



GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE

-DIVISION OF SURFACE WATER MANAGEMENT

G-4608 BEECHER ROAD, FLINT, MI 48532

PHONE (810) 732-1590 FAX (810) 732-1474

JEFFREY WRIGHT
COMMISSIONER

24 September 2025

Reference: Showcase Auto Sales Lot; PID: 18-17-400-035, 18-17-400-038
Stonefield Engineering & Design, LLC
Erin McMachen
555 S Old Woodward Avenue, Suite 12L
Birmingham, MI 48009

Dear Erin McMachen,

We have reviewed the site plan for this proposed project. We cannot approve the storm water plan for the following reasons:

- The proposed outlet may require an addition grading between the outlet and the Creek. Please show the flow path of the water that the water does not pass cross the neighboring parcel (pid:18-17-400-023) to discharge to the creek.
- Where does the existing building (the north side of the roof, it is not obvious from the site plans) drain? If the roof drains through the pond, must be included in the drainage area and WQV calculations.
- Please review the C factor. (This office accepts C-factor: 0.95 for impervious, 0.25 for flat undeveloped land and farms non wooded, 0.30 for woodlands & slope undeveloped land, 0.35 parks, disturbed ground)
- The provided pond volume appears to be insufficient.
- Please show enough grading that the parking lot drains to the forebays and not directly to the pond.
- Please show on your plans which areas drain to Forebay 1 and which to Forebay 2.
- Please review the size of the orifice (s). Channel Protection volume of water will need to be held onsite for a minimum of 48 hours. (please review the HWL that is used for the calculations)
- Please review the size of your orifice (s). The discharge rate for the flood protection is higher than the Q allowable (There is a combined discharge for all the orifices, not only the orifice that is used for the flood protection requirement).
- No operation and maintenance information were submitted with the plans. Part D of our design standards require the information be provided to the owner on how to maintain and operate the new storm water BMP's that will be installed on site. The operation and maintenance information should specify at what depth accumulated sediments should be removed for the site's BMP's (include and the trash rack please).

If you have questions or comments, please feel free to contact our office. Thank you.

Sincerely,

Vasileios Mylonas

Vasileios Mylonas
Civil Engineer

cc: SED0924(18-17)

Vienna Township Building Department
GCRC (email)

Plans Drawn Date: 09-03-25



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STORM WATER REVIEW SUBMITTAL FORM

Project Name: SHOWCASE AUTO SALES
Parcel Number(s): 18-17-400-035 & 18-17-400-038
Address: 5010 WEST VIENNA ROAD

Name Submitting: ERIN MCMACHEN, STONEFIELD ENGINEERING & DESIGN
Party Submitting: ENGINEER E-mail: emcmachen@stonefieldeng.com
Mailing Address: 555 S OLD WOODWARD SUITE 12L
City, State Zip: BIRMINGHAM, MI 48009
Phone Number: 248-247-1115

Type (Check all that apply):

Commercial: ☒

Road: ☐

New Construction: ☒

Residential: ☐

Utility: ☐

Redevelopment: ☐

Description:

PROPOSED PARKING LOT ADDITION.

Is Submission Required

Does site drain to County Drain or
Road Commission system? ☐ Yes
☒ No

Is submission required by local
Municipality? ☒ Yes
☐ No

Is this a Plat or Mobile Home Park? ☐ Yes
☒ No

Is plan required to be submitted for your
NPDES permit? This permit is issued to
Municipalities and Schools by EGLE. ☐ Yes
☒ No

**If you answered yes to any continue below. If you still plan to submit to office please continue below
to determine if you must meet Genesee County Standards.**

Acreage Disturbed (acres): 2.42

Is Disturbed Area > 1 acres? ☒ Yes
☐ No

Amount New Impervious (acres): 1.82

Is Impervious < 1 and > 0.5 acres? ☐ Yes
☒ No

Is site part of a larger development with > 0.5 Acre of Impervious: ☐ Yes ☒ No

Did you answer yes to any of the acreage questions above? ☒ Yes ☐ No

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SEP 15 2025

BY:

If yes than your site must meet Genesee County Standards for Storm Water Management please submit this
completed form and 1 site plan to 4608 Beecher Road, Flint, MI 48532 for review and approval.

Part C Flood Protection

Genesee County requires that the 100-year storm event be handled by the detention system. Because of the soil types retention basin are not allowed. All volumes will be checked using the rational method. Engineers are required to find the time at which the basin will reach max volume. If multiple ponds add additional sheets

Tributary Area (acres) =	<u>2.34</u>	$V_{\text{pond}} =$	<u>20,280</u>
$C_{\text{weighted}} =$	<u>0.78</u>	HWL =	<u>689.96</u>
$Q_a = A * 0.2 =$	<u>.47</u>	Freeboard =	<u>691.00</u>
$V_{\text{required}} =$	<u>20,038</u>		

Predevelopment	Redevelopment	Detention Pond
	Post Development	Design
$C_w =$	$C_w =$	$C_w =$
<u>0.27</u>	<u>0.78</u>	<u>0.78</u>
$Q_a =$	$Q_a =$	$Q_a =$
<u>3.18</u>	<u>10.80</u>	<u>.41</u>
$V =$	$V =$	$V =$
<u>8,868</u>	<u>35,925</u>	<u>20,280</u>

Additional Notes

Pre-Development flow rate and runoff volume listed above is for 100-Year Storm under existing conditions.

Post-Development flow rate and runoff volume listed above is for 100-Year Storm under post-development conditions WITHOUT considering the proposed detention.

Please use Rainfall Intensity - Frequency Curves found on page 12 of the Design Parameters for I

Part D Operation and Maintenance

Please provide documentation on the plans or as a supplement on Yearly and Long term operation and maintenance on all BMPs used to comply with this approval.

Office use only:

☐ Discharge to an MS4? Owner: _____

Site Plan Number: 04445

Approved: ☐ Yes ☒ No

Reviewed for Post Construction: ☐ Yes ☒ No