



LINCOLN PARK PLANNING COMMISSION
CITY HALL – COUNCIL CHAMBERS 1355 SOUTHFIELD ROAD
LINCOLN PARK, MICHIGAN

April 10, 2019 at 7:00 p.m.

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approval of Previous Minutes**
- V. Approval of Agenda**
- VI. Old Business**
 - A. Public Hearing: 26182 Outer Drive – Supportive Housing Apartments
 - B. Special Land Use: 26182 Outer Drive – Supportive Housing Apartments
 - C. Site Plan Review: 26182 Outer Drive – Supportive Housing Apartments
- VII. New Business**
- VIII. Policy Review and Discussion**
- IX. Reports from Department and Other Boards and Commissions**
- X. Public Comments**
- XI. Comments from Planning Commissioners**
- XII. Adjournment**

The City of Lincoln Park will provide necessary reasonable auxiliary aides and services, such as signers for the hearing impaired and audio tapes of printed material being considered at the meeting to individuals with disabilities at the meeting/hearing upon seven (7) days prior notice to the City of Lincoln Park. Individuals with disabilities requiring auxiliary aides or services should contact the City of Lincoln Park by writing or calling the following: The Building Department, 1355 Southfield Road, Lincoln Park MI 48146; 313-386-1800 ext. 1296

**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF MARCH 13, 2019**

A Planning Commission meeting of March 13, 2019 held at the City of Lincoln Park City Hall, 1355 Southfield Road, Lincoln Park, Michigan.

1. MEETING CALLED TO ORDER:

A. The meeting was called to order at 7:02 P.M.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL OF OFFICERS:

PRESENT: Kelsey, Palmer, Horvath, Kissel, Graczyk

ABSENT: Briones

EXCUSED:

ALSO PRESENT: Leah DuMouchel, John Meyers

4. APPROVAL OF MINUTES

A. November 14, 2108

B. January 9, 2109

Minutes approved as written

5. APPROVAL OF AGENDA

Agenda approved with the addition of; Election of Planning Commission Secretary under New Business

6. UNFINISHED BUISNESS:

A. 2019 Annual Training – Checking April availability for planning members. Mike is not available April 17th, Larry is not available the 24th and Kevin is not available the 27th.

Adjourned until Matthew Coppler has set a date.

7. NEW BUISNESS

A. Conceptual Review: 26182 Outer Dr – Supportive Housing Apartments

The applicant proposed to build a thirty -two (32) units affordable multifamily rental housing with supportive services to be provided on and off site. Residency will be restricted to individuals and tenants whose income are at or below 60% of the area median income for Wayne County.

The Planning Commission approved a Site Plan and Special Land Use permit for this project in September of 2016. However, the necessary funding for the project was secured through the Michigan State Housing and Development Authority via an extended process that exceeded the period of approval for the Special Land Use and Site Plan. Therefore, the applicant has re-submitted the drawings to the Planning Commission to start the process again.

There are no proposed changes to the site plan since the Planning Commission last approved it, except for a minor boundary change which was approved administratively in March 2017.

This item is adjourned until the April planning meeting

B. Annual Report to City Council

Motion by Kelsey to send annual report to City Council, support by Palmer

All present voting Yes, Motion Carried

C. Nomination and Election of Planning Commission Secretary

Congratulations to Krystal Medina for being appointed to the Police and Fire Commission.

There are now three vacant seats on the Planning Commission. Krystal served as Secretary of the Planning Commission and a recommendation for a new Secretary is required.

Mr. Horvath has accepted the nomination as Secretary of the Planning Commission

All present voting Yes, Motion carried unanimously

8. POLICY REVIEW AND DISCUSSION

None

9. REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

None

10. PUBLIC COMMENTS

None

11. COMMENTS FROM PLANNING COMMISSIONERS

Gerald inquired about moving the City Hall location, John Meyers provided there is no information on this project.

Master Plan is in production. Future Land Use is still in the works, and hopefully will be available for the April meeting

12. ADJOURNMENT

Motion by Kelsey to adjourn, support by Graczyk

Motion carried unanimously

Meeting adjourned at 7:33 PM

MICHAEL HORVATH, Secretary

River's Edge Apartments Special Land Use Review

Applicant	Community Care Services, Susan Kozak
Project	River's Edge Apartments
Address	26182 Outer Drive
Date	April 10, 2019
Request	Special Land Use Approval
Recommendation	Approval

REQUEST

The applicant proposes to build a 32-unit supportive housing facility on its property located at 26182 West Outer Drive. The supportive housing facility is intended to serve clients of Community Care Services, which is adjacent to the proposed development and will retain ownership in it. The applicant seeks a Special Land Use approval in accordance with §1282.03(i), "Uses similar to the principal permitted uses of Section 1282.02, Principal Permitted Uses," which in turn permits Senior Housing and Housing for the Elderly.

The Code defines "housing for the elderly" in Section 1260.08 as follows:

HOUSING FOR THE ELDERLY: An institution other than a hospital or hotel which provides room and board to non-transient persons primarily sixty (60) years of age or older. Housing for the elderly may include:

- (1) ***Senior Apartments:*** Multiple-family dwelling units occupied by persons fifty-five (55) years of age or older.
- (2) ***Elderly Housing Complex:*** A building or group of buildings containing dwellings where the occupancy is restricted to persons sixty (60) years of age or older or couples where either the husband or wife is sixty (60) years of age or older.
- (3) ***Congregate or Interim Care Housing:*** A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.
- (4) ***Dependent Housing Facilities:*** Facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.

The proposed project consists of a housing facility restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility's management to coordinate the housing needs of CCS's clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. Because of this relationship, and because the City of Lincoln Park does not define "supportive housing" specifically, this project is considered for the purposes of zoning classification to be similar to housing for the elderly, and thus a use permitted after special approval in the RBD.

CRITERIA FOR REVIEW

The following conditions are all required to be met before a Special Land Use approval may be granted:

- 1) The special use will promote the use of land in a socially and economically desirable manner for persons who will use the proposed land use or activity, for landowners and residents who are adjacent thereto and for the City as a whole;
This condition is met.
- 2) The special use is compatible and in accordance with the goals, objectives and policies of the City's Comprehensive Development Plan;
This condition is met.
- 3) The special use is necessary for the public convenience at that location;
This condition is met.
- 4) The special use is compatible with adjacent uses of land, and can be constructed, operated and maintained so as to continue to be compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area in which it is proposed;
This condition is met.
- 5) The special use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
This condition is met.
- 6) The special use can be adequately served by public services and facilities without diminishing or adversely affecting public services and facilities to existing land uses in the area;
This condition is met.
- 7) The special use will not cause injury to the value of other property in the neighborhood in which it is to be located;
This condition is met.
- 8) The special use will protect the natural environment, help conserve natural resources and energy, and will not involve uses, activities, processes, materials and equipment or conditions of operation that will

be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, smoke, odors or other such nuisance;

This condition is met.

- 9) The special use is within the provisions of uses requiring special approval as set forth in the various zoning districts herein, is in harmony with the purposes and conforms to the applicable regulations of the zoning district in which it is to be located, and meets applicable site design standards for use in Section 1296.02; and

This condition is met.

- 10) The special use is related to the valid exercise of the City's police power and purposes which are affected by the proposed use or activity.

This condition is met.

RECOMMENDATION

It is recommended that the Lincoln Park Planning Commission **approve** the Supportive Housing Special Land Use proposed at 26182 West Outer Drive.

River's Edge Apartments Site Plan Review

Applicant	Community Care Services, Susan Kozak
Project	River's Edge Apartments
Address	26182 Outer Drive
Date	April 10, 2019
Request	Site Plan Approval
Recommendation	Approve

GENERAL

All elements of the site plan shall be designed to take into account the site's topography, the size and type of plot, the character of adjoining property, and the traffic operations of adjacent streets. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code. The site plan shall conform with all requirements of this Zoning Code, including those of the applicable zoning district(s).

Project and Site Description

The applicant proposes to build thirty-two (32) units of affordable multifamily rental housing with supportive services to be provided on and off site. Residency will be restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility's management to coordinate the housing needs of CCS's clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. These services are intended to enhance the residents' ability to maintain independent living, and will address the unique needs of each resident.

This project received Site Plan Approval and Special Land Use Approval in September of 2016. However, those approvals expired before project funding was secured.

Site conditions

Figure 1: Aerial View

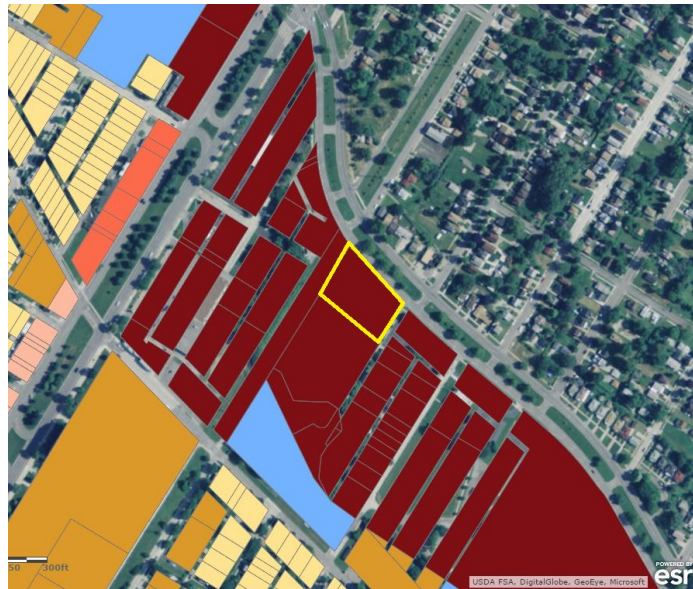


Land Use and Zoning

Zoning

The site is zoned Regional Business District (RBD).

Figure 3: Zoning Map



Per Section 1282.02 of the Lincoln Park Zoning Code, senior housing and housing for the elderly is a principal permitted use in the RBD, and Section 1282.03 of the Code permits after special approval uses which are similar to principal permitted uses. The Code defines “housing for the elderly” in Section 1260.08 as follows:

HOUSING FOR THE ELDERLY: *An institution other than a hospital or hotel which provides room and board to non-transient persons primarily sixty (60) years of age or older. Housing for the elderly may include:*

- (1) **Senior Apartments:** *Multiple-family dwelling units occupied by persons fifty-five (55) years of age or older.*
- (2) **Elderly Housing Complex:** *A building or group of buildings containing dwellings where the occupancy is restricted to persons sixty (60) years of age or older or couples where either the husband or wife is sixty (60) years of age or older.*
- (3) **Congregate or Interim Care Housing:** *A semi-independent housing facility containing congregate kitchen, dining, and living areas, but with separate sleeping rooms. Such facilities typically provide special support services, such as transportation and limited medical care.*
- (4) **Dependent Housing Facilities:** *Facilities such as convalescent homes and nursing homes which are designed for older persons who need a wide range of health and support services, including personal nursing care.*

The proposed project consists of a housing facility restricted to individuals and tenants whose incomes are at or below 60% of the area median income for Wayne County. It is intended that Community Care Services will work closely with the facility’s management to coordinate the housing needs of CCS’s

clientele with the facility, and for CCS to offer some of its customary outpatient care services on-site at the proposed facility. Because of this relationship, and because the City of Lincoln Park does not define “supportive housing” specifically, this project is considered for the purposes of zoning classification to be similar to housing for the elderly, and thus a use permitted after special approval in the RBD.

Proposed and Existing Uses

Site: Supportive housing
 North: ROW, City of Detroit
 East: Medical
 South: Community Care Services (same ownership)
 West: Electrical transmission easement

Dimensional Standards

The dimensional requirements of the RBD district are described in the chart below. (§1294.32, except where noted.)

	Required	Provided	Compliance
Lot Width	40'	286'	Met
Street Frontage (§1294.09)	Shrubbery and low retaining walls 2 ½' < height < 8'		Met
Lot Area	4000 sf in RBD; 2000 sf per dwelling unit used to calculate (MFRD standard) = 64,000 sf	66,495 sf	Met
Lot Coverage	50%	17,475 / 66,495 = 26%	Met
Height	2 stories or 25'	25' plus parapet	Met
Setback – Front	30'	30'	Met
Setback – Sides	10' least; 20' total	30', 30' = 60' total	Met
Setback – Rear	25'	27'	Met

Items to be addressed

None

BUILDING DESIGN

The building design shall relate to the surrounding environment in regard to texture, scale, mass, proportion, and color. High standards of construction and quality materials will be incorporated into the new development. In addition to following design guidelines adopted in specific district or sub-area plans, the building design shall meet the requirements of Section 1296.04, Standards for Architecture and Building Materials.

Required	Compliance
<ul style="list-style-type: none"> • Building mass, height, bulk and width-to-height ratio within 50-150% of buildings within 500' 	Met
<ul style="list-style-type: none"> • Architectural variety • Similar materials and entrances to buildings within 500' 	Met
<ul style="list-style-type: none"> • Building materials: primarily natural products conveying permanence (brick, decorative masonry block, stone, or beveled wood siding) = 75% of each façade (industrial districts, 50% if facing ROW) • 25% may be glass, exterior insulation finish systems (EIFS), vinyl, aluminum, or steel siding; or similar synthetic or highly-reflective materials (industrial districts not facing public streets or freeways, these and pre-cast concrete or plain masonry block) • Natural colors (bright for decorative features only) 	Met
<ul style="list-style-type: none"> • Façade: <100' uninterrupted • If >100' = recesses, off-sets, angular forms, arches, colonnades, columns, pilasters, detailed trim, brick bands, contrasting courses of material, cornices or porches • All sides similar 	Met
<ul style="list-style-type: none"> • Windows: vertical, recessed, visually-obvious sills • Spaces between windows = columns, mullions, or material found elsewhere on the façade • Front facades > 25% windows • Size, shape, orientation, spacing to match buildings within 500' 	Met
<ul style="list-style-type: none"> • Main entrances: doors larger • Framing devices (overhangs, recesses, peaked roof forms, porches, arches, canopies, parapets, awnings, display windows, accent colors, tile work, moldings, pedestrian-scale lighting, distinctive door pulls) 	Met
<ul style="list-style-type: none"> • Pitched / shingled roof forms • Overhanging eaves with slope of 0.5 to 1 • Rooflines >100' = roof forms, parapets, cornice lines • Roof-top mechanical equipment screened by roof form. 	Met

Items to be addressed

None

PRESERVATION OF SIGNIFICANT NATURAL FEATURES

Judicious effort shall be used to preserve the integrity of the land, existing topography, and natural, historical, and architectural features as deemed in this Zoning Code, in particular flood hazard areas and wetlands designated/regulated by the Michigan Department of Environmental Quality, and, to a lesser extent, flood hazard areas and wetlands which are not regulated by the Department.

A portion of the site was originally within the 100-year floodplain. The boundary has been adjusted to remove the floodplain from the site.

Items to be addressed

None

SIDEWALKS, PEDESTRIAN AND BICYCLE CIRCULATION

The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and sidewalks/ pedestrian or bicycle pathways in the area. There shall be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of primary and secondary schools, playgrounds, local shopping areas, fast food/ service restaurants and other uses which generate a considerable amount of pedestrian or bicycle traffic.

Sidewalks are provided throughout the project site. A separated pedestrian circulation system connects the proposed project to the parking lot, the service drive, public rights-of-way at Outer Drive and Chandler Avenue, and Community Care Services’ existing property at 26184 West Outer Drive. The sidewalk along Outer Drive also serves as a connection to the SMART transit system, hosting a stop for route 125 Fort Street / Eureka.

Items to be addressed

None

PARKING

The number and dimensions of off-street parking [spaces] shall be sufficient to meet the minimum required by this Zoning Code. However, where warranted by overlapping or shared parking arrangements, the Planning Commission may reduce the required number of parking spaces, as provided in this Zoning Code.

Use	Required	Proposed	Compliance
Supportive housing	Senior citizen housing: One for every two dwelling units = 32/2 = 17 (max 21) Convalescent homes: One for every three beds or two rooms plus one for each employee on duty = 20 (max 25)	21	Met

Items to be addressed

None

BARRIER-FREE ACCESS

The site has been designed to provide barrier-free parking and pedestrian circulation.

Required Spaces	Required Barrier-Free Spaces	Proposed Barrier-Free Spaces	Compliance
>25	1	0	Not met

Items to be addressed

- Applicant to label and identify at least one barrier-free parking space

LOADING

All loading and unloading areas and outside storage areas, including refuse storage stations, shall be screened in accordance with this Zoning Code.

Gross Floor Area	Loading Spaces – Required	Loading Spaces – Provided	Compliance
17,475	1	1	Met

Items to be addressed

None

ACCESS, DRIVEWAYS, AND VEHICULAR CIRCULATION

Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site shall be provided. Drives, streets, parking and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. All driveways shall meet the design and construction standards of the City. Access to the site shall be designed to minimize conflicts with traffic on adjacent streets, particularly left turns into and from the site. For uses having frontage and/or access on a major traffic route, as defined in the City of Lincoln Park Comprehensive Development Plan, the number, design, and location of access driveways and other provisions for vehicular circulation shall comply with the provisions of Section 1290.10, Access Management Standards.

Outer Drive is identified in §1290.10 as a major traffic route to which the access management and driveway standards in that section apply.

Required	Provided	Compliance
<ul style="list-style-type: none"> • Single two-way driveway or pair of one-way driveways • Two-way: 25' < throat width < 30' (face to face of curb). One-way paired: each 20' measured perpendicularly. May be separated by 10' median; sidewalks shall be continued or maintained • 25' radii; 30' radii where daily truck traffic expected • Corner lots: one access point per street with >100' frontage 	The site is accessed via an access road from Outer Drive. A pair of two-way driveways leads from the access drive into the parking lot.	Met

<ul style="list-style-type: none"> • If frontage >300' and documented need (ITE), may allow additional access with design restrictions • If frontage >600', max of 3 drives may be allowed; one with design restrictions 		
<ul style="list-style-type: none"> • Shared access: driveways along property lines, connecting parking lots, on-site frontage roads, rear service drives. Encouraged and may be required for sites within 1/4 mile of major intersections; having dual frontage; with <300' frontage; with sight distance problems; along congested or accident-prone roadway segments • Connection to adjacent facilities may be required; site accommodation may be required for future connection to undeveloped adjacent property • Letters of agreement or access easements required 	<p>No shared access arrangements are proposed, and connection to adjacent facilities is limited to the sidewalk along Chandler Ave. Considering the uniform ownership of, and proposed relationship between, the existing CCS property and the subject site, it is recommended that the applicant consider these opportunities.</p>	<p>Met</p>
<ul style="list-style-type: none"> • Triangular unobstructed view areas: from corner of two ROWs, 25' along each; from corner of ROW and driveway, 10' along driveway and 5' along ROW • Grass / groundcover only in 3' strip abutting driveway and ROW • Trees permitted if trimmed between 30" and 6' from ground level 	<p>Groundcover and trees are proposed in the triangular unobstructed view areas.</p>	<p>Met</p>
<ul style="list-style-type: none"> • May require drive to be located on the far side of the property from congested intersections • >150' from signalized intersection or 4-way stop, or right-turn-only at 75' from intersection • >100' otherwise • >200' from centerline of I-75 access ramps 	<p>N/A</p>	<p>N/A</p>
<ul style="list-style-type: none"> • Same side of street: Driveway spacing determined by speed limits in §1290.10 • Across the street: Driveways directly aligned or >150' offset (excludes right-turn-only) • Directional driveways, divided driveways, and deceleration tapers and/or by-pass lanes may be required by the Planning Commission where they will reduce congestion and accident potential 	<p>N/A</p>	<p>N/A</p>

Items to be addressed

None

EMERGENCY VEHICLE ACCESS

All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the Fire Department and Police Department.

This item is subject to review by the Lincoln Park Fire and Police Departments.

Items to be addressed

- Emergency vehicle access is subject to Fire and Police Department review

STREETS

All streets shall be developed in accordance with the City of Lincoln Park Subdivision Control Ordinance and construction standards, unless developed as a private road in accordance with the requirements of the City.

No new streets are proposed.

Items to be addressed

None

LANDSCAPING, SCREENING, AND OPEN SPACE

The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property. Landscaping, landscape buffers, greenbelts, fencing, walls and other protective barriers shall be provided and designed in accordance with the provisions of Section 1296.03, Landscaping Standards. Recreation and open space areas shall be provided in all multiple-family residential and educational developments.

	Required	Proposed	Compliance
Street Landscaping	Greenbelt, 10' width minimum with groundcover	14' - 30' greenbelt	Met
	1 tree and 4 shrubs per 40' of street frontage 769' total = 19 trees and 76 shrubs	19 trees; 78 shrubs	Met
	Where headlights from parked vehicles will shine into the ROW, may require a totally obscuring hedge	N/A	N/A
Interior Landscaping	10% of total lot area landscaped, including groundcover (66,495 sf * 0.1) = 6650 sf landscaping	17,250 sf	Met
	Interior landscaping to be grouped near entrances, foundations, walkways, service areas		Met
	1 tree per 400 sf of required landscaping and 1 shrub per 125 sf of required landscaping 66,475 sf = 17 trees and 53 shrubs	17 trees; 54 shrubs	Met
Parking Lot	1 deciduous or ornamental tree per 10 parking spaces 20/10 = 2	2 trees	Met

	Required	Proposed	Compliance
	100 sf of planting area per tree		Met
Screening	Waste receptacle: Decorative masonry wall of at least 6' with solid or impervious gate	6' masonry wall	Met

Items to be addressed

None

SOIL EROSION CONTROL

The site shall have adequate lateral support so as to ensure that there will be no erosion of soil or other material. The final determination as to adequacy of, or need for, lateral support shall be made by the Building Superintendent or City Engineer.

Soil erosion controls are subject to detailed engineering review. A Soil Erosion and Sedimentation permit must be obtained from Wayne County.

Items to be addressed

- Soil erosion controls shall be addressed in detailed engineering review.*
- Soil Erosion and Sedimentation permit shall be obtained from Wayne County.*

UTILITIES

Public water and sewer facilities shall be available or shall be provided for by the developer as part of the site development, where such systems are available.

Public water and sewer facilities are available to the development. Utility installation is subject to detailed engineering review.

Items to be addressed

- Utility installation shall be addressed in detailed engineering review.*

STORMWATER MANAGEMENT

Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater which complements the natural drainage patterns and wetlands, prevent erosion and the formation of dust. Sharing of stormwater facilities with adjacent properties shall be

encouraged. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water.

Stormwater management is subject to detailed engineering review; preliminary comments are appended to this report. The storm sewer system is under the jurisdiction of Wayne County; required permits must be secured.

Items to be addressed

- Stormwater management shall be addressed in detailed engineering review.*
- Applicant shall provide required Wayne County Drain Commission permitting documents.*

LIGHTING

Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets. Flashing or intermittent lights shall not be permitted.

Exterior lighting is not expected to impede the vision of traffic along adjacent streets.

Items to be addressed

None

NOISE

The site has been designed, buildings so arranged, and activities/equipment programmed to minimize the emission of noise, particularly for sites adjacent to residential districts.

Noise impacts associated with the proposed use are expected to be minimal.

Items to be addressed

None

MECHANICAL EQUIPMENT

Mechanical equipment, both roof and ground mounted, shall be screened in accordance with the requirements of this Zoning Code.

All proposed mechanical equipment is screened.

Items to be addressed

None

SIGNS

The standards of the City's Sign Code are met.

Signage is subject to Building Department review.

Items to be addressed

- Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.*

HAZARDOUS MATERIALS OR WASTE

For businesses utilizing, storing or handling hazardous material such as automobile service and automobile repair stations, dry cleaning plants, metal plating industries, and other industrial uses, documentation of compliance with state and federal requirements shall be provided.

No hazardous materials are expected.

Items to be addressed

None

OTHER AGENCY REVIEWS

The applicant has provided documentation of compliance with other appropriate agency review standards, including, but not limited to, the Michigan Department of Natural Resources, Michigan Department of Environmental Quality, Michigan Department of Transportation, Wayne County Drain Commission, Wayne County Health Department, and other federal and state agencies, as applicable.

Items to be addressed

None

VARIANCES

No variances are requested.

Items to be addressed

None

RECOMMENDATIONS

Findings

The application is in substantial compliance with §1296, Site Plan Review.

Conditions

- Applicant to label and identify at least one barrier-free parking space*
- Soil erosion controls shall be addressed in detailed engineering review.*
- Soil Erosion and Sedimentation permit shall be obtained from Wayne County.*
- Utility installation shall be addressed in detailed engineering review.*
- Stormwater management shall be addressed in detailed engineering review.*
- Applicant shall provide required Wayne County Drain Commission permitting documents.*
- Signage shall be permitted by the Building Department in accordance with Chapter 1476 of the City Code.*

Recommendations

It is recommended that the Planning Commission **approve** the Site Plan submission for Rivers Edge Apartments, 26182 West Outer Drive, with the conditions noted herein.

RIVERS EDGE APARTMENTS

LINCOLN PARK

LIST OF DRAWINGS

CIVIL ENGINEERING

C1 BOUNDARY AND TOPOGRAPHIC SURVEY
 C2 PAVING AND GRADING PLAN
 C3 UTILITY PLAN
 C4 SOIL EROSION CONTROL

LANDSCAPING

L101 SITE PLANTING PLAN
 L102 PLANT LIST AND DETAILS
 L103 SITE DETAILS

ARCHITECTURAL

A.9.101 ARCHITECTURAL SITE PLAN
 A.101 FIRST / SECOND FLOOR PLAN
 A.201 EXTERIOR ELEVATIONS

ELECTRICAL

E.101 SITE PHOTOMETRIC PLAN

DEVELOPMENT TEAM

OWNER

COMMUNITY CARE SERVICES
 26184 W. OUTER DRIVE
 LINCOLN PARK, MI 48146
 (313) 389-7546

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
 550 NINE MILE ROAD
 FERNDALE, MICHIGAN 48220
 (248) 543.4100

LANDSCAPE ARCHITECT

KENNETH WEIKAL LANDSCAPE ARCHITECTURE
 33203 BIDDESTONE
 FARMINGTON HILLS, MI 48334-4313
 (248) 477-3600

CIVIL ENGINEER

GEORGE JEROME & CO.
 28304 HAYES
 ROSEVILLE, MI 48066
 (586)774-3000

MICHIGAN

SUMMARY TABLE

SITE DATA

NOTE THAT ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON RBD ZONING STANDARDS

LOT SIZE
 REQUIRED (MINIMUM)
 (2,000 SF/UNIT PER MFRD STANDARDS) 64,000 OR 1.48 ACRES
 PROVIDED 64,333 OR 1.47 ACRES

ZONING
 EXISTING RBD - (REGIONAL BUSINESS DISTRICT)

SITE DENSITY (D.U./ACRE)
 ALLOWABLE (2,000 SF/UNIT PER MFRD LAND/UNIT) 21.79 DU/ACRE
 PROPOSED 21.77 DU/ACRE

LOT COVERAGE
 ALLOWABLE 50%
 PROPOSED 27%

FLOOR AREA RATIO
 ALLOWABLE 1.50
 PROPOSED (GROSS BUILDING AREA/GROSS SITE AREA) .51
 (35,200/68,183 SF)

LANDSCAPE AREA
 REQUIRED (10% OF SITE AREA) 6,433 SF
 PROPOSED 17,250 SF

PARKING
 REQUIRED SENIOR CITIZEN HOUSING - ONE FOR EVERY TWO DWELLING UNITS - 32/2 = 16 (20 MAX) 16 SPACES
 PROVIDED 18 OPEN SPACES PLUS 2 BARRIER FREE) 20 SPACES

BUILDING DATA

BUILDING FOOTPRINT 17,600 SF

GROSS BUILDING AREA
 1ST FLOOR 17,600 SF
 2ND FLOOR 17,600 SF
 TOTAL 35,200 SF

GROSS BUILDING AREA PER UNIT 1,100 SF
 35,200/32 UNITS

BUILDING HEIGHT
 ALLOWABLE 25 - 0' (2 STORIES)
 PROPOSED 25 - 0' (2 STORIES)

UNIT COUNT/MIX
 1 BEDROOM UNITS (725 SF) 32 UNITS

NOTES REGARDING NON-APPLICABLE ITEMS:-

PROPOSED BUILDING USE IS 32 UNITS OF SUPPORTIVE HOUSING.

- (X) NO OUTDOOR STORAGE WILL BE PROVIDED ON SITE.
- (H) NO HAZARDOUS AND POLLUTING MATERIALS WILL BE USED OR STORED ON SITE.
- (I) NO HAZARDOUS SUBSTANCES WILL BE STORED, USED, RECYCLED OR DISPOSED OF ON SITE, NEITHER INSIDE OR OUTSIDE. (KEEP IN MECH./STORAGE.)
- (J) NO UNDERGROUND STORAGE TANKS EXIST ON THE SITE OR ARE PROPOSED.
- (K) NO KNOWN CONTAMINATED AREAS EXIST ON SITE PER SURVEY WORK, AND SITE INVESTIGATION.

DATE	ISSUE
08.24.2016	SPA SUBMISSION
03.27.2017	BOUNDARY REVISION
03.19.2018	SPA RESUBMISSION
03.19.2019	SPA RESUBMISSION

SIGNATURE BLOCK

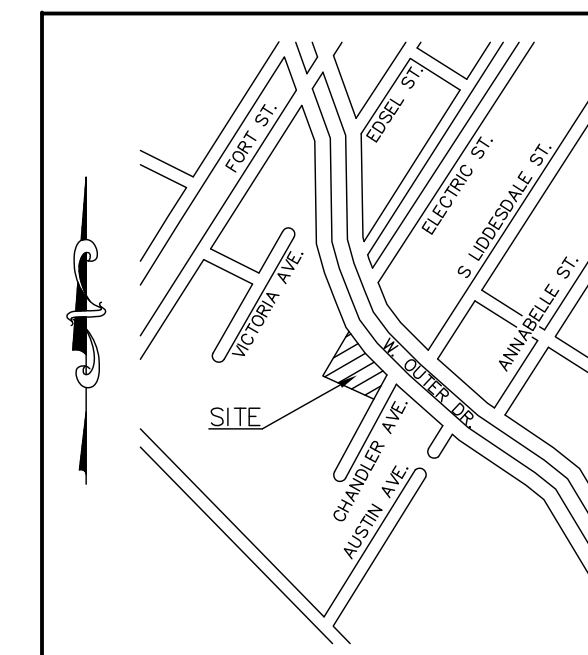
SIGNATURE	INITIALS	DATE
OWNER		
ARCHITECT		
GENERAL CONTRACTOR		
SURETY COMPANY		



FUSCO, SHAFFER & PAPPAS, INC.
 ARCHITECTS AND PLANNERS

COPYRIGHT 2014-FUSCO, SHAFFER & PAPPAS, INC.

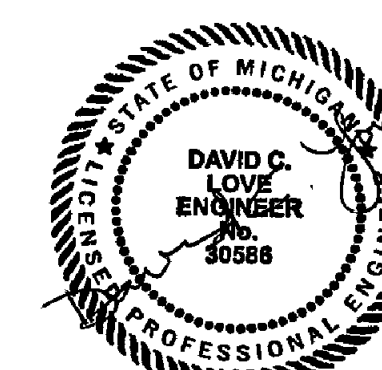




LOCATION MAP
NOT TO SCALE

LEGEND

- R. RECORD
- M. MEASURED
- C. CALCULATED
- H. HEARNE BRO.'S MAP
- F.I.R. FOUND IRON ROD
- F.MON. FOUND MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.K. NAIL
- T/C. TOP OF CURB
- G. GUTTER
- FF. FINISHED FLOOR
- T/W. TOP OF WALL
- T/P. TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
- M.H. MANHOLE
- C.O. CLEAN OUT
- L.P. LIGHT POLE
- GW. GATE VALVE AND WELL
- WSV. WATER STOP VALVE
- HYD. FIRE HYDRANT
- S.P. STEEL POST
- M.W. MONITORING WELL
- SIGN
- G.W. GUY WIRE
- FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OHW. OVERHEAD UTILITY LINES



SITE BENCHMARKS:

REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C I-75
ELEV:589.24 (NAVD 88)

SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' ELY OF HIGH TENSION POWER LINES
ELEV:585.59 (NAVD 88)

SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV:583.17 (NAVD 88)

SITE BENCHMARK #3
PK NAIL N. SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV:584.78 (NAVD 88)

SCHEDULE B EXCEPTIONS

- ② Permanent Water Main Easement recorded in Liber 48984 Page 629, Wayne County Records. Easement location is approximate, as exact location of water main is not known.
- ③ Pipeline Easement recorded in Liber 8485 Page 243, Wayne County Records. Easement is not sufficiently described and therefore is not plotted hereon.
- ④ Declaration and Grant of Cross Easements for Ingress and Egress recorded in Liber 23345 Page 548, Wayne County Records. Easement is blanket in nature and therefore is not plotted hereon.
- ⑤ Terms and conditions of The Amended Urban Renewal Plan recorded in Liber 19755, 106, Wayne County Records. Easement is blanket in nature and therefore is not plotted hereon.

LEGAL DESCRIPTION (Old Republic National Title Insurance Company Commitment No: 701109, Dated April 5, 2016)

Land in the City of Lincoln Park, County of Wayne, State of Michigan, described as follows:

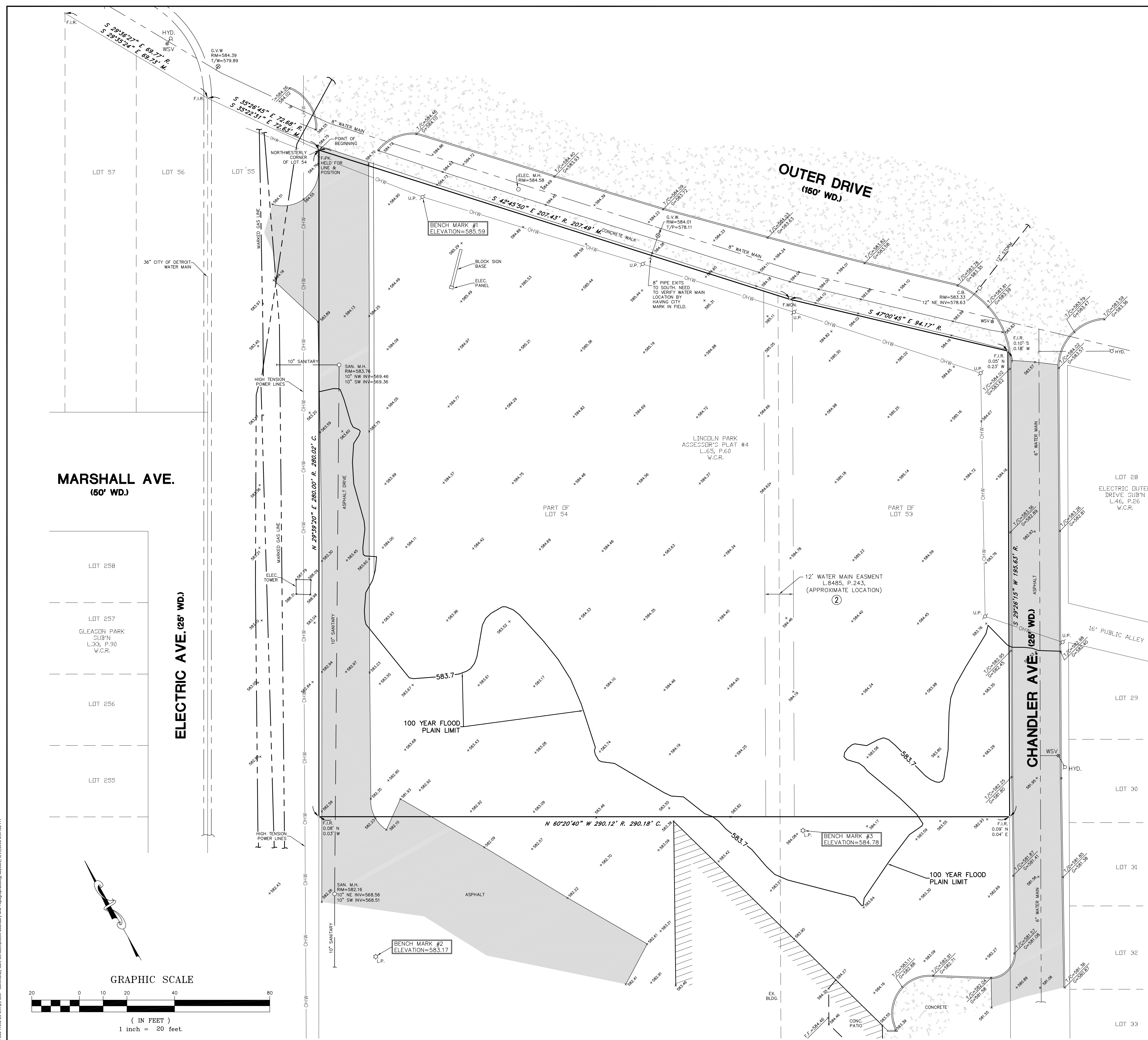
That part of Lots 53 and 54, "LINCOLN PARK ASSESSOR'S PLAT NO. 4", according to the plat thereof as recorded in Liber 65 of Plats, Page 60, Wayne County Records, described as beginning at the Northwest corner of Lot 54; thence South 42 degrees 45 minutes 05 seconds East 207.43 feet; thence South 47 degrees 00 minutes 45 seconds East 94.17 feet; thence South 29 degrees 26 minutes 15 seconds West 195.63 feet; thence North 60 degrees 20 minutes 40 seconds West 290.12 feet; thence North 29 degrees 39 minutes 20 seconds East 280.00 feet to the point of beginning.

BOUNDARY CERTIFICATION

George Jerome & Co. hereby certifies to Community Care Services that it has surveyed the above described property, description furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein.

George G. Jerome Jr., P.S. P.E.
46672

RIVERS EDGE APARTMENTS



MARSHALL AVE.
(60' WD.)

ELECTRIC AVE. (25' WD.)

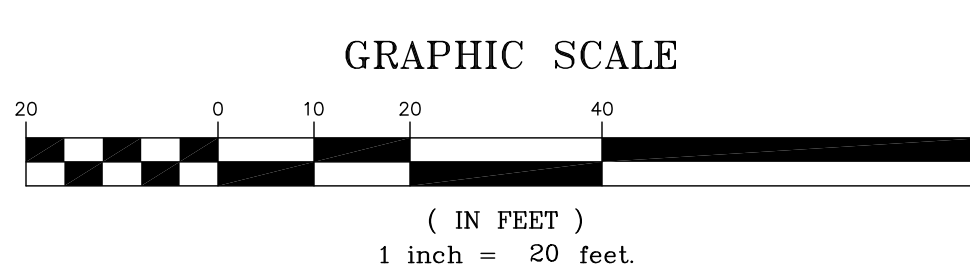
OUTER DRIVE
(150' WD.)

CHANDLER AVE.
(25' WD.)

BENCH MARK #1
ELEVATION=585.59

BENCH MARK #3
ELEVATION=584.78

BENCH MARK #2
ELEVATION=583.17



BOUNDARY & TOPOGRAPHIC SURVEY

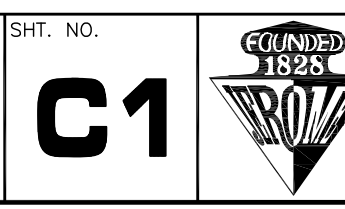
PART OF LOTS 53 & 54, LINCOLN PARK ASSESSOR'S PLAT #4, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

DATE:	BY:	REVISIONS	DATE:	BY:	REVISIONS
8-24-16	DCL	SITE PLAN APPROVAL			
3-19-18	DCL	SITE PLAN APPROVAL RESUBMISSION			
3-19-19		SITE PLAN APPROVAL RESUBMISSION			

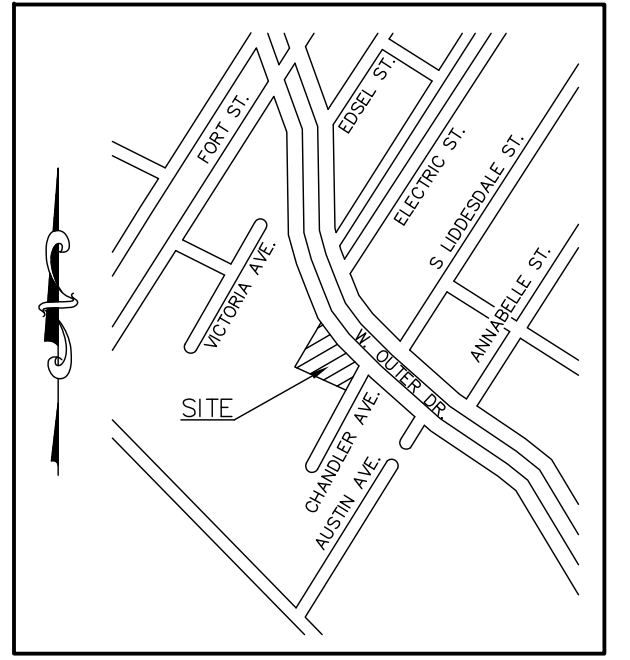
SURVEY BY	P.J.
DRAWN BY	D.J.C.
CHECKED BY	G.J.J.R.
APPROVED BY	G.J.J.R.

GEORGE JEROME & CO.
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28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000
www.GeorgeJerome.com

ORDER NO. 25-835
FIELD BOOK 1410 Pgs.1-3
SCALE 1" = 20' FOR COMMUNITY CARE DATE 4-5-16
DRAWING FILE NO. _____



\\srm\cadd\proj\2016\25-835\25-835.dwg - Community Care Services\25-835 - Boundary and Topographic.dwg, Layout1, 3/19/2018 2:27:23 PM



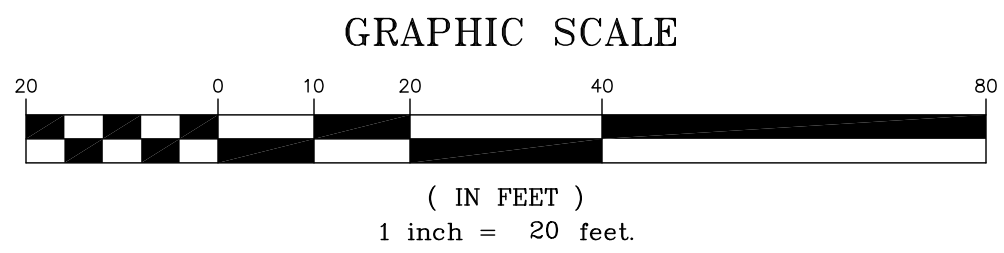
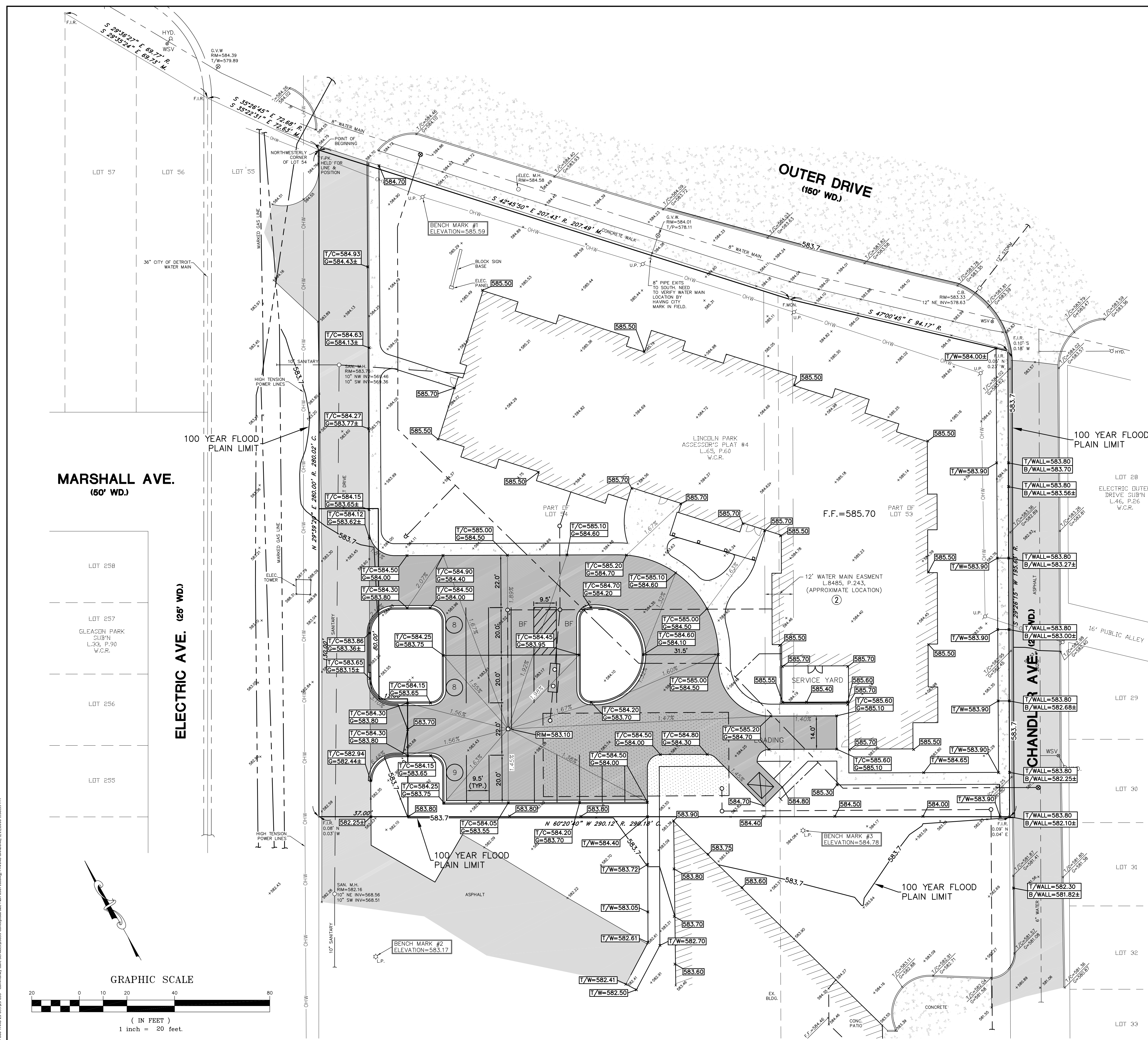
LOCATION MAP
NOT TO SCALE

LEGEND

- R. — RECORD
- M. — MEASURED
- C. — CALCULATED
- H. — HEARNE BRO.'S MAP
- F.I.R. — FOUND IRON ROD
- F.MON. — FOUND MONUMENT
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- S.P. — STEEL POST
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- SIGN — SIGN
- G.W. — GUY WIRE
- FENCE — FENCE
- SANITARY/COMBINED SEWER — SANITARY/COMBINED SEWER
- STORM SEWER — STORM SEWER
- WATERMAIN — WATERMAIN
- OHW — OVERHEAD UTILITY LINES

SITE BENCHMARKS:

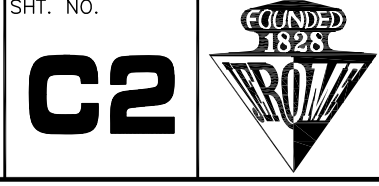
- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C 1-5
ELEV: 589.24 (NAVD 88)
- SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' E/LY OF HIGH TENSION POWER LINES
ELEV: 585.59 (NAVD 88)
- SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV: 583.17 (NAVD 88)
- SITE BENCHMARK #3
PK NAIL N SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV: 584.78 (NAVD 88)

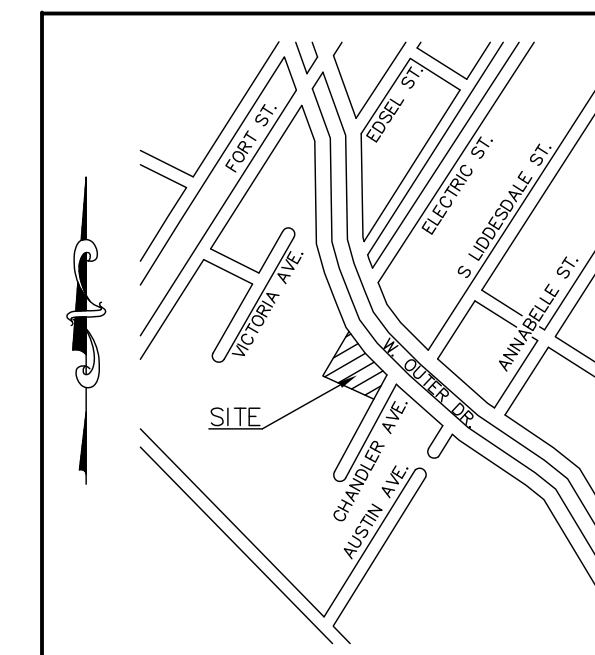


DATE:	BY:	REVISIONS	DATE:	BY:	REVISIONS
8-24-16	DCL	SITE PLAN APPROVAL			
3-19-18	DCL	SITE PLAN APPROVAL RESUBMISSION			
3-19-19		SITE PLAN APPROVAL RESUBMISSION			

PAVING AND GRADING PLAN
26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

SURVEY BY: P.J.	GEORGE JEROME & CO. CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS 28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000 www.georgejerome.com	ORDER NO. 25-835	SH. NO.	
DRAWN BY: D.J.C.		FIELD BOOK 1410 Pgs. 1-3		
CHECKED BY: G.J.J.R.		SCALE 1" = 20'	FOR COMMUNITY CARE	DATE 4-5-16
APPROVED BY: G.J.J.R.			DRAWING FILE NO.	





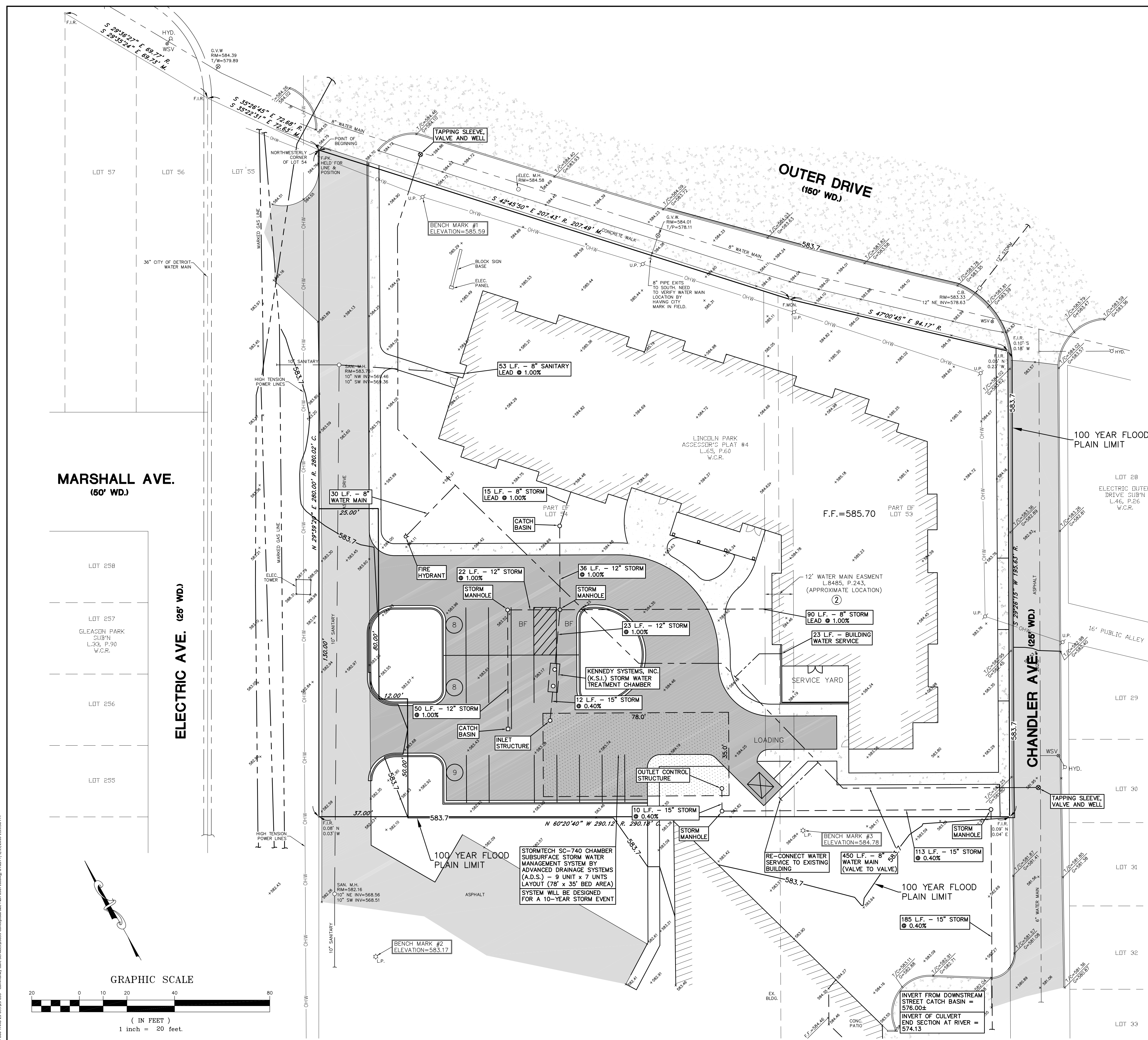
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NOT TO SCALE

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- SANITARY/COMBINED SEWER — SANITARY/COMBINED SEWER
- STORM SEWER — STORM SEWER
- WATER MAIN — WATER MAIN
- OHW — OVERHEAD UTILITY LINES

SITE BENCHMARKS:

- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C-175
ELEV=589.24 (NAVD 88)
- SITE BENCHMARK #1
R/R SPIKE IN S FACE OF UTILITY POLE W OF OUTER DR R.O.W. & 50' E/LY OF HIGH TENSION POWER LINES
ELEV=585.59 (NAVD 88)
- SITE BENCHMARK #2
PK NAIL N SIDE CONC. LIGHT POLE BASE 50' S & 25' E OF SW PROPERTY CORNER
ELEV=583.17 (NAVD 88)
- SITE BENCHMARK #3
PK NAIL N. SIDE CONC. LIGHT POLE BASE 86' W & 6' S OF SE PROPERTY CORNER
ELEV=584.78 (NAVD 88)



MARSHALL AVE.
(60' WD.)

ELECTRIC AVE. (25' WD.)

OUTER DRIVE
(150' WD.)

CHANDLER AVE. (25' WD.)

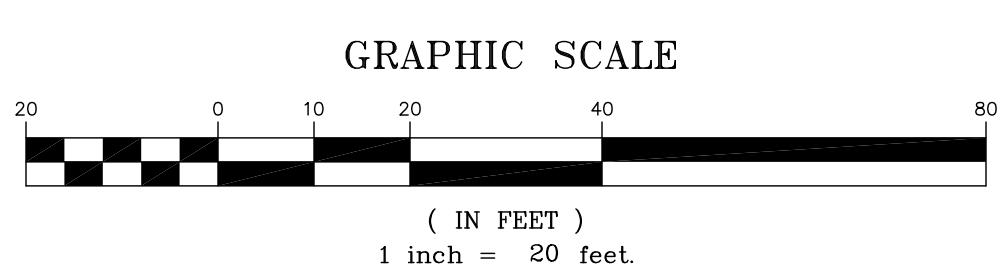
100 YEAR FLOOD
PLAIN LIMIT

100 YEAR FLOOD
PLAIN LIMIT

100 YEAR FLOOD
PLAIN LIMIT

STORMTECH SC-740 CHAMBER
SUBSURFACE STORM WATER
MANAGEMENT SYSTEM BY
ADVANCED DRAINAGE SYSTEMS
(A.D.S.) - 9 UNIT x 7 UNITS
LAYOUT (78' x 35' BED AREA)
SYSTEM WILL BE DESIGNED
FOR A 10-YEAR STORM EVENT

INVERT FROM DOWNSTREAM
STREET CATCH BASIN =
576.00±
INVERT OF CULVERT
END SECTION AT RIVER =
574.13



DATE:	BY:	REVISIONS	DATE:	BY:	REVISIONS
8-24-16	DCL	SITE PLAN APPROVAL			
3-19-18	DCL	SITE PLAN APPROVAL RESUBMISSION			
3-19-19		SITE PLAN APPROVAL RESUBMISSION			

UTILITY PLAN

26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

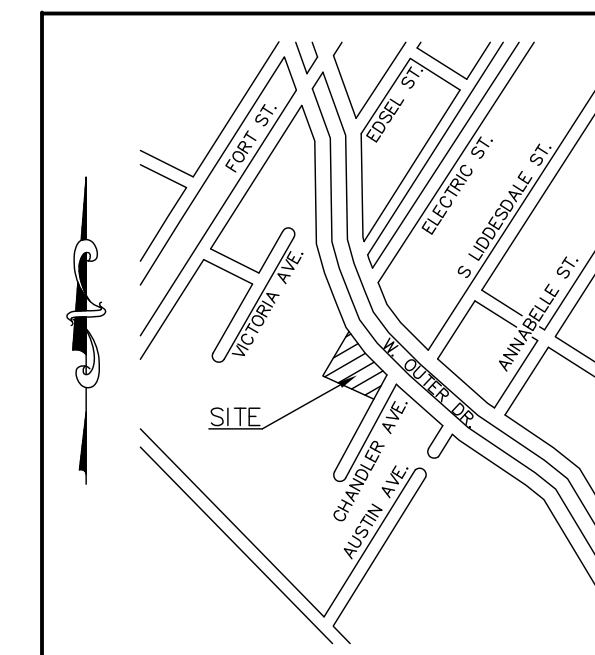
SURVEY BY P.J.
DRAWN BY D.J.C.
CHECKED BY G.J.J.R.
APPROVED BY G.J.J.R.

GEORGE JEROME & CO.
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28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000
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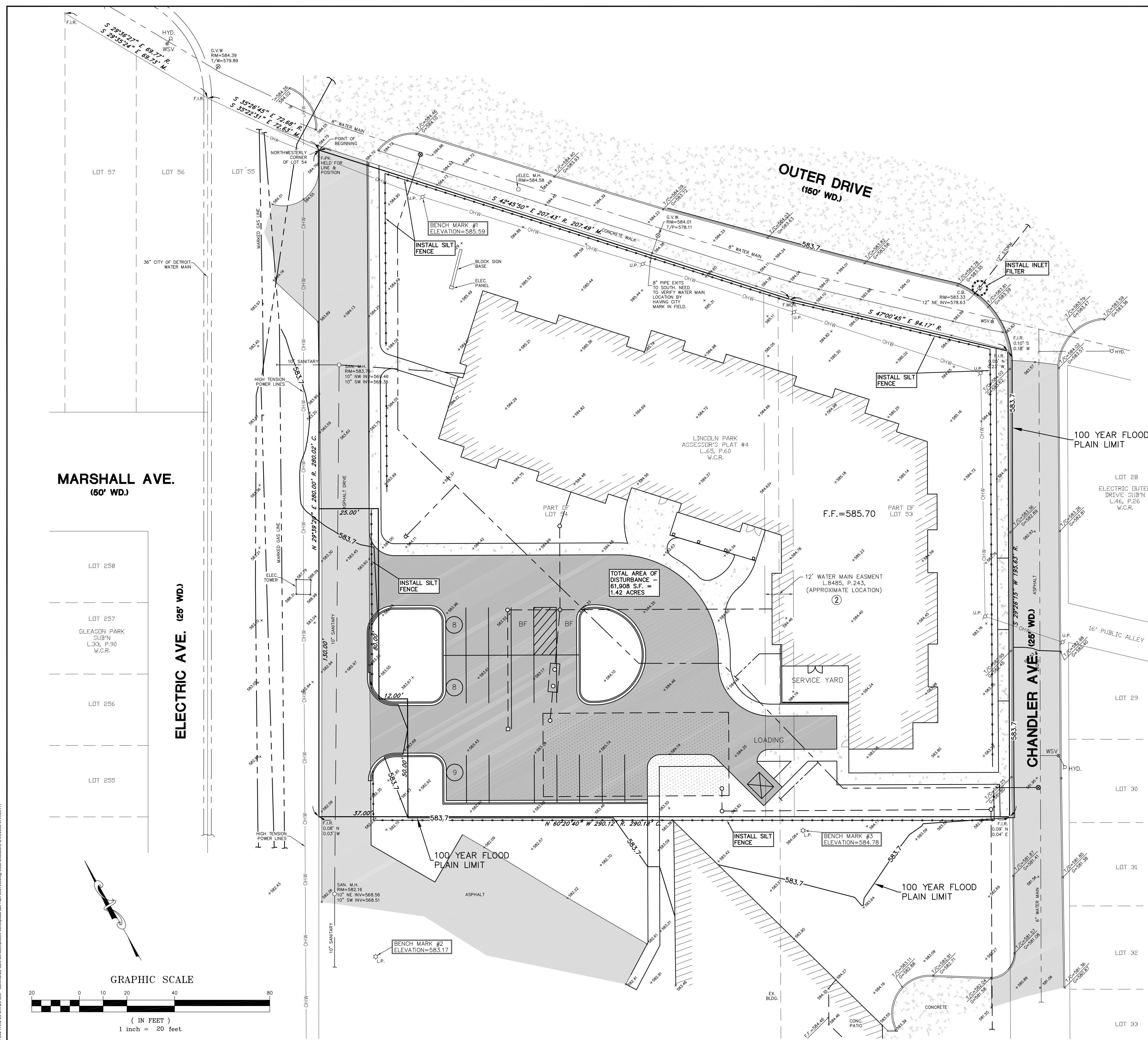
ORDER NO. 25-835
FIELD BOOK 1410 Pgs.1-3
DRAWING FILE NO.

SH. NO. **C3**

\\server\cadd\proj\2016\26182 OUTER DRIVE 25-835 - Community Care Services\26182 Outer Drive 25-835 Conceptual Site Plan 03/19/2018 1:30:58 PM



LOCATION MAP
NOT TO SCALE

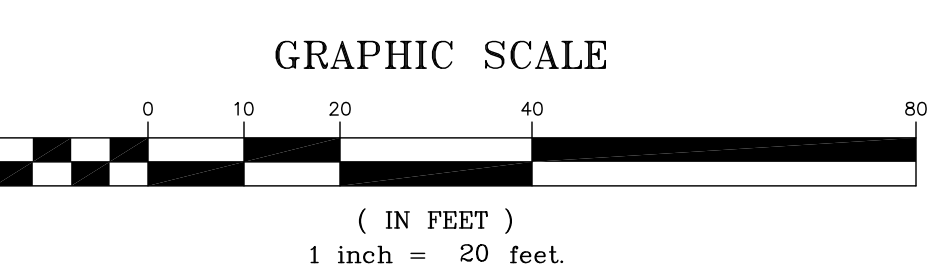


LEGEND

- R. ——— RECORD
- M. ——— MEASURED
- C. ——— CALCULATED
- H. ——— HEARNE BRO.'S MAP
- F.I.R. ——— FOUND IRON ROD
- F.MON. ——— FOUND MONUMENT
- S.I.R. ——— SET IRON ROD
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- S.P. ——— STEEL POST
- M.W. ——— MONITORING WELL
- SIGN
- G.W. ——— GUY WIRE
- x ——— x ——— FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATER MAIN
- OVERHEAD UTILITY LINES

SITE BENCHMARKS:

- REFERENCE BENCHMARK
DISC ON SE FACE OF 2ND COLUMN W OF NELY MOST COLUMNS N OD C OUTER DR & E OF C-175
ELEV=589.24 (NAVD 88)
- SITE BENCHMARK #1
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ELEV=584.78 (NAVD 88)



DATE:	BY:	REVISIONS	DATE:	BY:	REVISIONS
8-24-16	DCL	ISSUED FOR SITE PLAN REVIEW			
3-19-18	DCL	SITE PLAN APPROVAL RESUBMISSION			
3-19-19		SITE PLAN APPROVAL RESUBMISSION			

SOIL EROSION CONTROL PLAN
26182 OUTER DRIVE, CITY OF LINCOLN PARK, WAYNE COUNTY, MICHIGAN

SURVEY BY P.J.
DRAWN BY D.J.C.
CHECKED BY G.J.J.R.
APPROVED BY G.J.J.R.

GEORGE JEROME & CO.
CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS
28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000
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ORDER NO. 25-835
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DRAWING FILE NO.

SH. NO. **C4**

\\server\cadd\proj\2016\26182-001\26182-001.dwg, DATE: 3/19/2018, 11:00:05 AM

NOTE KEY: (2)

- ① PROJECT SIGN - SEE ARCH. PLANS
- ② OVERHEAD CANOPY - SEE ARCH. PLANS
- ③ DUMPSTER ENCLOSURE AREA - SEE ARCH. PLANS
- ④ SERVICE YARD - SEE ARCH. PLANS
- ⑤ SEEDED LAWN - SEE NOTES BELOW
- ⑥ SIDEWALK - SEE CIVIL PLANS
- ⑦ LOADING AREA
- ⑧ PATIO AREA

GENERAL PLANTING NOTES:

- Ⓐ ALL TREES TO HAVE CLAY OR LOAM BALLS. TREES WITH SAND BALLS WILL BE REJECTED.
- Ⓑ ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- Ⓒ ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- Ⓓ ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- Ⓔ ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- Ⓕ NO MACHINERY IS TO BE USED WITHIN THE DRILLPIE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRILLPIE OF EXISTING TREES.
- Ⓖ ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- Ⓗ IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- Ⓘ ALL PLANTING BEDS SHALL RECEIVE 6" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- Ⓝ SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

PLANT MIX

EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS - DISPOSE OF SPOILS OFF SITE.

PLANTING BEDS AND PLANT PITS TO RECEIVE MIXTURE OF: 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND.

ADDITIONALLY - HAND TILL INTO EVERY 150 SQ. FT. BED AREA AND/OR ADD TO EVERY ONE CUBIC YARD OF PLANT PIT MIX:

- (1) 6 CU. FT. BALE ORGANIC COMPOST
 - (1) 40 LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET (262)495-6220
 - (1) 5 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER
- HAND TILL INTO BED TO MINIMUM DEPTH OF 12"

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALLETTE MULCH PERMITTED

LANDSCAPE EDGING

ALL LANDSCAPE EDGES ARE SHOVEL CUT

LAWNS:

ALL LAWNS TO BE FESCUE SEED UNLESS NOTED

IRRIGATION SYSTEM

PROVIDE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. PROVIDE SHOP DRAWING INCLUDING SEPARATE ZONES FOR LAWNS, SHRUBS, PERENNIALS AND ANNUAL FLOWERS. INCLUDE QUICK COUPLERS FOR HAND WATERING AREAS IF NECESSARY. SUBMIT SHOP DRAWING TO ARCHITECT FOR REVIEW AND APPROVAL.

WATERING

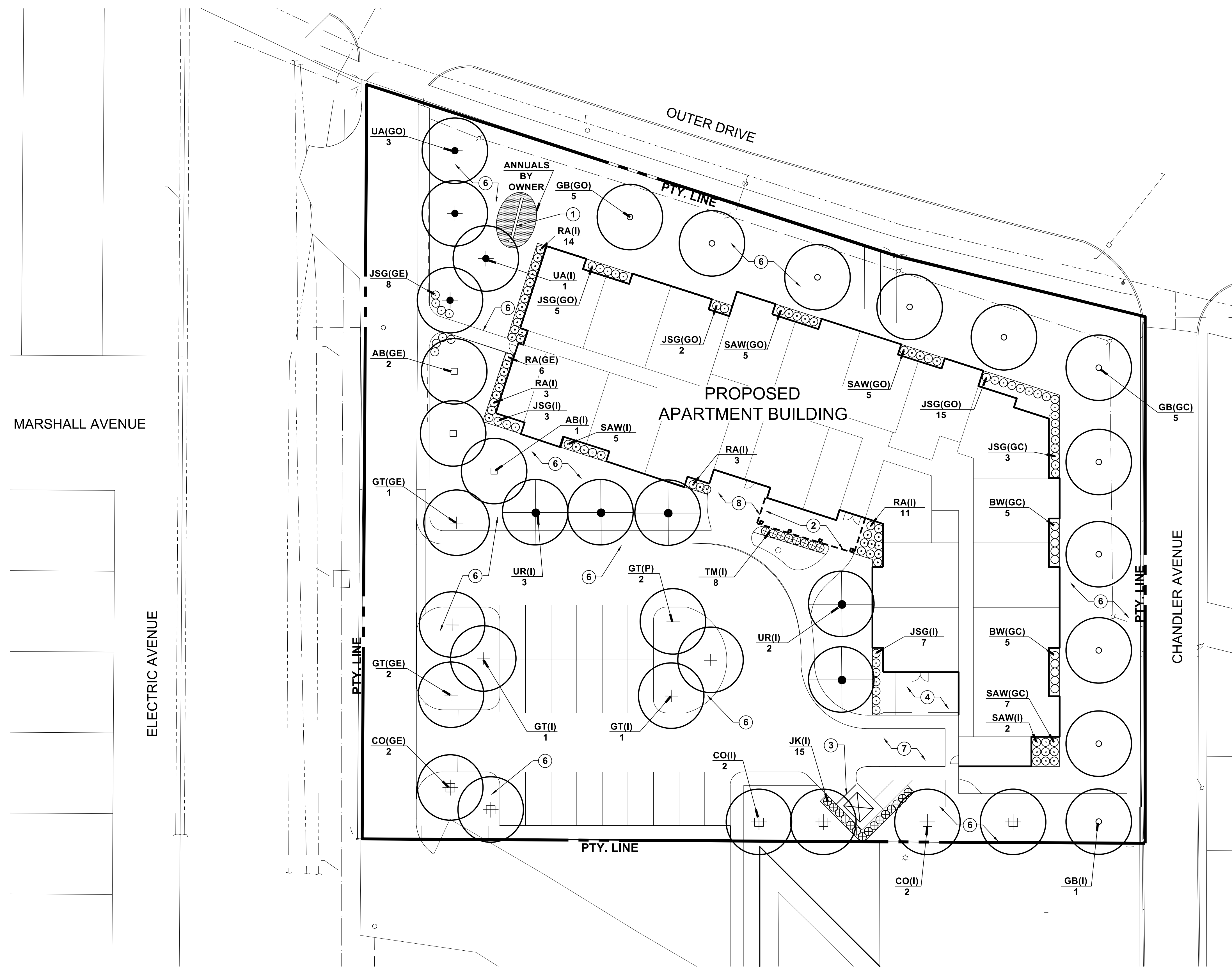
CONTRACTOR RESPONSIBLE FOR MONITORING THE WATERING OF ALL PLANTINGS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.

PLANTINGS THAT PERISH DUE TO LACK OF WATER, OR TOO MUCH WATER, DO NOT QUALIFY AS THE ONE REQUIRED REPLACEMENT PLANT AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

CONTRACTOR IS ALSO RESPONSIBLE FOR MONITORING THE WATERING OF ALL NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD. NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR TOO MUCH WATER, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

PLANTING KEY:

- TREE SYMBOL
- TREE TYPE KEY
- FAS PLANT LIST-SEE SHEET L102
- PLANTING DETAILS-SEE SHEET L102
- QUANTITY



1 SITE PLANTING PLAN
L.101 SCALE 1" = 20'



03.19.2019	SPA RESUBMISSION
03.19.2018	SPA RESUBMISSION
06.24.2016	SPA
DATE	ISSUE



Site Plan Approval
FSP PROJECT NO.
COM16.023

DRAWING TITLE

SITE PLANTING PLAN

DRAWING NUMBER

L.101

Elm Summary

The Elms specified are not American elm trees, which we all know have been decimated over the past 100 years in the American landscape, but special hybrids developed to replace the American Elm.

The **Regal Elm** - is a hybrid elm cultivar developed by the University of Wisconsin at Madison and released in 1983. 'Regal' was derived from seeds arising from the crossing of the Dutch hybrid clones of the Siberian elm and European smooth leaved elm (*Ulmus pumila* x '*Hoersholmiensis*'), sent in 1960 by the De Dorschkamp Research Institute in the Netherlands.

The Regal elm casts a honeylocust-like light shade that makes possible the successful culture of turf grass in the vicinity of the tree

The **'Accolade' Elm** - is a cross of the Japanese elm and Chinese elm, (*Ulmus japonica* x *Ulmus wilsoniana*)- and was developed by the Morton Arboretum in Chicago

It is an elm cultivar derived from an elm hybrid planted at the Morton Arboretum in 1924, which itself originated as seed collected from a tree at the Arnold Arboretum in Massachusetts.

Accolade Elm is a cross of Japanese and Chinese species selected for its vase shape, vigorous growth, excellent drought tolerance and good strong yellow fall color. It has excellent disease resistance to both Elm Yellows and to the dreaded Dutch Elm Disease. Mayor Daley of Chicago chose the Accolade Elm to bring elms back to Chicago's Grant Park in 2002.

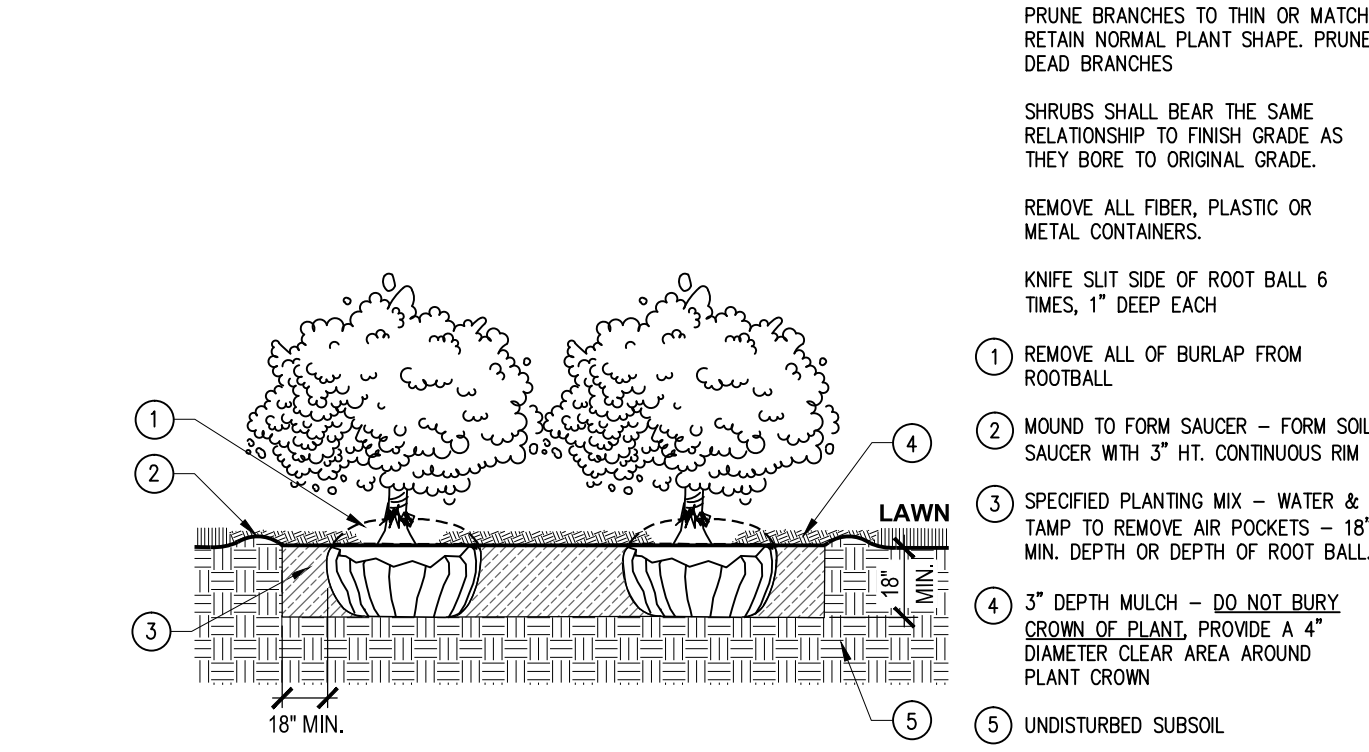
The original tree at the Morton Arboretum is noted for its resemblance to the American Elm (*Ulmus americana*), its upright-arching branches creating the familiar vase-shape. Moreover, in its 80+ years it has survived three epidemics of Dutch Elm Disease there unscathed.

The **Triumph Elm** - is another elm developed at the Morton Arboretum

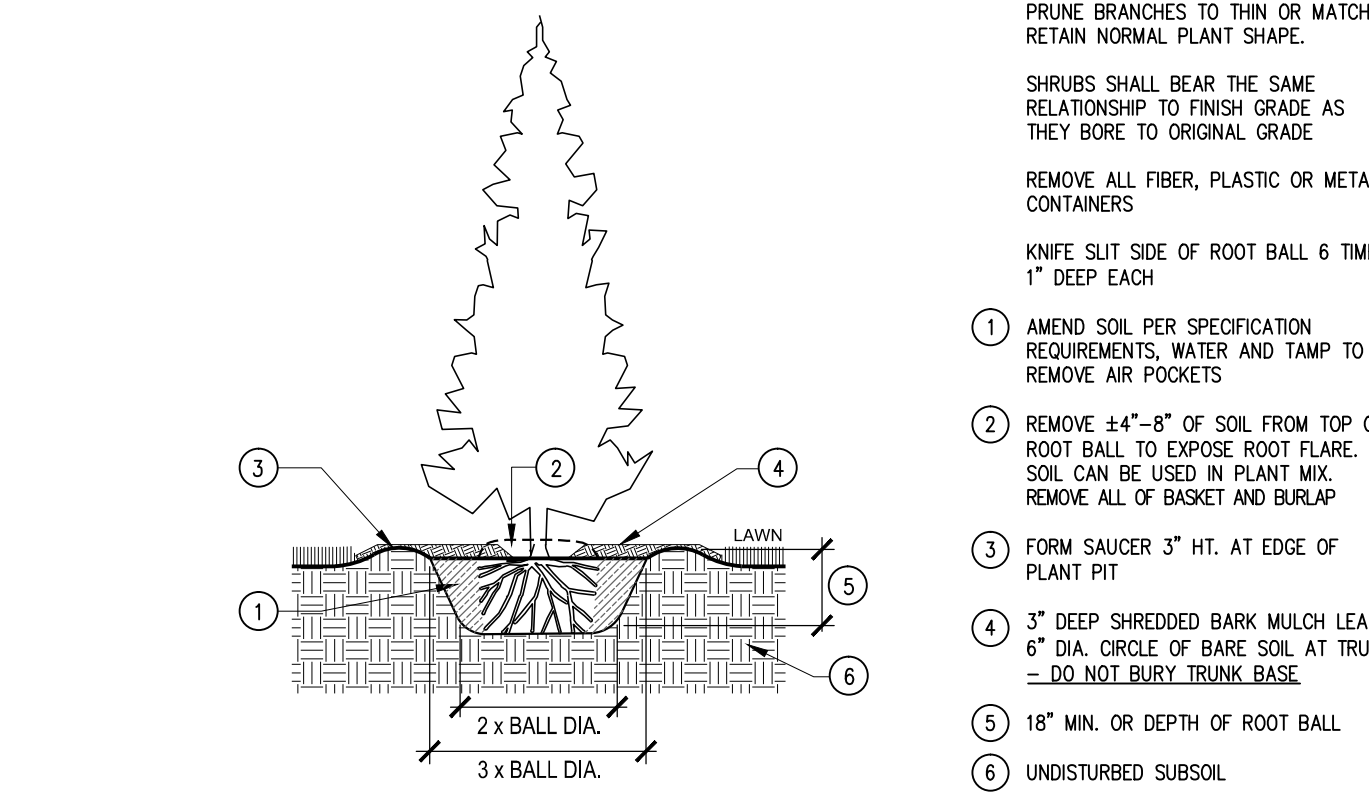
It is Asian hybrid - a cross between the 'Vanguard Elm' and 'Accolade Elm' (parentage - Japanese, Chinese and Siberian elms)

All three of these elms have been selected for their fast growth and environmental tolerance.

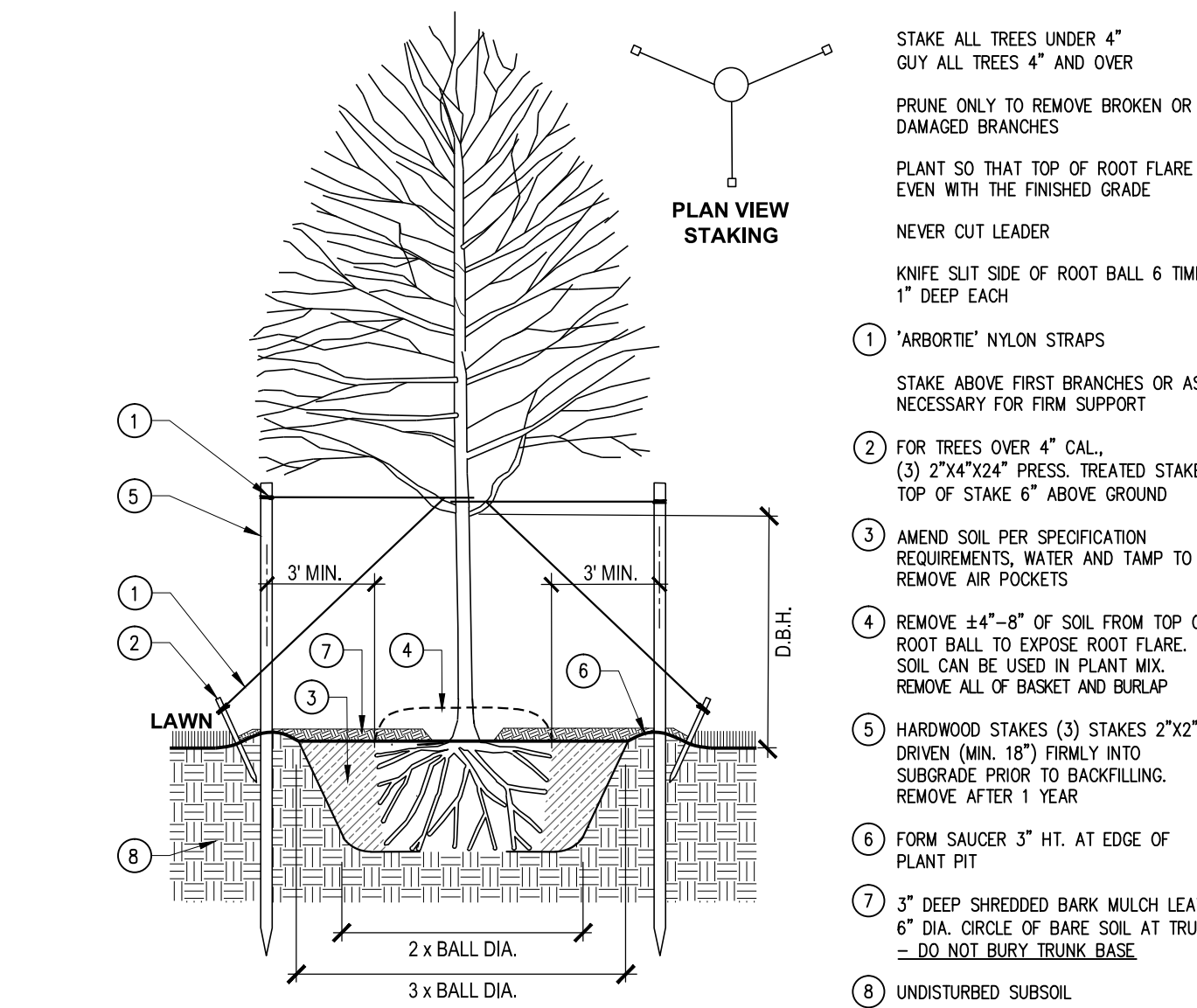
All three of these elms have been specified by our office and are awaiting planting or have been specified and planted in Canton, Novi, Northville, West Bloomfield, Waterford, Shelby Township, Grand Blanc, the city of Detroit and projects in Illinois and Ohio.



1 SHRUB BED PLANTING DETAIL
NOT TO SCALE



2 TALL SHRUB PLANTING
NOT TO SCALE



3 DECIDUOUS TREE PLANTING
NOT TO SCALE

LANDSCAPE DATA:

GREENBELT TREES - FRONTAGE REQUIREMENTS

(GE) FRONTAGE - ELECTRIC
TOTAL FRONTAGE LENGTH: 280 LN. FT.
TREES REQ. (1/40 LN. FT.): 7 TREES
TREES PROVIDED: 7 TREES

SHRUBS REQ. (4/40 LN. FT.): 28 SHRUBS
SHRUBS PROVIDED: 28 SHRUBS

(GO) FRONTAGE - OUTER DRIVE
TOTAL FRONTAGE LENGTH: 302 LN. FT.
TREES REQ. (1/40 LN. FT.): 8 TREES
TREES PROVIDED: 8 TREES

SHRUBS REQ. (4/40 LN. FT.): 32 SHRUBS
SHRUBS PROVIDED: 32 SHRUBS

(GC) FRONTAGE - CHANDLER
TOTAL FRONTAGE LENGTH: 196 LN. FT.
TREES REQ. (1/40 LN. FT.): 5 TREES
TREES PROVIDED: 5 TREES

SHRUBS REQ. (4/40 LN. FT.): 20 SHRUBS
SHRUBS PROVIDED: 20 SHRUBS

(P) PARKING LOT - REQUIREMENTS
TOTAL PARKING SPACE: 20 SPACES
TREES REQ. (1 TREE / 10 SPACES): 2 TREES
TREES PROVIDED: 2 TREES

(I) INTERIOR - REQUIREMENTS
PROJECT AREA: 68,205 SQ. FT.
10% OF PROJECT AREA: 6,821 SQ. FT.
TREES REQ. (1 TREE / 400 SQ. FT.): 17 TREES
TREES PROVIDED: 14 TREES

SHRUBS REQ. (1 SHRUB / 250 SQ. FT.): 28 SHRUBS
SHRUBS PROVIDED: 57 SHRUBS

PLANT LIST - GREENBELT FRONTAGE - ELECTRIC (GE)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
2	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	3" Cal.	B&B
2	CO	Hackberry <i>Celtis occidentalis</i>	3" Cal.	B&B
3	GT	Thornless Honey Locust <i>Gledit. tria. iner. 'Skyline'</i>	3" Cal.	B&B
20	RA	Gro-Low Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>	24" Spr.	B&B
8	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.

PLANT LIST - GREENBELT FRONTAGE - OUTER DRIVE (GO)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
5	GB	Ginkgo <i>Ginkgo biloba</i>	3" Cal.	B&B
3	UA	Accolade Elm <i>Ulmus parviflora 'Morton'</i>	3" Cal.	B&B
22	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
10	SAW	Anthony Waterer Spirea <i>Spirea 'Anthony Watererii'</i>	24" Spr.	B&B

PLANT LIST - GREENBELT FRONTAGE - CHANDLER (GC)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
5	GB	Ginkgo <i>Ginkgo biloba</i>	3" Cal.	B&B
10	BW	Green Velvet Boxwood <i>Buxus m. 'Green Velvet'</i>	24" Ht.	Cont.
3	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
7	SAW	Anthony Waterer Spirea <i>Spirea 'Anthony Watererii'</i>	24" Spr.	B&B

PLANT LIST - PARKING (P)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
2	GT	Thornless Honey Locust <i>Gledit. tria. iner. 'Skyline'</i>	3" Cal.	B&B

PLANT LIST - INTERIOR (I)

QUAN.	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.
1	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	3" Cal.	B&B
4	CO	Hackberry <i>Celtis occidentalis</i>	3" Cal.	B&B
1	GB	Ginkgo <i>Ginkgo biloba</i>	3" Cal.	B&B
2	GT	Thornless Honey Locust <i>Gledit. tria. iner. 'Skyline'</i>	3" Cal.	B&B
1	UA	Accolade Elm <i>Ulmus parviflora 'Morton'</i>	3" Cal.	B&B
5	UR	Regal Elm <i>Ulmus carpinifolia 'Regal'</i>	3" Cal.	B&B
10	JSG	Sea Green Juniper <i>Juniperus 'Sea Green'</i>	24" Spr.	Cont.
15	JK	Ketter Juniper <i>J. 'Ketterii'</i>	6' Ht.	B&B
17	RA	Gro-Low Fragrant Sumac <i>Rhus aromatica 'Gro-Low'</i>	24" Spr.	B&B
7	SAW	Anthony Waterer Spirea <i>Spirea 'Anthony Watererii'</i>	24" Spr.	B&B
8	TM	Dense Yew <i>Taxus x. m. 'Densiflora'</i>	24" Ht.	B&B

MICHIGAN

RIVERS EDGE APARTMENTS

LINCOLN PARK

03.19.2019 SPA RESUBMISSION
03.19.2018 SPA RESUBMISSION
06.24.2016 SPA
DATE ISSUE



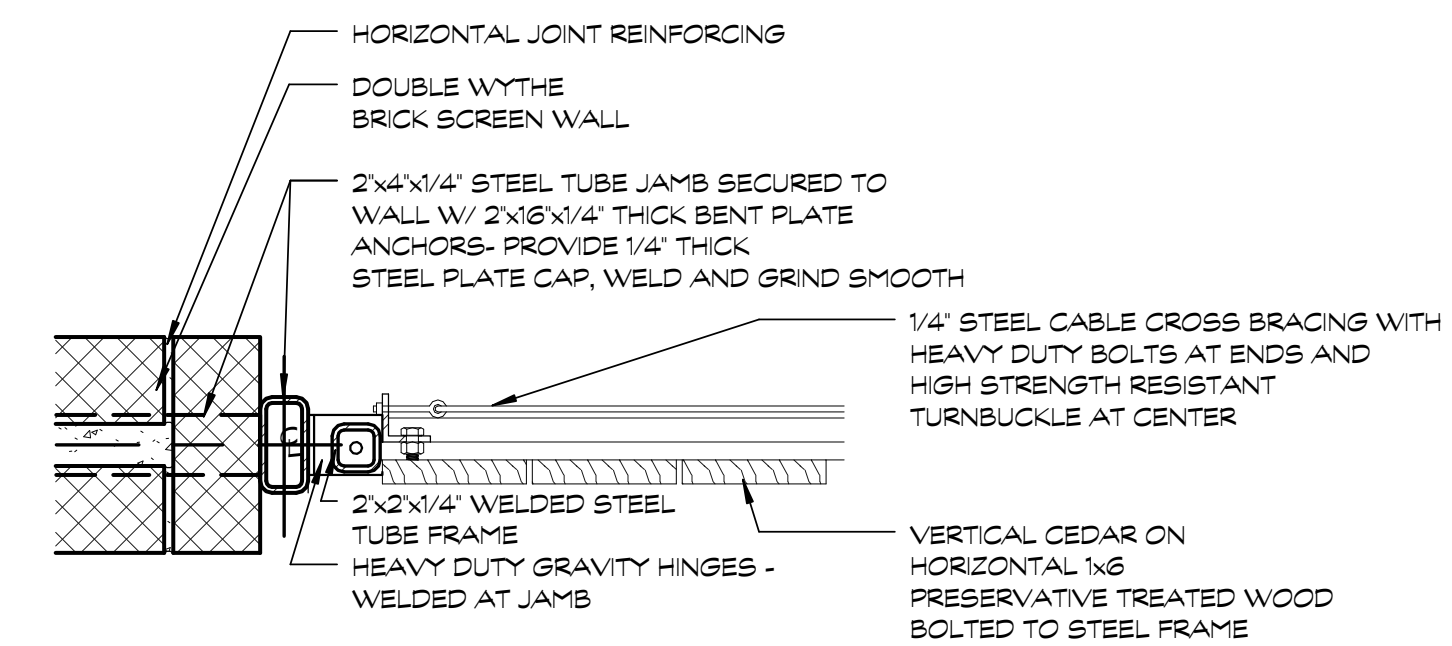
Site Plan Approval
FSP PROJECT NO.
COM16.023

DRAWING TITLE

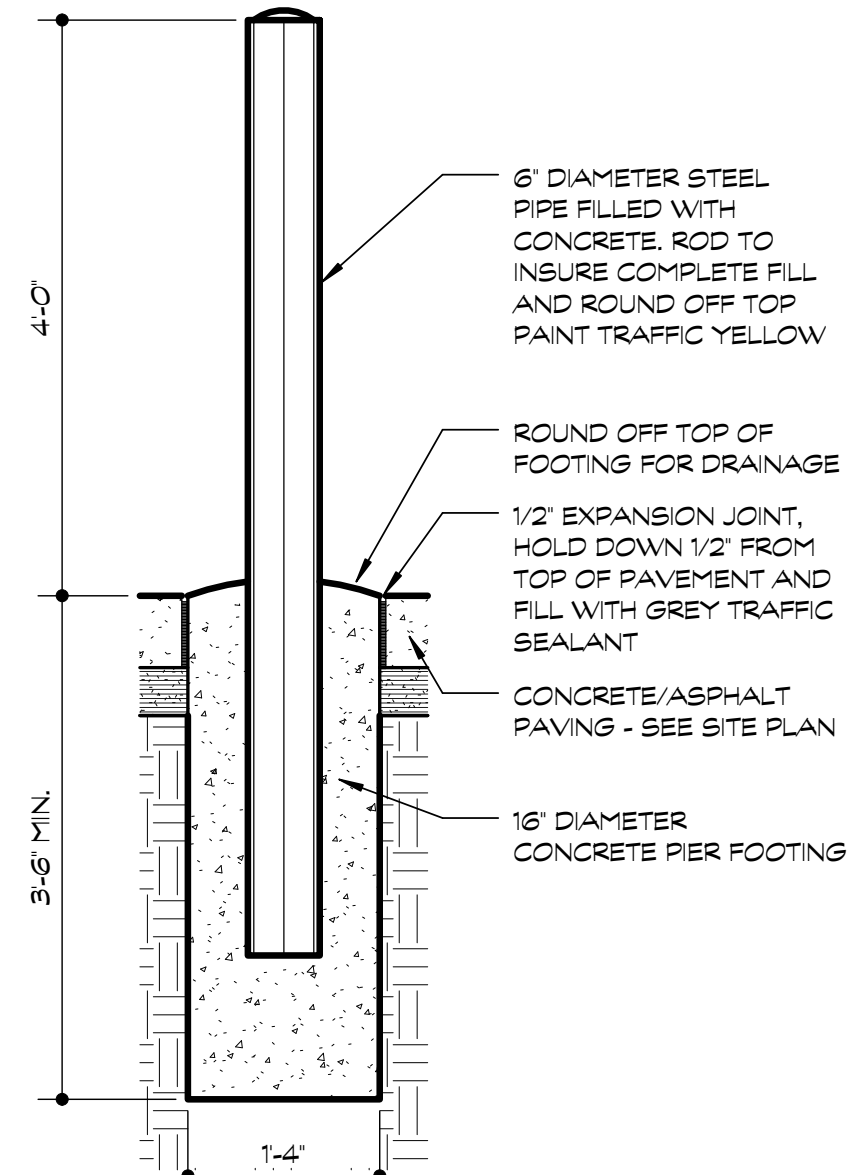
PLANT LIST & DETAILS

DRAWING NUMBER

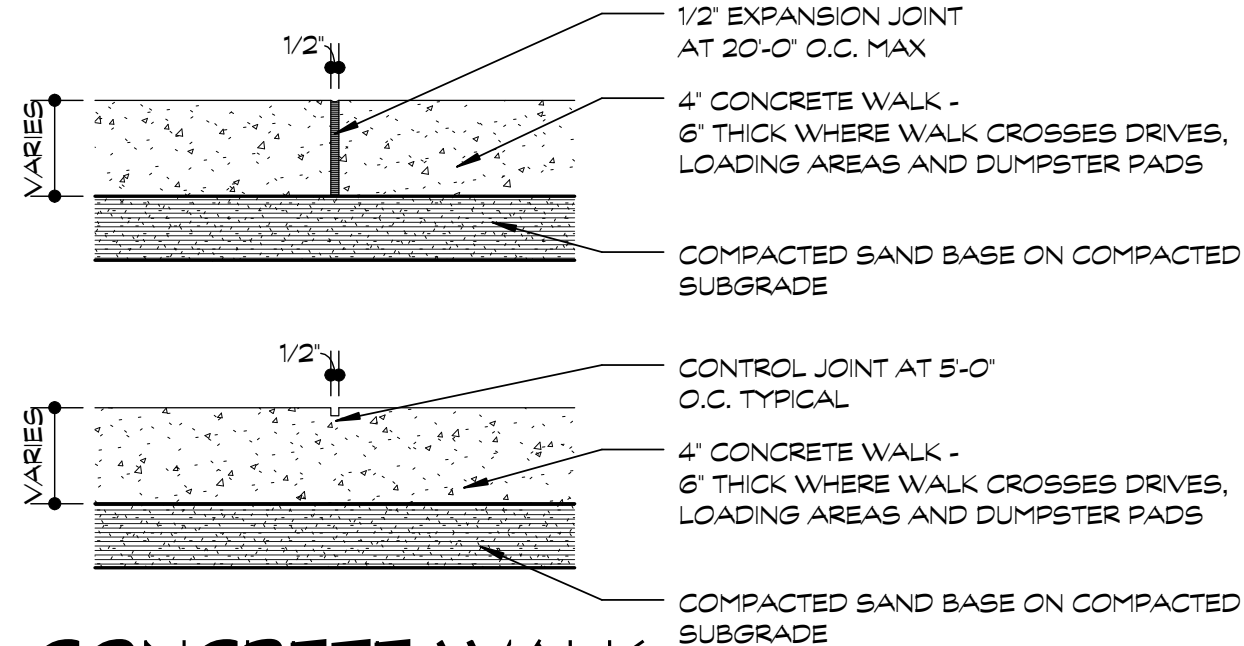




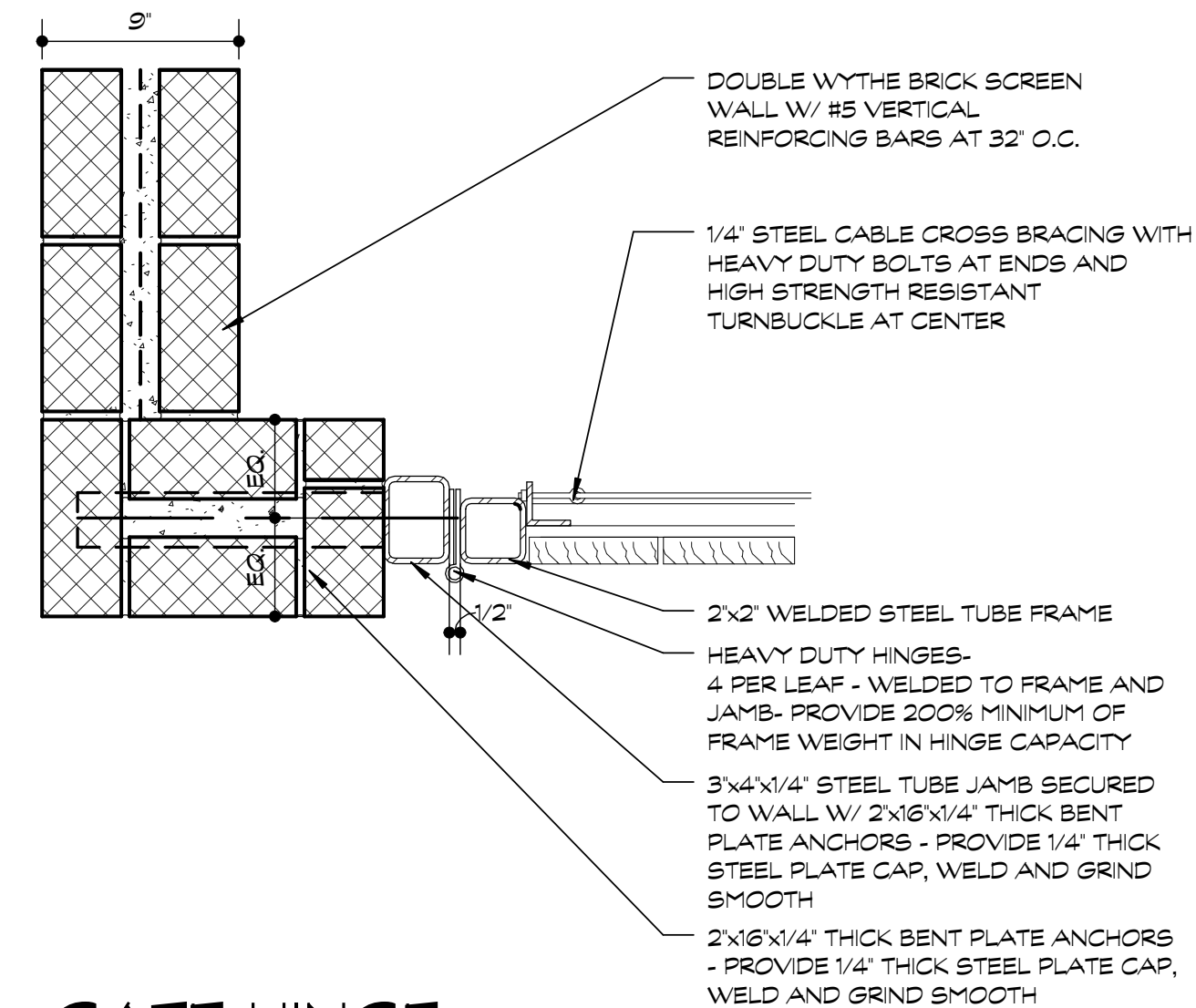
9 GATE SECTION
SCALE: 1/2" = 1'-0"



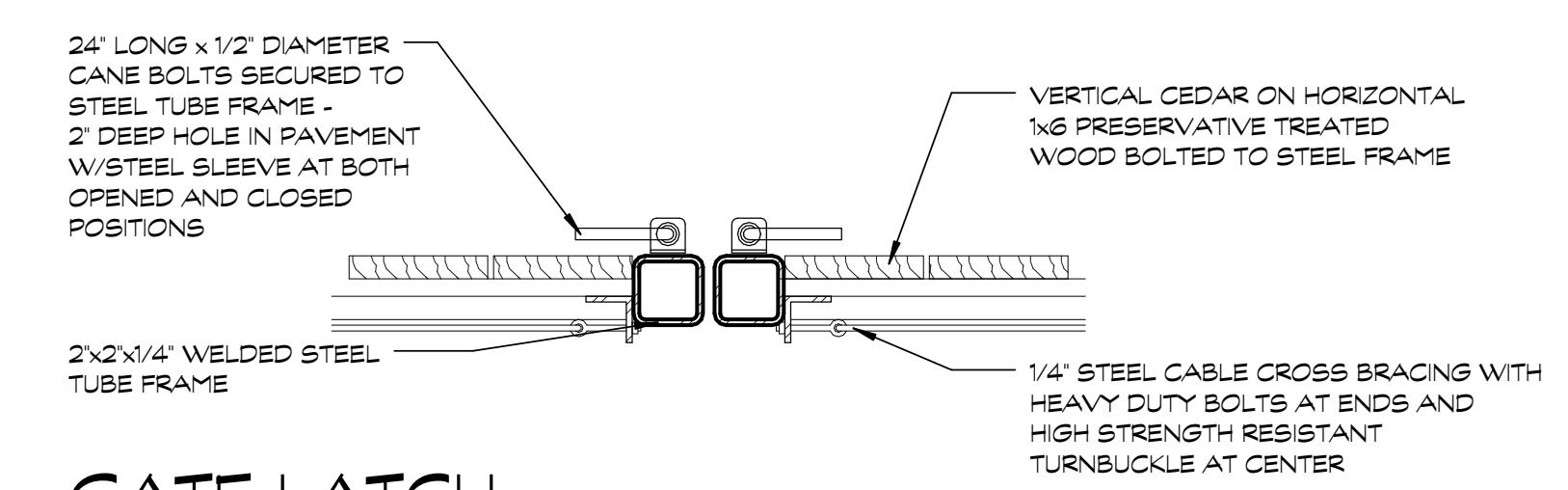
10 PIPE BOLLARD
SCALE: 3/4" = 1'-0"



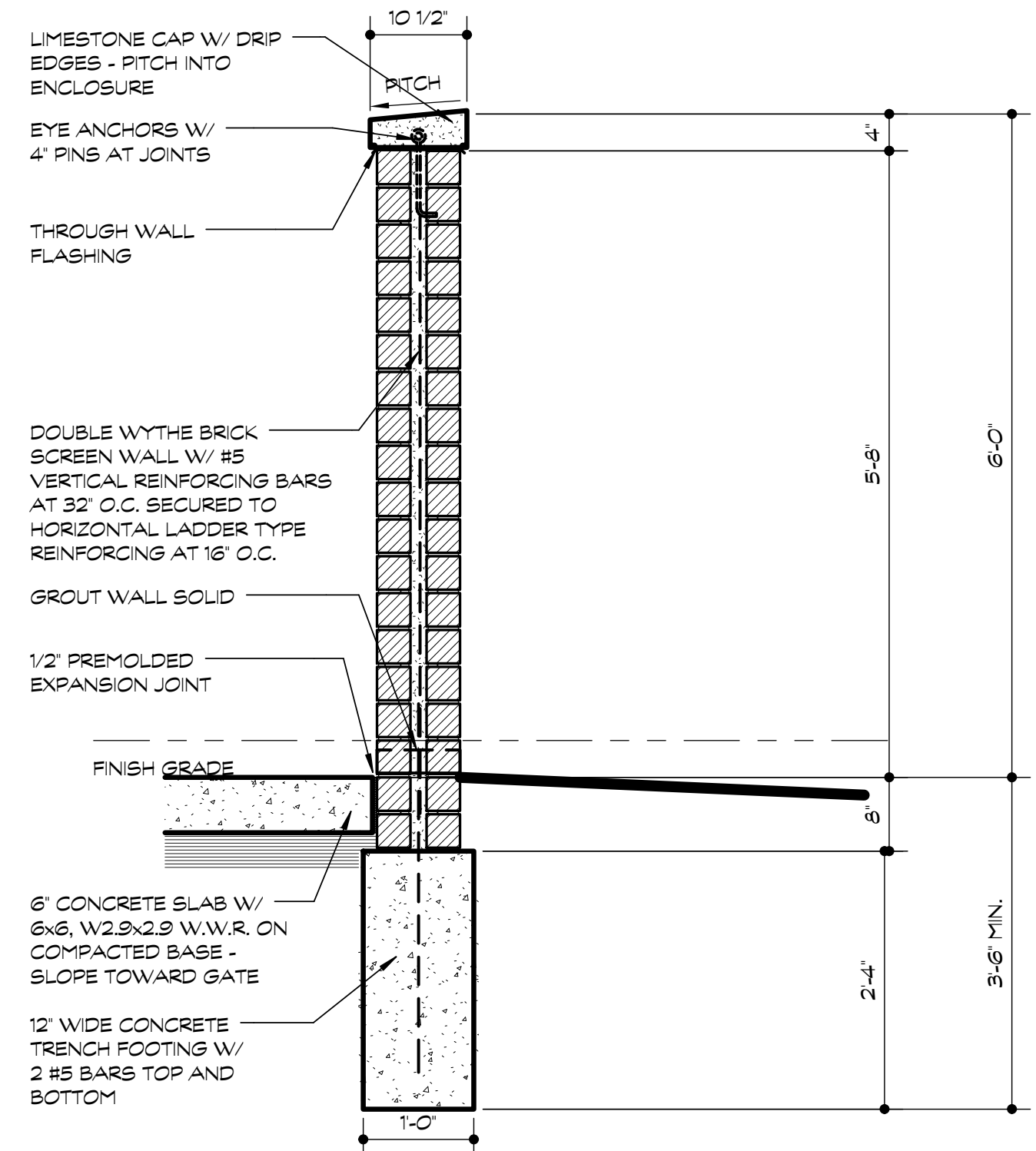
6 CONCRETE WALK SECTIONS
SCALE: 1" = 1'-0"



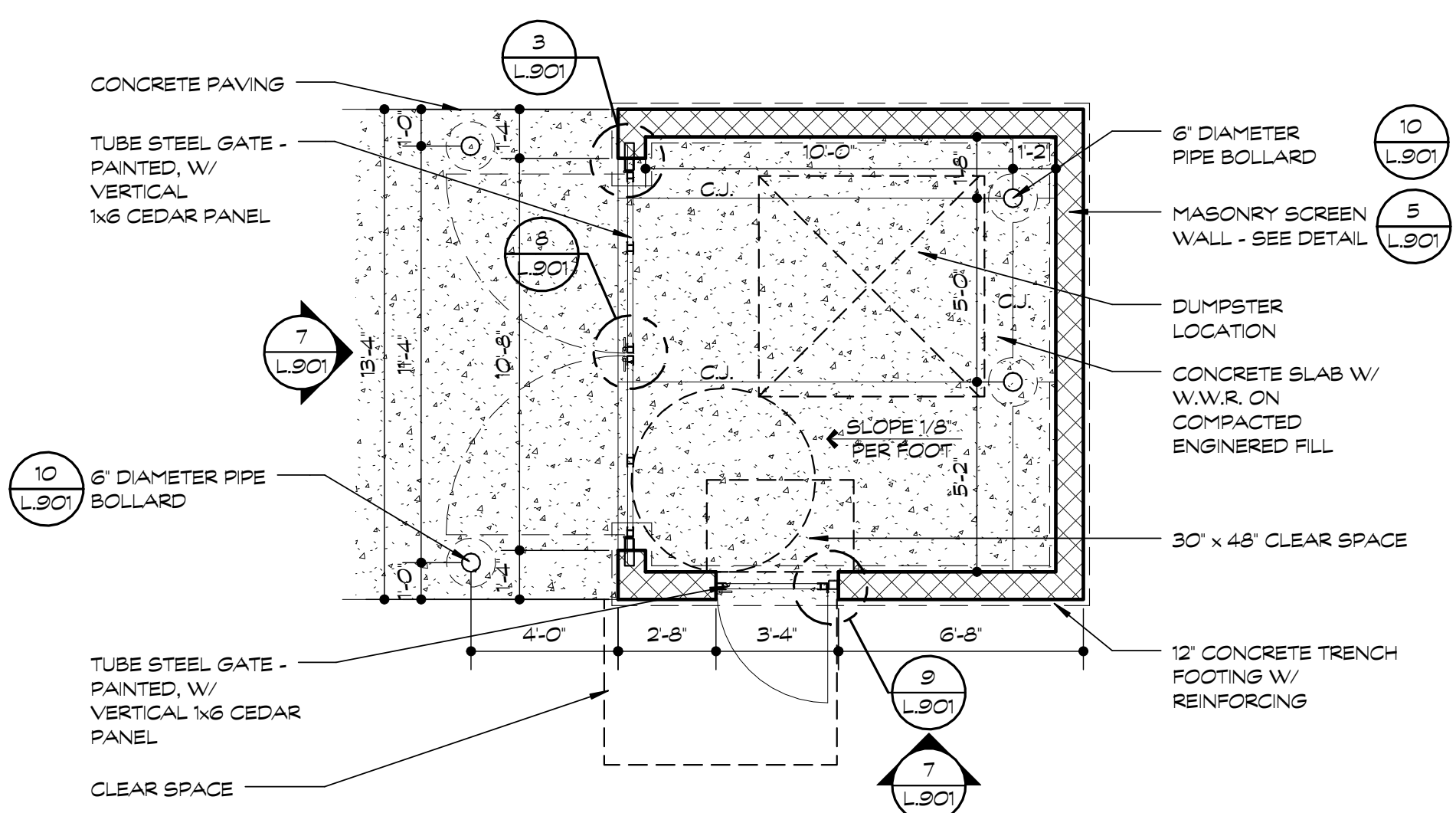
3 GATE HINGE SECTION
SCALE: 1/2" = 1'-0"



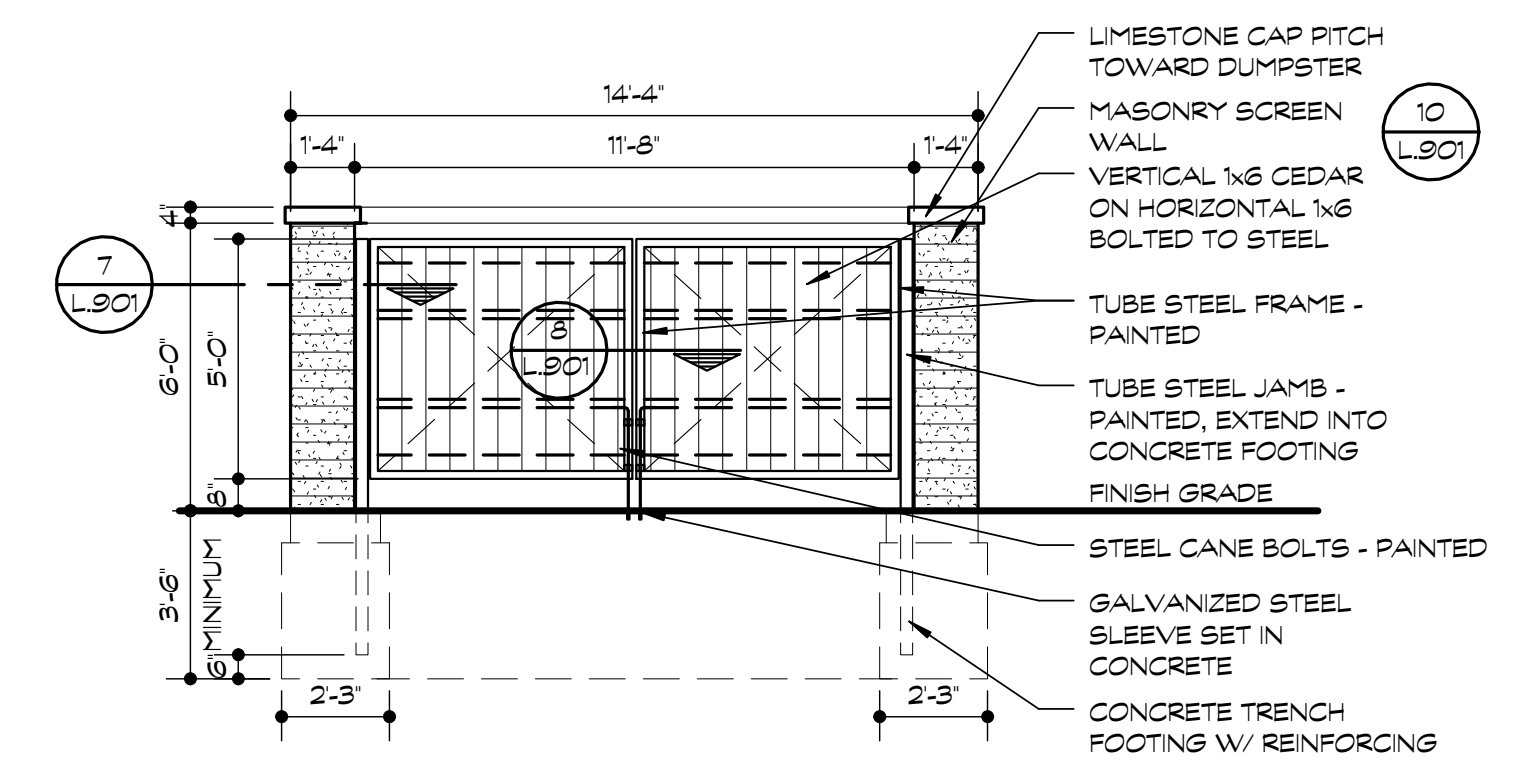
8 GATE LATCH SECTION
SCALE: 1/2" = 1'-0"



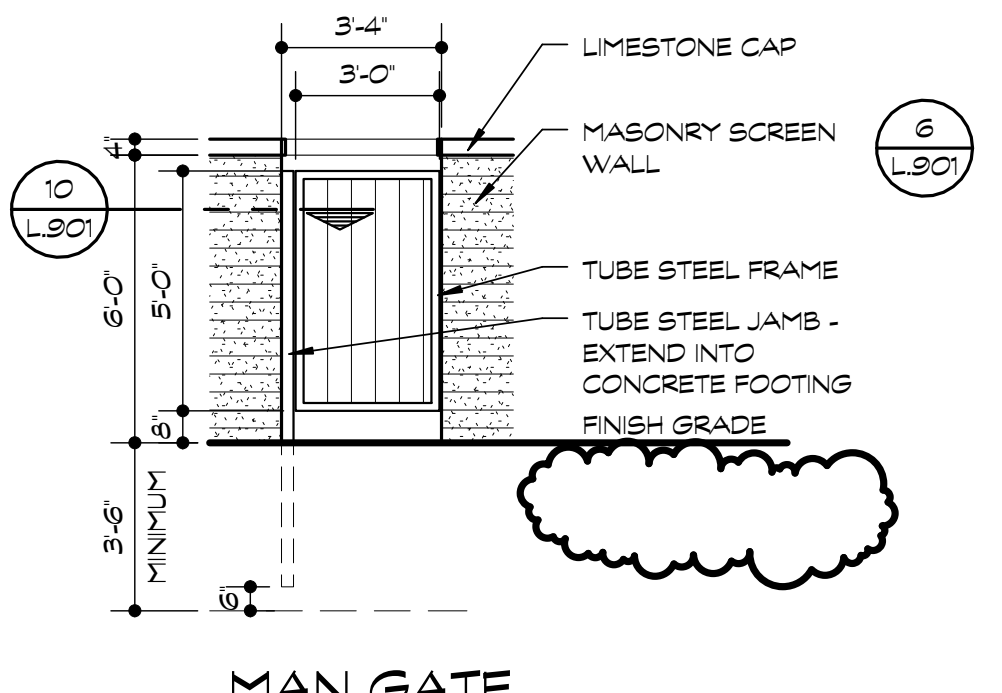
5 SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



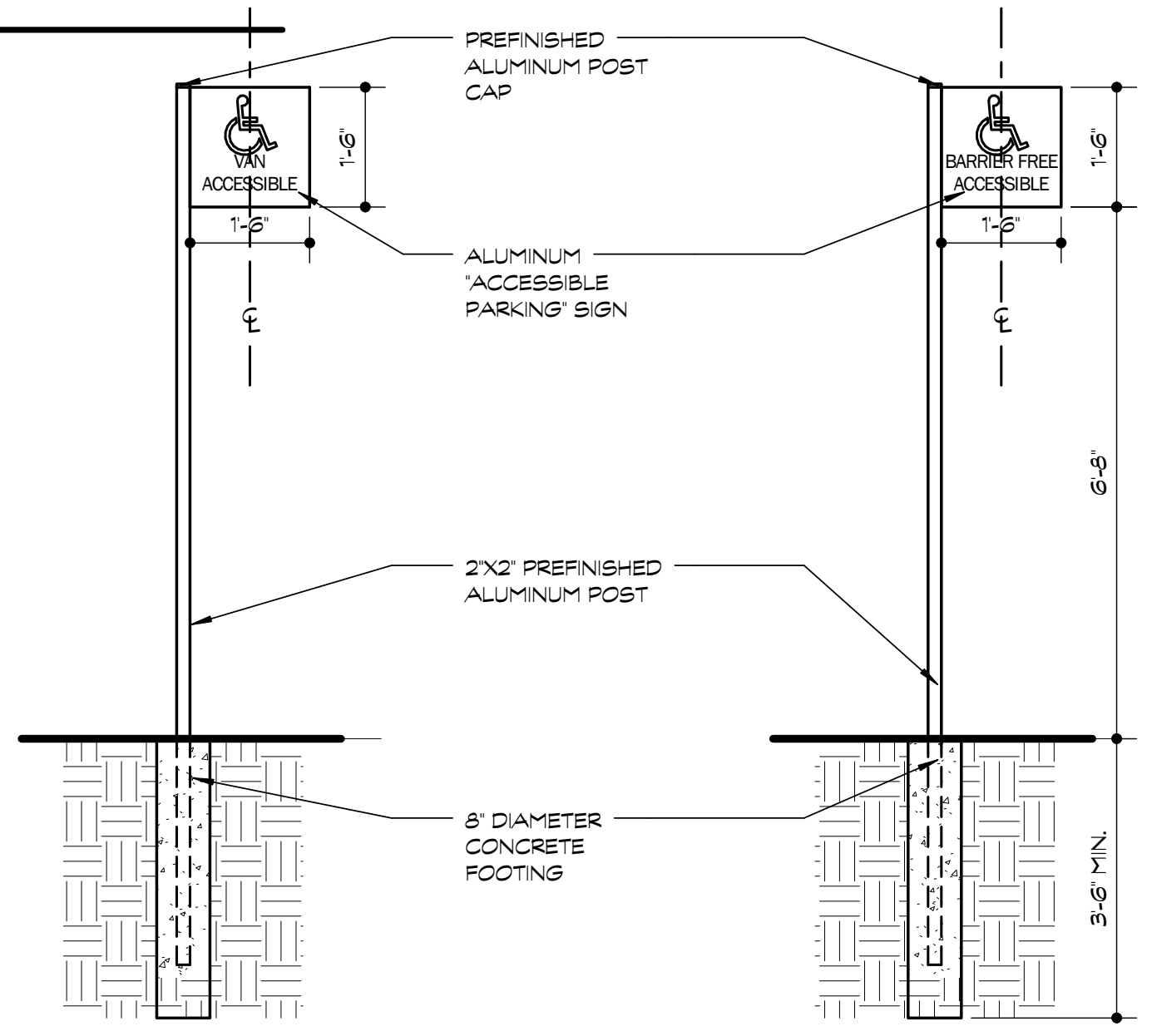
2 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



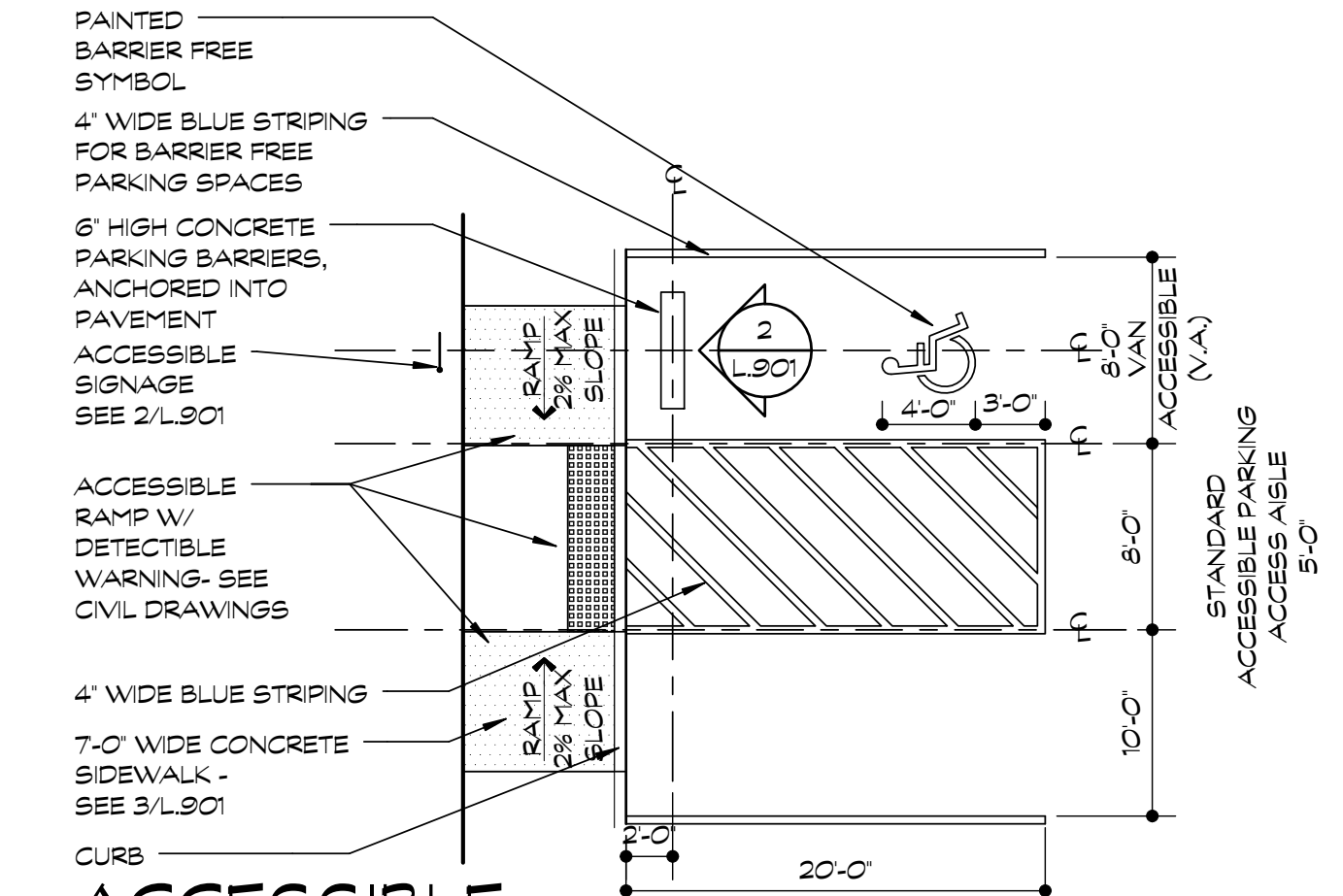
7 DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/4" = 1'-0"



MAN GATE



4 ACCESSIBLE SIGN ELEVATION
SCALE: 1/2" = 1'-0"



1 ACCESSIBLE STRIPING PLAN
SCALE: 1/8" = 1'-0"

03.19.2019 SPA RESUBMISSION
03.19.2018 SPA RESUBMISSION
08.24.2016 SPA SUBMISSION
DATE ISSUE

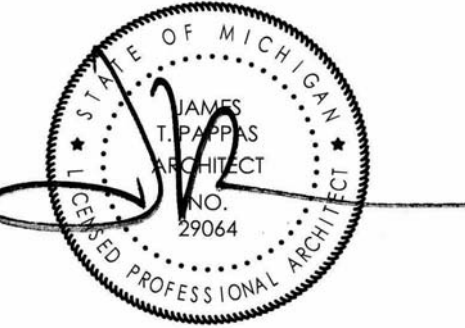
KEY PLAN

FSP PROJECT NO. COM16.023

DRAWING TITLE

SITE DETAILS

DRAWING NUMBER



RIVERS EDGE APARTMENTS

MICHIGAN

LINCOLN PARK

03.19.2019	SPA RESUBMISSION
03.19.18	SPA RESUBMISSION
03.27.2017	BOUNDARY REVISION
09.16.2016	SPA REVISED SUBMISSION
08.24.2016	SPA SUBMISSION
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
COM16.023

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

A.S.101

SITE DATA

NOTE THAT ALL INTENSITY AND DIMENSIONAL DATA NOTED AS "REQUIRED" OR "ALLOWABLE" IS BASED ON RBD ZONING STANDARDS

LOT SIZE	
REQUIRED (MINIMUM)	64,000 OR 1.46 ACRES
ALLOWABLE (2,000 SF/UNIT PER MFRD LAND UNIT)	
PROVIDED	64,333 OR 1.47 ACRES

ZONING	
EXISTING	RBD - (REGIONAL BUSINESS DISTRICT)

SITE DENSITY (D.U./ACRE)	
ALLOWABLE (2,000 SF/UNIT PER MFRD LAND UNIT)	21.79 DU/ACRE
PROPOSED	21.77 DU/ACRE

LOT COVERAGE	
ALLOWABLE	50%
PROPOSED	27%

FLOOR AREA RATIO	
ALLOWABLE	1.50
PROPOSED (GROSS BUILDING AREA/GROSS SITE AREA) (35,200/68,193 SF)	.51

LANDSCAPE AREA	
REQUIRED (10% OF SITE AREA)	6,433 SF
PROPOSED	17,250 SF

PARKING	
REQUIRED SENIOR CITIZEN HOUSING - ONE FOR EVERY TWO DWELLING UNITS - 32/2 = 16 (20 MAX)	16 SPACES
PROVIDED	20 SPACES
18 OPEN SPACES PLUS 2 BARRIER FREE	

BUILDING DATA

BUILDING FOOTPRINT	17,600 SF
---------------------------	-----------

GROSS BUILDING AREA	
1ST FLOOR	17,600 SF
2ND FLOOR	17,600 SF
TOTAL	35,200 SF

GROSS BUILDING AREA PER UNIT	1,100 SF
35,200/32 UNITS	

BUILDING HEIGHT	
ALLOWABLE	25 - 0' (2 STORIES)
PROPOSED	25 - 0' (2 STORIES)

UNIT COUNT/MIX	32 UNITS
1 BEDROOM UNITS (729 SF)	

NOTES REGARDING NON-APPLICABLE ITEMS:-

PROPOSED BUILDING USE IS 32 UNITS OF SUPPORTIVE HOUSING.

- (X) NO OUTDOOR STORAGE WILL BE PROVIDED ON SITE.
- (H) NO HAZARDOUS AND POLLUTING MATERIALS WILL BE USED OR STORED ON SITE.
- (I) NO HAZARDOUS SUBSTANCES WILL BE STORED, USED, RECYCLED OR DISPOSED OF ON SITE. NEITHER INSIDE OR OUTSIDE. (KEEP IN MECH./STORAGE.)
- (J) NO UNDERGROUND STORAGE TANKS EXIST ON THE SITE OR ARE PROPOSED.
- (K) NO KNOWN CONTAMINATED AREAS EXIST ON SITE PER SURVEY WORK, AND SITE INVESTIGATION.

SITE PLAN LEGEND:

NEW SIDEWALK	[Pattern]
PROPOSED BUILDING	[Pattern]
NEW DRIVE	[Pattern]
BARRIER FREE	[Pattern]

CITY OF DETROIT

WEST OUTER DRIVE
(150' WD.)

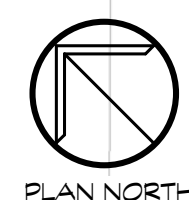
ZONED RBD

ZONED RBD

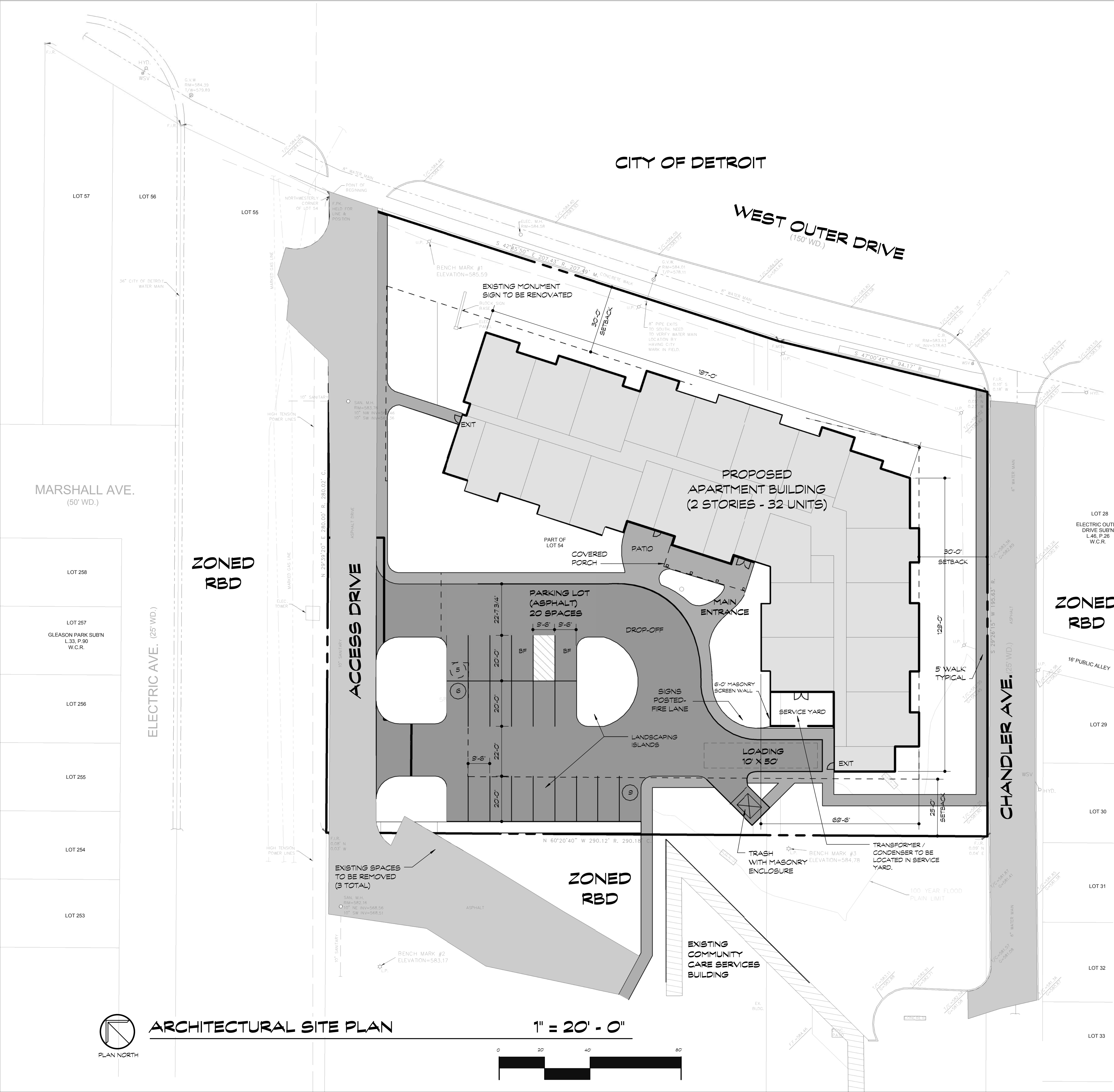
ZONED RBD

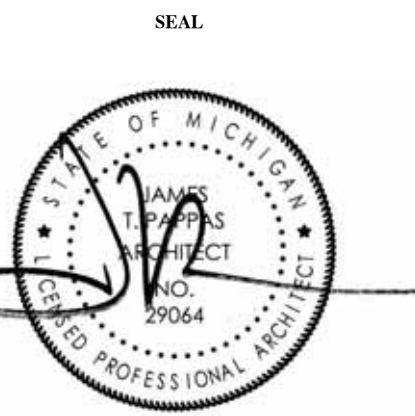
ARCHITECTURAL SITE PLAN

1" = 20' - 0"

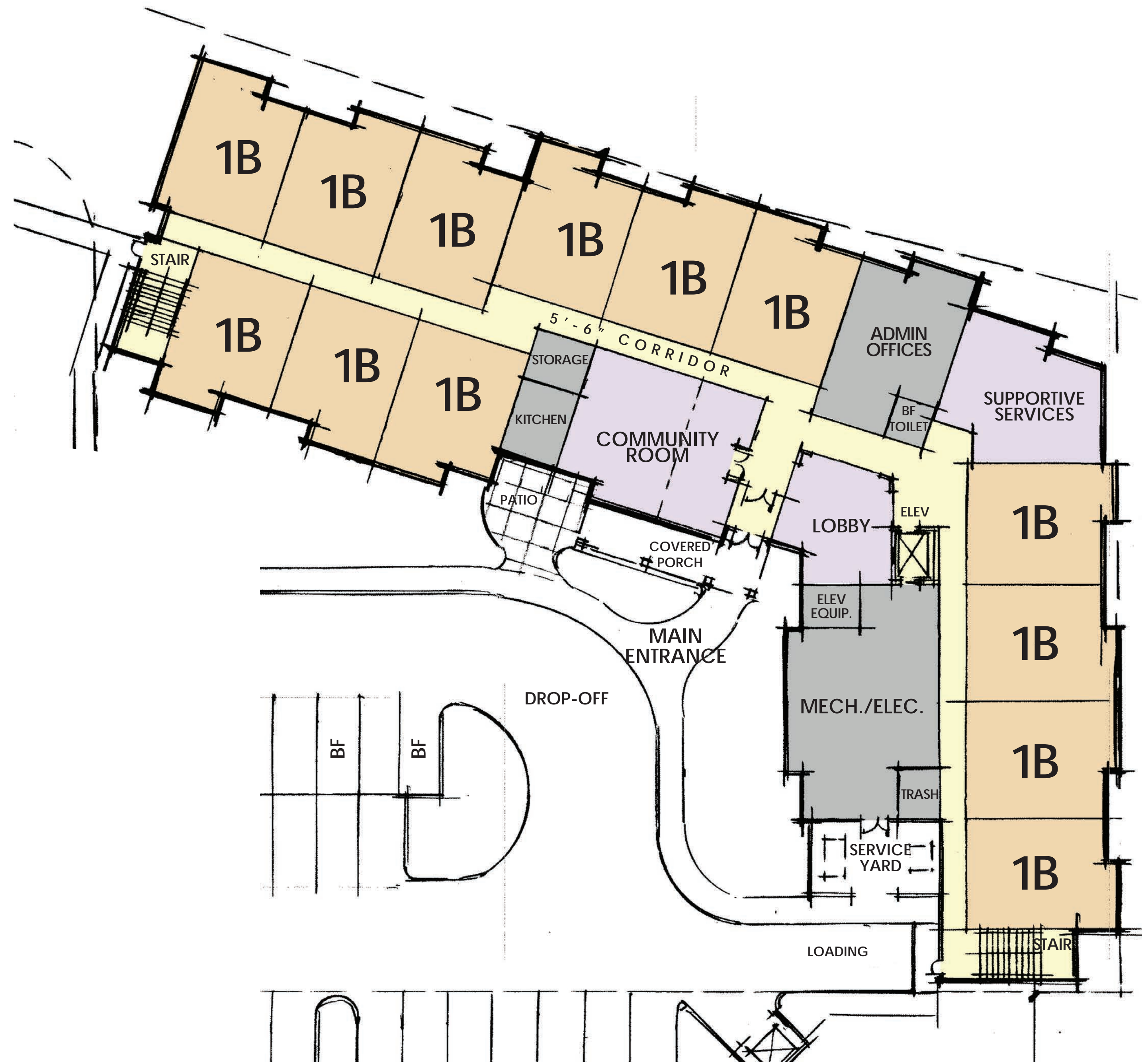
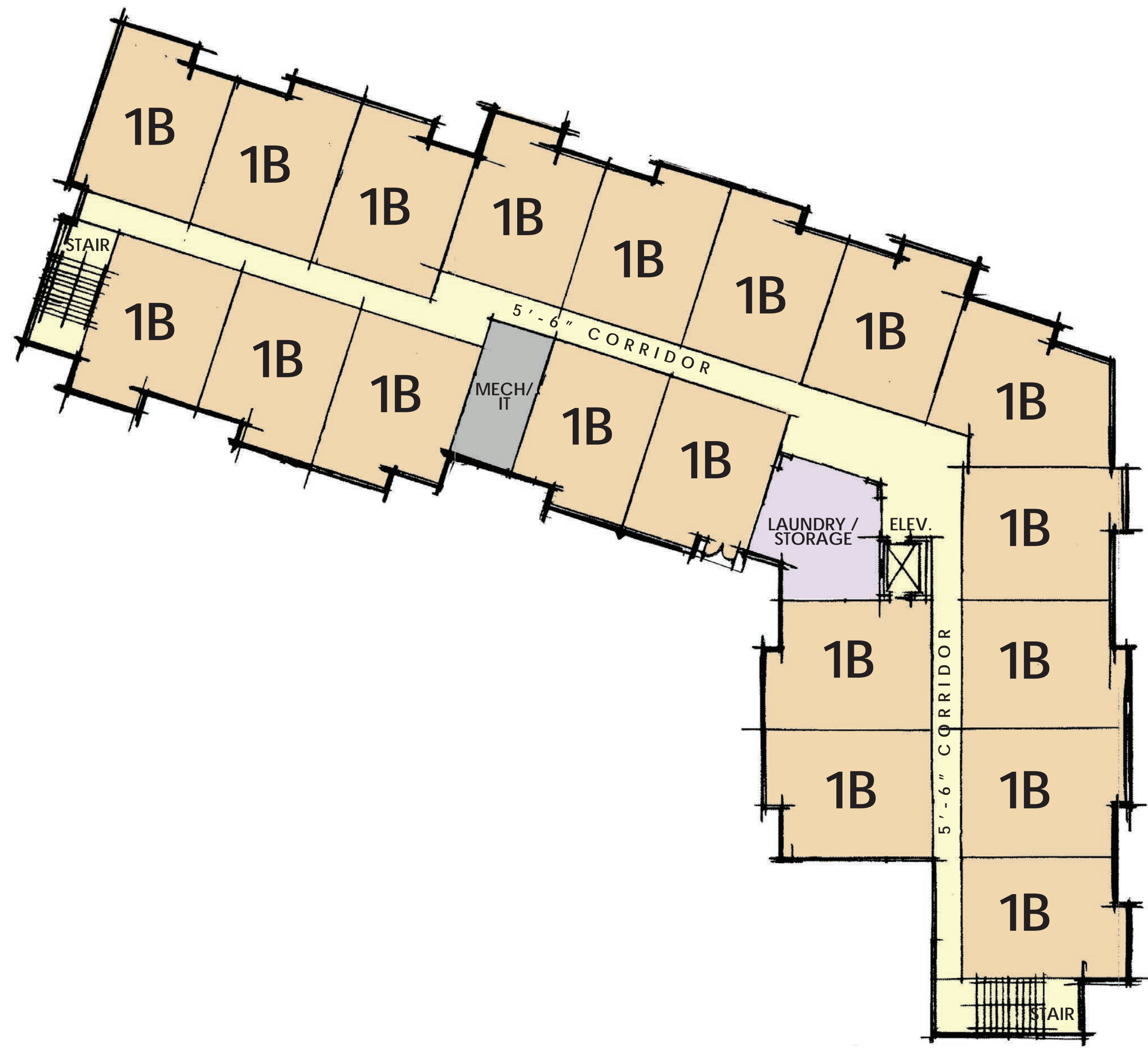


PLAN NORTH





MICHIGAN
RIVERS EDGE APARTMENTS
 LINCOLN PARK



SECOND FLOOR PLAN

(19 UNITS)



1/16" = 1'-0"



FIRST FLOOR PLAN

(13 UNITS)



1/16" = 1'-0"

03.19.2019	SPA RESUBMISSION
03.19.2018	SPA RE-SUBMISSION
08.24.2016	SPA SUBMISSION
DATE	ISSUE

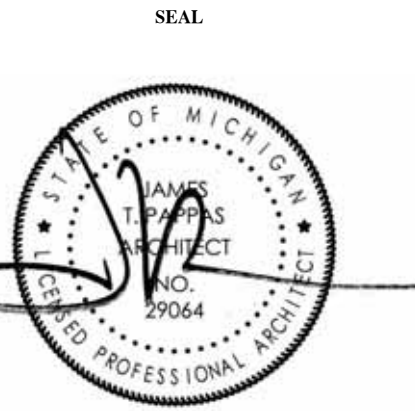
KEY PLAN

FSP PROJECT NO.
COM16.023

DRAWING TITLE
FIRST/SECOND FLOOR PLAN

DRAWING NUMBER

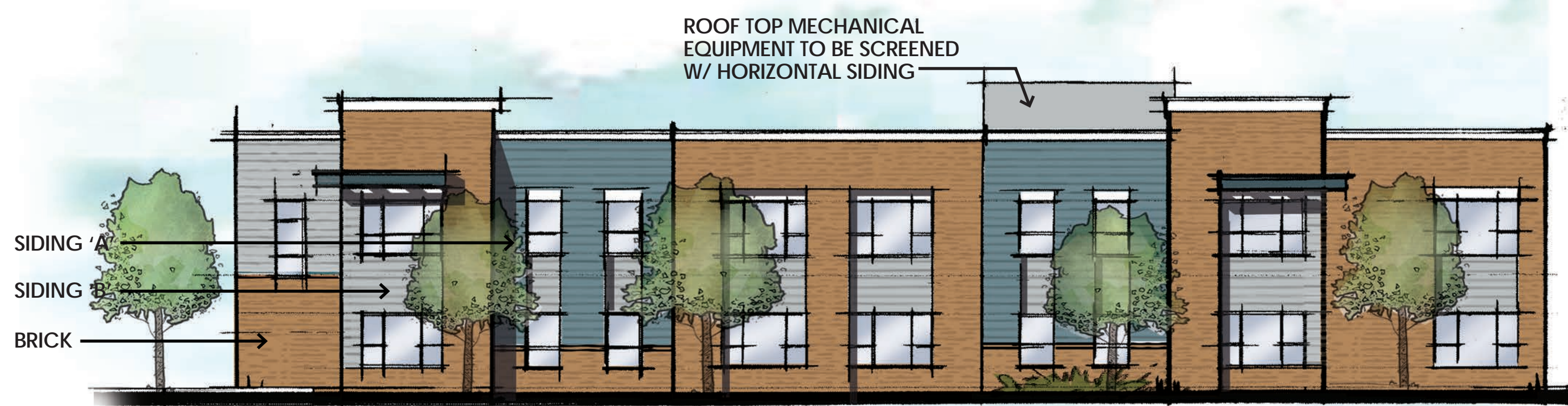
A.101



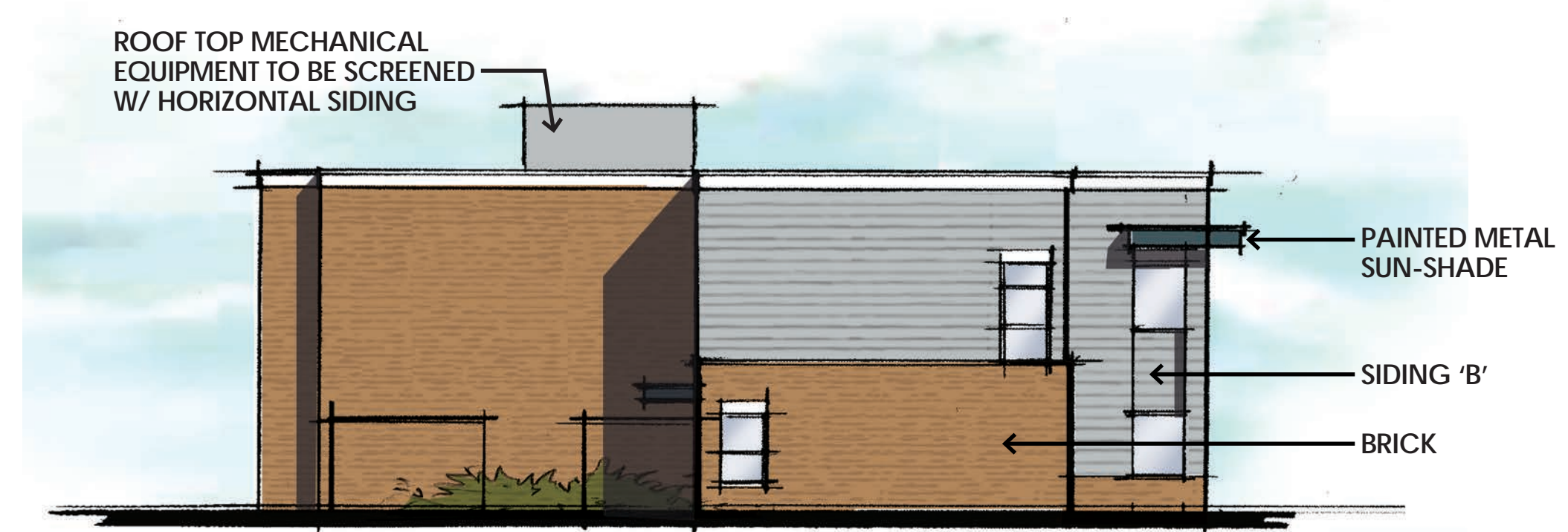
1 NORTHWEST ELEVATION 3/32" = 1'-0"



2 NORTHEAST ELEVATION (OUTER DRIVE) 3/32" = 1'-0"



3 SOUTHEAST ELEVATION (CHANDLER AVENUE) 3/32" = 1'-0"



4 SOUTHWEST ELEVATION 3/32" = 1'-0"



5 SOUTHEAST ELEVATION (FACING PARKING LOT) 3/32" = 1'-0"



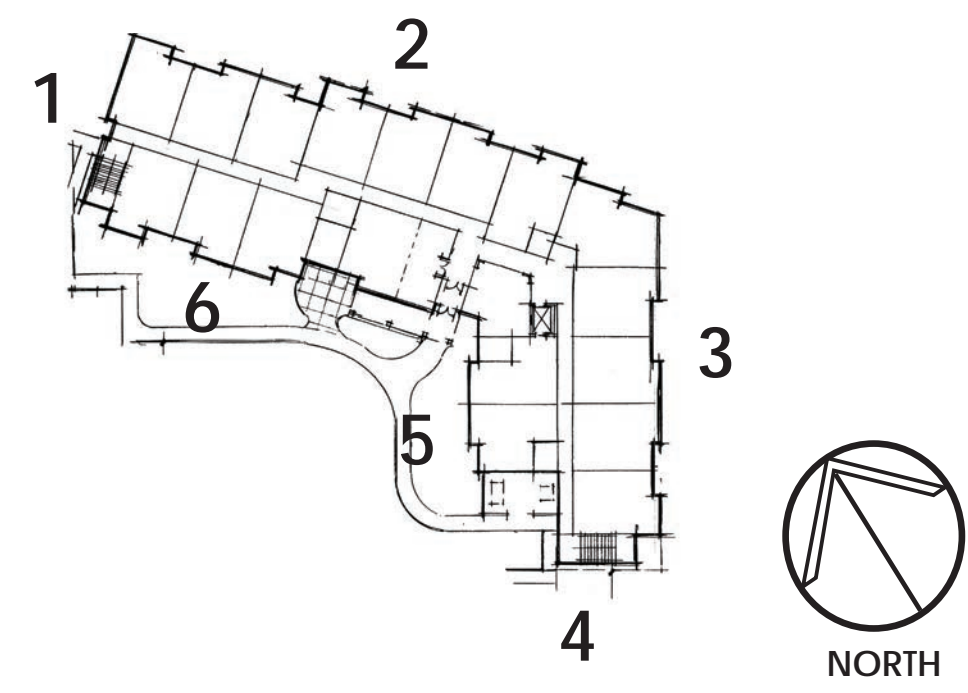
6 SOUTHWEST ELEVATION (FACING PARKING LOT) 3/32" = 1'-0"

NOTE: BUILDING HEIGHT (TO ROOF SURFACE) NOT TO EXCEED 25'-0".

ELEVATIONS



3/32" = 1'-0"



RIVERS EDGE APARTMENTS

MICHIGAN

LINCOLN PARK

DATE	ISSUE
03.19.2019	SPA RESUBMISSION
03.19.2018	SPA RE-SUBMISSION
08.24.2016	SPA SUBMISSION

KEY PLAN

FSP PROJECT NO. COM16.023

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING NUMBER

A.201



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.8 ft² (0.07 m²)

Length: 26" (66 cm)

Width: 13" (33 cm)

Height: 7" (17 cm)

Weight (max): 1.6 lbs (0.7 kg)

Ordering Information EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXK

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics 20C 20 LEDs (see engine) 40C 40 LEDs (see engine) Retarded optics 30C 30 LEDs (see engine)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K 40K 4000K AMPC Amber phosphor converted	T15 Type I short T25 Type II short T35 Type III short TSM Type IV medium T5W Type V wide	MVOLT ¹ 120 ² 208 ³ 240 ⁴ 277 ⁵ 347 ⁶ 480 ⁷	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUNBA Square pole universal mounting adapter ⁸ RUBMA Round pole universal mounting adapter ⁸

Shipped separately⁹

Series	LEDs	Color temperature	Voltage	Mounting	Control options	Other options	Finish required
WSTM LED	1A One engine 2A Two engines	30K 3000K 40K 4000K	120 277 ⁵	Shipped included (blank) Surface mount Shipped separately ⁹ LITS Light 5 degrees	Shipped installed PE Photoelectric cell, button type	Shipped installed (blank) Diffusing glass lens GG Clear glass lens DNDXO Natural aluminum DNDXW White DNDXK Textured dark bronze DNDXN Textured natural aluminum DNDXWSD Textured white DNDXSD Textured sandstone	Dark bronze Black Natural aluminum White Textured dark bronze Textured natural aluminum Textured white Textured sandstone

Controls & Shields

PER 1600 beam lock receptacle only (see controls)¹¹

PER5 Five-wire receptacle only (see controls)¹¹

PER7 Seven-wire receptacle only (see controls)¹¹

DNG 0-10V dimming driver (see controls)¹¹

DCR Dimmable and control (see ROPMP for controls)¹¹

PRM Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 36"

PRH Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 36"

Accessories

DL107 1.0" Phenol - 10' lead (see 100-277V)¹²

DL107 1.5" Phenol - 10' lead (see 100-277V)¹²

DL107 2.0" Phenol - 10' lead (see 100-277V)¹²

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DL107 7.0" Phenol - 10' lead (see 100-277V)¹²

DL107 7.5" Phenol - 10' lead (see 100-277V)¹²

DL107 8.0" Phenol - 10' lead (see 100-277V)¹²

DL107 8.5" Phenol - 10' lead (see 100-277V)¹²

DL107 9.0" Phenol - 10' lead (see 100-277V)¹²

DL107 9.5" Phenol - 10' lead (see 100-277V)¹²

DL107 10.0" Phenol - 10' lead (see 100-277V)¹²



WSTM LED Mini Wall Sconce

Specifications

Height: 5-3/4" (14.6 cm)

Width: 12-1/2" (31.8 cm)

Depth: 7-1/2" (19.1 cm)

Weight: 6 lbs (2.7 kg)

Ordering Information EXAMPLE: WSTM LED 2A 40K 120 DDBTXD

Series	LEDs	Color temperature	Voltage	Mounting	Control options	Other options	Finish required
WSTM LED	1A One engine 2A Two engines	30K 3000K 40K 4000K	120 277 ⁵	Shipped included (blank) Surface mount Shipped separately ⁹ LITS Light 5 degrees	Shipped installed PE Photoelectric cell, button type	Shipped installed (blank) Diffusing glass lens GG Clear glass lens DNDXO Natural aluminum DNDXW White DNDXK Textured dark bronze DNDXN Textured natural aluminum DNDXWSD Textured white DNDXSD Textured sandstone	Dark bronze Black Natural aluminum White Textured dark bronze Textured natural aluminum Textured white Textured sandstone

Stock configurations are offered for shorter lead times:

Stock Part Number	Accessories
WSTM LED 1A 40K 120 DDBTXD	WSTM010001 1-Step 500K accessory (specify lens)
WSTM LED 2A 40K 120 DDBTXD	WSTM010002 2-Step 500K accessory (specify lens)

Notes

- Includes step-down transformer; see page 2 for more information.
- Also available as a separate accessory; see Accessories information at left.
- Not for inverted mounting.



D-Series Size 1 LED Wall Luminaire

Specifications

Width: 13-3/4" (34.9 cm)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg)

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish required
DSXW1 LED	10 LEDs (see engine) 20 LEDs (see engine) 30 LEDs (see engine)	350 350 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000K 40K 4000K AMPC Amber phosphor converted	T25 Type II short T35 Type III short TSM Type IV medium T5W Type V wide	MVOLT ¹ 120 ² 208 ³ 240 ⁴ 277 ⁵ 347 ⁶ 480 ⁷	Shipped included (blank) Surface mounting bracket Shipped installed (blank) Surface mounting bracket Shipped separately ⁹ LITS Light 5 degrees	Shipped installed PE Photoelectric cell, button type Shipped separately ⁹ LITS Light 5 degrees	Shipped installed (blank) Diffusing glass lens GG Clear glass lens DNDXO Natural aluminum DNDXW White DNDXK Textured dark bronze DNDXN Textured natural aluminum DNDXWSD Textured white DNDXSD Textured sandstone	Dark bronze Black Natural aluminum White Textured dark bronze Textured natural aluminum Textured white Textured sandstone

Accessories

DL107 1.0" Phenol - 10' lead (see 100-277V)¹²

DL107 1.5" Phenol - 10' lead (see 100-277V)¹²

DL107 2.0" Phenol - 10' lead (see 100-277V)¹²

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DL107 10.0" Phenol - 10' lead (see 100-277V)¹²

Notes

- MVOLT driver operates on any line voltage from 100-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF) option, or photoelectric (PE) option.
- Only available with 20C, 700mA or 1000mA. Not available with PR or PRH.
- Back box ships installed on fixture. Cannot be fully installed. Cannot be ordered as an accessory.
- Photoelectric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensor (PR or PRH).
- PR specifies the Sensor Switch (SS) or COOP control. PRH specifies the Sensor Switch (SS) or COOP control. See Motion Sensor Guide for details. Includes 10' lead (see 100-277V) option (button type photoelectric). Dimming driver standard. Not available with 20 LED 1000 mA configuration (DSXW1 LED 20C 1000).
- Cold weather (20C) rated. Not compatible with condensation applications. Not available with 800V mounting option. Not available with fusing. Not available with 30 or 40 voltage option. Emergency components located in back box housing. Emergency mode (EM) has limited on product page at www.lithonia.com.
- Single line (DL) requires 120, 277 or 347 voltage option. Double line (DL) requires 208, 240 or 480 voltage option. Not available with ELCV.
- Also available as a separate accessory; see Accessories information.
- See the electrical section on page 3 for more details.

Accessories

DL107 1.0" Phenol - 10' lead (see 100-277V)¹²

DL107 1.5" Phenol - 10' lead (see 100-277V)¹²

DL107 2.0" Phenol - 10' lead (see 100-277V)¹²

DL107 2.5" Phenol - 10' lead (see 100-277V)¹²

DL107 3.0" Phenol - 10' lead (see 100-277V)¹²

DL107 3.5" Phenol - 10' lead (see 100-277V)¹²

DL107 4.0" Phenol - 10' lead (see 100-277V)¹²

DL107 4.5" Phenol - 10' lead (see 100-277V)¹²

DL107 5.0" Phenol - 10' lead (see 100-277V)¹²

DL107 5.5" Phenol - 10' lead (see 100-277V)¹²

DL107 6.0" Phenol - 10' lead (see 100-277V)¹²

DL107 6.5" Phenol - 10' lead (see 100-277V)¹²

DL107 7.0" Phenol - 10' lead (see 100-277V)¹²

DL107 7.5" Phenol - 10' lead (see 100-277V)¹²

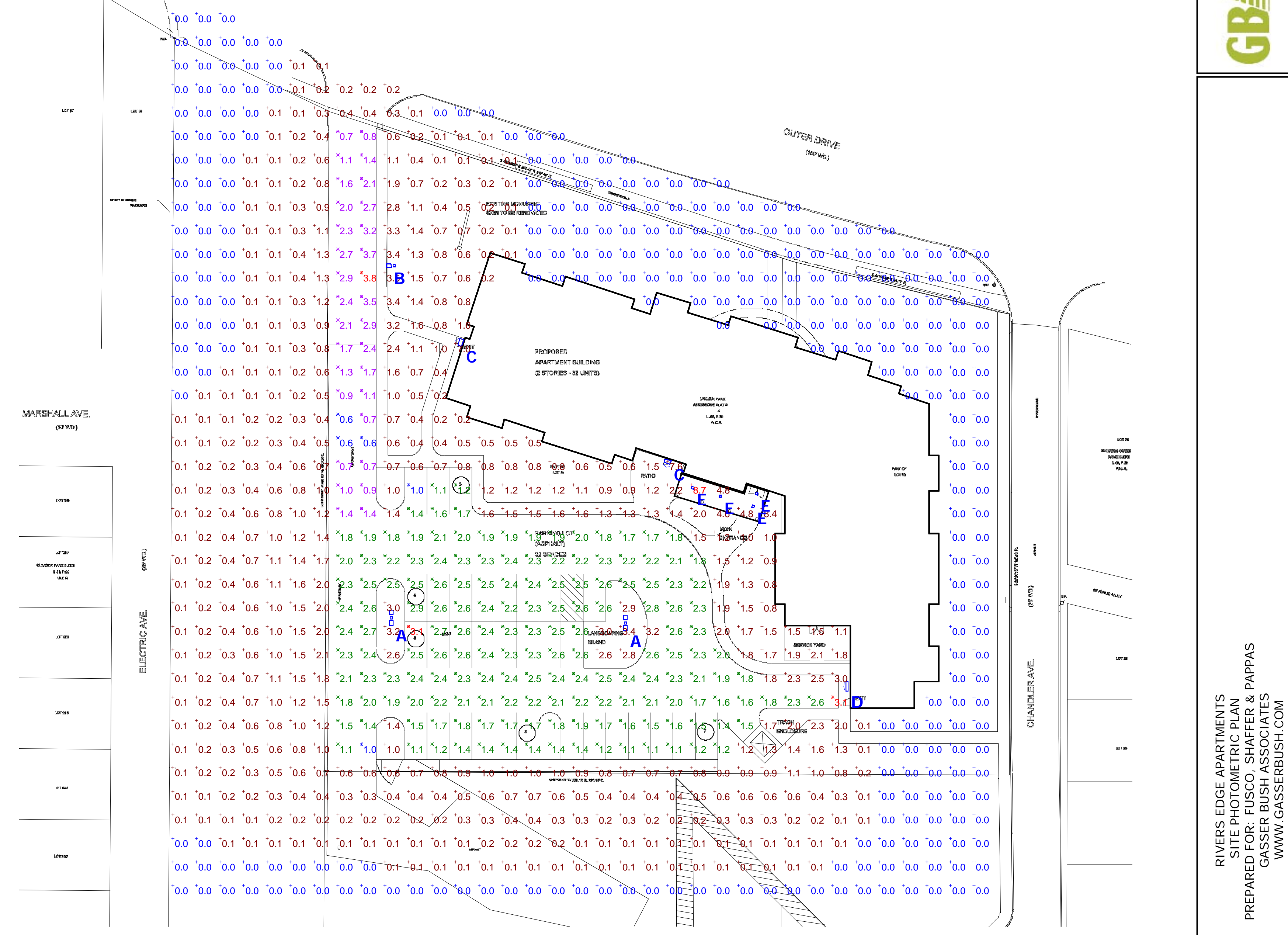
DL107 8.0" Phenol - 10' lead (see 100-277V)¹²

DL107 8.5" Phenol - 10' lead (see 100-277V)¹²

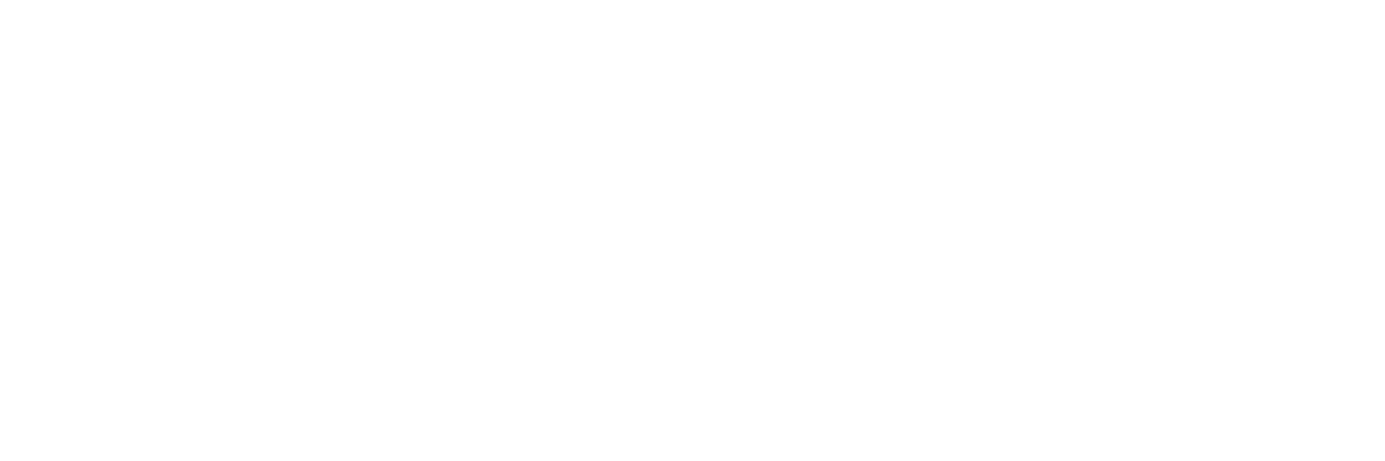
DL107 9.0" Phenol - 10' lead (see 100-277V)¹²

DL107 9.5" Phenol - 10' lead (see 100-277V)¹²

DL107 10.0" Phenol - 10' lead (see 100-277V)¹²



LDN4SQ



4" Square Non-IC New Construction Downlight

Features & Specifications:

- INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.
- CONSTRUCTION** — Double square metal reflectors retained by tension springs.
- Construction** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom hinged access covers and spring latches.
- Vertical** adjustable mounting brackets with commercial bar hangers provide 3-1/4" total adjustment. Light engine and drivers are accessible from above or below ceiling.
- Max ceiling clearance** is 1/2".
- OPTICS** — LEDs are behind two 3-step SDCM-8000 minimum.
- LEDs** are core controlled with diffusing optics.
- General illumination** lighting with 1.0 S/M and 55° cutoff for source and source image.
- Also available in white and black painted reflectors.
- Self-angled** anodized reflectors in specular, semi-specular, or matte-diffuse finishes.
- Self-angled** anodized reflectors in specular, semi-specular, or matte-diffuse finishes.
- ELECTRICAL** — IMd - volt (120-277V, 50/60Hz) eLED 0-10V dimming drivers mounted to junction box, 70% or 10% minimum dimming level available.
- 0-10V dimming feature requires two (2) additional low-voltage wires to be pulled.
- 70% beam maintenance at 50,000 hours.
- LISTINGS** — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional).
- WARRANTY** — 5-year limited warranty. Complete warranty terms located at www.lithonia.com/Customerservice/terms_and_conditions.aspx
- Note: Actual performance may differ as a result of end-user environment and application.
- All values are design or typical values, measured under laboratory conditions at 25 °C.
- Specifications subject to change without notice.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4SQ 35/15 LS4AR LSS MVOLT EZI

Series	Color temperature	Lumens ¹	Aperture/Trim Color	Finish	Voltage	Driver	Options
LDN4SQ 4" square	27/ 2700K	05 500 lumens	LS4 Downlight	AR Clear	LSS spec-draw 120 120V	MVOLT Multi-volt	EZ1 eLED LED 1% 0-V DV
	30/ 3000K	10 1000 lumens	LSW4 Walklight	WR White	227 227V	27V 27V	E20 eLED LED 10% 0-10V
	35/ 3500K	10 1000 lumens	BR Black	BL Black	347 347V	347 347V	
	40/ 4000K	15 1500 lumens		LSS Specular			
		20 2000 lumens					
		25 2500 lumens					
		30 3000 lumens					

Notes

- Overall heights are based on luminaire package; refer to dimensional chart on page 1.
- Not available with fixtures.
- Not available with emergency options.
- Must specify voltage (20V/27V).
- Available with clear (AR) reflector only.

GENERAL NOTE

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
DRIVEWAY	X	1.8 fc	3.8 fc	0.6 fc	6.3:1	3.0:1	0.5:1
PARKING AREA	X	2.1 fc	3.1 fc	1.0 fc	3.1:1	2.1:1	0.7:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
A	A	2	Lithonia Lighting	DSX0 LED 40C 1000 40K T5W MVOLT	DSX0 LED with 40 LEDs @1000 mA, 4000K, Type 5 Wide Optics	LED	1	DSX0_LED_40C_1000_40K_T5W_MVOLT.ies	15741	0.9	276	20'-0"
B	B	1	Lithonia Lighting	DSX0 LED 40C 1000 50K T2M MVOLT	DSX0 LED with 40 LEDs @1000 mA, 5000K, Type 2 Medium Optics	LED	1	DSX0_LED_40C_1000_50K_T2M_MVOLT.ies	14986	0.9	138	20'-0"
C	C	2	Lithonia Lighting	WSTM LED 2A 40K 120 DIFS	WSTM LED WITH 2 BOARDS, 4000K CCT, 120 VOLT, DIFFUSE GLASS LENS	SAMSUNG 2323	1	WSTM_LED_2A_40K_120_DIFS.ies	1277	0.9	16.2	8'-0"
D	D	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA	LED	1	DSXW1_LED_20C_1000_40K_TFTM.ies	7711	0.9	73.2	15'-0"
E	E	4	Lithonia Lighting	LDN4SQ 40/10 LS4AR LD	4IN SQUARE LDN, 4000K, 1000LM, BOCRI, CLEAR, MATTE DIFFUSE REFLECTOR	LED	1	LDN4SQ_40_10_LS4AR_LD.ies	978	0.9	12.58	10'-0"