

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA
Wednesday, March 27, 2019 – 7:30 PM
Van Buren Township Hall
46425 Tyler Road**

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES:

ITEM #1: Approval of minutes from the regular meeting of March 13, 2019.

CORRESPONDENCE:

PUBLIC HEARING:

ITEM #1: CASE 19-006 – REZONING

TITLE: THE APPLICANT, CARL G. SPEAKS, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 13440 MARTINSVILLE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 13440 MARTINSVILLE ROAD. (PARCEL ID # 83-105-99-0003-000)

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Public Hearing is Opened.
- C. Public Hearing is Closed.
- D. Planning Commission discussion.

ITEM #2: CASE 19-007 – REZONING

TITLE: THE APPLICANT, BOBBY A. BROWN, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 13510 MARTINSVILLE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 13510 MARTINSVILLE ROAD. (PARCEL ID # 83-105-99-0004-000)

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Public Hearing is Opened.
- C. Public Hearing is Closed.
- D. Planning Commission discussion.

NEW BUSINESS:

ITEM #1: CASE 19-006 – REZONING

TITLE: THE APPLICANT, CARL G. SPEAKS, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 13440 MARTINSVILLE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 13440 MARTINSVILLE ROAD. (PARCEL ID # 83-105-99-0003-000)

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation of rezoning to Township Board.

ITEM #2: CASE 19-007 – REZONING

TITLE: THE APPLICANT, BOBBY A. BROWN, IS REQUESTING TO REZONE THE PROPERTY LOCATED AT 13510 MARTINSVILLE ROAD FROM M-1, LIGHT INDUSTRIAL TO R1-B, SINGLE FAMILY RESIDENTIAL.

LOCATION: SUBJECT PROPERTY IS LOCATED AT 13510 MARTINSVILLE ROAD. (PARCEL ID # 83-105-99-0004-000)

ACTION ITEMS:

- A. Presentation by the applicant.
- B. Presentation by Township staff.
- C. Planning Commission discussion.
- D. Planning Commission considers recommendation of rezoning to Township Board.

ITEM # 3 CASE 19-008 - TNT FIREWORKS – TEMPORARY LAND USE

TITLE: THE APPLICANT, TNT FIREWORKS IS REQUESTING A TEMPORARY LAND USE PERMIT TO CONDUCT A TEMPORARY OUTDOOR FIREWORKS TENT SALE.

LOCATION: 10562 BELLEVILLE ROAD. THIS SITE IS LOCATED IN THE WALMART PARKING LOT, WHICH IS ON THE WEST SIDE OF BELLEVILLE ROAD, NORTH OF THE I-94 NORTH SERVICE DRIVE.

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on Temporary Land Use approval.

ITEM # 4 CASE 19-009 – DTE ENERGY – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, MATT VALASCHO IS REQUESTING AN AMENDMENT TO THE EXISTING SITE PLAN FOR DTE ENERGY TO PERFORM AN OUTDOOR LIGHTING

UPGRADE AND ADD ADDITIONAL SITE LIGHTING FOR DISPLAY PURPOSES ON THE SITE.

LOCATION: 8001 HAGGERTY ROAD. THIS SITE IS LOCATED IN AT THE EXISTING DTE WESTERN WAYNE CENTER WHICH IS LOCATED ON THE EAST SIDE OF HAGGERTY ROAD BETWEEN ECORSE ROAD AND TYLER ROAD.

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Site Plan Amendment.

ITEM # 5 CASE 19-012 – QUIRK PARK SPLASH PAD – SITE PLAN AMENDMENT

TITLE: THE APPLICANT, VAN BUREN TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY IS REQUESTING AN AMENDMENT TO THE EXISTING SITE PLAN FOR QUIRK PARK FOR PARK IMPROVEMENTS INCLUDING THE CONSTRUCTION OF A SPLASH PAD.

LOCATION: 46270 AYRES AVENUE. THIS SITE IS LOCATED AT QUIRK PARK ON THE TOWNSHIP HALL CAMPUS. QUIRK PARK IS LOCATED ON THE EAST SIDE OF QUIRK ROAD, SOUTH OF TYLER ROAD.

- A. Presentation by the applicant.
- B. Presentation by Township Staff and Consultants.
- C. Planning Commission discussion.
- D. Planning Commission considers action on the Site Plan Amendment.

GENERAL DISCUSSION:

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
March 13, 2019
MINUTES - DRAFT**

Chairperson Thompson called the meeting to order at 7:30 p.m.

ROLL CALL:

Present: Jahr, Boynton, Kelley, Atchinson, Budd and Thompson.

Excused: Franzoi.

Staff: Director Akers, Planning Intern Stamper and Secretary Harman.

Planning Representatives: McKenna Associate, Patrick Sloan and Fishbeck Associate, Paul Kammer.

Audience: Three (3).

APPROVAL OF AGENDA:

Motion Kelley, Jahr second to approve the agenda of March 13, 2019 as presented. Motion Carried.

APPROVAL OF MINUTES:

Motion Jahr, Kelley second to approve the regular meeting minutes of February 13, 2019 as presented. Motion Carried.

NEW BUSINESS:

ITEM # 1 19-001 – PRELIMINARY SITE PLAN APPROVAL – PROJECT SYCAMORE

TITLE: **THE APPLICANT, JULIAN BEGLIN, IS REQUESTING PRELIMINARY SITE PLAN APPROVAL FOR SITE DEVELOPMENT FOR A VISITOR & VEHICLE RECEIVING CENTER BUILDING, ASSOCIATED IMPROVEMENTS AND SITE HARDENING FOR SECURITY PURPOSES FOR A DATA CENTER USE.**

LOCATION: **9000 HAGGERTY ROAD. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF HAGGERTY ROAD AND TYLER ROAD.**

Applicant, Julian Beglin of H.F. Lenz Company gave the presentation. The applicant is requesting to construct a visitor and vehicle receiving building and improvements for the security of a data processing facility located at 9000 Haggerty Road. Mr. Beglin displayed the preliminary site plan and gave a general scope of the project, addressing site access changes and the reduction of parking spaces. Mr. Beglin has met with Wayne County for stormwater review.

Patrick Sloan of McKenna Associates presented his review letter dated March 3-8-19 recommending preliminary site plan approval subject to the following items being satisfactorily addressed prior to final site plan review:

1. That the parking spaces in the new parking lot be angled so the direction of circulation is clear or that the aisles be widened to 24 feet (i.e., the minimum aisle width for 90-degree spaces).
2. That pavement striping or signage be added on the outer loop of Ecorse Street in the drive aisle immediately east of the existing building.
3. Pursuant to Section 9.101(J) of the Zoning Ordinance, that the proposed 58 parking spaces be deemed sufficient to meet the parking requirements of the site. If additional parking is needed

in the future based on use of the site, there is sufficient area on the site to construct new parking areas.

4. That the applicant provide additional details regarding why the required trees and shrubs along Tyler Road cannot be located elsewhere on the site in lieu of the Tyler Road frontage landscaping.
5. That the applicant clarify which trees are being included in the landscape plan to meet the interior landscaping requirement.
6. The height and width of the berm must be noted to demonstrate that it will provide required screening of the VVRC building doors from Haggerty Road and we recommend that a cross section diagram and a line of sight diagram be provided to ensure adequate screening.
7. Pursuant to Section 10.106 of the Zoning Ordinance, that the landscaping, of the 344-linear foot area on the south side of the eastern lot line remain as is with the existing landscaping, since the trees in this area (approximately 36, according to the plans) have grown to maturity and accomplish the intended objective.
8. Pursuant to Section 10.106 of the Zoning Ordinance, that the open space landscaping requirements be modified to accept the 86 existing deciduous trees and 22 additional trees proposed, resulting in a shortfall of 307 trees. The applicant has stated that additional trees would impede line-of-sight on the property and create a security issue considering the nature of use on the site.
9. That the plans include provisions for irrigation and that the plans include the following statement: "Owner agrees to seasonal maintenance program and will replace all diseased, dead or damaged plants, replenish mulch, control weeds, fertilize and prune beginning upon completion of construction of landscaping."
10. That light fixture details be provided and included on the photometric plan.
11. That the elevations of the VVRC building be revised to provide some additional detailing such as faux windows that are compatible with the research-tech appearance of several new businesses down the corridor. Building material samples and colors must be presented at the Planning Commission meeting for review.
12. The dumpster enclosure and gate details must be included on the plans and the enclosure must meet the requirements of Section 7.122 of the Zoning Ordinance, including masonry walls and steel reinforced wooden gates. Also, the dumpster must be located even with or behind the front line of the VVRC building.
13. The plans must clarify where the other dumpsters serving the main building are located. If required, existing dumpster enclosures and gates must be brought into compliance with the Zoning Ordinance.
14. All sign details must be added to the plans.

Paul Kammer of Fishbeck Associates presented his review letter dated 3-7-19 recommending the Planning Commission grant the Sycamore Project preliminary site plan approval, subject to the review comments and in accordance with Van Buren Township's Engineering Standards manual.

Director Akers presented the Fire Department review letter dated 3-5-19 recommending preliminary site plan approval. The applicant is working with the Fire Department to complete the four (4) items referenced in the letter.

Commissioners discussed the reduction of paved surface area, use of the tree fund to offset the tree shortfall, the 25-foot buffer being a challenge for plantings, line-of-sight concerns, irrigation and landscape maintenance, traffic flow, parking space reduction, consideration of details for the wall and public safety site access.

No comments from the audience.

Motion Kelley, Boynton second to grant the applicant, Julian Beglin, preliminary site plan approval to construct a visitor and vehicle receiving center building and associated improvements at 9000 Haggerty Road, based on the analysis and subject to the conditions in the McKenna Associates review letter dated 3-8-19, Fishbeck Associates review letter dated 3-7-19, Fire Department review letter dated 3-5-19 and approve the proposed 58 parking spaces sufficient to meet the parking requirements of the site. Motion Carried. (Letters Attached)

GENERAL DISCUSSION:

ITEM # 1 SENIOR HOUSING DEVELOPMENT OPTIONS

Patrick Sloan of McKenna Associates gave a presentation on his review of senior housing zoning standards. The previous Zoning Ordinance (replaced in 2017), contained provisions for Planned Senior Developments (PSD's), which were adopted in 1999 as part of the Planned Residential Development (PRD) regulations. The PSD standards were not included in the current Zoning Ordinance; however, provisions were included to encourage senior housing for both independent and dependent living. Mr. Sloan provided a summary of the previous PSD regulations and a topic for consideration, Accessory Dwelling Unit (ADU) regulations for the Commission to review and discuss.

Commissioners discussed ADU's and the need for more information, the desire for senior living facilities and multiple dwelling units, offerings for all (low income, regular income, independent living, memory care, assisted living), the lack of options for seniors to downsize within the community, looking at other communities for examples of senior housing and how to attract developers for senior communities. Mr. Sloan will gather senior housing regulation examples from other communities and reach out to developers to see what they look for in senior housing development standards to bring more information back to the Commission.

ADJOURNMENT:

Motion Boynton, Kelley second to adjourn at 8:36 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, March 27 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following Zoning Ordinance Amendments.

1. **Case 19-006:** A request by Carl Speaks, to rezone the property located at 13440 Martinsville Road, (Parcel ID# V-125-83-105-99-0003-000) from M-1, Light Industrial to R1-B, Single Family Residential.
2. **Case 19-007:** A request by Bobby Brown, to rezone the property located at 13510 Martinsville Road, (Parcel ID# V-125-83-105-99-0004-000) from M-1, Light Industrial to R1-B, Single Family Residential.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: March 01, 2019
Published: March 07, 2019

PLANNING & ZONING APPLICATION

Case number 19-006

Date Submitted 2-22-19

APPLICANT INFORMATION

Applicant CARL G SPEAKS Phone 734 697 8775
 Address 48340 ARVA DR Fax _____
 City, State WAN BUREN MI Zip 48118
 E:mail _____ Cell Phone Number _____
 Property Owner _____ Phone _____
 (if different than applicant)
 Address _____ Fax _____
 City, State _____ Zip _____
 Billing Contact _____ Phone _____
 Address _____ Fax _____
 City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project _____
 Parcel Id No. V125-83-105 99 0003 000 Project Address 13440 MARTINSVILLE RD
WEST Attach Legal Description of Property
 Property Location: On the WEST Side of MARTINSVILLE Road; Between SAVAGE Road
 and HURENRIKER DR Road. Size of Lot Width _____ Depth _____
 Acreage of Site .940 Total Acres of Site to Review .940 Current Zoning of Site LIGHT INDUSTRIAL
 Project Description: GO FROM LIGHT INDUSTRIAL TO
RESIDENTIAL ZONING (R1-B)

Is a re-zoning of this parcel being requested? YES YES (if yes complete next line) NO
 Current Zoning of Site LIGHT INDUSTRIAL Requested Zoning RESIDENTIAL

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) (NO)
 Section of Zoning Ordinance for which you are applying _____
 Is there an official Woodland within parcel? _____ Woodland acreage _____
 List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
 Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

CARL G SPEAKS

Print Property Owners Name

Carl G. Speaks Carl G. Speaks 2-21-19
 Signature of Property Owner

STATE OF MICHIGAN
 COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 22 day of February 2019
Notary Public Wayne County, Michigan My Commission expires 9/65 2019
 Rev 1/12/06

K.A. ADAMS
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WAYNE
 MY COMMISSION EXPIRES Sep 25, 2019
 ACTING IN COUNTY OF Wayne

PLANNING & ZONING APPLICATION

Case number 19-007

Date Submitted 2-22-19

APPLICANT INFORMATION

Applicant Bobby A. Brown Phone _____
Address 13510 MARTINSVILLE Fax _____
City, State Belleville MI Zip _____
E-mail JANET TARA 55 AT YAHOO.COM Cell Phone Number 734-624-8854
Property Owner _____ Phone _____
(if different than applicant)
Address _____ Fax _____
City, State _____ Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project _____
Parcel Id No. V125-83-105 99004000 Project Address 13510 MARTINSVILLE

Attach Legal Description of Property
Property Location: On the WEST Side of MARTINSVILLE Road; Between SAVAGE Road
and Huron River Drive Road. Size of Lot Width _____ Depth _____
Acreage of Site .940 Total Acres of Site to Review .940 Current Zoning of Site _____

Project Description: Light Industrial Zoning to Residential (R1-B).

Is a re-zoning of this parcel being requested? X YES YES (if yes complete next line) NO
Current Zoning of Site LIGHT INDUSTRIAL Requested Zoning RESIDENTIAL

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Bobby A. Brown
Print Property Owners Name
Bobby A. Brown
Signature of Property Owner

2-22-19
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 22 day of February 2019.

Jessica Sun Notary Public, Wayne County, Michigan My Commission expires July 30, 2020
Rev 1/12/06

JESSICA M. SHEVROVICH
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jul 30, 2020
ACTING IN COUNTY OF Wayne



Memo

DATE: March 19, 2019
TO: Planning Commission
FROM: Grace Stamper
Planning and Economic Development Intern
RE: 19-006 & 19-007 Rezoning Requests on Martinsville Road

Staff Report

File Number: 19-006 & 19-007

Site Address: 13440 & 13510 Martinsville Road

Parcel Number: 83-105-99-0003-000 & 83-105-99-0004-000

Parcel Size: ≈0.94 acres each

Location: West side of Martinsville Road between Savage Road and Huron River Drive

Applicant: Carl Speaks, 43340 Alva Drive
Bobby Brown, 13510 Martinsville Road

Property Owners: Same as applicants.

Request: Applicants are requesting to rezone their property from M-1 (Light Industrial) to R-1B (Single Family Residential)

Zoning and Existing Use: M-1, Light Industrial & residential dwelling on both properties.

Adjacent Zoning and Existing Uses:

North: M-1 (Light Industrial) & Residential Use

East: R-1A (Single Family Residential) & Residential Use

South: M-1 (Light Industrial) & Light Industrial Use

West: M-1 (Light Industrial) & Vacant

Other: Public hearing notices were published in the Belleville Independent on March 7, 2019 and notices were sent to all property within 300' of the subject property on March 6, 2019 in accordance with the Michigan Zoning Enabling Act.

Summary:

The applicants have requested to rezone the above specified properties from M-1, Light Industrial to R1-B, Single Family Residential. The existing use of the parcels is already residential and the future land use map designates the properties as residential. The primary purpose for the request is one of the property owners is working toward selling their home and the purchaser is currently having difficulty obtaining a mortgage due to the residential use being a legal non-conforming use.

Master Plan and Future Land Use:

The Southside Master Plan (2007) and the future land use map (2018) designate the properties as Village Residential in its future land use map. According to the plan, Village Residential is intended to be the densest area of single-family housing on the South Side. This density is meant to support the civic and business activities in the nearby city of Belleville. This designation is usually within a half mile of the city limits and consists primarily of single-family residential uses. The plan suggests that design standards should be adopted for development in the Village Residential area. Maximum density should be 4.1-5 units per acre with a minimum lot size of 8,400 square feet.

Village Residential is not a current zoning district in the Township. The closest match to this district would be R-1C, Single Family Housing, which has a minimum lot size of 8,400 square feet just like Village Residential. The current request is for the R-1B, Single Family Residential district which is similar to many of the parcels which are in the same area and abut Savage Road. The R1-B zoning district has a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet which is consistent with the current width of the parcels. Due to the existing width of the parcels, the close proximity of other R1-B properties in the vicinity, and due to the same permitted uses being allowed in the R1-B district as the R-1C district, staff finds that this proposed rezoning would be consistent with the Township's Master Plan.

Zoning:

The existing zoning of the properties is M-1, light industrial. This district is meant to allow certain industrial and commercial uses but to limit noise, smoke, glare, or other features of industrial development that could negatively impact residential or commercial uses. It is meant to be a transition zone between heavy industrial and non-industrial uses. Permitted uses include wholesale sales, warehousing, light manufacturing and processing, minor and major laboratories, retail dry cleaning plants and laundries, public utility buildings, accessory outdoor storage, and accessory structures and uses related to the above permitted uses, and indoor recreation. The above uses are not compatible with the current residential use of the property.

The requested zoning of the properties is R-1B, Single Family Residential. The district is meant to provide a place for single-family dwellings while prohibiting any uses which would interfere with that. Permitted uses include detached single-family dwellings, publicly-owned recreation facilities, local government buildings and similar uses, schools, private swimming pools, accessory buildings and uses, home occupations, adult foster care or family homes, horses for personal non-commercial uses, family day care homes, and accessory structures and uses related to the above permitted uses. These above uses are compatible with the current residential use of the property.

Standards of Review for Amendments:

In Section 12.504 of the Zoning Ordinance, there are standards of review for amendments to the Ordinance text or Zoning Map. Below is a list of the criteria, each with a response about how the rezoning request applies.

(A) Consistency with the goals, policies, and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

Response: The South Side Master Plan and future land use map (2018) designate the properties for residential zoning and the current lot sizes are closest in comparison with the dimensional requirements of the R1-B zoning district. Therefore, the rezoning request is consistent with the Master Plan.

(B) Consistency with the basic intent and purpose of this Zoning Ordinance.

Response: The Zoning Ordinance intends to designate certain areas of the Township for single-family dwellings while prohibiting uses which may interfere with that. As the future land use map (2018) designates these properties as residential, the request is consistent with the Zoning Ordinance.

(C) The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.

Response: Residential uses have low traffic volumes. The properties are already being used as residences, and the street system is currently able to accommodate traffic. It is expected that the street systems will be able to continue accommodating the traffic generated by the residential use.

(D) The capacity of the Township's utilities and services sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.

Response: The properties are already being used as residences and the capacity of the Township's utilities and services has been sufficient. It is expected that they will continue to be sufficient.

(E) That conditions have changed since the Zoning Ordinance was adopted or there was an error in the Zoning Ordinance that justifies the amendment.

Response: The requested rezoning does not change the Zoning Ordinance but rather brings the Township further into compliance with the South Side Master Plan and future land use map (2018).

(F) That the amendment will not be expected to result in exclusionary zoning.

Response: The intent of the future land use map (2018) is to eventually transition multiple properties including and around the subject properties to residential, so the rezoning would not result in exclusionary zoning.

(G) If a rezoning is requested, compatibility of the site's physical, geological, hydrological, and other environmental features with the uses permitted in the proposed zoning district.

Response: The properties are already being used residentially, showing that the site's physical, geological, hydrological, and other environmental features are compatible with the permitted uses in the proposed zoning district,

(H) If a rezoning is requested, compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

Response: The properties are already being used residentially and are also across the street from a planned residential development. The present use will simply be continued, so it will remain compatible with the surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

(I) If a rezoning is requested, the boundaries of the requested rezoning district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.

Response: The properties are next to a planned residential environment that is zoned residential, and the properties are designated as residential in the future land use map (2018), so the boundaries are reasonable. The properties already have residences on them but are also big enough to meet dimensional regulations should a new dwelling be built in place of the old.

(J) If a rezoning is requested, the requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.

Response: The future land use map (2018) designates the properties as residential, so the requested zoning district is the most appropriate from the Township's perspective.

(K) If a rezoning is requested to allow for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

Response: Rezoning is more appropriate than amending the list of permitted or special land uses in the current zoning district because the South Side Master Plan and future land use map (2018) both designate the properties as residential, and R-1B is most appropriate to promote continuity in the neighborhood.

(L) If a rezoning is requested, the requested rezoning will not create an isolated or incompatible zone in the neighborhood.

Response: The properties are across the street from a planned residential development and also border another residential property. The requested rezoning would therefore not create an isolated or incompatible zone in the neighborhood, especially considering that multiple properties in the neighborhood are designated as residential in the South Side Master Plan and future land use map (2018).

Recommendation:

Staff recommends that the Planning Commission recommend approval of the request to rezone Parcels # 83-105-99-0003-000 and 83-105-99-0004-000, 13440 and 13510 Martinsville Road, from M-1(light industrial) to R-1B (single family residential) based upon the following reasons:

1. The requested rezoning is consistent with the Master Plan due to its consistency with the future land use map (2018).
2. The requested rezoning is consistent with the standards in 12-504 of the Zoning Ordinance.
3. The street system has shown that it is capable to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
4. The Township's utilities and services have been and will continue to be sufficient to accommodate the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.
5. The requested rezoning does not change the Zoning Ordinance but brings the Township further into compliance with the future land use map (2018).
6. The requested rezoning is not expected to result in exclusionary zoning.
7. The site's physical, geological, hydrological, and other environmental factors are compatible with the permitted zoning district.
8. There is compatibility of all the potential uses allowed in the proposed zoning district with surrounding areas and zoning regarding land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values.

9. The boundaries of the requested rezoning district would be reasonable in relationship to surrounding districts and construction on the site will be able to meet the dimensional regulations of the requested zoning district.
10. The requested zoning district is considered to be more appropriate from the Township's perspective than another zoning district.
11. Rezoning the land is more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
12. The requested rezoning will not create an isolated or incompatible zone in the neighborhood.

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

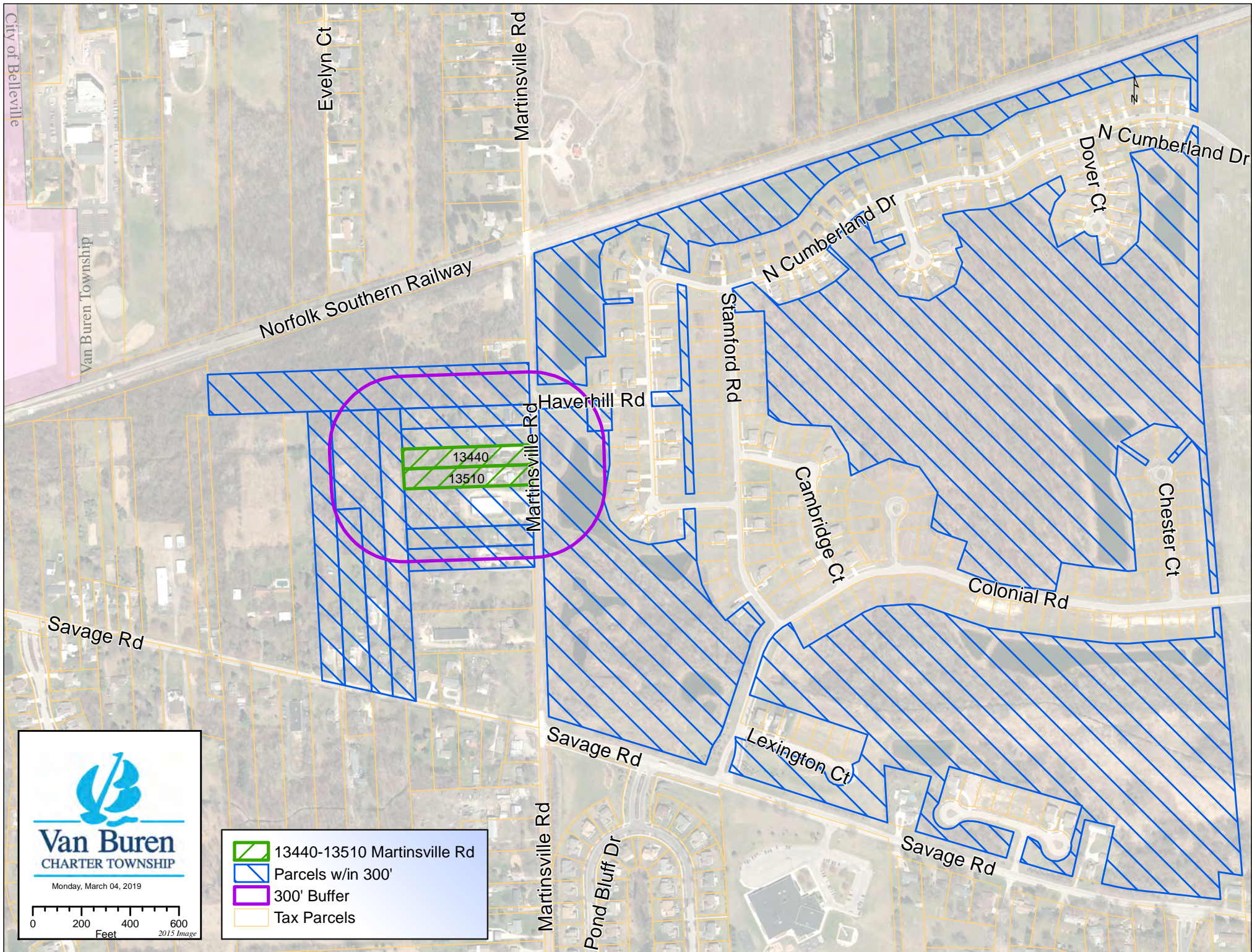
Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, March 27 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following Zoning Ordinance Amendments.

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2. **Case 19-007:** A request by Bobby Brown, to rezone the property located at 13510 Martinsville Road, (Parcel ID# V-125-83-105-99-0004-000) from M-1, Light Industrial to R1-B, Single Family Residential.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Posted: March 01, 2019
Published: March 07, 2019



**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
PUBLIC HEARING**

Notice is hereby given that the Charter Township of Van Buren Planning Commission will hold public hearings on **Wednesday, March 27 at 7:30 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, Wayne County, Michigan to consider the following Zoning Ordinance Amendments.

1. **Case 19-006:** A request by Carl Speaks, to rezone the property located at 13440 Martinsville Road, (Parcel ID# V-125-83-105-99-0003-000) from M-1, Light Industrial to R1-B, Single Family Residential.
2. **Case 19-007:** A request by Bobby Brown, to rezone the property located at 13510 Martinsville Road, (Parcel ID# V-125-83-105-99-0004-000) from M-1, Light Industrial to R1-B, Single Family Residential.

Please address any written comments to the Van Buren Township Planning Commission at, 46425 Tyler Road, Van Buren Township, MI 48111 or by e-mail at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning & Economic Development department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Mailed: March 6, 2019

Mailed to the
following addresses
on 3-6-19
GJS

BOORAS, NICKOLAS
2232 S. MAIN ST. SUITE 475
ANN ARBOR MI 48103

WOODS, MATTHEW & MARKIECKI, BRENDA
43381 HAVERHILL ROAD
VAN BUREN TOWNSHIP MI 48111

TINSLEY, RON
PO BOX 954
VAN BUREN TOWNSHIP MI 48112

RATAJSKI, ANDREA
13414 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

GENTLE, GARY
13600 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

ROWE, CURTIS
13660 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

MENYHERT, GUY
13720 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

CHUDZINSKI, WALTER-K
1009 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

CARTER, JAMES
1015 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

REAVIS, CHARLES-PATRICIA
1043 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

BARNES, LOUIS WILLIAM
1053 SAVAGE RD
VAN BUREN TOWNSHIP MI 48111

TINSLEY, RON
13392 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

SPEAKS, CARL-ROSE MARIE
43340 ALVA DR
VAN BUREN TOWNSHIP MI 48111

BROWN, JANET-BOBBY
PO BOX 1902
VAN BUREN TOWNSHIP MI 48112

SPEAKS, CARL-ROSE MARIE
13440 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111

BROWN, JANET-BOBBY
13510 MARTINSVILLE RD
VAN BUREN TOWNSHIP MI 48111



CHARTER TOWNSHIP OF VAN BUREN
APPLICATION FOR
TEMPORARY LAND USE/SPECIAL EVENT
46425 TYLER ROAD
BELLEVILLE, MI 48111

RECEIVED
MAR 04 2019
BY: _____

DATE: 2/27/2019

19-008

BUSINESS NAME: AMERICAN PROMOTIONAL EVENTS INC. DBA: TNT FIREWORKS

CONTACT PERSON: CHARLES FRIESE PHONE # 517.526.3839

SUPERVISOR FOR SITE: CHARLES FRIESE PHONE # 517.526.3839

EVENT TITLE: FIREWORKS TENT SALE

TYPE OF EVENT: TEMP/TENT SALE DATE(S): 6/21 TO 7/5/2019

LOCATION OF EVENT: WALMART PARKING LOT

ADDRESS OF LOCATION: 10562 BELLEVILLE RD, 48111

PROPERTY OWNER REPRESENTATIVE: STORE MANAGER-KEITH PHONE # 734.697.2078

ARE SIGNS PROPOSED FOR ADVERTISING: ☒ YES ☐ NO IF YES, INCLUDE LOCATIONS & DETAILS

OTHER SIGNS ON TENT/BANNERS

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

NOTES:

IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ 1250.00 BOND FEE \$ 400.00 F.D. TOTAL \$ 1650.00

[Signature]
(SIGNATURE OF APPLICANT)

2/27/19
(DATE SIGNED)

(APPROVED BY)

(DATE SIGNED)

Chuck Friese
TNT Fireworks
Regional Manager
friesec@tntfireworks.com



PO Box 7
Three Rivers, MI 49093
Cell 517.526.3839
Fax 866.496.0838

February 27, 2019

Reference: Temporary Fireworks Sale in Walmart Parking Lot

To whom it may concern:

Below is information on the temporary fireworks tent sale.

1. Our company will be selling Michigan approved fireworks.
2. Our sales period will be no longer than from June 21st through July 5th, 2019.
3. Hours of operation will be from 9am through 10pm daily.
4. Sales will be conducted from a tent erected by a local tent rental company with a flame sheet provided.
5. Fire extinguishers and 'no smoking' signs will be present.
6. Overnight security will be provided by the group that is operating the tent (2 people present at all times).
7. Our company will make sure the environment will be kept clean and safe.
8. Our company will also provide all necessary insurance.

Attached is also a rough sketch of the location of the tent in the parking lot of Walmart, a permission letter from Walmart and proof of insurance available upon request.

Also, please let me know if there are any changes or further requirements that need to be met.

Thank you,

Chuck Friese and Jil Wilson
TNT Fireworks
Michigan~Area Managers



702 SW 8th Street
Bentonville, AR 72712
Phone 479.273.4298
Kyle.Thurman@walmart.com

September 20, 2018

To Whom It May Concern,

American Promotional Events, Inc. dba TNT® Fireworks is an approved National Supplier to conduct fireworks promotions on our Walmart parking lots where this type of promotion is legal. All stores have been researched and approved by the Walmart Realty Department. Approximate time frame for the promotions are:

- December 26th, 2018 through and including January 2nd, 2019.
- June 15th, 2019 through and including July 6th, 2019 with the exception of Utah which has an additional selling period through the end of July for Pioneer Days.

American Promotional Events, Inc. dba TNT® Fireworks is authorized to sign for and obtain all necessary permits and/or licenses for the promotion and must display such permits and/or licenses at each stand/tent. Walmart grants permission for all patrons of the sale to utilize the restroom facilities at each participating store.

An American Promotional Events, Inc. dba TNT® Fireworks representative will call you to introduce the company and discuss your participation in the event. Participation is encouraged and does add additional income to your other income account. Store Management must approve the store's participation and placement on the parking lot by store stamping the Pre-Sale Survey.

Thank you in advance for your cooperation in this matter and if you have any questions, please contact TNT® Fireworks at 1-800-243-1189 or Kyle Thurman at 479-273-4298.

Best Regards,

Kyle Thurman
Walmart Services

Wal-Mart Store #01-2872
10562 Belleville Rd.
Van Buren Township, MI 48116



Site Plan for Belleville Walmart #2872- 10562 BELLEVILLE RD BELLEVILLE, MI 48111

End Row 2

North



Picture from MSN Maps

The little yellow box on the south end of the parking lot is where the tent would be. (30x40) The white area around it would be the 10 foot buffer for no cars to park.

** Cars would park no less than 10 feet away

** Any generator used would be placed 20 feet away



CERTIFICATE OF LIABILITY INSURANCE

11/1/2019

DATE (MM/DD/YYYY)

2/22/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 3280 Peachtree Road NE, Suite #250 Atlanta GA 30305 (404) 460-3600	CONTACT NAME:	FAX (A/C, No):	
	PHONE (A/C, No, Ext):	E-MAIL ADDRESS:	
INSURED 1378172 American Promotional Events, Inc. - East DBA TNT Fireworks, Inc. P.O. Box 1318 4511 Helton Drive Florence AL 35630	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Everest Indemnity Insurance Company		10851
	INSURER B : Maxum Indemnity Company		26743
	INSURER C : AXIS Surplus Insurance Company		26620
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES**CERTIFICATE NUMBER:** 13397800**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	Y	N	SI8GL00242-181	11/1/2018	11/1/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			NOT APPLICABLE			COMBINED SINGLE LIMIT (Ea accident) \$ XXXXXXXX BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	Y	N	EXC6023470-06	11/1/2018	11/1/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	NOT APPLICABLE			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ XXXXXXXX E.L. DISEASE - EA EMPLOYEE \$ XXXXXXXX E.L. DISEASE - POLICY LIMIT \$ XXXXXXXX
C	Excess Liability	Y	N	P-001-000055919-01	11/1/2018	11/1/2019	\$5M Each Occurrence \$5M General Aggregate Total XS Limits: \$10M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.

Additional Insured: FMI2872 Property located at Wal-Mart #2872 at 10562 Belleville Road, Belleville, MI 48111. Yvette Harris 2598162. The Township of Van Buren, all elected and appointed officials, all employees and volunteers, all boards, commission and/or authorities and board members, including employees and volunteers thereof. It is understood and agreed that by naming the Township of Van Buren as additional insured, coverage afforded is considered to be primary and any other insurance the Township of Van Buren may have in effect shall be considered secondary and/or excess

CERTIFICATE HOLDER**13397800**Wal-Mart Stores, Inc.
2001 SE 10th Street
Bentonville AR 72716**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Memo

TO: Planning Commission

FROM: Grace Stamper
Planning and Economic Development Intern

RE: Review of Temporary Land Use Request #19-008 – TNT Fireworks

DATE: March 18th, 2019

TNT Fireworks is requesting a Temporary Land Use permit for a tent sale of fireworks at the Belleville Road Walmart, Store #2872, at 10562 Belleville Road. The use is proposed to be from June 21, 2019 through July 5, 2019. Per Section 7.120 of the Zoning Ordinance, temporary land uses that operate for more than seven (7) consecutive days require Planning Commission approval.

Under Section 7 of Michigan Public Act 256 of 2011, local units of government are limited in their ability to regulate the sale of fireworks within their communities. The Michigan Attorney General has issued an Opinion on this section of the Act (Opinion #7266), which states, “so long as the local ordinance does not prohibit fireworks vendors from undertaking their commercial operations in any way that other vendors may undertake their operations, the ordinance is not preempted by the Act.” Therefore, fireworks vendors are subject to the same Zoning Ordinance regulations as any other temporary land use.

I have reviewed the application and the requirements of Section 7.120 for temporary land use approval and have the following comments:

- 1. Adequacy of parking and access** (Section 7.120(C.1)) – The site has 714 public parking spaces, 23 of which are handicapped reserved. The site is currently is over-parked, and the tent will have a limited impact on the number of available parking spaces. This site is located in the heart of Van Buren’s downtown district, and sufficient access is available.
- 2. Adequate drainage** (Section 7.120(C.2)) – The site is in an existing parking lot that already has storm water drainage. The tent will not affect the amount of impervious surface or water that would be diverted into the storm system.
- 3. Compatibility with surrounding land uses** (Section 7.120(C.3)) – The surrounding parcels are all commercial in nature, and this temporary land use is not expected to impact the surrounding commercial uses.

4. **Size, height, and type of construction of proposed buildings and structures in relation to surrounding site** (Section 7.120(C.4)) – The tent is temporary in nature, and the parking lot, Walmart store, and the surrounding commercial businesses will not be impacted by the bulk of the tent.
5. **Sufficient setbacks from road right-of-ways and lot lines** (Section 7.120(C.5)) – The tent is located behind a landscaping island within the Walmart Parking Lot. It is over 100 feet from the southern lot line, and 20 feet from the interior service road. Therefore, the setbacks are sufficient and the tent will not impact traffic flow or adjoining commercial businesses.
6. **Adequate utilities** (Section 7.120(C.6)) – TNT Fireworks will supply its own electrical generation. The generator and electrical hook-up will be inspected to ensure compliance with National Fire Protection Association requirements.
7. **Trash disposal and site clean-up** (Section 7.120(C.7)) – TNT Fireworks will be responsible for all trash disposal and site clean-up in relation to their lease agreement with Walmart.
8. **Sanitary facilities** (Section 7.120(C.8)) – Walmart has authorized all customers and TNT employees to use its restroom facilities.
9. **Hours of operation** (Section 7.120(C.9)) – The hours of operation will be from 9:00 a.m. to 10:00 p.m. Although Van Buren Township has a Fireworks Ordinance (adopted in 1986) which requires fireworks sales to conclude at 9:00 p.m., Act 256 preempts this requirement as there is no restriction on the hours of operation for other temporary uses. However, staff are not aware of any complaints with TNT Fireworks closing at 10:00 p.m. in previous years, so the hours of operation approved last year are reasonable and we recommend the same hours of operation for this year.
10. **Outdoor light and signs** (Section 7.120(C.10)) – No exterior lights are provided. Interior lights will be hung inside the tent. Although no temporary commercial sign permit requests have been received, the Zoning Ordinance permits one (1) 32 sq. ft. temporary sign for a period not to exceed 30 days. Any temporary signage must comply with the Zoning Ordinance before it obtains a sign permit from the Building Department.
11. **Other licenses and permits required** (Section 7.120(C.11)) – Last year, the applicant provided the Township with their Consumer Fireworks Retail Facility: Non-Permanent license. A current license must be provided by the applicant prior to the establishment of the temporary use. The Van Buren Fire Marshal shall be separately issuing his review letter.
12. **Potential noise, odor, dust, and glare** (Section 7.120(C.12)) – The proposed temporary use should not increase the noise, odor, dust or glare from their use.
13. **Fire lanes, fire protection, and security** (Section 7.120(C.13)) – The Van Buren Fire Marshal shall review the application for adequacy of fire lanes and fire protection. The site will be continually staffed. During non-operating hours, all products will be stored inside the tent and tent security will be maintained at all times by the tent operator or their representative.
14. **Off-site impacts of traffic volumes** (Section 7.120(C.14)) – The road in the immediate vicinity is a major Township road (Belleville Road) and this temporary use will not impact the flow or travel volumes. During 2014's Public Hearing, a resident raised a concern of the launching of fireworks at the site. No fireworks are permitted to be launched within 300 feet.
15. **Necessity of performance bond to ensure prompt removal** (Section 7.120(C.15)) – The property owner will be responsible for ensuring the site is returned to its pre-sale condition.

16. Other concerns which may impact the public health, safety, or general welfare (Section 7.120(C.16)) – There are no additional concerns; however, the applicant is subject to the regulations of Act 256 and applicable regulations of the Fire Department.

Recommendation

This would be the fifth (5th) year that TNT Fireworks has been granted a temporary land use permit to operate at this location, and I am not aware of any issues or concerns from those previous years. Per my review of the application, I recommend approval of this application subject to the following three (3) conditions:

1. That the applicant obtains approval from the Van Buren Township Fire Marshal.
2. That the applicant provides the Township with a current Consumer Fireworks Retail Facility: Non-Permanent license prior to the establishment of the temporary use.
3. That all proposed signage complies with the Zoning Ordinance.

David C. McNally II
Fire Marshal
O: 734-699-8900 ext 9416

Van Buren Fire Department
46425 Tyler Rd
Van Buren Twp, MI 48111



March 14, 2019

Director of Building and Planning
46425 Tyler Road
Belleville, MI 48111

Re: American Promotional Events Inc. /TNT Fireworks
Wal-Mart Parking Lot, Belleville Rd
19-008

To whom it may concern:

I have reviewed a set of site plans dated February 27th, 2019 and received March 4, 2019 for the above referenced project.

Project Overview:

The site plan is for a temporary fireworks retail facility. It is noted in the permit application a copy of a letter of authorization signed by TNT and Wal-Mart representatives is included. Also included is a statement from the TNT representative Chuck Friese, stating that a rough sketch of the location of the tent, as well as proof of insurance are available upon request.

An affidavit of intent to comply with **NFPA 1123, 1124 and 1125** as required by the State of Michigan and the Township of Van Buren.

This site will be inspected by Fire Marshall McNally. This will be conducted once the proper notices have been received from the State of Michigan indicating that Phantom Fireworks is in possession of a tentative permit to sell Fireworks.

Only concern is the map indicating where the tent will be, does not include the 10 ft. radius that come out into the isles on the North and South side of the tent. This has been an unresolved issue the past couple of years. This shall be corrected prior to VBT C/O.

Our Mission: The members of the Van Buren Fire Department shall work together in a professional and caring way to protect life and property from the adverse effects of fire, trauma, illness and dangerous conditions. Our services will be provided in a fair, honest, and ethical manner with the highest respect and dignity to all.

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

Respectfully submitted,

David McNally
Fire Marshal
Van Buren Fire Department

PLANNING & ZONING APPLICATION

Case number 19-009

Date Submitted 3-5-19

APPLICANT INFORMATION

Applicant MATT VALASCHO Phone 734-397-4089
Address 8001 HAGGERTY RD Fax 734-397-4284
City, State BELLEVILLE, MI Zip 48111
E-mail MATHEW.VALASCHO@DTEENERGY.COM Cell Phone Number 313-450-3801
Property Owner DTE ENERGY Phone _____
(if different than applicant)
Address ONE ENERGY PLAZA Fax _____
City, State DETROIT, MI 48226 Zip _____
Billing Contact _____ Phone _____
Address _____ Fax _____
City, State _____ Zip _____

SITE/PROJECT INFORMATION

Name of Project DTE OUTDOOR LIGHTING CENTER AT WWSO
Parcel Id No. V125-83- Project Address 8001 HAGGERTY RD

Attach Legal Description of Property

Property Location: On the EAST Side of HAGGERTY Road; Between ECORSE Road
and TYLER Road. Size of Lot Width _____ Depth _____
Acreage of Site 19 Total Acres of Site to Review 19 Current Zoning of Site LIGHT INDUSTRIAL
Project Description: PHOTOMETRIC PLANS SHOWING NEW LED AREA LIGHTING
UPGRADE AT DTE WESTERN WAYNE SERVICE CENTER PROPERTY. ADDITIONAL PLANS
SHOW PRODUCT DEMONSTRATION AREAS AT MULTIPLE LOCATIONS THROUGHOUT PROPERTY.

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) NO
Current Zoning of Site _____ Requested Zoning _____

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) NO
Section of Zoning Ordinance for which you are applying _____
Is there an official Woodland within parcel? _____ Woodland acreage _____
List total number of regulated trees outside the Woodland area? _____ Total number of trees _____
Detailed description for cutting trees _____

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

MATHEW VALASCHO

Print Property Owners Name

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 20____.

_____, Notary Public, _____ County, Michigan My Commission expires _____, 20____.

Rev 1/12/06



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR Kevin McNamara		CLERK Leon Wright		TREASURER Sharry A. Budd	
TRUSTEE Sherry A. Frazier	TRUSTEE Kevin Martin	TRUSTEE Reggie Miller	TRUSTEE Paul D. White		

March 22, 2019

Van Buren Township Planning Commission
46425 Tyler Road
Van Buren Township, MI 48111

RE: Case 19-009 - DTE Lighting Display

Commissioners,

The following is a review of the proposed lighting improvements at the DTE property located at 8001 Haggerty Road. DTE Energy is proposed to install several light fixtures on their site for two (2) purposes: The first is that DTE is proposing to replace fixtures on their site for their general parking lot lighting. The second purpose is that DTE wants to provide several lighting options on the site to display to prospective municipal and other clients when they are searching for types of light fixtures to select when installing street and parking lot lighting. The plans are a bit difficult to navigate, so I want to provide a brief summary of how the plans are organized. The sheets which address the dawn to dusk master lighting plan and garage wall packs are for the general site lighting. These are the photometric plans for the lighting that will be on during general overnight hours. The sheets which are labeled, "Area Lighting + Product * Demonstrated at (Site Location)" those are the photometric plans for the general site lighting, plus the particular zone of display lights that they are planning to have on. Based on discussions with DTE, at no time will more than one (1) zone be on at a time. They will shut off zones as they turn the next zone on. These photometric plans will address the maximum proposed lighting at any given time. Based on this we have completed our review based upon the exterior lighting standards of the Township's Zoning Ordinance. Please consider the following:

1. **Zoning and Use:** The property is zoned M-1, Light Industrial and is currently used for offices and equipment storage for DTE energy.
2. **Lighting:** The following requirements of the Zoning Ordinance were reviewed with regards to site lighting for the DTE site.
 - a. **Light Trespass Limits:** Section 8.105(3) of the Zoning Ordinance requires that the light trespass from a property shall not exceed 0.5 foot candles at the property line. Upon review the proposed photometric plans it does not appear that the light trespass exceeds this. There is one portion of the plan where it appears the 0.5 contour line goes past the represented property line on the northeast portion of the site, but actually the area where the encroachment is demonstrated is a parcel which is also owned by DTE. Based on this there is no issue with light trespass.
 - b. **Fixture Height:** The Township's Zoning Ordinance limits the height of light fixtures to 25', however the Zoning Ordinance does give the Planning Commission discretion to approve lighting fixtures in industrial districts of up to 35' so long as the proposed lighting has no adverse impacts on the surrounding land uses. The maximum proposed fixture height for the general area lighting poles and the display poles is 30' tall. The surrounding land uses are industrial to the south and west, freeway to the east and there is a home/business to the north of the



Charter Township of Van Buren

BOARD OF TRUSTEES

SUPERVISOR
Kevin McNamara

CLERK
Leon Wright

TREASURER
Sharry A. Budd

TRUSTEE
Sherry A. Frazier

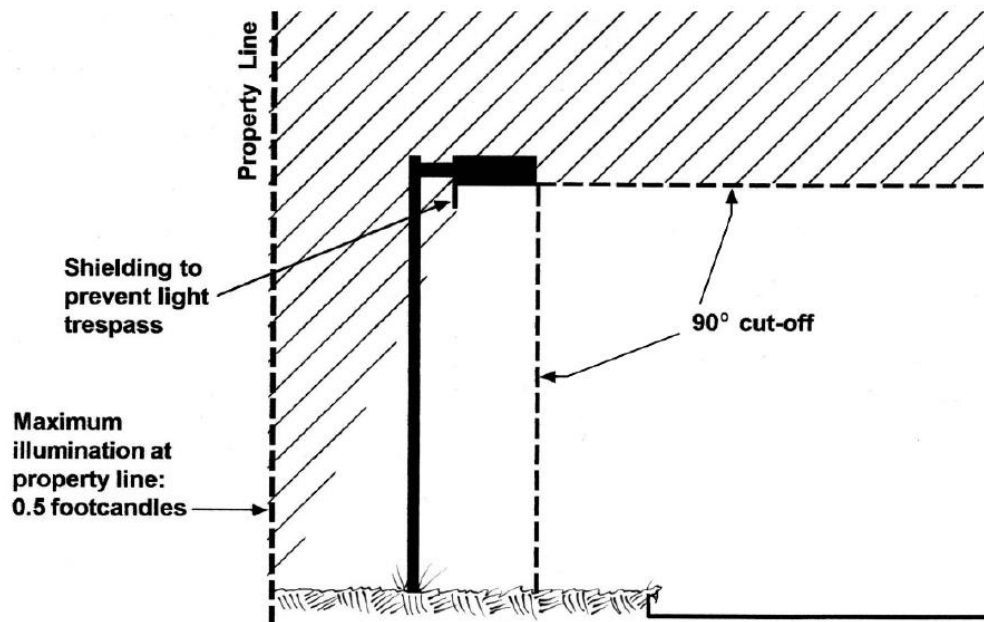
TRUSTEE
Kevin Martin

TRUSTEE
Reggie Miller

TRUSTEE
Paul D. White

property. Based on the photometric plan, it does not appear that this fixture would have an adverse impact on any of these properties. Staff recommends that the Planning Commission grant the applicant the ability to install light fixtures up to 30' tall.

- c. **Shielding:** Section 8.105(b)(1) of the Zoning Ordinance requires that outdoor lighting be shielded so that all outdoor lighting shall be directed toward and confined to the ground area. This section also requires that owners use full cut-off fixtures to prevent light from projecting above a 90 degree horizontal plane. The following diagram is listed in the Zoning Ordinance:



Based on this several of the proposed flood light fixtures will not meet the requirements of the Township's Zoning Ordinance. These include fixture G, fixture X, and wall pack fixture FF (TWH LED). These fixtures will not be able to be installed per the Township's Zoning Ordinance. Please be aware that the decorative fixtures are exempted from the shielding provisions of the Zoning Ordinance.

Recommendation

Based on the comments and findings in this review letter dated March 22, 2019, we are recommending approval of the changes to the site lighting at 8001 Haggerty subject to the following conditions/considerations:

1. The applicant shall not install the following proposed flood light fixtures:
 - a. Fixture G (LED Flood Light)
 - b. Fixture X (LED Flood Light)
 - c. Fixture FF (TWH LED)



Charter Township of Van Buren

BOARD OF TRUSTEES

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Kevin Martin

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Reggie Miller

TRUSTEE
Paul D. White

2. The Planning Commission allows the applicant to install light fixtures up to 30' as proposed in the submitted plans.

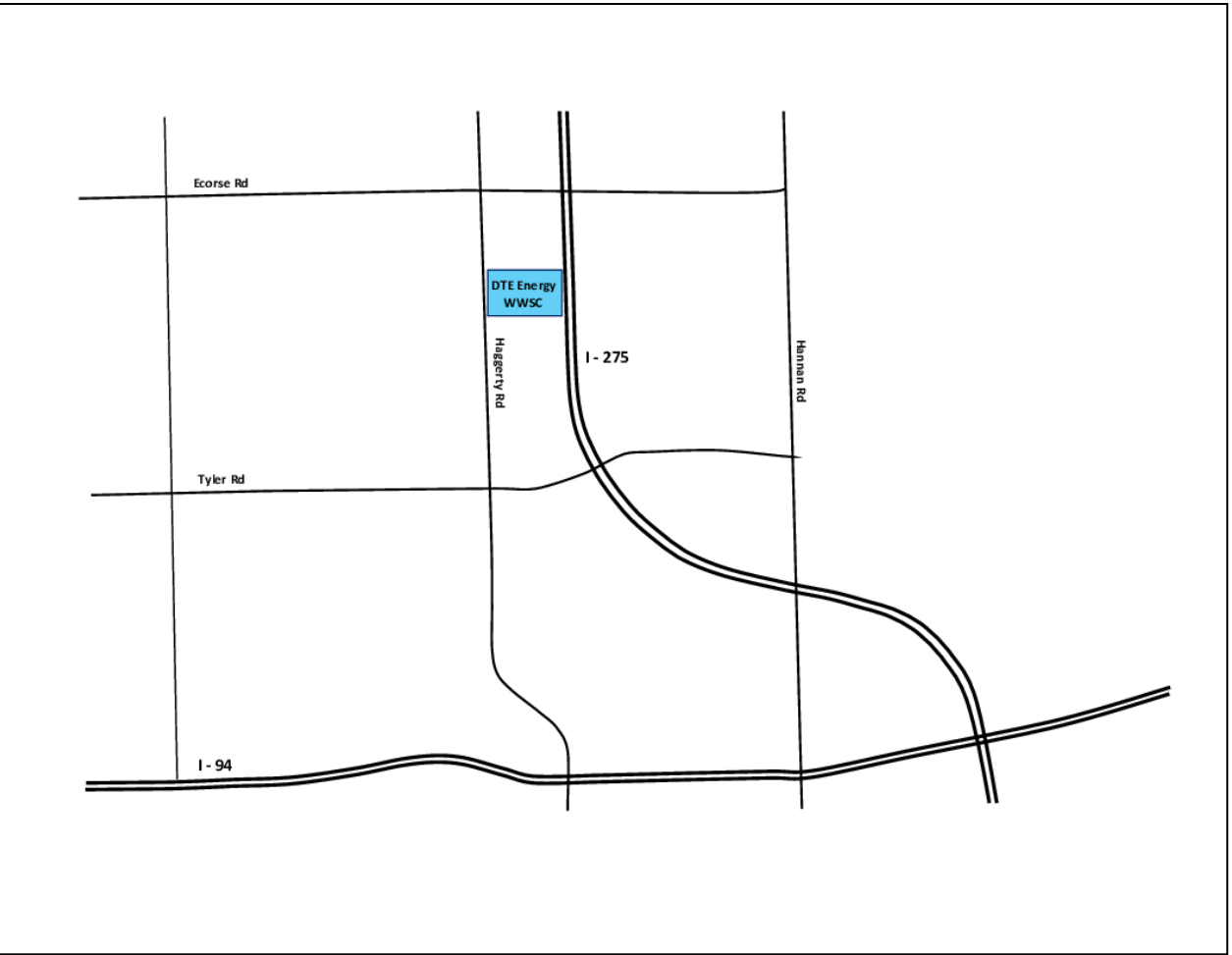
If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

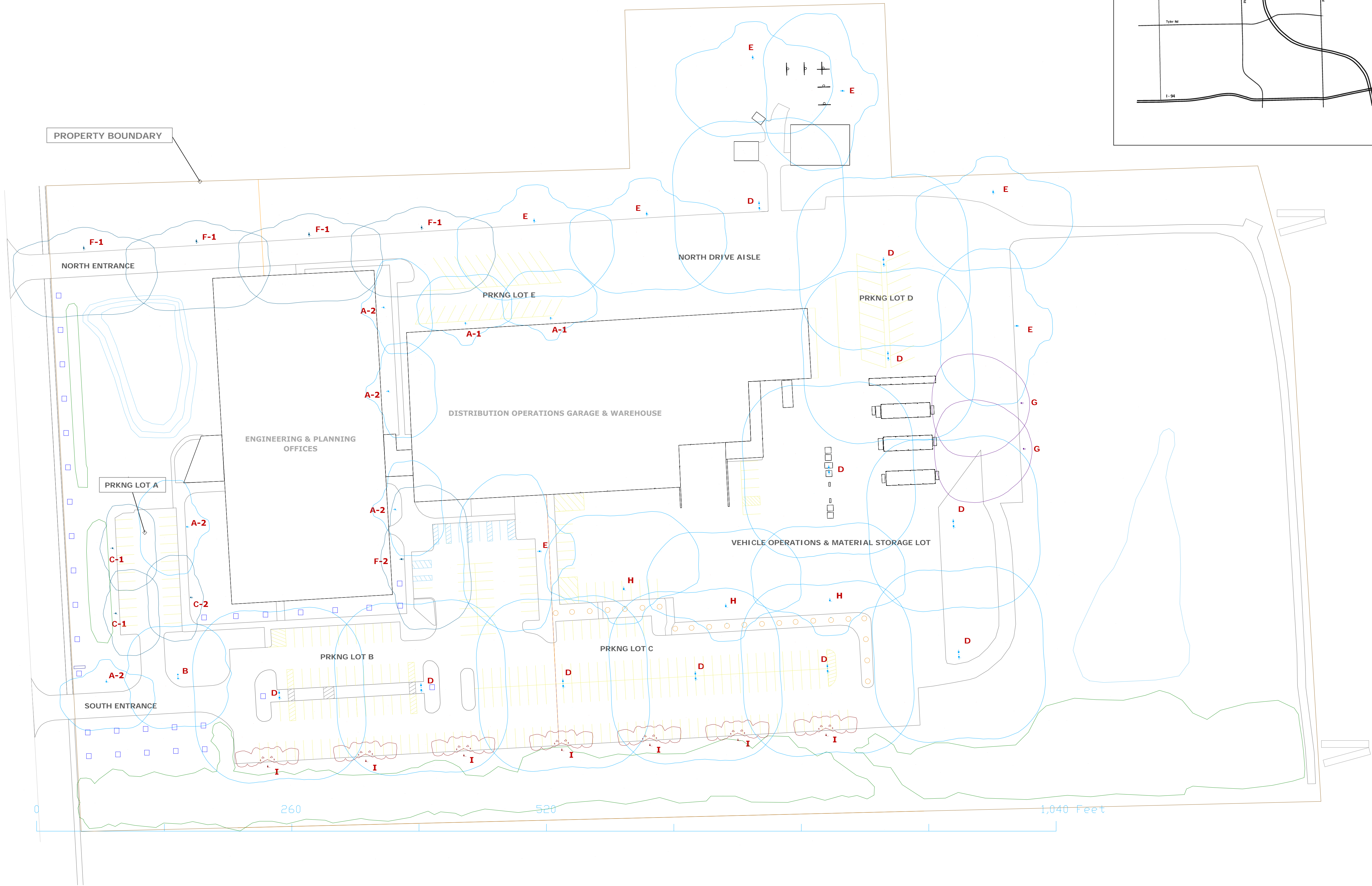
Ron Akers, AICP
Director of Planning and Economic Development



DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
39W LED ACORN POST TOP

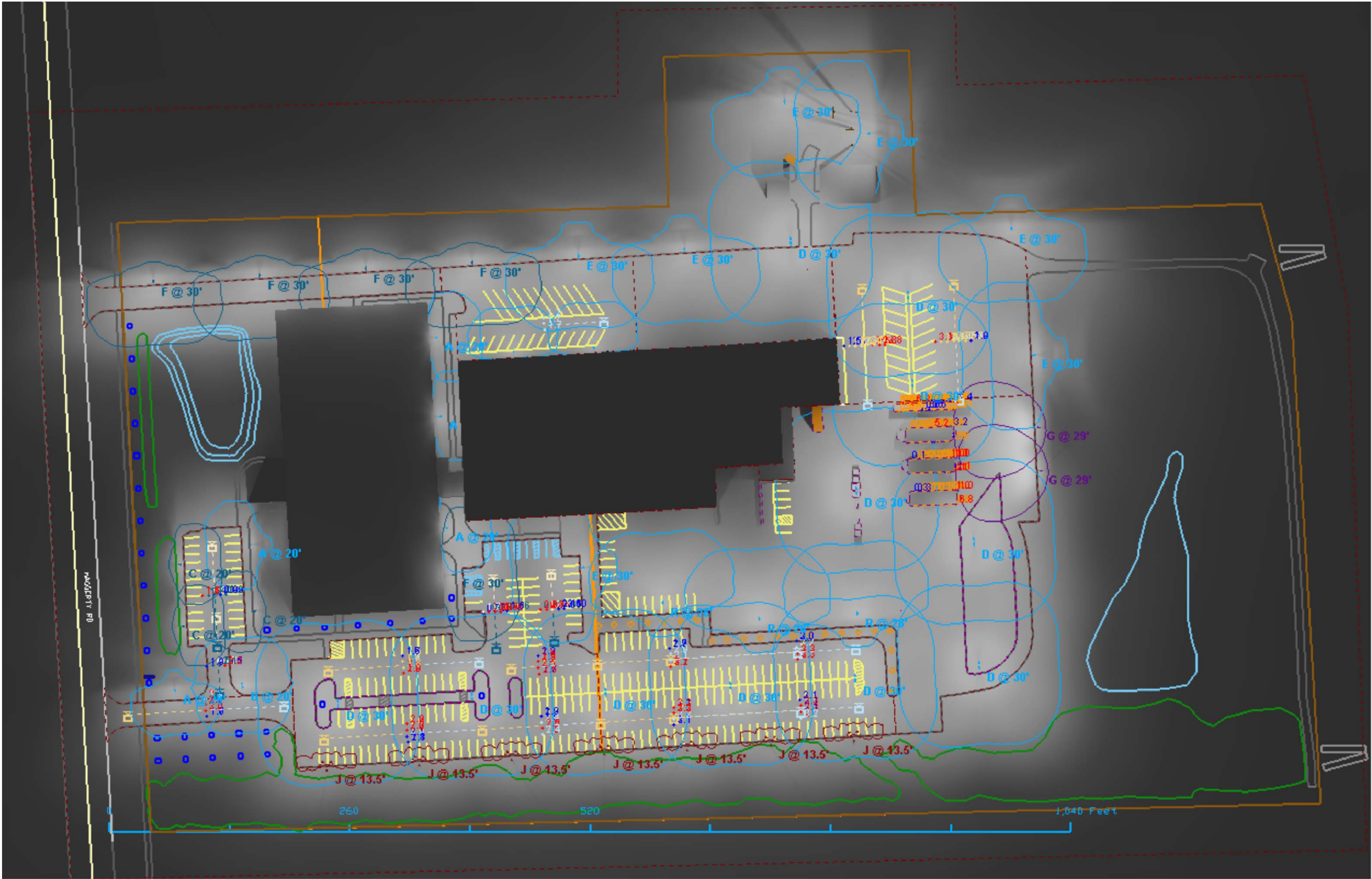


DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting Plan for Western Wayne Service Center (dusk to dawn master)
Community Lighting Group



DTE Outdoor Lighting Plan - Area Lighting Master (Dusk to Dawn)
Scale: 1" = 50'

Designer
M. Valascho
Date
2/15/2019
Scale
Not to Scale
Drawing No.
Summary

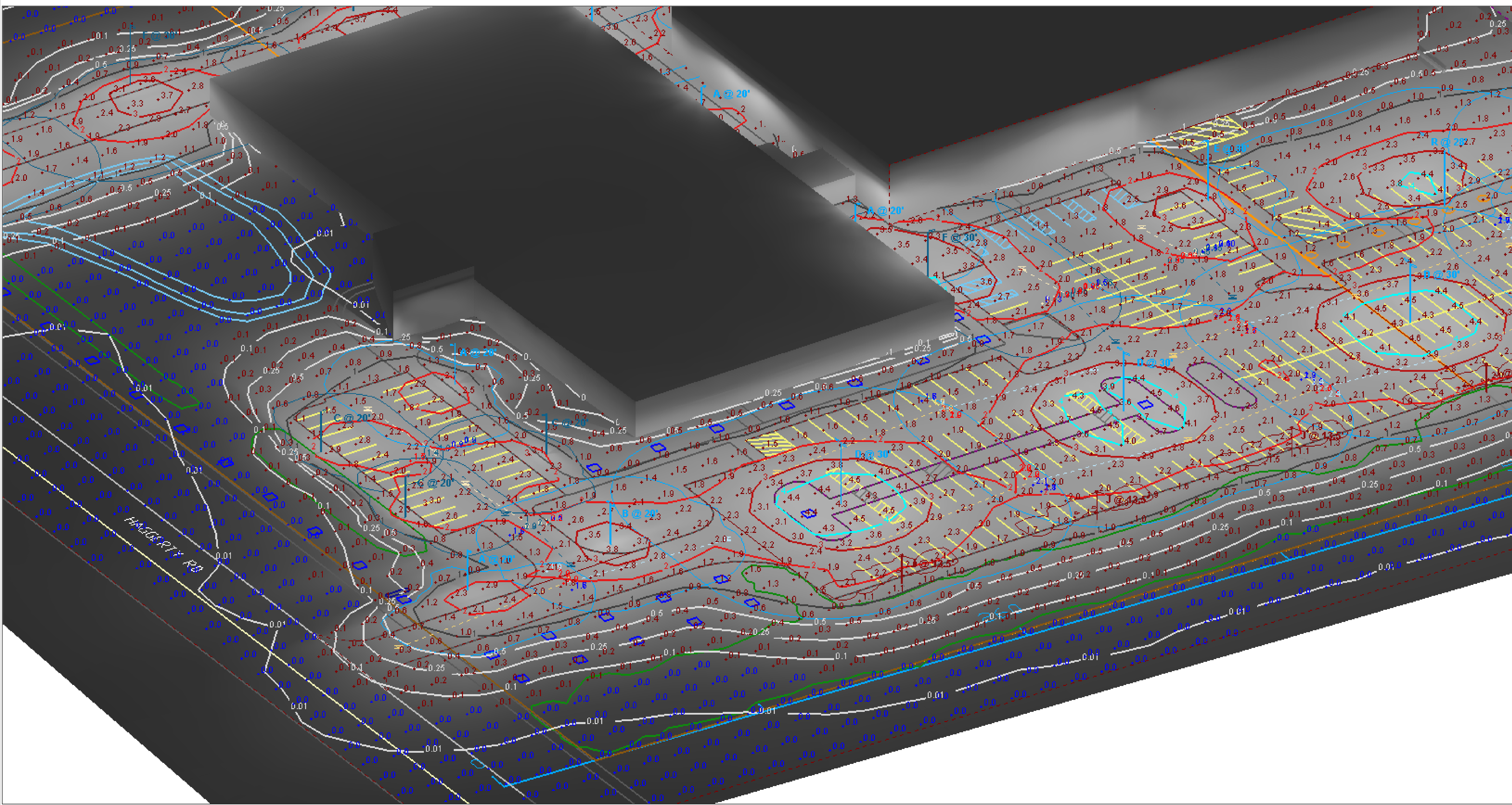


Site Plan Rendered
View #1

Designer
M. Valascho
Date
2/15/2019
Scale
Not to Scale
Drawing No.
Summary

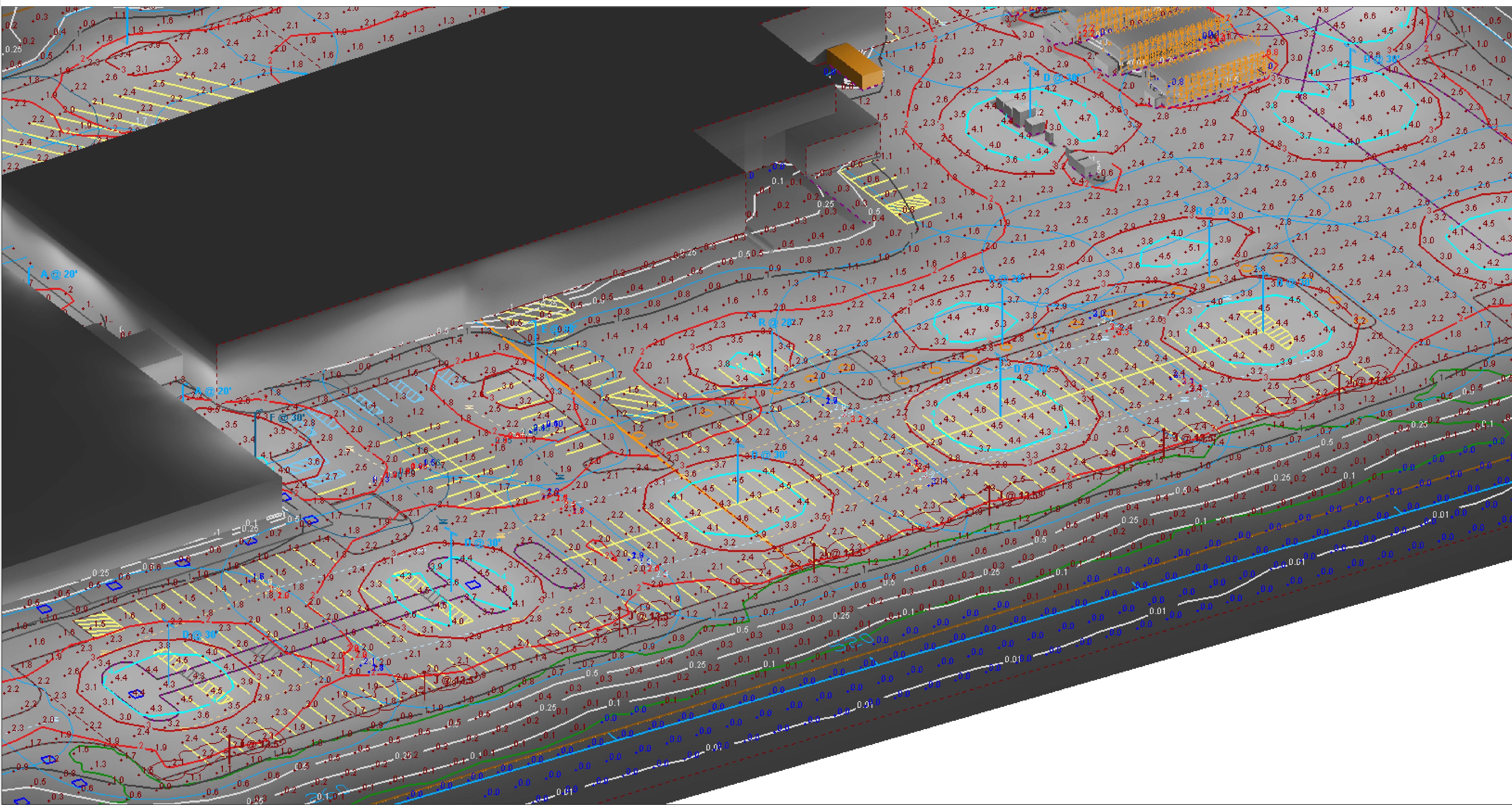


Site Plan Rendered with Lighting System Contours
View #1

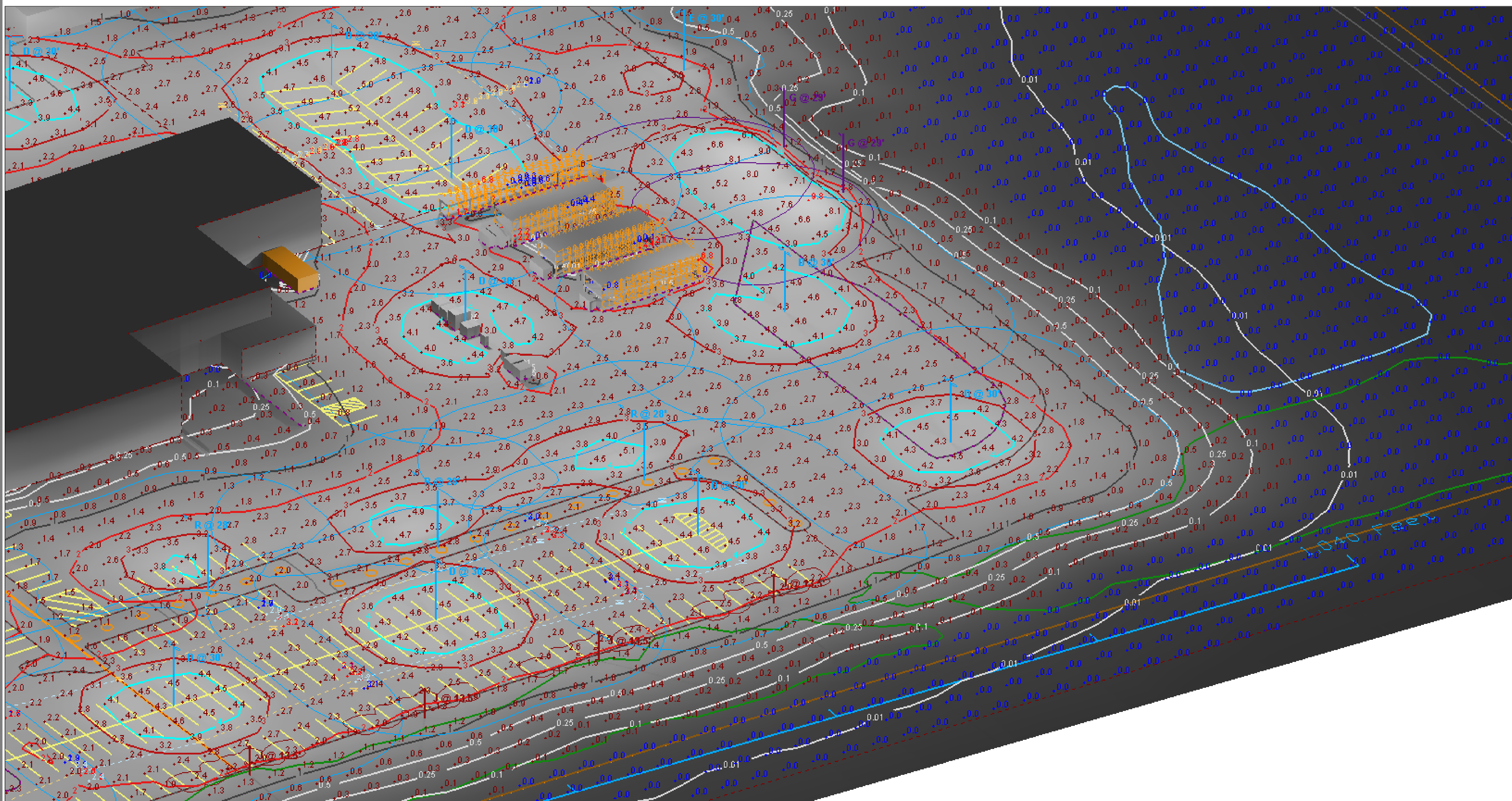


View #2

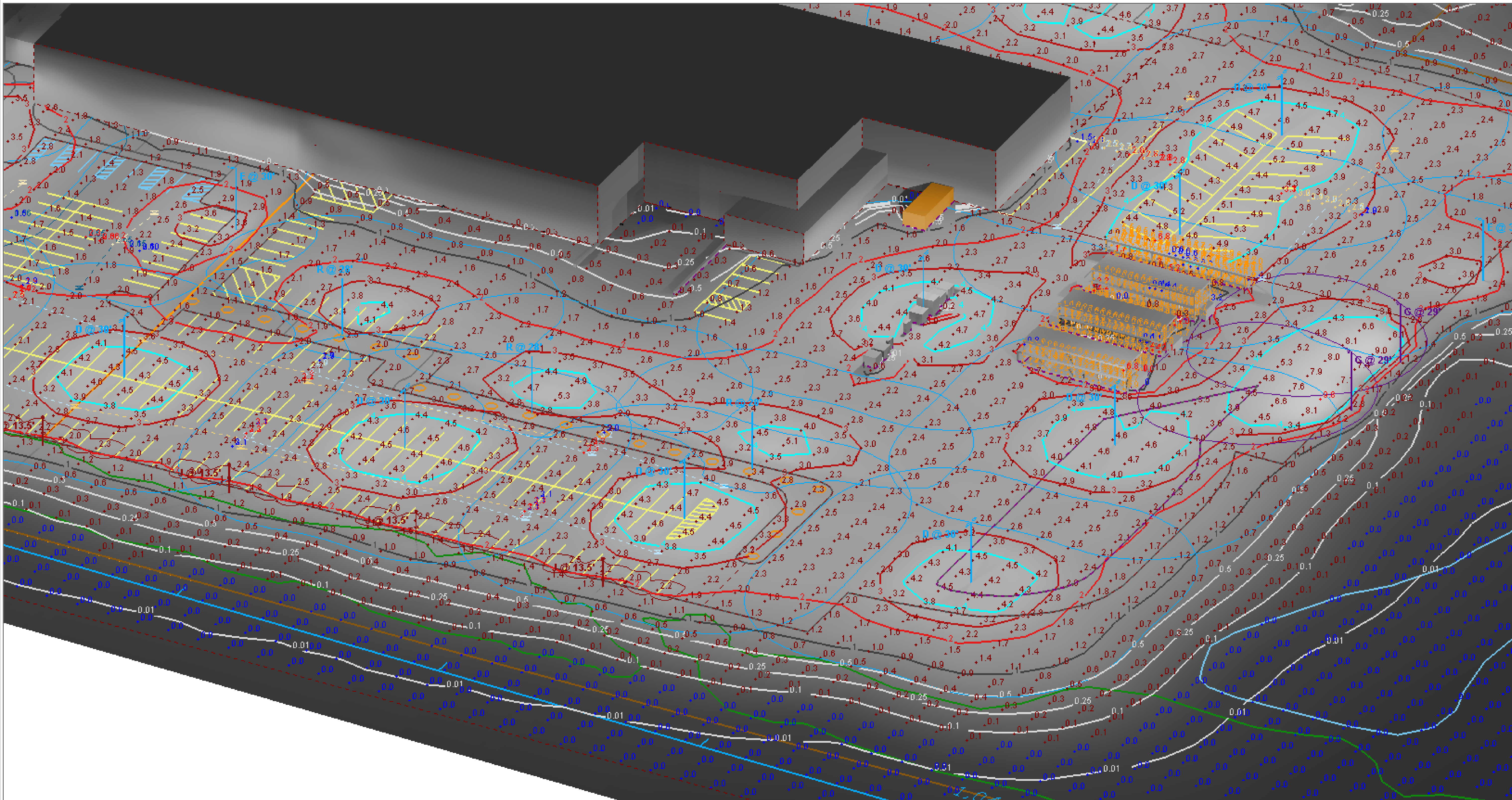
Designer	M. Valascho
Date	2/15/2019
Scale	Not to Scale
Drawing No.	
Summary	



View #3

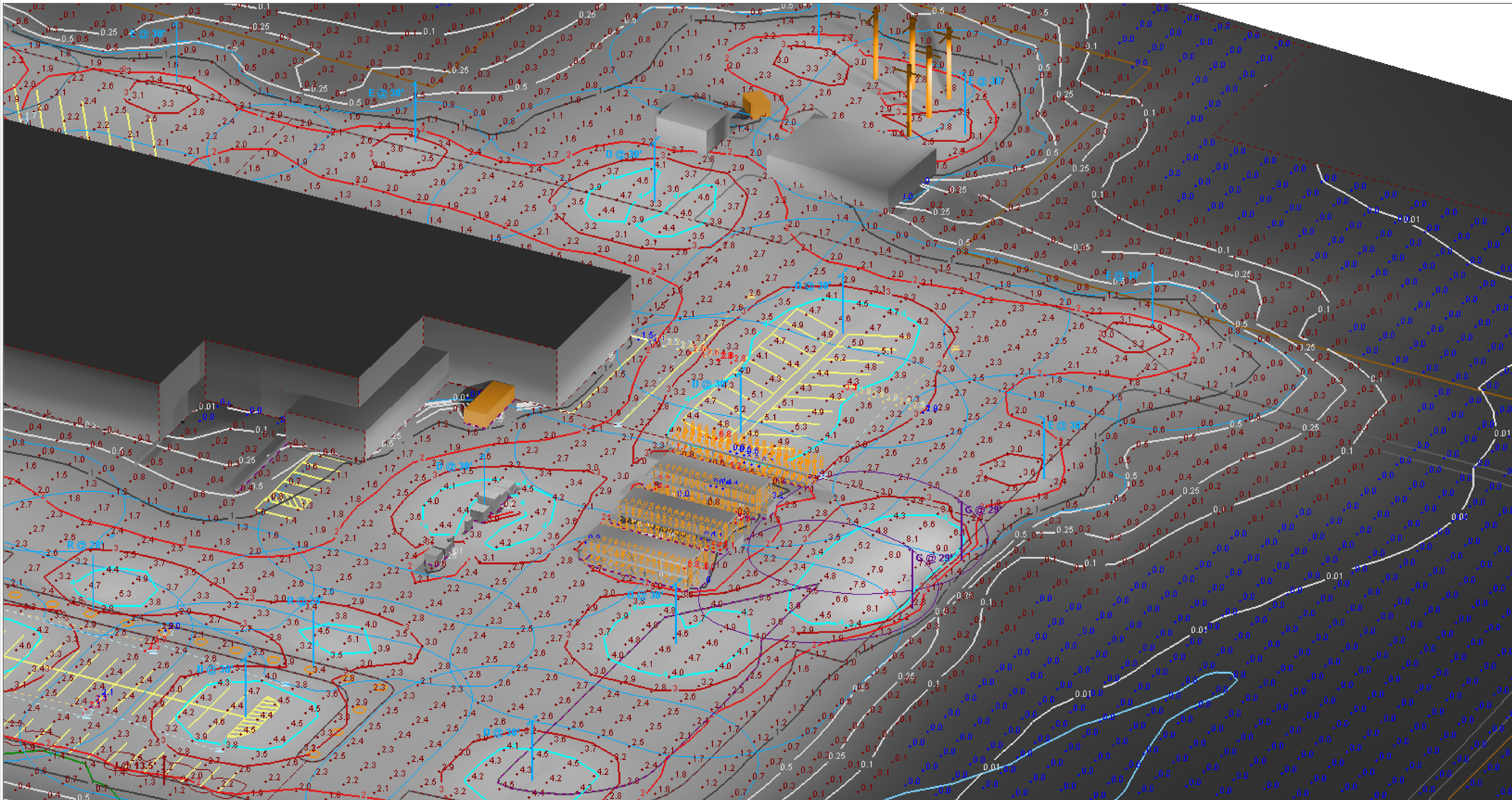


View #4



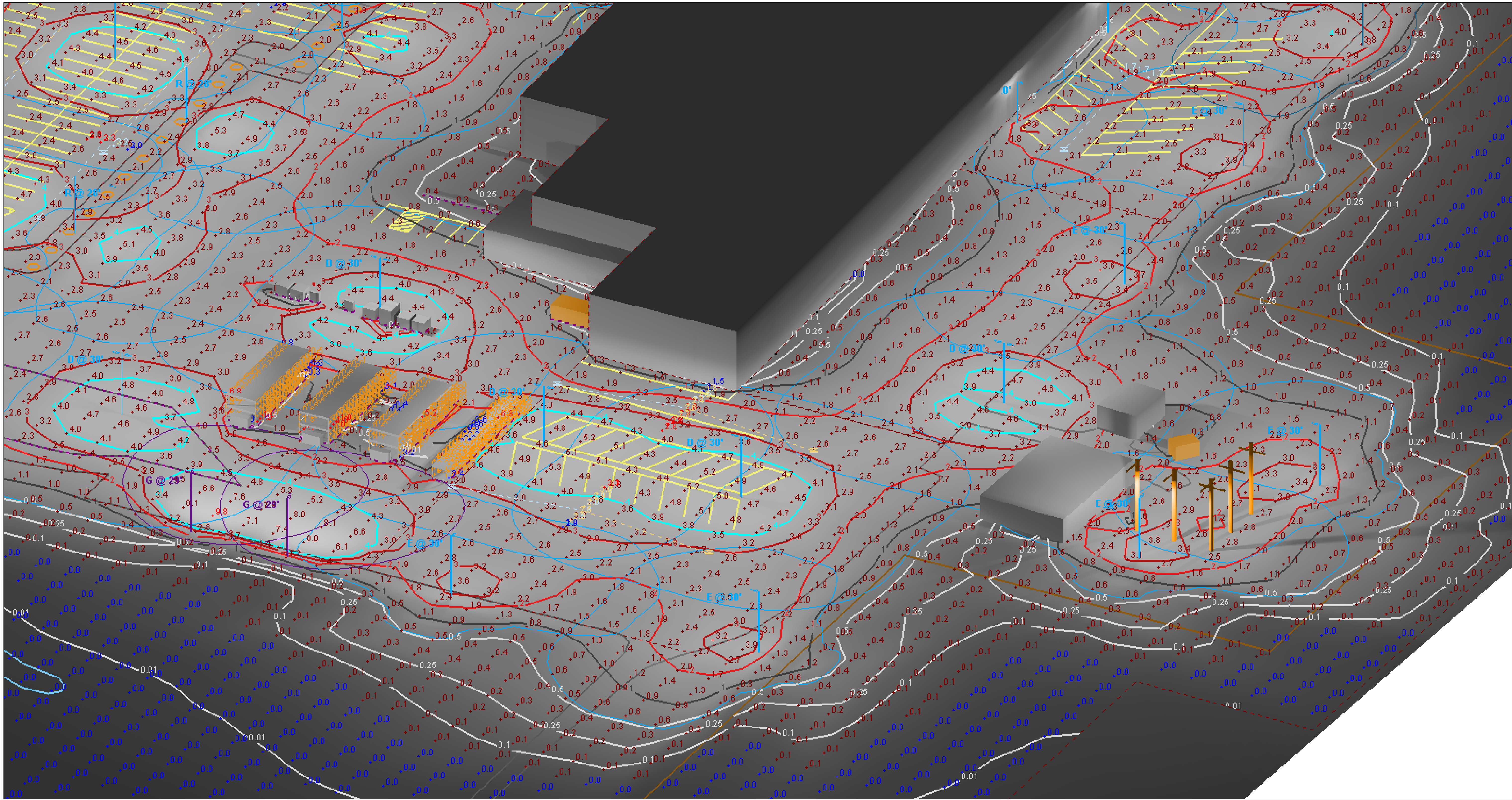
View #5

Designer	M. Valascho
Date	2/15/2019
Scale	Not to Scale
Drawing No.	
Summary	

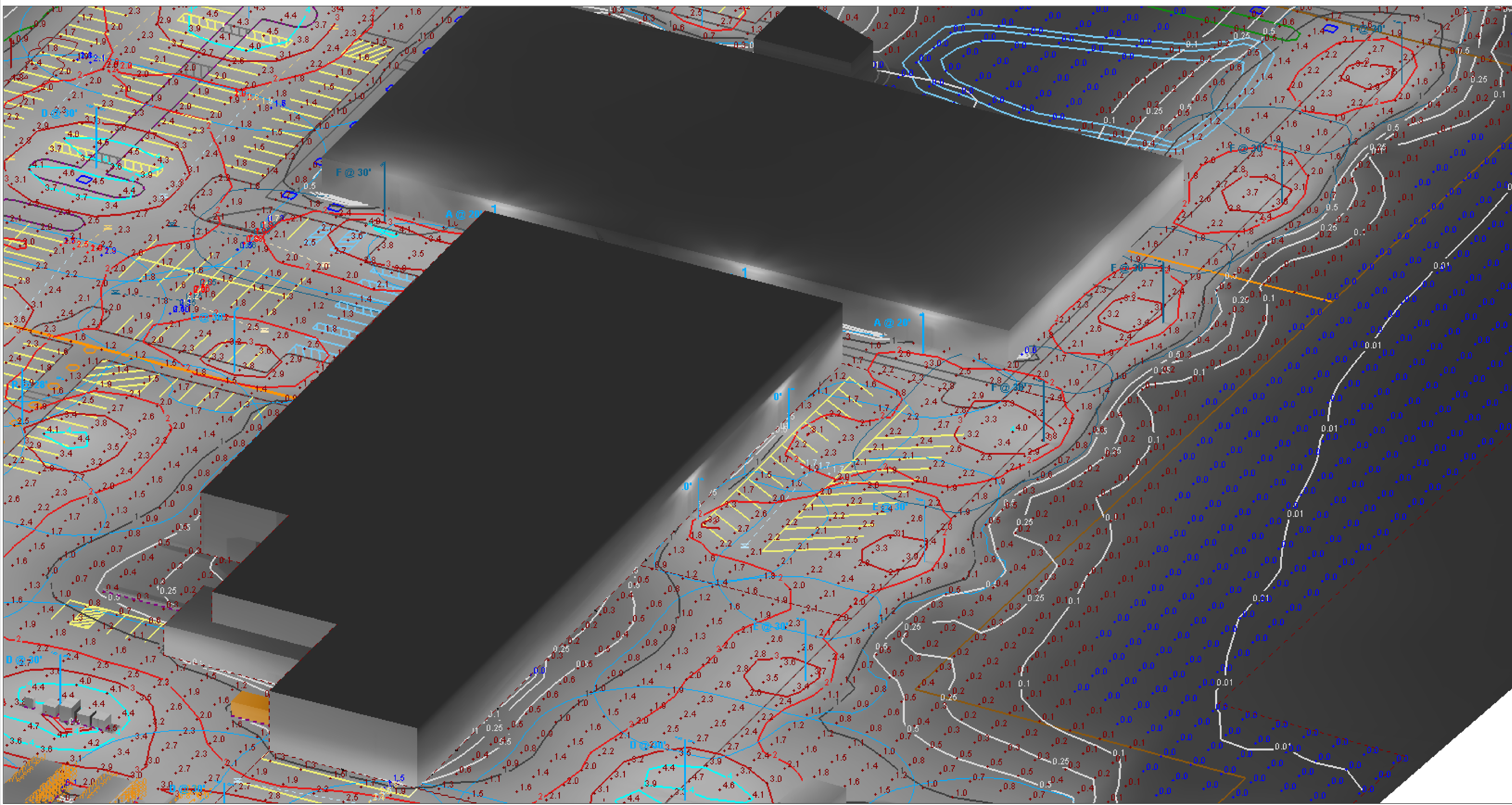


View #6

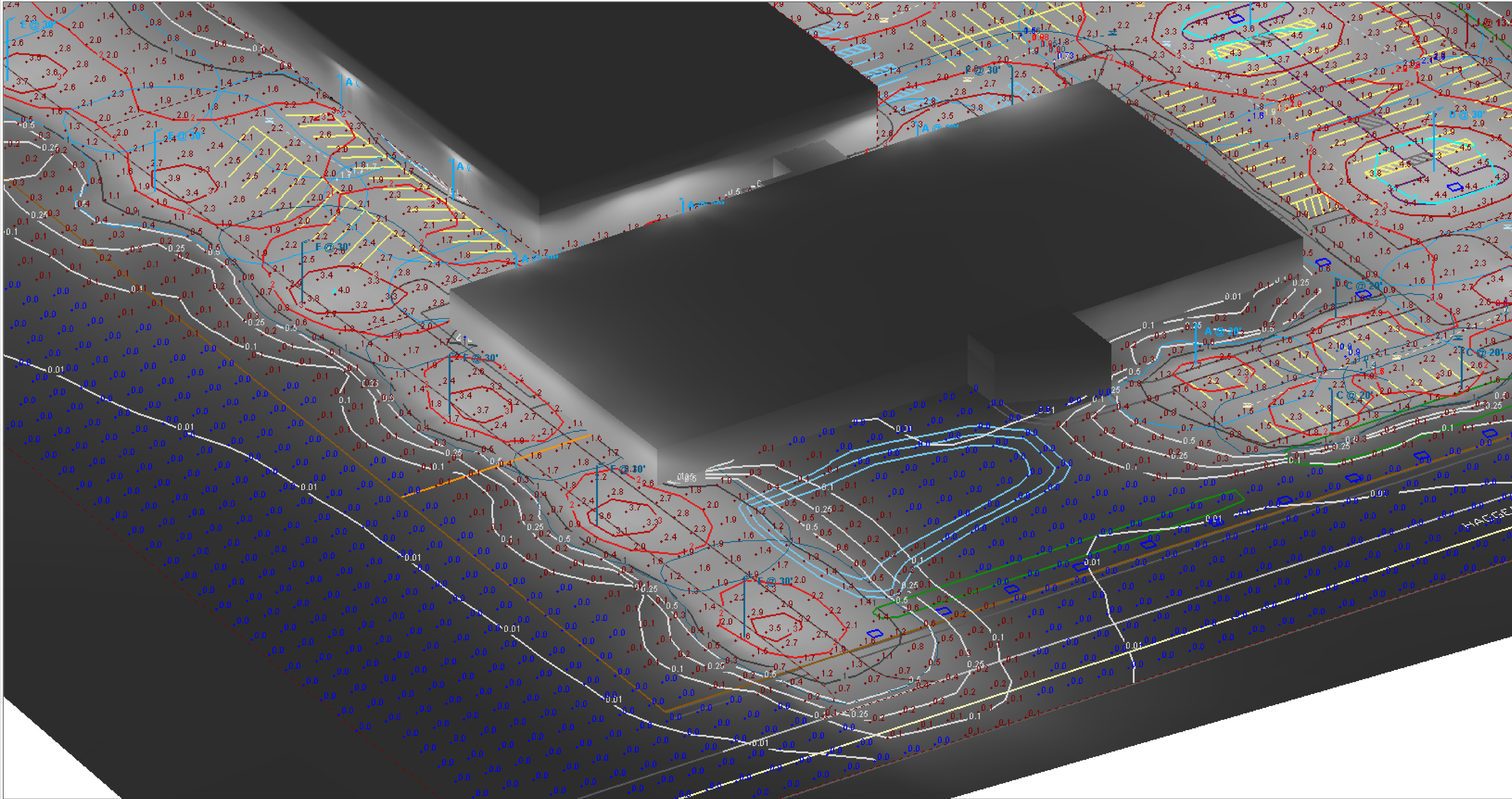
Designer	M. Valascho
Date	2/15/2019
Scale	Not to Scale
Drawing No.	
Summary	



View #7

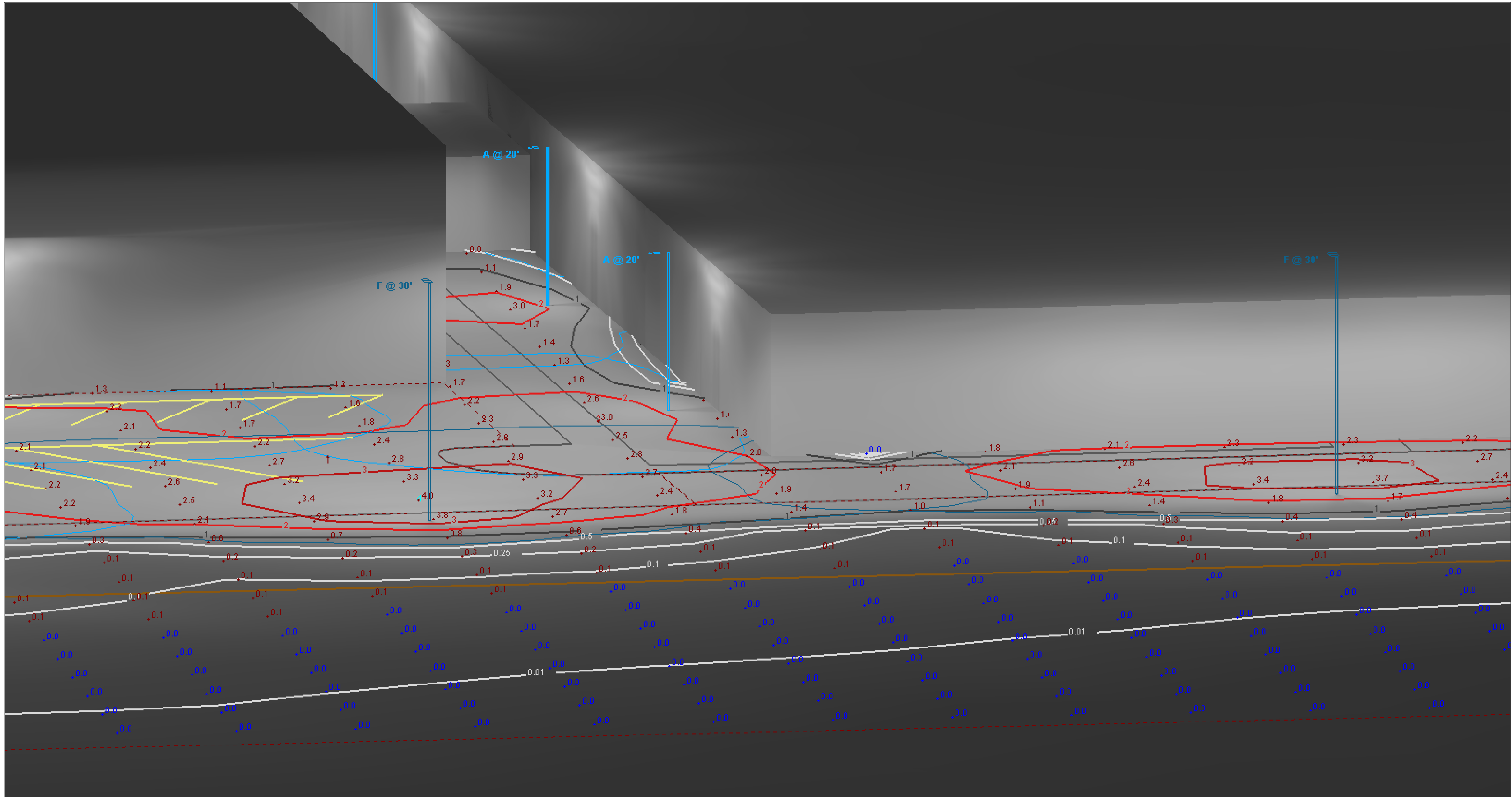


View #8

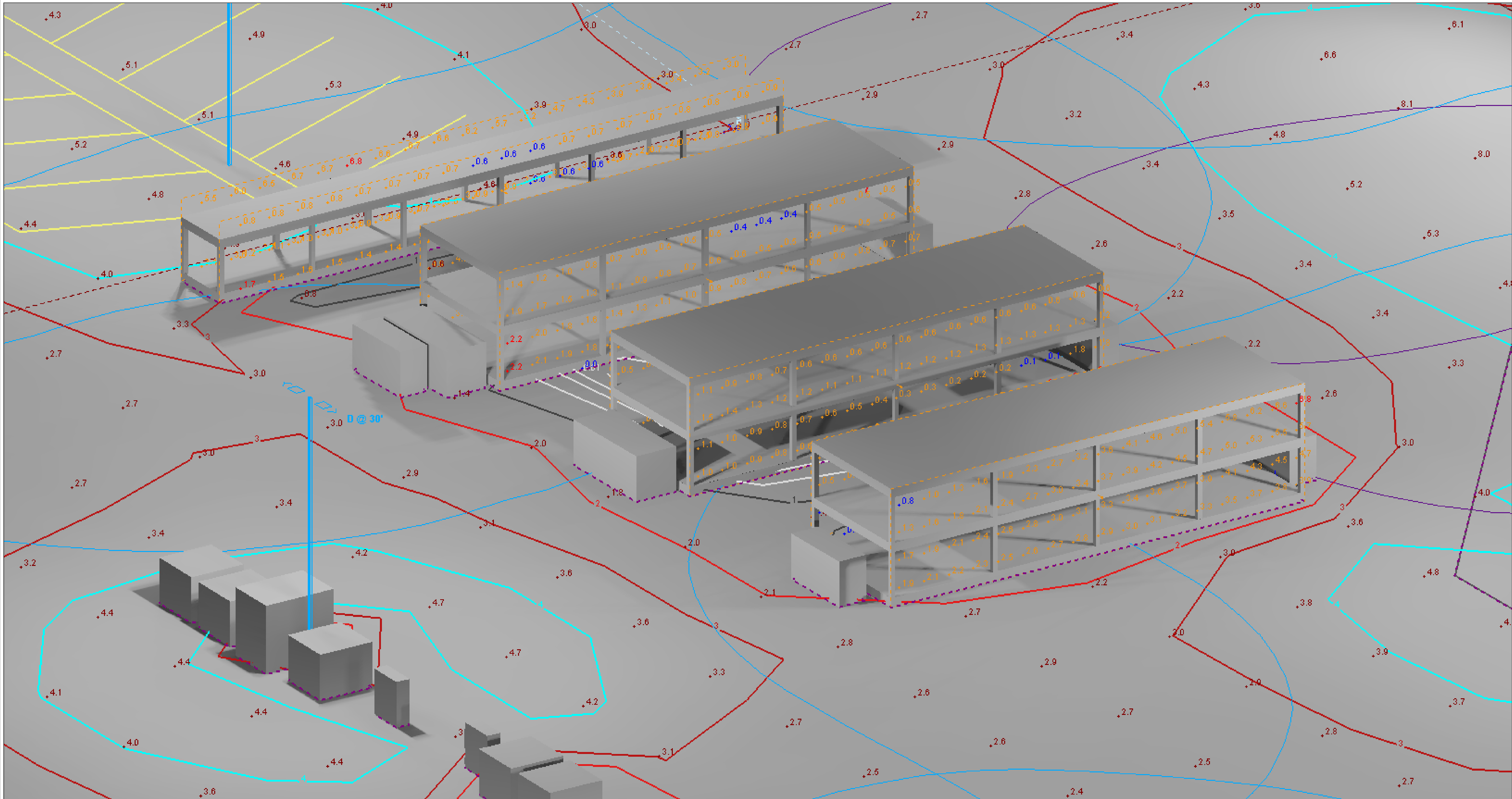


View #9

Designer
M. Valascho
Date
2/15/2019
Scale
Not to Scale
Drawing No.
Summary



View #10



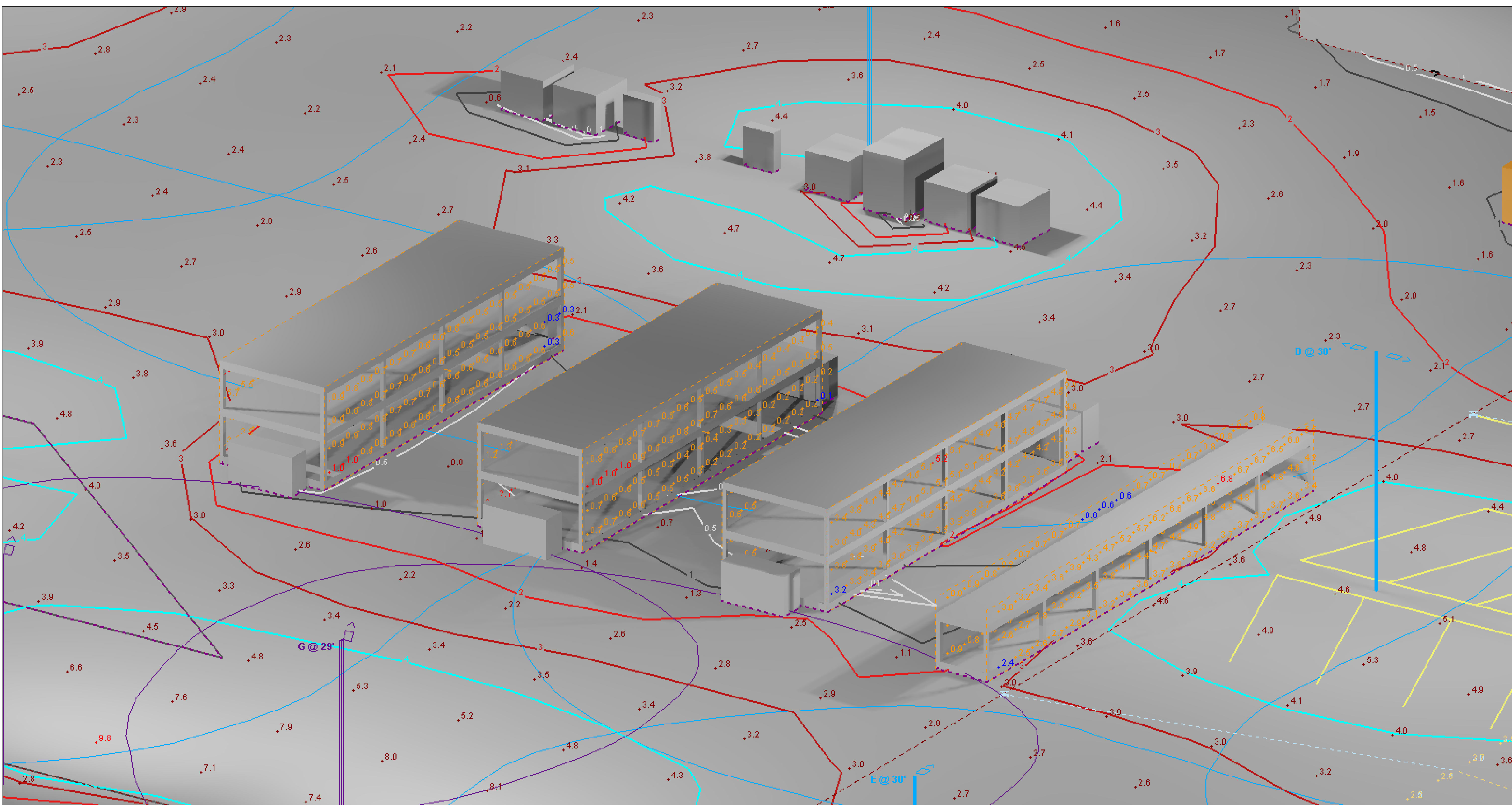
View #12

FUEL PUMP & STORAGE RACKS



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting Plan for Western Wayne Service Center (dusk to dawn master)
Community Lighting Group

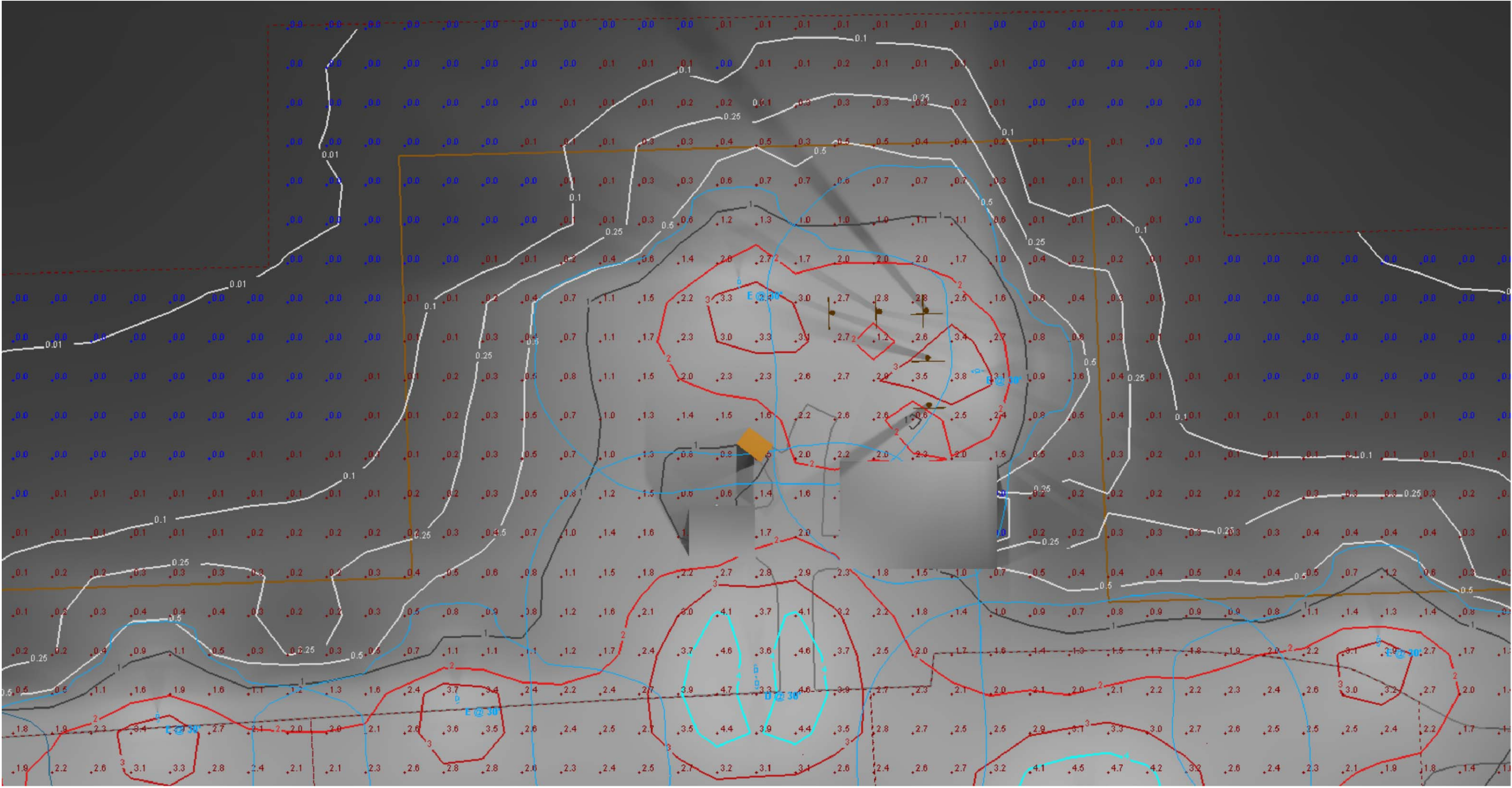
Designer
M. Valascho
Date
2/15/2019
Scale
Not to Scale
Drawing No.
Summary



View #13

FUEL PUMP & STORAGE RACKS

Designer	M. Valascho
Date	2/15/2019
Scale	Not to Scale
Drawing No.	
Summary	



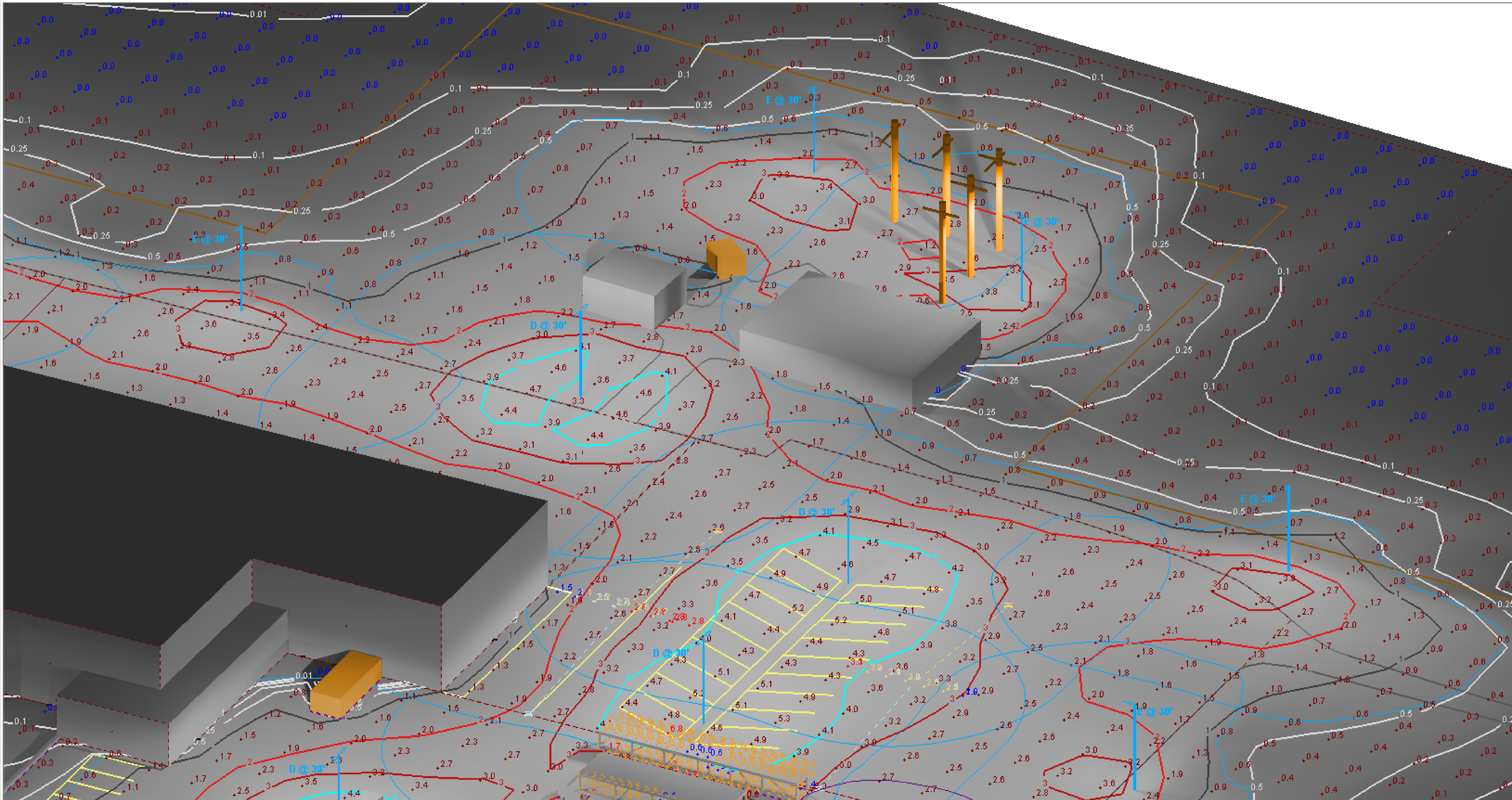
View #14

OH LINES TRAINING FACILITY



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting Plan for Western Wayne Service Center (dusk to dawn master)
Community Lighting Group

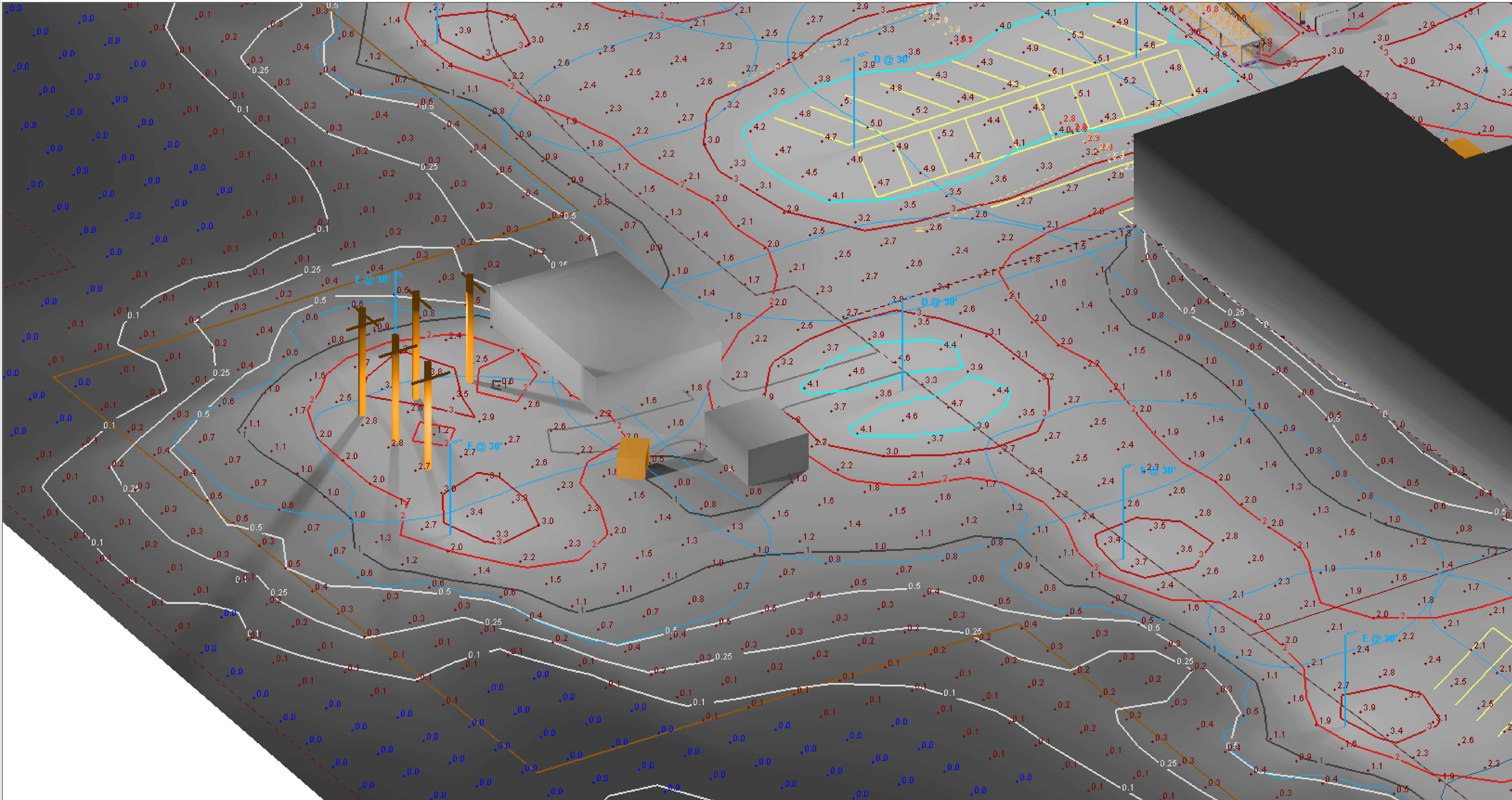
Designer
M. Valascho
Date
2/15/2019
Scale
Not to Scale
Drawing No.
Summary



View #15

OH LINES TRAINING FACILITY

Designer	M. Valascho
Date	2/15/2019
Scale	Not to Scale
Drawing No.	
Summary	



View #16

OH LINES TRAINING FACILITY

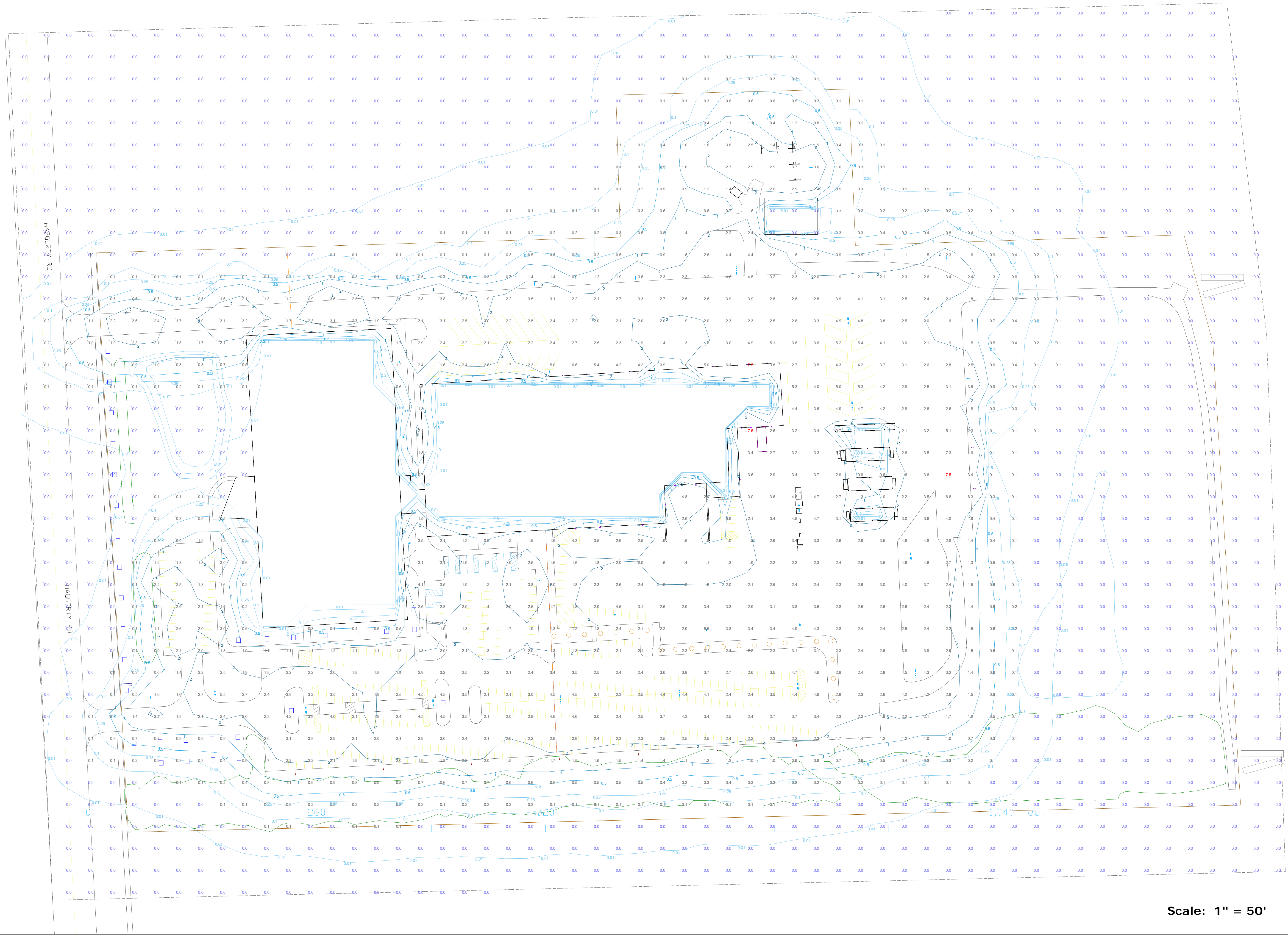
Designer	M. Valascho
Date	2/15/2019
Scale	Not to Scale
Drawing No.	
Summary	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	2.10 fc	4.19 fc	0.99 fc	4.2:1	2.1:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	2.0 fc	2.2 fc	1.9 fc	1.2:1	1.1:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	2.40 fc	4.61 fc	1.04 fc	4.4:1	2.3:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	1.8 fc	1.9 fc	1.6 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	1.8 fc	1.9 fc	1.7 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	1.9 fc	2.0 fc	1.8 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	1.9 fc	2.0 fc	1.9 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.82 fc	0.88 fc	0.73 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.64 fc	0.66 fc	0.60 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	1.8 fc	1.9 fc	1.5 fc	1.3:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT C - HORIZONTAL	+	3.03 fc	4.78 fc	1.43 fc	3.3:1	2.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	2.0 fc	2.1 fc	1.9 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	2.2 fc	2.3 fc	2.0 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	3.0 fc	3.2 fc	2.7 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	3.2 fc	3.3 fc	3.0 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.4 fc	6.8 fc	0.8 fc	8.5:1	4.3:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.7 fc	3.4 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.3 fc	0.7 fc	0.1 fc	7.0:1	3.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.9 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	1.7 fc	3.6 fc	0.1 fc	36.0:1	17.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	2.0 fc	2.2 fc	1.6 fc	1.4:1	1.3:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
VEHICALE & MATERIAL STORAGE AREA	+	2.5 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	7	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	1	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	11	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	5	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	2	GE LIGHTING SOLUTIONS	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____tcm201-110863.IES	Absolute	0.778	297	29'
	I	7	Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	3	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'





Scale: 1" = 50'

HLWPC2 LED (AA & BB)

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE PLAN OVERALL - HORIZONTAL	+	0.9 fc	7.5 fc	0.0 fc	N/A	N/A

 One Lithonia Way • Conyers, Georgia 30612 • Phone: 800.279.8041 • www.lithonia.com
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DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
39W LED ACORN POST TOP
60W LED ACORN POST TOP

PROPERTY BOUNDARY

NORTH ENTRANCE

NORTH DRIVE AISLE

PRKNG LOT E

PRKNG LOT D

ENGINEERING & PLANNING
OFFICES

DISTRIBUTION OPERATIONS GARAGE & WAREHOUSE

VEHICLE OPERATIONS & MATERIAL STORAGE LOT

PRKNG LOT A

SOUTH ENTRANCE

PRKNG LOT B

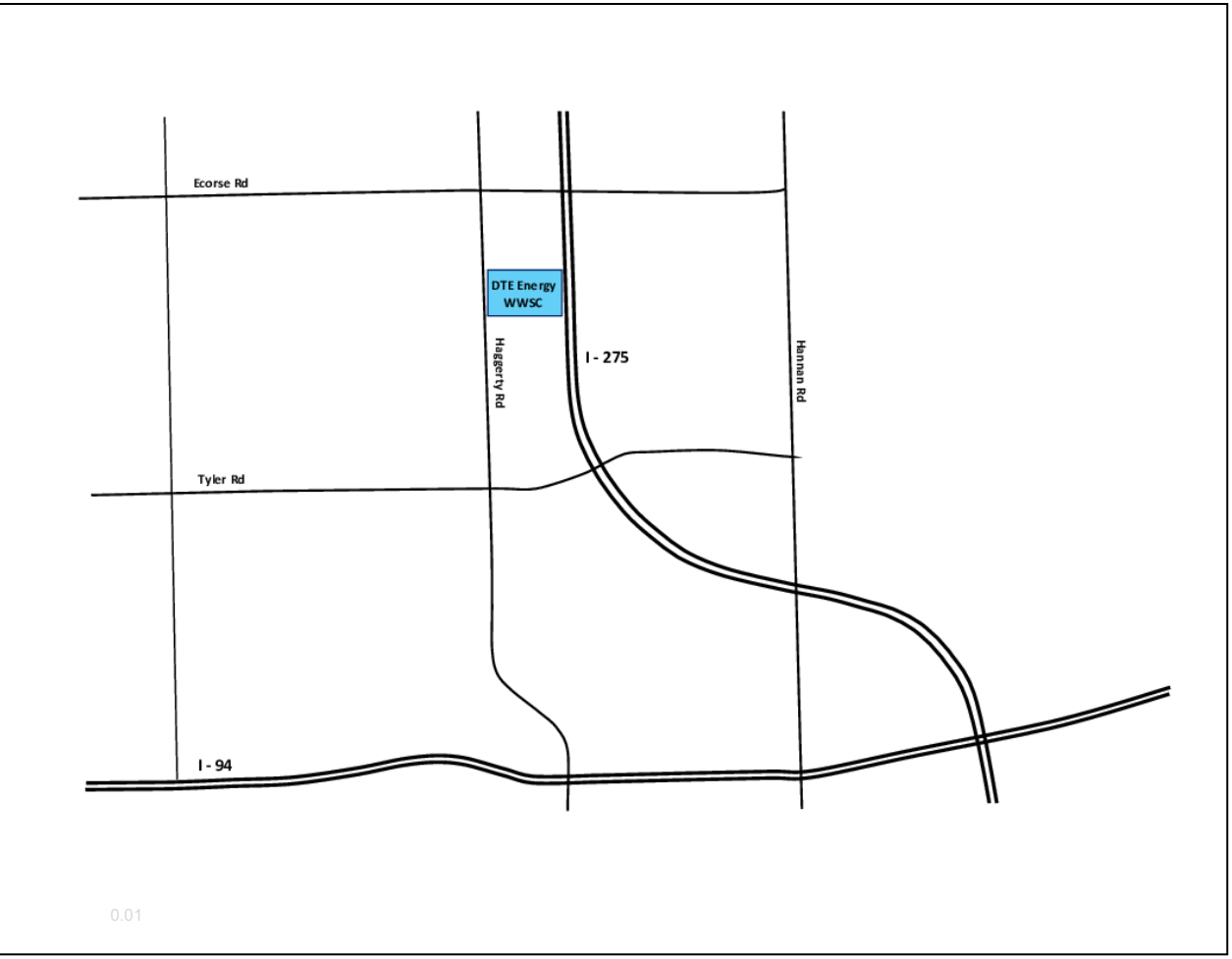
PRKNG LOT C

DTE Outdoor Lighting Plan

Area Lighting + Product T Demonstrated at Property Frontage

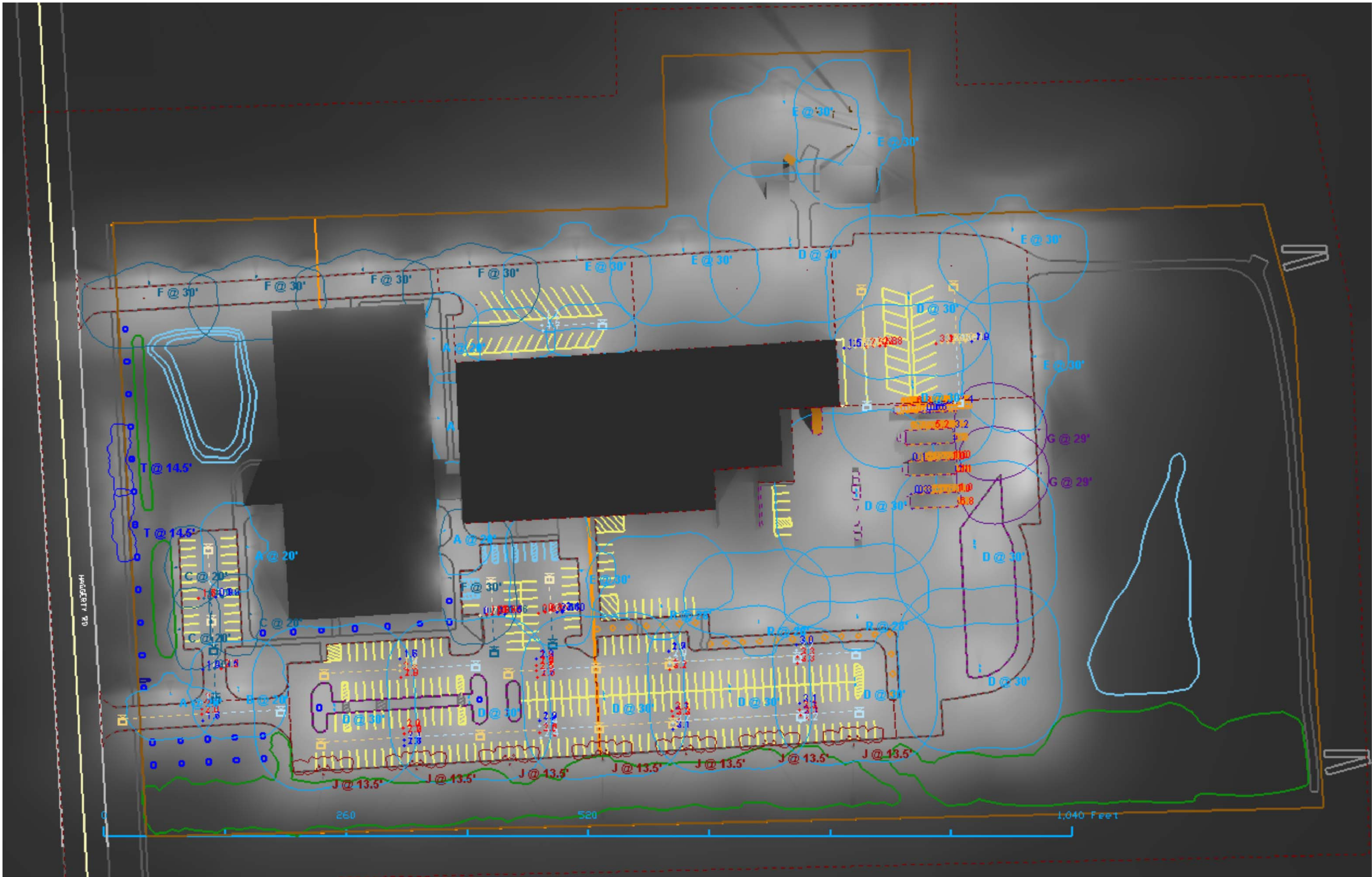
Scale: 1" = 50'

NOTE: DEMONSTRATING PRODUCT SAMPLE T , TWO SAMPLES,
PERFORMANCE AT PROPERTY FRONTAGE NEAR SIDEWALK.
NO AREA LIGHTS TEMPORARILY DISABLED. SEE SCHEDULE
FOR LUMINAIRE SPECIFICATIONS.



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product T at Property Frontage
Community Lighting Group

Designer	M. Valascho
Date	2/27/2019
Scale	Not to Scale
Drawing No.	
Summary	



View #1

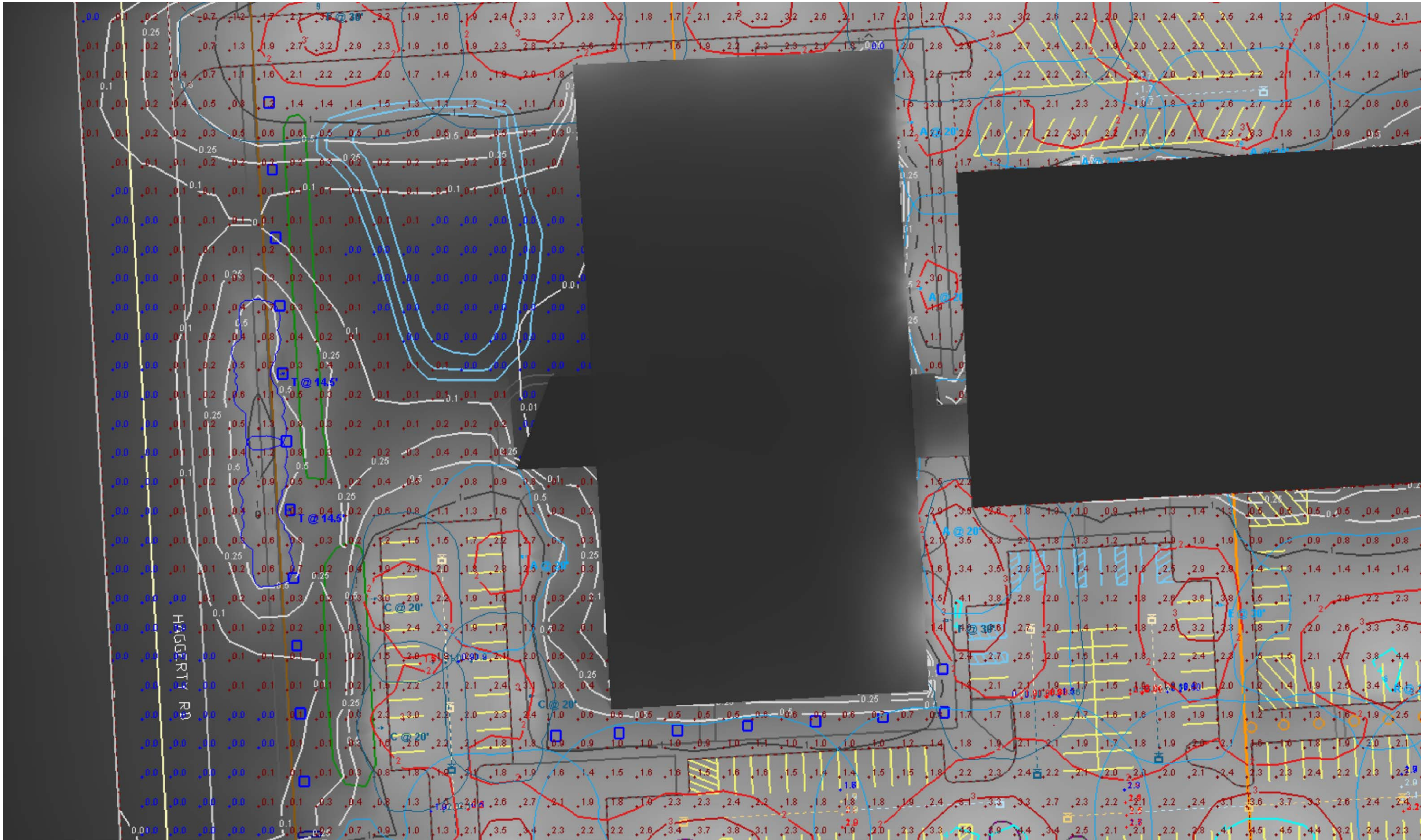


DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product T at Property Frontage
Community Lighting Group

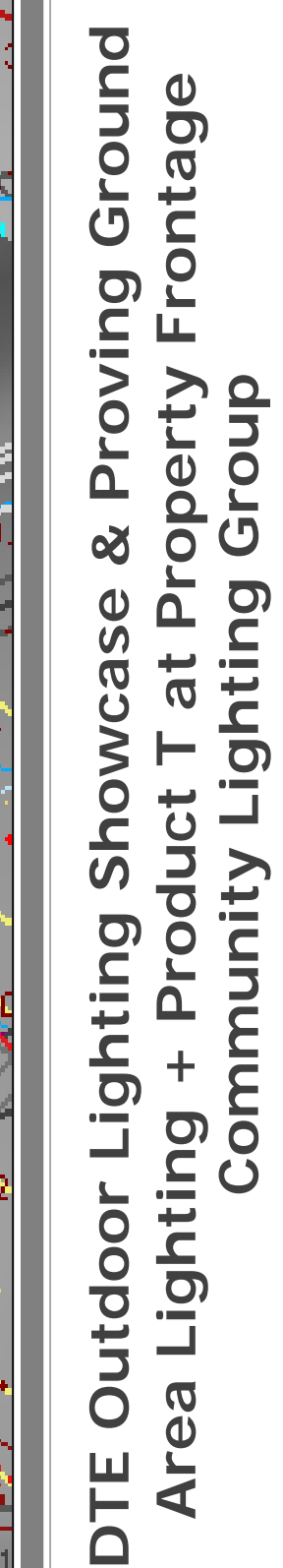
Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary



View #2



View #3



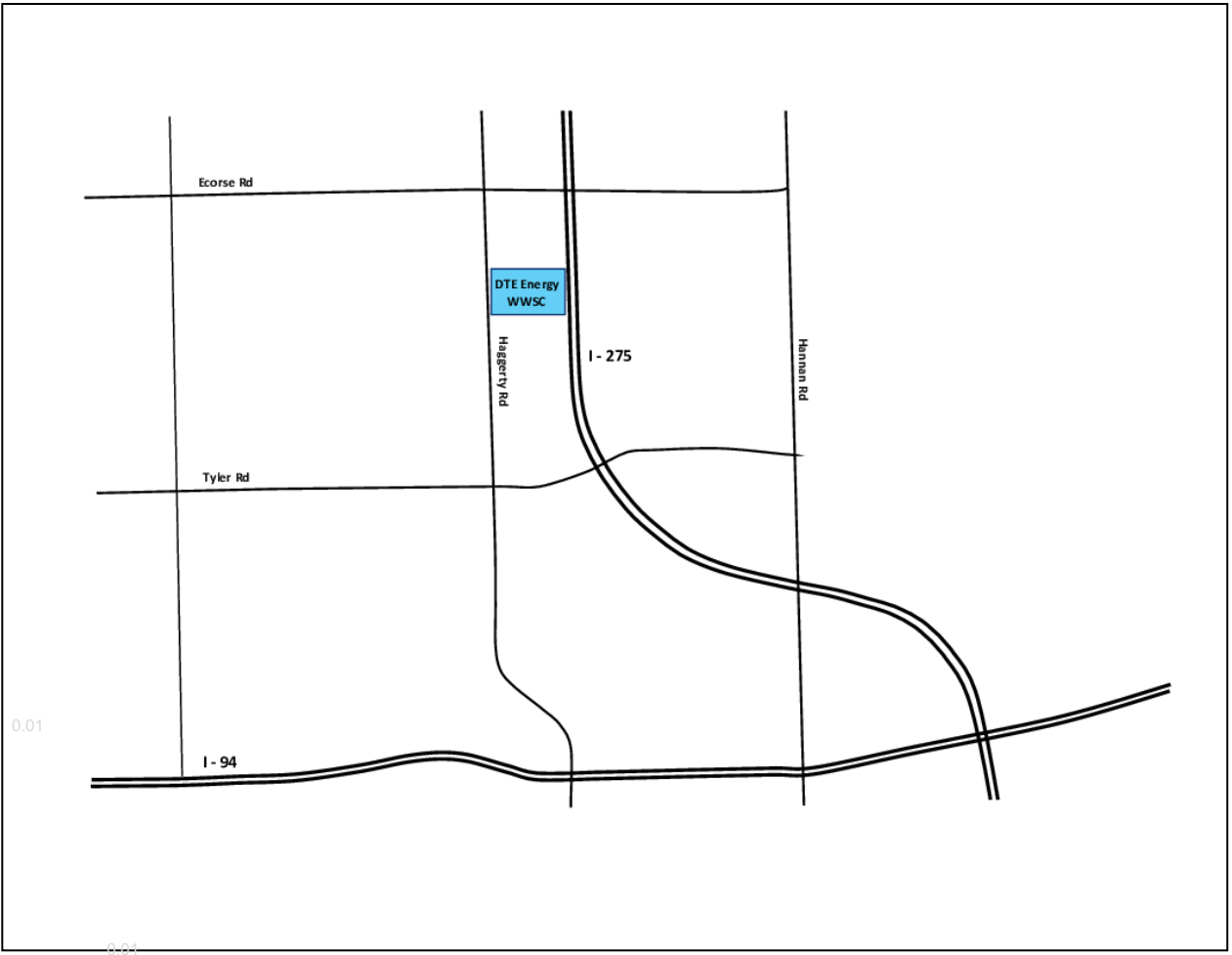
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	2.10 fc	4.19 fc	1.02 fc	4.1:1	2.1:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	2.0 fc	2.2 fc	1.9 fc	1.2:1	1.1:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	2.40 fc	4.61 fc	1.04 fc	4.4:1	2.3:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	1.8 fc	1.9 fc	1.6 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	1.8 fc	1.9 fc	1.7 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	1.9 fc	2.0 fc	1.8 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	1.9 fc	2.0 fc	1.9 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.82 fc	0.88 fc	0.73 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.64 fc	0.66 fc	0.60 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	1.8 fc	1.9 fc	1.5 fc	1.3:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT C - HORIZONTAL	+	3.03 fc	4.78 fc	1.43 fc	3.3:1	2.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	2.0 fc	2.1 fc	1.9 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	2.2 fc	2.3 fc	2.0 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	3.0 fc	3.2 fc	2.7 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	3.2 fc	3.3 fc	3.0 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.4 fc	6.8 fc	0.8 fc	8.5:1	4.3:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.7 fc	3.4 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.3 fc	0.7 fc	0.1 fc	7.0:1	3.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.9 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	1.7 fc	3.6 fc	0.1 fc	36.0:1	17.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	2.0 fc	2.2 fc	1.6 fc	1.4:1	1.3:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
VEHICALE & MATERIAL STORAGE AREA	+	2.5 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	7	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	1	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	11	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	5	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	2	GE LIGHTING SOLUTIONS	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____.tcm201-110863.IES	Absolute	0.778	297	29'
	I	7	Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	3	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	T	2	Holophane	GranVille II LED, LED Package 30, 4000K, 60, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P30_40K_AS_3_R_F.ies	6152	0.775	60	14.5'

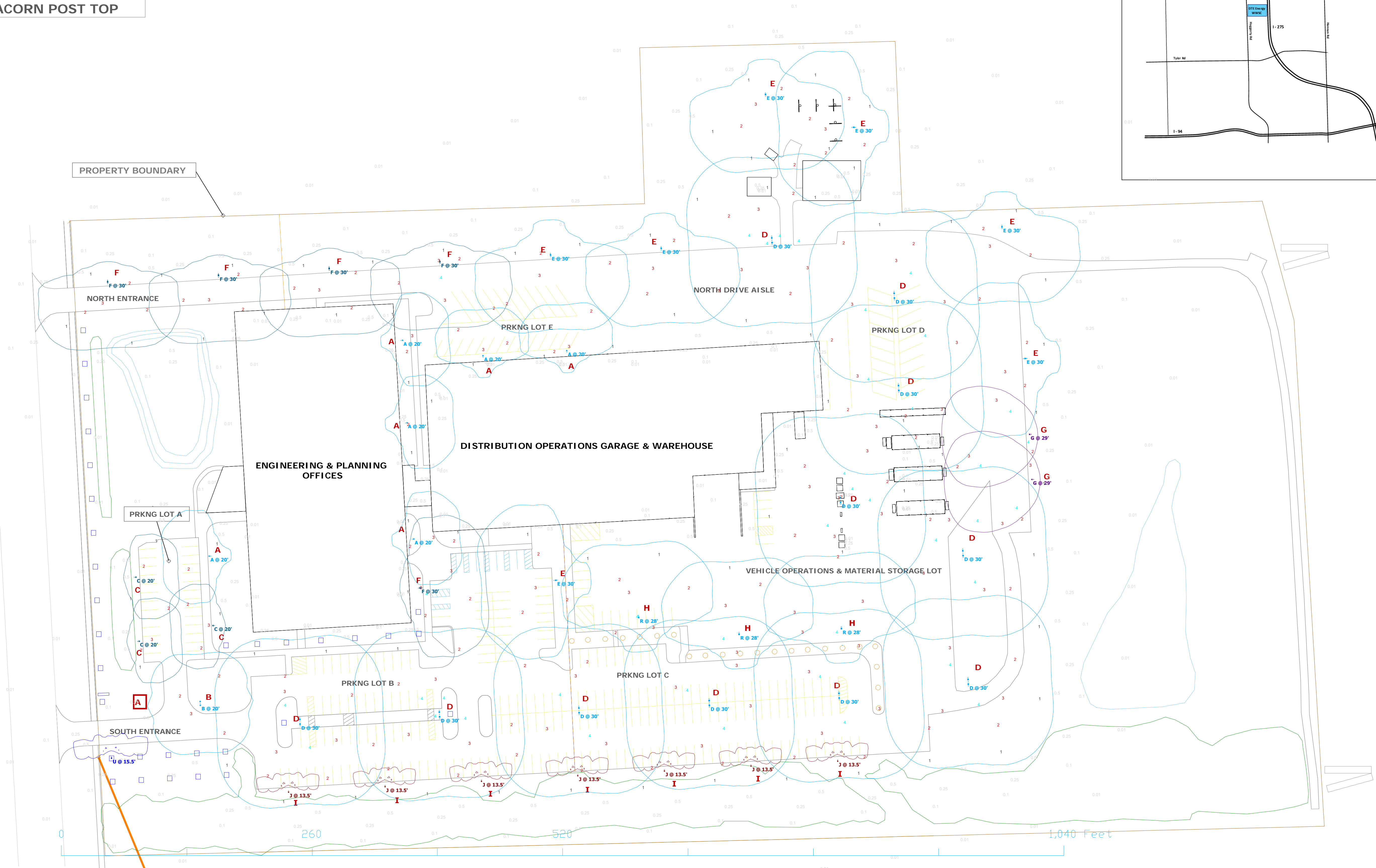


DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
60W LED ACORN POST TOP



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product U at Property Frontage
Community Lighting Group

Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary



PROPERTY BOUNDARY

NORTH ENTRANCE

NORTH DRIVE AISLE

PRKNG LOT E

PRKNG LOT D

ENGINEERING & PLANNING
OFFICES

DISTRIBUTION OPERATIONS GARAGE & WAREHOUSE

PRKNG LOT A

VEHICLE OPERATIONS & MATERIAL STORAGE LOT

PRKNG LOT B

PRKNG LOT C

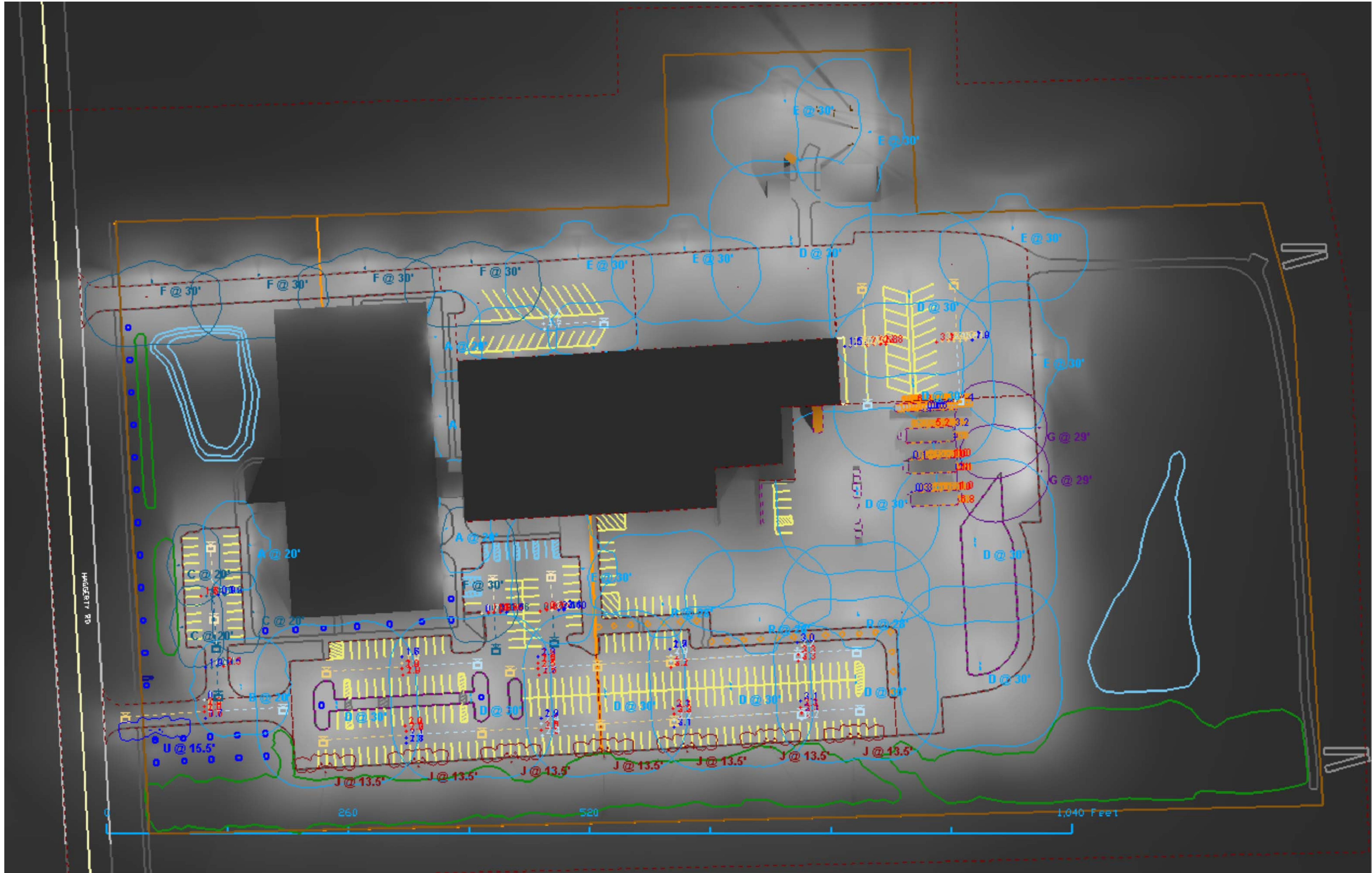
SOUTH ENTRANCE

PRODUCT U:
SINGLE 60W LED GRANVILLE POST
TOP LUMINAIRE MOUNTED TO 14'
HAPCO ALUMINUM DIRECT
EMBEDDED POLE
(ENERGIZED TEMPORARILY)

DTE Outdoor Lighting Plan
Area Lighting + Product U Demonstrated at Property Frontage

Scale: 1" = 50'

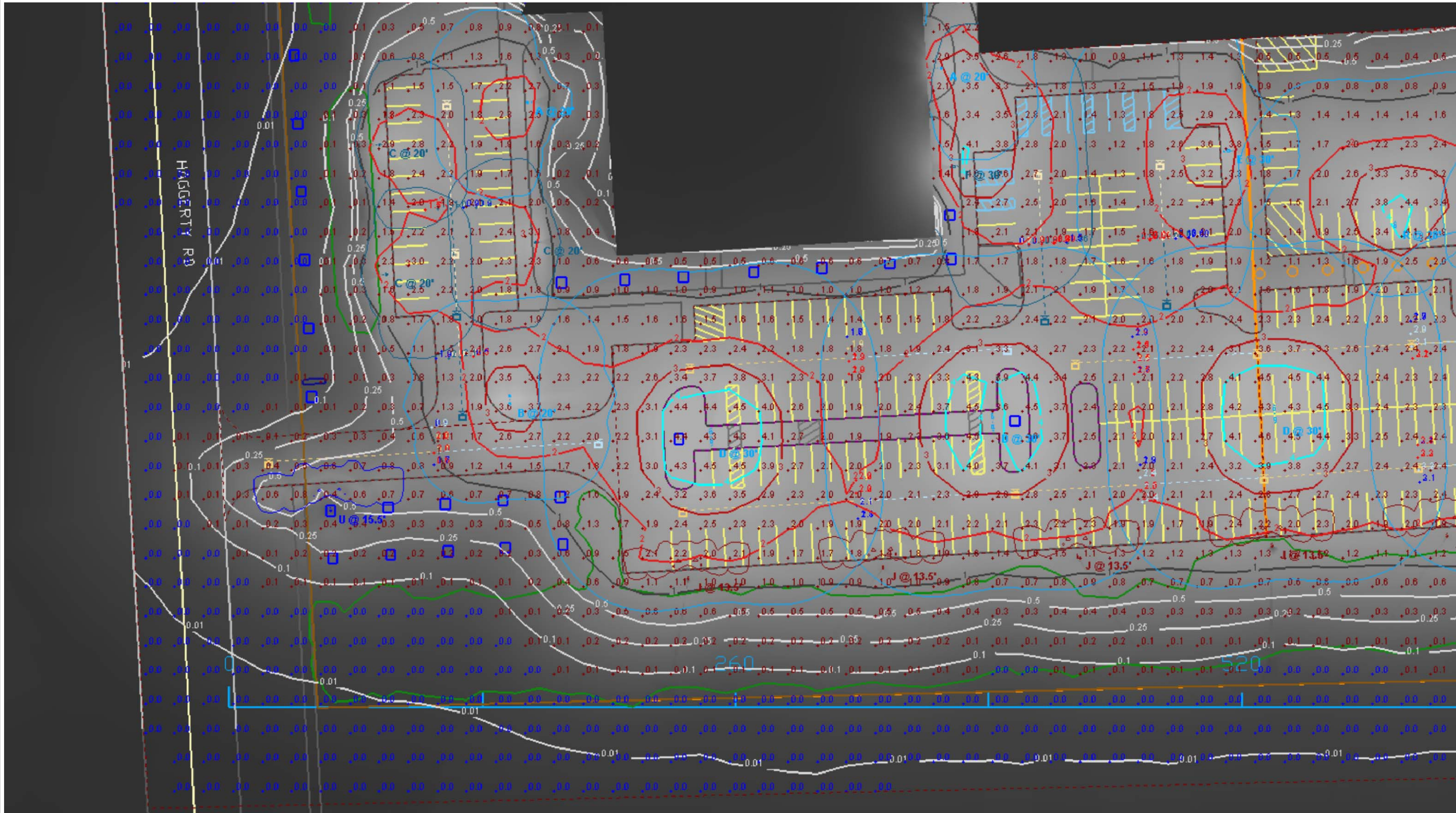
NOTE: ONE AREA LIGHT AT SOUTH ENTRANCE, OUTLINED IN RED BOX, IS TEMPORARILY DISABLED TO DEMONSTRATE PRODUCT U PERFORMANCE. SEE SCHEDULE FOR LUMINAIRE SPECIFICATIONS.



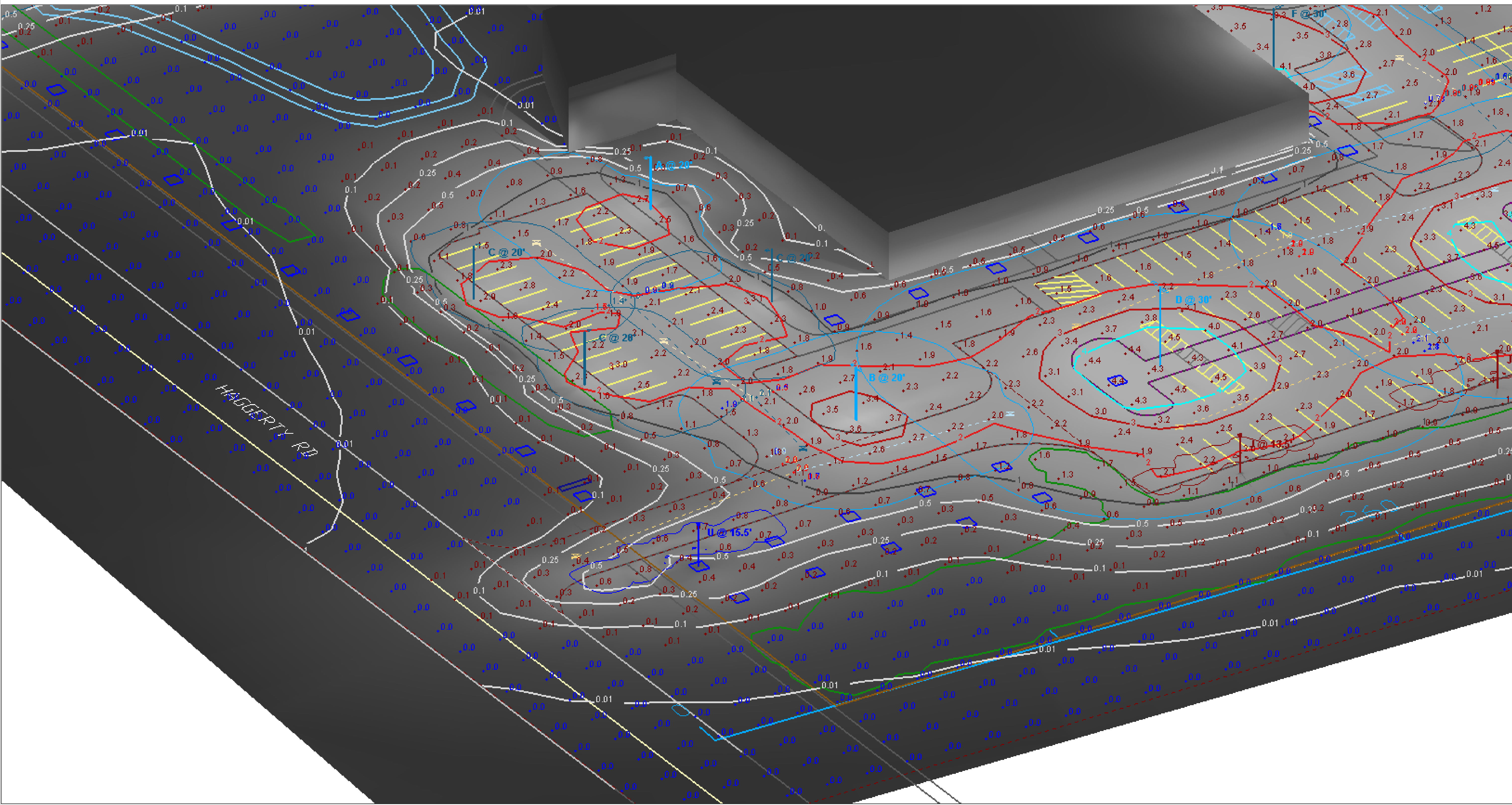
View #1



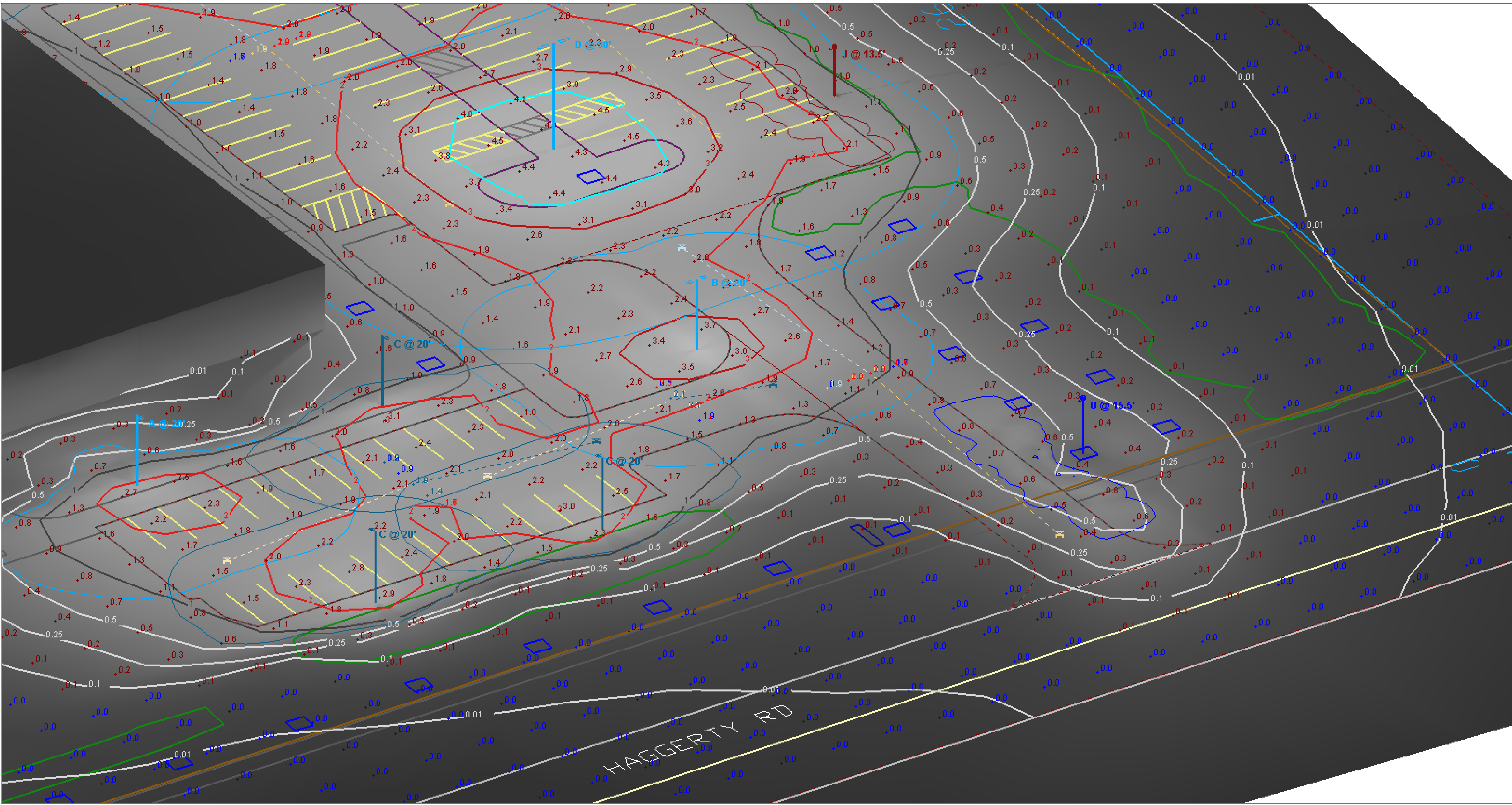
View #2



View #3



View #4



View #5

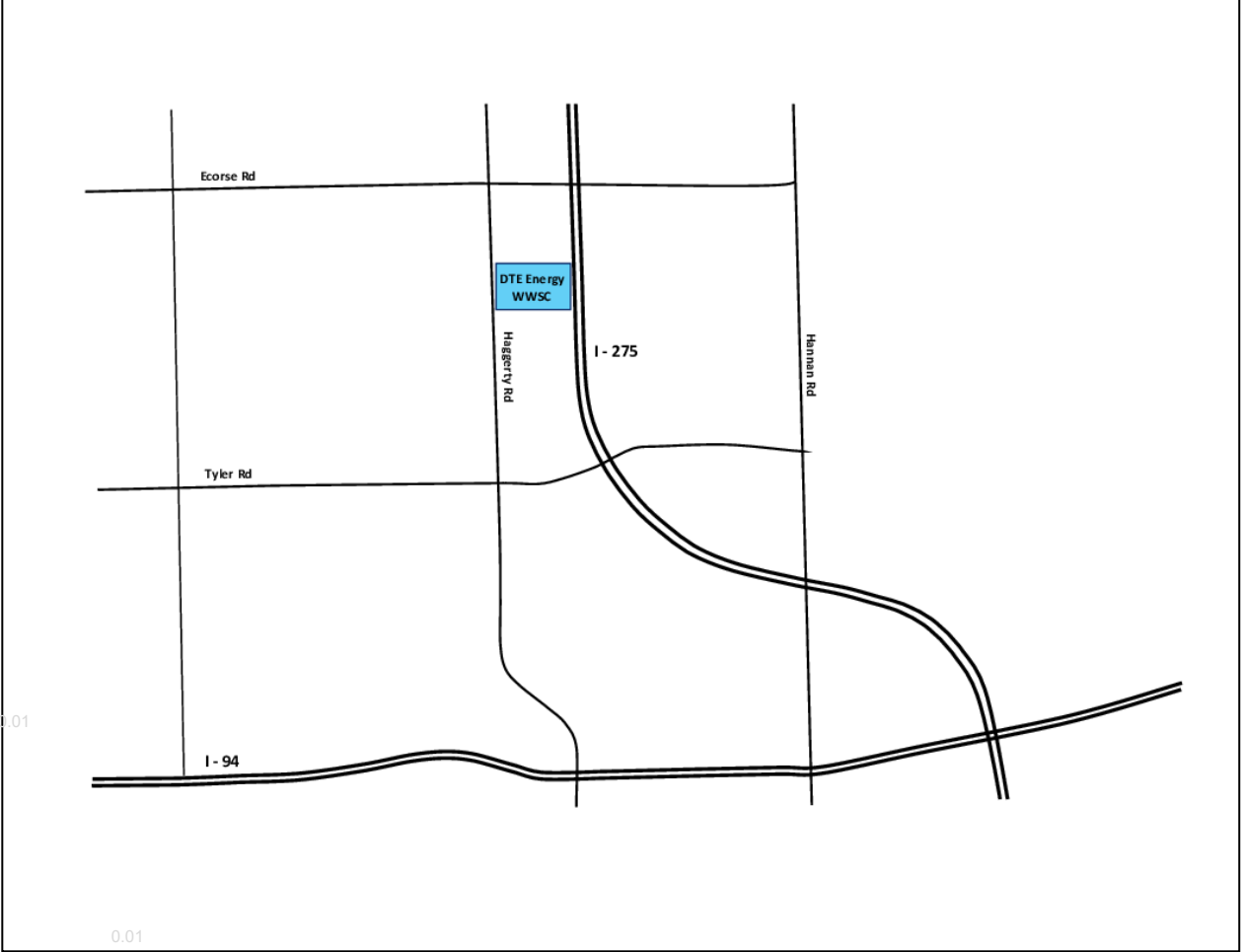
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	2.06 fc	4.03 fc	0.61 fc	6.6:1	3.4:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	2.1 fc	2.3 fc	1.9 fc	1.2:1	1.1:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	2.40 fc	4.61 fc	1.04 fc	4.4:1	2.3:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	1.8 fc	1.9 fc	1.6 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	1.8 fc	1.9 fc	1.7 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	1.9 fc	2.0 fc	1.8 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	2.0 fc	2.0 fc	1.9 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.83 fc	0.89 fc	0.73 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.64 fc	0.66 fc	0.60 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	1.8 fc	1.9 fc	1.5 fc	1.3:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT C - HORIZONTAL	+	3.03 fc	4.78 fc	1.43 fc	3.3:1	2.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	2.0 fc	2.1 fc	1.9 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	2.2 fc	2.3 fc	2.0 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	3.0 fc	3.2 fc	2.7 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	3.2 fc	3.3 fc	3.0 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.4 fc	6.8 fc	0.8 fc	8.5:1	4.3:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.7 fc	3.4 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.3 fc	0.7 fc	0.1 fc	7.0:1	3.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.9 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	1.3 fc	3.6 fc	0.1 fc	36.0:1	13.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	0.5 fc	0.6 fc	0.3 fc	2.0:1	1.7:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
VEHICALE & MATERIAL STORAGE AREA	+	2.5 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	6	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	1	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	11	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	5	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	2	GE LIGHTING SOLUTIONS	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____tcm201-110863.IES	Absolute	0.778	297	29'
	I	7	Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	3	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	U	1	Holophane	GranVille II LED, LED Package 30, 4000K, 60, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P30_40K_AS_3_R_F.ies	6152	0.775	60	15.5'

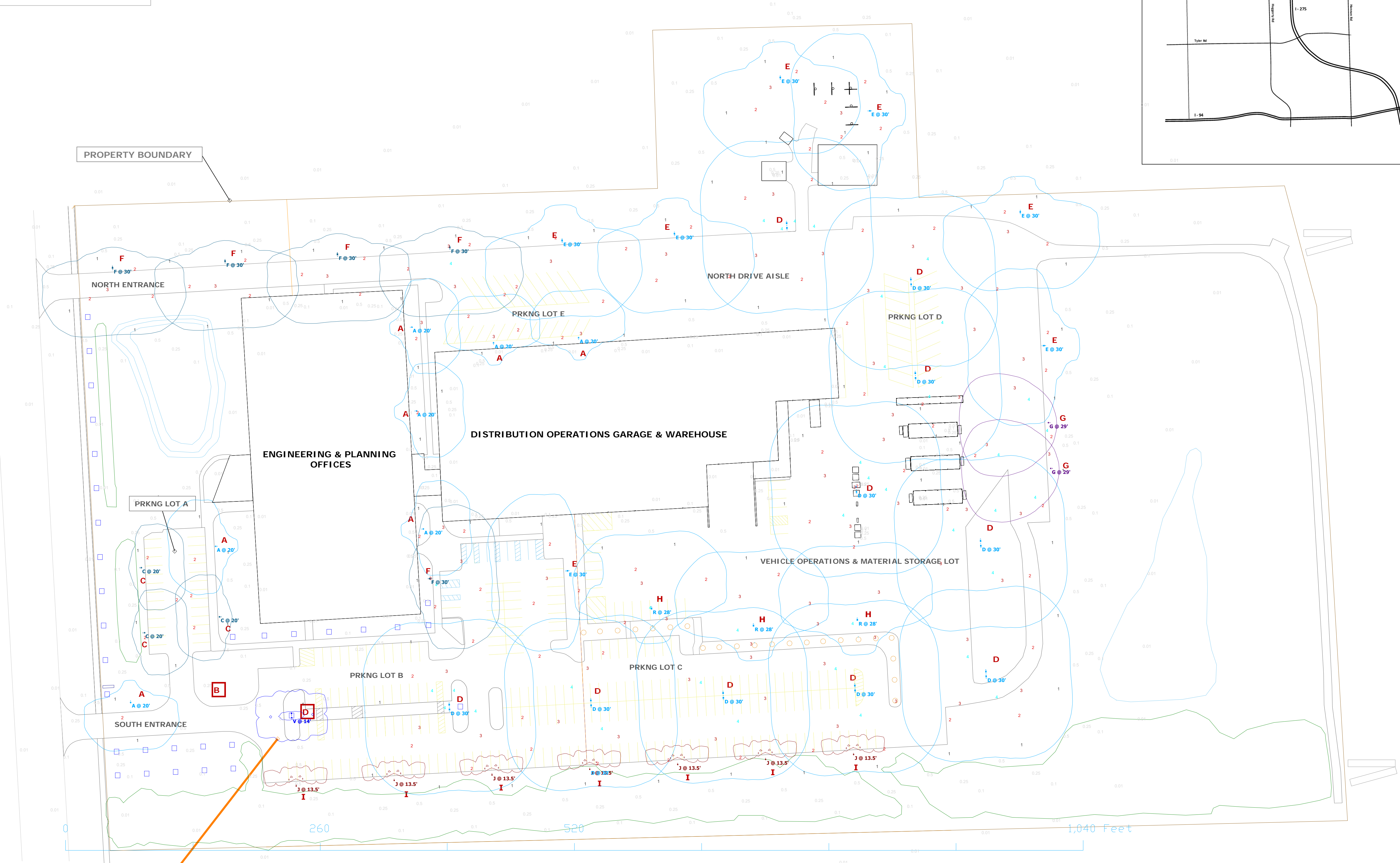


DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
39W LED ACORN POST TOP



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product V in Parking Lot B
Community Lighting Group

Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary

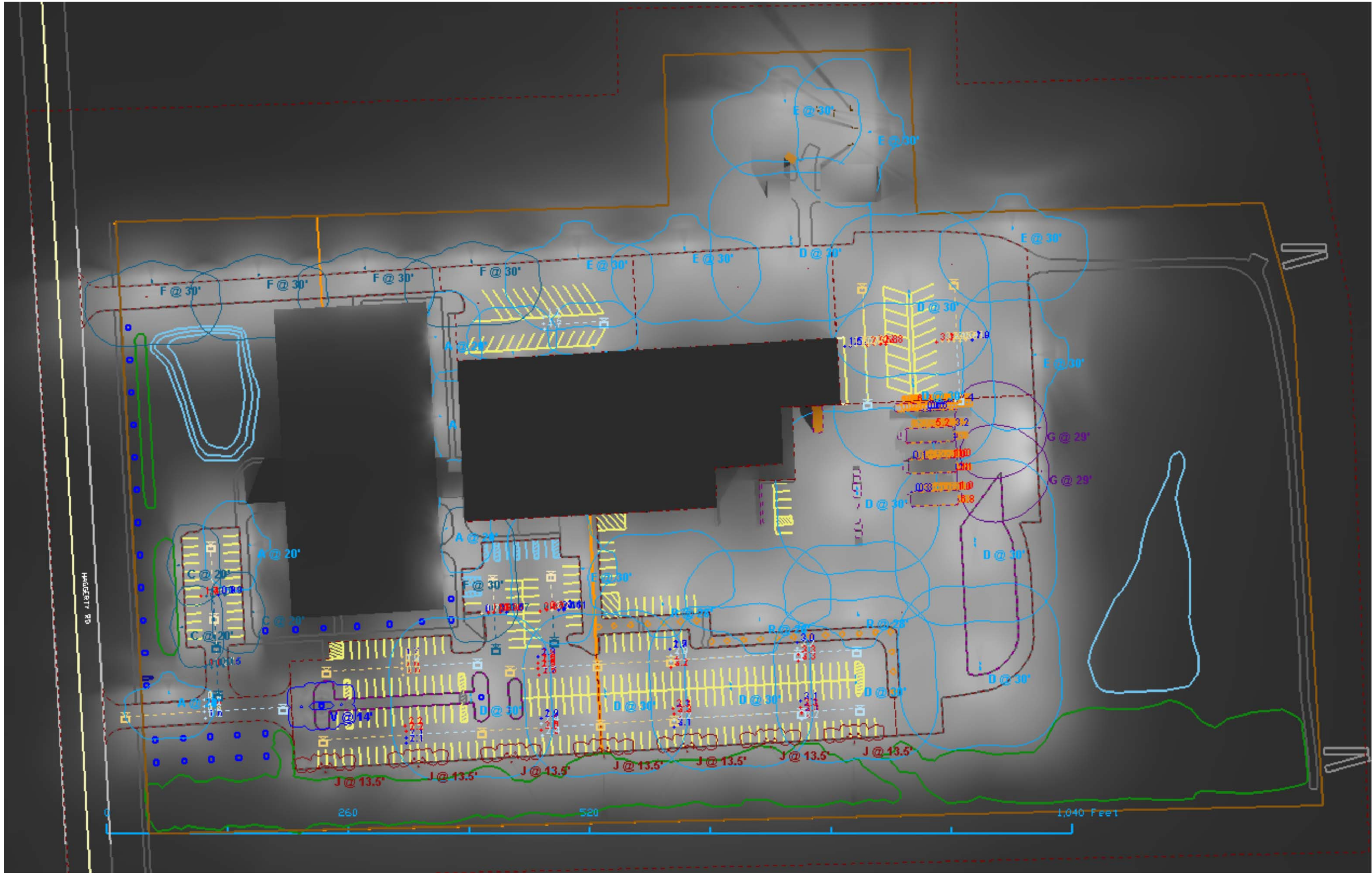


PRODUCT V:
TWIN 39W LED GRANVILLE POST
TOP LUMINAIRE MOUNTED TO 13'
TALISMAN CONCRETE POLE
(ENERGIZED TEMPORARILY)

DTE Outdoor Lighting Plan
Area Lighting + Product V Demonstrated in Parking Lot B

Scale: 1" = 50'

NOTE: TWO AREA LIGHTS AT SOUTH ENTRANCE & PARKING LOT B, OUTLINED IN RED BOX, ARE TEMPORARILY DISABLED TO DEMONSTRATE PRODUCT V PERFORMANCE. SEE SCHEDULE FOR LUMINAIRE SPECIFICATIONS.



View #1

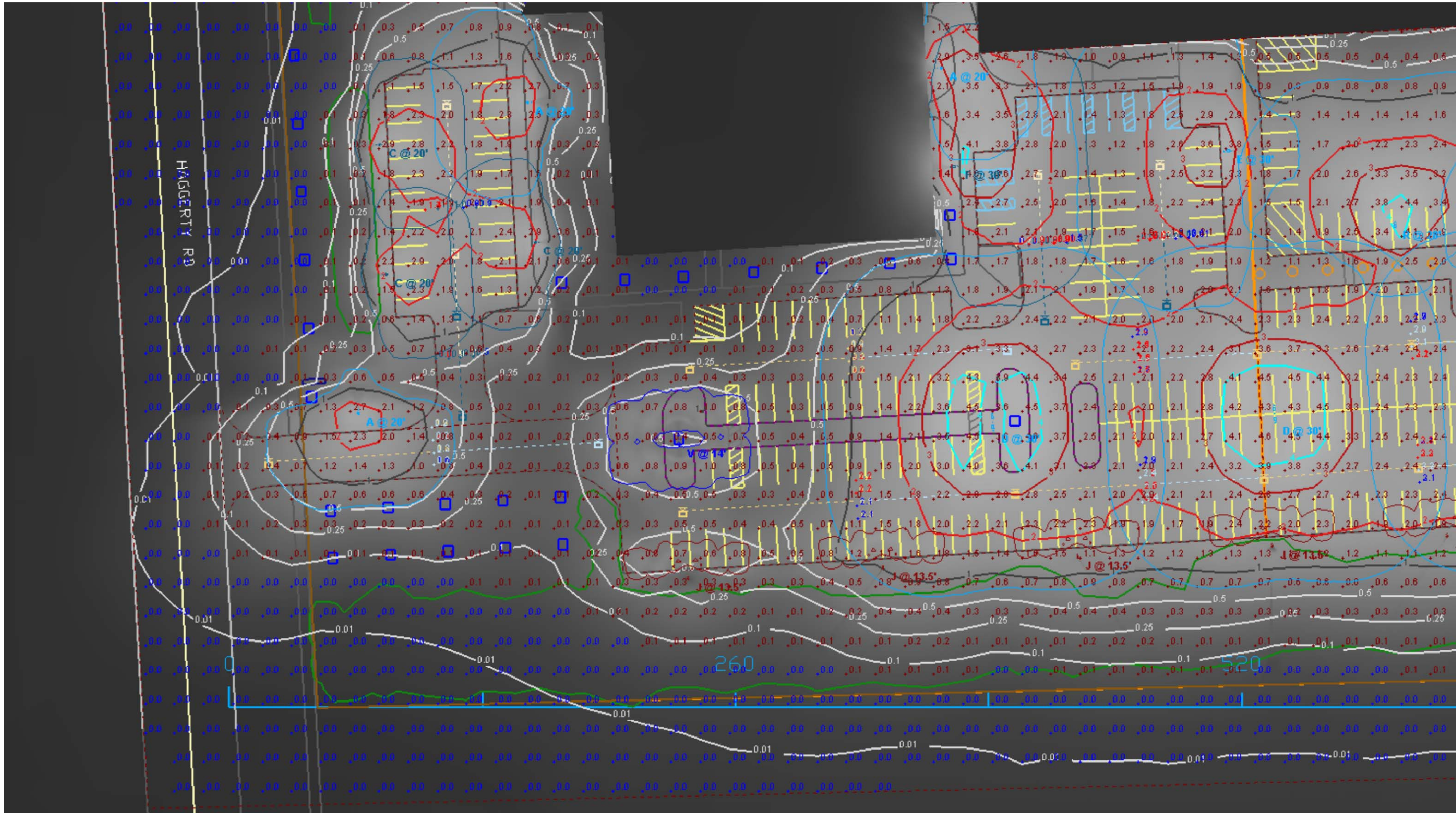


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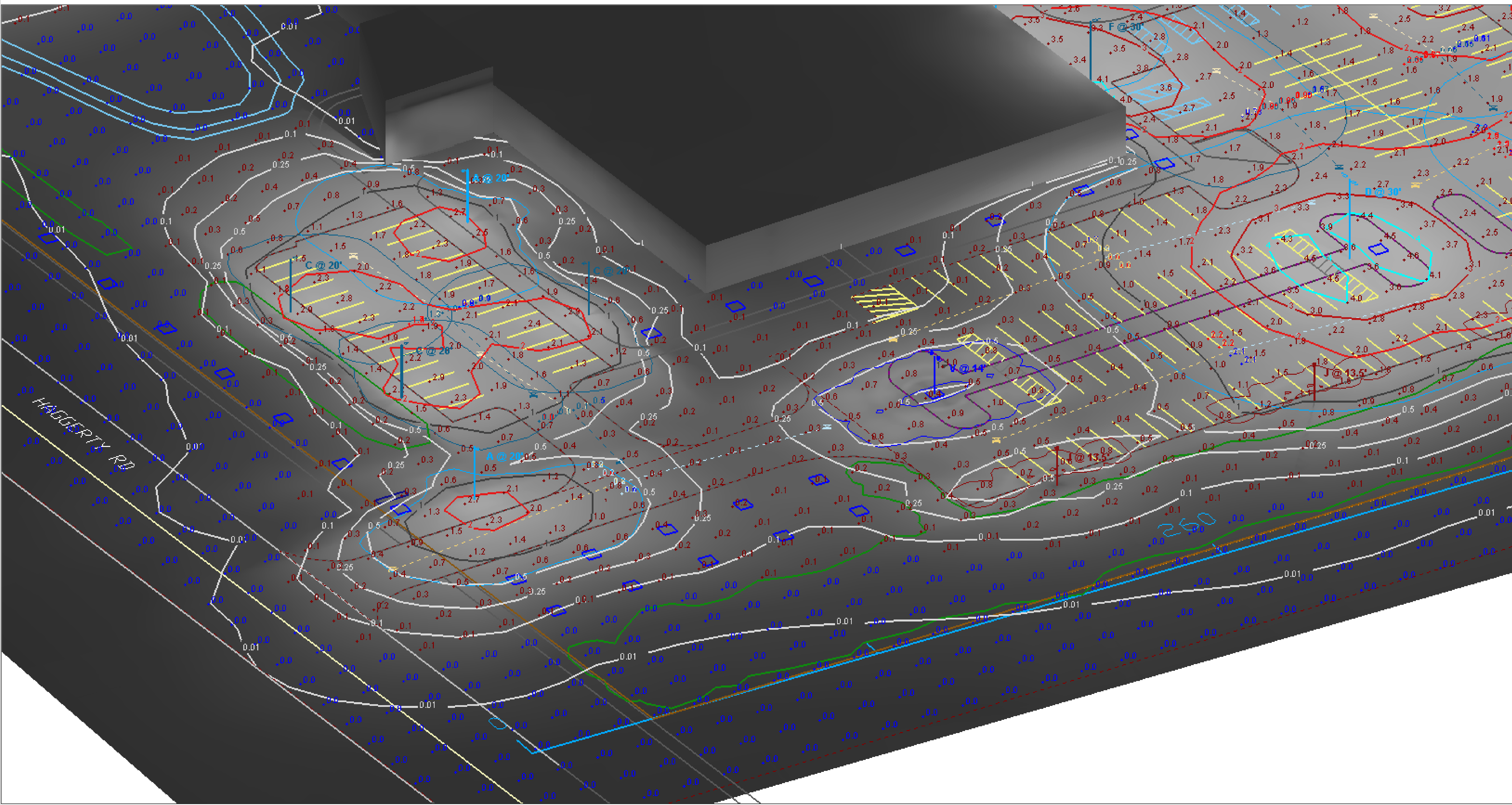


DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product V in Parking Lot B
Community Lighting Group

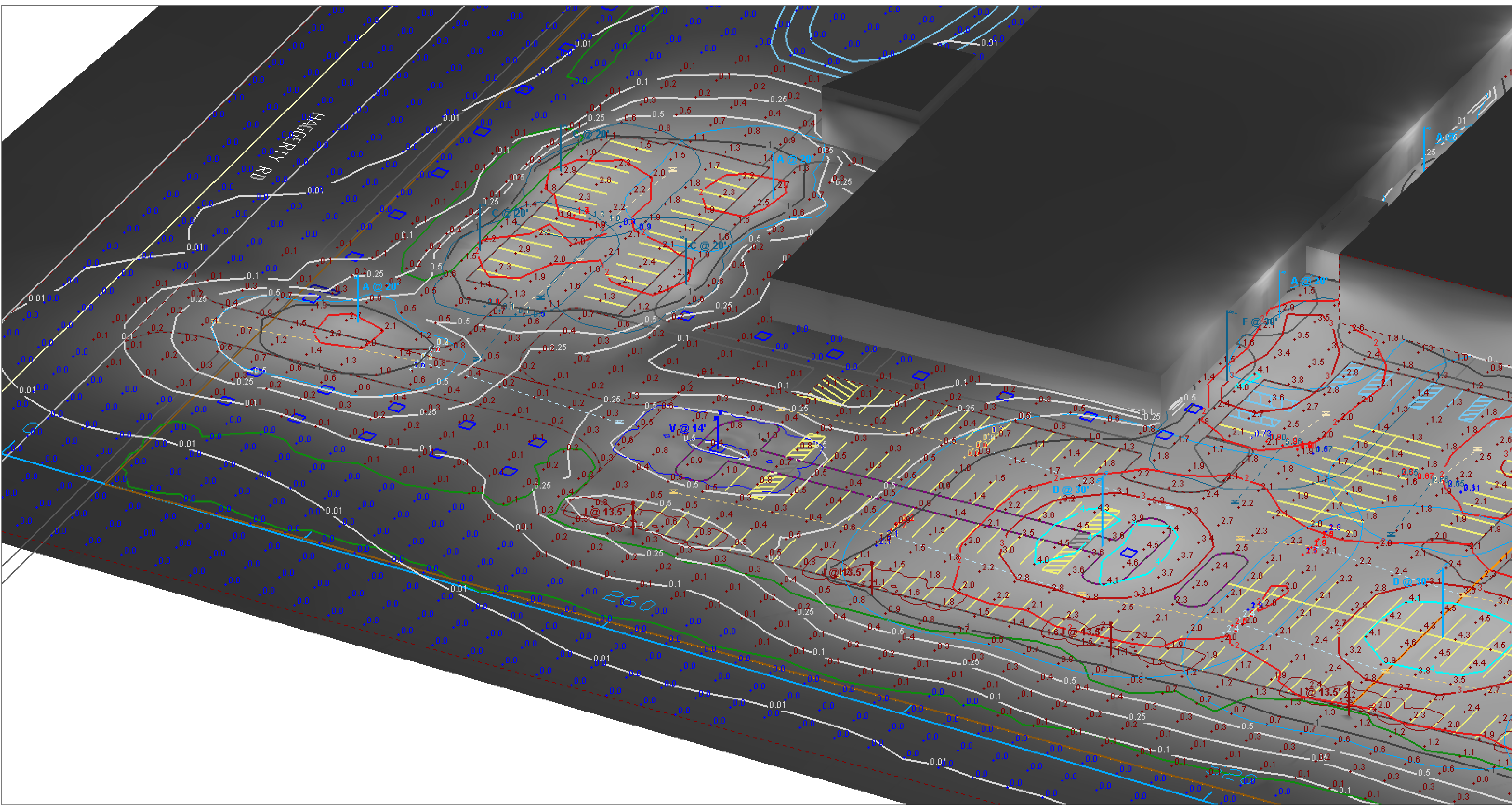
Designer	M. Valascho
Date	2/27/2019
Scale	Not to Scale
Drawing No.	
Summary	



View #3



View #4



View #5

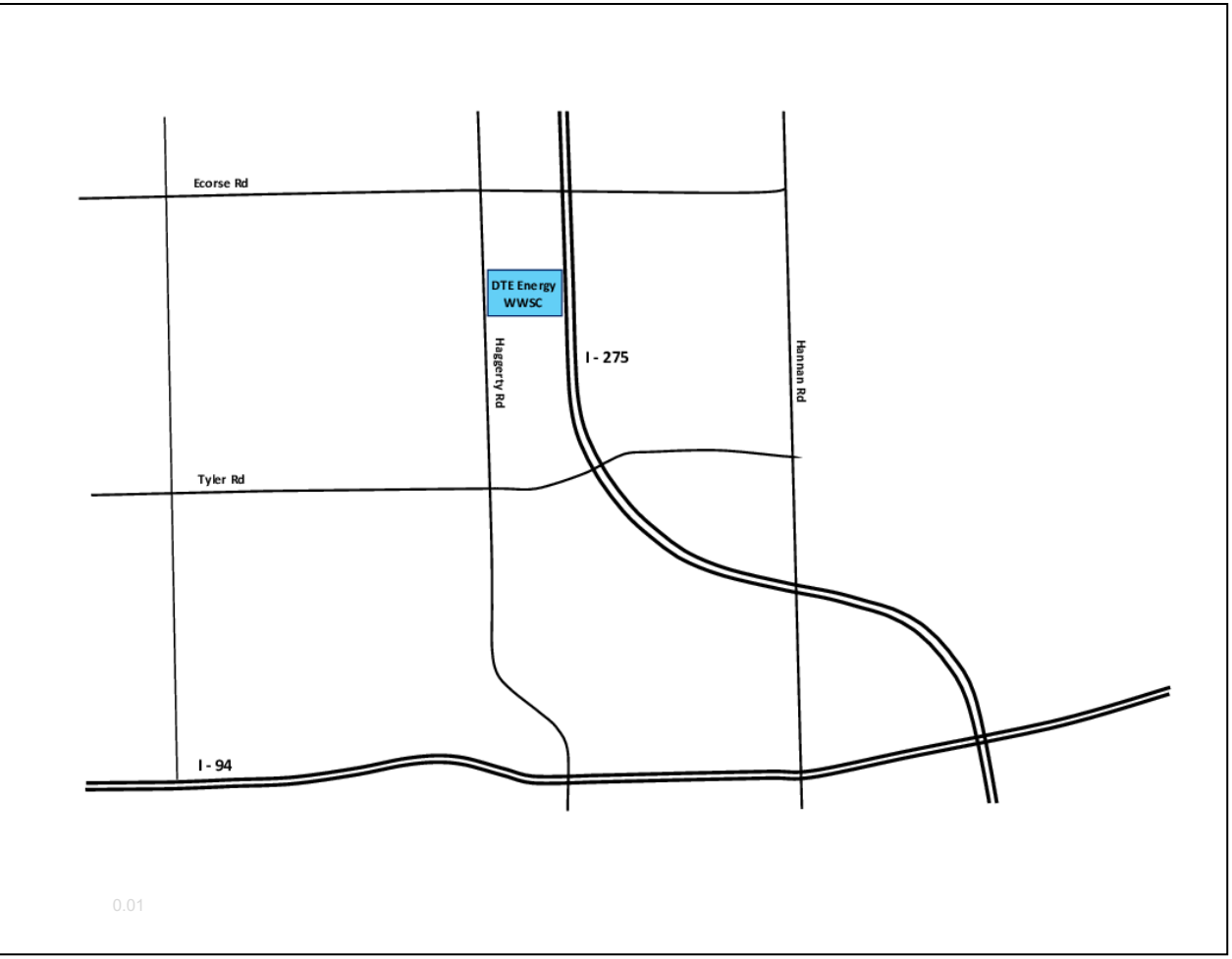
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	1.76 fc	3.19 fc	0.16 fc	19.9:1	11.0:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.1 fc	1.4 fc	0.8 fc	1.8:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	0.1 fc	0.1 fc	0.1 fc	1.0:1	1.0:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	1.81 fc	4.61 fc	0.05 fc	92.2:1	36.2:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	0.2 fc	0.2 fc	0.2 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	1.8 fc	1.9 fc	1.7 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	0.3 fc	0.3 fc	0.3 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	2.0 fc	2.0 fc	1.9 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.83 fc	0.90 fc	0.73 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.65 fc	0.67 fc	0.61 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	1.8 fc	1.9 fc	1.5 fc	1.3:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT C - HORIZONTAL	+	3.03 fc	4.78 fc	1.43 fc	3.3:1	2.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	2.0 fc	2.1 fc	1.9 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	2.2 fc	2.3 fc	2.0 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	3.0 fc	3.2 fc	2.7 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	3.2 fc	3.3 fc	3.0 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.4 fc	6.8 fc	0.8 fc	8.5:1	4.3:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.7 fc	3.4 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.3 fc	0.7 fc	0.1 fc	7.0:1	3.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.9 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	0.7 fc	2.5 fc	0.1 fc	25.0:1	7.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	1.8 fc	2.0 fc	1.6 fc	1.3:1	1.1:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	0.2 fc	0.2 fc	0.2 fc	1.0:1	1.0:1
VEHICALE & MATERIAL STORAGE AREA	+	2.5 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	7	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	0	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	10	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	5	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	2	GE LIGHTING SOLUTIONS	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____tcm201-110863.IES	Absolute	0.778	297	29'
	I	7	Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	3	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	V	1	Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	78	15.5'
			Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	
			Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	

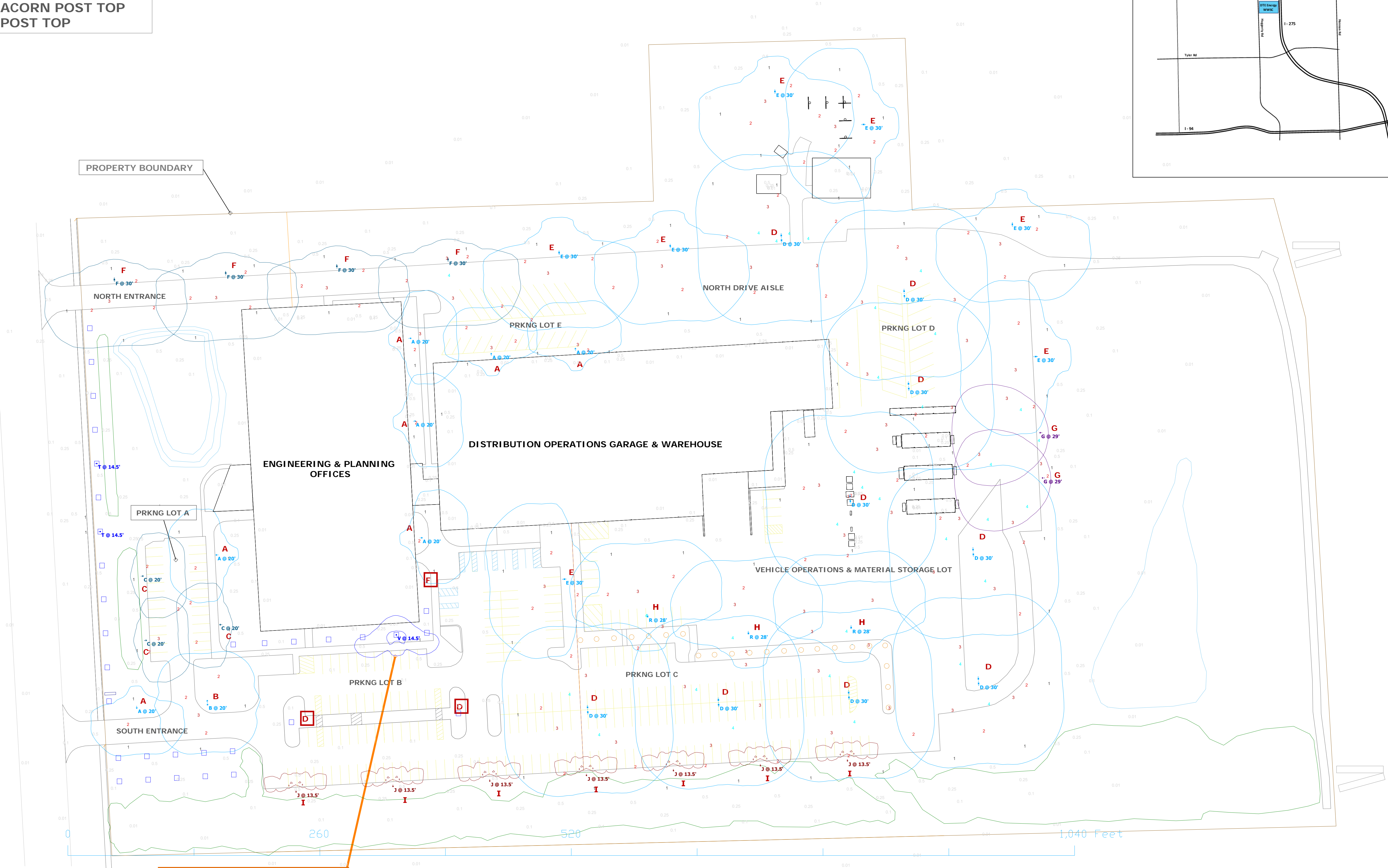


DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
39W LED ACORN POST TOP
76W LED POST TOP



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product W in Parking Lot B
Community Lighting Group

Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary



PROPERTY BOUNDARY

NORTH ENTRANCE

NORTH DRIVE AISLE

PRKNG LOT E

PRKNG LOT D

ENGINEERING & PLANNING
OFFICES

DISTRIBUTION OPERATIONS GARAGE & WAREHOUSE

VEHICLE OPERATIONS & MATERIAL STORAGE LOT

PRKNG LOT A

SOUTH ENTRANCE

PRKNG LOT B

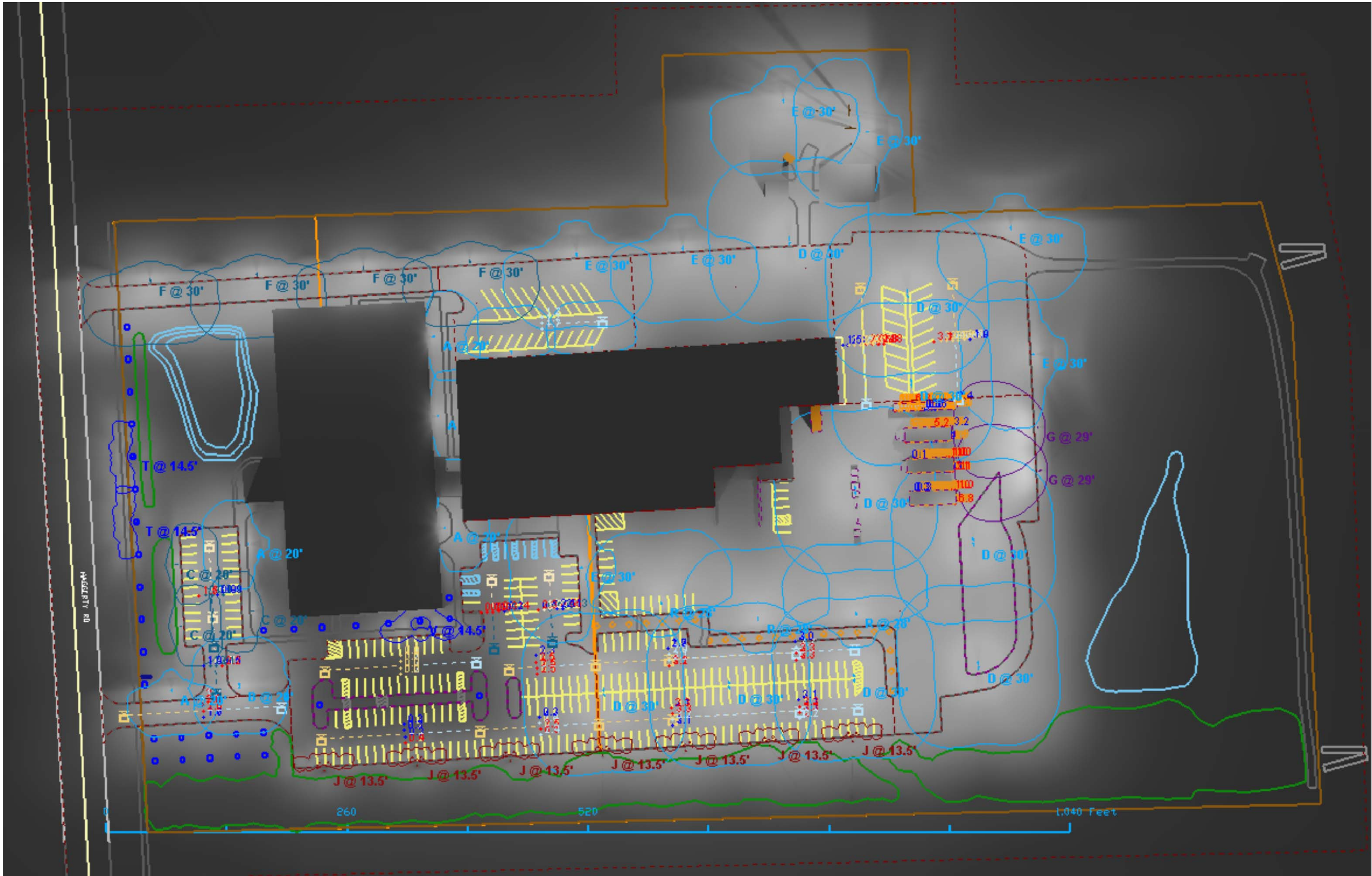
PRKNG LOT C

PRODUCT W:
SINGLE 76W LED JEFFERSON POST
TOP LUMINAIRE (3K) MOUNTED TO
13' TALISMAN CONCRETE POLE
(ENERGIZED TEMPORARILY)

DTE Outdoor Lighting Plan
Area Lighting + Product W Demonstrated in Parking Lot B

Scale: 1" = 50'

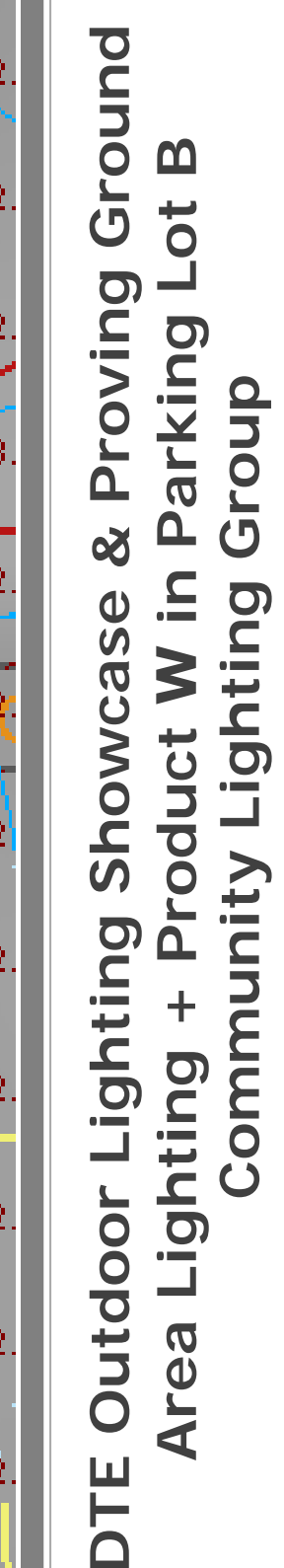
NOTE: THREE AREA LIGHTS IN PARKING LOT B, OUTLINED IN
RED BOX, ARE TEMPORARILY DISABLED TO DEMONSTRATE
PRODUCT W PERFORMANCE. SEE SCHEDULE FOR
LUMINAIRE SPECIFICATIONS.

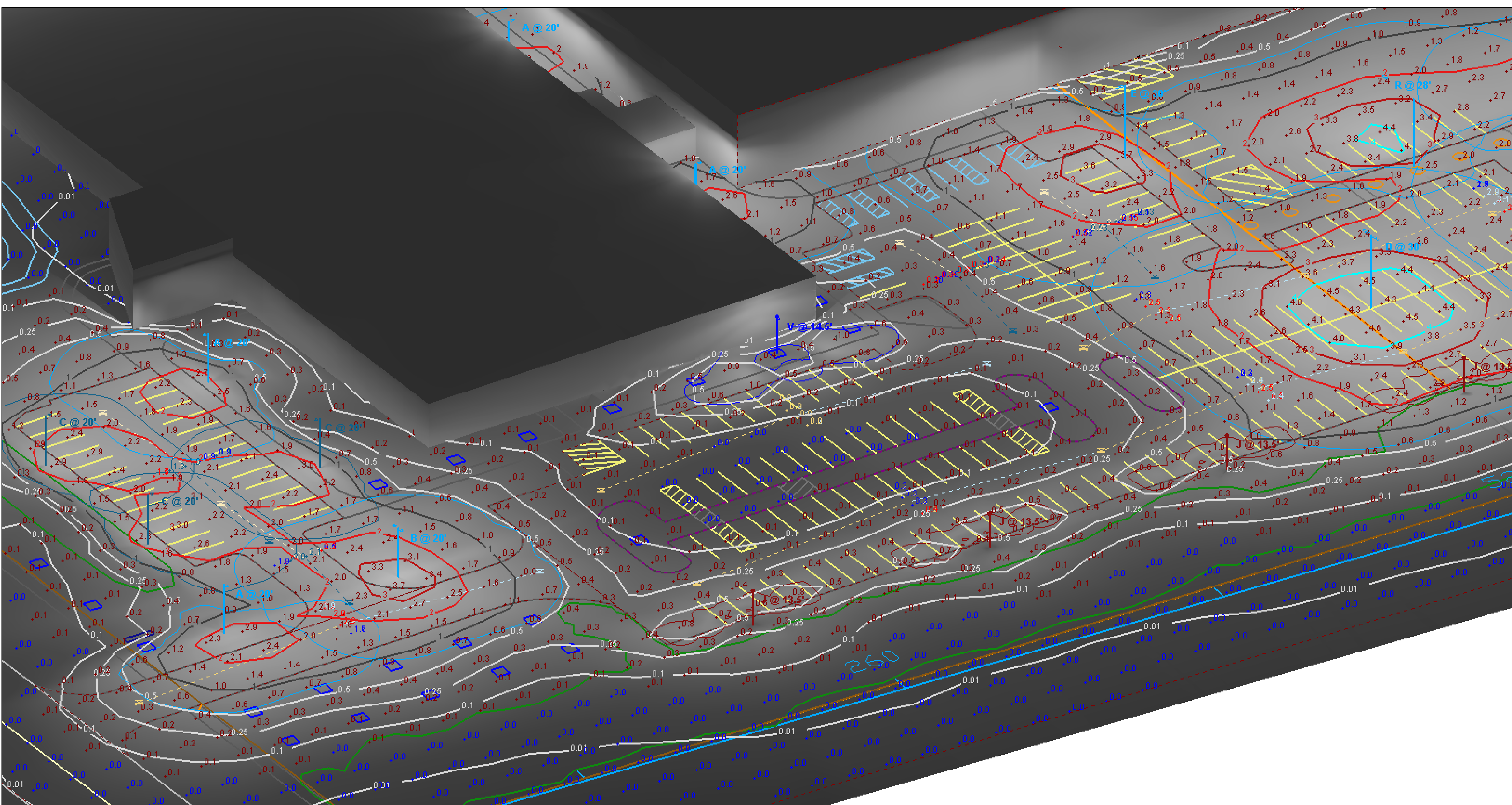


View #1

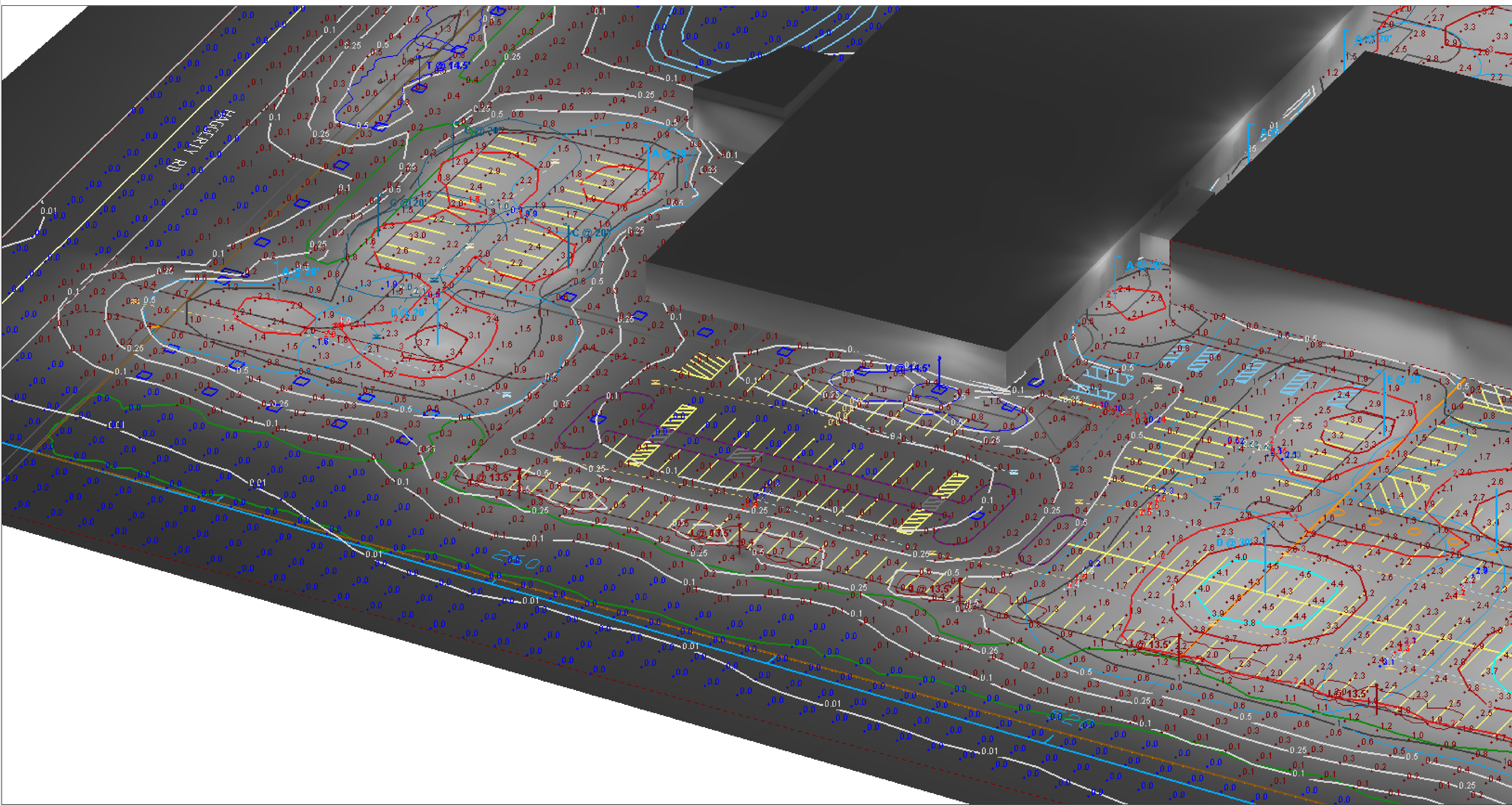


View #2















View #4



View #5

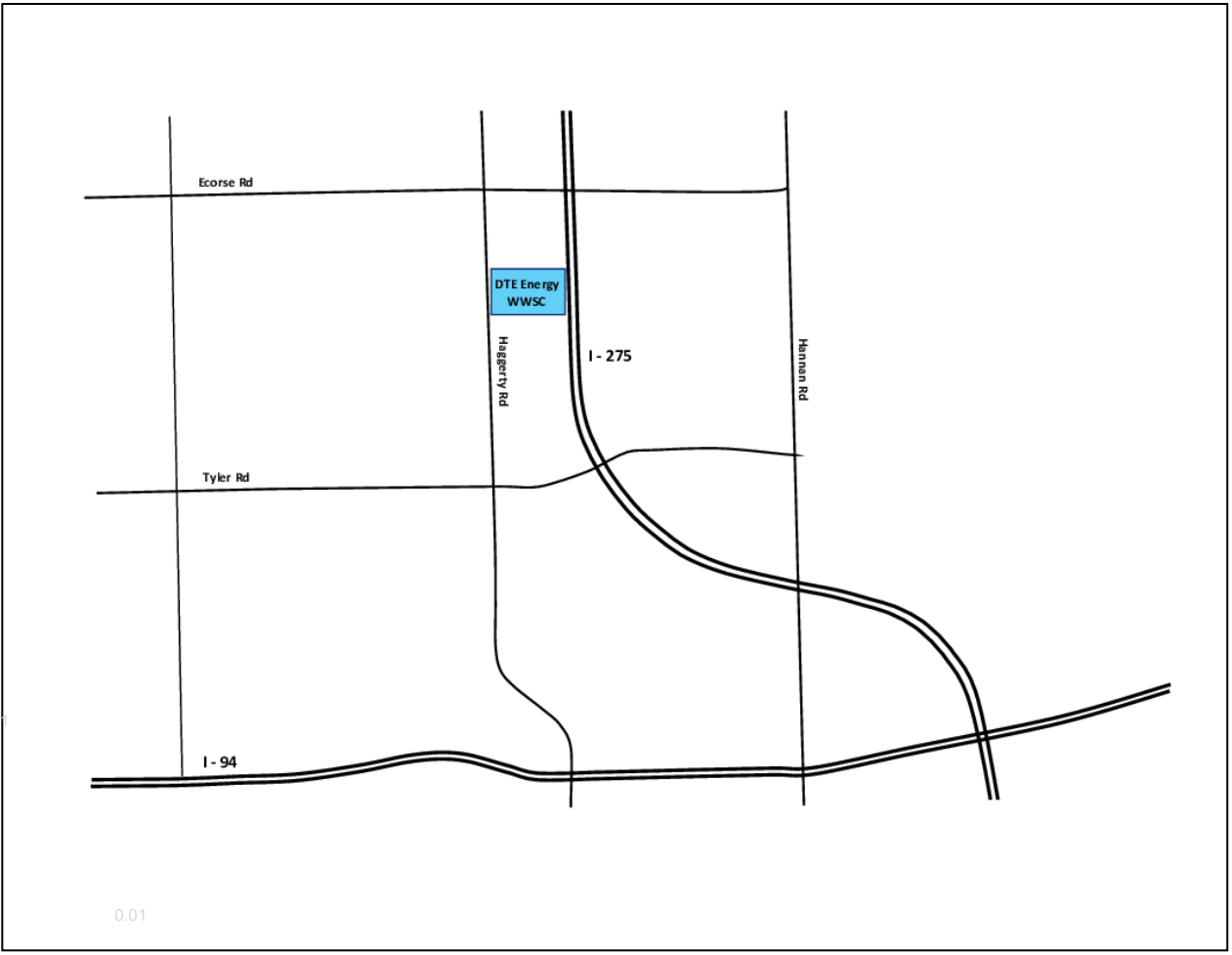
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	2.09 fc	4.10 fc	1.02 fc	4.0:1	2.0:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	2.0 fc	2.2 fc	1.9 fc	1.2:1	1.1:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	0.84 fc	4.59 fc	0.03 fc	153.0:1	28.0:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	0.1 fc	0.1 fc	0.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	0.2 fc	0.2 fc	0.2 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	0.3 fc	0.5 fc	0.2 fc	2.5:1	1.5:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.12 fc	0.14 fc	0.10 fc	1.4:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.53 fc	0.55 fc	0.52 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	0.3 fc	0.3 fc	0.2 fc	1.5:1	1.5:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	0.2 fc	0.2 fc	0.2 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	0.3 fc	0.4 fc	0.3 fc	1.3:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	2.4 fc	2.5 fc	2.3 fc	1.1:1	1.0:1
PRKNG LOT C - HORIZONTAL	+	3.03 fc	4.78 fc	1.42 fc	3.4:1	2.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	2.0 fc	2.1 fc	1.9 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	2.2 fc	2.3 fc	2.0 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	3.0 fc	3.2 fc	2.7 fc	1.2:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	3.2 fc	3.3 fc	3.0 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.4 fc	6.8 fc	0.8 fc	8.5:1	4.3:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.6 fc	2.7 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.3 fc	0.7 fc	0.1 fc	7.0:1	3.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.8 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	1.3 fc	3.4 fc	0.1 fc	34.0:1	13.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	2.0 fc	2.2 fc	1.6 fc	1.4:1	1.3:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
VEHICALE & MATERIAL STORAGE AREA	+	2.5 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	7	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	1	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	9	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	4	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	2	GE LIGHTING SOLUTIONS	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____tcm201-110863.IES	Absolute	0.778	297	29'
	I	7	Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	3	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	T	2	Holophane	GranVille II LED, LED Package 30, 4000K, 60, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P30_40K_AS_3_R_F.ies	6152	0.775	60	13.5'
	W	1	Holophane	Utility Jefferson LED, LED Performance Package P30, 3000 series CCT, Voltage, Type 3 Glass Refractor	Discrete LED	JFUE2_P30_30K_XX_GL3.ies	6360	0.776	76	14.5'

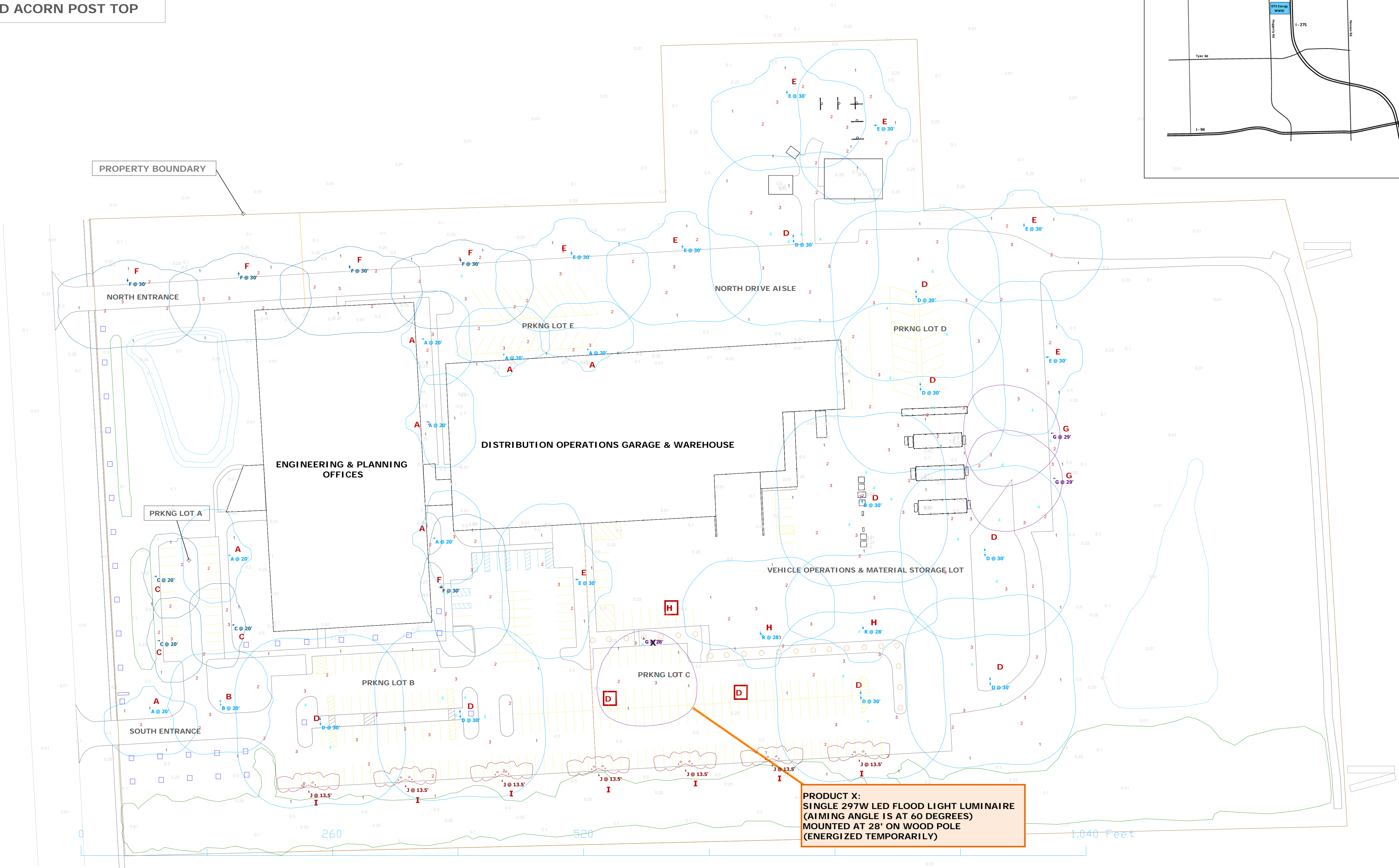


DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
39W LED ACORN POST TOP



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product X in Parking Lot C
Community Lighting Group

Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary



PROPERTY BOUNDARY

NORTH ENTRANCE

NORTH DRIVE AISLE

PRKNG LOT E

PRKNG LOT D

ENGINEERING & PLANNING
OFFICES

DISTRIBUTION OPERATIONS GARAGE & WAREHOUSE

PRKNG LOT A

SOUTH ENTRANCE

PRKNG LOT B

PRKNG LOT C

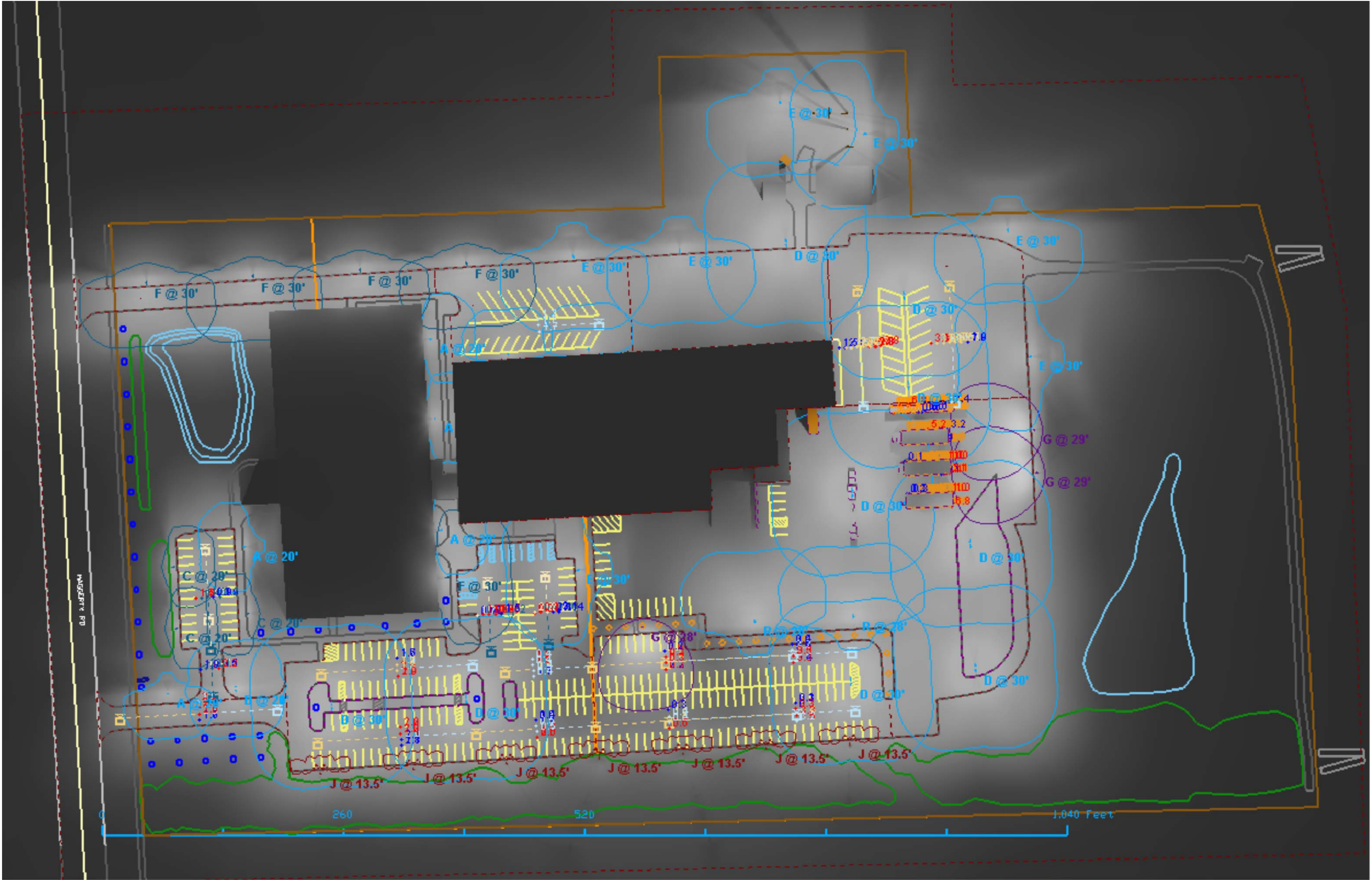
VEHICLE OPERATIONS & MATERIAL STORAGE LOT

PRODUCT X:
SINGLE 297W LED FLOOD LIGHT LUMINAIRE
(AIMING ANGLE IS AT 60 DEGREES)
MOUNTED AT 28' ON WOOD POLE
(ENERGIZED TEMPORARILY)

DTE Outdoor Lighting Plan
Area Lighting + Product X Demonstrated in Parking Lot C

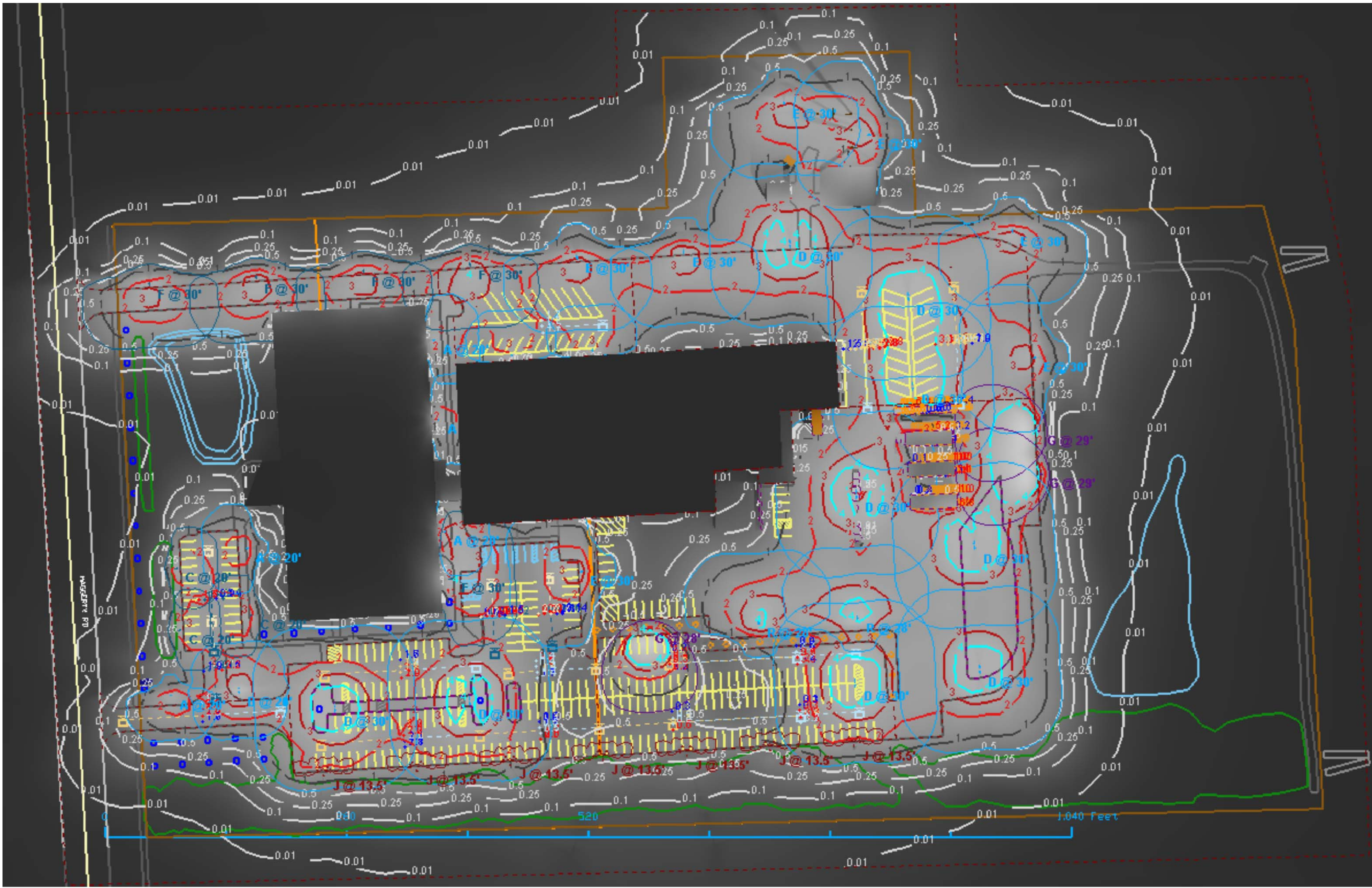
Scale: 1" = 50'

NOTE: THREE AREA LIGHTS IN PARKING LOT C & VEHICLE STORAGE LOT, OUTLINED IN RED BOX, ARE TEMPORARILY DISABLED TO DEMONSTRATE PRODUCT X PERFORMANCE. SEE SCHEDULE FOR LUMINAIRE SPECIFICATIONS.

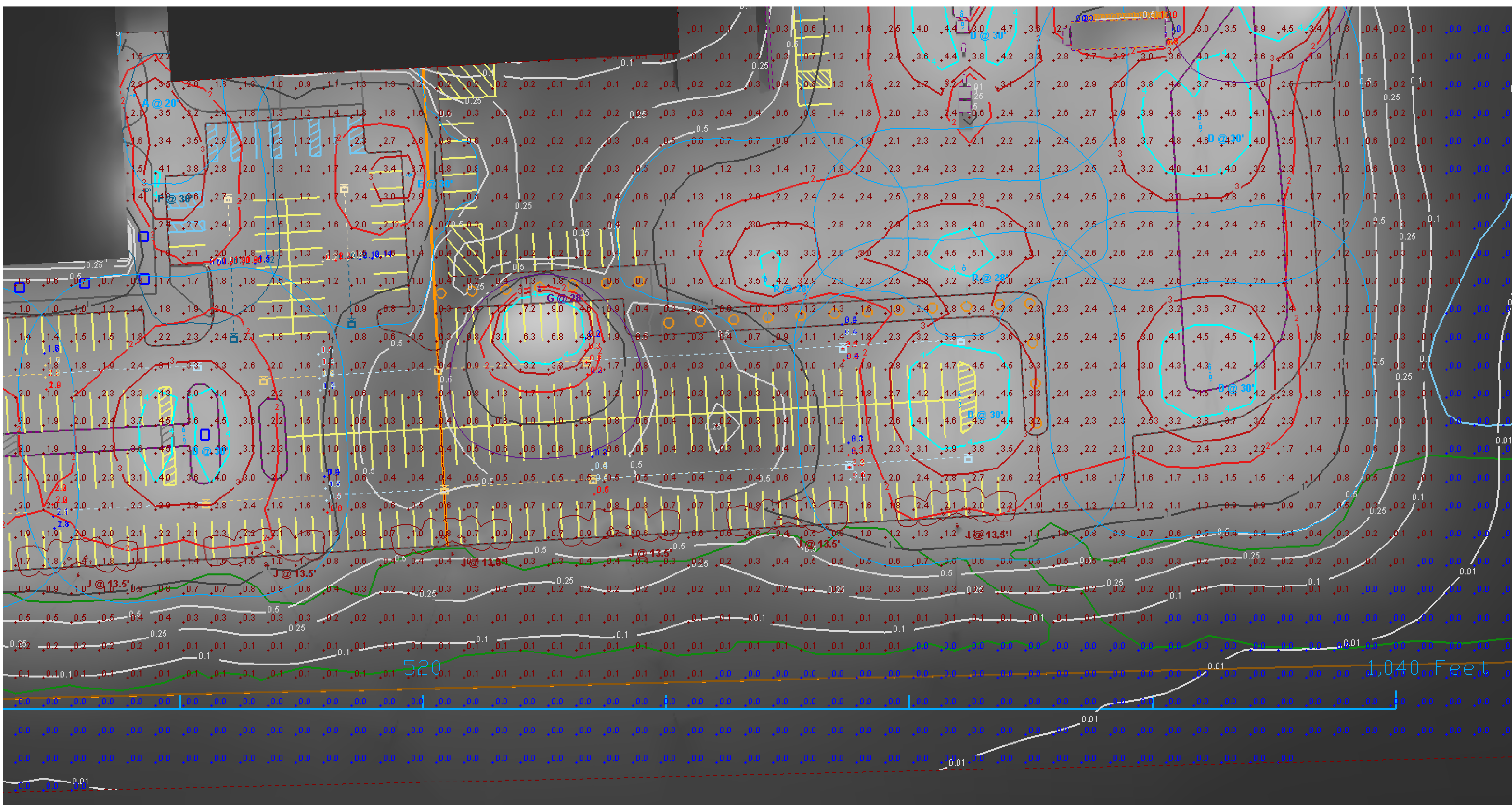


View #1

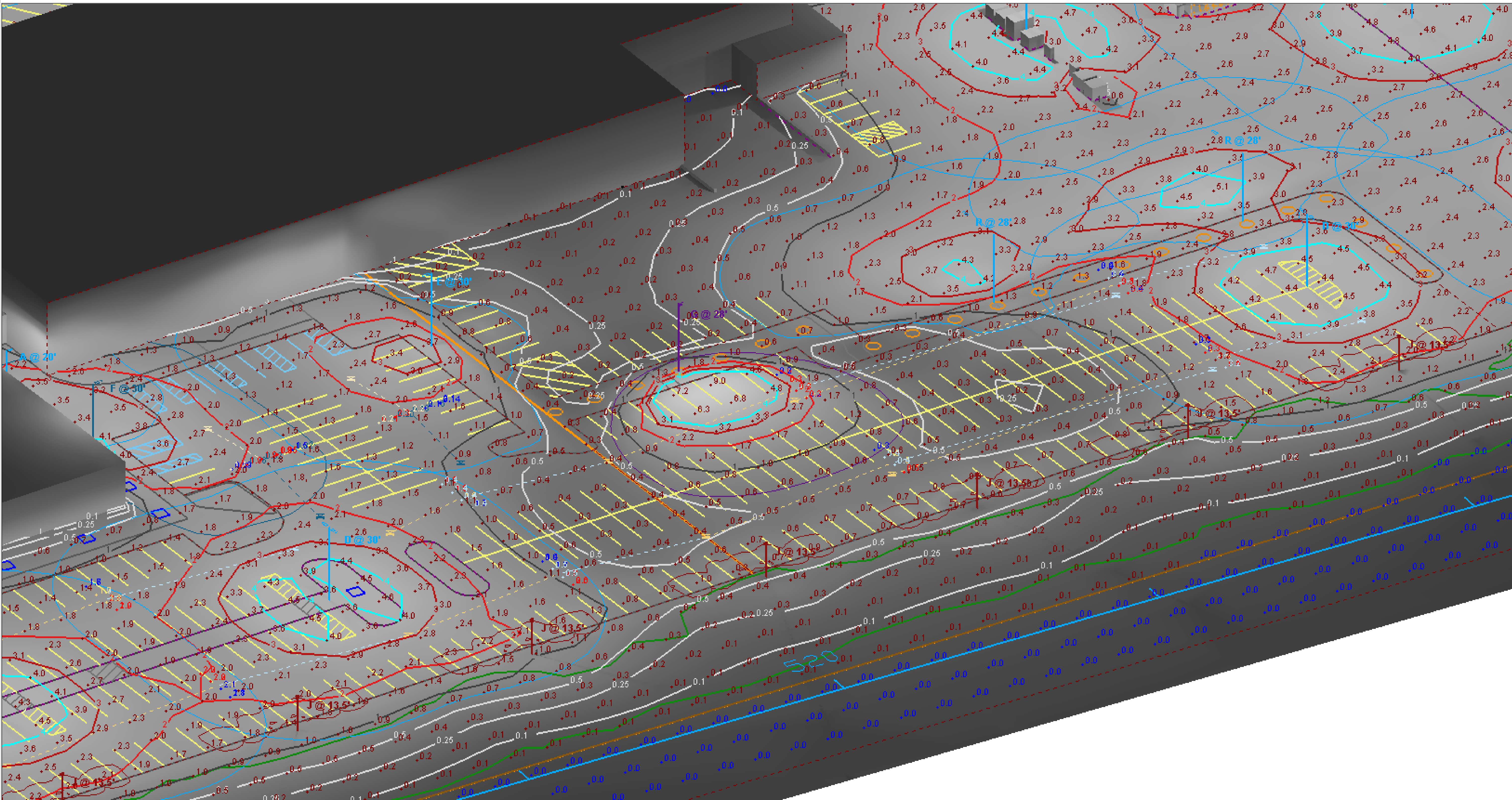
Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary



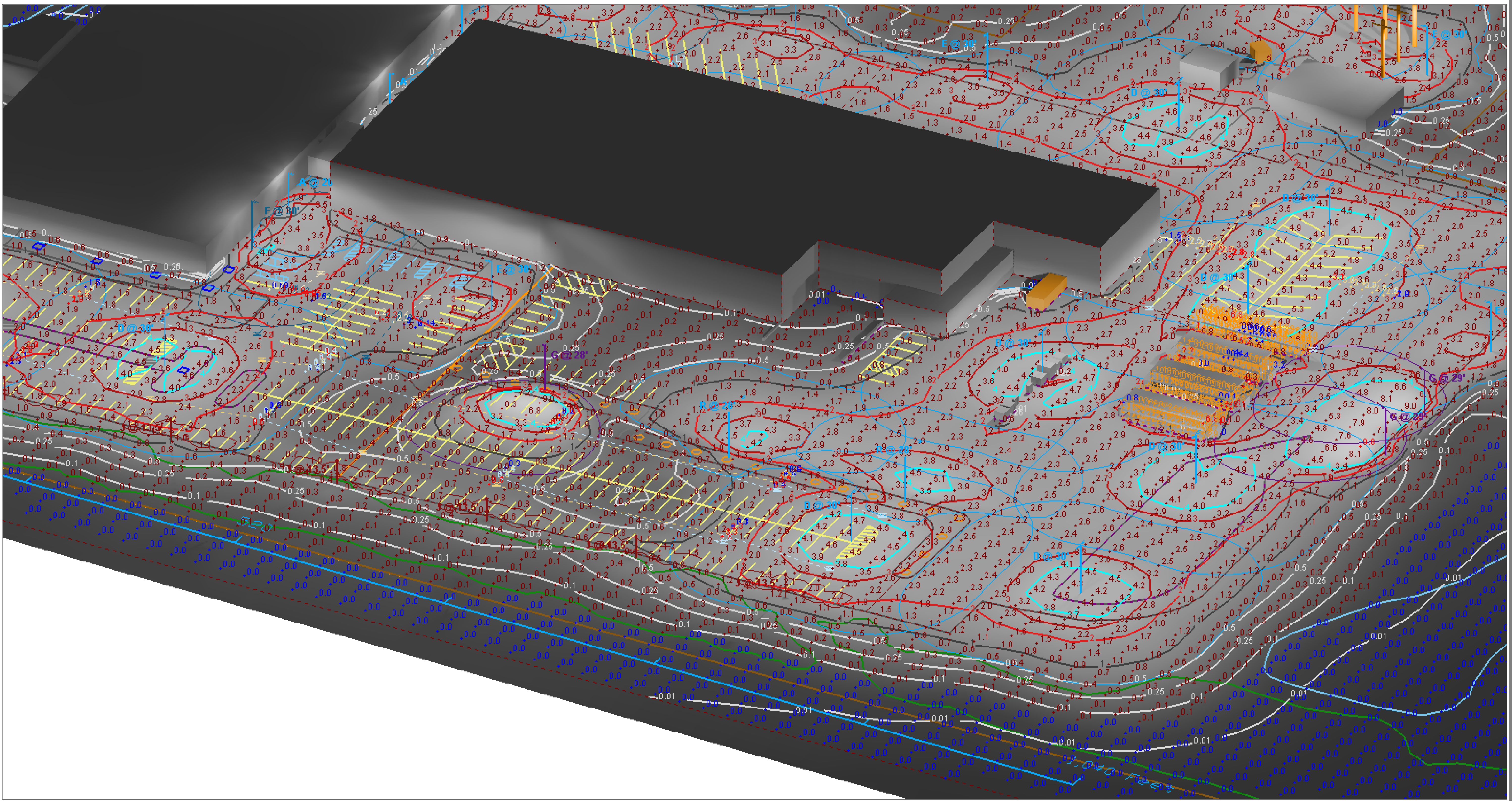
View #2



View #3



View #4









View #5

Designer	M. Valascho
Date	2/27/2019
Scale	Not to Scale
Drawing No.	
Summary	

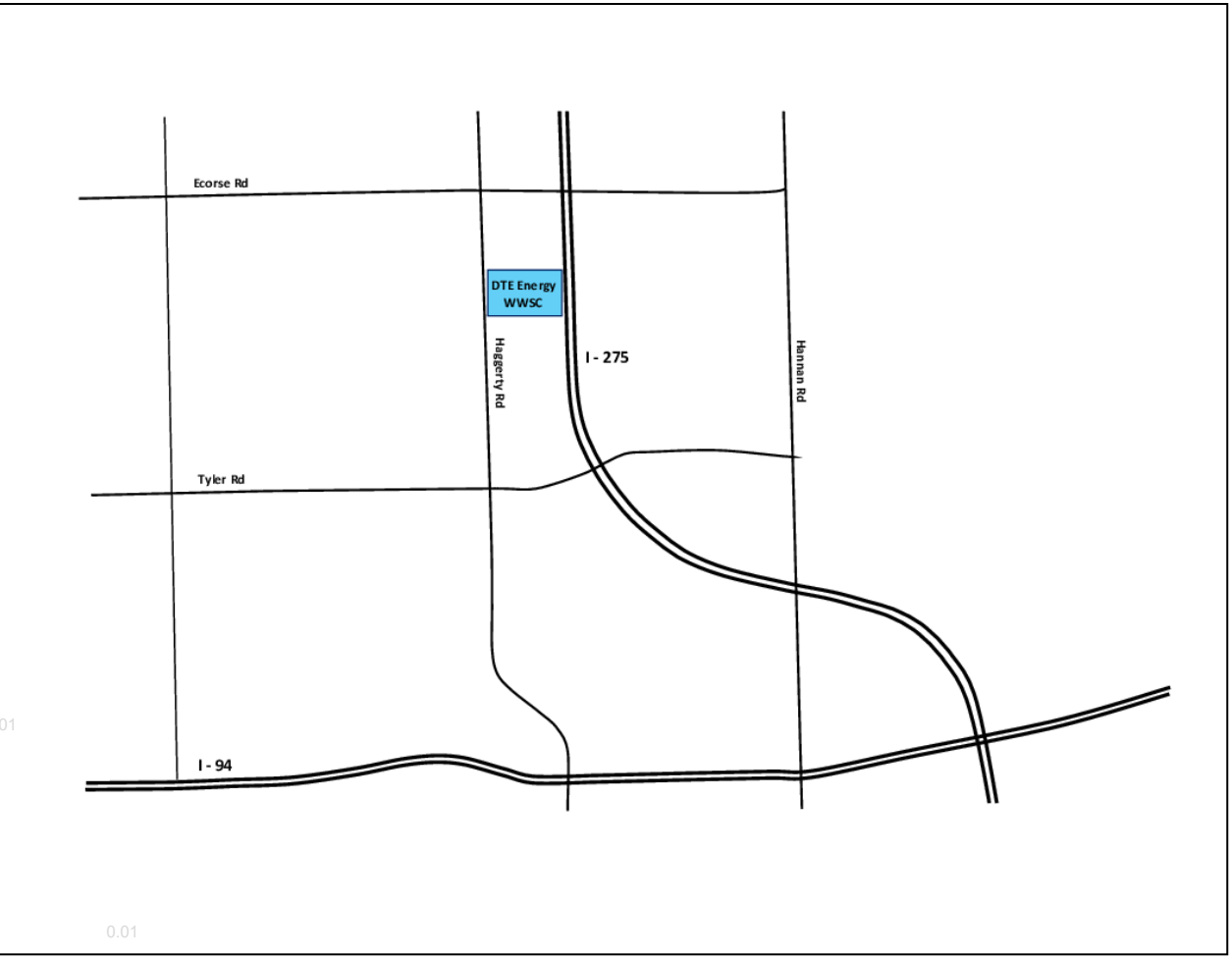
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	2.10 fc	4.19 fc	0.99 fc	4.2:1	2.1:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	2.0 fc	2.2 fc	1.9 fc	1.2:1	1.1:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	2.00 fc	4.58 fc	0.29 fc	15.8:1	6.9:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	1.8 fc	1.9 fc	1.6 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	1.8 fc	1.9 fc	1.7 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	1.9 fc	2.0 fc	1.8 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	1.9 fc	2.0 fc	1.9 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.79 fc	0.85 fc	0.69 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.18 fc	0.21 fc	0.14 fc	1.5:1	1.3:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	1.8 fc	1.9 fc	1.5 fc	1.3:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	0.4 fc	0.4 fc	0.4 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	0.5 fc	0.6 fc	0.4 fc	1.5:1	1.3:1
PRKNG LOT C - HORIZONTAL	+	1.70 fc	9.86 fc	0.23 fc	42.9:1	7.4:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	2.6 fc	3.0 fc	2.2 fc	1.4:1	1.2:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	0.4 fc	0.5 fc	0.4 fc	1.3:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	0.5 fc	0.6 fc	0.3 fc	2.0:1	1.7:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	0.4 fc	0.5 fc	0.3 fc	1.7:1	1.3:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	0.3 fc	0.3 fc	0.2 fc	1.5:1	1.5:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	3.2 fc	3.3 fc	3.0 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	0.4 fc	0.5 fc	0.3 fc	1.7:1	1.3:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	3.2 fc	3.3 fc	3.1 fc	1.1:1	1.0:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.4 fc	6.8 fc	0.8 fc	8.5:1	4.3:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.6 fc	3.4 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.3 fc	0.7 fc	0.1 fc	7.0:1	3.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.8 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	1.7 fc	3.6 fc	0.1 fc	36.0:1	17.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	2.0 fc	2.2 fc	1.6 fc	1.4:1	1.3:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
VEHICALE & MATERIAL STORAGE AREA	+	2.2 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	7	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	1	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	Lithonia Lighting	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	9	Lithonia Lighting	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	5	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	3	GE LIGHTING SOLUTIONS	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____.tcm201-110863.IES	Absolute	0.778	297	29'
	I	7	Holophane	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	2	Lithonia Lighting	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	X	3	GE LIGHTING SOLUTIONS	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____.tcm201-110863.IES	Absolute	0.778	297	28'

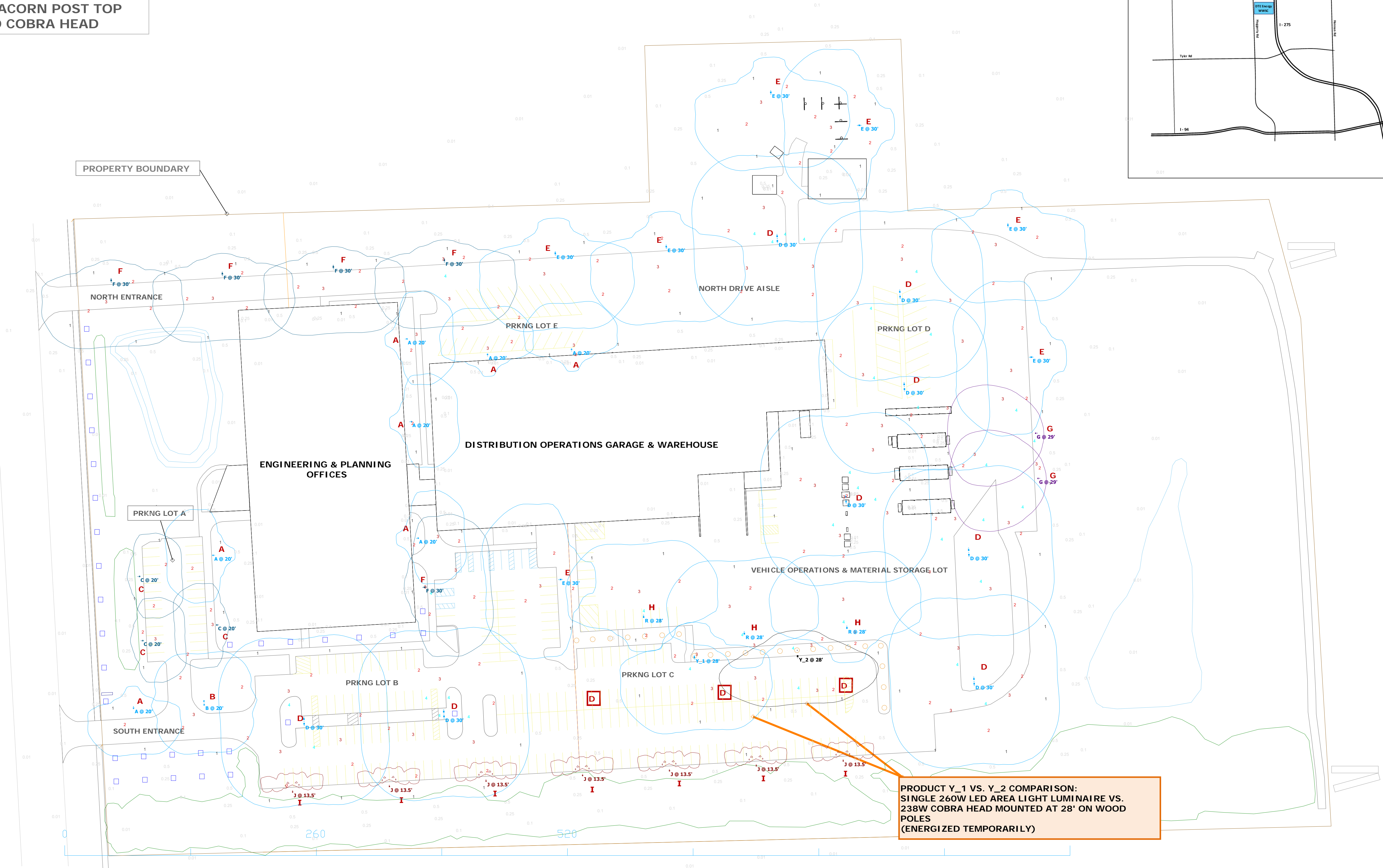


DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
39W LED ACORN POST TOP
238W LED COBRA HEAD



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product Y Comparison in Parking Lot C
Community Lighting Group

Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary

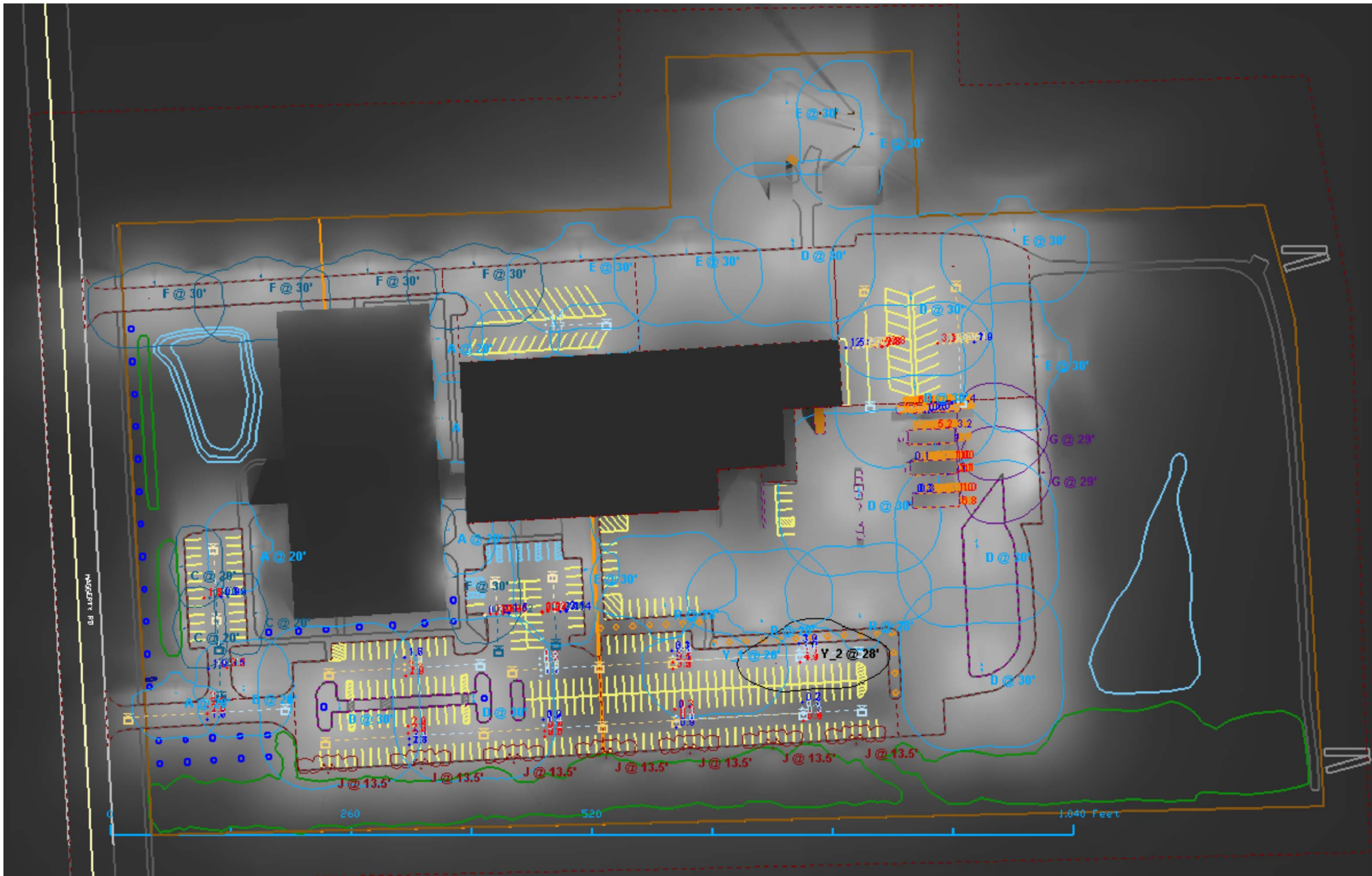


PRODUCT Y_1 VS. Y_2 COMPARISON:
SINGLE 260W LED AREA LIGHT LUMINAIRE VS.
238W COBRA HEAD MOUNTED AT 28' ON WOOD
POLES
(ENERGIZED TEMPORARILY)

DTE Outdoor Lighting Plan
Area Lighting + Product Y Comparison in Parking Lot C

Scale: 1" = 50'

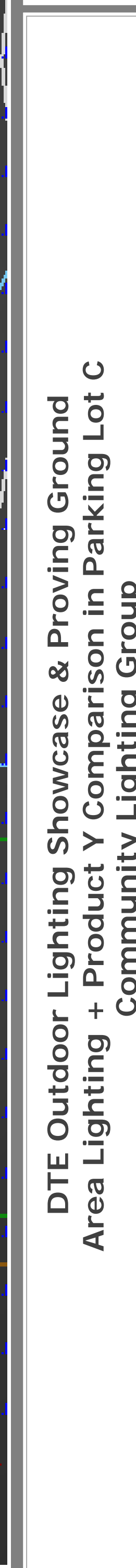
NOTE: THREE AREA LIGHTS IN PARKING LOT C, OUTLINED IN RED BOX, ARE TEMPORARILY DISABLED TO COMPARE PERFORMANCE OF PRODUCT Y_1 VS. Y_2. SEE SCHEDULE FOR LUMINAIRE SPECIFICATIONS.



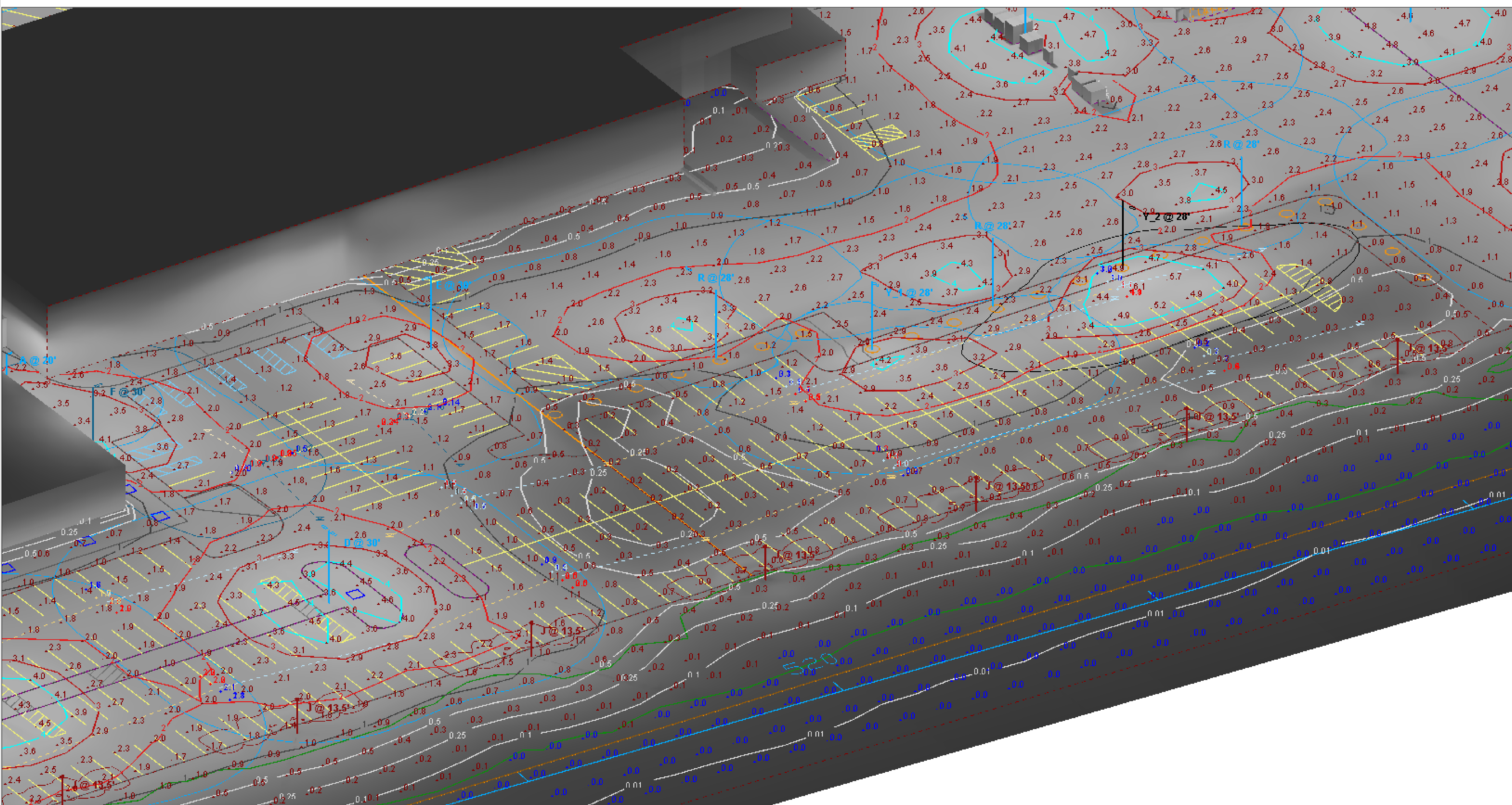
View #1



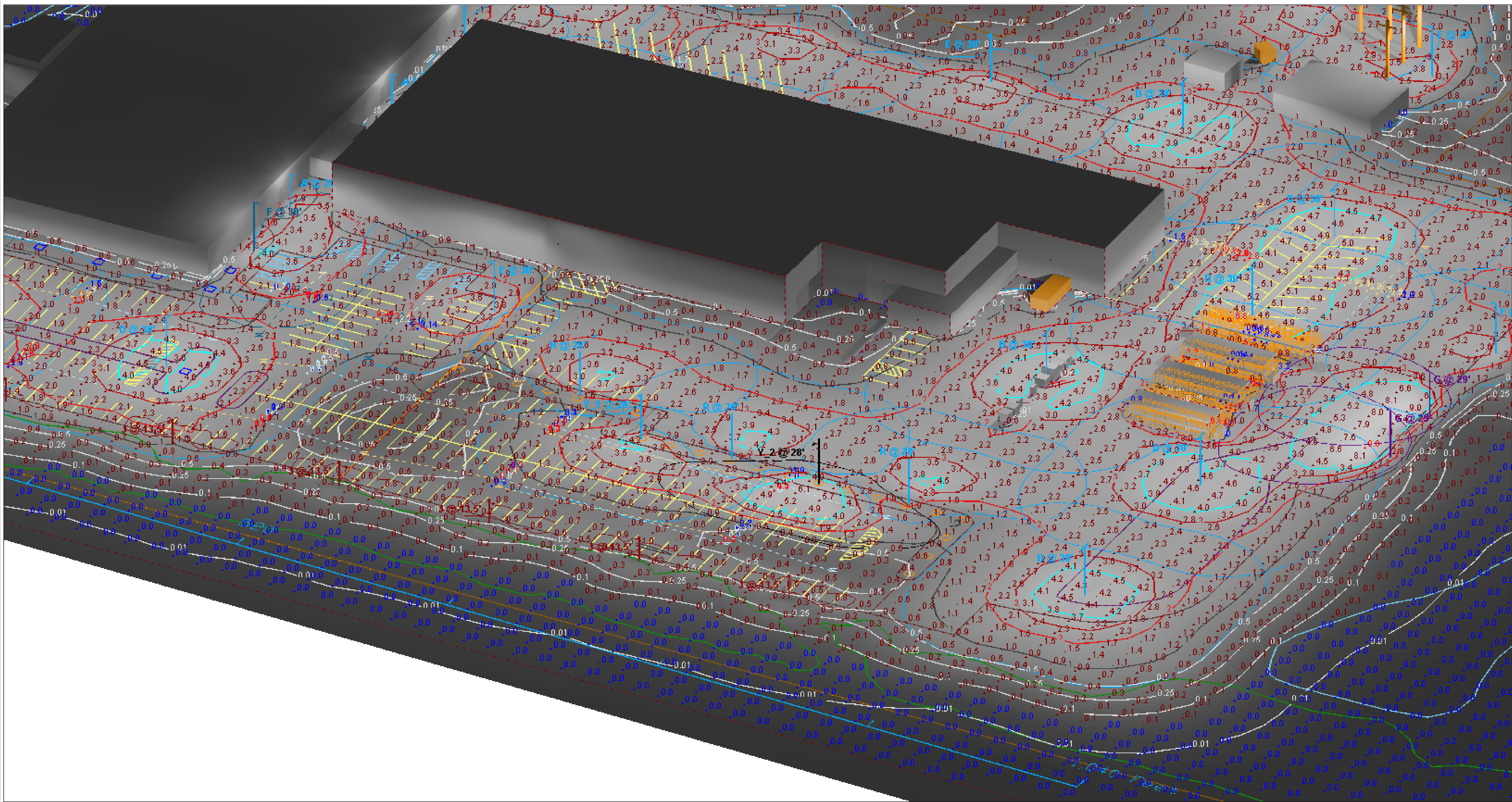
View #2



Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary



View #4















View #5

Designer
M. Valascho
Date
2/27/2019
Scale
Not to Scale
Drawing No.
Summary

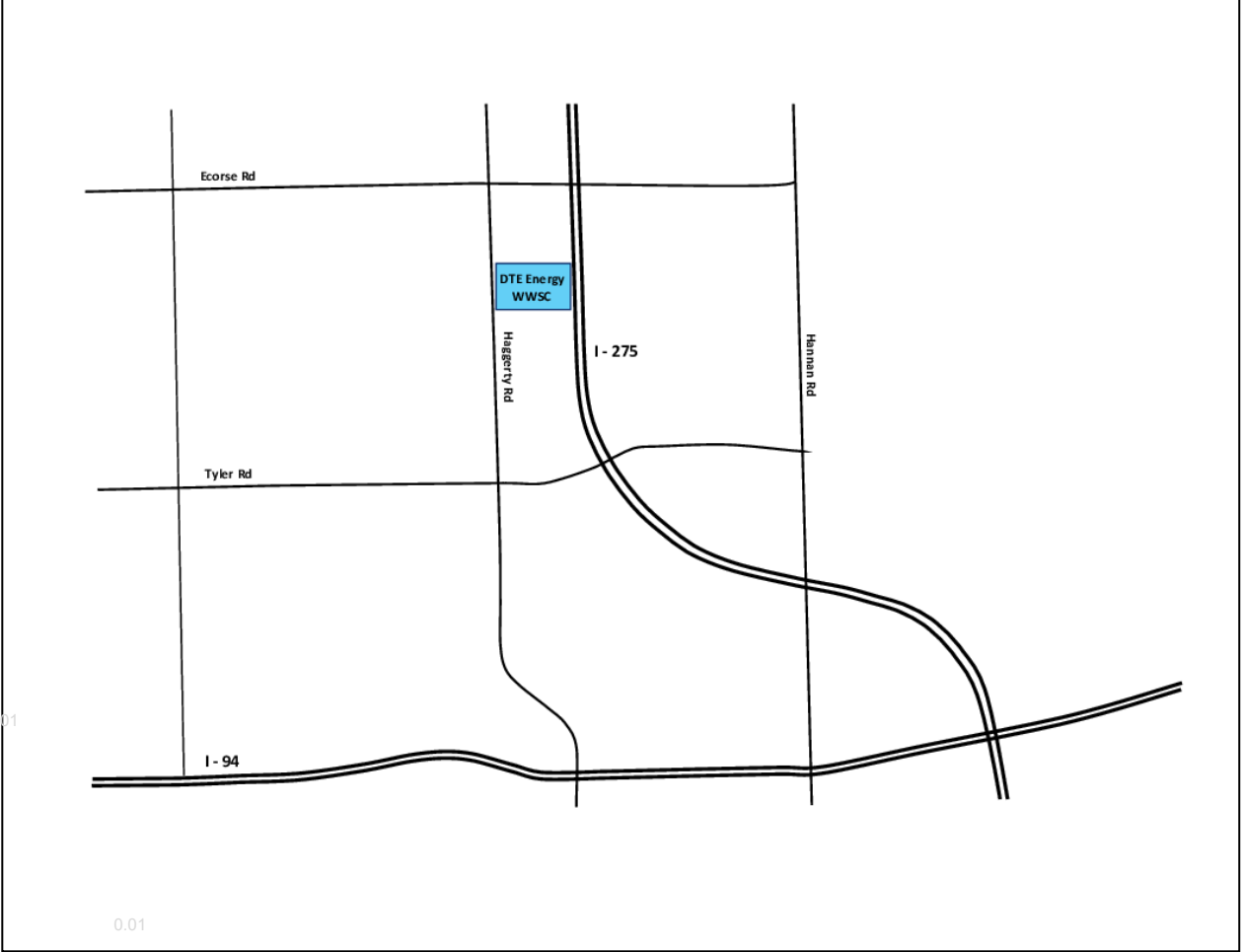
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	2.10 fc	4.19 fc	0.99 fc	4.2:1	2.1:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	2.0 fc	2.2 fc	1.9 fc	1.2:1	1.1:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	2.00 fc	4.58 fc	0.17 fc	26.9:1	11.8:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	1.8 fc	1.9 fc	1.6 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	1.8 fc	1.9 fc	1.7 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	1.9 fc	2.0 fc	1.8 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	1.9 fc	2.0 fc	1.9 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.79 fc	0.85 fc	0.70 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.19 fc	0.24 fc	0.14 fc	1.7:1	1.4:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	1.8 fc	1.9 fc	1.5 fc	1.3:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	0.5 fc	0.5 fc	0.5 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	0.4 fc	0.5 fc	0.3 fc	1.7:1	1.3:1
PRKNG LOT C - HORIZONTAL	+	1.30 fc	6.87 fc	0.17 fc	40.4:1	7.6:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	1.1 fc	1.1 fc	1.0 fc	1.1:1	1.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	0.3 fc	0.3 fc	0.2 fc	1.5:1	1.5:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	0.7 fc	0.8 fc	0.7 fc	1.1:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	3.4 fc	3.5 fc	3.3 fc	1.1:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	4.1 fc	4.9 fc	3.2 fc	1.5:1	1.3:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	1.1 fc	1.3 fc	0.9 fc	1.4:1	1.2:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	0.3 fc	0.4 fc	0.2 fc	2.0:1	1.5:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.4 fc	6.8 fc	0.8 fc	8.5:1	4.3:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.7 fc	3.4 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.3 fc	0.7 fc	0.1 fc	7.0:1	3.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.8 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	1.7 fc	3.6 fc	0.1 fc	36.0:1	17.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	2.0 fc	2.2 fc	1.6 fc	1.4:1	1.3:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
VEHICALE & MATERIAL STORAGE AREA	+	2.3 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	7	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	1	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	8	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	5	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	2	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____tcm201-110863.IES	Absolute	0.778	297	29'
	Y_2	1	Leotek Electronics - Cobra head roadway luminaire. Product ID: GC2-96G-MV-NW-2R-XX-800 Grey cast aluminum housing. Fixture extents ~ 30" x 15.75" x 5.5" 96 LEDs in two 6 x 8 arrays with clear plastic sheets of individual lenses. Two Philips Advance LED Drivers. Model: X1180C125V200BSF1 set to 800ma Operating at 120 VAC and 60 Hz.		Leotek GC2-96G-MV-NW-2R-XX-800.IES	304	0.767	238.4	28'
	I	7	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	3	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	T	0	GranVille II LED, LED Package 30, 4000K, 60, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P30_40K_AS_3_R_F.ies	6152	0.775	60	13.5'
	Y_1	1	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	28'

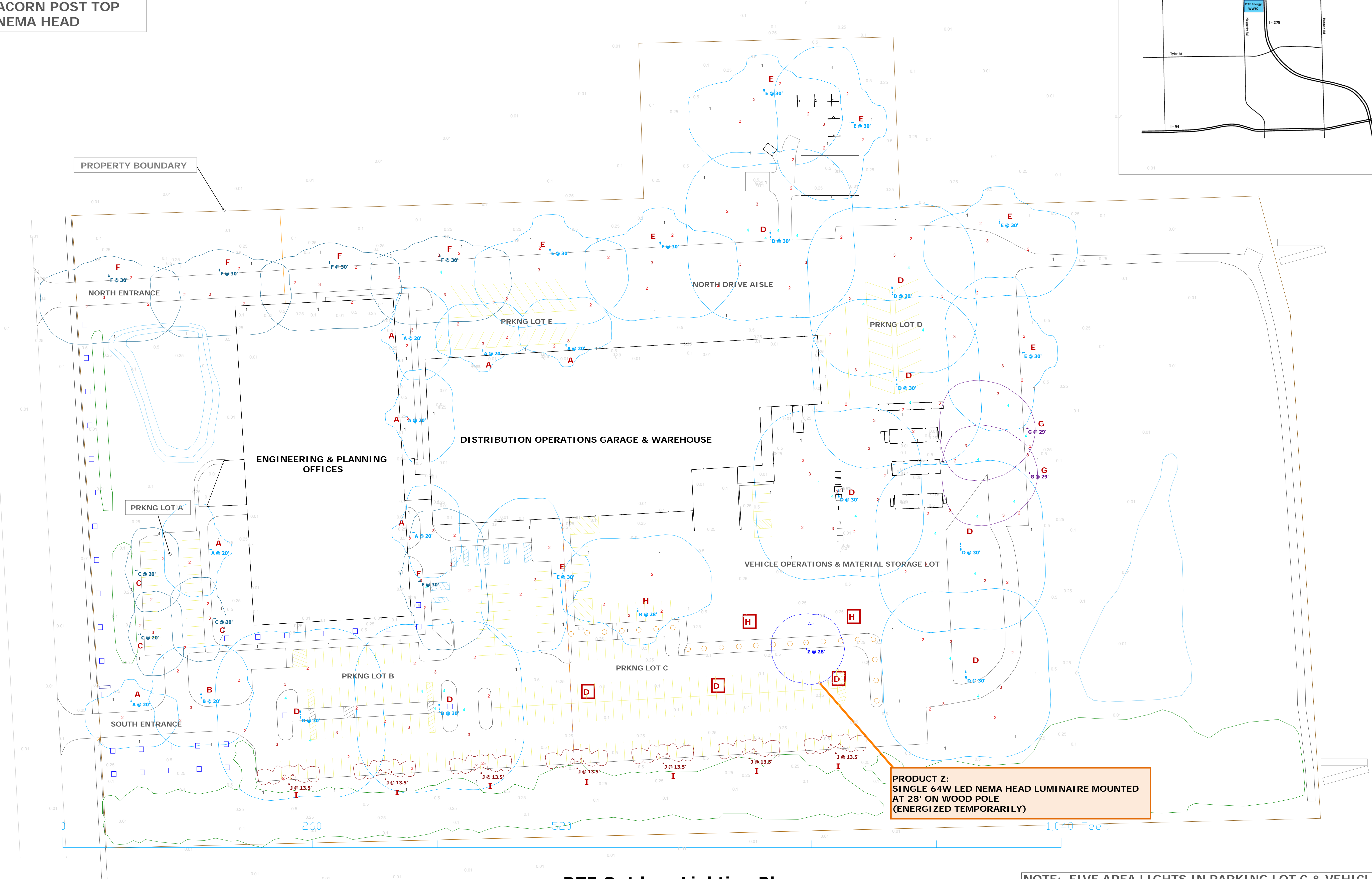


DSX0 LED P5 T4M MVOLT
DSX2 LED P4 T4M MVOLT
DSX2 LED P4 T5M MVOLT
297W LED FLOOD LIGHT
39W LED ACORN POST TOP
64W LED NEMA HEAD



DTE Outdoor Lighting Showcase & Proving Ground
Area Lighting + Product Z in Parking Lot C
Community Lighting Group

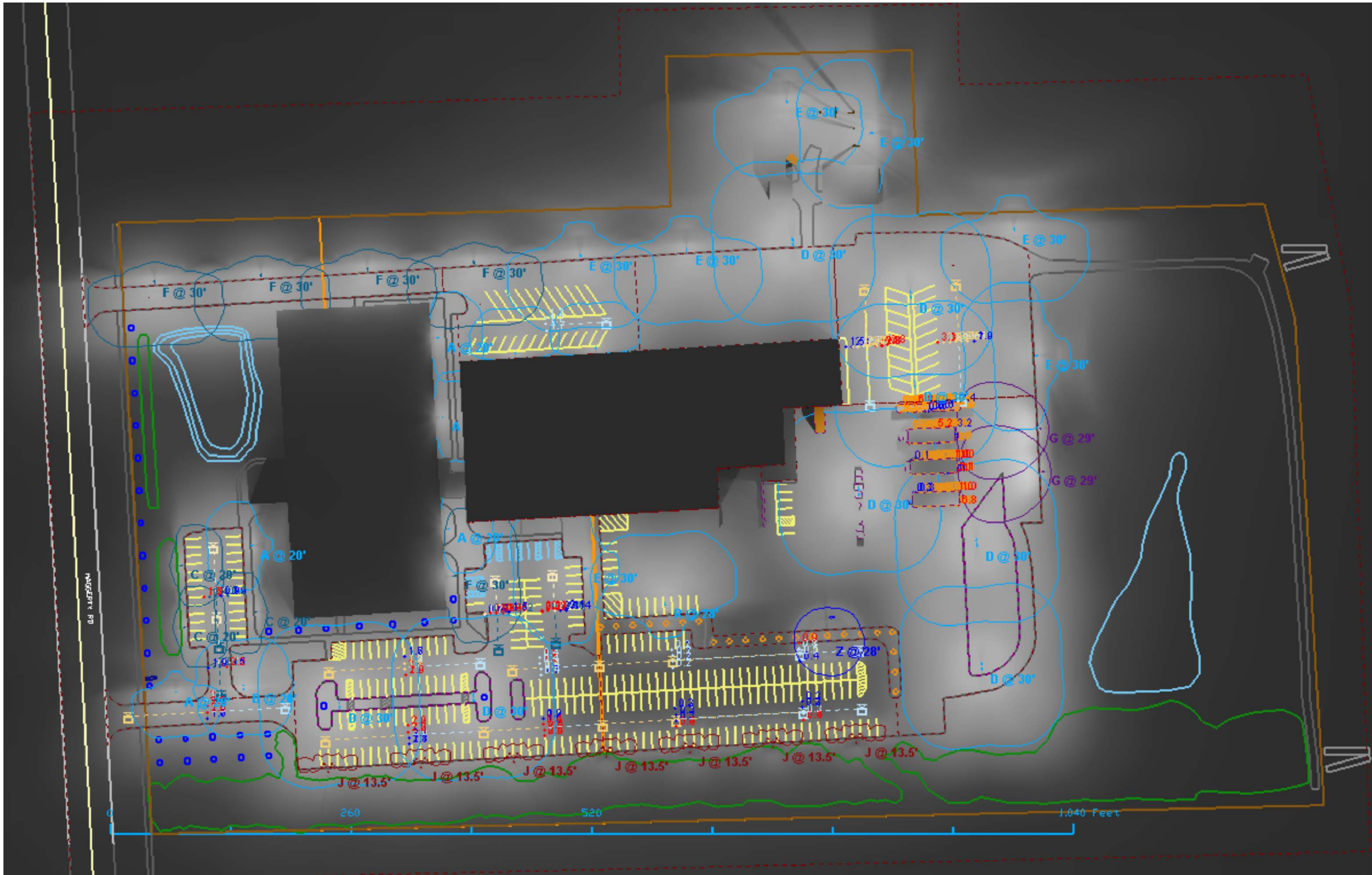
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M. Valascho
Date
2/27/2019
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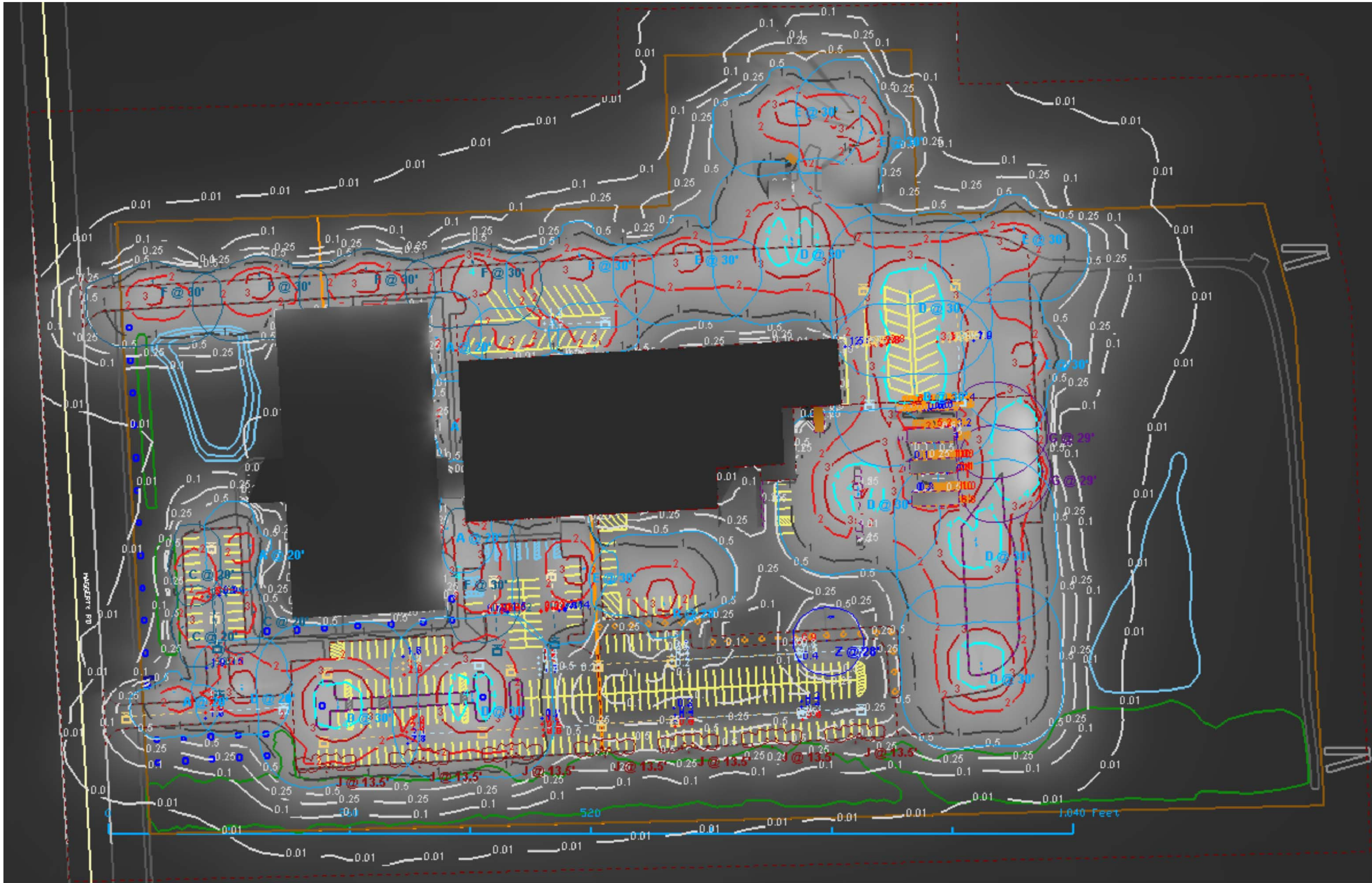
DTE Outdoor Lighting Plan
Area Lighting + Product Z in Parking Lot C

Scale: 1" = 50'

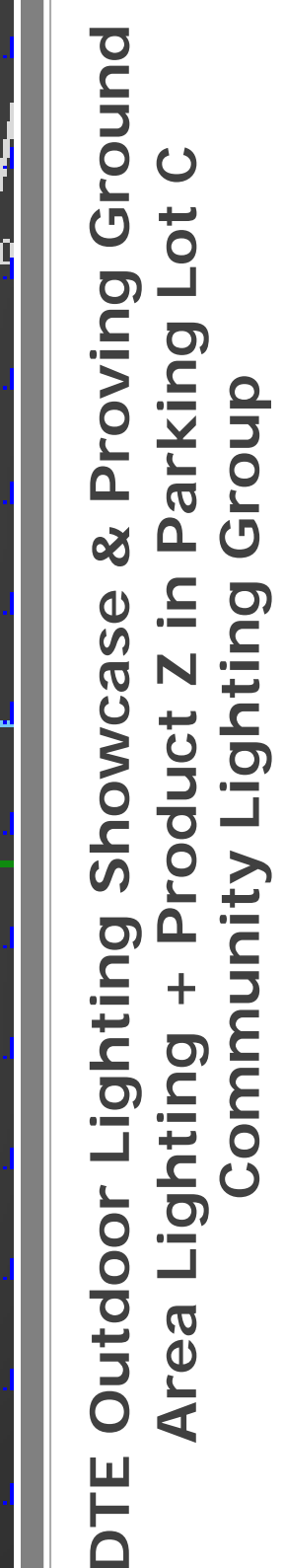
NOTE: FIVE AREA LIGHTS IN PARKING LOT C & VEHICLE OPERATIONS AREA, OUTLINED IN RED BOX, ARE TEMPORARILY DISABLED TO DEMONSTRATE PRODUCT Z PERFORMANCE. SEE SCHEDULE FOR LUMINAIRE SPECIFICATIONS.

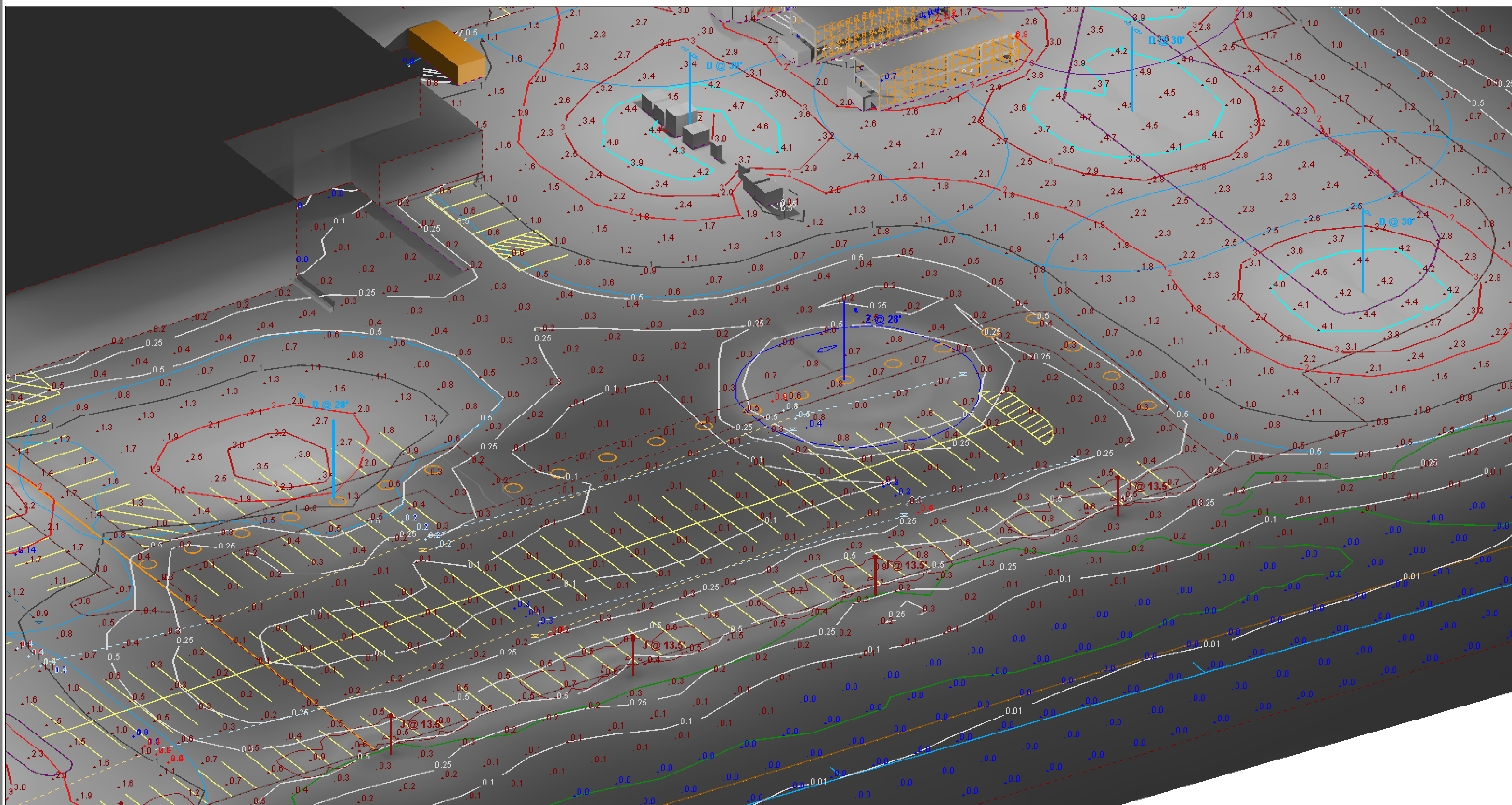


View #1

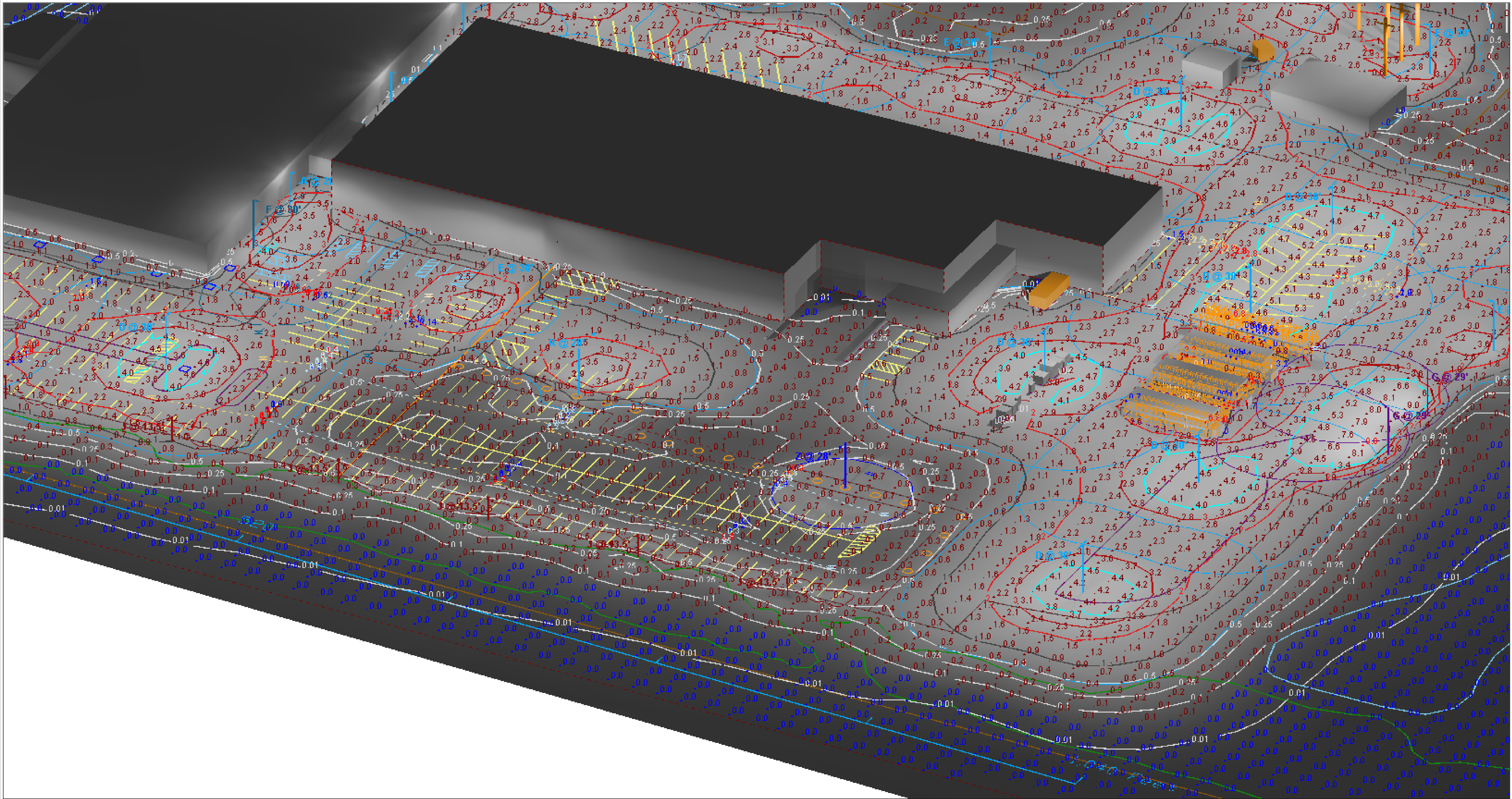


View #2







View #4



View #5

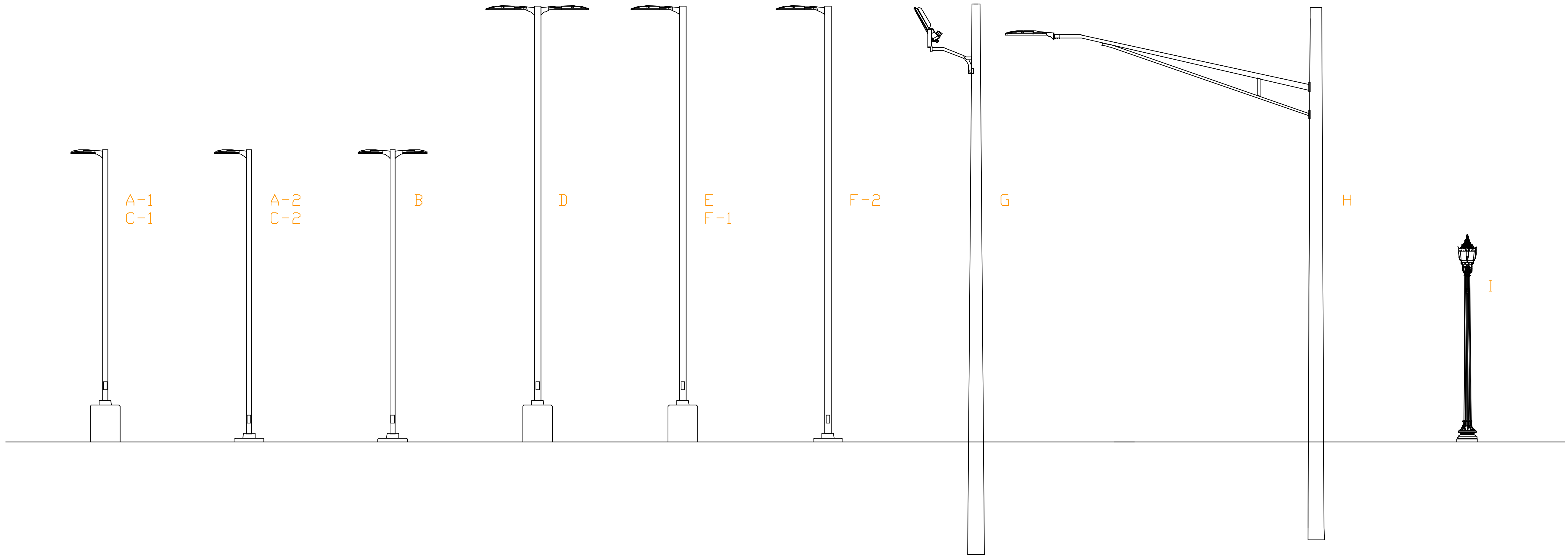
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
NORTH DRIVE AISLE	+	1.8 fc	4.7 fc	0.2 fc	23.5:1	9.0:1
NORTH ENTRANCE & DRIVE	+	2.3 fc	4.0 fc	0.7 fc	5.7:1	3.3:1
PRKNG LOT A - HORIZONTAL	+	2.10 fc	4.19 fc	0.99 fc	4.2:1	2.1:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 1	+	1.2 fc	1.5 fc	0.9 fc	1.7:1	1.3:1
PRKNG LOT A - VERTICAL PED. X - NORTH FLOW 2	+	2.0 fc	2.2 fc	1.9 fc	1.2:1	1.1:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 1	+	1.3 fc	1.7 fc	0.9 fc	1.9:1	1.4:1
PRKNG LOT A - VERTICAL PED. X - SOUTH FLOW 2	+	0.8 fc	1.0 fc	0.5 fc	2.0:1	1.6:1
PRKNG LOT B - HORIZONTAL	+	2.00 fc	4.58 fc	0.10 fc	45.8:1	20.0:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 1	+	1.8 fc	1.9 fc	1.6 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 2	+	1.8 fc	1.9 fc	1.7 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 3	+	1.9 fc	2.0 fc	1.8 fc	1.1:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - EAST FLOW 4	+	1.9 fc	2.0 fc	1.9 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 1	+	0.79 fc	0.85 fc	0.69 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - NORTH FLOW 2	+	0.18 fc	0.22 fc	0.14 fc	1.6:1	1.3:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 1	+	1.8 fc	1.9 fc	1.5 fc	1.3:1	1.2:1
PRKNG LOT B - VERTICAL PED. X - SOUTH FLOW 2	+	2.2 fc	2.3 fc	2.1 fc	1.1:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 1	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 2	+	0.4 fc	0.4 fc	0.4 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 3	+	2.1 fc	2.2 fc	2.1 fc	1.0:1	1.0:1
PRKNG LOT B - VERTICAL PED. X - WEST FLOW 4	+	0.4 fc	0.4 fc	0.3 fc	1.3:1	1.3:1
PRKNG LOT C - HORIZONTAL	+	0.29 fc	1.09 fc	0.07 fc	15.6:1	4.1:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 1	+	0.1 fc	0.2 fc	0.1 fc	2.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 2	+	0.1 fc	0.1 fc	0.1 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 3	+	0.3 fc	0.3 fc	0.2 fc	1.5:1	1.5:1
PRKNG LOT C - VERTICAL PED. X - EAST FLOW 4	+	0.4 fc	0.5 fc	0.3 fc	1.7:1	1.3:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 1	+	0.2 fc	0.2 fc	0.2 fc	1.0:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 2	+	0.6 fc	0.9 fc	0.4 fc	2.3:1	1.5:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 3	+	0.3 fc	0.4 fc	0.3 fc	1.3:1	1.0:1
PRKNG LOT C - VERTICAL PED. X - WEST FLOW 4	+	0.3 fc	0.4 fc	0.2 fc	2.0:1	1.5:1
PRKNG LOT D - HORIZONTAL	+	3.0 fc	5.4 fc	1.2 fc	4.5:1	2.5:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 1	+	2.6 fc	2.8 fc	2.1 fc	1.3:1	1.2:1
PRKNG LOT D - VERTICAL PED. X - NORTH FLOW 2	+	2.8 fc	3.3 fc	2.0 fc	1.7:1	1.4:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 1	+	2.3 fc	2.8 fc	1.5 fc	1.9:1	1.5:1
PRKNG LOT D - VERTICAL PED. X - SOUTH FLOW 2	+	2.6 fc	3.1 fc	1.9 fc	1.6:1	1.4:1
PRKNG LOT E - HORIZONTAL	+	2.3 fc	4.1 fc	0.6 fc	6.8:1	3.8:1
PRKNG LOT E - VERTICAL PED. X - WEST FLOW	+	1.7 fc	1.7 fc	1.7 fc	1.0:1	1.0:1
RACK 1 - VERTICAL NORTH FACE	+	0.6 fc	1.0 fc	0.3 fc	3.3:1	2.0:1
RACK 1 - VERTICAL SOUTH FACE	+	3.2 fc	6.8 fc	0.7 fc	9.7:1	4.6:1
RACK 2 - VERTICAL NORTH FACE	+	0.5 fc	1.0 fc	0.1 fc	10.0:1	5.0:1
RACK 2 - VERTICAL SOUTH FACE	+	0.8 fc	2.1 fc	0.1 fc	21.0:1	8.0:1
RACK 3 - VERTICAL NORTH FACE	+	4.3 fc	5.2 fc	3.2 fc	1.6:1	1.3:1
RACK 3 - VERTICAL SOUTH FACE	+	0.9 fc	2.2 fc	0.4 fc	5.5:1	2.3:1
RACK 4 - VERTICAL NORTH FACE	+	4.2 fc	6.8 fc	2.4 fc	2.8:1	1.8:1
RACK 4 - VERTICAL SOUTH FACE	+	0.9 fc	1.7 fc	0.6 fc	2.8:1	1.5:1
S. BLDG SOUTH WALL - ZONE 1.1 - VERTICAL	+	0.7 fc	3.4 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.2 - VERTICAL	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
S. BLDG SOUTH WALL - ZONE 1.3 - VERTICAL	+	0.2 fc	0.6 fc	0.1 fc	6.0:1	2.0:1
S. BLDG SOUTH WALL - ZONE 1.4 - VERTICAL	+	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE PLAN OVERALL - HORIZONTAL	+	0.8 fc	9.8 fc	0.0 fc	N/A	N/A
SOUTH ENTRANCE - HORIZONTAL	+	1.7 fc	3.6 fc	0.1 fc	36.0:1	17.0:1
SOUTH ENTRANCE - VERTICAL EAST FLOW	+	2.0 fc	2.2 fc	1.6 fc	1.4:1	1.3:1
SOUTH ENTRANCE - VERTICAL WEST FLOW	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
VEHICALE & MATERIAL STORAGE AREA	+	1.8 fc	9.9 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	7	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	89	20'
	B	1	DSX0 LED P5 40K T4M MVOLT	LED	DSX0_LED_P5_40K_T4M_MVOLT.ies	11433	0.767	178	20'
	C	3	DSX0 LED P5 40K T4M MVOLT with houseside shield	LED	DSX0_LED_P5_40K_T4M_MVOLT_HS.ies	8873	0.767	89	20'
	D	8	DSX2 LED P4 40K T5M MVOLT	LED	DSX2_LED_P4_40K_T5M_MVOLT.ies	34665	0.767	540	30'
	E	7	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	F	5	DSX2 LED P4 40K T4M MVOLT with houseside shield	LED	DSX2_LED_P4_40K_T4M_MVOLT_HS.ies	25364	0.767	270	30'
	G	2	EFH101 EVOLVE LED FLOOD	LED	EFH101_EE66740_____.tcm201-110863.IES	Absolute	0.778	297	29'
	I	7	GranVille II LED, LED Package 20, 4000K, 39, 120-277V, Type 3 distribution, Ribs & bands with Full Cover option	LED COB	GVD2_P20_40K_AS_3_R_F.ies	4338	0.775	39	13.5'
	H	1	DSX2 LED P4 40K T4M MVOLT	LED	DSX2_LED_P4_40K_T4M_MVOLT.ies	32683	0.767	270	30'
	Z	1	LNH2 LED NEMA HEAD 64W LED TYPE 5 OPEN BOTTOM LG. ACRYLIC REFRACTOR	LED	LNH2_LU5_XXXXX_R5_BA.ies	6433	0.77	64	28'



Distribution Operations & Parking Lot Lighting Configurations



A-1, A-2, B, C-1, & C-2

D-Series Size 0 LED Area Luminaire

Capable Luminaire

This luminaire is an A+ Capable luminaire, which has been designed and tested to provide consistent color appearance and system level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL equipped luminaire meet the A+ specification for luminaire to photoelectric interoperability.
- This luminaire is part of an A+ Certified solution for RCAM or RCAM Wireless control networks, providing out of the box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **RCAM** background.

To learn more about A+, visit www.acuitybrands.com/a+

1. See ordering tree for details.

2. A+ Certified Solutions for RCAM require the order of one RCAM node per luminaire. Sold Separately. Link to RCAM Link to DTL, DTL

Series	Size	Color Temperature	Wattage	Roaming
DS-01	100	4000K	100W	100'
DS-02	150	4000K	150W	150'
DS-03	200	4000K	200W	200'
DS-04	250	4000K	250W	250'
DS-05	300	4000K	300W	300'
DS-06	350	4000K	350W	350'
DS-07	400	4000K	400W	400'
DS-08	450	4000K	450W	450'
DS-09	500	4000K	500W	500'
DS-10	550	4000K	550W	550'
DS-11	600	4000K	600W	600'
DS-12	650	4000K	650W	650'
DS-13	700	4000K	700W	700'
DS-14	750	4000K	750W	750'
DS-15	800	4000K	800W	800'
DS-16	850	4000K	850W	850'
DS-17	900	4000K	900W	900'
DS-18	950	4000K	950W	950'
DS-19	1000	4000K	1000W	1000'

D, E, F-1, F-2, & H

D-Series Size 2 LED Area Luminaire

Capable Luminaire

This luminaire is an A+ Capable luminaire, which has been designed and tested to provide consistent color appearance and system level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL equipped luminaire meet the A+ specification for luminaire to photoelectric interoperability.
- This luminaire is part of an A+ Certified solution for RCAM or RCAM Wireless control networks, providing out of the box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **RCAM** background.

To learn more about A+, visit www.acuitybrands.com/a+

1. See ordering tree for details.

2. A+ Certified Solutions for RCAM require the order of one RCAM node per luminaire. Sold Separately. Link to RCAM Link to DTL, DTL

Series	Size	Color Temperature	Wattage	Roaming
DS-21	100	4000K	100W	100'
DS-22	150	4000K	150W	150'
DS-23	200	4000K	200W	200'
DS-24	250	4000K	250W	250'
DS-25	300	4000K	300W	300'
DS-26	350	4000K	350W	350'
DS-27	400	4000K	400W	400'
DS-28	450	4000K	450W	450'
DS-29	500	4000K	500W	500'
DS-30	550	4000K	550W	550'
DS-31	600	4000K	600W	600'
DS-32	650	4000K	650W	650'
DS-33	700	4000K	700W	700'
DS-34	750	4000K	750W	750'
DS-35	800	4000K	800W	800'
DS-36	850	4000K	850W	850'
DS-37	900	4000K	900W	900'
DS-38	950	4000K	950W	950'
DS-39	1000	4000K	1000W	1000'

G

DTE ENERGY OUTDOOR LIGHTING LED Flood Lights

LED flood light luminaires are typically mounted to a wood pole using a standard trunnion mount and bracket configuration. Optional features include parter or full shielding to eliminate light trespass.

These luminaires are designed for safety and security lighting used in a variety of applications for residential, commercial, industrial and municipal developments.

Lighting Applications

- Security areas
- Storage areas
- Loading and receiving areas
- Backyards
- Parking lots and retail
- Auto dealerships
- Industrial sites
- Churches and schools
- Parks and recreational areas
- Rural residences and barnyards

Product Information

Luminaire Housing Color	Wattage	Light Source	Correlated Color Temperature (CCT)	Initial Delivered Lumens*	Pole Height Options
Black	70	LED	4,000	9,300	25' or 30'
Gray	218	LED	4,000	29,000	25' or 30'
Gray	297	LED	4,000	37,400	25' or 30'

Questions?

Our lighting professionals are available to answer your questions, and to provide a FREE, non-binding estimate.

Visit dteenergy.com/lighting to get started today.

Notes:

- The correlated color temperature (CCT) is measured on the warm end of the color spectrum. CCT is measured in Kelvin (K). CCT is not a measure of light quality. CCT is not a measure of light quantity. CCT is not a measure of light quality. CCT is not a measure of light quantity.
- *Measured from 100 feet. CCT is measured on the warm end of the color spectrum. CCT is measured in Kelvin (K). CCT is not a measure of light quality. CCT is not a measure of light quantity. CCT is not a measure of light quality. CCT is not a measure of light quantity.

DTE Energy

I

GranVile II LED

Decorative Outdoor Lighting

Capable Luminaire

This luminaire is an A+ Capable luminaire, which has been designed and tested to provide consistent color appearance and system level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL equipped luminaire meet the A+ specification for luminaire to photoelectric interoperability.
- This luminaire is part of an A+ Certified solution for RCAM or RCAM Wireless control networks, providing out of the box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **RCAM** background.

To learn more about A+, visit www.acuitybrands.com/a+

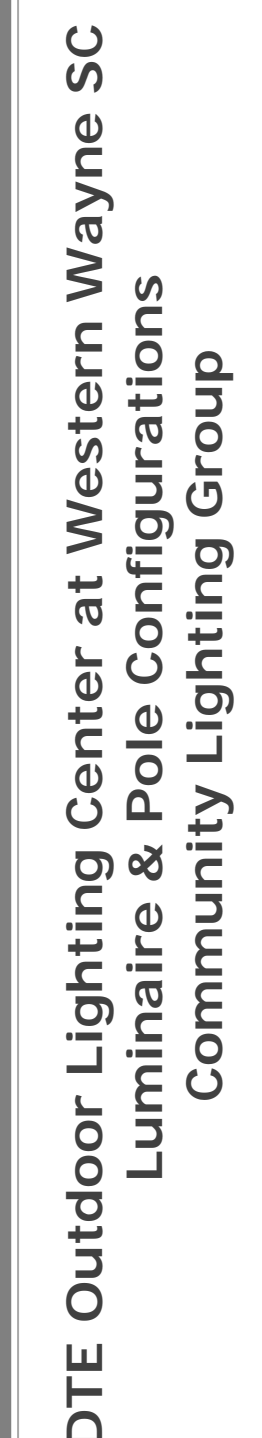
1. See ordering tree for details.

2. A+ Certified Solutions for RCAM require the order of one RCAM node per luminaire. Sold Separately. Link to RCAM Link to DTL, DTL

Series	Size	Color Temperature	Wattage	Roaming
DS-41	100	4000K	100W	100'
DS-42	150	4000K	150W	150'
DS-43	200	4000K	200W	200'
DS-44	250	4000K	250W	250'
DS-45	300	4000K	300W	300'
DS-46	350	4000K	350W	350'
DS-47	400	4000K	400W	400'
DS-48	450	4000K	450W	450'
DS-49	500	4000K	500W	500'
DS-50	550	4000K	550W	550'
DS-51	600	4000K	600W	600'
DS-52	650	4000K	650W	650'
DS-53	700	4000K	700W	700'
DS-54	750	4000K	750W	750'
DS-55	800	4000K	800W	800'
DS-56	850	4000K	850W	850'
DS-57	900	4000K	900W	900'
DS-58	950	4000K	950W	950'
DS-59	1000	4000K	1000W	1000'



DTE Energy®



Z

PRODUCT OVERVIEW

Applications:

Security
Storage yards
Loading areas
Bank entrances
Ramp entrances

Z

LED NEMA Head Series LNH2 Security Lighting

Features:

- Direct entrance lamp
- Mounts to 1/4" - 2" (6.35" - 50.8 mm) O.D. steel rods.
- Custom hoods (not for sale) can access the electrical assembly.
- Multiple optical distributions both with and without an acrylic reflector.
- Color temperature is 4000K, 5000K
- Ambient temperature range of 40 °C - 40 °C
- 1000000 surge protection is standard on all units
- IP66 rated enclosure glass optics tamperly and securely fasten to the enclosure
- NEMA 2 pin photoconductive receptacle is standard, with the Acrylic Shroud (AES) standard 1 pin and 7 pin receptacles optionally available.
- Precision solid state halving style photoconductor - PCCS (10 year rated life)
- Extreme long life solid state halving style photoconductor - PSL (20 year rated life)
- PCCS Part 1 compliant
- General Light Conversion (GLC) qualified product. Not of violation of the product act on GLC qualified. Please check the U.S. Coated Products List at www.dhs.gov/glc/qualifiers to confirm which version are qualified.

DIMENSIONS

BA (Back)

NL (Notch)

SA (Side)

Drawing notations are in inches (in) and millimeters (mm) in 10 mm increments.

Notes: Specifications subject to change without notice.
LED NEMA Head Series - LNH2 L20

AEL
Advanced
Electronic
Lighting

DTE Outdoor Lighting Center at WWSC
Luminaire and Pole Configurations

Configuration	Luminaire Operation	Luminaire Wattage (combined)	Luminaire Type	Luminaires per Pole	Shielding	Luminaire Mounting Height	Support Arm Description	Pole Description	Foundation Description (above grade)
A-1	dusk to dawn, 365 days per year	89 watt	Area Light	single	none	20'	side mount	5" x 5" x 17.5' square soft steel pole	high-band (20" cap dia. x 30" above grade)
A-2	dusk to dawn, 365 days per year	89 watt	Area Light	single	none	20'	side mount	5" x 5" x 19.5' square soft steel pole	standard (20" cap dia. x 6" above grade)
B	dusk to dawn, 365 days per year	178 watt	Area Light	twin (0 & 180 degrees)	none	20'	side mount	5" x 5" x 19.5' square soft steel pole	standard (20" cap dia. x 6" above grade)
C-1	dusk to dawn, 365 days per year	89 watt	Area Light	single	house side shield	20'	side mount	5" x 5" x 17.5' square soft steel pole	high-band (20" cap dia. x 30" above grade)
C-2	dusk to dawn, 365 days per year	89 watt	Area Light	single	house side shield	20'	side mount	5" x 5" x 19.5' square soft steel pole	standard (20" cap dia. x 6" above grade)
D	dusk to dawn, 365 days per year	540 watt	Area Light	twin (0 & 180 degrees)	none	30'	side mount	5" x 5" x 27.5' square soft steel pole	high-band (20" cap dia. x 30" above grade)
E	dusk to dawn, 365 days per year	270 watt	Area Light	single	none	30'	side mount	5" x 5" x 27.5' square soft steel pole	high-band (20" cap dia. x 30" above grade)
F-1	dusk to dawn, 365 days per year	270 watt	Area Light	single	house side shield	30'	side mount	5" x 5" x 27.5' square soft steel pole	high-band (20" cap dia. x 30" above grade)
F-2	dusk to dawn, 365 days per year	270 watt	Area Light	single	house side shield	30'	side mount	5" x 5" x 29.5' square soft steel pole	standard (20" cap dia. x 6" above grade)
G	dusk to dawn, 365 days per year	297 watt	Flood Light	single	none	29'	18" aluminum arm	30' wood pole	direct embedded
H	dusk to dawn, 365 days per year	270 watt	Area Light	single	none	28'	17.5' aluminum arm	30' wood pole	direct embedded
I	dusk to dawn, 365 days per year	39 watt	Roadway	single	none	13.5	none	11.5' fiberglass pole	standard (20" cap dia. x 6" above grade)
T	temporary usage - for demonstration purposes only	39 to 60 watt	Roadway	single	90, 120, 180 degree	14.5'	none	13' concrete pole	direct embedded
U	temporary usage - for demonstration purposes only	39 to 60 watt	Roadway	single	none	13.5' to 15.5'	none	12' to 14'	direct embedded
V	temporary usage - for demonstration purposes only	78 watt	Roadway	twin	none	14.5'	none	13' concrete pole	direct embedded
W	temporary usage - for demonstration purposes only	76 watt	Roadway	single	none	14.5'	none	13' concrete pole	direct embedded
X	temporary usage - for demonstration purposes only	297 watt	Flood Light	single	none	28'	18" aluminum arm	30' wood pole	direct embedded
Y-1	temporary usage - for demonstration purposes only	270 watt	Area Light	single	none	28'	6' aluminum arm	30' wood pole	direct embedded
Y-2	temporary usage - for demonstration purposes only	238 watt	Roadway	single	none	28'	6' aluminum arm	30' wood pole	direct embedded
Z	temporary usage - for demonstration purposes only	64 watt	Security	single	none	28'	30" aluminum arm	30' wood pole	direct embedded

Note 1: Configurations A through I will be operating 365 days per year from dusk to dawn (~ 4,200 burn hours/year) to illuminate parking lots and operations areas throughout campus. See "master plan" for comprehensive area lighting plan.

Note 2: Configurations T through Z are located in demonstration areas throughout campus to display luminaire performance characteristics to customers. These demonstration luminaire & pole configurations will not be used for area lighting purposes and will be disabled for the majority of the year. Estimated frequency of usage may be up to 3 times per month per luminaire at 15 minutes per demonstration. See "demo plans" for examples of demonstration lighting plans.

PLANNING & ZONING APPLICATION

Case number 19-012

Date Submitted 3-22-19.

APPLICANT INFORMATION

Applicant Van Buren Township Phone 734-699-8941
Address Downtown Development Authority Fax 734-699-8958
City, State 46425 Tyler Road Zip 48111
City, State Van Buren Township, MI
E:mail llothringer@vanburen-mi.org Cell Phone Number —
Property Owner Van Buren Township Phone —
(if different than applicant)
Address — Fax —
City, State — Zip —
Billing Contact — Phone —
Address — Fax —
City, State — Zip —

SITE/ PROJECT INFORMATION

Name of Project Quirk Park - Park Improvements
Parcel Id No. V125-83-061990006000 Project Address 9401 Quirk Road
Attach Legal Description of Property
Property Location: On the East Side of Quirk Road; Between Tyler Road
and Ayres Avenue Road. Size of Lot Width — Depth —
Acreage of Site — Total Acres of Site to Review 2 Current Zoning of Site C2//R-1B
Project Description: A splash pad and new playground area is proposed along with a pavilion, changing rooms, seating areas
and a new accessible pathway system. All proposed improvements will complement the existing concession building.

Is a re-zoning of this parcel being requested? NO YES (if yes complete next line) (NO)
Current Zoning of Site — Requested Zoning —

SPECIAL PERMIT INFORMATION

Does the Proposed Use Require Special Approval? YES (if yes complete next line) (NO)
Section of Zoning Ordinance for which you are applying —
Is there an official Woodland within parcel? — Woodland acreage —
List total number of regulated trees outside the Woodland area? — Total number of trees —
Detailed description for cutting trees —

If applicable application **MUST** be accompanied with a Tree Survey or statement of no trees, which incorporates all the requirements listed in Section 4.45 of Zoning Ordinance 6-2-92, as amended.

OWNER'S AFFIDAVIT

Lisa M. Lothringer
Print Property Owners Name
[Signature]
Signature of Property Owner

3-15-19
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this — day of —, 20 —.
Notary Public, — County, Michigan My Commission expires —, 20 —.
Rev 1/12/06



Charter Township of Van Buren

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March 22, 2019

Van Buren Township Planning Commission
46425 Tyler Road
Van Buren Township, MI 48111

RE: Case 19-012 Quirk Park Splash Pad

Commissioners,

The following is a site plan review for the Quirk Park Splash Pad project and related improvements to Quirk Park. The Downtown Development Authority and the Township are proposing to construct a 6,359 square foot splash pad in Quirk park. Other improvements to Quirk Park include a 200 square foot family changing room various shaded seating and recreational areas. We have completed our review based upon the standards of the Township's Zoning Ordinance. Please consider the following:

- 1. Zoning and Use:** The Township's campus has two (2) separate zoning designations which are OT, Office Technology and R1-B, Single Family Residential. The improvements which are being made to the park are located on the R1-B portion of the property. The Zoning Ordinance allows for publicly owned recreational facilities as a permitted use within the R1-B district. The current use of the site is a public park and the improvements to the park fit within this allowable use. Due to this the parcel is properly zoned for the existing use and the intended improvements.
- 2. Limited Scope of Review:** As the improvements being made to the site are only within a specific area of a larger property this review will be limited to the immediate area around the proposed improvements. We will look at some of the impacts the proposed improvements will have on ancillary facilities (i.e. parking), but at this time the review will be limited in scope to the immediate area that improvements are being made.
- 3. Required Information:** The following information is required to be provided on the plans per the requirements of the Zoning Ordinance:
 - The dimensions of all lot and property lines.
 - Zoning Classification of the parcels.
 - Legal description of the property, parcel ID number, and the acreage of the property.
 - A use statement which describes the nature of the proposed use, a description of the proposed use, and other general information describing the use.
 - A parking schedule outlining the existing parking on the property and any proposed needs.
 - Information on any proposed lighting in the park.
- 4. Lot:** Van Buren Township's campus is split between two (2) parcels which are not depicted on the drawing. The parcel boundaries will need to be depicted on the drawing to determine specific locations of the existing parcel boundaries.
- 5. Dimensional Requirements:** The parcel boundaries are not depicted on the proposed plan and thus staff is unable to determine the specific setbacks of the proposed structures from the existing parcel boundary lines. The Zoning Ordinance defines a lot as follows: "An area of land, which may consist

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of lots of record and/or parcels or parts thereof, occupied or intended for occupancy by not more than one main building or dwelling unit, unless otherwise specifically provided in this Ordinance.”

Due to this definition we can consider both parcels as a single “lot.” Based on the proposed location of the structures and due to the “lot” definition, it is unlikely that the proposed structures run into any setback conflicts, but we would still like the plans to have the property boundaries on them. Staff does recommend that the Township consider the option of combining the two (2) parcels in order to clean up any future issues.

6. **Parking and Loading:** The only proposed changes to the parking of the site are the addition of barrier free parking in the area immediately adjacent to the closest entrance to the park. The dimensions of the new barrier free spaces will need to be indicated on the plans and a detail sheet will need to be provided for the van accessible handicap sign and post. The applicant will need to provide a table which summarizes the existing parking available for Quirk Park on the Township hall property and takes into account the calculation of an additional 23 spaces needed for the splash pad (3.5 spaces per 1,000 square feet of splash pad - swimming, tennis clubs, or similar uses). As this project is a Township project, I am requesting that the Planning Commission allow staff to work with the administration to evaluate parking for the site.
7. **Landscaping and Screening:** The following are the applicable landscaping requirements to the application:
 - a. **Open Space Landscaping:** The applicant will need to provide a table which calculates the square footage of open space created in the lawn areas in and around the proposed asphalt path and determines if the planting requirements meet the one (1) tree per 3,000 square foot requirement.
 - b. **Standards for Plant Materials:** All deciduous trees shall have a 3” minimum caliper. The current plans list the deciduous trees as a 2.5” to 3” caliper. It will need to be clarified on the plans that the caliper size will be 3”.
8. **Lighting:** Based on the provided plans it does not appear that there is any additional site lighting proposed with this project. If any light fixtures are proposed on any signage or on the changing room they will need to be reviewed by the Planning & Economic Development Director to ensure they meet the full cutoff requirements of the Zoning Ordinance.
9. **Architecture and Building Details:** The proposed changing room building is designed with brick in order to match the existing concession building on site. Staff has no objections to the details of the proposed family changing building.
10. **Signs:** Under section 11.106 of the Township’s Zoning Ordinance, signs which are put up on public property by a public agency are exempt from the requirements of the Zoning Ordinance. Based on this the proposed signage is not subject to any requirements of the Zoning Ordinance.
11. **Fencing:** The fence is a 4’ tall aluminum picket fence and is located in the rear yard of the “lot.” The Zoning Ordinance requires that fences not exceed 6’ in residential districts and based on this the proposed fencing complies with the requirements of the Zoning Ordinance. In addition, the fence is



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decorative and consistent with the typical fences other commercial business install within the community.

Recommendation

Based on the comments and findings in this review letter dated March 22, 2019, we are recommending approval of the site plans dated March 8, 2019 with the following considerations/conditions:

1. The plans will need to be revised to include the following items:
 - a) The dimensions of all lot and property lines.
 - b) Zoning Classification of the parcels.
 - c) Legal description of the property, parcel ID number, and the acreage of the property.
 - d) A use statement which describes the nature of the proposed use, a description of the proposed use, and other general information describing the use.
 - e) A parking schedule outlining the existing parking on the property and any proposed needs.
 - f) Information on any proposed lighting in the park.
 - g) Add dimensions to the proposed barrier free parking spaces.
 - h) Add a detail sheet for the proposed van accessible handicap sign and post.
 - i) Add a table which identifies the specific number of parking spaces available for Quirk Park.
 - j) Add a table which calculates open space landscaping requirements for the created lawn areas.
 - k) Revise the deciduous tree planting standards from 2.5" to 3" minimum caliper to 3" minimum caliper.
2. That the Township consider combining the two (2) parcels on the Township campus into a single parcel.
3. That the Planning Commission grants authorization to Township staff to review parking to ensure that it is sufficiently addressed per the Township's Zoning Ordinance at Quirk Park.
4. That if any exterior lighting is to be added to proposed or existing buildings it be reviewed by the Director of Planning & Economic Development for compliance with the Townships lighting standards.
5. That the plans for the splash pad will be reviewed by the Township Fire Marshall for compliance with the appropriate Fire Codes.

If you have any questions or would like to discuss this matter further, please contact me.

Sincerely,

Ron Akers, AICP
Director of Planning and Economic Development



Downtown Development Authority - Charter Township of Van Buren

Splash Pad Project Presentation

Contents:

Project Introduction (page 2)
Project Process Flow Chart (pages 3)
Common Questions and Answers (pages 4-5)
Municipal Splash Pad Comparisons (pages 6-7)
Renderings of Splash Pad (pages 8-10)
Splash Pad Layout Drawing (page 11)
Renderings of potential way-finding signage (page 12)
Project Recap (page 13)
Water Usage Formula (page 14)
Anticipated Parks & Rec uses (page 15)



Downtown Development Authority - Charter Township of Van Buren

Splash Pad Project

The Van Buren Township Downtown Development Authority is pleased to be a part of the construction of this community amenity. This project was initiated by the Downtown Development Authority and the concept was developed utilizing McKenna and Associates, the township's contracted planning services provider. Through McKenna and their design team at Russell Design, the Splash Pad and other notable enhancement opportunities were identified. The cost of the Splash Pad and allocated site furnishings (shade sails, benches, picnic seating and fencing) is being funded by the DDA. The Department of Public Services and the Parks and Recreation Department are planning to use this construction window as an opportunity to undertake several notable enhancements that were identified during the discovery phase of the project. These will include the improvement of pedestrian circulation within the park, refresh of the playground equipment, way-finding signage and the allocation of accessible parking spaces to allow for functional ADA compliance. By combining resources, the Township and the DDA will be able to turn out a project that will have a profound positive impact on Quirk Park and the community as a whole.

The concept for this project was presented to the Parks and Recreation Committee on December 11, 2018 and the Van Buren Township Board of Trustees on March 18, 2019. The concept was well received at both meetings.

Please note that the Township purchasing policy has been followed for this project. The Splash Pad components and site furnishings have been sourced through NPP and Sourcewell, both of which are municipal purchasing cooperatives.

It is the intention of all involved with this project that it be completed as early in August 2019 as possible. Once completed, the Splash Pad will be turned over to the Township. This is the same process used in the purchase and transfer of the property to develop Quirk Park, the construction of Fire Station #2 and the addition to Township Hall.

Within its 2019 budget, the DDA Board approved funding of \$300,000 as a contribution to the Quirk Park Improvement Project in the form of a splash pad and associated amenities. On January 22, 2019, the DDA allocated an additional \$180,000 for a total of \$480,000 to be earmarked for the Splash Pad and associated amenities within Quirk Park. *(Laginess moved, Rochowiak seconded to approve participation in the Quirk Park Improvement Project, a collaborative endeavor with the Township, and authorize the transfer of an additional \$180,000 from fund balance to Amenities (247-000-974-000) for a total of \$480,000 to be earmarked for a splash pad and associated amenities and allow Assistant Executive Director Lothringer to execute necessary agreements and contracts. Motion carried.)*



February 21, 2019 the DDA was notified that the Van Buren Civic Fund has pledged \$200,000 towards the Splash Pad project in Quirk Park. The DDA Board has two members who also sit on the board of the Van Buren Civic Fund.



March 18, 2019 the DDA will make an informational presentation to the Township Board. This step was done as an opportunity to share the design concept with the board prior to obtain any feedback that they had to offer.



With approval to move ahead from the Planning Commission
NEXT STEPS:

March 28, 2019 – Final review of bid packet then it will be placed on MITN

April 16, 2019 at 3:00 p.m. – Bids are due

April 30, 2019 – Recommendation of contractor and bid tabulation will be received

May 7, 2019 – Contract will be brought before the Township board

May 8, 2019 – August 2019 – Construction Phase

August 30, 2019 – Anticipated Grand Opening for Splash Pad (may be operational prior to the planned Grand Opening festivities)

What is the benefit of community amenities?

Quality amenities are determinant factors when choosing a place to live. Buyers aren't just looking for a residence; they are looking for a community. Based on the feedback we received via surveys and social media, parents and grandparents are seeking entertainment that is budget friendly and opportunities to get kids off electronic devices and engaged in outdoor activities.

Why a Splash Pad?

- Creates a destination and a gathering spot within Van Buren Township – attracting both visitors and residents
- No standing water provides additional safety for children and no need for lifeguards
- Promotes interaction by providing a play environment that encourages inclusive play for all children while engaging them in activities to improve motor skills, cognitive development and socialization
- Encourages connectivity because parents tend to “get off the bench” and play in the water features with their children
- Allows opportunities for parents and grandparents to socialize, thus building a sense of community

Cost benefits?

- The cost of a Splash Pad is considerably less than that of a municipal swimming pool
- The cost of installing a flow-through system is significantly lower than that of a recirculating system (*approximately \$100,000 in up-front savings on this project*)
- The flow-through system does not require a staff person to provide constant monitoring of water and adjustment of chemicals
- Preservation of water in a flow-through system can be achieved through low-flow nozzles and choreographed timing of active features
- Certified life-guards are not required because there is little to no standing water

What are the Insurance obligations?

Contact has been made with MMRMA to verify insurance coverage. Due to there being little to no standing water, they only require that we post a list of “rules of usage” at the entry points for the Splash Pad.

What are the approximate annual operational costs?

Per the Water and Sewer Department - water cost will be approximately \$8.00 per 1,000 gallons of water. Consumption based on approximately 100 days of seasonal use; taking in to account that bollard activation is required to re-activate splash features after timed sequence has been completed. Anticipated approximate cost for annual water usage: \$18,967.00

Approximate cost for seasonal opening: \$1,500

Approximate cost for seasonal closing: \$1,500

What type of surface is being proposed for the Splash Pad and why?

A brushed concrete surface is being proposed due to it being both slip resistant and the most cost effective. A rubberized surface was looked at but was not cost effective due to additional expense up-front, annual surface maintenance required and complete replacement recommended every 5 years.

What are the proposed operation schedule?

Weather permitting, the anticipated operation schedule would run from Memorial Day through Labor Day with hours of 11 a.m. to 7 p.m.

Where are the closest Splash Pads located and what can you tell us about them?

Canton has two splash pads within their community and recently updated one of them. Due to high cost per gallon they were being charged from Detroit Water and Sewage, they opted to switch over to a recirculating system. Additionally, they took into consideration the fact that this splash pad was located adjacent to an existing municipal pool where they had the appropriate staffing and expertise available to maintain a recirculating system with no additional costs. *Canton* does not charge admission to their splash pads. Their season typically runs from Memorial Day through Labor Day 11 a.m. to 8 p.m. weather permitting.

Westland has a splash pad located in Tattan Park. For the first 3 years of operation there was no admission fee, however they began charging admission fees in August of 2014. Now anyone (infants to adults) entering the splash zone must pay admission at the rate of \$3.00 per person for residents and \$10.00 per person for non-residents.

**Data gathered and compiled by Intern Kalnasy		Renee Przybylski Memorial Spray Park	KLR Splash Pad	Hawk Island Splash Pad	Thorn Park Splash Pad	Lamarand Splash Park	West Bloomfield Splash Landing *UNDER CONSTRUCTION*
Location		Village of Clarkston	Village of Oxford	Lansing	Brownstown Charter Township	Taylor	West Bloomfield
Year of Installation		2004	2009	2002	2014	2016	Anticipated opening in late August 2019
Splashpad Size		3,200 sq. ft.	6,000 sq. ft.	7,500 sq. ft.	4,537 sq. ft.	2,125 sq. ft.	7,067 sq. ft.
Seasonal Timeframe		Memorial Day-Labor Day	June-Labor Day	Memorial Day-Labor Day	Memorial Day-Labor Day	Memorial Day-Labor Day	TBD
Days of Operation		Daily	Daily	Daily	Daily	Daily after school season complete	TBD
Hours of Operation		8 a.m. – 9 p.m.	11 a.m. -6 p.m.	9 a.m. – 8 p.m.	11 a.m. – 1 p.m. 1:30 p.m.-3:30 p.m. 4 p.m. – 6 p.m.	Mon.-Thurs.: 12 p.m.-6 p.m. Fri. –Sun.: 10 a.m.-8 p.m.	11 a.m. – 8 p.m.
Fees Charged:						2017 Rates still listed on City of Taylor website	
Anyone Free?		All Adults	All Adults, Children under the age of 2	Usage is included with park entrance fee	No	All Adults	No
Resident		Children = \$2.00	Children = \$1.00	\$3.00 Ingham Park entrance	\$2.00 ea. all children and adults entering splash area	\$3.00 for a 2-hour block of time or \$5.00 for a daily pass	Yes, TBD

Non-Resident		Children = \$2.00	Children = \$4.00	\$5.00 Ingham Park entrance	\$2.00 (restricted to sessions 1 and 2)	\$10.00	Yes, TBD
Seasonal Resident Pass		\$50.00 (note they sold only 3 seasonal passes in 2017)	\$25.00 per child	\$32.00 per person	No	\$70 per family up to 4 children	Yes, TBD
Seasonal Non-Resident Pass		\$50.00	\$50.00 per child	\$42.00 per person	No	\$70 per family up to 4 children	Yes, TBD
Rentals:							
Available for Rental?		No	Yes	No	Yes	Yes	TBD
Costs:							
Initial Cost to construct		\$480,000	\$390,000	\$250,000	Part of a larger fund of \$300,000	\$327,072	\$2.5m* Cost reflects Phase 1, to be completed in 2019
Annual Operational Cost (water, chemicals, maint., etc.)		\$10,000	Varies (uses well water)	\$8,000	\$7,000	\$25,300	\$60,000
Annual Staffing Cost		\$8,000	\$10,000 (2 minimum wage positions – admission and concession)	No cost provided stated approx. 2 hours per day and 20-30 hours total at the season start	\$22,100	\$20,000	TBD



SPLASHPAD®
VIEW 1

QUIRK PARK, MI
Version C - 30858



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SPLASHPAD®
VIEW 2

QUIRK PARK, MI
Version C - 30858



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SPLASHPAD®
VIEW 3

QUIRK PARK, MI
Version C - 30858



-PAGE 5-

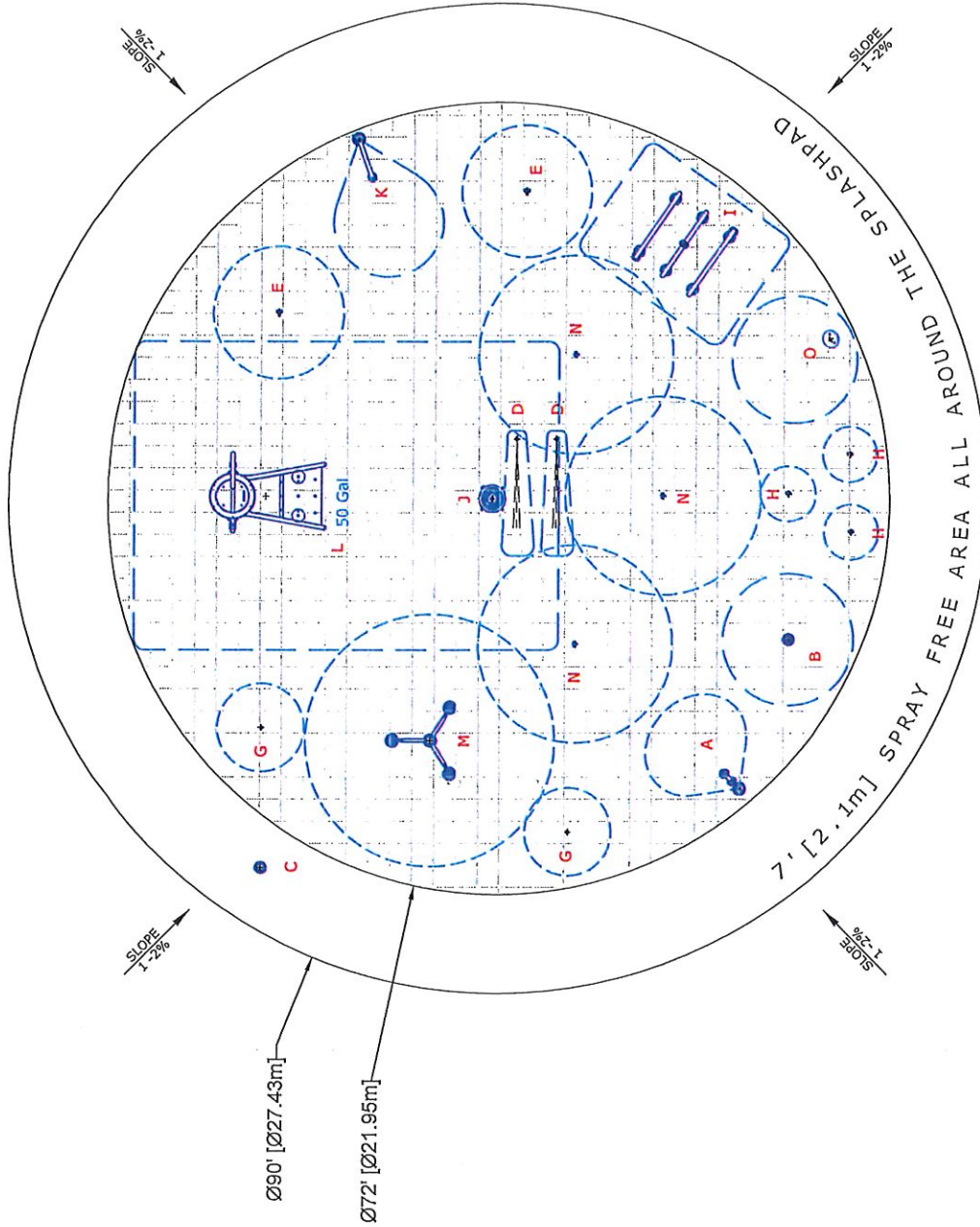
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SPLASHPAD DIMENSION

TOTAL AREA : 6359 ft² 591m²
 SPRAY AREA : 4070 ft² 378m²
 GRID SIZE : 2 x 2 ft 0.6 x 0.6m

PRODUCT LEGEND

REF	PRODUCT	QTY	GPM	LPM
A	Angled Twister VOR 535	1	4	15.1
B	Aqua Dome N°1 VOR 555	1	14	53
C	Bollard Activator No 3 VOR 611	1	0	0
D	Directional Jet N°1 VOR 355	2	4	15.1
E	Fountain Spray N°1 VOR 7513	2	10	37.9
G	Geyser VOR 301	2	9	34.1
H	Jet Stream N°1 VOR 7512	3	7.5	28.4
I	Orbit VOR 7598	1	22.5	85.2
J	Playsafe Drain N°1 VOR-1001.4000	1	0	0
K	Play Safe VOR 7595	1	14	53
L	Super Splash N°2 VOR 130	1	31.5	119.2
M	Three Bellis N°1 VOR 7372	1	12	45.4
N	Water Bloom N°1 VOR 322	3	27	102.2
O	Waterbug N°2 VOR 7581	1	6	22.7
TOTAL		21	161.5	611.3



Quirk Park Splashpad, MI, USA

30858 - Version C - *Low Flow February 18, 2019

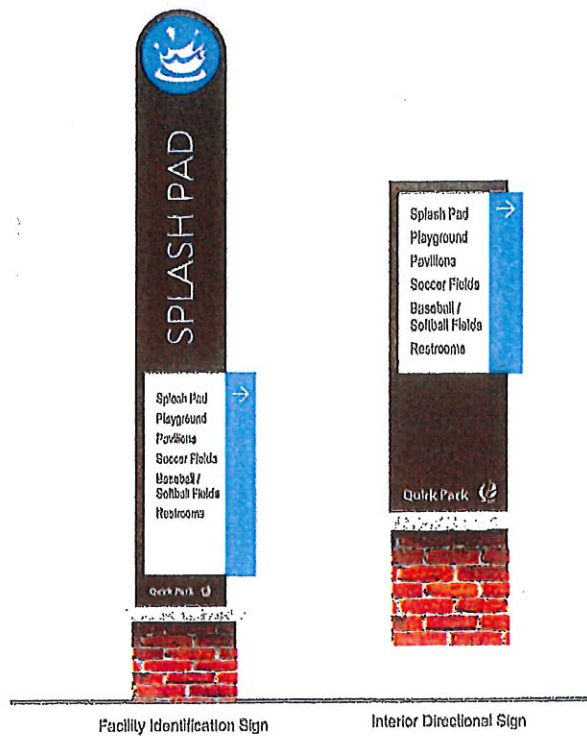
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SPLASHPAD LAYOUT DRAWING

SCALE : 1/16"=1'
 1"= 8.17' sheet size





Quirk Park Wayfinding Design Concept

Van Buren Township, Wayne County, Michigan

February 21, 2019 DRAFT



MCKENNA

Project Recap:

The DDA has allocated \$480,000 towards the Splash Pad, associated site furnishings and fencing.

The Van Buren Civic Fun has committed to donating \$200,000 towards this project.

Mr. Chuck Covington has committed to covering the costs associated with the inclusion of a memorial for his daughter, Egypt. This memorial will include 5 trees, 2 benches, a monument marker and associated landscaping.

Annual cost of operation for the splash pad will be approximately \$21,967 including water consumption, season start up and season shut down.

Size of the splash pad is approximately 6,359 feet with a wet spray area of 4,070 feet. A Splash Pad of this size can accommodate around 425 users while still being ADA/Universal compliant. Realistic expectations are around 130-150 splash-pad users per day that will cycle in and out during the course of a normal usage day.

Based upon research by Vortex, an expert in the Splash Pad industry, our current bathroom facilities are more than adequate to handle the Splash Pad visitors.

Splash Pad will include 19 different sprays features with a variety of gpm intensity levels to easily accommodate zones for toddlers to teens.

Splash Pad will include a dumping bucket.

Bench seating is being incorporated into the outer ring in the dry zone – please note this IS within the fencing of the Splash Pad. Picnic seating is being incorporated into the area on the south side of the wet zone. This area will also include two 20' x 20' x 20' triangle shade sails.

WATER USAGE FORMULA:

Here is a good example of the water use for the splashpad for one season. The 120 GPM (gallons per minute) is what the Splash Pad would use if all the features are on at the same time. We are able to tweak both the GPM and the sequencing of the features so the final water use cost can actually be lowered.

Step 1

$$120 \times 60 \times 8 = 57,600 \text{ GALLONS/DAY}$$

(120 = 120 gallons per minute (GPM))

(60 = number of minutes per hour)

(8 = number of operation hours per day)

Step 2

$$57,600 \times 70\% = 40,320 \text{ GALLONS/DAY}$$

(70% = The sequence percentage...flow through we sequence it down even lower if needed)

Step 3

$$40,320 \times 70\% = 28,224 \text{ GALLONS/DAY (GPD)}$$

(70% = activation effect of the bollards) *Rough estimate*

Step 4

$$28,224 \times 84 = 2,370,816 \text{ GALLONS/SEASON}$$

(84 = number of days splashpad will be on, ex: 12 weeks)

Step 5

$$2,370,816 / 1,000 = 2370.82 \text{ (1,000 is the units of water usage for billing)}$$

$$2,370.82 \times \$8.00 \text{ per unit of water} = \$18,966.56$$

Those are all rough numbers and are dependent on the number of hours and days per week you opt to run the splash features.

******We have the ability to adjust the GPM with the low flow heads that are on the equipment. This will allow us to adjust the intensity of the water flow. Additionally, we have the ability to adjust the sequencing of the water features.***

******If there is no one in the Splash Pad then it will not run. To start back up, all a child has to do is touch the activation button on the bollard.***

Parks & Recreation anticipated uses for the Splash Pad and Park Improvements:

*Data provided by the Parks & Recreation Department

Events:

- Concert Series – 3-4 evenings each summer
- Summer Camp – 8 weeks each summer (probably at least 3x's a week, other days they will be on field trips, so at least 24x's per summer)
- Pavilion Rentals – Weekends all summer season (~30 days)
- Summer Rocks! – a 'kindness rock' painting class that can conclude with a trip to the Splash Pad
- Soccer – something for siblings to do & soccer players to do after their games and practices
- Holidays – These holidays could be special event days at the Splash Pad with a special promotion or activity:
 - Memorial Day
 - Flag Day
 - Father's Day
 - Independence Day
 - Labor Day

Day Care Centers:

- There are about 7-day care centers in our community. Coming to the Splash Pad would be a great way for them to go on a fun, yet inexpensive field trip (they just need to pay for transportation)

Drop-In:

- Casual recreation –
 - Mostly the Splash Pad will be utilized by families coming specifically to the Splash Pad for casual recreation. When you have an amenity like this, people do not want a lot of scheduled recreation. They want to relax, enjoy the sun, the water and just let their children socialize and play.
 - We could explore the possibility of allowing food vendors to 'set up shop' on busy weekends, permit required. This would require additional discovery and data collection to determine if it would be feasible.