

Berlin Charter Township

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



BERLIN CHARTER TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING September 21, 2026

Public notice is hereby given that the Berlin Charter Township Planning Commission will hold a Public Hearing at 6:30 p.m. on Monday, September 21, 2026, at the new township building located at 7825 N. Dixie Highway, Lower Level, Newport, Michigan, to consider the following:

The purpose of this hearing is to consider a special land use for a truck parking facility located at the vacant property located next to 14291 Telegraph Road, south of Will Carleton Road, also known as parcel ID #5803-021-034-00.

Information regarding this matter may be inspected at the Township Clerk's Office during normal business hours or on the Township website www.berlinchartertwp.com. If you are unable to attend this hearing but wish to comment on this matter you may submit written comments to the Township Clerk's Office prior to close of business on September 21, 2026.

Written comments will be received until Monday, September 21, 2026, at 4:30 p.m. and can be mailed to or delivered to the Office of the Building Department, 8000 Swan View Drive, Monday through Friday during regular business hours, where a complete copy of the petition is also available for inspection.

A handwritten signature in black ink that reads "Hillary Haywood". The signature is fluid and cursive.

Hillary Haywood
Zoning Administrator

Berlin Charter Township Planning Commission
Preliminary Site Plan Review Application _____
Final Site Plan Review Application ✓

Applicant Information:

Name: Rusty Singh

Address: [REDACTED]

Telephone: [REDACTED]

[REDACTED]

Fax: _____

Property Owner Information (if different from Applicant)

Name: Rusthyt Singh

Address: _____

Telephone: [REDACTED] 9495

Fax: _____

Engineer/Architect Information:

Name: Ken Marx

Address: 17700 Fort St

Telephone: 734-285-7510

Riverview MI, 48193

Fax: _____

Legal Council:

Name: _____

Address: _____

Telephone: _____

Site Information:

Address: _____

Parcel

Number: 01-001-024-50

Proposed Use: Mainly wetland mitigation Partially Pond
Truck/RV Parking

Application Fee:

Amount Paid: _____

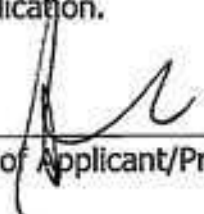
Date Paid: _____

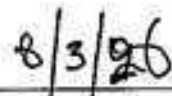
Intent: Berlin Charter Township recommends that the applicant check off each item below as it is completed. This will assist in avoiding missing a required submittal item that could require resubmittal. The provisions below are intended to only be an outline of the requirements of the Ordinance. The application is not intended to be comprehensive. The appropriate sections of the Ordinance should be reviewed when developing the required information.

- ☒ Planning Commission Schedule Provided to Applicant
- ☐ **Site Plan Submitted.** Twelve (12) copies of the Site Plan must be submitted. The following information must be included on the Site Plan. A Site Plan which is not complete will not be accepted for review by the Township.
- ☐ **Conditional Use.** Check the *Conditional Use Supplement to the Site Plan Review Application* to see whether the proposed use is a conditional use. If so, be sure to read the appropriate Ordinance subsection for any conditions that may apply.
- ☒ Legal description of the property under consideration.
- ☒ A map indicating the gross land area of the development, the present zoning classification thereof and the zoning classification and land use of the area surrounding the proposed development.
- ☒ A fully dimensioned map of the land showing topographic information at a contour interval of two feet (2') or less.
- ☒ A vicinity map showing the location of the area in relation to surrounding properties, streets, freeways, schools, school sites and other significant features of the community where appropriate.
- ☒ A site development plan with at least the following details shown to scale and dimensional.
- ☒ The date, north arrow, and scale. The scale shall be not less than one inch (1") equals twenty feet (20'), for property under three (3) acres and at least one inch (1") equals one hundred feet (100') for those three (3) acres or more.
- ☒ Statistical data, including number of dwelling units, size of dwelling units, if any, and total gross acreage involved.
- ☒ The location and height of all existing and proposed structures on and within one hundred feet (100') of the subject property's boundary.

- ☐ All lot and/ or property lines are to be shown and dimensioned, including building setback lines on corner lots.
- ☒ The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, curbing, parking areas (show dimensions of a typical parking space), unloading areas and recreation areas.
- ☒ Vehicular traffic and pedestrian circulation features within and contiguous of the site.
- ☒ The location of all proposed landscaping, fences or walls should include any topographic alterations or changes in natural terrain.
- ☒ Size and location of existing and proposed utilities, including proposed connections to public sewer or water supply systems.
- ☒ The location and pavement width and right-of-way width of all abutting roads, streets, alleys or The location and size of all existing and proposed surface and subsurface water Drainage facilities.
- ☒ The plan shall show areas of marsh, swamp, and floodplains together with any other feature that is of significance to the use and to the site.
- ☒ The location of all free-standing signs.
- ☒ The location of any outdoor storage materials and the manner in which they shall be screened or covered.
- ☒ The names and addresses of the architect and/ or engineer responsible for the preparation of the site plans.
- ☒ **Other Agency Approvals.** Prior to site plan approval by the Planning Commission, the Applicant/Property Owner shall have secured approval from all applicable government agencies and departments, as applicable, including but not limited to:
 - ☐ Monroe County Road Commission approval.
 - ☐ Monroe County Drain Commission approval.
 - ☐ Monroe County Health Department/ Michigan Department of Public Health approval.

I, Applicant/Property Owner, have reviewed §18-316 *Site Plan Review* of the Berlin Charter Township Zoning Ordinance, and have submitted all documents, data and other information as required, and further depose that this Application and accompanying documents, data and other information are true and accurate, and further grant permission to Berlin Charter Township to enter the above-described property for the purposes of gathering information related to this application.



Signature of Applicant/Property Owner

Date

Berlin Charter Township Planning Commission
Special Land Use Application

Applicant Information:

Name: Busty Singh

Address: [REDACTED]

Telephone: [REDACTED]

[REDACTED]

Fax: _____

Property Owner Information (if different from Applicant):

Name: _____

Address: _____

Telephone: Same — Albion —

Fax: _____

Engineer/Architect Information:

Name: Ken Marx

Address: 17700 Fort St.

Telephone: 734-285-7510

Beverly Hills MI, 48193

Fax: _____

Legal Council:

Name: _____

Address: _____

Telephone: _____

Site Information:

Address: _____

Parcel
Number: 01-001-074-56

Proposed Use: Mainly wetland mitigation Partially Pond
Truck/RV Parking

Application Fee:

Amount Paid: _____

Date Paid: _____

Intent: Berlin Charter Township recommends that the applicant check off each item below as it is completed. This will assist in avoiding missing a required submittal item that could require resubmittal. The provisions below are intended to only be an outline of the requirements of the Ordinance. The application is not intended to be comprehensive. The appropriate sections of the Ordinance should be reviewed when developing the required information.

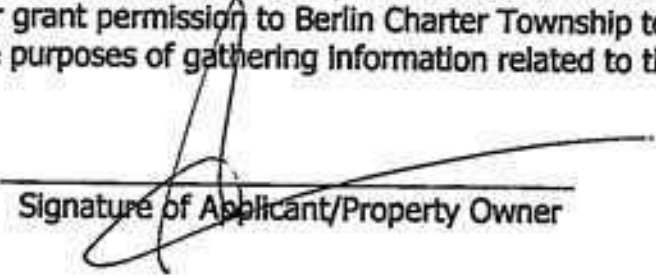
- ☐ Planning Commission Schedule Provided to Applicant
- ☐ **Site Plan Submitted.** Twelve (12) copies of the Site Plan must be submitted. The following information must be included on the Site Plan. A Site Plan which is not complete will not be accepted for review by the Township.
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- ☐ A site development plan with at least the following details shown to scale and dimensional.
- ☐ The date, north arrow, and scale. The scale shall be not less than one inch (1") equals twenty feet (20'), for property under three (3) acres and at least one inch (1") equals one hundred feet (100') for those three (3) acres or more.
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- ☐ The plan shall show areas of marsh, swamp, and floodplains together with any other feature that is of significance to the use and to the site.
- ☐ The location of all free-standing signs.
- ☐ The location of any outdoor storage materials and the manner in which they shall be screened or covered.
- ☐ The names and addresses of the architect and/or engineer responsible for the preparation of the site plans.
- ☐ Other Agency Approvals. Prior to site plan approval by the Planning Commission, the Applicant/Property Owner shall have secured approval from all applicable government agencies and departments, as applicable, including bur not limited to:
 - ☐ Monroe County Road Commission approval.
 - ☐ Monroe County Drain Commission approval.
 - ☐ Monroe County Health Department/ Michigan Department of Public Health approval.
 - ☐ Michigan Department of Natural Resources approval.

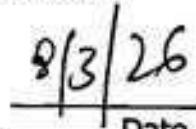
Applicant/Property Owner should be prepared to address the following issues – that the proposed special land use:

- will meet all site plan standards and requirements;
- will be designed, constructed, operated and maintained to be harmonious with the character of the neighborhood;
- will be adequately served by essential public facilities and services;
- will not create excessive additional public costs for public facilities and services;
- will not be detrimental to any persons, property or the general welfare;
- will be consistent with the intent and purpose of the zoning district in which it is proposed to be located; and
- will protect the natural environment and preserve natural resources.

I, Applicant/Property Owner, have reviewed article 16, *Special Land Use* and *§18-316 Site Plan Review* of the Berlin Charter Township Zoning Ordinance, and have submitted all documents, data and other information as required, and further depose that this Application and accompanying documents, data and other information are true and accurate, and further grant permission to Berlin Charter Township to enter the above-described property for the purposes of gathering information related to this application.



Signature of Applicant/Property Owner



Date

PROJECT NARRATIVE

This is a request for Special Land Use Permit for BTS Transportation. The site and adjacent sites are within an I-1 Light Industrial zoning district. The Site is a vacant lot located next to 14291 Telegraph Road south of Will Carleton Road.

The application seeks approval for BTS Transportation to create a clean and secure area for private semi-truck parking. In General, the proposed plan is to provide for 81 trucks parking spaces similar to an outdoor RV storage site. The spaces will be marked on the surface. There will be limited car spaces for transportation of the drivers after trucks are parked.

Operation and controls

Proposed operation and controls will be as follows:

Tenants will have to execute an occupancy contract delineating the lease and access agreement (draft copy attached). The contract will spell out the rule, regulations, allowable and prohibited activities. It will also outline non-compliance and violations penalties.

The proposed site will be gated and will only be accessible with gate codes or authorized remote controls. There won't be a need for site attendants, booth etc.;

Security and control of activities on the site will be monitored remotely by video cameras on a 24/7 cycle as well as a uniformed guard on duty for each shift in a 24/7 cycle.

Some of the tenants will have over-the-road transport trucks and will leave for days or weeks at a time then will be park until next outing. Other tenants will be day drivers who will be gone for roughly 8 to 10 hours then park their trucks overnight till next shift. Sleeping in the trucks, while parked on site, will not be allowed. This will be stated in the contract and monitored by video cameras and guard.

There won't be any transferring of goods or materials as in a Trucking Terminal nor will be storage of building materials or other supplies like in Outdoor Storage.

Traffic flow will be sporadic due to the nature of the proposed use. The configuration of the entrance will provide for unimpeded traffic flow on Telegraph Road and will not cause any hazard to vehicular and pedestrian traffic nor will it impact traffic operation on the roadway system.

The proposed use will provide for a friendlier more aesthetically pleasing site for the Township and its residents. In addition to the removal of debris from the site and the use of a dust palliative, Hallmark Commercial Trucking is proposing the following to create a friendlier more aesthetically pleasing site for the Township and its residents:

1. The installation of an 8-foot fence enclosing the site to limit public access and to secure the trucks.
2. The installation of an 8-foot decorative wall along the road side of the parcel to block the view from the public traveling along Telegraph Rd.
3. The installation of a berm and plantings along Telegraph Rd. to create a consistence landscape view with the parcel to the North.

STATEMENT OF JUSTIFICATION

The applicant, BTS Transportation, submits the following information as evidence that this requested Special Land Use Permit meets the Special Land Special Use general standards.

1. **Compatibility with the master plan:** The proposed special land use meets the intent of the Township's 2014 master plan for the light industrial zoning which covers Trucking facilities. The 2014 Master Plan states the intend of industrial designation is to provide locations for operations that may moderately affect adjacent properties because of noise, odor, traffic, and storage of materials and uses needing larger tracts of land and outdoor storage of materials and equipment. One of the most compatible uses listed is trucking and cartage facilities.
2. **Compliance with zoning standards:** The proposed special land use will be designed, constructed, operated and maintained to meet the intent of the zoning district and will comply with applicable ordinance standards.

While Trucking Terminals and Outdoor Storage require Special Land Use this proposed development is not truly either one, but more of an Off-Street parking area for trucks. There is no proposed transferring of goods or materials as in a Trucking Terminal and no storage of building materials or other supplies as in Outdoor Storage.

BTS Transportation proposes to create a clean and secure area for private semi-truck parking. The current plan is for 104 parking spaces similar to an outdoor RV storage site operating more as an Open-Air Business.

3. **Compatibility with adjacent uses:** The proposed special land use is harmonious with the adjacent land use to the North. The proposed special land use will improve the current site conditions by removing the existing container boxes/shipping containers, structures and other debris from the site. Minor grading will be performed to fix any ponding/surface drainage.; Dust palliative will be applied to the surface. An 8-foot tall fence will be installed along the Southerly and westerly property lines. The northerly side is already fenced by the adjacent property owner. An 8-foot tall decorative wall will be installed along Telegraph Road providing an attractive screening. The existing onsite stock pile of topsoil twill be utilized to build a berm with planting material along the frontage of the parcel. A

new concrete drive will be designed to provide adequate room for a semi-truck to be completely off Telegraph Road while operating the entrance gate.

The adjacent parcel to the North is currently a u-pull auto part dealer roughly matching the description Vehicle Equipment / Storage Yard: (Any operation or business activity in which the principal use of the storage of inoperative, wrecked, unlicensed, and/or repossessed vehicles, abandoned vehicles, and/or vehicles to be sold.) The remaining parcels for about a half mile to the North are being used as trucking facilities and an indoor/outdoor storage facilities.

The parcels to the East of Telegraph are a mixture of residential homes and businesses. The parcel across from the site's driveway is being used as an auto repair shop, U-Haul rental facility, and vehicle sales.

The adjacent parcel to the South is the Flat Rock Speedway in Ash Township.

4. **Impact of the overall environment:** The proposed special land use will not impact the quality of natural features which do not exist on the parcel.
The proposed special land use will improve the current site conditions by removing the existing blight, container boxes/shipping containers, structures and other debris from the site. A dust palliative will be applied to the parking surface as dust control measure.
5. **Impact of public facilities:** Situated along Telegraph road, the proposed special land use site is accessible to police and fire protection services. Existing drainage swales will be utilized for drainage and runoff since surface characteristics will not be change and since no additional impermeable surface will be created on the site. No building or structure are proposed, therefore there won't be a need for water or sanitary services. Considering the type of proposed use, there won't be a need for pedestrian or bicycle facilities. Overall there won't be any unreasonable public burden.
6. **Traffic Impact:** The proposed special land use is for truck parking and is not intended to be a trucking terminal or distribution center with a constant flow of in and out traffic. There will be no transferring or storage of good and materials on site. Truck may be parked for hours and possibly days. The configuration of the entrance will provide for unimpeded traffic flow on Telegraph Road and will not cause any hazard to vehicular and pedestrian traffic nor will it impact traffic operation on the roadway system.

The proposed special land use is for truck parking and is not intended to be a trucking terminal or distribution center with a constant flow of in and out traffic. A truck may be parked for hours or possibly days. As there may be an increase of traffic flow compared to the site's current use, in no way would it amount to the traffic of a restaurant, box store, or other business with a high volume of customers. The configuration of the entrance will provide for unimpeded traffic flow on Telegraph Road and will not cause any hazard to vehicular and pedestrian traffic nor will it impact traffic operation on the roadway system.
7. **Public safety and welfare:** Due to the nature and location of the proposed special land use site and per design including, fencing, grading, additional lighting and landscaping the

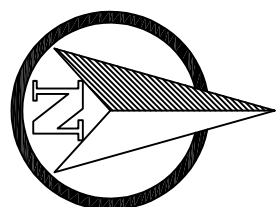
proposed use will not adversely impact public health, safety and welfare. We believe the proposed use will provide for a friendlier more aesthetically pleasing site for the Township and its residents.

Beside the removal of debris from the site and the use of a dust palliative BTS Transportation has proposed the following to create a friendlier more aesthetically pleasing site for the Township and its residents:

1. The installation of an 8-foot fence enclosing the site to limit public access and to secure the trucks.
2. The installation of an 8-foot decorative wall along the road side of the parcel to block the view from the public traveling along Telegraph Rd.
3. The installation of a berm and plantings along Telegraph Rd. to create a consistence landscape view with the parcel to the North.

8. Special use approval specific requirements:

N/A



PROPOSED TRUCK AND RV PARKING

TELEGRAPH ROAD

ASH TOWNSHIP AND BERLIN CHARTER TOWNSHIP

MONROE COUNTY, MICHIGAN 48134

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

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

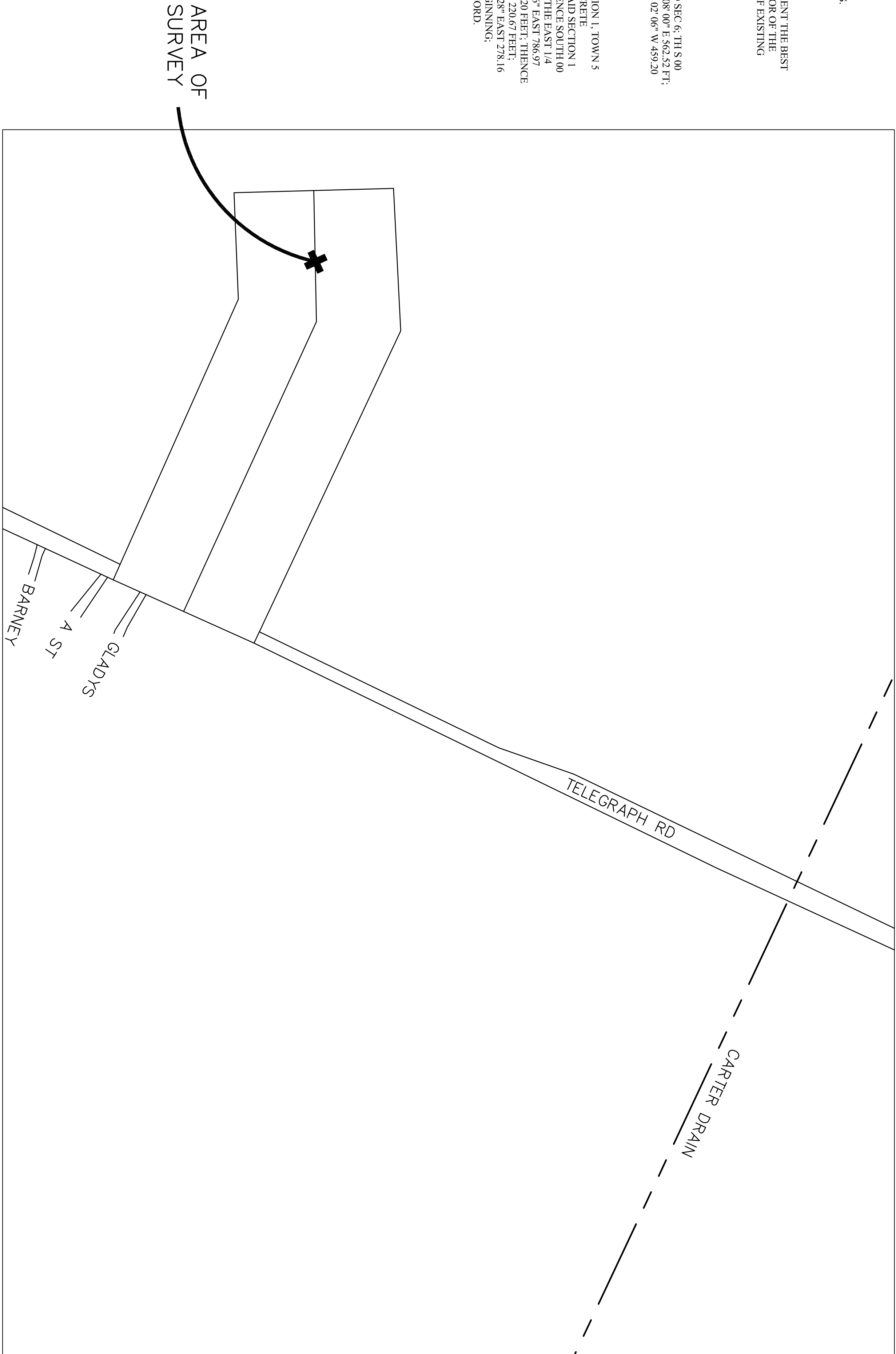
LEGAL DESCRIPTION: (BY OTHERS)

GROSS LAND AREA IN BERLIN TWP. 4.377 ACRES PARCEL ID (03-006-109-60)

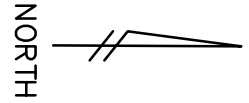
- BEING PART OF THE W 1/2 OF SEC 6, T3S R10E COM AT THE NW COR OF SAID SEC 6, TH S 00 DEG 01' 30" E 2607.26 FT; TH S 00 DEG 02' 06" E 786.97 FT TO POB; TH S 64 DEG 08' 00" E 562.52 FT; TH S 27 DEG 13' 00" W 422.87 FT; TH N 62 DEG 33' 00" W 352.11 FT; TH N 00 DEG 02' 06" W 459.20 FT TO POB, CONTAINING 4.377 ACRES.

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

- SITUATED IN ASH TOWNSHIP, MONROE COUNTY, MICHIGAN, PART OF SECTION 1, TOWN 5 SOUTH, RANGE 9 EAST COMMENCING AT A ROUND 4 INCH DIAMETER CONCRETE MONUMENT INSIDE A MONUMENT BOX AT THE NORTHEAST CORNER OF SAID SECTION 1 (NORTHWEST CORNER OF SECTION 6, TOWN 5 SOUTH, RANGE 10 EAST); THENCE SOUTH 100 DEG 01' 30" EAST 2607.26 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE EAST 1/4 CORNER, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEG 02' 06" EAST 786.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEG 02' 06" EAST 459.20 FEET; THENCE NORTH 62 DEG 33' 00" WEST 277.12 FEET; THENCE SOUTH 89 DEG 52' 28" WEST 220.67 FEET; THENCE NORTH 00 DEG 02' 06" WEST 423.00 FEET; THENCE NORTH 89 DEG 52' 28" EAST 278.16 FEET; THENCE SOUTH 64 DEG 08' 00" EAST 201.2 FEET TO THE POINT OF BEGINNING, CONTAINING 4.695 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.



LOCATION MAP
SCALE: 1"=200'



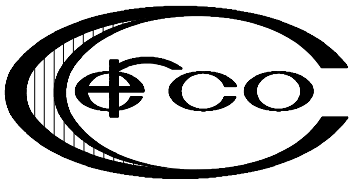
NOTE: LOCATION OF SITE IS APPROX 0.70 MILE SOUTH OF WILL CANTLON ROAD

TABLE OF INDEX

SHEET	DESCRIPTION
C-0	COVER PAGE
C-1	TOPOGRAPHIC SURVEY AND REMOVAL PLAN
C-2	SITE PLAN
C-3	GRADING
C-4	SOIL EROSION PLAN SHEET 1 OF 2
C-5	SOIL EROSION PLAN SHEET 2 OF 2
C-6	DETENTION POND DETAILS
C-7	SITE DETAILS
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAIL SHEET



Signature



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

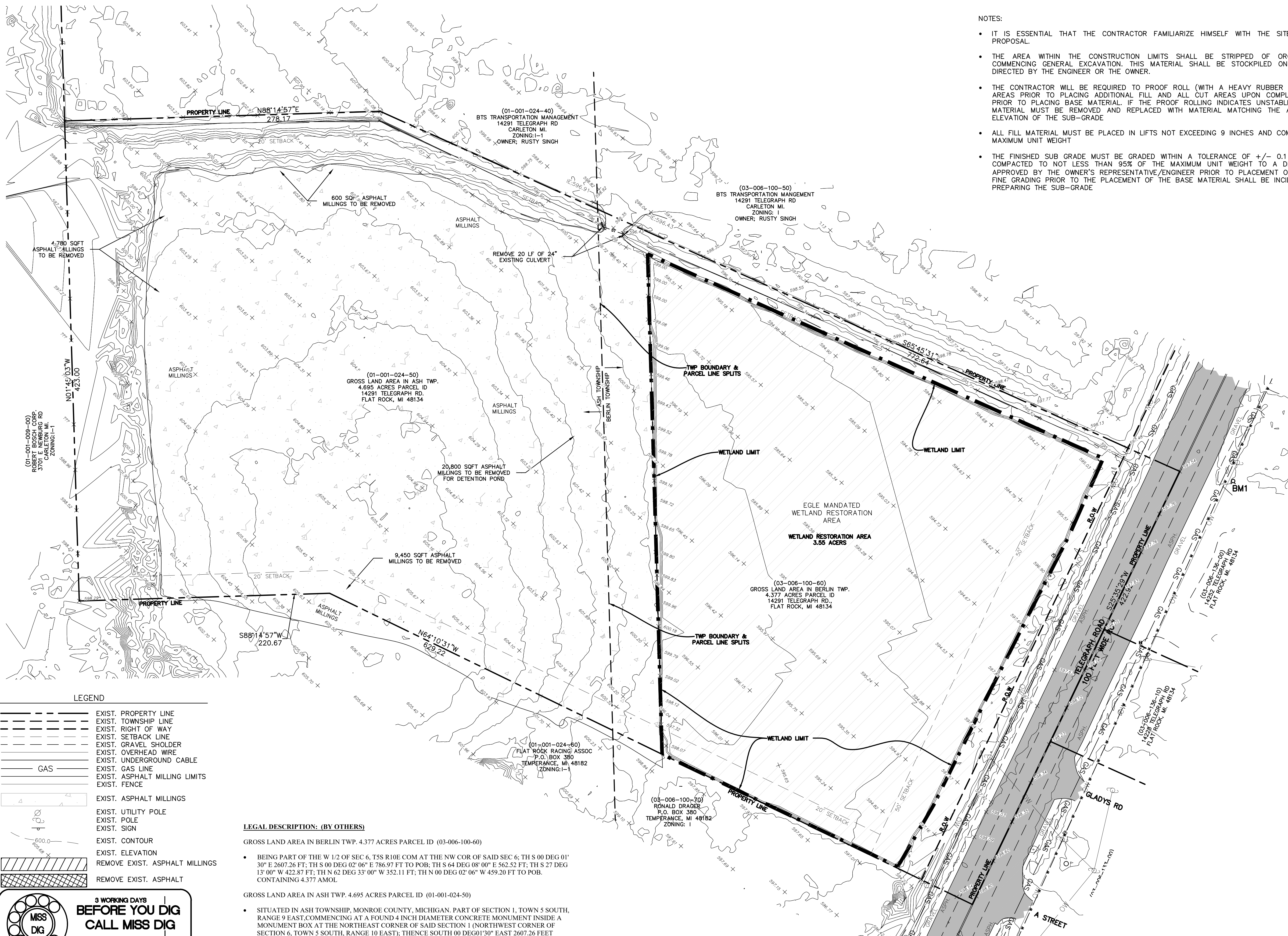
DR. GJK
APPR. JJJ
CHK. SKS
DATE 2-20-24

REV.	DATE	9-30-25	SESC ISSUED FOR

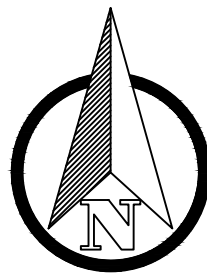
C-0	SHEET	COVER PAGE
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CONTACT INFORMATION:
Mr. Rusty Singh
BTS TRANSPORTATION MANAGEMENT INC.
48820 Wellsey Ct. Northville, MI 49168
E-MAIL: RustySingh@hotmail.com
Ph: (734) 233-8464

PROJECT	2401
JOB	
BTS TRANSPORTATION MANAGEMENT INC. TELEGRAPH RD ASH TWP & BERLIN TWP, MONROE MI	



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



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

MISS DIG

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG

(TOLL FREE)
1-800-482-7171 or 811

FOR LOCATIONS OF:

- OIL + GAS
- WATER
- TELEPHONE
- SEWER/STORM DRAIN
- ELECTRIC
- CABLE TV

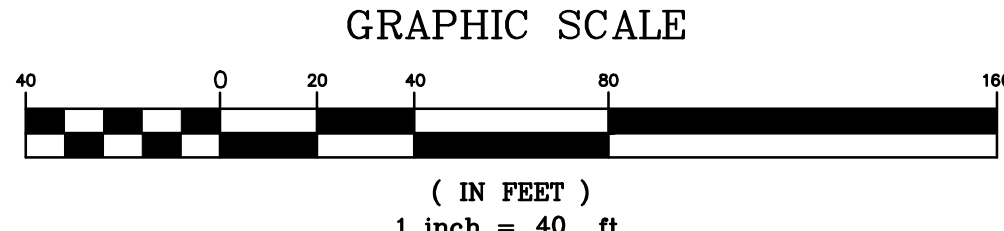
IF YOU ARE GOING TO WORK NEAR OVERHEAD WIRES... CALL MISS DIG

LEGAL DESCRIPTION: (BY OTHERS)

- GROSS LAND AREA IN BERLIN TWP. 4.377 ACRES PARCEL ID (03-006-100-60)
- BEING PART OF THE W 1/2 OF SEC 6, TSS R10E COM AT THE NW COR OF SAID SEC 6; TH S 00 DEG 01' 30" E 2607.26 FT; TH S 00 DEG 02' 06" E 786.97 FT TO POB; TH S 64 DEG 08' 00" E 562.52 FT; TH S 27 DEG 13' 00" W 422.87 FT; TH N 62 DEG 33' 00" W 352.11 FT; TH N 00 DEG 02' 06" W 459.20 FT TO POB. CONTAINING 4.377 AMOL
- GROSS LAND AREA IN ASH TWP. 4.695 ACRES PARCEL ID (01-001-024-50)
- SITUATED IN ASH TOWNSHIP, MONROE COUNTY, MICHIGAN. PART OF SECTION 1, TOWN 5 SOUTH, RANGE 9 EAST, COMMENCING AT A FOUND 4 INCH DIAMETER CONCRETE MONUMENT INSIDE A MONUMENT BOX AT THE NORTHEAST CORNER OF SAID SECTION 1 (NORTHWEST CORNER OF SECTION 6, TOWN 5 SOUTH, RANGE 10 EAST); THENCE SOUTH 00 DEG 01' 30" EAST 2607.26 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE EAST 1/4 CORNER, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEG 02' 06" EAST 786.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEG 02' 06" EAST 459.20 FEET; THENCE NORTH 62 DEG 33' 00" WEST 277.12 FEET; THENCE SOUTH 89 DEG 52' 28" WEST 220.67 FEET; THENCE NORTH 00 DEG 07' 32" WEST 423.00 FEET; THENCE NORTH 89 DEG 52' 28" EAST 278.16 FEET; THENCE SOUTH 64 DEG 08' 00" EAST 210.12 FEET TO THE POINT OF BEGINNING; CONTAINING 4.695 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS OF RECORD.

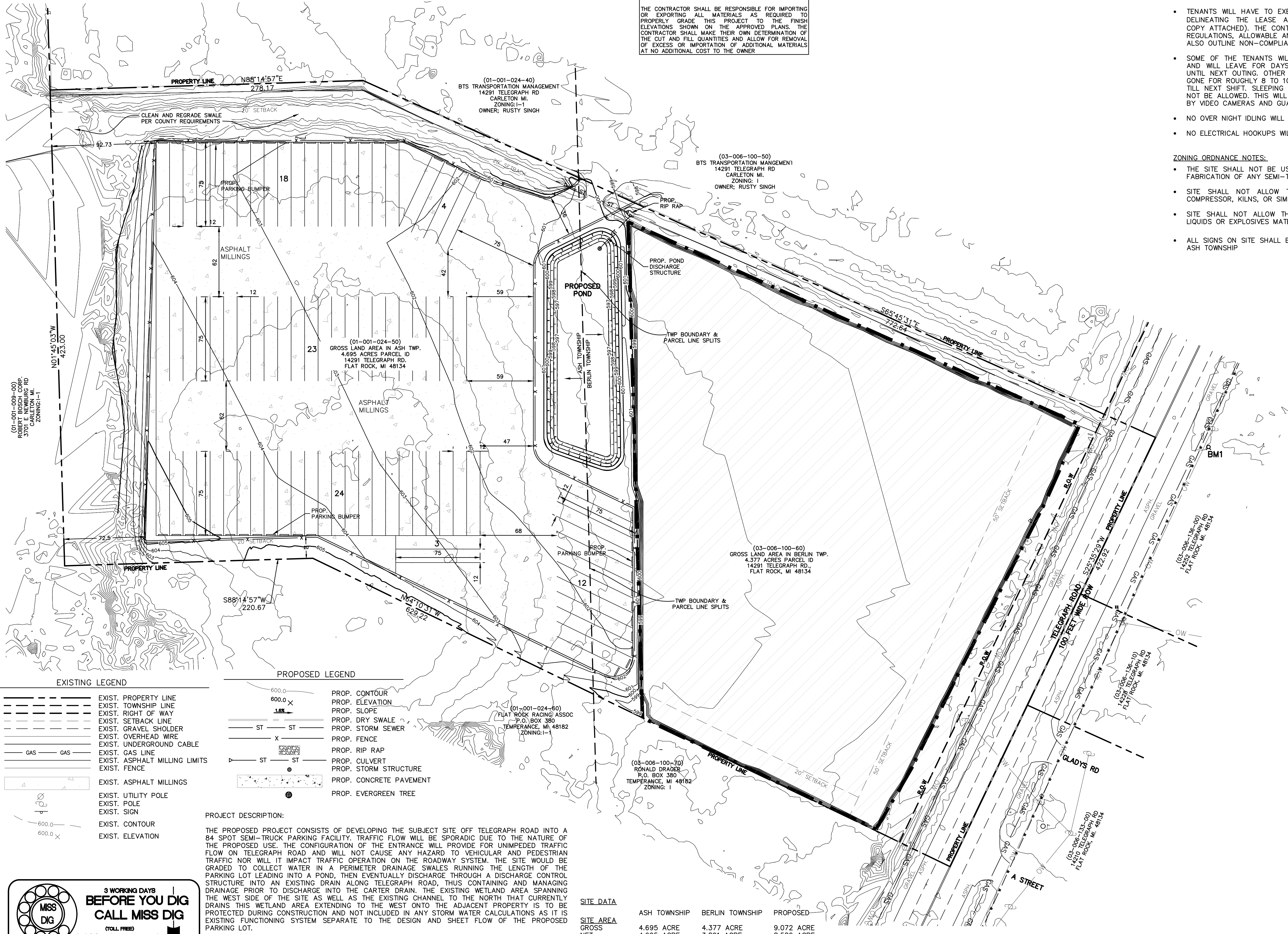
BENCHMARK: (DATUM = NAVD 88)

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



TOPOGRAPHIC SURVEY AND REMOVAL PLAN

PROJECT JOB	BTS TRANSPORTATION MANAGEMENT INC. TELEGRAPH RD				CHARLES E. RAINES COMPANY CIVIL ENGINEERS / SURVEYORS 17700 FORT ST. RIVERVIEW, MICHIGAN 48193 (734) 285-7510 FAX (734) 285-7572				
	ASH TWP & BERLIN TWP, MONROE MI				DR.	GEK			
	2401				APPR.	JJJ			
	SHEET C-1				CHK.	SKS	9-30-25		
						DATE 2-20-24	REV.	DATE	ISSUED FOR



EXISTING LEGEND

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

PROPOSED LEGEND

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

PROJECT DESCRIPTION:

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

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

MISS DIG

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG

(TOLL FREE) 1-800-482-7171 or 811

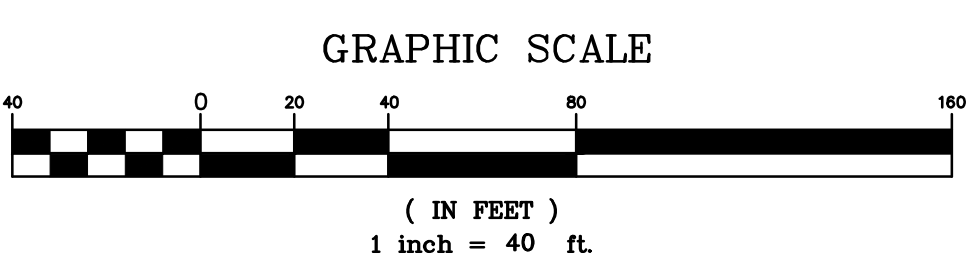
FOR LOCATIONS OF:

- OIL & GAS
- TELEPHONE
- ELECTRIC
- WATER
- SEWER/STORM DRAIN
- CABLE TV

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

SITE DATA

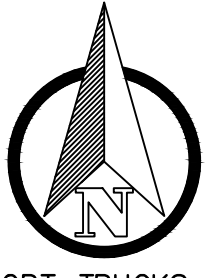
	ASH TOWNSHIP	BERLIN TOWNSHIP	PROPOSED
SITE AREA			
GROSS	4.695 ACRE	4.377 ACRE	9.072 ACRE
NET	4.695 ACRE	3.891 ACRE	8.586 ACRE
PROJECT AREA	3.380 ACRE	0.45 ACRE	3.830 ACRE
SETBACKS			
FRONT:	50'	50'	334'
REAR:	50'	50'	72'
SIDE YARD:	30'	20'	20' SOUTH 50' NORTH
BUILDING HEIGHT	45'	45' (2 STORY)	0'



EATHWORK BALANCING NOTE:

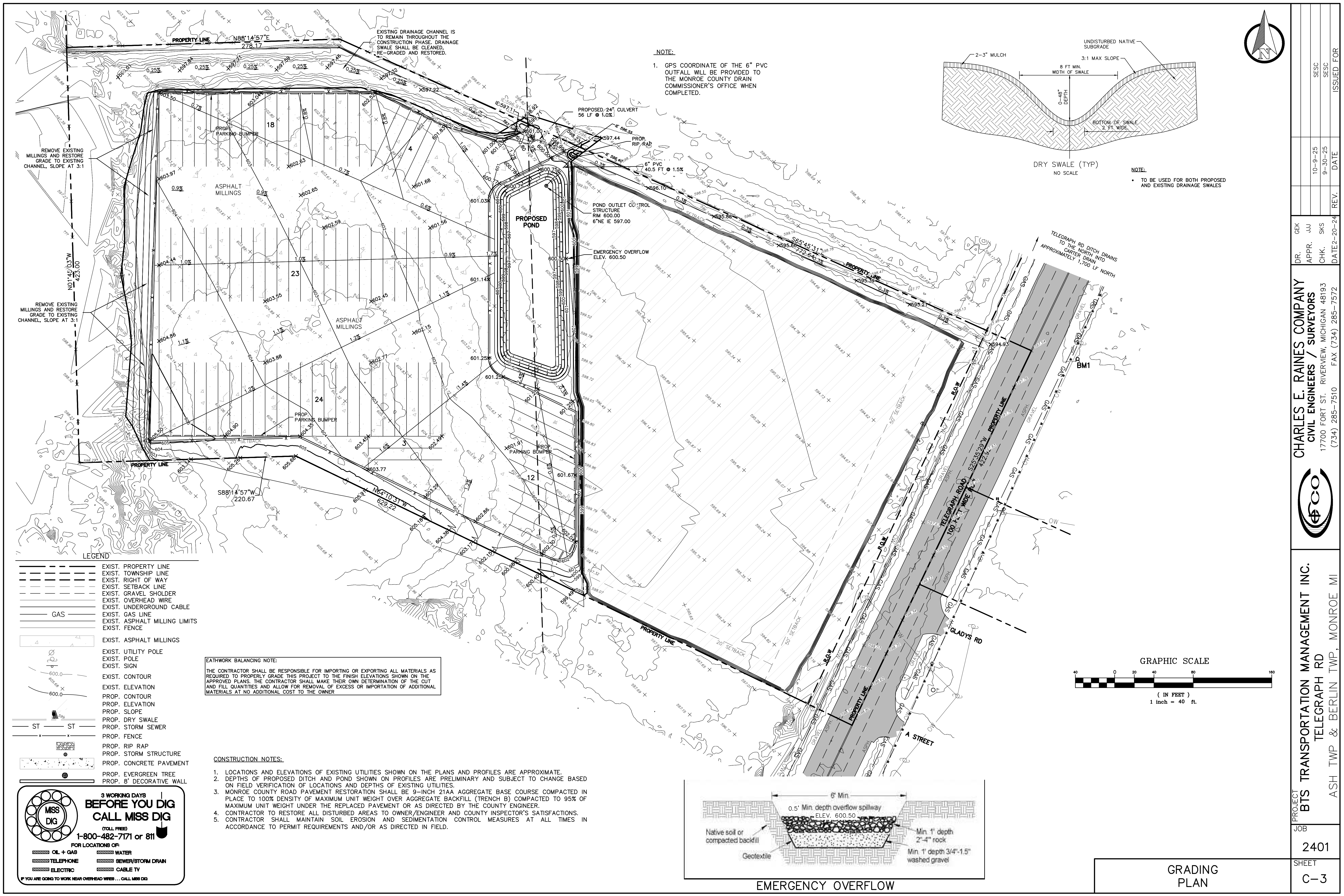
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISH ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION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

- PROPOSED OPERATION AND CONTROLS WILL BE AS FOLLOWS:**
- TENANTS WILL HAVE TO EXECUTE AN OCCUPANCY CONTRACT DELINEATING THE LEASE AND ACCESS AGREEMENT (DRAFT COPY ATTACHED). THE CONTRACT WILL SPELL OUT THE RULE, REGULATIONS, ALLOWABLE AND PROHIBITED ACTIVITIES. IT WILL ALSO OUTLINE NON-COMPLIANCE AND VIOLATIONS PENALTIES.
 - SOME OF THE TENANTS WILL HAVE OVER-THE-ROAD TRANSPORT TRUCKS AND WILL LEAVE FOR DAYS OR WEEKS AT A TIME THEN WILL BE PARK UNTIL NEXT OUTING. OTHER TENANTS WILL BE DAY DRIVERS WHO WILL BE GONE FOR ROUGHLY 8 TO 10 HOURS THEN PARK THEIR TRUCKS OVERNIGHT TILL NEXT SHIFT. SLEEPING IN THE TRUCKS, WHILE PARKED ON SITE, WILL NOT BE ALLOWED. THIS WILL BE STATED IN THE CONTRACT AND MONITORED BY VIDEO CAMERAS AND GUARD.
 - NO OVER NIGHT IDLING WILL BE ALLOWED.
 - NO ELECTRICAL HOOKUPS WILL BE PROVIDED TO ANY PARKING STALL.
- ZONING ORDNANCE NOTES:**
- THE SITE SHALL NOT BE USED FOR THE OUTDOOR SERVICING, REPAIR, OR FABRICATION OF ANY SEMI-TRUCK, TRAILER, OR SIMILAR TEAM.
 - SITE SHALL NOT ALLOW THE USE OR OPERATION OF POWER TOOLS, COMPRESSOR, KILNS, OR SIMILAR EQUIPMENT WHILE ON THE PREMISES.
 - SITE SHALL NOT ALLOW THE STORAGE OF COMBUSTIBLE OR FLAMMABLE LIQUIDS OR EXPLOSIVES MATERIALS.
 - ALL SIGNS ON SITE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ASH TOWNSHIP

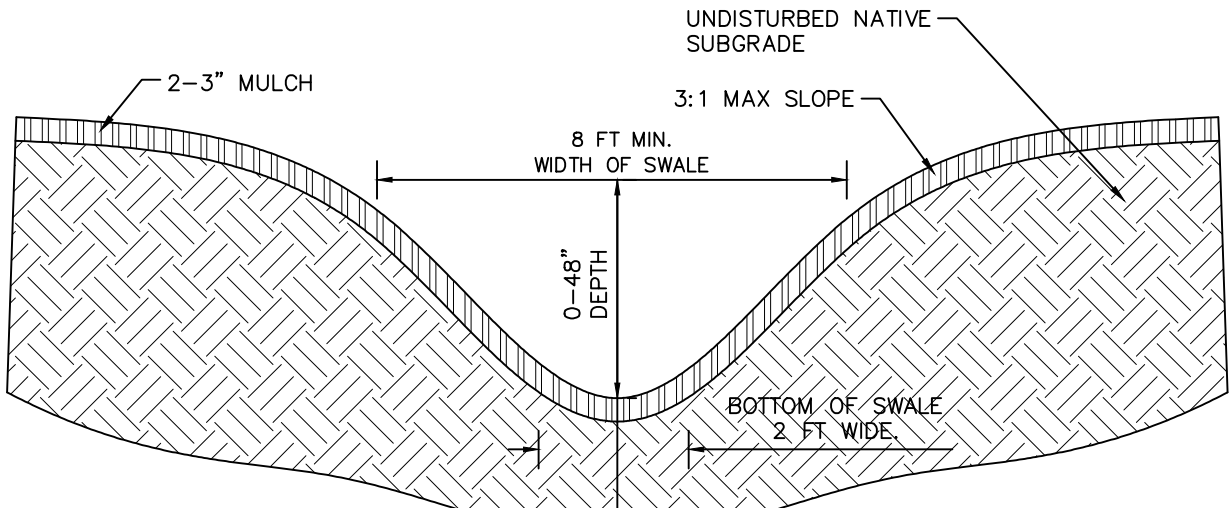


PROJECT	BTS TRANSPORTATION MANAGEMENT INC.			
JOB	2401			
SHEET	C-2			
DR.	GEK	DATE	2-20-24	ISSUED FOR
APPR.	JJ	REV.	9-30-25	
CHK.	SKS			
CHARLES E. RAINES COMPANY CIVIL ENGINEERS / SURVEYORS 17700 FORT ST. RIVERVIEW, MICHIGAN 48193 (734) 285-7510 FAX (734) 285-7572				

SITE PLAN



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



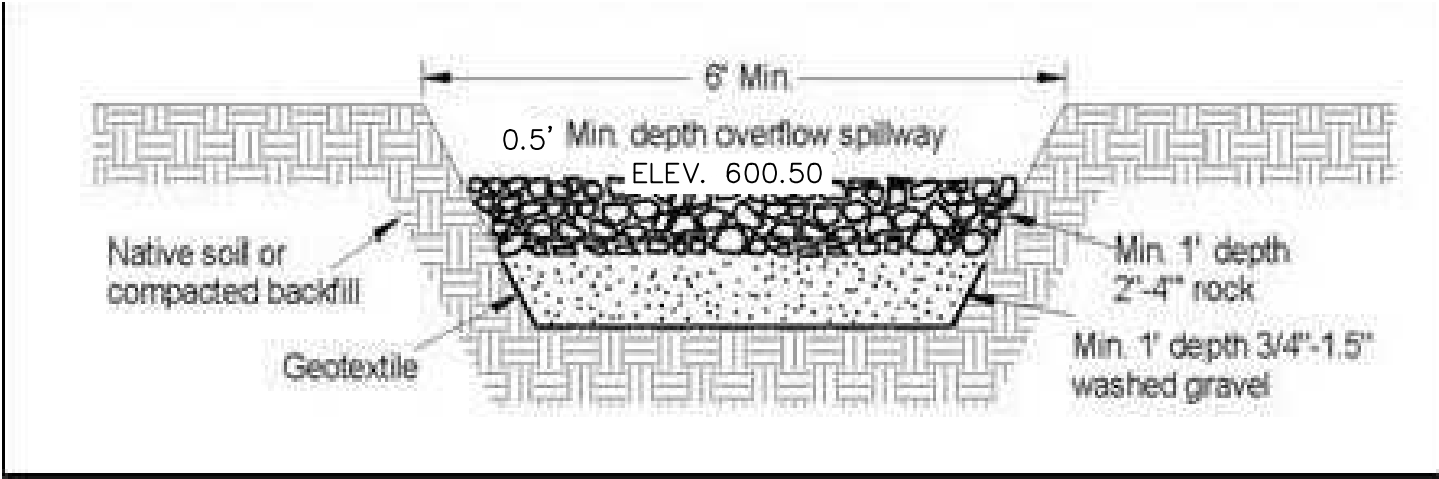
DRY SWALE (TYP)
NO SCALE

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

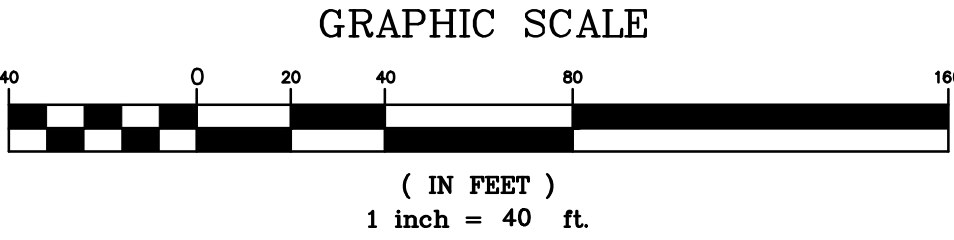
- LEGEND
- EXIST. PROPERTY LINE
 - EXIST. TOWNSHIP LINE
 - EXIST. RIGHT OF WAY
 - EXIST. SETBACK LINE
 - EXIST. GRAVEL SHOULDER
 - EXIST. OVERHEAD WIRE
 - EXIST. UNDERGROUND CABLE
 - EXIST. GAS LINE
 - EXIST. ASPHALT MILLING LIMITS
 - EXIST. FENCE
 - EXIST. ASPHALT MILLINGS
 - EXIST. UTILITY POLE
 -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

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

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



EMERGENCY OVERFLOW



GRADING
PLAN

PROJECT JOB	SHEET C - 3	BTS TRANSPORTATION MANAGEMENT INC. TELEGRAPH RD ASH TWP & BERLIN TWP, MONROE MI 2401					CHARLES E. RAINES COMPANY CIVIL ENGINEERS / SURVEYORS 17700 FORT ST. RIVERVIEW, MICHIGAN 48193 (734) 285-7510 FAX (734) 285-7572				DR.	GEK																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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SOIL EROSION AND SEDIMENTATION CONTROL NOTES

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

LEGAL DESCRIPTION: (BY OTHERS)

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

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

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

- SITUATED IN ASH TOWNSHIP, MONROE COUNTY, MICHIGAN. PART OF SECTION 1, TOWN 5 SOUTH, RANGE 9 EAST COMMENCING AT A FOUND 4 INCH DIAMETER CONCRETE MONUMENT INSIDE A MONUMENT BOX AT THE NORTHEAST CORNER OF SAID SECTION 1 (NORTHWEST CORNER OF SECTION 6, TOWN 5 SOUTH, RANGE 10 EAST); THENCE SOUTH 00 DEG 01' 30" EAST 2607.26 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE EAST 1/4 CORNER, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEG 02' 06" EAST 786.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEG 02' 06" EAST 459.20 FEET; THENCE NORTH 62 DEG 33' 00" WEST 277.12 FEET; THENCE SOUTH 89 DEG 52' 28" WEST 220.67 FEET; THENCE NORTH 00 DEG 07' 32" WEST 423.00 FEET; THENCE NORTH 89 DEG 52' 28" EAST 278.16 FEET; THENCE SOUTH 64 DEG 08' 00" EAST 210.12 FEET. TO THE POINT OF BEGINNING; CONTAINING 4.695 ACRES, MORE OR LESS; SUBJECT TO EASEMENTS OF RECORD.

EXIST. LEGEND

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

MISS DIG

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG

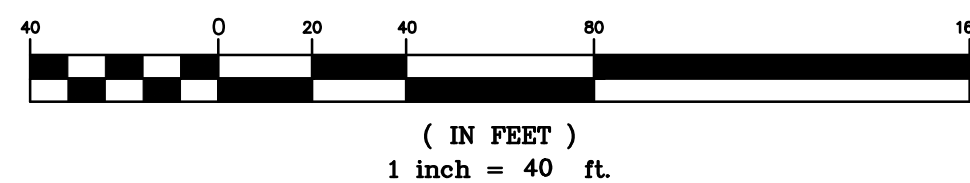
(TOLL FREE) 1-800-482-7171 or 811

FOR LOCATIONS OF:

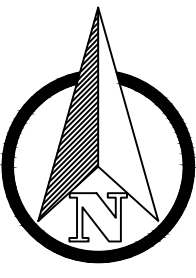
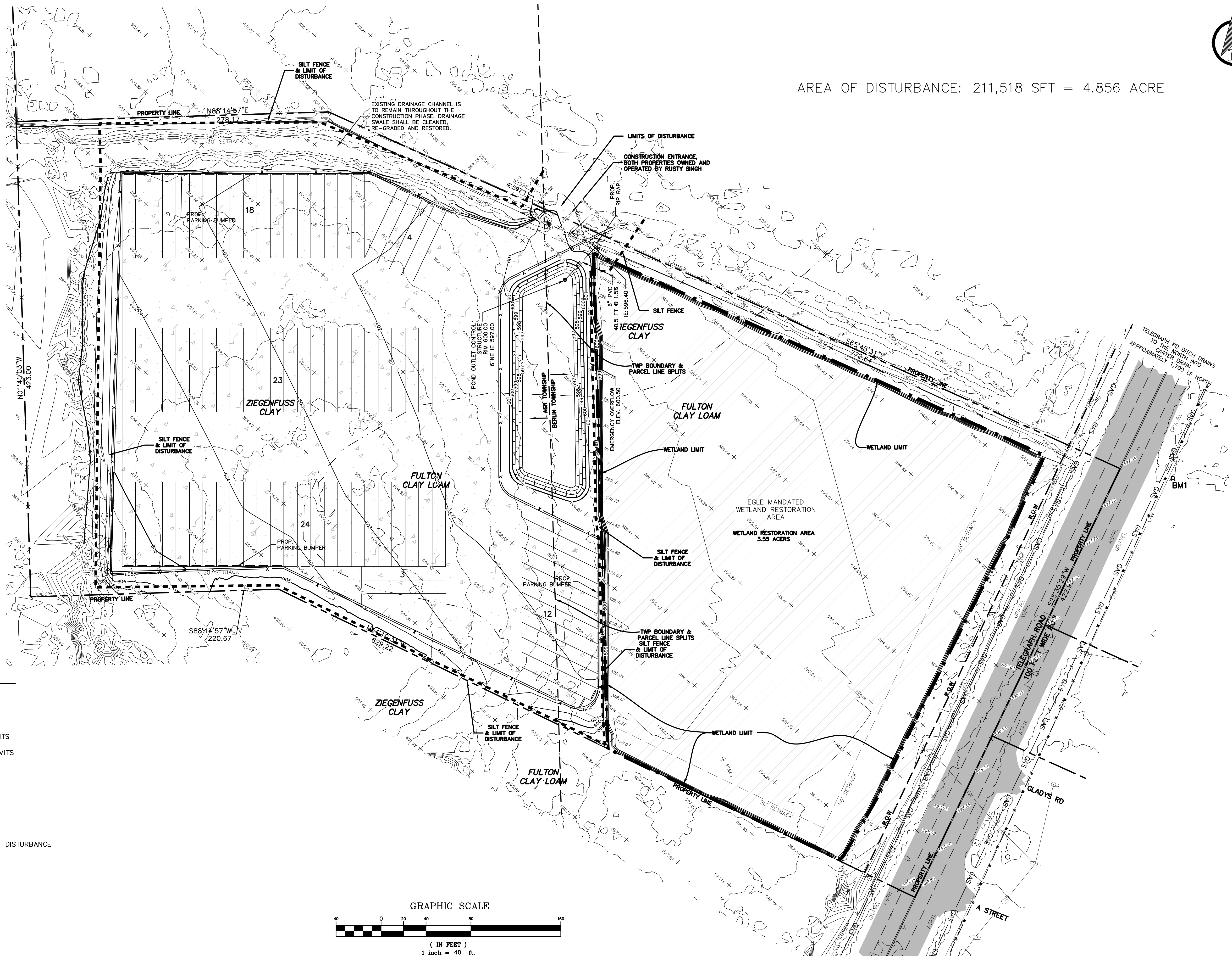
	OIL + GAS
	TELEPHONE
	ELECTRIC
	WATER
	SEWER/STORM DRAIN
	CABLE TV

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

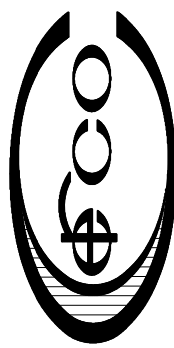
GRAPHIC SCALE



AREA OF DISTURBANCE: 211,518 SFT = 4.856 ACRE



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



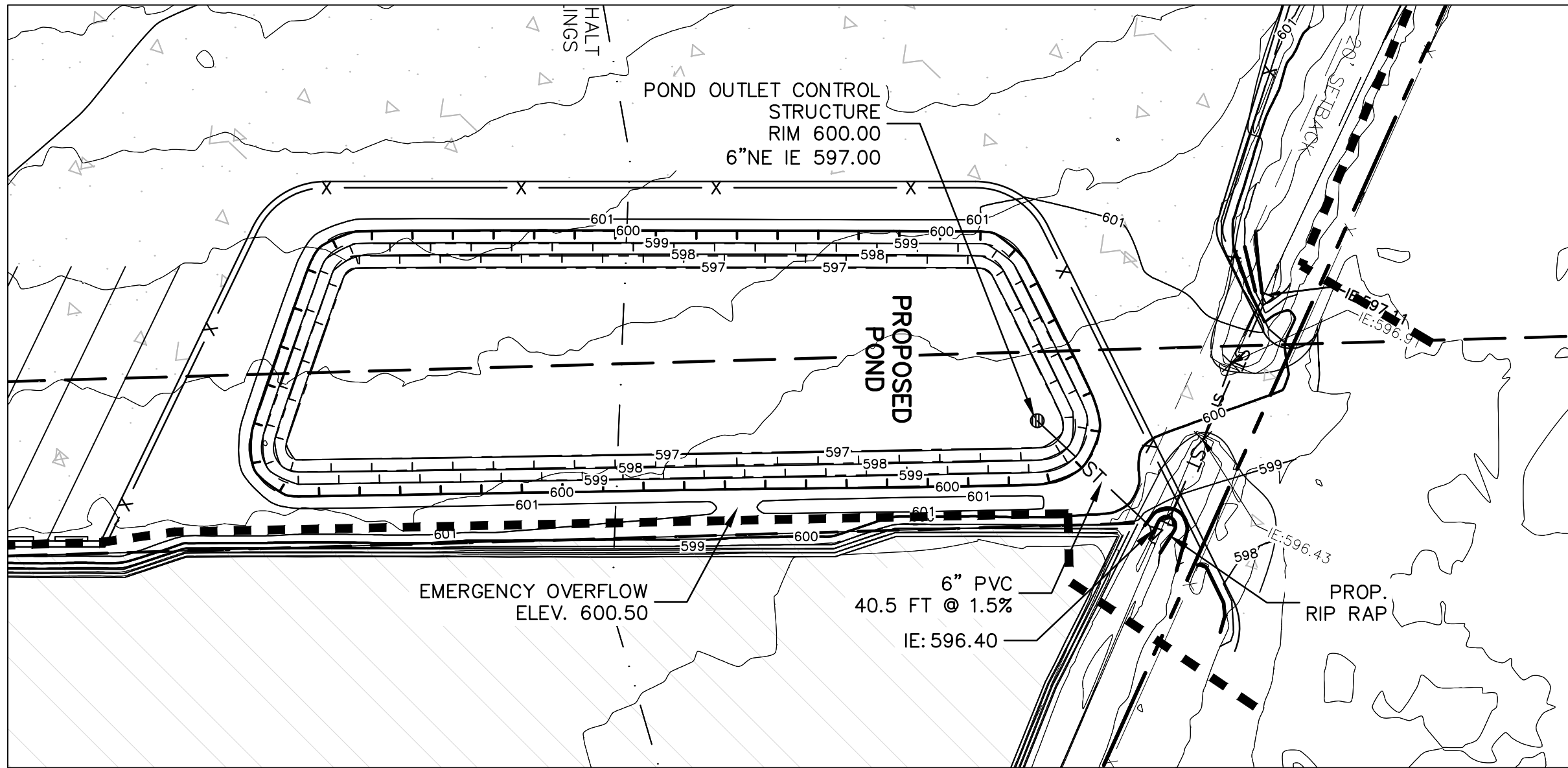
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

2401

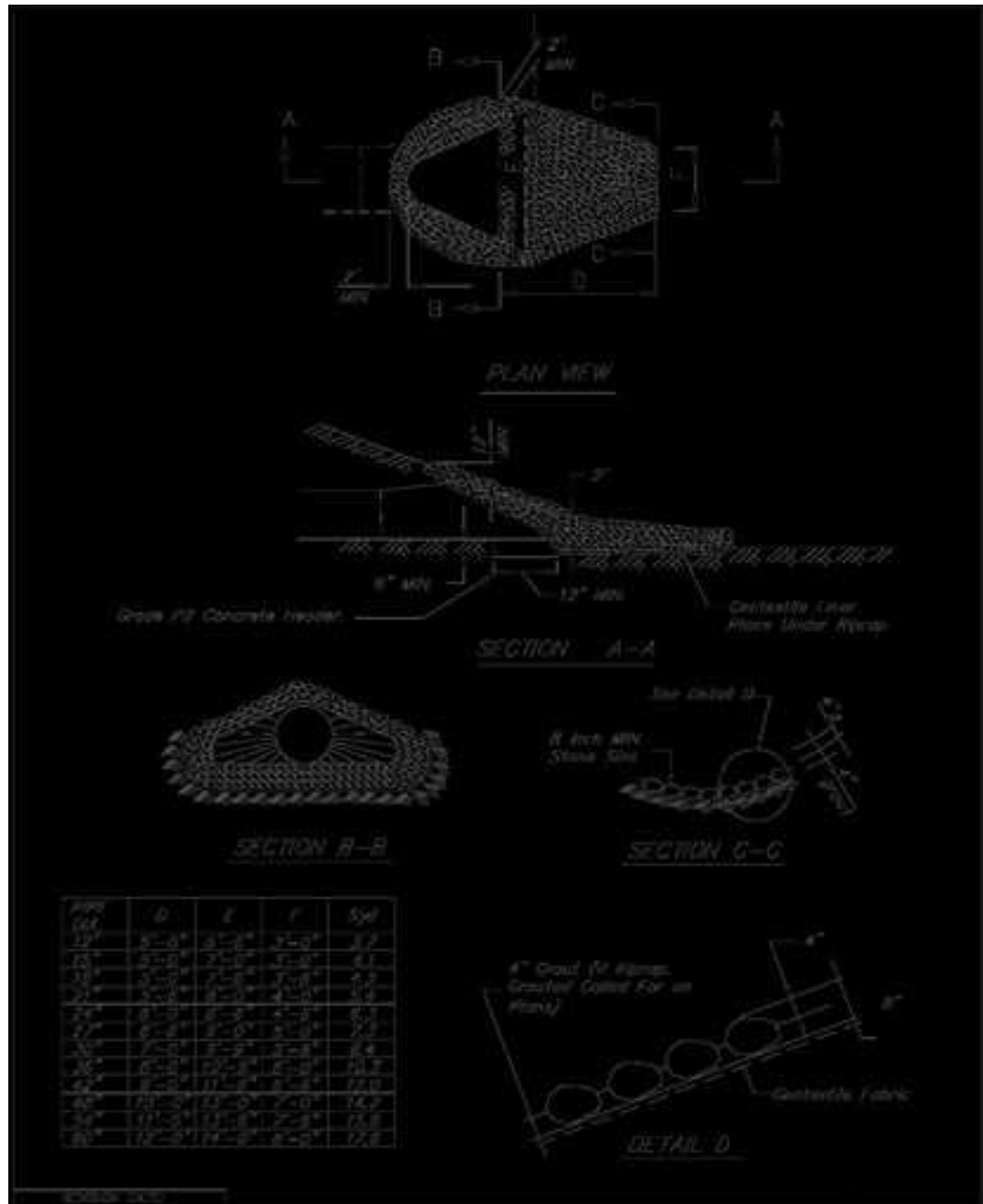
SOIL EROSION
PLAN-SHEET 1 OF 2

SHEET
C-4

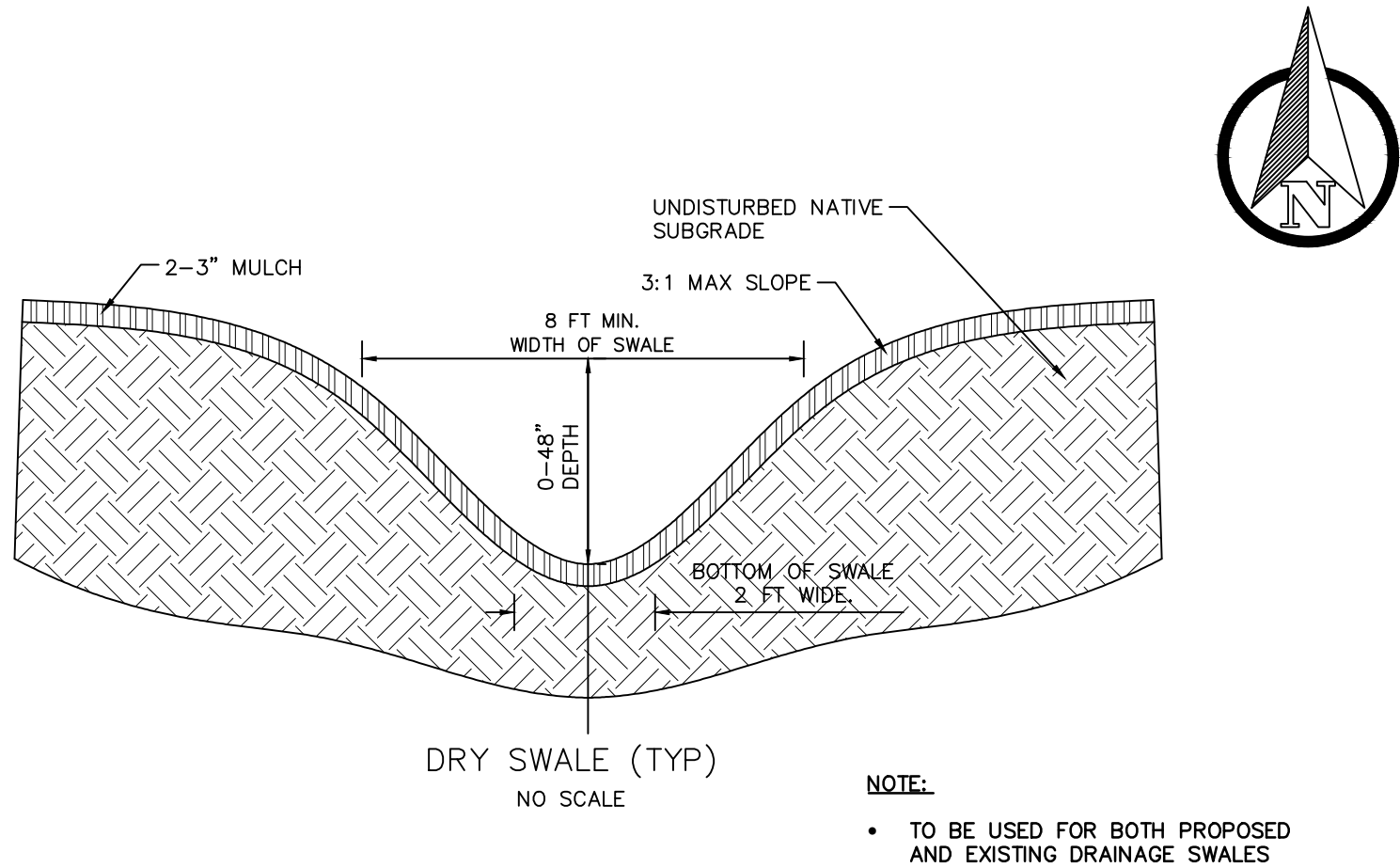
DR.	GEK	10-9-25	SESC
APPR.	JJJ	9-30-25	SESC
CHK.	SKS	DATE	ISSUED FOR
DATE	20-24	REV.	



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



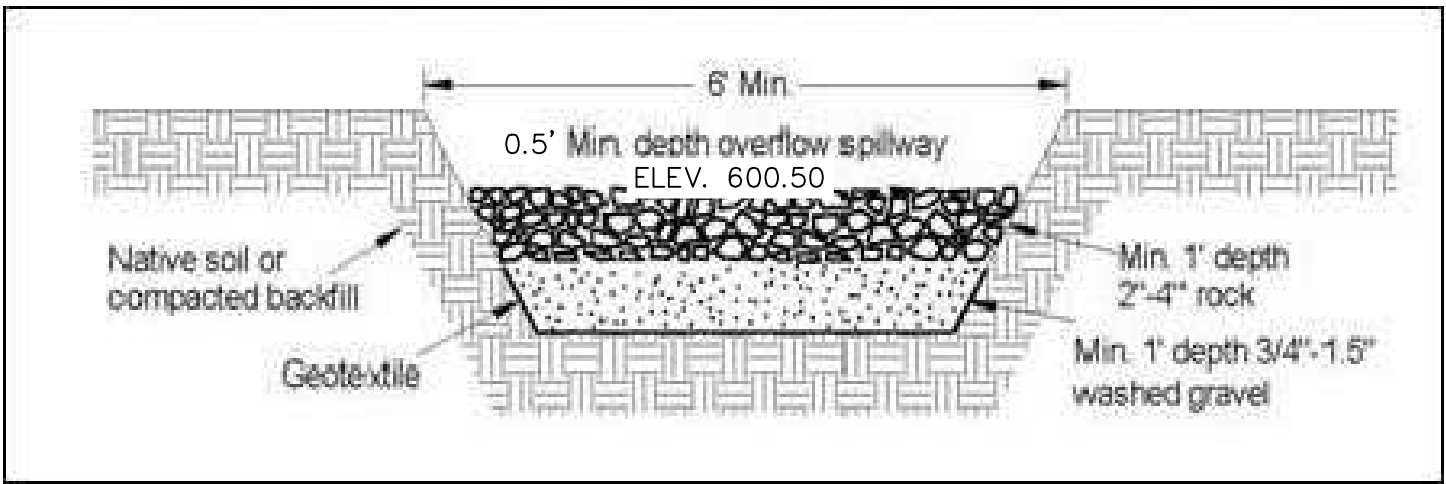
RIP RAP DETAIL
NO SCALE



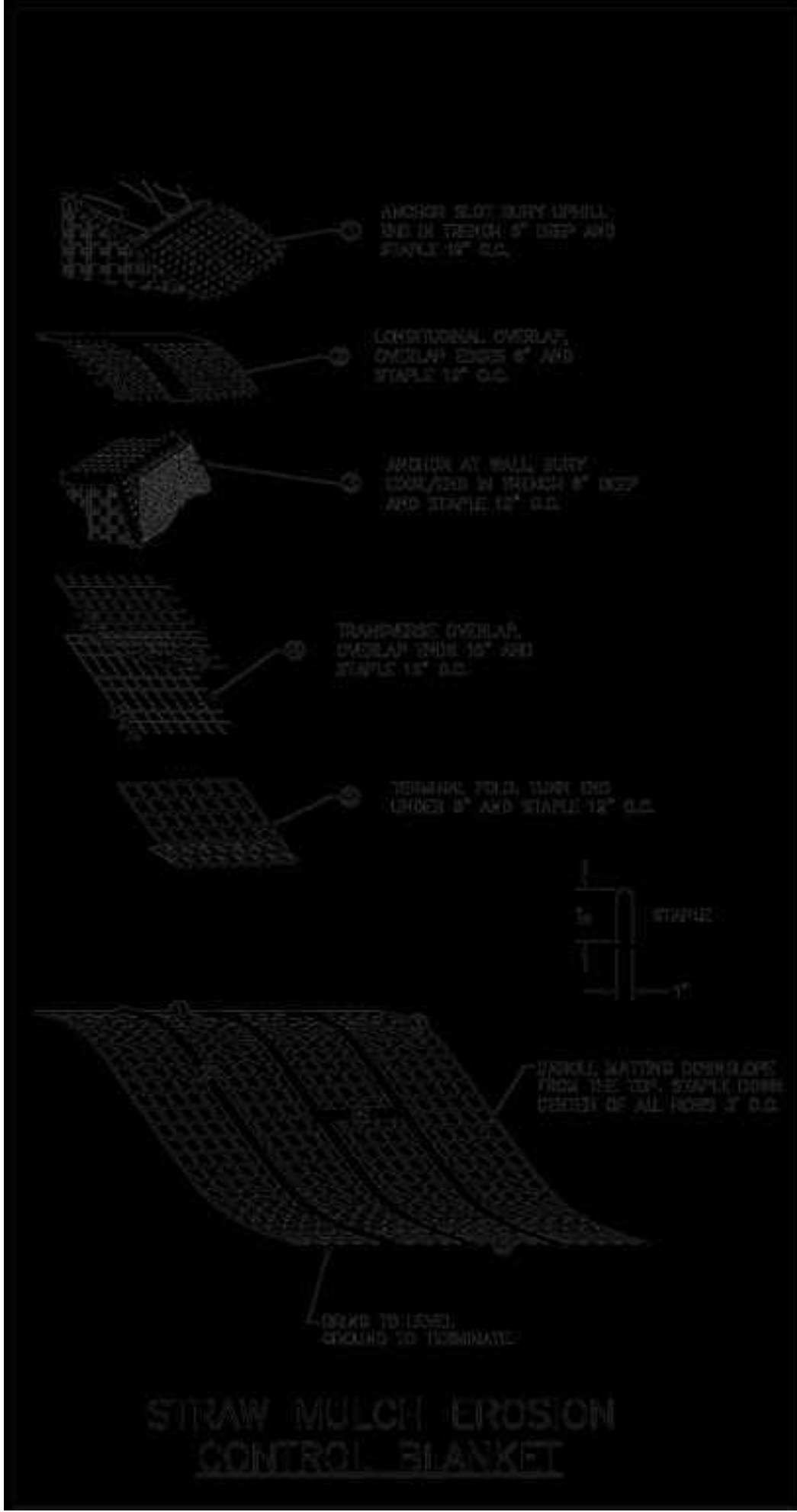
NOTE:
• TO BE USED FOR BOTH PROPOSED AND EXISTING DRAINAGE SWALES

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

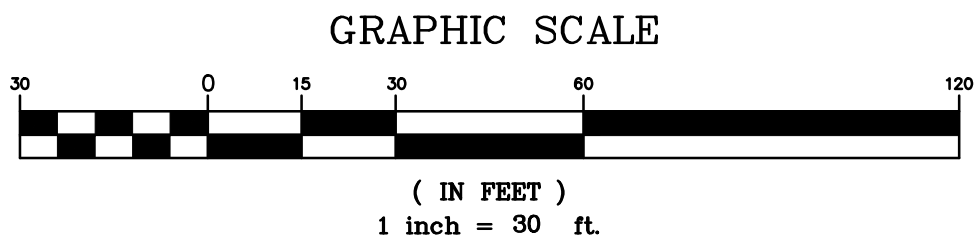
START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
11/14/25	11/14/25	1. STONE TRACKING PAD WITH GEOTEXTILE LINER (MUD-MAT)
11/15/25	11/15/25	2. INSTALL SNOW FENCING AND PROTECTIVE FENCING.
11/30/25	12/30/25	3. GRADE AND BALANCE AS REQUIRED. STABILIZE DITCHES, SWALES, COMMON AREAS AND SLOPES PER PLAN WITHIN 5 DAYS OF GRADE.
11/16/25	1/16/26	4. EXCAVATION FOR DETENTION BASIN, INSTALL APPROVED OUTLET, STABILIZE BEFORE PAVING IS STARTED.
1/17/26	1/17/26	5. INSTALL RIPRAP AROUND AND IN THE FRONT OF THE OUTLET PIPE
5/20/26	5/21/26	6. INSTALL PAVEMENT COMPLETE.
1/28/26	1/28/26	7. CLEAN OUT AND RESTORE SEDIMENT DETENTION POND TO DESIGN SPECIFICATIONS.
4/30/26	4/30/26	8. ESTABLISH VEGETATION FOR ALL DISTURBED AREAS AND ROAD/R.O.W.s
6/28/26	6/28/26	9. REMOVE TEMPORARY SESC MEASURES FOLLOWING MDCD SESC AGENT APPROVAL



EMERGENCY OVERFLOW



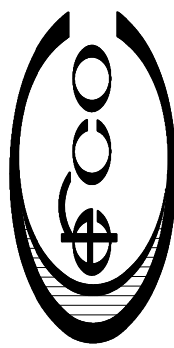
STRAW MULCH EROSION
CONTROL BLANKET
NO SCALE



SOIL EROSION
PLAN-SHEET 2-2



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



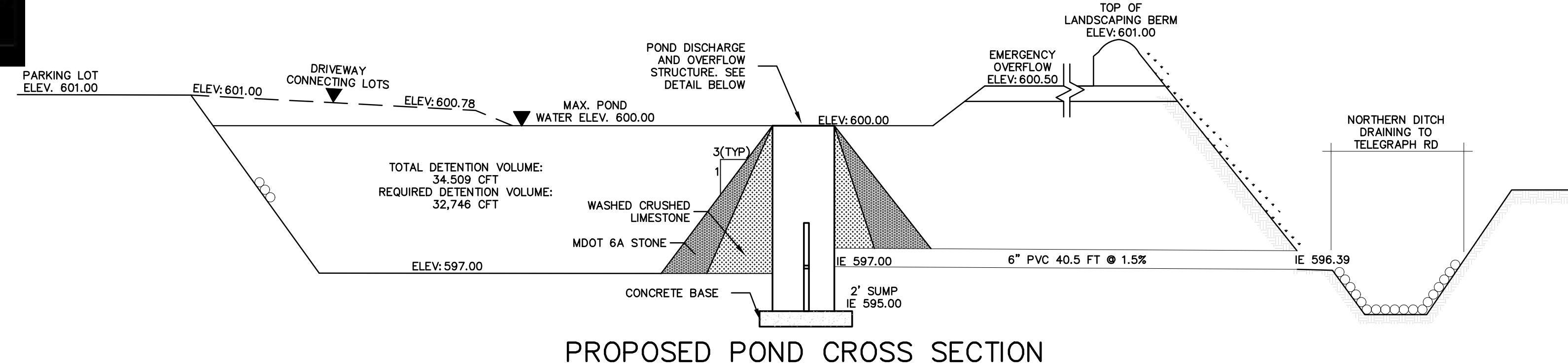
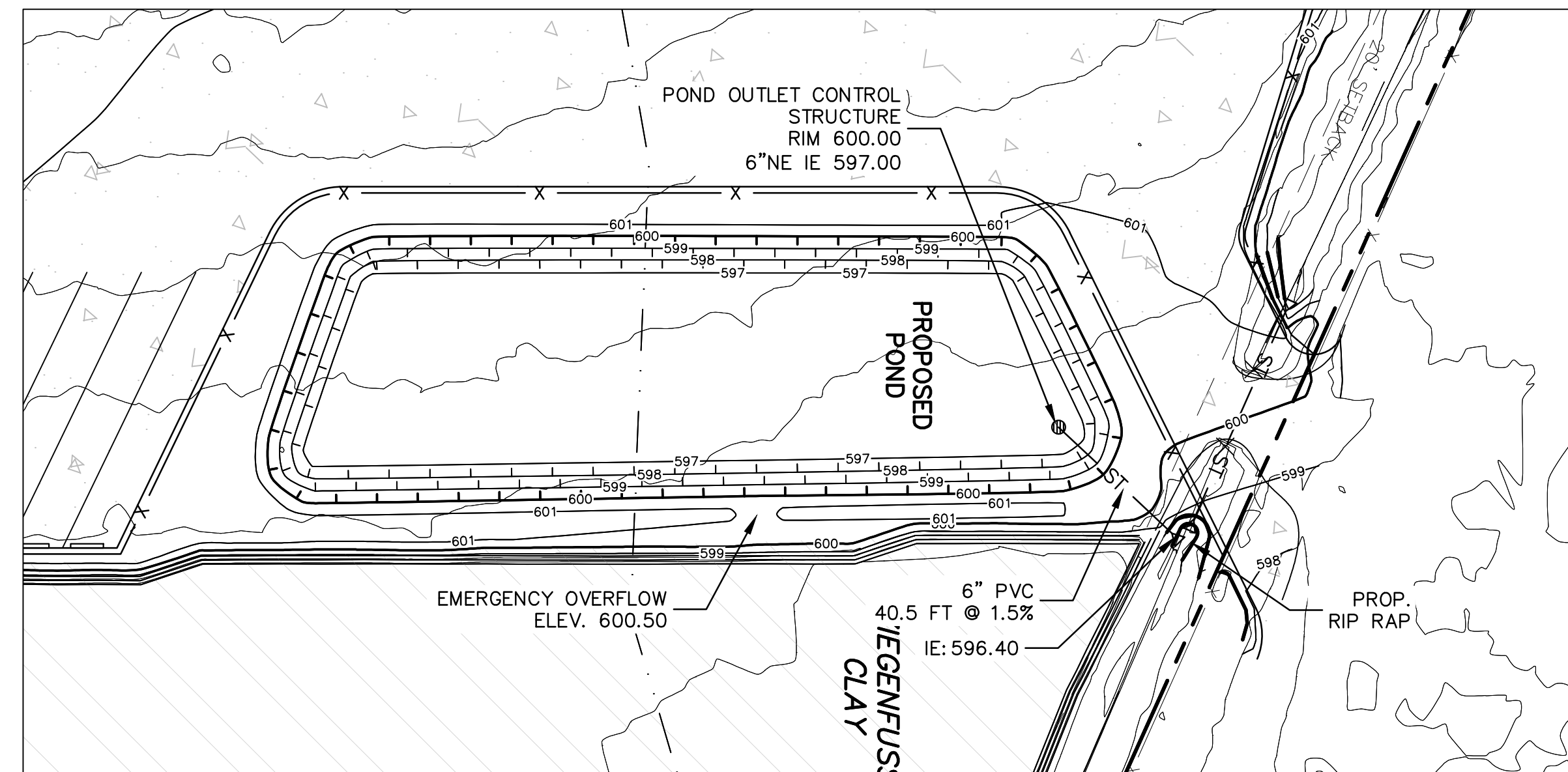
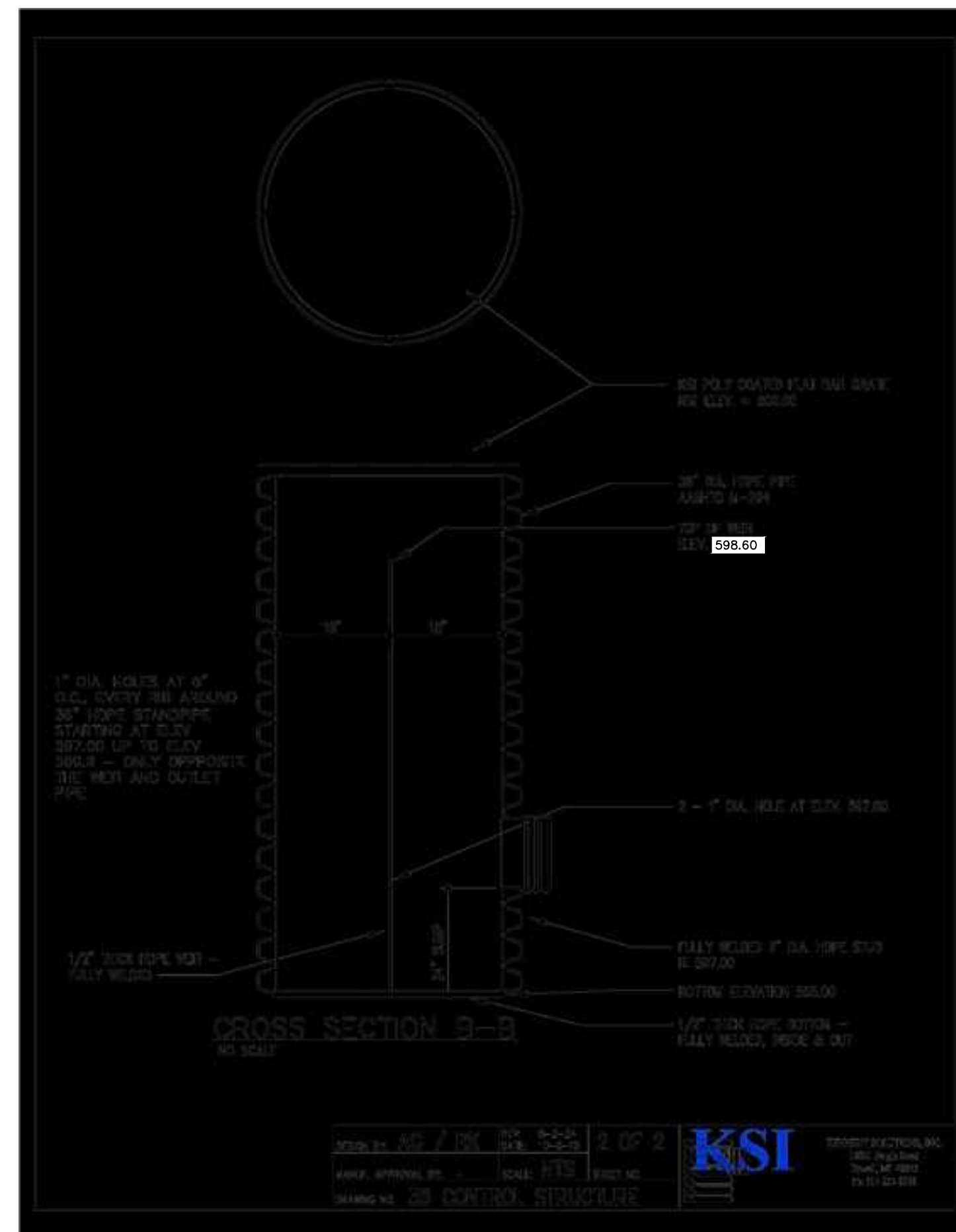
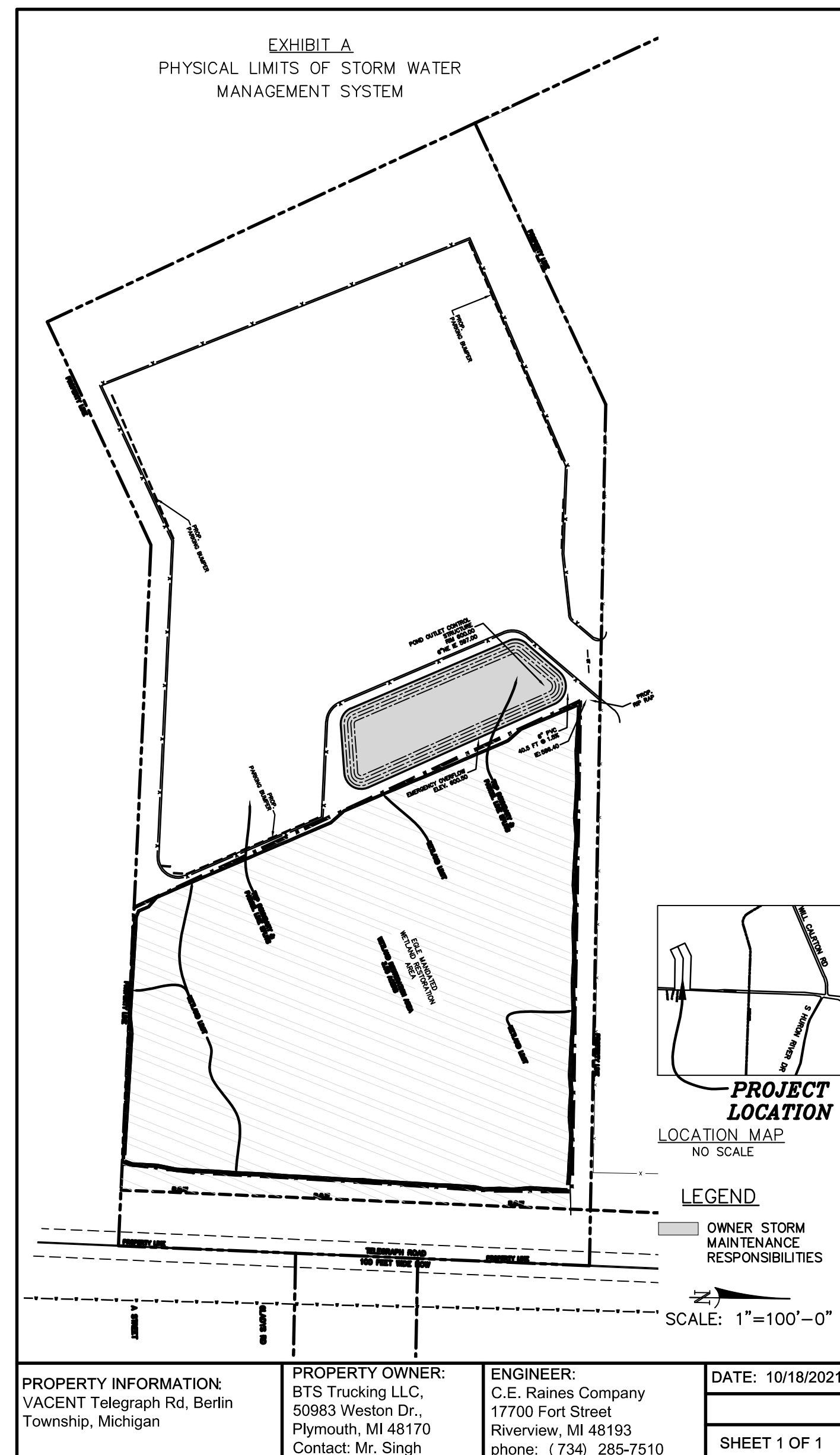
PROJECT: BTS TRANSPORTATION MANAGEMENT INC.
JOB: TELEGRAPH RD
ASH TWP & BERLIN TWP, MONROE MI

2401

SHEET
C-5

DR. GEC
APPR. JUJ
CHK. SKS
DATE 2-20-24

REV. 9-30-25
DATE
ISSUED FOR

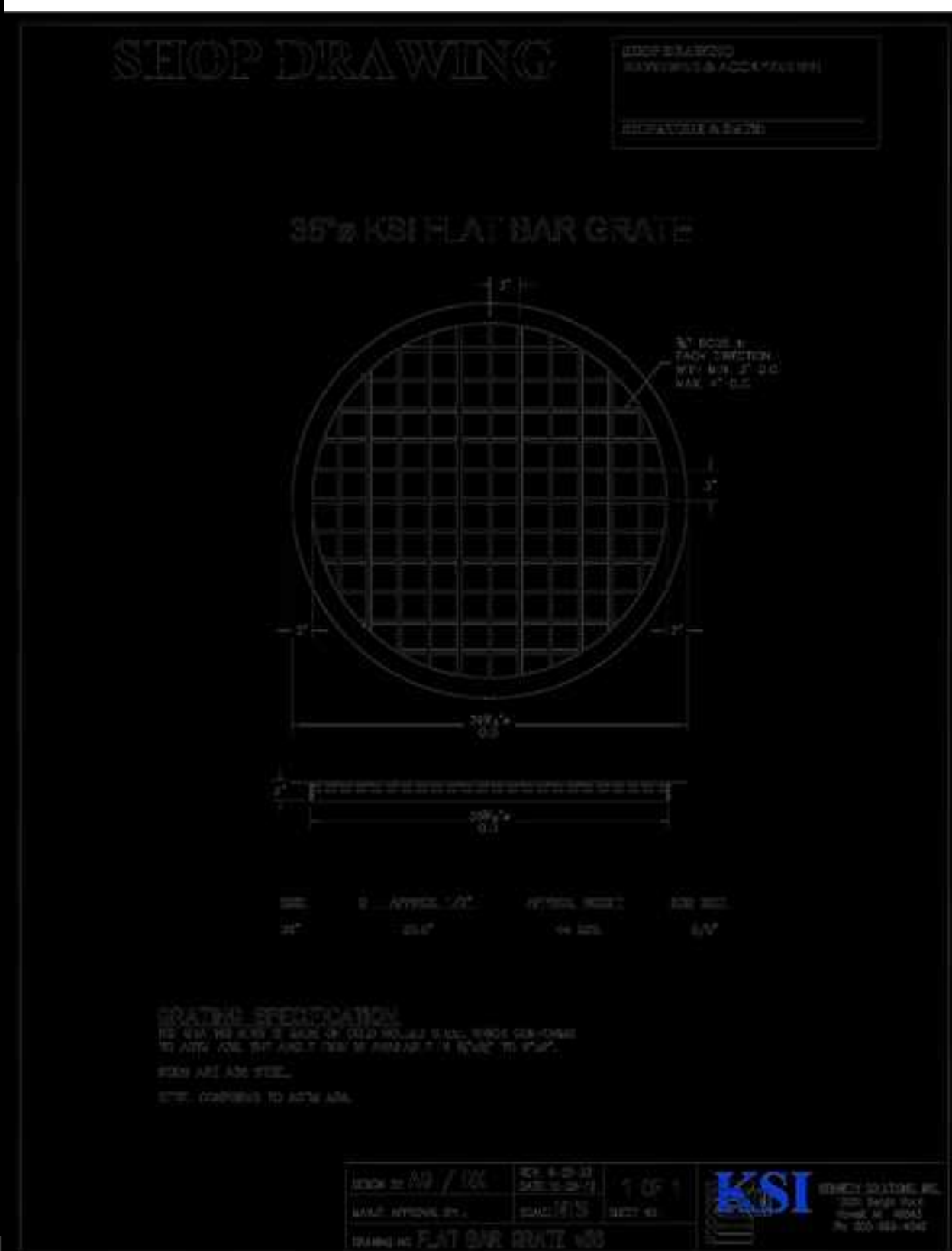
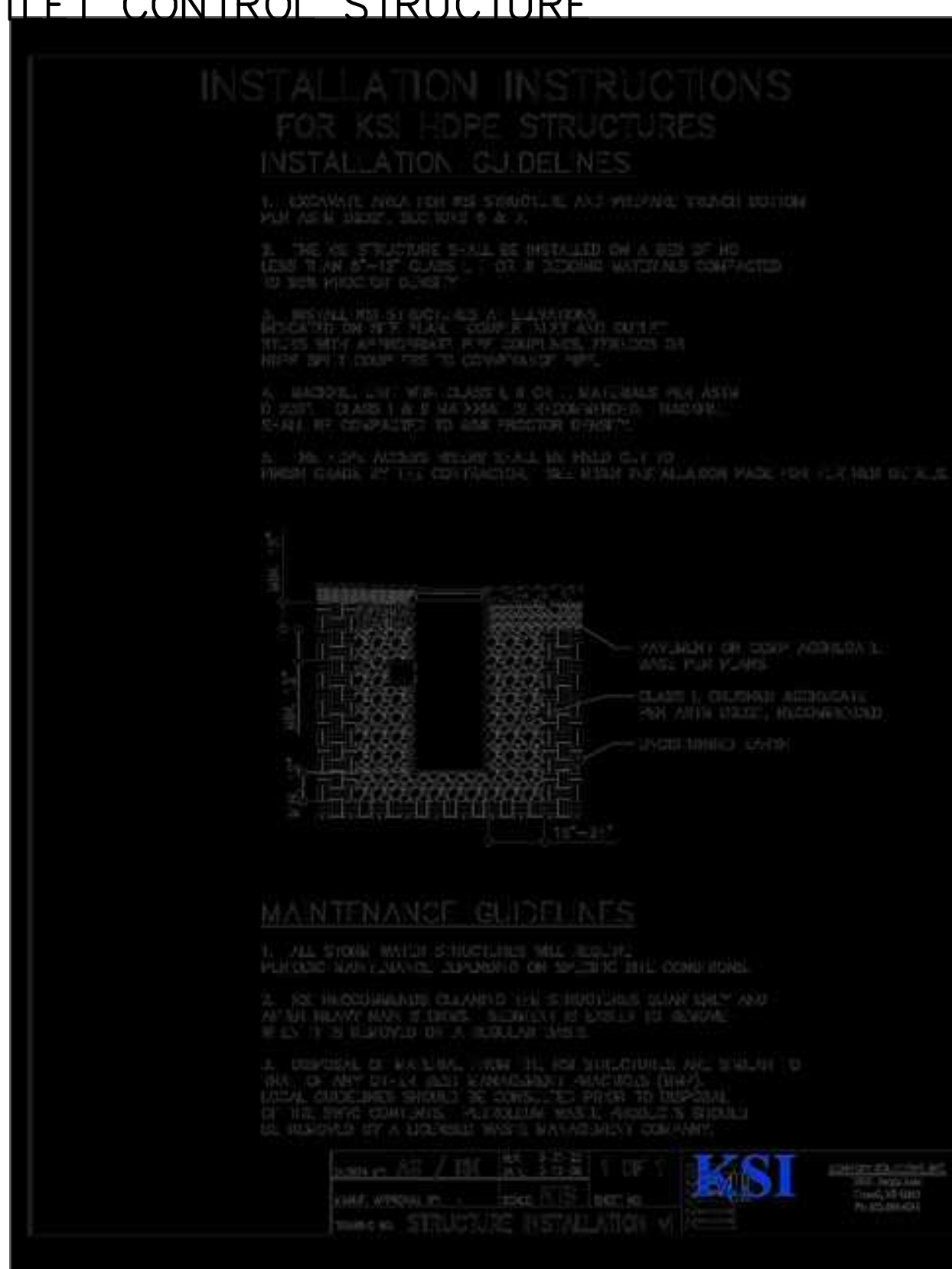
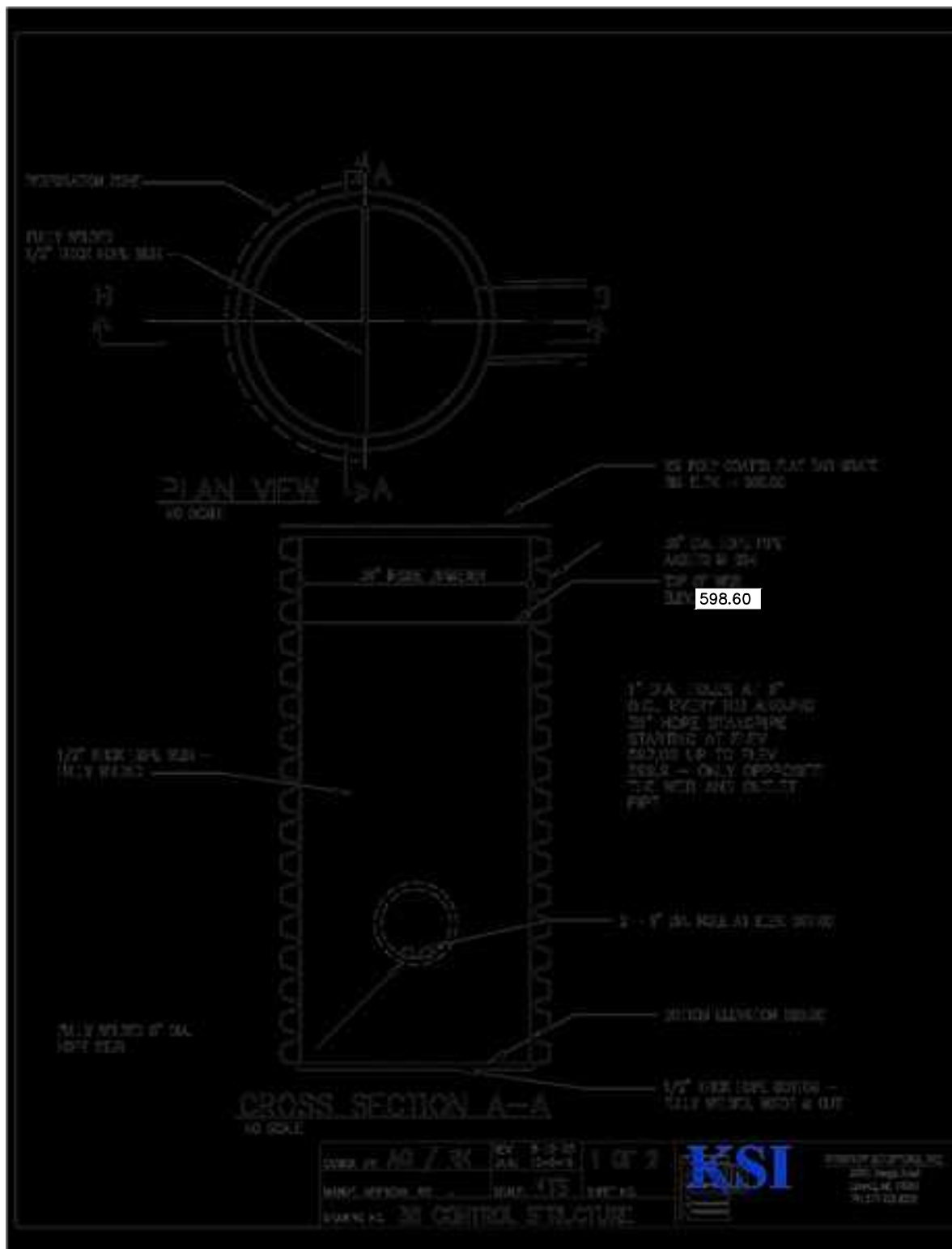
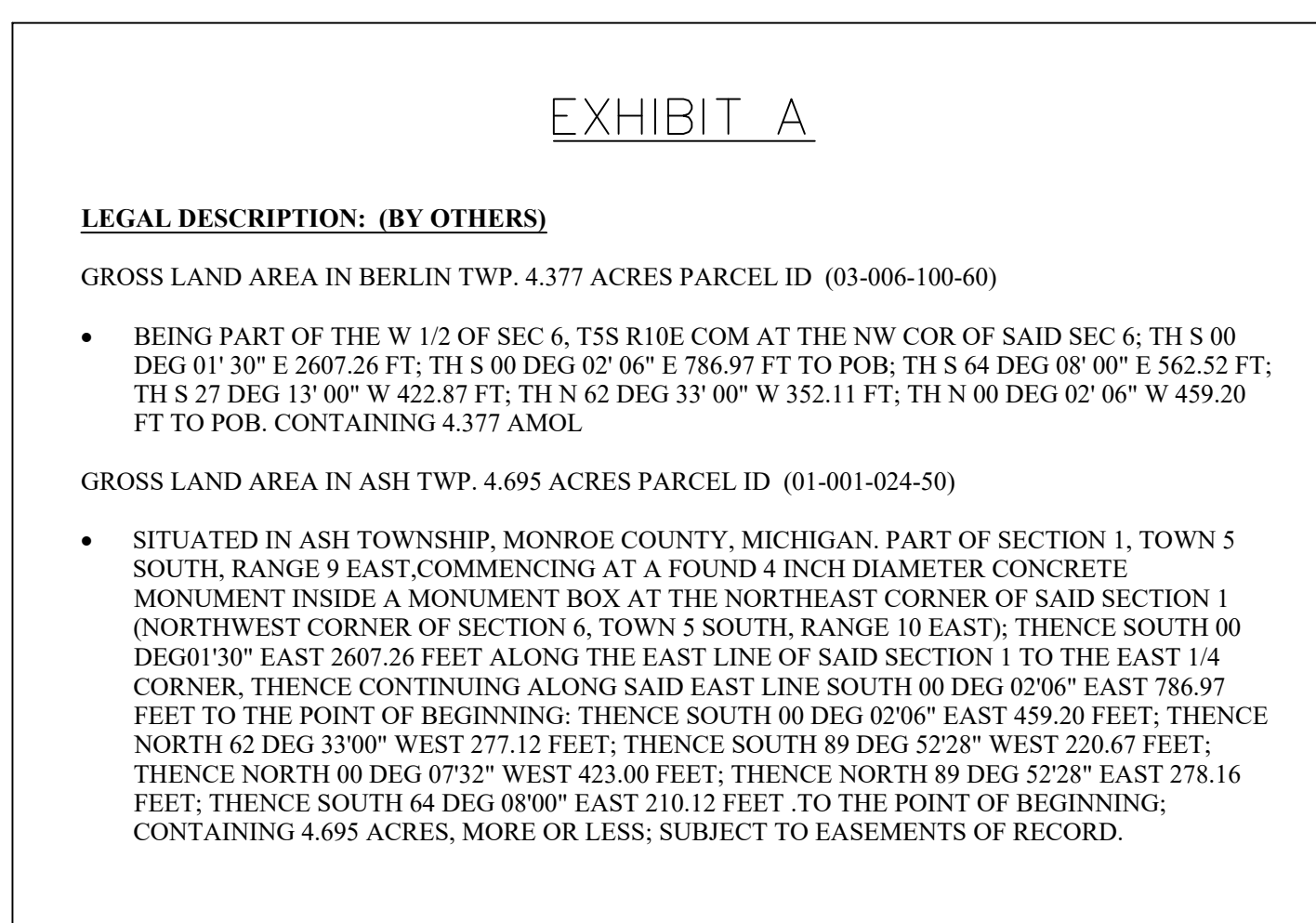


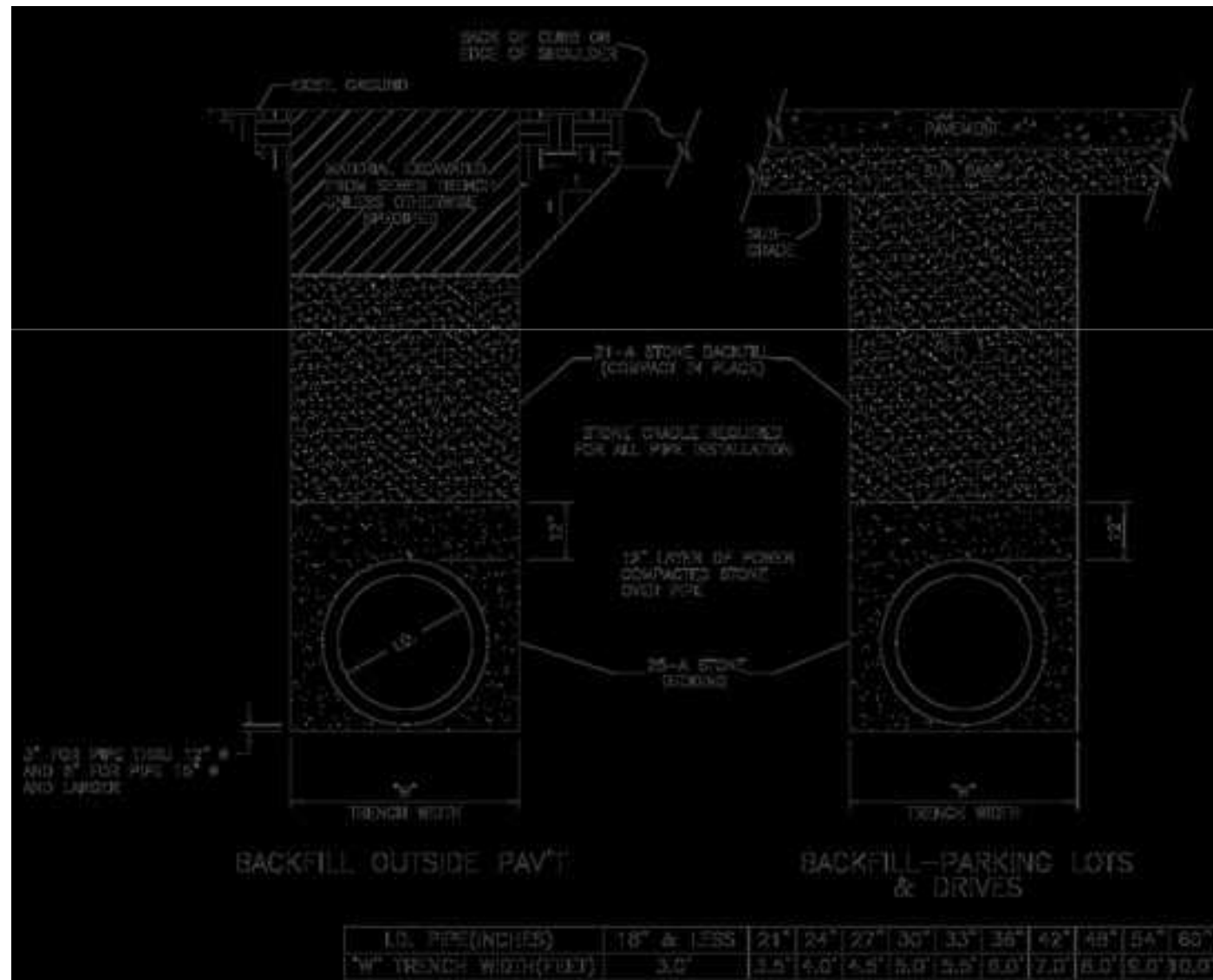
Elevation (feet)	Area sq. ft.	Incremental Volume (c.f.)	Cumulative Volume Volume (c.f.)
0	0	0	0
597.00	8,073	4,037	4,037
598.00	9,431	8,752	12,789
599.00	10,846	10,139	22,927
600.00	12,318	11,582	34,509

NOTES:

ALL RISER HOLES MUST BE PRE-DRILLED PRIOR TO RISER GALVANIZATION. THE MANUFACTURER OF HDPE RISERS MUST CONTACT HENNESSEY ENGINEERS AT (703) 758-1160 AT LEAST 3 WORKING DAYS PRIOR TO FABRICATION OF RISERS TO SCHEDULE INSPECTION DURING FABRICATION.

A HENNESSEY ENGINEERS REPRESENTATIVE MUST OBSERVE CONSTRUCTION/INSTALLATION OF ALL THE DETENTION BASIN COMPONENTS. THE CONTRACTOR MUST CONTACT HENNESSEY ENGINEERS, INC. AT LEAST 3 WORKING DAYS PRIOR TO CONSTRUCTION TO SCHEDULE INSPECTION DURING CONSTRUCTION.





MISS DIG

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG

(TOLL FREE)
1-800-482-7171 or 811

FOR LOCATIONS OF:

OIL + GAS

TELEPHONE

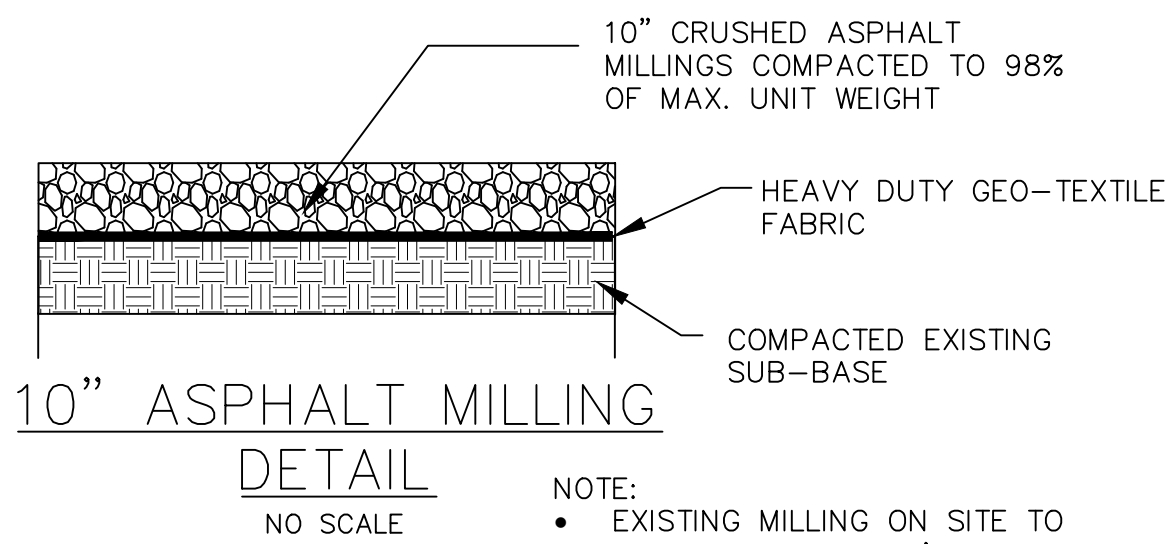
ELECTRIC

WATER

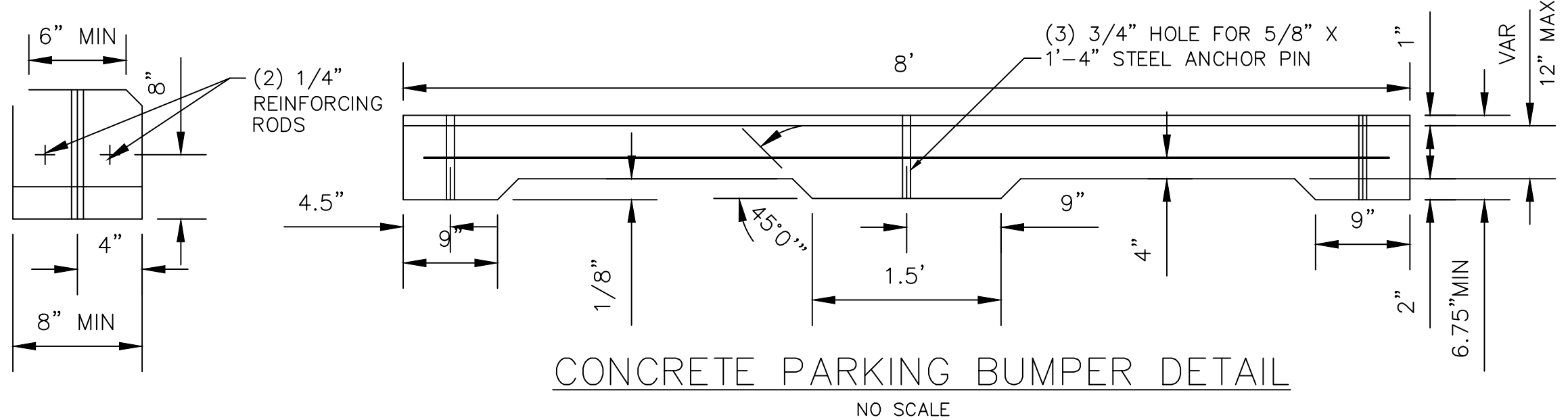
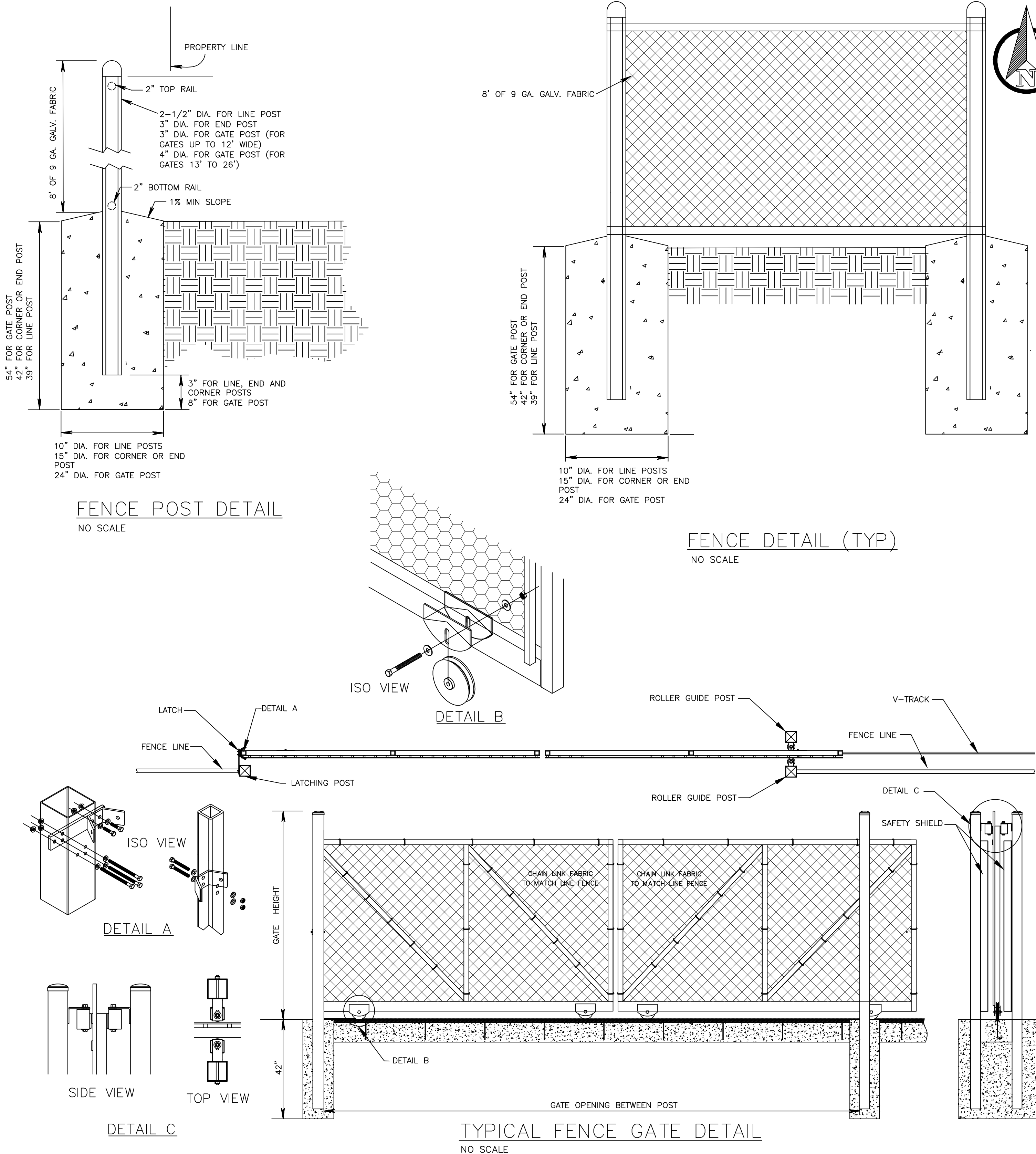
SEWER/STORM DRAIN

CABLE TV

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



NOTE:
• EXISTING MILLING ON SITE TO BE VERIFIED FOR 10" DEPTH AND GEO-TEXTILE FABRIC.



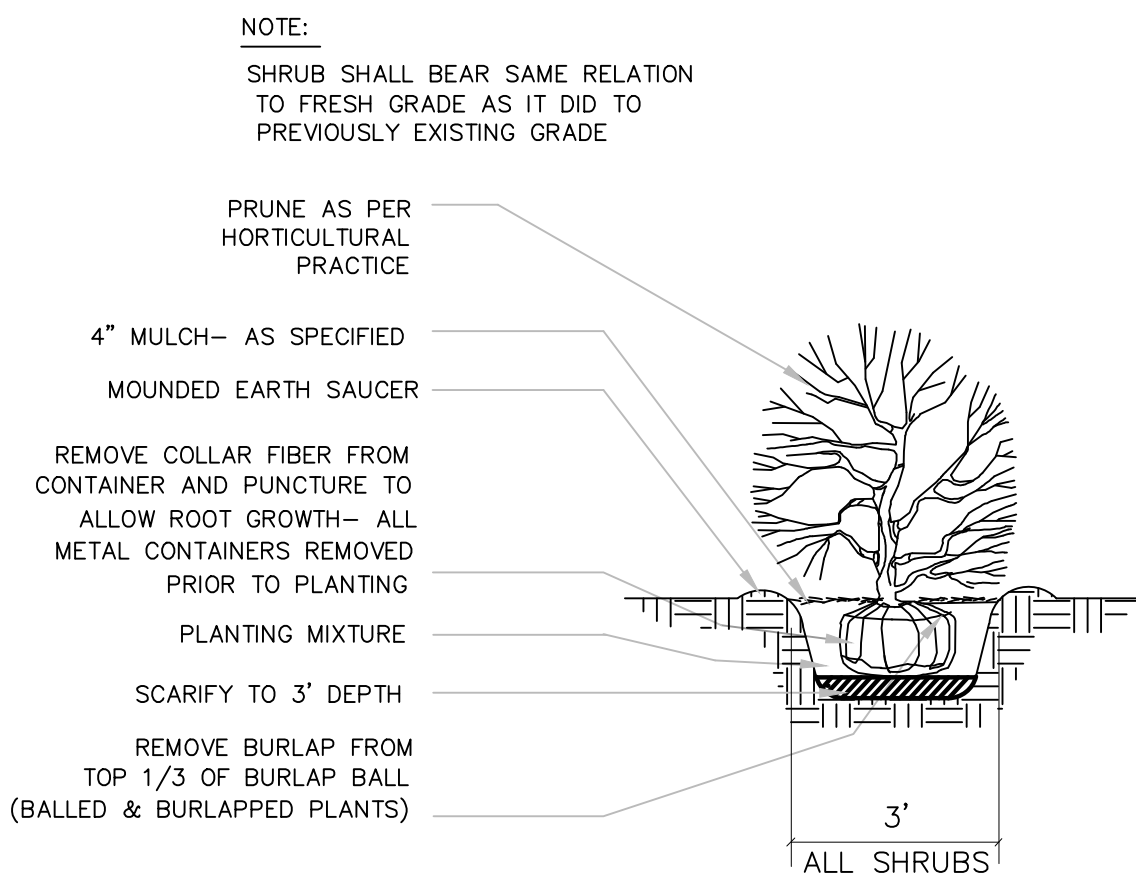
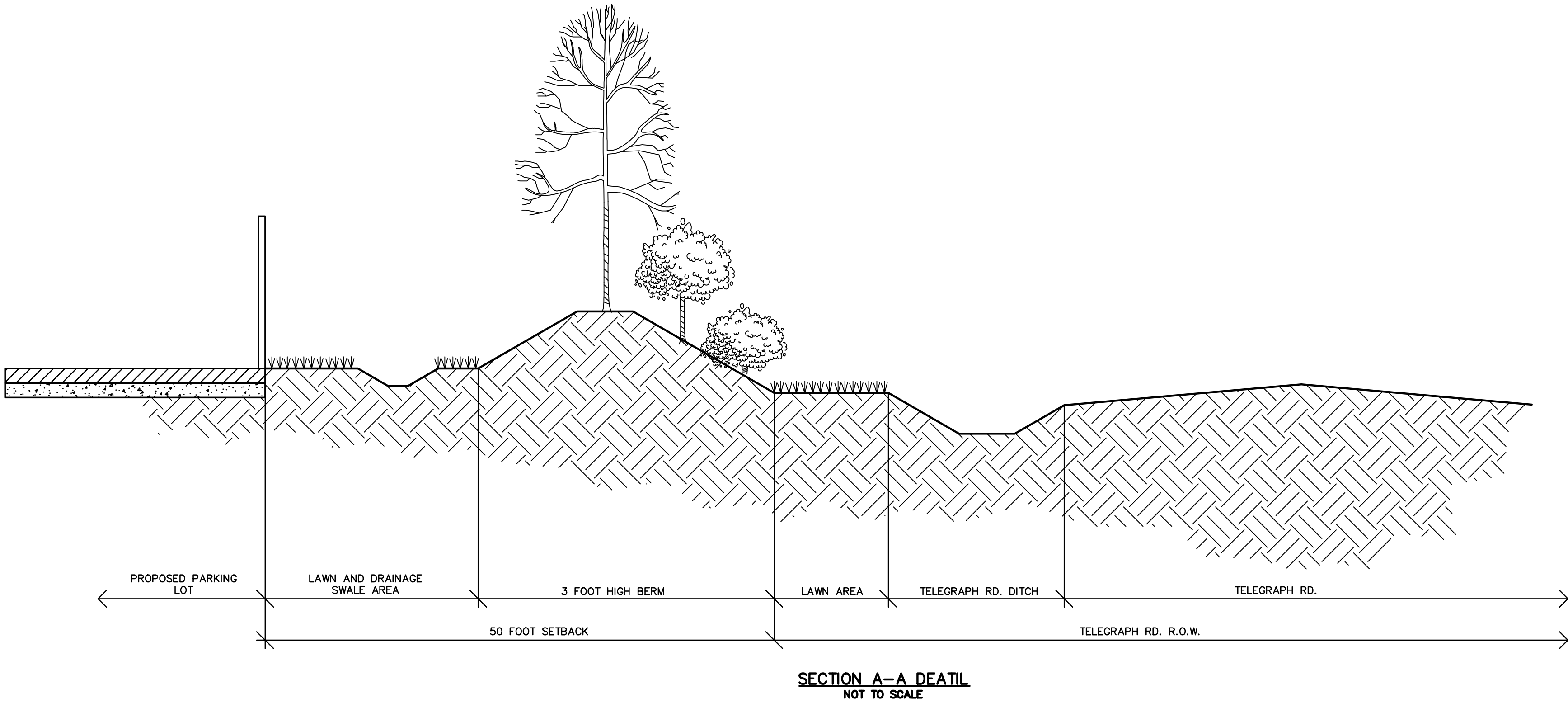
NOTE:
• BUMPER BLOCKS ARE TO BE AN ALTERNATIVE TO CURBS. ON MILLING SURFACE ONLY.
• BUMPER BLOCKS ARE TO BE ANCHORED INTO THE MILLINGS USING STEELING ANCHOR PINS.

SITE DETAILS

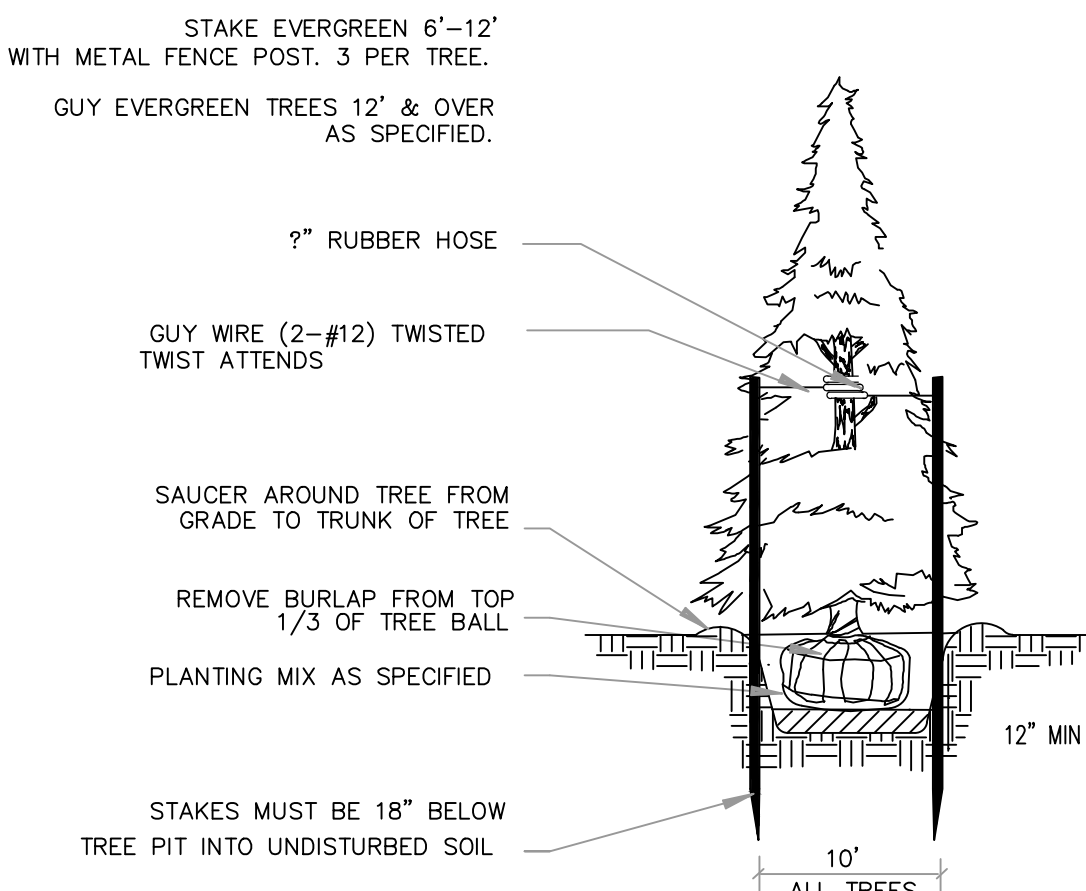
PROJECT JOB	SHEET	2401 C-7		CHARLES E. RAINES COMPANY									
				CIVIL ENGINEERS / SURVEYORS									
				17700 FORT ST. RIVERVIEW, MICHIGAN 48193									
				(734) 285-7510 FAX (734) 285-7572									
				PROJECT BTS TRANSPORTATION MANAGEMENT INC. TELEGRAPH RD ASH TWP & BERLIN TWP, MONROE MI									
DR.	GEK												
APPR.	JJJ												
CHK.	SKS												
									9-30-25		SESC		
DATE	2-20-24	REV.							DATE		ISSUED FOR		



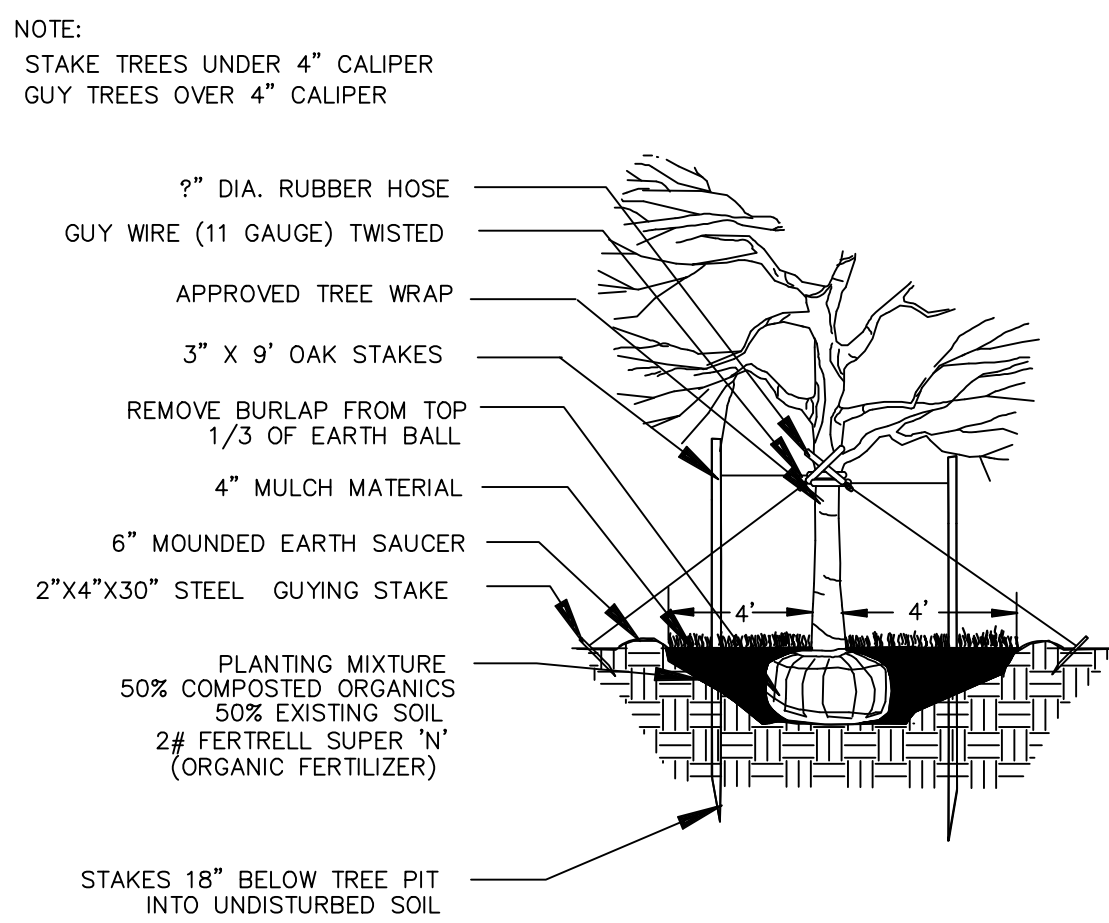
VERANDA 6 FT.H X8 FT.W WHITE VINYL LINDEN PRO
PRIVACY FENCE PANEL



L SHRUB PLANTING DETAIL
NO SCALE



B EVERGREEN TREE PLANTING DETAIL
NO SCALE



A DECIDUOUS TREE PLANTING DETAIL
NO SCALE

MISS
DIG

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG

(TOLL FREE)
1-800-482-7171 or 811

FOR LOCATIONS OF:

OIL + GAS

WATER

TELEPHONE

SEWER/STORM DRAIN

ELECTRIC

CABLE TV

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

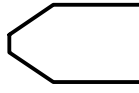
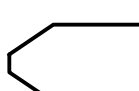
LANDSCAPE
DETAIL SHEET

PROJECT
BTS TRANSPORTATION MANAGEMENT INC.
TELEGRAPH RD
JOB
2401
SHEET
L-2

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

DR.
APPR.
CHK.
DATE

REV.	DATE	ISSUED FOR
9-30-25	DATE	SESC

LIGHT FIXTURE SCHEDULE:					
FIXTURE	TYPE	LAMPS	NOTES	MANUFACTURER	
 L-1	POLE MTD. SINGLE LED FIXTURE, FORWARD THROW, ACRYLIC LENS, UNV. VOLTAGE (FUSED # HANDHOLE) BRONZE FINSH, 15'-6" SQUARE STEEL POLE, SINGLE MOUNT, BRONZE FINSH, GALV. ANCHOR BOLTS, BASE COVER, HAND HOLE, AND 20A GFI DUPLEX RECEPTACLE WITH W.P. COVER	112W - 9P40	24,000 LUMENS, PHOTO CONTROL RECEPTACLE (FUSED AT HANDHOLE) 15'-6" H. X 5' 5" SQ. ALUMINUM POLE (BRONZE FINSH)	LUMARK: PRV-XL-PA3-A-140-U-T4W-SA-BZ-FR-H86-ER2/GFI-56Q-B-SIG-15'-6"-S-BRZ-55A-5-N-15.5'-E-3-1-E-G-H	
 L-2	POLE MTD. SINGLE LED FIXTURE, FORWARD THROW, ACRYLIC LENS, UNV. VOLTAGE (FUSED # HANDHOLE) BRONZE FINSH, 15'-6" SQUARE STEEL POLE, SINGLE MOUNT, BRONZE FINSH, GALVANIZED ANCHOR BOLTS, BASE COVER, HAND HOLE, AND 20A GFI DUPLEX RECEPTACLE	112W - 9P40	24,000 LUMENS, PHOTO CONTROL RECEPTACLE (FUSED AT HANDHOLE) 15'-6" H. X 5' 5" SQ. ALUMINUM POLE (BRONZE FINSH)	LUMARK: PRV-XL-PA3-A-140-U-T4W-SA-BZ-FR-ER2/GFI-56Q-B-SIG-15'-6"-S-BRZ-55A-5-N-15.5'-E-3-1-E-G-H	

ELECTRICAL - GENERAL REQUIREMENTS

GENERAL:
CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR AS INDICATED ON THE PLANS AND AS REQUIRED FOR A COMPLETE LIGHTING AND POWER SYSTEM.

EXAMINATION OF PREMISES
CONTRACTOR SHALL VISIT THE JOB SITE AND BE AWARE OF CONDITIONS UNDER WHICH HE MUST WORK.

PERMIT AND FEES
CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY ALL FEES.

CODES
ALL WORK SHALL BE EXECUTED AND INSPECTED IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE, THE CODES OF O.S.H.A., BARRIER FREE, A.D.A. AND ALL LOCAL AUTHORITIES HAVING JURISDICTION.

UTILITY COMPANY REQUIREMENTS
COMPLY WITH CONSTRUCTION STANDARDS AND RULES OF LOCAL UTILITY COMPANIES.

CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND VERIFY ALL SERVICE REQUIREMENTS, INCLUDE IN BASE BID, ALL UTILITY COMPANY CHARGES.

GROUNDING
CABINETS, MOTOR FRAMES, STARTERS, CONDUIT SYSTEMS, PANELS, ETC., SHALL BE GROUNDED IN ACCORDANCE WITH THE LATEST N.E.C. AND LOCAL CODES. PROVIDE SERVICE GROUND.

MATERIALS
MATERIAL SHALL BE NEW AND BEAR THE U.L. LABEL OR LISTING, WHEREVER STANDARDS HAVE BEEN ESTABLISHED.

AS-BUILT DRAWINGS
CONTRACTOR SHALL PREPARE AND MAINTAIN ACCURATE RECORD DRAWINGS OF ALL UNDERGROUND AND CONCEALED WORK AND SHALL SUBMIT THESE DRAWINGS TO THE OWNER UPON FINAL ACCEPTANCE OF THE WORK OR UPON THE OWNERS REQUEST.

DRAWINGS AND MEASUREMENTS
THE DRAWINGS ARE PARTLY DIAGRAMMATIC AND ARE NOT INTENDED TO BE SCALED FOR ROUGH-IN MEASUREMENTS NOR TO SERVE AS SHOP DRAWINGS. FIELD MEASUREMENTS NECESSARY FOR ORDERING MATERIALS AND FITTING THE INSTALLATION TO THE BUILDING CONSTRUCTION AND ARRANGEMENT SHALL BE TAKEN BY THIS CONTRACTOR.

SHOP DRAWINGS
COMPLETE SHOP DRAWINGS FOR ALL ELECTRICAL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW BEFORE FABRICATION OF THE WORK. FIVE (5) COPIES OF THE SHOP DRAWINGS SHALL BE SUBMITTED ON ALL ITEMS OF ELECTRICAL EQUIPMENT, PANELS, LIGHT FIXTURES, SPECIALTIES, ETC.

CLEANING AND FINISHING
AFTER ALL TEST HAVE BEEN MADE, THE CONTRACTOR SHALL CAREFULLY MAKE A THOROUGH INSPECTION OF THE ENTIRE INSTALLATION AND HAVE THE ENTIRE WORK THOROUGHLY CLEANED, ALL RUBBISH REMOVED, AND LEAVE ALL WORK SATISFACTORY TO THE ARCHITECT AND THE OWNER.

COORDINATION WITH OTHER WORK
CONSULT THE PLANS COVERING THE WORK FOR THE VARIOUS OTHER TRADES, THE FIELD LAYOUTS OF THE CONTRACTORS FOR THESE TRADES, AND THEIR SHOP DRAWINGS. THE CONTRACTOR SHALL BE AWARE AND RESPONSIBLE IN LAYING OUT THE ELECTRICAL WORK.

DAMAGE TO OTHER WORK
THE ELECTRICAL CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGED TO WORK CAUSED BY HIS WORK OR THROUGH THE NEGLIGENCE OF HIS WORKMEN. ALL PATCHING AND REPAIRING OF DAMAGED WORK SHALL BE DONE BY THE GENERAL CONTRACTOR, BUT THE COST OF SAME SHALL BE PAID BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.

TESTING
AFTER ALL ELECTRICAL WORK HAS BEEN COMPLETED, THE CONTRACTOR SHALL DEMONSTRATE TO THE ARCHITECT OR ENGINEER THAT THE ENTIRE INSTALLATION IS IN WORKING ORDER. ANY DEFECTIVE WORK OR EQUIPMENT, OR ANY WORK THAT IS NOT IN COMPLIANCE WITH THE SPECIFICATIONS, SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR.

CUTTING AND PATCHING
CUTTING, CORE DRILLING, INSERTS AND CONDUIT OR CABLE SLEEVES AND PATCHING REQUIRED IN THE GENERAL CONSTRUCTION FOR COMPLETION OF THE WORK, SPECIFIED HEREIN, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

EXCAVATION AND BACK FILLING
ALL EXCAVATING, TRENCHING AND BACK FILLING TO INSTALL ELECTRICAL WORK SHALL BE BY THE ELECTRICAL CONTRACTOR.

CERTIFICATE OF APPROVAL
WHEN THE JOB IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH CERTIFICATE OF APPROVAL FROM THE LOCAL ELECTRICAL INSPECTION AUTHORITY. THE CONTRACTOR SHALL GIVE THE OWNER A WRITTEN GUARANTEE THAT HE WILL MAKE GOOD, AT HIS OWN EXPENSE, ANY DEFECTS IN MATERIALS OR WORKMANSHIP WHICH MAY DEVELOP WITHIN (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

ELECTRICAL - BASIC MATERIALS

WIRING
FEEDERS SHALL BE TYPE "THUN" OR "XHWH". BRANCH CIRCUIT WIRING SHALL BE TYPE "THUN/THIN", #12 MINIMUM. ALL WIRE SHALL BE COPPER, HAVE 600 VOLT INSULATION AND BE INSTALLED IN CONDUIT.

GROUNDING
CABINETS, MOTOR FRAMES, STARTERS, CONDUIT SYSTEMS, PANELS, ETC., SHALL BE GROUNDED IN ACCORDANCE WITH THE LATEST N.E.C. AND LOCAL CODES.

PROVIDE SEPARATE GROUND WIRE IN ALL CONDUITS SERVING ALL PANELS, LIGHTING, MOTORS, AND RECEPTACLES.

PROVIDE GROUND RODS AT SERVICE ENTRANCE (3-3/4"x10' LG.) USE #3/0 CU. GRD. CONDUCTOR

CONDUIT
CONDUIT SHALL BE R.G.S. OR PVC (SCHEDULE 40) CONDUIT.

FLEXIBLE METAL CONDUIT WITH GROUND WIRE SHALL BE USED FOR FINAL CONNECTION TO LIGHTING FIXTURES, MOTORS, ETC., 1/2" MINIMUM.

RECEPTACLES
RECEPTACLES SHALL BE DUPLEX GROUNDING TYPE 20A, 125V., IVORY FINISH, HUBBELL #5362-1 OR EQUAL. SPECIAL PURPOSE RECEPTACLES 30A, 40A, 50A, 2P. OR 3P., ETC., SHALL BE SPECIFICATION GRADE, HUBBELL, COOPER WIRING DEVICES, OR LEVITON.

GFI RECEPTACLES SHALL BE DUPLEX GROUNDING TYPE 20A, 125V., HUBBELL #GF5362-1, COOPER WIRING DEVICES, OR LEVITON.

WEATHERPROOF GFI RECEPTACLES SHALL HAVE POLYCARBONATE WEATHERPROOF COVER. THE ENCLOSURE SHALL HAVE CORD PORTS CAPABLE OF ALLOWING AN ELECTRICAL CORD TO PASS THROUGH WHEN COVER IS CLOSED, TAYMAC # 20310 OR EQUAL.

WALL PLATES
WALL PLATES FOR SWITCHES, AND RECEPTACLE OUTLETS SHALL BE SUPER STAINLESS STEEL, ANSI 302, HUBBELL #91000 SERIES, COOPER WIRING DEVICES, OR LEVITON.

OUTLETS
OUTLET BOXES FOR CONCEALED WORK SHALL BE PRESSED STEEL BOXES, GALVANIZED, #12 GAUGE. WALL OR CEILING BOXES SHALL BE 4" ROUND OR OCTAGONAL AS REQUIRED. SURFACE MOUNTED BOXES SHALL BE CAST TYPE "FS" OR "FD".

DISCONNECT SWITCHES
DISCONNECT SWITCHES SHALL BE HEAVY DUTY, 250V. OR 480V, FUSED OR NON-FUSED AS INDICATED, IN A NEMA I ENCLOSURE. DISCONNECT SWITCHES INSTALLED OUTDOORS SHALL BE IN A NEMA 3R ENCLOSURE. SQUARE D, CUTLER HAMMER, G.E., OR SIEMENS I.T.E.

FUSES:
LIGHTING AND RECEPTACLES SHALL BE PROTECTED BY BUSSMANN TRON FUSE HOLDERS WITH DUAL-ELEMENT FUSES.

RECEPTACLE PANEL
PANELS SHALL BE 120/240V, 1 PHASE, 3 WIRE, WITH BOLT-ON CIRCUIT BREAKERS, RATED 22,000 A.I.C. SWITCH DUTY RATED, 20" WIDE CABINET MINIMUM. SQUARE D "NGOD," CUTLER HAMMER, G.E. OR SIEMENS I.T.E. PROVIDE TYPEWRITTEN DIRECTORY INDICATING EACH ITEM SERVED. PANEL ENCLOSURE SHAL. BE NEMA-3R.

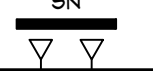
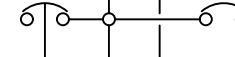
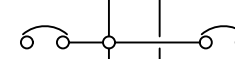
NAMEPLATES
PROVIDE NAMEPLATES ON EACH INDIVIDUAL SAFETY SWITCH, CONTROL STATION, PANEL BOARD, MOTOR STARTER, ETC. NAMEPLATES SHALL BE WHITE LAMINATED PLASTIC WITH BLACK ENGRAVED LETTERS AND A SELF-ADHESIVE BACK.

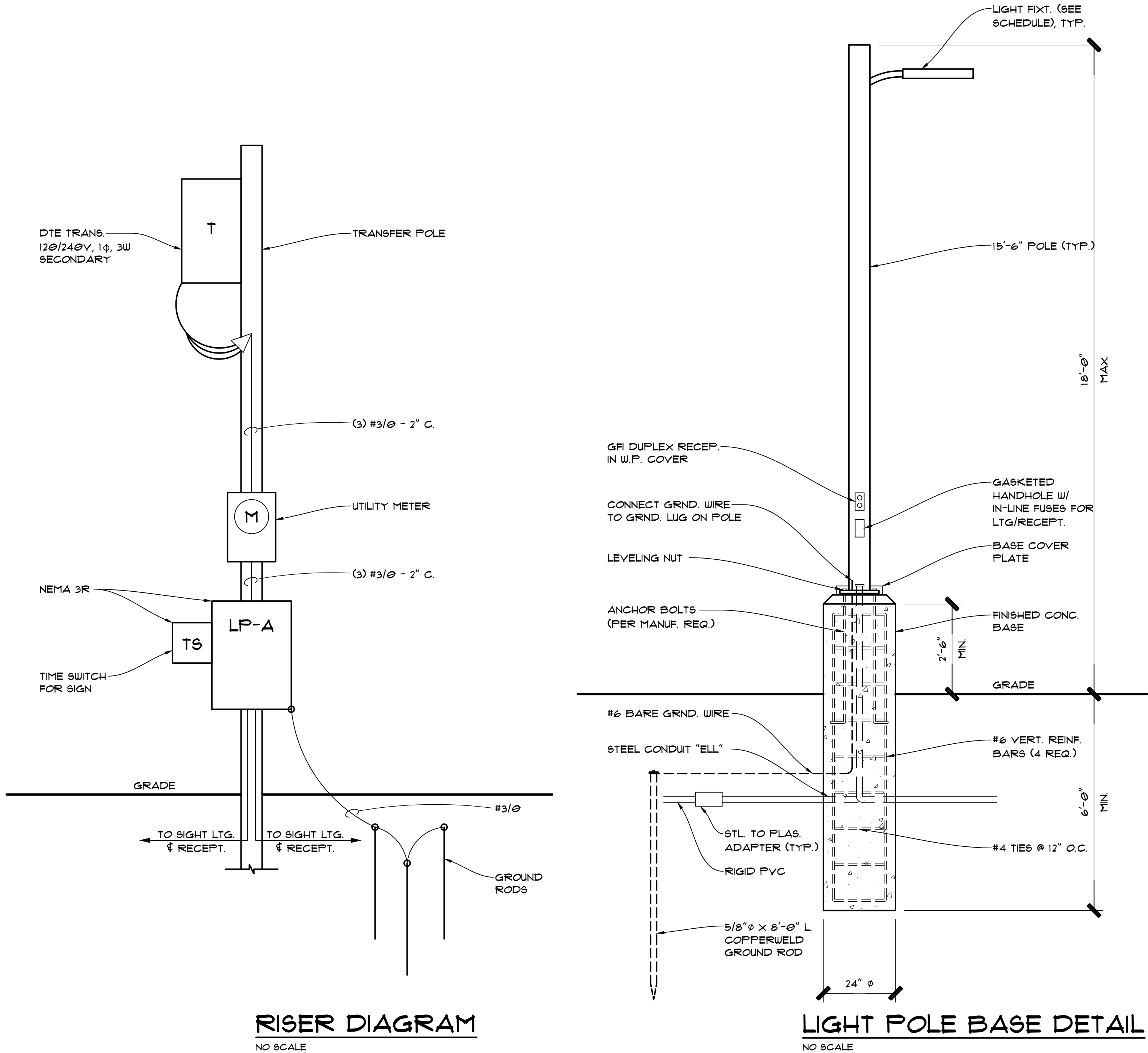
LIGHTING

LAMPS
LED LAMPS SHALL BE ENERGY SAVING TYPE, 5000K COLOR TEMPERATURE AND 13 COLOR RENDERING INDEX.

TIME SWITCHES
TIME SWITCHES SHALL BE 1 DAY ASTRONOMIC, 120-277V, SUNSET ON AND SUNRISE OFF, 2 CIRCUIT CONTROL, BATTERY BACKUP, INTERMATIC #ET8000 SERIES, OR TORK IN NEMA-3R ENCLOSURE.

PHOTOCONTROL
PHOTOCONTROL SHALL BE RATED 2000 WATTS AT 120 VOLT AND 3600 WATTS AT 240 VOLT, INTERMATIC #K4121M AND #K4122, OR TORK.

SERVING	VOLT AMPS		AMP	POLE	#		#	AMP	POLE	VOLT AMPS		SERVING
	ΦA	ΦB								ΦA	ΦB	
LIGHTING	500		30	2	1		2	60	1	4500		3 
-----		500	---	---	3		4	60	1		4500	3 
LIGHTING	600		30	2	5		6	60	1	4500		3 
-----		600	---	---	7		8	60	1		3000	2 
SPACE					9		10	20	1	1000		GATE
SPACE					11		12	20	1		1000	SIGN
SPACE					13		14	20	1			SPACE
SPACE					15		16	20	1			SPACE
SPACE					17		18					SPACE
SPACE					19		20					SPACE
SPACE					21		22					SPACE
SPACE					23		24					SPACE
SPACE					25		26					SPACE
SPACE					27		28					SPACE
SPACE					29		30					SPACE
PANEL			VOLTAGE & PHASE			M.L.O.		M.C.B.		LOCATION		
LP-"A"			120 / 240V, 1φ, 3W					200A-2P		POLE MOUNTED / NEMA 3R		
CALCULATIONS $\frac{20.1 \text{ KVA}}{240\text{V}} = 86 \text{ AMPS}$												



RISER DIAGRAM

NO SCALE

LIGHT POLE BASE DETAIL

NO SCALE

PRELIMINARY 02/08/2016
CLIENT APPROVAL 03/11/2016
BIDDING
PERMIT 03/13/2016
CONSTRUCTION
REVISIONS

SEND A COPY OF ALL CORRESPONDENCE TO THE ARCHITECT: ROBERT A.L. WILLIAMS R.A. 1920 ROBINA AVENUE BERKLEY, MICHIGAN 48072 & McCANN-DUMONT & ASSOC. INC. 23617 JOHN R. ROAD HAZEL PARK, MICHIGAN 48030 (2 4 8) 5 4 7 - 3 4 0 0 (ALL PHONE CALLS TO M.D. & A.)

R.W. ARCHITECT
ROBERT A.L. WILLIAMS R.A.
1920 ROBINA AVE.
BERKLEY, MICH. 48072
(248) 547-3400
THIS DRAWINGS IS CONDITIONALLY ISSUED, AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION OF DESIGNSTRUCT, INC.

DESIGNSTRUCT
DESIGN + CONSTRUCTION + MANAGEMENT
23617 JOHN R ROAD
HAZEL PARK, MICHIGAN 48030
(2 4 8) 5 4 7 - 1 5 0 0

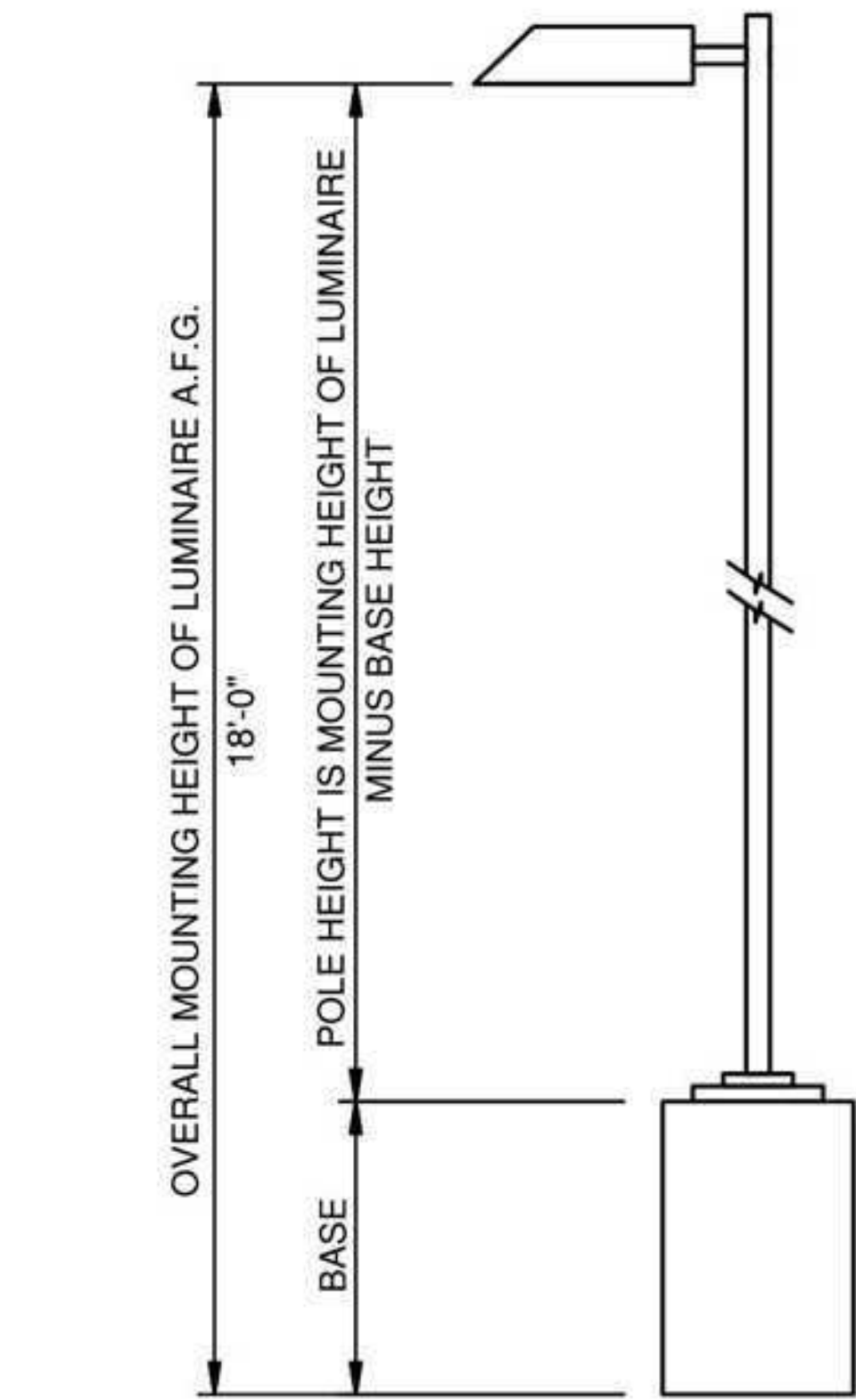
PROJECT-LOCATION
B.T.S. TRANSPORTATION MANAGEMENT, INC.
ASH TWP. & BERLIN TWP.
MONROE, MI
DRAWING TITLE:
ELECTRICAL DETAILS / SCHEDULES
STATE OF MICHIGAN ARCHITECT NO. 301019900
DRAWN RZ
CHECKED 9CD/JWM
APPROVED 9CD/JWM
DO NOT SCALE THIS PRINT
USE FIGURED DIMENSIONS ONLY
PROJECT NUMBER D13340226
SHEET NUMBER E-2

Scale: 1 inch= 30 Ft.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
	6	L1	0.900	LUMARK PRV-XL-PA3A-740-U-T4W-HSS	172	17617	18
	5	L2	0.900	LUMARK PRV-XL-PA3A-740-U-T4W	172	24325	18

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	Fc	1.00	7.7	0.0	N.A.	N.A.
Property Line	Fc	0.05	0.4	0.0	N.A.	N.A.

CALCULATION POINTS TAKEN AT GRADE.



Project	BTS TRANSPORTATION	Category	L1, L2
Prepared by		Notes	



Lumark
Prevail Discrete LED

Area / Site Luminaire

Product Features

- BAA
- TAA
- SAA
- ENEC
- DALI
- DALI
- DALI
- DALI

Product Certifications

- ENEC
- ENEC
- ENEC
- ENEC
- ENEC
- ENEC
- ENEC
- ENEC

Connected Systems

- WaveLux PRO Wireless
- WaveLux LITE Wireless

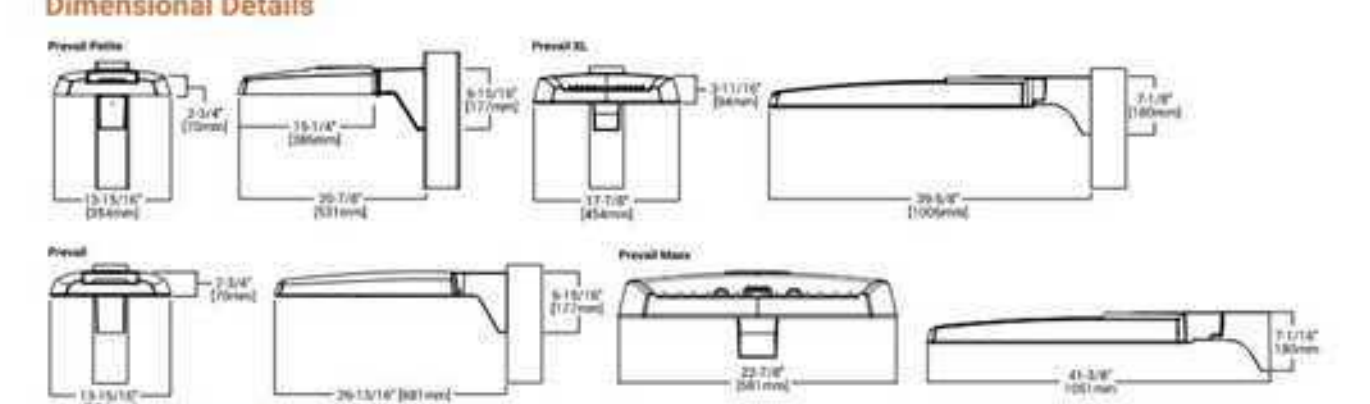
Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 7

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Luminaire packages range from 4,300 - 68,000 nominal lumens (50W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



NOTES:
1. See luminaire data sheet for luminaire specifications. Not all product variations are fully specified.
2. See luminaire data sheet for luminaire specifications. Not all product variations are fully specified.



NOTES:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.

LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS.

MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.

CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.

LIGHTING LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO - NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.

FOR SITE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

