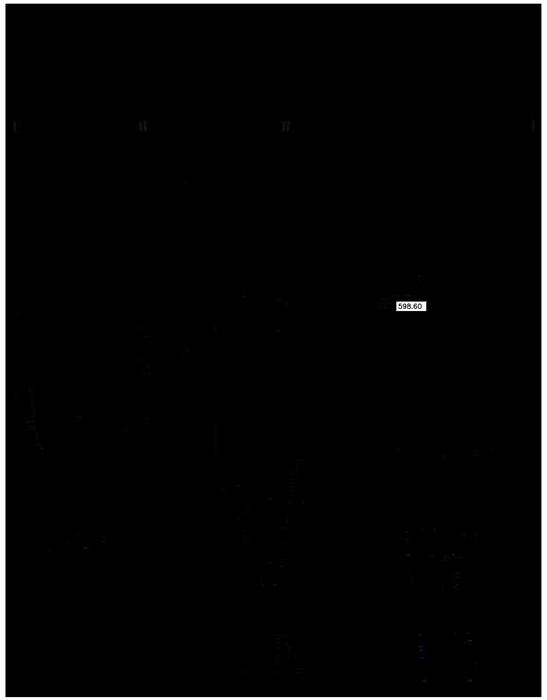
GROSS LAND AREA IN BERLIN TWP. 4.377 ACRES PARCEL ID (03-006-100-60)

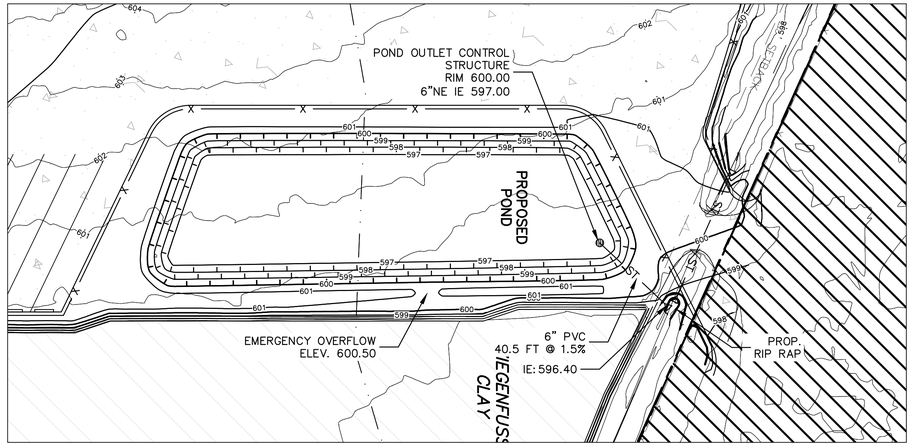
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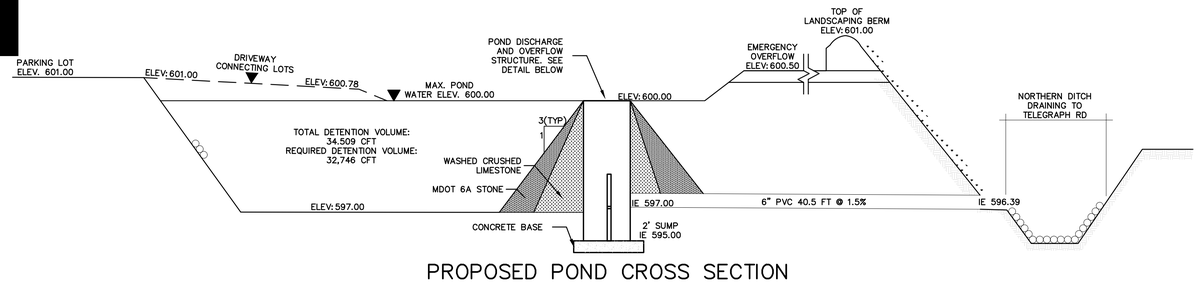
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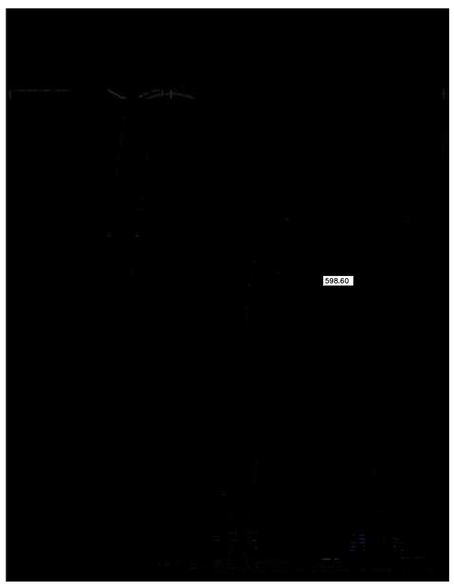


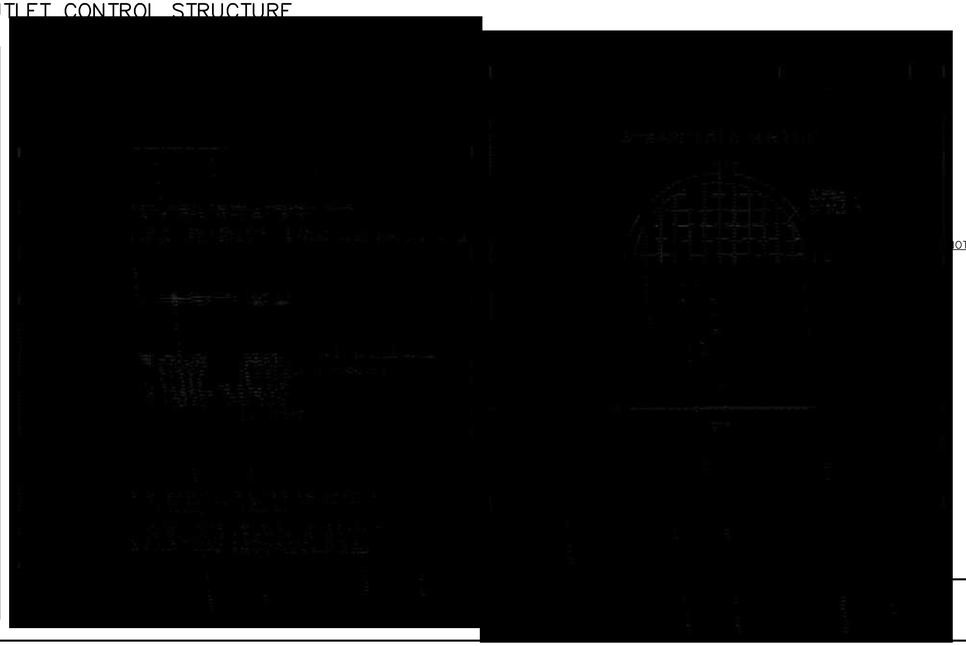
DETENTION POND DETAIL
(SCALE: 1" = 30')



PROPOSED POND CROSS SECTION

KSI OUTLET CONTROL STRUCTURE





Pond size - from CAD

Elevation (feet)	Area sq. ft.	Incremental Volume (c.f.)	Cumulative Volume (c.f.)
	0	0	0
597.00	8,073	4,037	4,037
598.00	9,431	8,752	12,789
599.00	10,846	10,139	22,927
600.00	12,318	11,582	34,509

NOTES:

ALL RISER HOLES MUST BE PRE-DRILLED PRIOR TO RISER GALVANIZATION. THE MANUFACTURER OF HDPE RISERS MUST CONTACT HENNESSEY ENGINEERS AT (734) 759-1600 AT LEAST 3 WORKING DAYS PRIOR TO FABRICATION OF RISERS TO SCHEDULE INSPECTION DURING FABRICATION.
A HENNESSEY ENGINEERS REPRESENTATIVE MUST OBSERVE CONSTRUCTION/INSTALLATION OF ALL THE DETENTION BASIN COMPONENTS. THE CONTRACTOR MUST CONTACT HENNESSEY ENGINEERS, INC. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION TO SCHEDULE INSPECTION DURING CONSTRUCTION.

DETENTION POND DETAILS

REV.	DATE	ISSUED FOR
	9-30-25	SESC

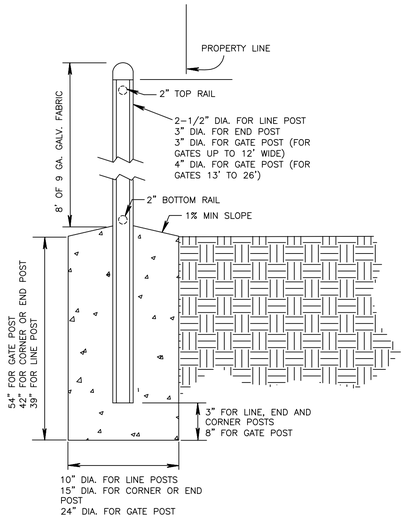
DR. GEK
APPR. JJJ
CHK. SKS
DATE 2-20-24

CHARLES E. RAINES COMPANY
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PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
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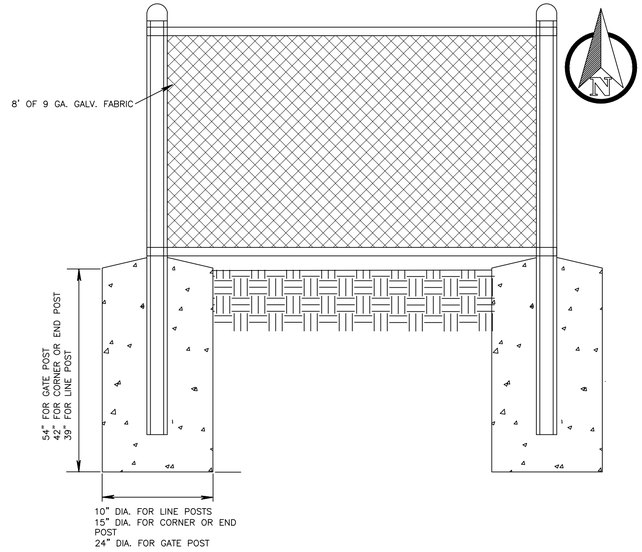
JOB 2401

SHEET C-6



FENCE POST DETAIL

NO SCALE

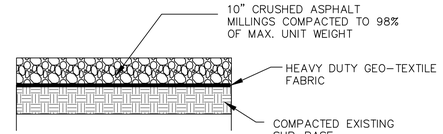


FENCE DETAIL (TYP)

NO SCALE



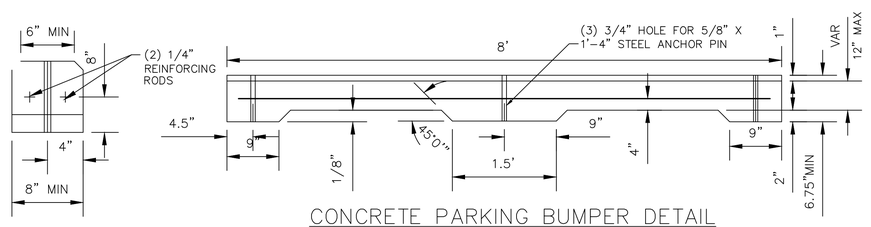
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10" ASPHALT MILLING DETAIL

NO SCALE

NOTE:
- EXISTING MILLING ON SITE TO BE VERIFIED FOR 10' DEPTH AND GOE-TEXTLE FABRIC.



CONCRETE PARKING BUMPER DETAIL

NO SCALE

NOTE:
- BUMPER BLOCKS ARE TO BE AN ALTERNATIVE TO CURBS. ON MILLING SURFACE ONLY.
- BUMPER BLOCKS ARE TO BE ANCHORED INTO THE MILLINGS USING STEELING ANCHOR PINS.

SITE DETAILS

CHARLES E. RAINES COMPANY
CIVIL ENGINEERS / SURVEYORS
17700 FORT ST. RIVERVIEW, MICHIGAN 48193
(734) 285-7510 FAX (734) 285-7572

REV.	DATE	
	8/26/26	ASH TWP PLANNING REVISION
	9-30-25	SESC
		ISSUED FOR

DR. GEK
APPR. JJJ
CHK. SKS
DATE 2-20-24

PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

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2401

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