

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund 590 SEWER ENTERPRISE FUND							
Dept 548 SEWER UTILITIES DEPARTMENT							
590-548-935.000	BUILDING MAINTENANCE & RE	FLASSORS WELDING SUPPLY	WWTP	578150	07/27/15	32.35	
590-548-937.000	EQUIPMENT MAINTENANCE & RE	DETROIT PUMP & MANUFAC	WWTP	1035300	07/27/15	788.60	
590-548-937.000	EQUIPMENT MAINTENANCE & RE	DETROIT PUMP & MANUFAC	WWTP	1035385	07/27/15	46.65	
590-548-939.000	VEHICLE MAINTENANCE & REP	MARK'S AUTO SERVICE, I	WWTP	47816	07/27/15	586.01	
Total For Dept 548 SEWER UTILITIES DEPARTMENT						12,937.77	
Dept 901 CAPITAL IMPROVEMENTS							
590-901-974.000	CIP CAPITAL IMPROVEMENTS	UTILITIES INSTRUMENTAT		530345031	07/27/15	2,127.00	
590-901-975.011	PROPERTY ACQUISITION	BDS ENVIROMENTAL	WWTP	8012	07/27/15	1,075.00	
Total For Dept 901 CAPITAL IMPROVEMENTS						3,202.00	
Total For Fund 590 SEWER ENTERPRISE FUND						17,583.68	
Fund 591 WATER ENTERPRISE FUND							
Dept 556 WATER UTILITIES DEPARTMENT							
591-556-721.000	HEALTH & DENTAL INSURANCE	SMALL BUSINESS ASSOC O	AUGUST 2015	07/22/15	07/27/15	1,418.29	
591-556-721.001	RETIREE HEALTH INSURANCE	SMALL BUSINESS ASSOC O	AUGUST 2015	07/22/15	07/27/15	618.00	
591-556-722.000	LIFE & DISABILITY INSURANC	UNUM LIFE INSURANCE	AUGUST 2015	07/20/15	07/27/15	71.50	
591-556-740.000	OPERATING SUPPLIES	CONTRACTOR CONNECTION	WWTP	7087988	07/27/15	59.00	
591-556-740.000	OPERATING SUPPLIES	NORTHERN SAFETY CO INC	WWTP	901508009	07/27/15	159.57	
591-556-751.000		CORRIGAN OIL COMPANY	WWTP	6093024	07/27/15	187.45	
591-556-751.000		CORRIGAN OIL COMPANY	WWTP	6088306	07/27/15	619.87	
591-556-824.000	TESTING & ANALYSIS	PARAGON LABORATORIES I	WWTP	42155-86804	07/27/15	123.00	
591-556-901.000	PRINTING & PUBLISHING	VALUE COPY	WWTP	15-1117	07/27/15	720.00	
591-556-920.001		AT&T	U-VERSE	07/20/15	07/27/15	76.50	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	DETROIT PUMP & MANUFAC	WWTP	1035300	07/27/15	788.59	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	MASTERCRAFT PLUMBING	5TH WELL	17606	07/27/15	1,770.53	
591-556-937.000	EQUIPMENT MAINTENANCE & RE	MICHIGAN PIPE & VALVE,	WWTP	J99591	07/27/15	223.20	
591-556-958.000	MEMBERSHIPS & DUES	AMERICAN WATER WORKS A	MEMBERSHIP	7001029119	07/27/15	295.00	
591-556-977.000	EQUIPMENT	ETNA SUPPLY CO	WWTP	S101489085.001	07/27/15	2,080.00	
Total For Dept 556 WATER UTILITIES DEPARTMENT						9,210.50	
Total For Fund 591 WATER ENTERPRISE FUND						9,210.50	
Fund 701 TRUST & AGENCY FUND							
Dept 000 ASSETS, LIABILITIES & REVENUE							
701-000-254.000-MEDHUB SPR - MEDHUB		CARLISLE-WORTMAN ASSOC	GENERAL CONSULT	2136230	07/27/15	37.50	
701-000-254.000-MEDHUB SPR - MEDHUB		CARLISLE-WORTMAN ASSOC	MEDICAL BLDG	2136231	07/27/15	400.00	
701-000-254.000-STRAWB SPR - STRAWBERRY ALARM CLC		CARLISLE-WORTMAN ASSOC	GENERAL CONSULT	2136230	07/27/15	262.50	
701-000-254.000-STRAWB SPR - STRAWBERRY ALARM CLC		CARLISLE-WORTMAN ASSOC	STRAWBERRY ALARM CLOCK	2136233	07/27/15	302.50	
701-000-254.000-VARIET SPR - VARIETY DIE & STAMP		CARLISLE-WORTMAN ASSOC	GENERAL CONSULT	2136230	07/27/15	75.00	
701-000-254.000-VARIET SPR - VARIETY DIE & STAMP		CARLISLE-WORTMAN ASSOC	VARIETY TOOL & DIE	2136234	07/27/15	190.00	
701-000-254.000-VARIET SPR - VARIETY DIE & STAMP		CARLISLE-WORTMAN ASSOC	VARIETY TOOL & DIE	2135887	07/27/15	640.00	
701-000-254.100-VICTOR CONST E - VICTORIA CONDOS		F&V OPERATIONS	VICTORIA CONDOS	1117	07/27/15	1,789.68	
Total For Dept 000 ASSETS, LIABILITIES & REVENUE						3,697.18	
Total For Fund 701 TRUST & AGENCY FUND						3,697.18	

GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Fund Totals:							
			Fund 101 GENERAL FUND			38,318.96	
			Fund 202 MAJOR STREETS FUND			8,248.38	
			Fund 203 LOCAL STREETS FUND			23,364.26	
			Fund 204 MUNICIPAL STREETS			1,025.83	
			Fund 402 EQUIPMENT REPLACEMENT FUND			1,328.15	
			Fund 590 SEWER ENTERPRISE FUND			17,583.68	
			Fund 591 WATER ENTERPRISE FUND			9,210.50	
			Fund 701 TRUST & AGENCY FUND			3,697.18	
Total For All Funds:						<hr/>	102,776.94

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STAFF MEMORANDUM

To: Mayor Keough and City Council
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: Preliminary Site Plan Review PSPR #2015-03 Dan Hoey Medical Office Building,
Preliminary Site plan dated, June 1, 2015, with Revised Sheet 3, Preliminary Site Plan
and Revised Sheet A4.1, Elevations, received July 1, 2015
Parcel #08-08-08-200-024

Zoning: Dexter Crossing Planned Unit Development and PB, Professional Business District as
the underlying zoning

Date: July 20, 2015

On July 6, 2015 the Planning Commission considered the above referenced preliminary site plan for a 6,790 square foot medical office building, located at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive.

Following a presentation by the applicant, and reviews by staff and the planning and engineering consultants, the Planning Commission recommended preliminary site plan approval to City Council, subject to the following conditions:

1. Allow 6 additional parking spaces;*
2. Allow a 30-foot drive aisle;*
3. Lighting for parking area to be determined with staff;*
4. Recommendations cited in the CWA review letter dated, June 17, 2015;
5. Recommendations cited in the OHM review letter dated, June 18, 2015;
6. Recommendations cited in the DAFD review letter dated, June 6, 2015; and
7. Recommendation in staff's memo dated, July 2, 2015.

*The Planning Commission exercised its authority, pursuant to Section 5.01G, determined that 6 additional parking spaces was appropriate, in this case. In addition, the Planning Commission accepted the proposed 30-foot drive aisle, but did not accept the proposed 25-foot parking lot light poles. Instead, the Planning Commission determined that the height and number of parking lot lights should be worked out with staff, to ensure adequate lighting, while protecting the adjacent residential neighborhood from glare.

Accompanying this memo you will find the following documentation:

- Application for Preliminary Site Plan Review
- Site Plan dated, June 1, 2015 with revised Sheet 3 and A4.1, received July 1, 2015
- Correspondence from Dr. Kolb dated, July 1, 2015
- Review letters from:
 - Staff memo dated, July 2, 2015
 - CWA dated, June 17, 2015,
 - OHM dated June 18, 2015, and
 - DAFD, dated June 6, 2015.

SUGGESTED MOTIONS – MEDICAL OFFICE, DAN HOEY ROAD

Based on the recommendation of the Planning Commission, the information provided by the applicant, and pursuant to Section 21.04, sub-section D5 City Council Action, City Council moves to **(APPROVE/ DENY)** the Preliminary Site Plan for the a medical office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive, subject to the following conditions:

1. Allow 6 additional parking spaces;
2. Allow a 30-foot drive aisle
3. Lighting for parking area to be determined with staff;
4. Recommendations cited in the CWA review letter dated, June 17, 2015;
5. Recommendations cited in the OHM review letter dated, June 18, 2015;
6. Recommendations cited in the DAFD review letter dated, June 6, 2015; and
7. Recommendation in staff's memo dated, July 2, 2015.

OR

Based on the information provided by at the July 27, 2015 City Council meeting and pursuant to Section 21.04, sub-section D5 City Council Action, City Council moves to **(POSTPONE)** action on the Preliminary Site Plan for the a medical office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive until **(DATE)**, to allow the applicant more time to address the following:

1. _____
2. _____
3. _____



VILLAGE OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

VILLAGE OF DEXTER

SITE PLAN REVIEW & SPECIAL USE APPLICATION

Application is being made for: Preliminary Site Plan Review Final Site Plan Review
 Combined Site Plan Special Use Permit

Property Address: Vacant - Dan Hoey Road

Tax ID Number: 08-08-08-200-024

Proposed Use: Office Building

Zoning District: PB Professional Business

Property Owner Name: BLMS, LLC Phone: 734-649-1948

Property Owner Address: 8031 Main Street, Suite 303, Dexter, MI 48130

Applicant Name: AR Brouwer Company Phone: 734-426-9980

Applicant Address: 7444 Dexter Ann Arbor Road, Suite F, Dexter, MI 48130

Representative (e.g. Engineer) Name: Steve Brouwer Phone: 734-426-9980

Representative Address: 7444 Dexter Ann Arbor Road, Suite F, Dexter, MI 48130

Regulations and Standards: Applicant must complete the following and applicable standards must be noted on the site plan.

	Plan Submitted	Requirement	
1. Front Yard Setback (ft)	<u>25'</u>	<u>25'</u>	<input checked="" type="checkbox"/> check here if corner lot
2. Side Yard Setback (ft)	<u>10'</u>	<u>10'</u>	
3. Rear Yard Setback (ft)	<u>25'</u>	<u>25'</u>	
4. Lot Coverage (%) (7a/6)	<u>4.3%</u>	<u>--</u>	
5. Height (ft)	<u>25'</u>	<u>35'</u>	
6. Total Site Area (ft)	<u>4.26 acres</u>	<u>2 acres</u>	
7a. Building Coverage (ft)	<u>4%</u>	<u>--</u>	
7b. Floor Area (ft)	<u>6811 sf</u>	<u>--</u>	

RECEIVED.
JUN - 8 2015
CITY OF DEXTER



VILLAGE OF DEXTER

8140 Main Street · Dexter, Michigan 48130-1092 · (734) 426-8303 · Fax (734) 426-5614

State & County Environmental Permits Checklist

Name of Business: BLMS LLC

Mailing Address: 8031 Main St Ste 303 Dexter, MI 48130

Telephone: 734-649-1948 Fax: 734-426-8845

Type of Business: Dental / Medical Owner/Manager: Brent Kolb, DDS

Date: 6/1/2015 Signature: 

Note: For assistance with permits and approvals from the Michigan Department of Environmental Quality (MDEQ), including permit coordination among MDEQ Divisions, contact the Permit Coordinator at 517-334-4235.

Check the items that may pertain to your project or facility, then contact the office(s) listed to determine specific requirements. Return a copy of this checklist to the Village of Dexter as part of your site plan submittal – even if state and county approvals have not been obtained. An updated copy should be submitted prior to occupancy.

This list includes the most common permits and approvals related to waste, water quality and air quality.

Yes	No	Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland or other surface water? Contact MDEQ Division Permits Section: 517-373-8088.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the direct or indirect discharge of waste, waste effluent, wastewater, pollutants, and/or cooling water into the groundwater or oil the ground? Contact MDEQ Groundwater Program Section: 517-373-8148.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve construction or alteration of any sewage collection or treatment facility? For facilities discharging to surface waters, contact MDEQ Surface Water Quality Division, District Office: 571-780-7690. For facilities discharging to groundwater, contact the MDEQ Waste Management Division District Office: 517-780-7690.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project or facility store or use chemicals, petroleum products, or salt? Depending on the type of oil substance, secondary containment and a Pollution Incident Prevention Plan (PIPP) may be required. Contact MDEQ Waste Management Division District Office: 517-780-7690.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve installation, operation, or removal of an underground or aboveground storage tank containing a petroleum product or a hazardous substance? Contact: MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve liquefied petroleum gas storage tanks or container filling locations? Contact MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the installation of a compressed gas dispensing station with storage? Contact MDEQ Storage Tank Division: 517-373-8168.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the generation of hazardous waste? Contact: MDEQ Waste Management Division District Office: 517-780-7690.

Yes	No	Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the on-site treatment, storage or disposal of hazardous waste? Contact MDEQ Waste Management Division District Office: 517-373-9875.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the transport of hazardous waste or non-hazardous liquid industrial waste? Contact MDEQ Waste Program Section: 517-373-9875.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve land filling, transferring or processing solid non-hazardous wastes on-site? Contact MDEQ Waste Management Division District Office: 517-780-7690.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the installation, construction, reconstruction, relocation, or alteration of any process or process equipment (including air pollution control equipment) which has the potential to emit air contaminants? Contact MDEQ Permit Section: 517-373-7023.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project or facility involve the storage, mixing or distribution of pesticides or fertilizers in bulk quantities? Contact Michigan Department of Agriculture, Pesticide and Plant Pest Management Division: 517-373-1087.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any man-made change in the natural cover or topography of land, including cut and fill activities which may contribute to soil erosion and sedimentation? Will the earth change disturb an area of one acre or more, or occur within 500 feet of a lake or stream? If the answer to both of these questions is yes, a soil erosion and sedimentation control permit is required. Contact Washtenaw County Drain Commissioner: 734-994-2525.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the dredging, filling, or construction in, across or under (1) a river, stream, creek, ditch, drain, lake, pond or swamp (2) wetlands (3) floodplain (area that may have or ever had either standing or flowing water)? Contact MDEQ Land and Water Management Division: 517-373-9244.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any dredging within 500 feet of a lake, river, stream creek or ditch? Contact MDEQ Permit Consolidation Unit, Land and Water Management Division: 517-373-9244.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any earth change activity within 500 feet of a lake or stream or will the project disturb an area greater than one acre in size? Contact MDEQ Soil Erosion and Sedimentation: 517-373-3178.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve any construction or land alteration within 400 feet of a designated natural river or tributary? Contact MDEQ Land and Water Management Division, Soil Erosion and Sedimentation: 517-373-3178.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve dredging, filling, grading or other alterations of the soil, vegetation or natural drainage, or placement or permanent structures in a designated environmental area? Contact MDEQ Land and Water Management Division, Great Lakes Section: 517-373-1950.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will an on-site wastewater treatment system or septic system be installed? <ul style="list-style-type: none"> ➤ For sanitary sewage in quantities of 10,000 gallons per day or less: Contact Washtenaw County Environmental Health: 734-222-3800. ➤ For any subsurface discharge of sanitary sewage in quantities equal to or greater than 10,000 gallons per day. Contact: MDEQ Waste Management Division: 517-373-8148. ➤ For sanitary sewage in quantities of 6,000 to 10,000 per day: In addition to obtaining a construction permit from the county or district environmental health department, submit a state wastewater discharge notification form. Flow monitoring and reporting are required. Contact MDEQ Waste Management Division, Groundwater Permits Unit: 517-373-8148. ➤ For industrial or commercial wastewater in any quantity (other than sanitary wastewater) contact MDEQ Waste Management Division., Groundwater Permits Unit: 517-373-8148.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the construction of a water supply well or extension of a water supply service from an existing water system? Contact MDEQ Drinking Water Program, Washtenaw County Environmental Health: 734-222-3800.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there out-of-service wells, abandoned wells, or cisterns on the site? (Drinking water, irrigation & monitoring wells.) Contact Washtenaw County Environmental Health: 734-222-3800.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? Contact: Washtenaw County Environmental Health: 734-222-3800.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project involve the on-site storage of sanitary sewage prior to transport and disposal off-site (pump and haul)? Contact MDEQ Waste Management Division Groundwater Program Section: 517-373-8148.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the property or facility ever been subject to a remedial action, limited closure, or other environmental cleanup response under Part 201, Natural Resources and Environmental Protection Act (NREPA)? Is the property currently subject to a response action? Has a baseline environmental assessment (BEA) been completed for the property? Contact MDEQ Environmental Response Division 517-373-9893 and/or MDEQ Storage Tank Division: 517-373-8168.



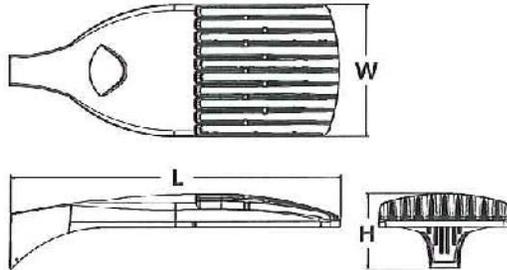
D-Series Size 1 LED Area Luminaire

d^{series}



Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	1-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number

Notes

Type

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	530 550 mA	30K 3000 K	T1S Type I Short	MVOLT ¹	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ³ RPUMBA Round pole universal mounting adaptor ⁵ Shipped separately⁶ KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁶
	30C 30 LEDs (one engine)	700 700 mA	40K 4000 K	T2S Type II Short	120 ²	
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000 K	T2M Type II Medium	208 ³	
	60C 60 LEDs (two engines)		AMBPC Amber phosphor converted ⁷	T3S Type III Short	240 ³	
	Rotated optics ¹			T3M Type III Medium	277 ³	
	60C 60 LEDs (two engines)			T4M Type IV Medium	347 ⁴ 480 ⁴	

Control options	Other options	Finish required
Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁷ PER5 Five-wire receptacle only (no controls) ^{7,8} PER7 Seven-wire receptacle only (no controls) ^{7,8} DMG 0-10V dimming driver (no controls) ⁹ DCR Dimmable and controllable via ROAM ¹⁰ (no controls) ¹⁰ DS Dual switching ^{13,12} PIR Motion sensor, 8-15' mounting height ¹³	Shipped installed HS House-side shield ¹⁴ WTB Utility terminal block ¹⁶ SF Single fuse (120, 277, 347V) ¹⁷ DF Double fuse (208, 240, 480V) ¹⁷ L90 Left rotated optics ¹⁵ R90 Right rotated optics ¹⁵	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDB1XD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DW1GXD Textured white

Controls & Shields

Accessories
Ordered and shipped separately

DL127F 1.5 JU	PhotoCell-SSL twist-lock (120-277V) ¹¹
DL147F 1.5 CUL JU	PhotoCell-SSL twist-lock (347V) ¹¹
DL1480F 1.5 CUL JU	PhotoCell-SSL twist-lock (480V) ¹¹
SC U	Shorting cap ¹²
DSX1HS 80C U	House-side shield for 80 LED unit
DSX1HS 90C U	House-side shield for 90 LED unit
DSX1HS 100C U	House-side shield for 100 LED unit
PUMBA DDBXD U ³	Square and round pole universal mounting bracket (specify finish) ³
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

For more control options, visit [DTI](#) and [ROAM](#) online.

NOTES

- Rotated optics only available with 60C.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530), or 60C 530 DS). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U, 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- PhotoCell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM8 enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM9 deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@acuitybrands.com. N/A with BL30, BL50, DS, PIR or PIRH.

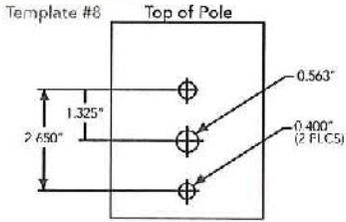
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
- Requires an additional switched circuit.
- PIR specifies the SensorSwitch SBGR-10 OCP control; PIRH specifies the SensorSwitch SBGR-6 OCP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DS or DCR.
- Dimming driver standard. MVOLT only. Not available with 347, 460, DCR, DS or PIRH.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (50C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.



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DSX1-LED
 Rev. 05/13/15

Drilling



DSX1 shares a unique drilling pattern with the AGRIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180° **	DM39AS	3 at 90° **
DM49AS	4 at 90° *	DM32AS	3 at 180° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [PORTS CENTER](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

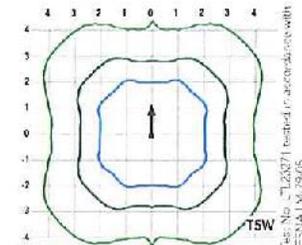
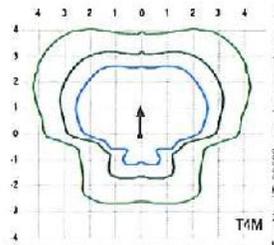
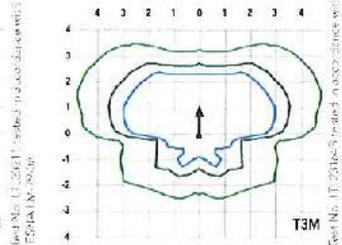
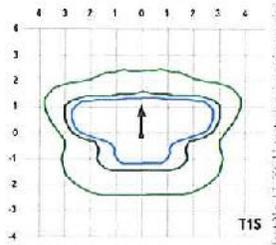
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's D-Series Area Size 1 homepage](#).

Isocandela plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').

LEGEND



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0 40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LMF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.95



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
				30 LEDs section <tr> <td rowspan="15">30C (30 LEDs)</td> <td rowspan="15">700 mA</td> <td rowspan="15">68 W</td> <td>T1S</td><td>5,697</td><td>1</td><td>0</td><td>1</td><td>84</td><td>7,127</td><td>2</td><td>0</td><td>2</td><td>105</td><td>7,180</td><td>2</td><td>0</td><td>2</td><td>105</td><td>4,551</td><td>1</td><td>0</td><td>1</td><td>67</td> </tr> <tr> <td>T2S</td><td>5,967</td><td>2</td><td>0</td><td>2</td><td>88</td><td>7,465</td><td>2</td><td>0</td><td>2</td><td>110</td><td>7,521</td><td>2</td><td>0</td><td>2</td><td>111</td><td>4,777</td><td>1</td><td>0</td><td>1</td><td>70</td> </tr> <tr> <td>I2M</td><td>5,773</td><td>1</td><td>0</td><td>2</td><td>85</td><td>7,222</td><td>2</td><td>0</td><td>2</td><td>106</td><td>7,276</td><td>2</td><td>0</td><td>2</td><td>107</td><td>4,622</td><td>1</td><td>0</td><td>2</td><td>68</td> </tr> <tr> <td>I3S</td><td>5,901</td><td>1</td><td>0</td><td>2</td><td>87</td><td>7,382</td><td>2</td><td>0</td><td>2</td><td>109</td><td>7,437</td><td>2</td><td>0</td><td>2</td><td>109</td><td>4,724</td><td>1</td><td>0</td><td>1</td><td>69</td> </tr> <tr> <td>I3M</td><td>5,872</td><td>1</td><td>0</td><td>2</td><td>86</td><td>7,346</td><td>2</td><td>0</td><td>2</td><td>108</td><td>7,401</td><td>2</td><td>0</td><td>2</td><td>107</td><td>4,701</td><td>1</td><td>0</td><td>2</td><td>69</td> </tr> <tr> <td>I4M</td><td>5,882</td><td>1</td><td>0</td><td>2</td><td>87</td><td>7,359</td><td>2</td><td>0</td><td>2</td><td>108</td><td>7,414</td><td>2</td><td>0</td><td>2</td><td>109</td><td>4,709</td><td>1</td><td>0</td><td>2</td><td>69</td> </tr> <tr> <td>I4TM</td><td>5,793</td><td>1</td><td>0</td><td>2</td><td>85</td><td>7,247</td><td>1</td><td>0</td><td>2</td><td>107</td><td>7,301</td><td>1</td><td>0</td><td>2</td><td>107</td><td>4,638</td><td>1</td><td>0</td><td>2</td><td>68</td> </tr> <tr> <td>I5VS</td><td>6,148</td><td>2</td><td>0</td><td>0</td><td>90</td><td>7,691</td><td>3</td><td>0</td><td>1</td><td>113</td><td>7,749</td><td>3</td><td>0</td><td>1</td><td>114</td><td>4,922</td><td>2</td><td>0</td><td>0</td><td>72</td> </tr> <tr> <td>I5S</td><td>6,074</td><td>2</td><td>0</td><td>0</td><td>89</td><td>7,598</td><td>3</td><td>0</td><td>0</td><td>112</td><td>7,655</td><td>3</td><td>0</td><td>0</td><td>113</td><td>4,863</td><td>2</td><td>0</td><td>0</td><td>72</td> </tr> <tr> <td>I5M</td><td>6,150</td><td>3</td><td>0</td><td>1</td><td>90</td><td>7,604</td><td>3</td><td>0</td><td>2</td><td>113</td><td>7,752</td><td>3</td><td>0</td><td>2</td><td>114</td><td>4,924</td><td>3</td><td>0</td><td>1</td><td>72</td> </tr> <tr> <td>I5W</td><td>5,979</td><td>3</td><td>0</td><td>1</td><td>88</td><td>7,479</td><td>3</td><td>0</td><td>2</td><td>110</td><td>7,536</td><td>3</td><td>0</td><td>2</td><td>111</td><td>4,787</td><td>3</td><td>0</td><td>1</td><td>70</td> </tr> <tr> <td rowspan="15">30C (30 LEDs)</td> <td rowspan="15">1000 mA</td> <td rowspan="15">105 W</td> <td>T1S</td><td>7,973</td><td>2</td><td>0</td><td>2</td><td>75</td><td>9,899</td><td>2</td><td>0</td><td>2</td><td>94</td><td>9,973</td><td>2</td><td>0</td><td>2</td><td>95</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I2S</td><td>8,283</td><td>2</td><td>0</td><td>2</td><td>79</td><td>10,368</td><td>2</td><td>0</td><td>2</td><td>99</td><td>10,416</td><td>2</td><td>0</td><td>2</td><td>99</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>T2M</td><td>8,019</td><td>2</td><td>0</td><td>2</td><td>76</td><td>10,031</td><td>2</td><td>0</td><td>3</td><td>96</td><td>10,106</td><td>2</td><td>0</td><td>3</td><td>95</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I3S</td><td>8,195</td><td>2</td><td>0</td><td>2</td><td>78</td><td>10,253</td><td>2</td><td>0</td><td>2</td><td>98</td><td>10,330</td><td>2</td><td>0</td><td>2</td><td>98</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I3M</td><td>8,155</td><td>2</td><td>0</td><td>2</td><td>78</td><td>10,202</td><td>2</td><td>0</td><td>2</td><td>97</td><td>10,279</td><td>2</td><td>0</td><td>2</td><td>98</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I4M</td><td>8,170</td><td>2</td><td>0</td><td>2</td><td>78</td><td>10,220</td><td>2</td><td>0</td><td>2</td><td>97</td><td>10,297</td><td>2</td><td>0</td><td>2</td><td>98</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I4TM</td><td>8,076</td><td>2</td><td>0</td><td>2</td><td>77</td><td>10,055</td><td>2</td><td>0</td><td>3</td><td>96</td><td>10,111</td><td>2</td><td>0</td><td>3</td><td>97</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5VS</td><td>8,539</td><td>3</td><td>0</td><td>1</td><td>81</td><td>10,682</td><td>3</td><td>0</td><td>1</td><td>102</td><td>10,762</td><td>3</td><td>0</td><td>1</td><td>102</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5S</td><td>8,436</td><td>3</td><td>0</td><td>1</td><td>80</td><td>10,553</td><td>3</td><td>0</td><td>1</td><td>101</td><td>10,632</td><td>3</td><td>0</td><td>1</td><td>101</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5M</td><td>8,542</td><td>3</td><td>0</td><td>2</td><td>81</td><td>10,686</td><td>4</td><td>0</td><td>2</td><td>102</td><td>10,766</td><td>4</td><td>0</td><td>2</td><td>103</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5W</td><td>8,304</td><td>3</td><td>0</td><td>2</td><td>79</td><td>10,338</td><td>4</td><td>0</td><td>2</td><td>99</td><td>10,456</td><td>4</td><td>0</td><td>2</td><td>100</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td rowspan="15">40C (40 LEDs)</td> <td rowspan="15">700 mA</td> <td rowspan="15">89 W</td> <td>T1S</td><td>7,511</td><td>2</td><td>0</td><td>2</td><td>81</td><td>9,356</td><td>2</td><td>0</td><td>2</td><td>105</td><td>9,467</td><td>2</td><td>0</td><td>2</td><td>90</td><td>6,014</td><td>1</td><td>0</td><td>1</td><td>65</td> </tr> <tr> <td>I2S</td><td>7,868</td><td>2</td><td>0</td><td>2</td><td>85</td><td>9,842</td><td>2</td><td>0</td><td>2</td><td>111</td><td>9,916</td><td>2</td><td>0</td><td>2</td><td>94</td><td>6,299</td><td>2</td><td>0</td><td>2</td><td>71</td> </tr> <tr> <td>T2M</td><td>7,612</td><td>2</td><td>0</td><td>2</td><td>85</td><td>9,522</td><td>2</td><td>0</td><td>3</td><td>107</td><td>9,594</td><td>2</td><td>0</td><td>3</td><td>91</td><td>6,094</td><td>2</td><td>0</td><td>2</td><td>65</td> </tr> <tr> <td>I3S</td><td>7,760</td><td>2</td><td>0</td><td>2</td><td>87</td><td>9,733</td><td>2</td><td>0</td><td>2</td><td>109</td><td>9,806</td><td>2</td><td>0</td><td>2</td><td>93</td><td>6,229</td><td>1</td><td>0</td><td>2</td><td>70</td> </tr> <tr> <td>I3M</td><td>7,742</td><td>2</td><td>0</td><td>2</td><td>87</td><td>9,685</td><td>2</td><td>0</td><td>2</td><td>109</td><td>9,758</td><td>2</td><td>0</td><td>2</td><td>93</td><td>6,198</td><td>2</td><td>0</td><td>2</td><td>70</td> </tr> <tr> <td>I4M</td><td>7,756</td><td>2</td><td>0</td><td>2</td><td>87</td><td>9,702</td><td>2</td><td>0</td><td>2</td><td>109</td><td>9,775</td><td>2</td><td>0</td><td>2</td><td>93</td><td>6,209</td><td>1</td><td>0</td><td>2</td><td>70</td> </tr> <tr> <td>I4TM</td><td>7,638</td><td>2</td><td>0</td><td>2</td><td>86</td><td>9,555</td><td>2</td><td>0</td><td>2</td><td>107</td><td>9,627</td><td>2</td><td>0</td><td>2</td><td>92</td><td>6,115</td><td>1</td><td>0</td><td>2</td><td>69</td> </tr> <tr> <td>I5VS</td><td>8,106</td><td>3</td><td>0</td><td>1</td><td>91</td><td>10,140</td><td>3</td><td>0</td><td>1</td><td>114</td><td>10,216</td><td>3</td><td>0</td><td>1</td><td>97</td><td>6,490</td><td>2</td><td>0</td><td>0</td><td>73</td> </tr> <tr> <td>I5S</td><td>8,008</td><td>3</td><td>0</td><td>1</td><td>90</td><td>10,017</td><td>3</td><td>0</td><td>1</td><td>113</td><td>10,093</td><td>3</td><td>0</td><td>1</td><td>96</td><td>6,411</td><td>2</td><td>0</td><td>0</td><td>72</td> </tr> <tr> <td>I5M</td><td>8,109</td><td>3</td><td>0</td><td>2</td><td>91</td><td>10,144</td><td>4</td><td>0</td><td>2</td><td>114</td><td>10,220</td><td>4</td><td>0</td><td>2</td><td>97</td><td>6,492</td><td>3</td><td>0</td><td>1</td><td>73</td> </tr> <tr> <td>I5W</td><td>7,883</td><td>3</td><td>0</td><td>2</td><td>89</td><td>9,861</td><td>4</td><td>0</td><td>2</td><td>111</td><td>9,936</td><td>4</td><td>0</td><td>2</td><td>95</td><td>6,311</td><td>3</td><td>0</td><td>2</td><td>71</td> </tr> <tr> <td rowspan="15">40C (40 LEDs)</td> <td rowspan="15">1000 mA</td> <td rowspan="15">135 W</td> <td>T1S</td><td>10,384</td><td>2</td><td>0</td><td>2</td><td>75</td><td>12,590</td><td>3</td><td>0</td><td>3</td><td>94</td><td>13,088</td><td>3</td><td>0</td><td>3</td><td>95</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>T2S</td><td>10,876</td><td>2</td><td>0</td><td>2</td><td>79</td><td>13,606</td><td>3</td><td>0</td><td>3</td><td>99</td><td>13,708</td><td>3</td><td>0</td><td>3</td><td>99</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>T2M</td><td>10,523</td><td>2</td><td>0</td><td>3</td><td>76</td><td>13,164</td><td>3</td><td>0</td><td>3</td><td>95</td><td>13,263</td><td>3</td><td>0</td><td>3</td><td>96</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I3S</td><td>10,736</td><td>2</td><td>0</td><td>2</td><td>78</td><td>13,455</td><td>2</td><td>0</td><td>2</td><td>97</td><td>13,556</td><td>3</td><td>0</td><td>3</td><td>98</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I3M</td><td>10,703</td><td>2</td><td>0</td><td>2</td><td>78</td><td>13,389</td><td>3</td><td>0</td><td>3</td><td>97</td><td>13,490</td><td>3</td><td>0</td><td>3</td><td>98</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I4M</td><td>10,722</td><td>2</td><td>0</td><td>2</td><td>78</td><td>13,412</td><td>3</td><td>0</td><td>3</td><td>97</td><td>13,513</td><td>3</td><td>0</td><td>3</td><td>98</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I4TM</td><td>10,559</td><td>2</td><td>0</td><td>3</td><td>77</td><td>13,209</td><td>2</td><td>0</td><td>3</td><td>96</td><td>13,308</td><td>2</td><td>0</td><td>3</td><td>96</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5VS</td><td>11,206</td><td>3</td><td>0</td><td>1</td><td>81</td><td>14,018</td><td>4</td><td>0</td><td>1</td><td>102</td><td>14,124</td><td>4</td><td>0</td><td>1</td><td>102</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5S</td><td>11,070</td><td>3</td><td>0</td><td>1</td><td>80</td><td>13,848</td><td>3</td><td>0</td><td>1</td><td>100</td><td>13,953</td><td>3</td><td>0</td><td>1</td><td>101</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5M</td><td>11,210</td><td>4</td><td>0</td><td>2</td><td>81</td><td>14,023</td><td>4</td><td>0</td><td>2</td><td>102</td><td>14,129</td><td>4</td><td>0</td><td>2</td><td>102</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5W</td><td>10,898</td><td>4</td><td>0</td><td>2</td><td>79</td><td>13,633</td><td>4</td><td>0</td><td>2</td><td>99</td><td>13,735</td><td>4</td><td>0</td><td>2</td><td>100</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td rowspan="15">60C (60 LEDs)</td> <td rowspan="15">700 mA</td> <td rowspan="15">131 W</td> <td>T1S</td><td>11,182</td><td>3</td><td>0</td><td>2</td><td>81</td><td>13,988</td><td>3</td><td>0</td><td>3</td><td>101</td><td>14,093</td><td>3</td><td>0</td><td>3</td><td>102</td><td>8,952</td><td>2</td><td>0</td><td>2</td><td>68</td> </tr> <tr> <td>T2S</td><td>11,712</td><td>3</td><td>0</td><td>3</td><td>85</td><td>14,651</td><td>3</td><td>0</td><td>3</td><td>106</td><td>14,761</td><td>3</td><td>0</td><td>3</td><td>107</td><td>9,377</td><td>2</td><td>0</td><td>2</td><td>72</td> </tr> <tr> <td>I2M</td><td>11,332</td><td>2</td><td>0</td><td>3</td><td>82</td><td>14,175</td><td>3</td><td>0</td><td>3</td><td>103</td><td>14,282</td><td>3</td><td>0</td><td>3</td><td>103</td><td>9,022</td><td>2</td><td>0</td><td>2</td><td>69</td> </tr> <tr> <td>I3S</td><td>11,582</td><td>2</td><td>0</td><td>2</td><td>84</td><td>14,489</td><td>3</td><td>0</td><td>3</td><td>105</td><td>14,598</td><td>3</td><td>0</td><td>3</td><td>106</td><td>9,273</td><td>2</td><td>0</td><td>2</td><td>71</td> </tr> <tr> <td>I3M</td><td>11,575</td><td>2</td><td>0</td><td>2</td><td>84</td><td>14,418</td><td>3</td><td>0</td><td>3</td><td>104</td><td>14,526</td><td>3</td><td>0</td><td>3</td><td>105</td><td>9,277</td><td>2</td><td>0</td><td>2</td><td>70</td> </tr> <tr> <td>I4M</td><td>11,546</td><td>2</td><td>0</td><td>2</td><td>84</td><td>14,443</td><td>3</td><td>0</td><td>3</td><td>105</td><td>14,552</td><td>3</td><td>0</td><td>3</td><td>105</td><td>9,243</td><td>2</td><td>0</td><td>2</td><td>71</td> </tr> <tr> <td>I4TM</td><td>11,370</td><td>2</td><td>0</td><td>3</td><td>82</td><td>14,224</td><td>2</td><td>0</td><td>3</td><td>103</td><td>14,331</td><td>2</td><td>0</td><td>3</td><td>104</td><td>9,103</td><td>2</td><td>0</td><td>2</td><td>69</td> </tr> <tr> <td>I5VS</td><td>12,067</td><td>3</td><td>0</td><td>1</td><td>87</td><td>15,095</td><td>4</td><td>0</td><td>1</td><td>109</td><td>15,209</td><td>4</td><td>0</td><td>1</td><td>110</td><td>9,661</td><td>3</td><td>0</td><td>1</td><td>74</td> </tr> <tr> <td>I5S</td><td>11,921</td><td>3</td><td>0</td><td>1</td><td>86</td><td>14,913</td><td>4</td><td>0</td><td>1</td><td>108</td><td>15,025</td><td>4</td><td>0</td><td>1</td><td>109</td><td>9,514</td><td>3</td><td>0</td><td>1</td><td>73</td> </tr> <tr> <td>I5M</td><td>12,071</td><td>4</td><td>0</td><td>2</td><td>87</td><td>15,101</td><td>4</td><td>0</td><td>2</td><td>109</td><td>15,214</td><td>4</td><td>0</td><td>2</td><td>110</td><td>9,665</td><td>3</td><td>0</td><td>2</td><td>74</td> </tr> <tr> <td>I5W</td><td>11,735</td><td>4</td><td>0</td><td>2</td><td>85</td><td>14,680</td><td>4</td><td>0</td><td>2</td><td>106</td><td>14,791</td><td>4</td><td>0</td><td>2</td><td>107</td><td>9,305</td><td>4</td><td>0</td><td>2</td><td>72</td> </tr> <tr> <td rowspan="15">60C (60 LEDs)</td> <td rowspan="15">1000 mA</td> <td rowspan="15">209 W</td> <td>T1S</td><td>15,307</td><td>3</td><td>0</td><td>3</td><td>73</td><td>19,148</td><td>3</td><td>0</td><td>3</td><td>92</td><td>19,292</td><td>3</td><td>0</td><td>3</td><td>92</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>T2S</td><td>16,033</td><td>3</td><td>0</td><td>3</td><td>77</td><td>20,056</td><td>3</td><td>0</td><td>3</td><td>96</td><td>20,207</td><td>3</td><td>0</td><td>3</td><td>97</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I2M</td><td>15,512</td><td>3</td><td>0</td><td>3</td><td>74</td><td>19,405</td><td>3</td><td>0</td><td>3</td><td>93</td><td>19,551</td><td>3</td><td>0</td><td>3</td><td>94</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I3S</td><td>15,855</td><td>3</td><td>0</td><td>3</td><td>76</td><td>19,834</td><td>3</td><td>0</td><td>3</td><td>95</td><td>19,983</td><td>3</td><td>0</td><td>3</td><td>96</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I3M</td><td>15,777</td><td>3</td><td>0</td><td>3</td><td>75</td><td>19,736</td><td>3</td><td>0</td><td>4</td><td>94</td><td>19,885</td><td>3</td><td>0</td><td>4</td><td>95</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I4M</td><td>15,805</td><td>3</td><td>0</td><td>3</td><td>76</td><td>19,771</td><td>3</td><td>0</td><td>4</td><td>95</td><td>19,920</td><td>3</td><td>0</td><td>4</td><td>95</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I4TM</td><td>15,565</td><td>3</td><td>0</td><td>3</td><td>74</td><td>19,471</td><td>3</td><td>0</td><td>4</td><td>93</td><td>19,617</td><td>3</td><td>0</td><td>4</td><td>94</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5VS</td><td>16,519</td><td>4</td><td>0</td><td>1</td><td>79</td><td>20,661</td><td>4</td><td>0</td><td>1</td><td>99</td><td>20,820</td><td>4</td><td>0</td><td>1</td><td>100</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5S</td><td>16,319</td><td>4</td><td>0</td><td>1</td><td>78</td><td>20,414</td><td>4</td><td>0</td><td>1</td><td>98</td><td>20,567</td><td>4</td><td>0</td><td>1</td><td>98</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5M</td><td>16,525</td><td>4</td><td>0</td><td>2</td><td>79</td><td>20,672</td><td>5</td><td>0</td><td>3</td><td>99</td><td>20,827</td><td>5</td><td>0</td><td>3</td><td>100</td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>I5W</td><td>16,065</td><td>4</td><td>0</td><td>3</td><td>77</td><td>20,096</td><td>5</td><td>0</td><td>3</td><td>96</td><td>20,247</td><td>5</td><td>0</td><td>3</td><td>97</td><td></td><td></td><td></td><td></td><td></td> </tr>																					30C (30 LEDs)	700 mA	68 W	T1S	5,697	1	0	1	84	7,127	2	0	2	105	7,180	2	0	2	105	4,551	1	0	1	67	T2S	5,967	2	0	2	88	7,465	2	0	2	110	7,521	2	0	2	111	4,777	1	0	1	70	I2M	5,773	1	0	2	85	7,222	2	0	2	106	7,276	2	0	2	107	4,622	1	0	2	68	I3S	5,901	1	0	2	87	7,382	2	0	2	109	7,437	2	0	2	109	4,724	1	0	1	69	I3M	5,872	1	0	2	86	7,346	2	0	2	108	7,401	2	0	2	107	4,701	1	0	2	69	I4M	5,882	1	0	2	87	7,359	2	0	2	108	7,414	2	0	2	109	4,709	1	0	2	69	I4TM	5,793	1	0	2	85	7,247	1	0	2	107	7,301	1	0	2	107	4,638	1	0	2	68	I5VS	6,148	2	0	0	90	7,691	3	0	1	113	7,749	3	0	1	114	4,922	2	0	0	72	I5S	6,074	2	0	0	89	7,598	3	0	0	112	7,655	3	0	0	113	4,863	2	0	0	72	I5M	6,150	3	0	1	90	7,604	3	0	2	113	7,752	3	0	2	114	4,924	3	0	1	72	I5W	5,979	3	0	1	88	7,479	3	0	2	110	7,536	3	0	2	111	4,787	3	0	1	70	30C (30 LEDs)	1000 mA	105 W	T1S	7,973	2	0	2	75	9,899	2	0	2	94	9,973	2	0	2	95						I2S	8,283	2	0	2	79	10,368	2	0	2	99	10,416	2	0	2	99						T2M	8,019	2	0	2	76	10,031	2	0	3	96	10,106	2	0	3	95						I3S	8,195	2	0	2	78	10,253	2	0	2	98	10,330	2	0	2	98						I3M	8,155	2	0	2	78	10,202	2	0	2	97	10,279	2	0	2	98						I4M	8,170	2	0	2	78	10,220	2	0	2	97	10,297	2	0	2	98						I4TM	8,076	2	0	2	77	10,055	2	0	3	96	10,111	2	0	3	97						I5VS	8,539	3	0	1	81	10,682	3	0	1	102	10,762	3	0	1	102						I5S	8,436	3	0	1	80	10,553	3	0	1	101	10,632	3	0	1	101						I5M	8,542	3	0	2	81	10,686	4	0	2	102	10,766	4	0	2	103						I5W	8,304	3	0	2	79	10,338	4	0	2	99	10,456	4	0	2	100						40C (40 LEDs)	700 mA	89 W	T1S	7,511	2	0	2	81	9,356	2	0	2	105	9,467	2	0	2	90	6,014	1	0	1	65	I2S	7,868	2	0	2	85	9,842	2	0	2	111	9,916	2	0	2	94	6,299	2	0	2	71	T2M	7,612	2	0	2	85	9,522	2	0	3	107	9,594	2	0	3	91	6,094	2	0	2	65	I3S	7,760	2	0	2	87	9,733	2	0	2	109	9,806	2	0	2	93	6,229	1	0	2	70	I3M	7,742	2	0	2	87	9,685	2	0	2	109	9,758	2	0	2	93	6,198	2	0	2	70	I4M	7,756	2	0	2	87	9,702	2	0	2	109	9,775	2	0	2	93	6,209	1	0	2	70	I4TM	7,638	2	0	2	86	9,555	2	0	2	107	9,627	2	0	2	92	6,115	1	0	2	69	I5VS	8,106	3	0	1	91	10,140	3	0	1	114	10,216	3	0	1	97	6,490	2	0	0	73	I5S	8,008	3	0	1	90	10,017	3	0	1	113	10,093	3	0	1	96	6,411	2	0	0	72	I5M	8,109	3	0	2	91	10,144	4	0	2	114	10,220	4	0	2	97	6,492	3	0	1	73	I5W	7,883	3	0	2	89	9,861	4	0	2	111	9,936	4	0	2	95	6,311	3	0	2	71	40C (40 LEDs)	1000 mA	135 W	T1S	10,384	2	0	2	75	12,590	3	0	3	94	13,088	3	0	3	95						T2S	10,876	2	0	2	79	13,606	3	0	3	99	13,708	3	0	3	99						T2M	10,523	2	0	3	76	13,164	3	0	3	95	13,263	3	0	3	96						I3S	10,736	2	0	2	78	13,455	2	0	2	97	13,556	3	0	3	98						I3M	10,703	2	0	2	78	13,389	3	0	3	97	13,490	3	0	3	98						I4M	10,722	2	0	2	78	13,412	3	0	3	97	13,513	3	0	3	98						I4TM	10,559	2	0	3	77	13,209	2	0	3	96	13,308	2	0	3	96						I5VS	11,206	3	0	1	81	14,018	4	0	1	102	14,124	4	0	1	102						I5S	11,070	3	0	1	80	13,848	3	0	1	100	13,953	3	0	1	101						I5M	11,210	4	0	2	81	14,023	4	0	2	102	14,129	4	0	2	102						I5W	10,898	4	0	2	79	13,633	4	0	2	99	13,735	4	0	2	100						60C (60 LEDs)	700 mA	131 W	T1S	11,182	3	0	2	81	13,988	3	0	3	101	14,093	3	0	3	102	8,952	2	0	2	68	T2S	11,712	3	0	3	85	14,651	3	0	3	106	14,761	3	0	3	107	9,377	2	0	2	72	I2M	11,332	2	0	3	82	14,175	3	0	3	103	14,282	3	0	3	103	9,022	2	0	2	69	I3S	11,582	2	0	2	84	14,489	3	0	3	105	14,598	3	0	3	106	9,273	2	0	2	71	I3M	11,575	2	0	2	84	14,418	3	0	3	104	14,526	3	0	3	105	9,277	2	0	2	70	I4M	11,546	2	0	2	84	14,443	3	0	3	105	14,552	3	0	3	105	9,243	2	0	2	71	I4TM	11,370	2	0	3	82	14,224	2	0	3	103	14,331	2	0	3	104	9,103	2	0	2	69	I5VS	12,067	3	0	1	87	15,095	4	0	1	109	15,209	4	0	1	110	9,661	3	0	1	74	I5S	11,921	3	0	1	86	14,913	4	0	1	108	15,025	4	0	1	109	9,514	3	0	1	73	I5M	12,071	4	0	2	87	15,101	4	0	2	109	15,214	4	0	2	110	9,665	3	0	2	74	I5W	11,735	4	0	2	85	14,680	4	0	2	106	14,791	4	0	2	107	9,305	4	0	2	72	60C (60 LEDs)	1000 mA	209 W	T1S	15,307	3	0	3	73	19,148	3	0	3	92	19,292	3	0	3	92						T2S	16,033	3	0	3	77	20,056	3	0	3	96	20,207	3	0	3	97						I2M	15,512	3	0	3	74	19,405	3	0	3	93	19,551	3	0	3	94						I3S	15,855	3	0	3	76	19,834	3	0	3	95	19,983	3	0	3	96						I3M	15,777	3	0	3	75	19,736	3	0	4	94	19,885	3	0	4	95						I4M	15,805	3	0	3	76	19,771	3	0	4	95	19,920	3	0	4	95						I4TM	15,565	3	0	3	74	19,471	3	0	4	93	19,617	3	0	4	94						I5VS	16,519	4	0	1	79	20,661	4	0	1	99	20,820	4	0	1	100						I5S	16,319	4	0	1	78	20,414	4	0	1	98	20,567	4	0	1	98						I5M	16,525	4	0	2	79	20,672	5	0	3	99	20,827	5	0	3	100						I5W	16,065	4	0	3	77	20,096	5	0	3	96	20,247	5	0	3	97	
30C (30 LEDs)	700 mA	68 W	T1S	5,697	1	0	1	84	7,127	2	0	2	105	7,180	2	0	2	105	4,551	1	0	1	67																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			T2S	5,967	2	0	2	88	7,465	2	0	2	110	7,521	2	0	2	111	4,777	1	0	1	70																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			I2M	5,773	1	0	2	85	7,222	2	0	2	106	7,276	2	0	2	107	4,622	1	0	2	68																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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I4TM	10,559	2				0	3	77	13,209	2	0	3	96	13,308	2	0	3	96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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I5S	11,070	3				0	1	80	13,848	3	0	1	100	13,953	3	0	1	101																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I5M	11,210	4				0	2	81	14,023	4	0	2	102	14,129	4	0	2	102																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I5W	10,898	4				0	2	79	13,633	4	0	2	99	13,735	4	0	2	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
60C (60 LEDs)	700 mA	131 W				T1S	11,182	3	0	2	81	13,988	3	0	3	101	14,093	3	0	3	102	8,952	2	0	2	68																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
						T2S	11,712	3	0	3	85	14,651	3	0	3	106	14,761	3	0	3	107	9,377	2	0	2	72																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
						I2M	11,332	2	0	3	82	14,175	3	0	3	103	14,282	3	0	3	103	9,022	2	0	2	69																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
						I3S	11,582	2	0	2	84	14,489	3	0	3	105	14,598	3	0	3	106	9,273	2	0	2	71																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
			I3M	11,575	2	0	2	84	14,418	3	0	3	104	14,526	3	0	3	105	9,277	2	0	2	70																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			I4M	11,546	2	0	2	84	14,443	3	0	3	105	14,552	3	0	3	105	9,243	2	0	2	71																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			I4TM	11,370	2	0	3	82	14,224	2	0	3	103	14,331	2	0	3	104	9,103	2	0	2	69																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			I5VS	12,067	3	0	1	87	15,095	4	0	1	109	15,209	4	0	1	110	9,661	3	0	1	74																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			I5S	11,921	3	0	1	86	14,913	4	0	1	108	15,025	4	0	1	109	9,514	3	0	1	73																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			I5M	12,071	4	0	2	87	15,101	4	0	2	109	15,214	4	0	2	110	9,665	3	0	2	74																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			I5W	11,735	4	0	2	85	14,680	4	0	2	106	14,791	4	0	2	107	9,305	4	0	2	72																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
			60C (60 LEDs)	1000 mA	209 W	T1S	15,307	3	0	3	73	19,148	3	0	3	92	19,292	3	0	3	92																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						T2S	16,033	3	0	3	77	20,056	3	0	3	96	20,207	3	0	3	97																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						I2M	15,512	3	0	3	74	19,405	3	0	3	93	19,551	3	0	3	94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
						I3S	15,855	3	0	3	76	19,834	3	0	3	95	19,983	3	0	3	96																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
I3M	15,777	3				0	3	75	19,736	3	0	4	94	19,885	3	0	4	95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I4M	15,805	3				0	3	76	19,771	3	0	4	95	19,920	3	0	4	95																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I4TM	15,565	3				0	3	74	19,471	3	0	4	93	19,617	3	0	4	94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I5VS	16,519	4				0	1	79	20,661	4	0	1	99	20,820	4	0	1	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I5S	16,319	4				0	1	78	20,414	4	0	1	98	20,567	4	0	1	98																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I5M	16,525	4				0	2	79	20,672	5	0	3	99	20,827	5	0	3	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
I5W	16,065	4				0	3	77	20,096	5	0	3	96	20,247	5	0	3	97																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a NightTime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L90/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the ACRIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NLMA photocell receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,452 S. International patent pending.

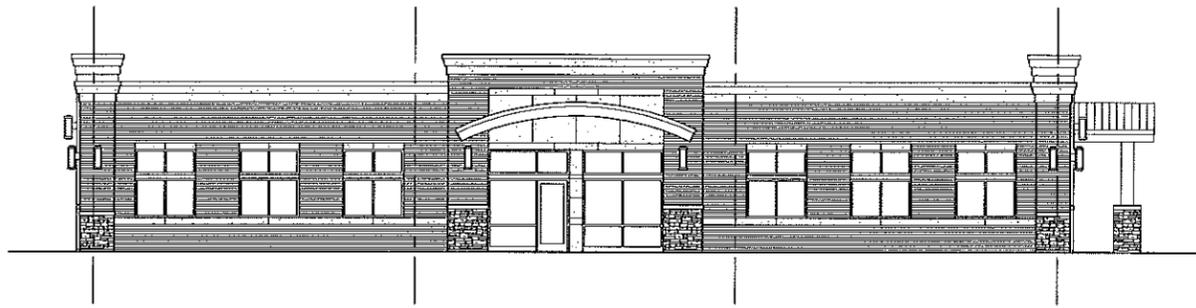
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlc-qlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_Conditions.aspx

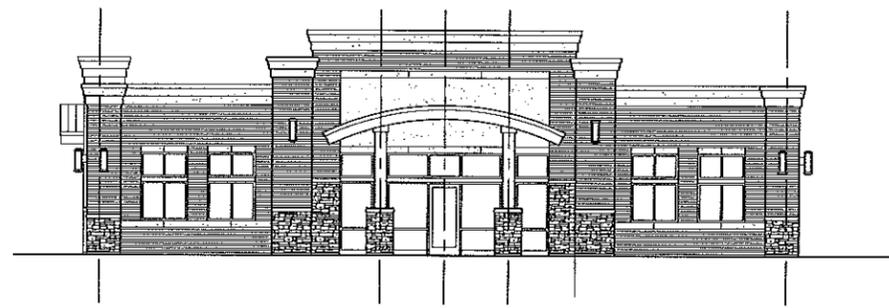
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





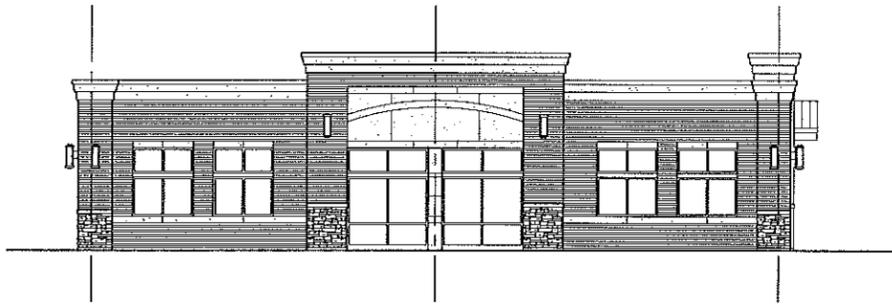
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2
A4.1



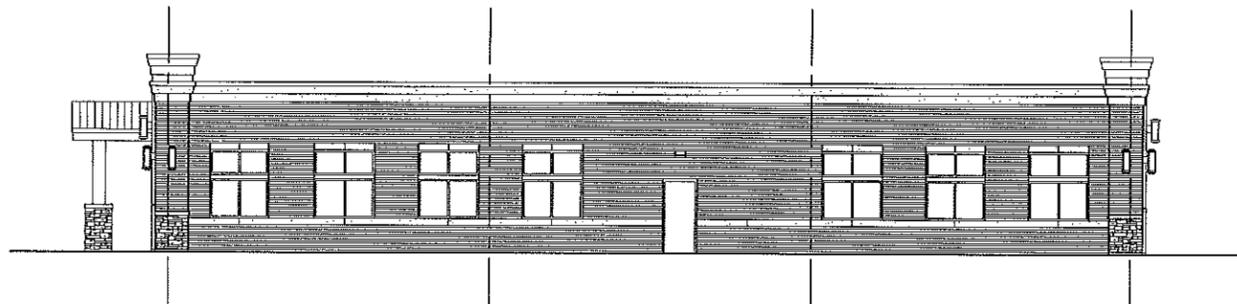
WEST ELEVATION
SCALE: 1/8" = 1'-0"

1
A4.1



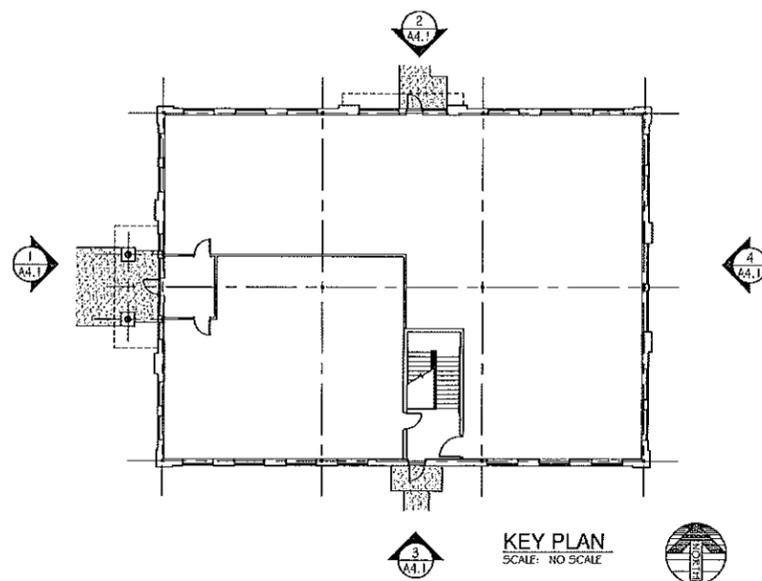
EAST ELEVATION
SCALE: 1/8" = 1'-0"

4
A4.1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

3
A4.1



KEY PLAN
SCALE: NO SCALE

3
A4.1



MEDICAL OFFICE

DEXTER, MICHIGAN

RECEIVED

JUL 1 2015

OWNER/DEVELOPER:

A.R. BROUWER CO. LLC
7444 DEXTER-ANN ARBOR ROAD
DEXTER, MICHIGAN 48130



WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS

37911 WEST TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
PHONE 248.489.9160 FAX 489.0133
PROJECT NO. 4843

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Wah Yee Associates.

ISSUED:
SITE PLAN
SUBMITTAL 6-2-15
REVIEW 7-1-15
FINAL SITE PLAN
SUBMITTAL 7-8-15

PRELIMINARY
NOT FOR CONSTRUCTION

A 4.1B

CAD DWG 4843_A4.1 B & C_7-1-15.DWG

July 1, 2015

To: City of Dexter, c/o Michelle Aniol

From: BLMS, LLC

RE: Site plan, Dan Hoey property

Dear Michelle,

In preparation for the July 6 City meeting, this letter serves to address the questions regarding the proposed site plan for "Dan Hoey Medical Center."

- 1) Vacant portions of this development (labeled "future parking" and "future development") are intended to be kept a green space on the current plan. The anticipated "future development" and "future parking" is anticipated to be consistent with existing site architecture. In addition, the "future development" is planned to utilize a shared parking lot (labeled "future parking") and maintain landscaping and green spaces consistent with existing site development & codes.
- 2) Type and number of anticipated deliveries are *no more than* 1-2 UPS or FedEx box style truck deliveries per day (M-F) and *no more than* 1-2 sedan couriers per day (M-F) for standard dental supplies and laboratory cases.
- 3) It is my understanding the parking estimate exceeds the current City of Dexter maximum allowable standards for this square footage. Consultation with architects and supply company representatives familiar with dental and medical suites reveals the anticipated number of parking spots to be 57 spots during peak time. Therefore, our current request of 38 spots, seems a reasonable compromise. The "future parking" area is planned as a shared space for this building as well as the "future development." The calculations used for my current office space and parking needs as well as future parking estimates are in the attached table (Table 1).
- 4) Signage for this development is planned for the entrance (near Dan Hoey driveway) and will be consistent with building architecture and city codes. In addition, building signage is planned on the North facing wall, and is intended to be consistent with building architecture, city codes, and neighboring businesses. Existing signage for Dexter Crossing at North East corner of the lot is planned for relocation (cleared with HOA of Dexter Crossing) and replaced with a combination of landscaping and public education display highlighting the green infrastructure of the development.

I hope this clarifies some of the questions you may have regarding this development. I look forward to seeing you next Monday and answering any other questions the city may have.

Sincerely,

Brent Kolb, DDS

Owner, BLMS, LLC

Table 1: "Current Location" is my existing dental office and is included for reference only.

Phase 1, development of WEST half of Dan Hoey Site, 1 building		
	Current Location	Future Location
	3rd floor MPB	Dan Hoey Site
Sq Ft	est 2500	est 7000
Suites	1	2
Businesses	1	2
Dental Office (Suite 1)	est 2500 sq ft	est 4500 sq ft
Treatment Rooms	5	12
Employees	10	16
Anticipated parking	20	40
Prof. Office (Suite 2)	0	est 2000 sq ft
Treatment Rooms	0	5
Employees	0	7
Anticipated parking	0	17
Total Anticipated Parking	20	57

STAFF UPDATE

To: Matt Kowalski, Chairman and Planning Commissioners
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: SPR-P 2015-03 Dan Hoey Professional Office Preliminary Site plan dated, June 1, 2015
Parcel #08-08-08-200-024
Revised Sheet 3, Preliminary Site Plan and Sheet A4.1, Elevations, received July 1, 2015

Zoning: Dexter Crossing Planned Unit Development and PB, Professional Business District as the underlying zoning

Date: July 2, 2015

Accompanying this memo you will find the following the preliminary site plan review application, for a 6,790 square foot medical office building, proposed to be located at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive:

- Application for Preliminary Site Plan Review
 - Site Plan dated, June 1, 2015
 - Revised Sheet 3 and A4.1, received July 1, 2015
 - Review letters from:
 - CWA dated, June 17, 2015,
 - OHM dated June 18, 2015, and
 - DAFD, dated June 6, 2015.
1. **Right-of-way:** In the above reference engineer's review letter identified the Dan Hoey Road had a planned right-of-way of 120 feet. The applicant was directed to dedicate the remainder of the right-of-way, as part of the development. The applicant has submitted a revised preliminary site plan (Sheet 3) that shows the proposed right-of-way line 27 feet south of the existing property line, along Dan Hoey Road. As a result, the proposed building has been rotated to meet required 25-foot front yard setbacks along Dan Hoey Road and Lexington Drive.
 2. **Additional Parking:** The rotation of the building also resulted in the parking lot being realigned. 38 parking spaces are now proposed. While this is less than the 39 parking spaces originally proposed, it is 6 more spaces than the maximum allowed in the Zoning Ordinance, for the proposed use. In addition, the realignment has eliminated the encroachment of the parking lot into the rear yard setback. Therefore, the Planning Commission only needs to determine whether or not to permit 6 additional parking spaces.
 3. **Drive Aisle Width:** As noted in the Planning Consultant's review letter, the plan calls for a 30-foot drive aisle; 8-feet wider than required. The revised site plan sheet shows a 30-foot wide drive aisle too. The turning radius of a garbage truck was provided on the original site plan, but not the revised site plan sheet. Staff has asked Patrick Droze, the City's engineering consultant to verify the appropriate driveway width for the proposed use. Mr. Droze will be available to discuss this issue at the Planning Commission's meeting.
 4. **Elevation Plan:** The applicant has also submitted a revised elevation plan Sheet A4.1, which illustrates the north, south, east and west elevations of the rotated building. The proposed architectural composition and materials of construction have not changed.

RECOMMENDATIONS

If the Planning Commission is prepared to take action on the above referenced preliminary site plan and revised sheets 3 and A4.1, staff would advise an affirmative recommendation to the City Council with the following conditions:

1. Determination of 6 additional parking spaces;
2. Recommendations cited in the CWA review letter dated, June 17, 2015;
3. Recommendations cited in the OHM review letter dated, June 18, 2015;
4. Recommendations cited in the DAFD review letter dated, June 6, 2015; and
5. Recommendation in staff's memo dated, July 2, 2015.

SUGGESTED MOTIONS -3441 Broad Street Combined Site Plan Review

Based on the information provided by at the July 6, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section D5 Planning Commission Action, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the Preliminary Site Plan for the a professional office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive, subject to the following conditions:

1. _____
2. _____
3. _____

OR

Based on the information provided by at the July 6, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section D5 Planning Commission Action, the Planning Commission moves to (**POSTPONE**) action on the Preliminary Site Plan for the a professional office building at the southwest corner of the intersection of Dan Hoey Road and Lexington Drive until (**DATE**), to allow the applicant more time to address the following:

1. _____
2. _____
3. _____

Date: June 17, 2015

Preliminary Site Plan Review For City of Dexter, Michigan

GENERAL INFORMATION

Applicant:	A. R. Brouwer Company
Project Name:	Dan Hoey Medical Office
Plan Date:	May 21, 2015
Latest Revision:	NA
Location:	Vacant Dan Hoey (west of Lexington Drive) (HD-08-08-200-024)
Zoning:	PB, Professional Business / PUD / Dexter Ann Arbor Road Corridor Overlay District
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies are noted in the sections below.

PROJECT AND SITE DESCRIPTION

This is our first review of the preliminary site plan of a new medical office and associated site improvements. The site is located at the southwest quadrant of the Dan Hoey and Lexington Drive intersection. The overall site is 4.26 acres and is zoned PB, Professional Office / PUD / Dexter Ann Arbor Road Corridor Overlay District.

The proposed project includes construction of an 8,053 square foot building (including basement) on the northeastern portion of the site. The remaining portion (to the west) is shown for future development. Site improvements associated with the construction of the medical office include: parking areas, installation of drive from Dan Hoey, a detention area (southwest portion of the site), internal sidewalks and exterior lighting.

We have reviewed the PUD development agreement that was approved by the City (then Village) in 1996 with the Blackhawk Development Group. The recorded Area Plan designated this portion of the development to coincide with the PB, Professional Business zoning district.

Office uses are listed as a permitted use in the PB district.

Aerial Photo



AREA, WIDTH, HEIGHT, SETBACKS

The subject site is zoned PB, Professional Business. The dimensional requirements of the PB district are as follows:

	Required	Proposed	Compliant
Lot Area	2 acres	4.26 acres	Complies
Lot Width	200 feet	628.51 feet (at Dan Hoey)	Complies
Building Setbacks			
Front:	25 feet	26.3 feet (Dan Hoey) 37 feet (Lexington)	Complies
Side:	10 feet / 20 feet total	496 feet (west – to building)	Complies
Rear:	25 feet	20.5 feet (to parking) 120 feet (to building)	Deficient (see below)
Building Height	2.5 stories / 35 feet	22 feet / 1 story	Complies
Maximum Lot Coverage	--	4.3%	Complies

As presented, the rear setback is deficient 4.5 feet (to parking lot). Based upon the site’s corner lot configuration, access to the site from Dan Hoey Road, and the definitions of both “lot width” and “rear yard setback” we interpret the rear yard to be located along the southern property line. We acknowledge the definition of “rear yard setback” allows for *the rear yard may be opposite either street frontage*; however, there is no direct entry from the eastern building elevation, and vehicular access is provided along the northern (Dan Hoey) property line.

Further, south of the site is the northernmost portion of the Dexter Crossing residential subdivision; whereas, the western portion of the site is adjacent to the Dexter Research and Development Park. Providing the required 25-foot rear yard setback between the proposed commercial and existing residential development would prove more beneficial to the adjacent residential development rather the existing research and development operations.

It is our understanding the applicant has committed to providing a 25-foot setback at the southern property line, and this should be demonstrated on the final site plan.

Items to be addressed: Provide 25-foot rear yard setback at south property line.

NATURAL FEATURES

Topography: Existing topography is provided on Sheet 2, and demonstrates an approximate 15-foot grade reduction from the northeast corner of the site to the southwest corner.

Woodlands: Woodlands are not present on the subject site, but we note several existing trees are located along both the east and west property lines. These all appear to remain as part of this initial development of the site.

Wetlands: No wetlands are present on the subject site.

Soils: Soil data is provided on Sheet 2. Site soils include Conover Loam, 0-4% slopes. These soils are characterized by having some constraints to development which can be overcome or minimized by special planning, design or installation. The applicant should indicate how they plan to overcome soil constraints in the development of the subject site.

Items to be Addressed: Indicate how soil constraints can be overcome in development of the property as proposed.

BUILDING LOCATION AND SITE ARRANGEMENT

The location of the proposed addition is acceptable as it meets all of the dimensional requirements of the PB district (with the exception of the southern parking area encroaching on the rear yard setback as mentioned previously).

Parking areas are configured along the west and south sides of the proposed structure. Future parking areas are also denoted west of the proposed site development area.

Items to be addressed: None.

PARKING, LOADING

Section 5.03 requires Medical/Dental Clinic/Office to provide 4 parking spaces per 1,000 square feet of gross floor area.

	Maximum Allowed	Total Parking Provided
Medical Office (4 per 1,000 s.f. – 8.053 x 4 = 32 spaces)	32	39
Barrier Free	2	2
Loading Space	3	2

The site plan does not provide parking calculation information. Based upon the building area provided, we calculate the maximum parking spaces allowed to be 32 spaces; 39 spaces have been provided. (Section 5.03 provides maximum requirements). The Planning Commission may allow a deviation from the requirements if an applicant can demonstrate a need for additional parking.

However, as mentioned previously, the southern parking area extends into the required rear-yard. We note the aisle lanes provided at a 30-foot in width which is eight (8) feet wider than required. If reduced, the southern parking area could meet the 25-foot rear yard setback. By reducing the number of parking spaces and/or the width of the maneuvering aisles both the parking requirement and the rear yard setback encroachment could be corrected.

Parking spaces meet the dimensional requirements of Section 5.06 B.

A loading area has not been provided. Based on the size of the proposed structure, one (1) loading space is required. Section 5.07 G. allows the Planning Commission to permit deviations from the loading requirements based upon the needs of the applicant/site. The applicant should verify the frequency and type of deliveries requiring access to the site.

Items to be addressed: 1) Provide parking calculation on site plan. 2) Reduce the number of parking spaces/aisle widths OR request the Planning Commission consider a deviation in the maximum parking requirement. 3) Provide description of types and frequency of deliveries. 4) Planning Commission consideration of deviation from loading space requirement (deficient one (1) loading space).

SITE ACCESS AND CIRCULATION

The site will be accessed via a new driveway approach from Dan Hoey Road which has been aligned with the existing driveway on the north side of Dan Hoey Road. The proposed driveway is located approximately 320 feet from the Dan Hoey / Lexington intersection as well.

Truck circulation appears satisfactory as truck turning radii have been provided on Sheet 3. We defer further comment on site access and circulation to the DAFD and the City Engineer.

Items to be addressed: DAFD and City Engineer review of site access and circulation.

SIDEWALKS

The existing public sidewalk on Dan Hoey will be modified to allow for driveway placement. Internal sidewalks have also been incorporated into the site design from the parking areas along the north, west and south building elevations and from the northern entry to the public sidewalk located along Dan Hoey Road. No internal pedestrian connection has been accommodated from the Lexington Road public sidewalk since there is no entry along the eastern elevation.

Items to be addressed: None.

LANDSCAPING

A landscape plan is not required as part of preliminary site plan review. The applicant should be aware a landscape plans signed and sealed by a registered landscape architect are required to meet all of the applicable requirements outlined in Article 6, Landscaping Standards at final site plan review.

Further, due to the proximity of existing residential homes south of the subject site, particular attention will be taken in reviewing landscape screening along the south property line.

Items to be addressed: Provide a landscape plan for final site plan review.

LIGHTING

Six (6) 25-foot tall pole-mounted fixtures are shown on the lighting plan (Sheet 1 of 1). Detail of the proposed fixtures demonstrates they are downward directed, fully shielded fixtures.

Section 3.19 E. (4) provides on-site exterior lighting requirements as they related to non-residential developments. As proposed, illumination levels at the southeast corner of the site exceed the 0.1 foot-candle requirement along a property line shared with residential uses. Further, parking lots having less than 100 spaces are allowed light poles with a maximum height of eighteen (18) feet. As demonstrated on the lighting plan, mounting height of the proposed fixtures is 25 feet.

We note decorative light fixtures are shown on all building elevations (Sheet A 4.1) these were not included on the photometrics presented on Sheet 1 of 1.

The lighting plan will need to be corrected to meet the standards of Section 3.19 E. (4) during final site plan review.

Items to be addressed: 1) Reduce pole height. 2) Reduce illumination levels. 3) Include wall-mounted fixtures as part of photometric calculation. 4) Provide detail of wall mounted fixtures.

SIGNS

A freestanding sign is demonstrated on the east side of the proposed driveway. No other signage is proposed. Dimensions and placement of all signage should be provided for final site plan review.

Items to be addressed: Provide all signage dimensions and placement as part of final site plan submittal.

FLOOR PLANS AND ELEVATIONS

Floor plans as well as all elevations have been provided. See the ARC Architectural Standards section below for further analysis.

Items to be addressed: None.

ARC – DEXTER ANN ARBOR ROAD CORRIDOR ARCHITECTURAL STANDARDS

Section 15(B).02 outlines the architectural standards for the Dexter Ann Arbor Road Corridor District including requirements related to:

Building Orientation:

The main entrance of the building is oriented toward the parking lot (west). However, the northern façade also allows for pedestrian access from Dan Hoey Road. The east elevation adjacent to Lexington does not provide direct access via an entry, but has been designed with the same features as the north and west elevations that do provide access.

Building Scale:

We find the building scale appropriate with surrounding commercial uses. Additionally, the building design allows for façade modulation through the use of columns, varying exterior materials (brick, stone, EIFS), providing canopies at entries, and variation in the roofline through the use of columns and a parapet feature.

Defined Streetscape:

We recommend the applicant provide a color rendering depicting the street view of the site during final site plan. This rendering should include any proposed street lighting and pedestrian amenities along Dan Hoey. With the exception of the rear setback, we find the new building will be uniform with lots in the PB zoning district, and developed in accordance with the Defined Streetscape criteria presented in the Ordinance.

Building Materials/Design:

Variety in building materials and design is shown through the use of arched canopies and entrances; columns and parapet alternating the roofline; brick, stone and EIFS materials; and decorative lighting. All facades exceed 40 feet in length and are required to demonstrate varying building lines, entrance accents and windows which have all been provided.

Where the side or rear of a structure will be visible from a residential zoning district such façade shall be constructed to a finished quality comparable to the front façade (Section 15(B).02 D. 5.). As provided, the south building elevation faces the Dexter Crossing residential subdivision. The exterior materials provided on the south building elevation are the same as those found on the front façade. However, based on the design, it is clear this is the rear façade as there is not the same entry component (parapet, arched canopy, columns) as proposed on all other facades.

As a corner lot, the building is required to provide distinct and prominent features or site elements which reflect the importance of the building's corner location and creates a positive landmark. Entry features such as benches, signage, public art, etc. may be required by the Planning Commission. This criteria is difficult to review since site landscaping is not required as part of preliminary site plan review. All corner features will be reviewed during final site plan.

Transformer and generator location is depicted along the eastern building elevation which will be visible from Lexington Drive. Section 15(B).02 D. 7. requires all mechanical equipment be screened from public view. This includes roof-mounted equipment as well. All mechanical equipment locations and screening methods will be reviewed during final site plan review.

Overall, the proposed exterior materials appear to meet the 80% brick requirement (Section 15(B).02 D. 8.; however, the percentage of each building material to be utilized should be included in the final site plan submittal. We note EIFS is only allowed as an accent and cannot exceed 5% of the total exterior building materials to be used.

Items to be Addressed: 1) Provide detail of corner feature for final site plan. 2) Provide location and screening method of all mechanical equipment for final site plan. 3) Demonstrate percentage of all proposed building materials at final site plan. 4) Provide a color rendering with corner feature and street lighting for final site plan review.

RECOMMENDATIONS

Prior to recommending approval of the preliminary site plan, we recommend the applicant address the following comments to the satisfaction of the Planning Commission. Our comments are summarized below:

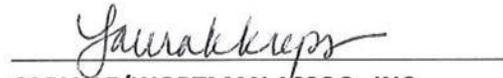
1. Provide 25-foot rear yard setback at south property line.
2. Indicate how soil constraints can be overcome in development of the property as proposed.
3. Provide parking calculation on site plan.
4. Reduce number of parking spaces OR request the Planning Commission consider a deviation in the maximum parking requirement.
5. Provide description of types and frequency of deliveries.
6. Planning Commission consideration of deviation from loading space requirement (deficient one (1) loading space).
7. DAFD and City Engineer review of site access and circulation.

In addition, the following items shall be provided as part of the final site plan submittal:

1. Reduce light pole height.
2. Reduce illumination levels along southern property line.
3. Include wall-mounted fixtures as part of photometric calculation.
4. Provide detail of wall-mounted fixtures.
5. Provide a landscape plan.
6. Provide all signage dimensions and placement.
7. Provide detail of corner feature.
8. Provide location and method of screening all mechanical equipment.
9. Demonstrate percentage of all proposed building materials.
10. Provide a color rendering with corner feature and street lighting for final site plan review.



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal



CARLISLE/WORTMAN ASSOC., INC.
Laura K. Kreps, AICP
Associate

241-1417

cc: Steve Brouwer, 7444 Dexter Ann Arbor Rd., Suite F, Dexter, MI 48130
Washtenaw Engineering, 3526 W. Liberty Rd., Suite 400, Ann Arbor, MI 48103
BLMS, LLC, 8031 Main Street, Suite 303, Dexter, MI 48130

June 18, 2015

CITY OF DEXTER
8140 Main Street
Dexter, MI 48130

Attention: Ms. Michelle Aniol (Sent via Electronic Mail)
Community Development Manager

Regarding: Dan Hoey Medical Center
Combined Site Plan - Review No. 1
OHMJN: 0130-15-1031

Ms. Aniol:

The applicant, Steve Brouwer, AR Brouwer Company, is proposing an office building with surrounding parking lot in the northwest quarter of Section 8. We have reviewed the site plan in accordance with the City of Dexter Engineering Standards and have found that the plans require revision. The following items shall be addressed and revised plans provided for additional review:

GENERAL

1. The site plan shows the proposed medical office building located to the eastern portion of the lot with the western portion remaining vacant. The applicant shall discuss any long term plans for the vacant portions of this property and consider them within the site plan with respect to water service, sewer and road improvements.
2. Dan Hoey Road is master planned for a 120' wide right of way per Appendix A of the City of Dexter Engineering Standards. The applicant shall dedicate the remainder of right of way as part of this development.
3. A landscaping plan should be provided in accordance with zoning requirements.

TOPOGRAPHICAL SURVEY

4. A minimum of two NAVD '88 benchmarks should be provided on the plans.
5. Existing off-site elevations at a minimum of 50 feet and 100 feet around the property should be indicated on plans.

WATER MAIN AND SANITARY SEWER

6. The existing water main shown crossing under Dan Hoey Road should be shown as 12 inch on the plans. The current plans indicate that the water main that is north of the site is 6 inch.
7. The water main should be looped and connected to the existing water main. This can occur by extending main across the Dan Hoey Road frontage or looping the main through the site within easements.
8. An easement shall be provided for the proposed water main. The water main shall be 12 inch diameter pipe.
9. The applicant shall provide a summary of the new uses and determine a total number of Residential Equivalency Units (REUs) for the proposed site.

10. The sanitary sewer shown within the center of Dan Hoey Road was field located on the north side of the roadway. The topographic survey shall be updated.

SITE GRADING

11. A cross-section and structural engineering design and review shall be provided by the applicant for the retaining wall. This will be required during the final site plan review stage.
12. A finished grade elevation for the proposed office building should be indicated.

STORMWATER MANAGEMENT

13. The applicant shall provide a drainage area map with the plans to depict on site and off site drainage patterns.
14. Catch basins should be added to the plans where the driveway and Dan Hoey Rd connect. The existing concrete spillway and riprap shall be eliminated in this area.
15. The provided storm water calculations appear to accommodate the proposed improvements that include the building, parking lot and driveway. However, we note that the calculations do not appear to accommodate the banked parking or any other additional improvements that might occur on the western portion of the site. It is suggested that the design engineer consider these future improvements in their design of the detention basin to eliminate the need to alter the basin in the future.
16. The use of green infrastructure is encouraged for site development such as this. The applicant shall arrange for geotechnical investigations to fully vet opportunities for on-site storm water infiltration in accordance with the Washtenaw County Water Resources Commissioner rules which are suggested by reference in the Dexter Engineering Standards.
17. Structure R1 shall be a storm manhole.
18. We have reviewed the City records and have determined that Phase 1-4 of the Dexter Crossing development is designed to accommodate direct runoff from the subject parcel. The ponds within Dexter Crossing are capable of receiving and detaining this runoff as long as the overall site impervious factor does not exceed 0.72. Based on this, the proposed detention basin is likely not required. To confirm this, the applicant shall confirm the proposed initial and build out “C” factor.
19. Although detention is more than likely not required at this site, the applicant must include storm water treatment. This can be accomplished via a mechanical treatment device (e.g. “stormceptor”), a forebay settling basin or the use of green infrastructure with proper filtration media.

PAVING

20. The site shall specify the total number of vehicles anticipated to enter the site during peak hour periods. A City of Dexter standard commercial driveway configuration shall be selected based on the number of vehicles when compared against MDOT requirements. See MDOT Traffic and Safety note found here: http://mdotcf.state.mi.us/public/tands/Details_Web/mdot_note604a.pdf.
21. Concrete curb and gutter shall fully surround the asphalt pavement.
22. The plan shall include cross sections of proposed pavement.

The above comments should be addressed and the City of Dexter Engineering Standards reviewed prior to submitting for an additional site plan review. A cover letter indicating how each comment in this letter was addressed should be submitted with the revised plans by the Applicant. Should you have any questions about this review, please feel free to contact me at 734-466-4573 or via e-mail at pat.droze@ohm-advisors.com.

Sincerely,
OHM Advisors



Patrick M. Droze, P.E.
Project Engineer

cc: Courtney Nicholls, City Manager (e-mail)
Dan Schlaff, Public Services Superintendent (e-mail)
Don Dettling, Dexter Area Fire Department (e-mail)
Steve Brouwer, AR Brouwer Company, 7444 Dexter Ann Arbor Road, Suite F, Dexter, MI 48130
Robert Wanty, P.E., Washtenaw Engineering, PO BOX 1128, 3526 W Liberty Rd, Suite 400, Ann Arbor MI 48106
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Dexter Area Fire Department

June 6, 2015

Michelle Aniol
Community Development Manager
City of Dexter
8140 Main St.
Dexter, MI 48130

Subject: Plan review of: Dan Hoey Medical Office
Plans dated: June 1, 2015

Dear Mrs. Aniol:

The Dexter Area Fire Department (DAFD) has reviewed plans submitted to our Department. We have reviewed these plans with Fire Safety and Prevention in mind. Our resources are the Village's Fire Protection Ordinance and Village's Engineering Standards. Below are our comments.

DAFD Comments:

Village of Dexter Engineering Standards (as it refers to fire hydrant location & fire department connections): Within Standards

Fire Protection Ordinance: Requirements of this Ordinance will need to be incorporated in future plans before approval: related but not limited to: Knox Box International Fire Code (IFC) Section 506, Addressing IFC Section 505, Minimum Roadway Widths IFC Section D 103, Fire Lane Signage IFC Section 503.3 & D 103, Portable Fire Extinguishers IFC Section 906 Fire Suppression, Fire Alarm Systems and Kitchen Fire Suppression System (if Applicable) IFC 105.7 & Washtenaw County Building Department.

DAFD Requirements: 1) Purchase and Install a Knox Box, place at an agree upon location 2) Provide "No Parking Fire Lane" signs double sided along one side of roadway leading to this building 3) Provide a dedicated approved Emergency Vehicle turn around. 4) Provide address and name of building on the address side of the building.

DAFD Recommendations:

Donald Dettling
Fire Inspector

Cc/

Fire Chiefs Loren Yates, Bob Wagner, John Zahn
City Mgr. Courtney Nicholls

STAFF UPDATE

To: Mayor Keough and City Council
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: 3441 Broad Street, a/k/a Strawberry Alarm Clock
#2015-01 - Special Land Use (café)
#2015-01 - Combined Site Plan, revised plan received July 9, 2015
Zoning: VR Village Residential

Date: July 17, 2015

Attached for your consideration are the reviews and application information for a Special Land Use (SLU) request, for a European style café (i.e. restaurant) at 3441 Broad Street, and Combined Site Plan (CSPR) for a mixed-use, 2,415 sq. ft. two story building, with a café on the first floor and one (1) residential dwelling unit (i.e. apartment) on the second floor, located at 3441 Broad Street. The site is zoned VR Village Residential. Restaurants without drive through service are permitted with special land use approval in the VR District. Apartments are permitted by right in the VR District.

The applicant participated in two (2) pre-application meetings with the Pre-Application/Site Plan Review Committee, prior to submitting his request for special land use approval and application for site plan review. A pre-application meeting allows a potential applicant to obtain information regarding the most optimum location of building(s) and other site improvements, prior to making formal application. The plan as revised complies with the required lot area, width, and coverage, building height, and front, side, and rear yard setbacks.

PLANNING COMMISSION RECOMMENDATIONS

On June 1, 2015, based on the information provided by the applicant, and following a duly notice public hearing, the Planning Commission voted unanimously to recommend special land use approval of a café at 3441 Broad Street to City Council, subject to the following conditions:

1. Site Plan Approval;
2. Address concerns in Engineer and DAFD review letters;
3. Rubber pads for dumpster; and
4. Provide softer design elevation on the west side of the building.

At the same time, the Planning Commission considered the combined site plan for a two-story mixed-use development at 3441 Broad Street. The Planning Commission postponed action to allow the applicant time to address the following concerns:

1. Soften the elevation on the west side of the building;
2. Address the issues cited in the Planning and Engineering Consultants review letters, and the DAFD review letter; and
3. Address the issues cited in the municipal review letter.

On July 6, 2015 the Planning Commission considered the revised site plan, and, in a 7 to 1 vote, recommended approval to City Council, with the following conditions:

1. All mechanical equipment shall be screened from view of the street and adjacent residential use(s), and shall be located in the rear or side yard;
2. Deviation of the parking requirements to allow a total of 7 off-street parking spaces;

3. Information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation must be provided; and
4. Special Use Approval.

Documentation

Accompanying this memo you will find the following documentation:

- Revised combine site plan, received July 9, 2015
- Cover letter from Ply Architecture, dated June 8, 2015,
- Review letters from:
 - Staff Updates dated, July 2, 2015 (CSPR), May 29, 2015 (CSPR) and May 27, 2015 (SLU)
 - Tree Replacement Permit, dated May 28, 2015
 - Planning Consultant, CWA dated, June 22, 2015 and May 22, 2015
 - Engineering Consultant, OHM dated, June 26, 2015 and May 20, 2015
 - DAFD dated, June 15, 2015 and May 10, 2015
 - Application for Combine Site Plan Review
- Minutes from the June 1, 2015 Planning Commission meeting
- Written correspondence:
 - Letter from Fr. Gregory, St. Vladimir Orthodox Church, 9900 Jackson Road, Dexter, dated July 18, 2015
 - Packet from Ted Tear, 8080 Huron Street, Dexter, received July 1, 2015
 - Email from MedHub owner, Tom May, 3550 Broad Street, Dexter, dated June 9, 2015
 - Letter and Petition from William and Mariana Edwards, 7580 Third Street, Dexter, dated June 2, 2015
 - Letter from Father Kotsis, Greek Orthodox Church of St. Nicholas, 3109 Scio Church Road, Ann Arbor, dated May 29, 2015
 - Email from Abby O'Haver, 3294 Broad Street, Dexter, dated May 28, 2015
 - Email from Al Maghes, 3294 Pineview Dr, Dexter, property owner of 8069 Third Street, dated May 28, 2015,
 - Letter from Linda and Mark Smith, 4144 West Liberty Rd, Ann Arbor, property owners of 8080 Huron Street, Dexter, dated May 22, 2015

PLANNING COMMISSION COMMENTS

Planning Commission and public comments from the June 1, 2015 meeting can be reviewed in the above referenced meeting minutes, which are attached to this report. A summary of the Planning Commission's comments from its July 6, 2015 meeting are provided below:

- Commended the owner and architect for listening and improving the west elevation and designing something that will fit into the area.
- Was present in both the pre-planning meetings and a lot of discussion took place. The applicant has been open to suggestions and adapting to the comments of the public and Planning Commission.
- Appreciate all the work on the design.

- There was a question regarding the landscaping, especially around the outdoor seating area, which staff addressed.

PLAN REVISIONS

The following plan revisions were made as a result of the Planning Commission/other comments:

1. The western elevation was softened by replacing the metal siding with wood siding, through the addition of more windows, and screening the stairway to the apartment in a manner that compliments the architecture of the building. The western elevation now resembles the eastern elevation in materials and composition.
2. The revised landscape plan addresses the following concerns cited by the Planning Consultant:
 - It's been prepared and sealed by a State of Michigan licensed landscape architect.
 - The planting schedule has been revised to demonstrate the number of plantings.
 - An enlarged detail of the proposed bio-retention area has been provided and plantings confirmed.
3. The dumpster enclosure was revised to include a rubber sound absorbing pad.
4. All engineering consultants concerns regarding utilities, site grading and paving and stormwater management have been addressed on the revised site plan.
5. All other planning consultant concerns have been addressed on the revised site plan.

SUGGESTED MOTIONS FOR SPECIAL LAND USE AT 3441 BROAD STREET

Since the applicant has addressed the conditions recommended by the Planning Commission for special land use approval, the following motion is provided for your consideration:

Based upon the recommendation of the Planning Commission, the information received from the applicant, and pursuant to Section 8.03, Special Land Use review standards, the Dexter City Council moves to **(APPROVE/DENY)** the Special Land Use application for a café at 3441 Broad Street, subject to Site Plan approval.

OR

Based on the information received from the applicant, and pursuant to Section 8.03, Special Land Use review standards, the City Council moves to **(POSTPONE)** the Special Land Use request submitted for the café at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. _____
2. _____
3. _____

SUGGESTED MOTIONS –3441 BROAD STREET COMBINED SITE PLAN REVIEW

Based on the recommendation of the Planning Commission, the information received from the applicant, and pursuant to Section 21.04, sub-section E6 City Council Action, the Dexter City Council moves to **(APPROVE/ DENY)** the Combine Site Plan for the Strawberry Alarm Clock Café at 3441 Broad Street, subject to the following conditions:

1. All mechanical equipment shall be screened from view of the street and adjacent residential use(s), and shall be located in the rear or side yard;
2. Deviation of the parking requirements to allow a total of 7 off-street parking spaces;

3. Information related to delivery vehicle type, timing, etc., to ensure site circulation will not be impacted during hours of operation must be provided; and
4. Special Land Use approval.

OR

Based on the information received from the applicant and pursuant to Section 21.04, sub-section E6 City Council Action, the Dexter City Council moves to **(POSTPONE)** action on the Combine Site Plan for the Strawberry Alarm Clock at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. _____
2. _____
3. _____



678 South Wagner Rd.
Ann Arbor, MI 48103 USA

TELEPHONE
734 827 2238

June 8, 2015

Michelle Aniol
Community Development Manager
City of Dexter
8140 Main Street
Dexter MI 48130

RE: 344I Broad Street Site Plan Review Revised Submission

Ms. Aniol,

Attached you will find our resubmission for Site Plan Approval for the proposed mixed use building at 344I Broad Street. We have addressed the concerns of the Planning Commission based on their feedback in the Planning meeting dated 1 June 2015. Our revisions (enumerated below) additionally address the comments received from the Dexter Area Fire Department and the City's Engineering Consultant.

Planning Commission Comments:

1. Alternate Elevations are described on Sheet A1.04.
2. Sound Deadening Dumpster Pad is called out on Sheet A2.00
3. All Sizes of trees and shrubs are called out on Sheet A1.01.
4. The Landscape Plan has been Stamped by a Michigan licensed Landscape Architect.
5. The size and design of the wall sign have been redesigned to per the signage ordinance (12 sq ft max.).

www.plyarch.com

Fire Protection Ordinance:

6. Knox Box will be provided per IFC 506. See Note Sheet A0.00.

Utilities:

7. Residential Equivalency Units (REUs) for the proposed site are provided on sheet C-500

SITE GRADING AND PAVING

8. The parking lot grading is revised so that all on-site runoff is contained and routed to the bioretention area – see sheet C-300.
9. Asphalt specifications are provided on the pavement cross section details – see sheet C-500.
10. The Dumpster Enclosure has been redesigned to meet the City's Engineering Standards. See Sheet A2.00.
11. The geometry for the proposed driveway to Broad Street is revised to be compliant with engineering standard details.

STORMWATER MANAGEMENT

12. G2 Consulting Group (geotechnical consultant) will be performing the in-situ soil test and will be providing the results under separate cover.

RECEIVED

JUN - 9 2015

CITY OF DEXTER

PLY Architecture

PLY

979 South Wagner Rd.
Ann Arbor, MI 48103 USA

TELEPHONE
734 827 2238

- 13. A cross-section and calculations for the proposed spillway are provided – see sheet C-500
- 14. The emerge overflow route is identified on the plan – see sheet C-300

Please do not hesitate to contact me if you need further clarification for any of the above responses.

Best Regards,



Craig Borum, AIA (MI lic. 46115)
Principal

www.plyarch.com

PLY Architecture

STAFF UPDATE

To: Matt Kowalski, Chairman and Planning Commissioners
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: 3441 Broad Street Combined Site Plan Review, revised plan dated June 5, 2015
Revised Landscape Plan dated, June 6, 2015
Revised Stormwater Management Plan dated, June 24, 2015

Applicant: Craig Borum, Ply Architecture

Property Owner: Jack Savas

Project: Strawberry Alarm Clock

Zoning: VR Village Residential

Date: July 2, 2015

On June 1, 2015 the Planning Commission considered a combined site plan for a two-story mixed-use development at 3441 Broad Street. The proposed development would include a European style café (i.e. restaurant without drive-through facilities) on the first floor and one (1) residential dwelling unit (i.e. an apartment) on the second floor of a 2,415 sq. ft. building. The subject site is zoned VR Village Residential, according to the City's Zoning Map. The proposed café is a permitted use in the VR District with special land use approval.

At the same time, the Commission considered a request for special use approval of the restaurant. The Planning Commission recommended conditional approval of the special use to City Council, but postponed action on the site plan to allow the applicant time to address the following concerns:

1. Soften the elevation on the west side of the building;
2. Address the issues cited in the Planning and Engineering Consultants review letters, and the DAFD review letter;
3. Address the issues cited in the municipal review letter; and
4. Special Use Approval.

Accompanying this memo you will find the following documentation:

- Cover letter from Ply Architecture, dated June 8, 2015,
- Revised combine site plan, dated June 5, 2015,
- Revised landscape plan sheet A1.01, dated June 6, 2015, and
- Revised stormwater management plan dated, June 24, 2015
- Review letters from:
 - Planning Consultant, CWA dated, June 22, 2015 and May 22, 2015
 - Engineering Consultant, OHM dated, June 26, 2015 and May 20, 2015
 - DAFD dated, June 15, 2015 and May 10, 2015
 - Staff, dated May 27, 2015
 - Tree Replacement Permit, dated May 28, 2015
- Application for Combine Site Plan Review

STAFF COMMENTS

1. The applicant has softened the western elevation by replacing the metal siding with wood siding and provided more windows. The western elevation now resembles the eastern elevation in materials and composition.

2. The revised plan calls for 7 off-street parking spaces, which includes one barrier free space. As cited by the Planning Consultant, 8 parking spaces are required. According to Section 5.01G, the Planning Commission may permit a deviation from the maximum off-street parking requirements. In this case, in addition to the proposed off-street parking, the applicant demonstrated there are approximately 35 public on-street parking spaces along Broad Street, from just north of Main Street to Third Street.
3. The revised landscape plan addresses the following concerns cited by the Planning Consultant:
 - It's been prepared and sealed by a State of Michigan licensed landscape architect.
 - The planting schedule has been revised to demonstrate the number of plantings.
 - An enlarged detail of the proposed bio-retention area has been provided and plantings confirmed.
4. In regards to tree replacement concerns cited in the Planning Consultant's review letter, of the two maples trees identified to be removed, the one in the road right-of-way was evaluated by the City's registered arborist and determined to be dying. The applicant is not required to replace the dead tree. Staff issued the applicant a permit to remove both trees (permit attached). In exchange, the applicant agreed to provide 4 four (4) Flowering Cherries, Amur Maple or Serviceberry trees, although he is only required to provide 3 replacements.

Generally, dead, diseased or dying trees are removed by City DPS, at the city's cost. The applicant removed the dying tree in the right-of-way at his cost. Staff is satisfied with the applicant's tree replacement efforts and would encourage the Planning Commission to allow the 4 proposed ornamentals trees to serve as replacements for the one maple tree.
5. Both the engineering consultant and DAFD have recommended approval of the revised plans.

RECOMMENDATIONS

If the planning Commission is prepared to take action on the revised site plan, staff recommends the following conditions:

1. All mechanical equipment shall be screened from view of the street and adjacent residential use(s), and shall be located in the rear or side yard;
2. Deviation of the parking requirements to allow a total of 7 off-street parking spaces; and
3. Information related to delivery vehicle type, timing, etc. to ensure site circulation will not be impacted during hours of operation must be provided.

SUGGESTED MOTIONS –3441 Broad Street Combined Site Plan Review

Based on the information provided by at the July 6, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission recommends that the City Council (**APPROVE/ DENY**) the revised Combine Site Plan cited herein for the Strawberry Alarm Clock Café at 3441 Broad Street, subject to the following conditions:

1. _____
2. _____
3. _____

OR

Based on the information provided at the June 1, 2015 Planning Commission meeting and pursuant to Section 21.04, sub-section E6 Planning Commission Action, the Planning Commission moves to **(POSTPONE)** action on the Combine Site Plan for the Strawberry Alarm Clock at 3441 Broad Street until **(DATE)**, to allow the applicant more time to address the following:

1. _____
2. _____
3. _____

STAFF UPDATE

To: Matt Kowalski, Chairman and Planning Commissioners
Courtney Nicholls, City Manager

From: Michelle Aniol, Community Development Manager

Re: 3441 Broad Street Combined Site Plan Review, plan dated May 4, 2015
Alternative plan A1.01alt and A1.01altB dated, May 27, 2015
Applicant: Craig Borum, Ply Architecture
Project: Strawberry Alarm Clock
Zoning: VR Village Residential

Date: May 29, 2015

The applicant is proposing a two-story mixed-use development at 3441 Broad Street. The proposed development would include a European style café (i.e. restaurant without drive-through facilities) on the first floor and one (1) residential dwelling unit (i.e. an apartment) on the second floor of a 2,415 sq. ft. building. The subject site is zoned VR Village Residential, according to the City's Zoning Map. The proposed café is a permitted use in the VR District with special land use approval. Review of the special use is provided in separate correspondence.

Initially, the site plan showed the proposed two-story building encroaching into the required rear yard setback. The applicant attempted to obtain a variance from the Zoning Board of Appeals on May 18, 2015. The ZBA postponed action to allow the applicant time to look at alternative that would lessen or eliminate the need for a variance. On May 27, 2015 the applicant submitted two alternative layouts. Alternative plan A1.01 flip-flops the building and parking, thus eliminating the encroachment into the rear yard setback. Alternative plan A1.01B maintains the original layout, but eliminates the deck and reduces the size of the building, so the encroachment into the required rear yard setback is eliminated. The applicant prefers Alternative Plan A1.01B. All other improvements would remain the same, according to the applicant.

The City's Planning Consultant provided her review letter prior to the submittal of the above referenced revised plan(s). Consequently, staff is providing the Planning Commission with an updated review letter, based on this new information.

DIMENSIONAL REQUIREMENTS

Section 20.01 provides the dimensional standards in the VR Village Residential District. Compliance with these standards is provided in the following table:

Standard	Required	Alternative Plan A1.01	Alternative Plan A1.01B	Findings
Lot area	7,800 SF	12,837 sq. ft.	12,837 sq. ft.	Compliant
Lot Width	60 FT	99 ft.	99 ft.	Compliant
Front yard setback	15 FT	15 ft.	15 ft.	Compliant
Side yard setback	10 FT	10.8 FT (west)/58 FT (east)	10 ft. (east)/58 ft. (west)	Compliant
Rear yard setback	25 FT	39.2 FT	25.3 FT	Compliant
Lot coverage	30%	14.5%	14.5%	Compliant
Building Height	2.5 stories/35 FT	2 stories/27 FT	2 stories/27 FT	Compliant