

408 S OAK STREET
PROPERTY SITE PLAN

VERSION 2 - DRAFTED: 09/15/21

ELKHORN VALLEY, LLC

1129 N WASHINGTON AVENUE
LANSING, MICHIGAN 48906

PROPERTY OVERVIEW

Proposed Parking Layout Option 1

Land situated in the City of Buchanan, County of Berrien, State of Michigan, described as:

– Parcel 1: Lot 13, A.C. DAYS ADDITION, to the City of Buchanan, except MC Railroad.










- Parcel Number 11-58-1500-0013-00-8
Commonly known as: 402 S Oak St, Buchanan, MI 49107

– Parcel 2: LOTS 14, 15, and 16, A.C. DAYS ADDITION, and that Part of Section 35, Township 7 South, Range 18 West, City of Buchanan, described as commencing at the Northwest corner of Lot 13, SD addition; thence South to Southwest corner of Lot 16; thence West to McCoy's Creek; thence Northeasterly along Creek to point due West of beginning; thence East to beginning.

- Parcel Number 11-58-1500-0014-00-9
Commonly known as: 404 S Oak St, Buchanan, MI 49107

– 408 Oak St, Buchanan, MI 49107

- Total building square footage: 10, 668
- Total property square footage: 54,450

-  PARKING (7 SPACES)
-  ENCLOSED TRASH
-  AC UNIT
-  ILLUMINATION PATTERN
-  SECURITY CAMERAS
-  SECURITY LIGHTING
-  SECURITY FENCING
-  PUBLIC SIDEWALK
-  MCCOY CREEK



*All access to the property will be available by appointment only.

PROPERTY OVERVIEW

Proposed Parking Layout Option 2

Land situated in the City of Buchanan, County of Berrien, State of Michigan, described as:

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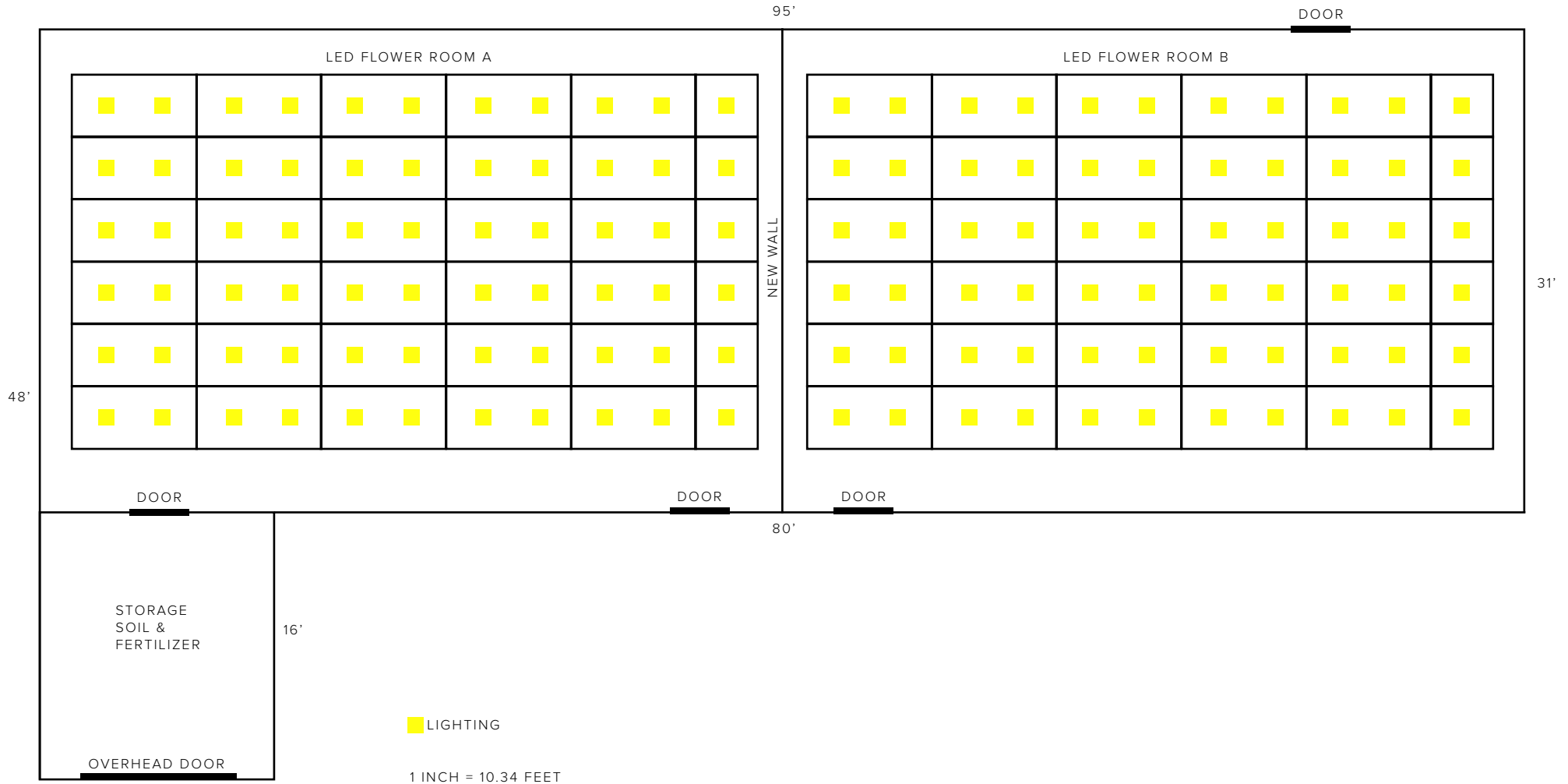
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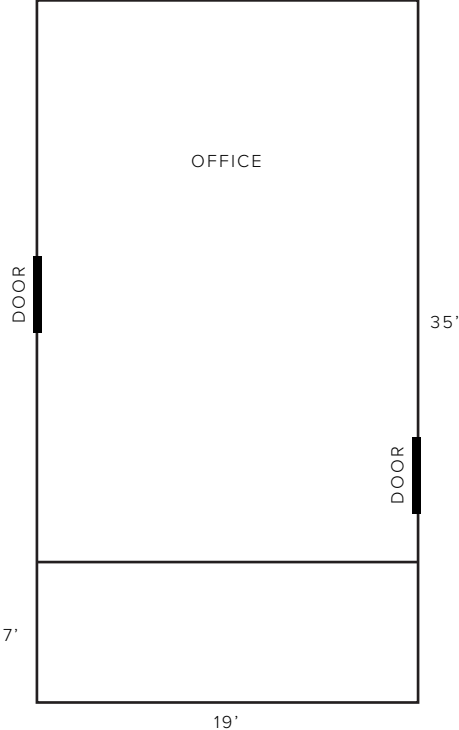
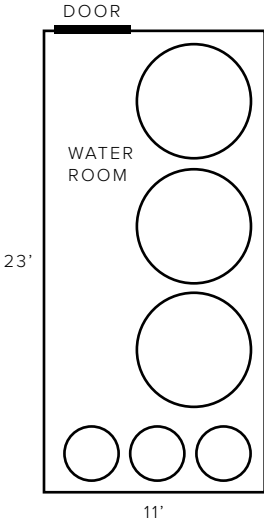
LARGE GREEN BUILDING

BUILDING HEIGHT: 12 FEET



LARGE GREEN BUILDING

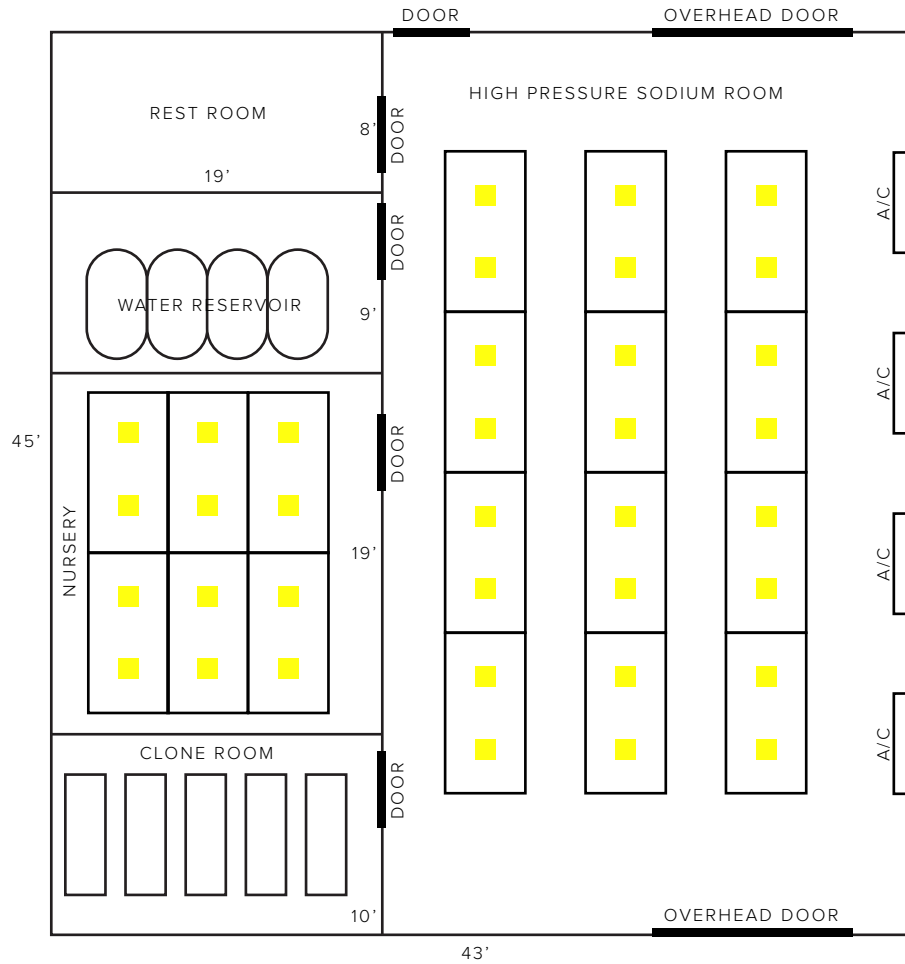
BUILDING HEIGHT: 12 FEET



1 INCH = 10.34 FEET

NURSERY

BUILDING HEIGHT: 16 FEET



■ LIGHTING

1 INCH = 10.34 FEET

BARN

BUILDING HEIGHT: 20 FEET

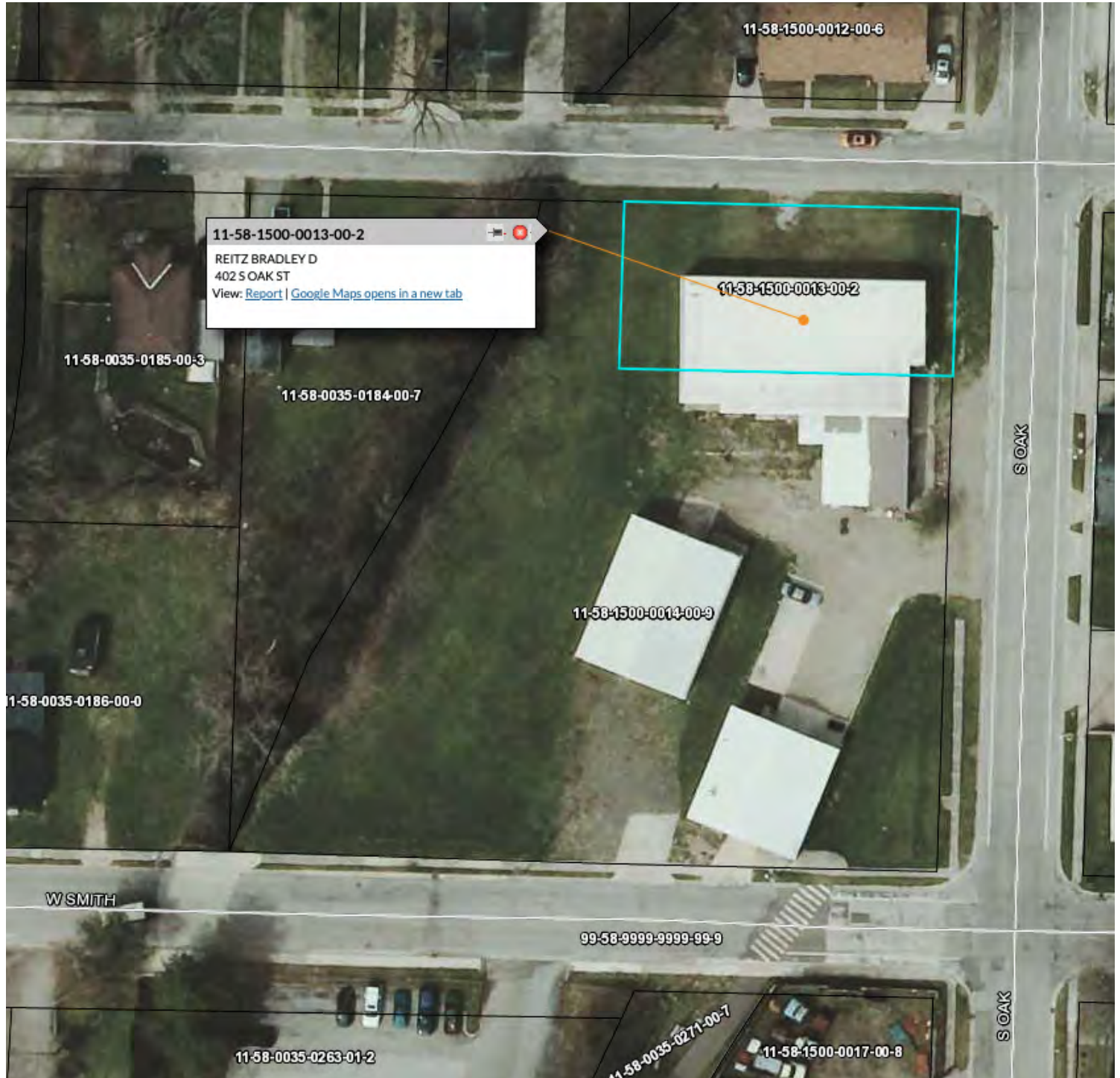


1 INCH = 10.34 FEET

PARCEL 1

– Lot 13, A.C. DAYS ADDITION, to the City of Buchanan, except MC Railroad.

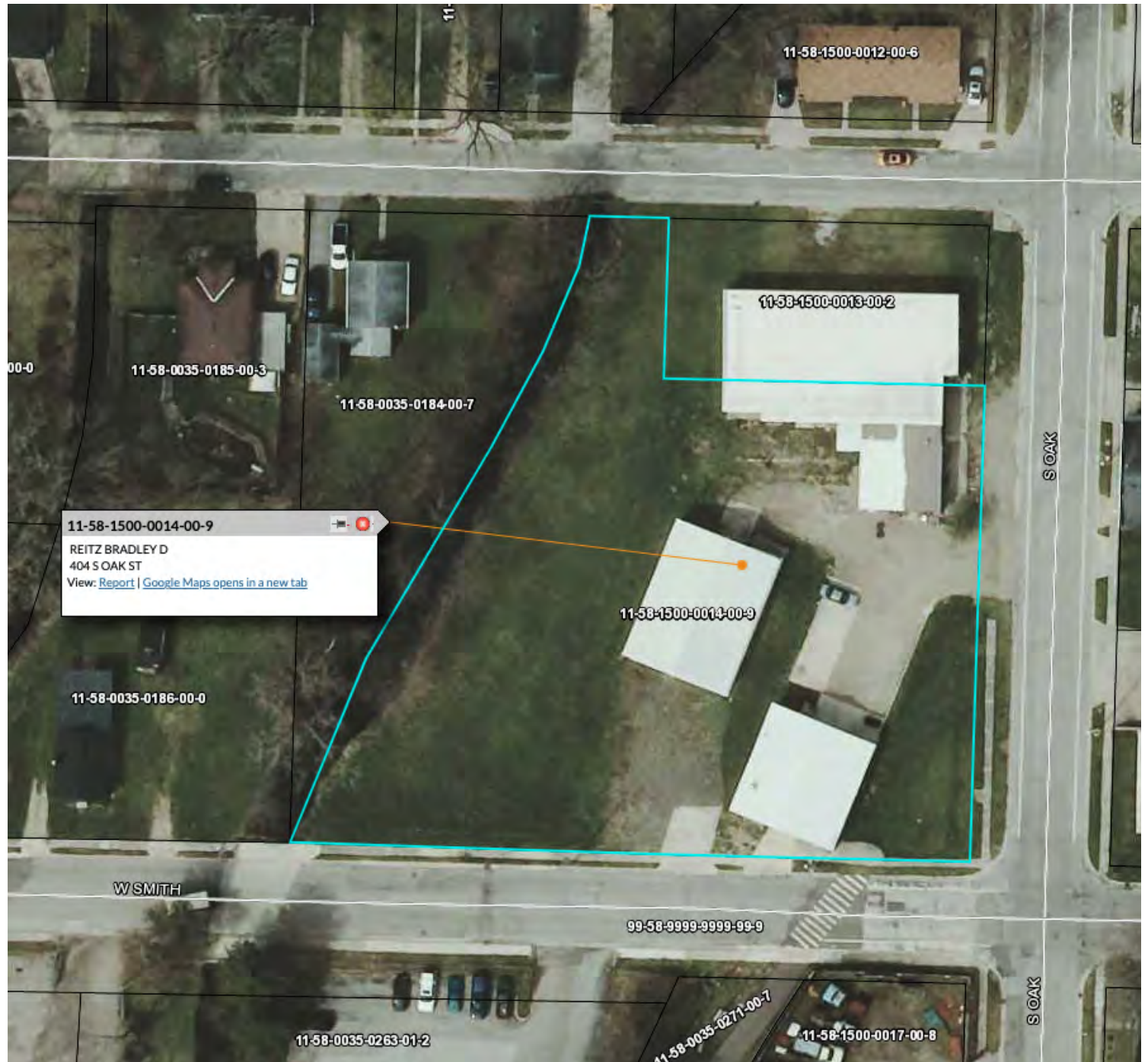
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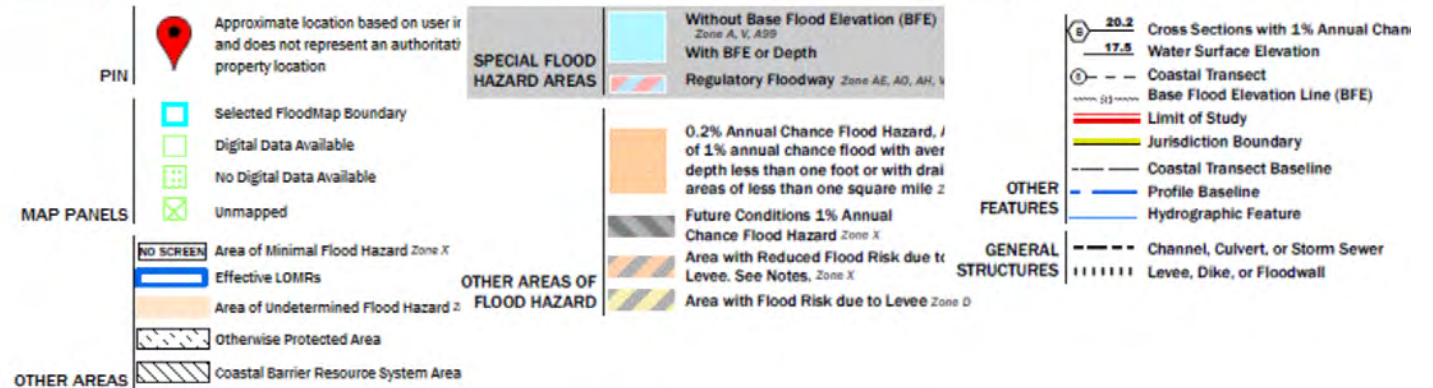
PARCEL 2

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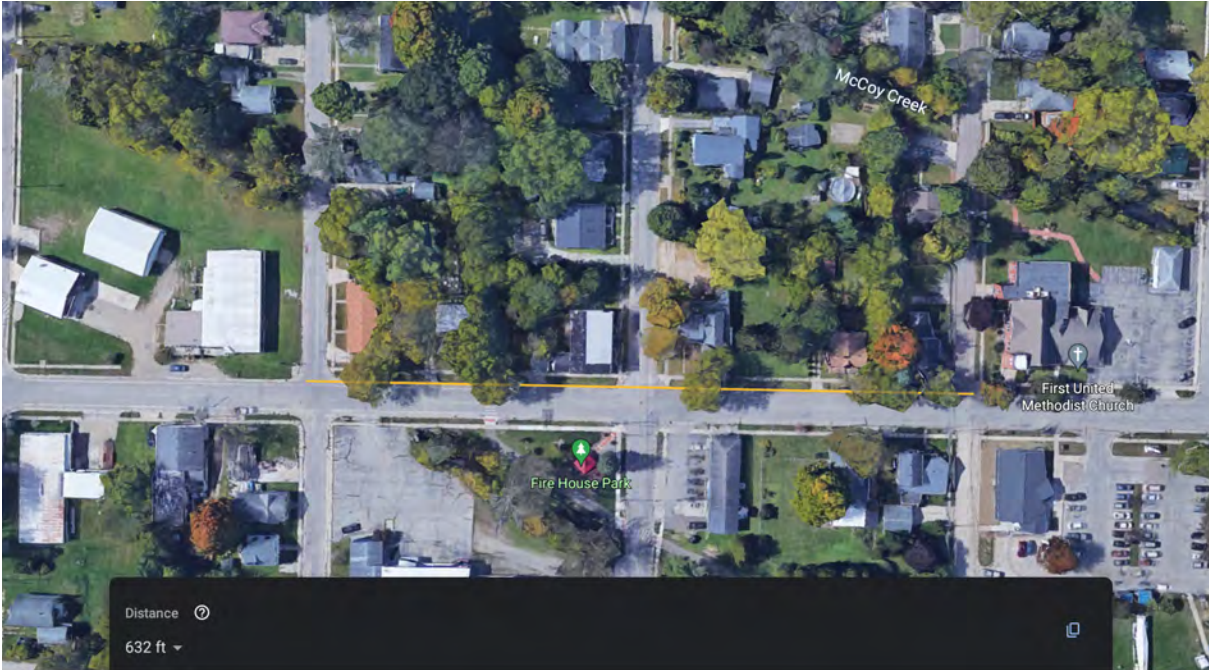
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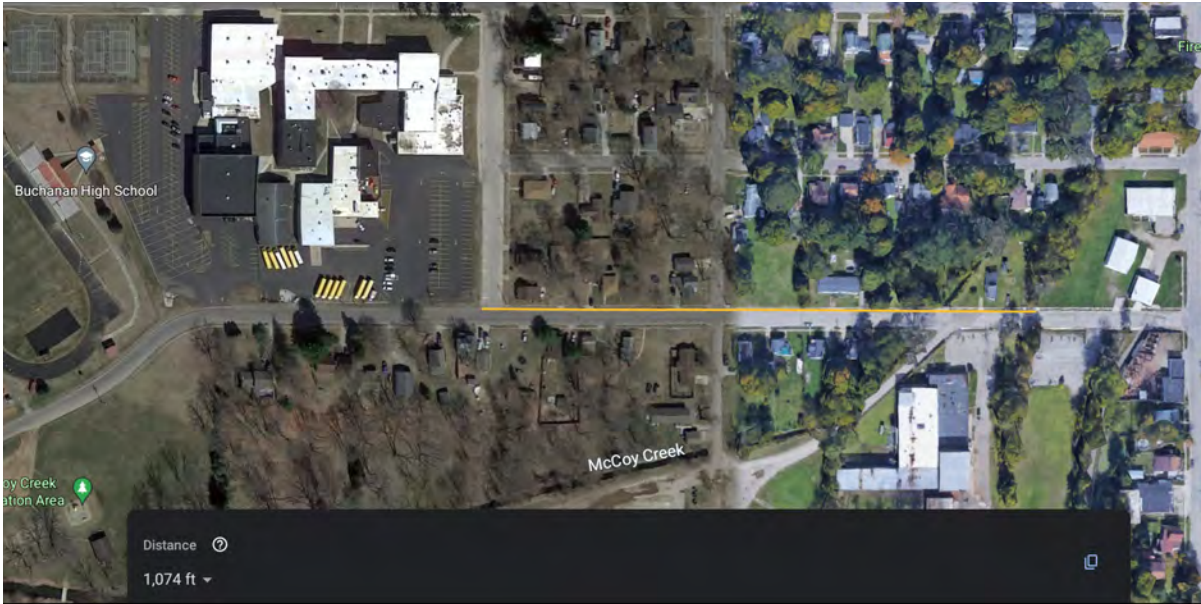
FEMA MAP



LOCATION AREA MAP

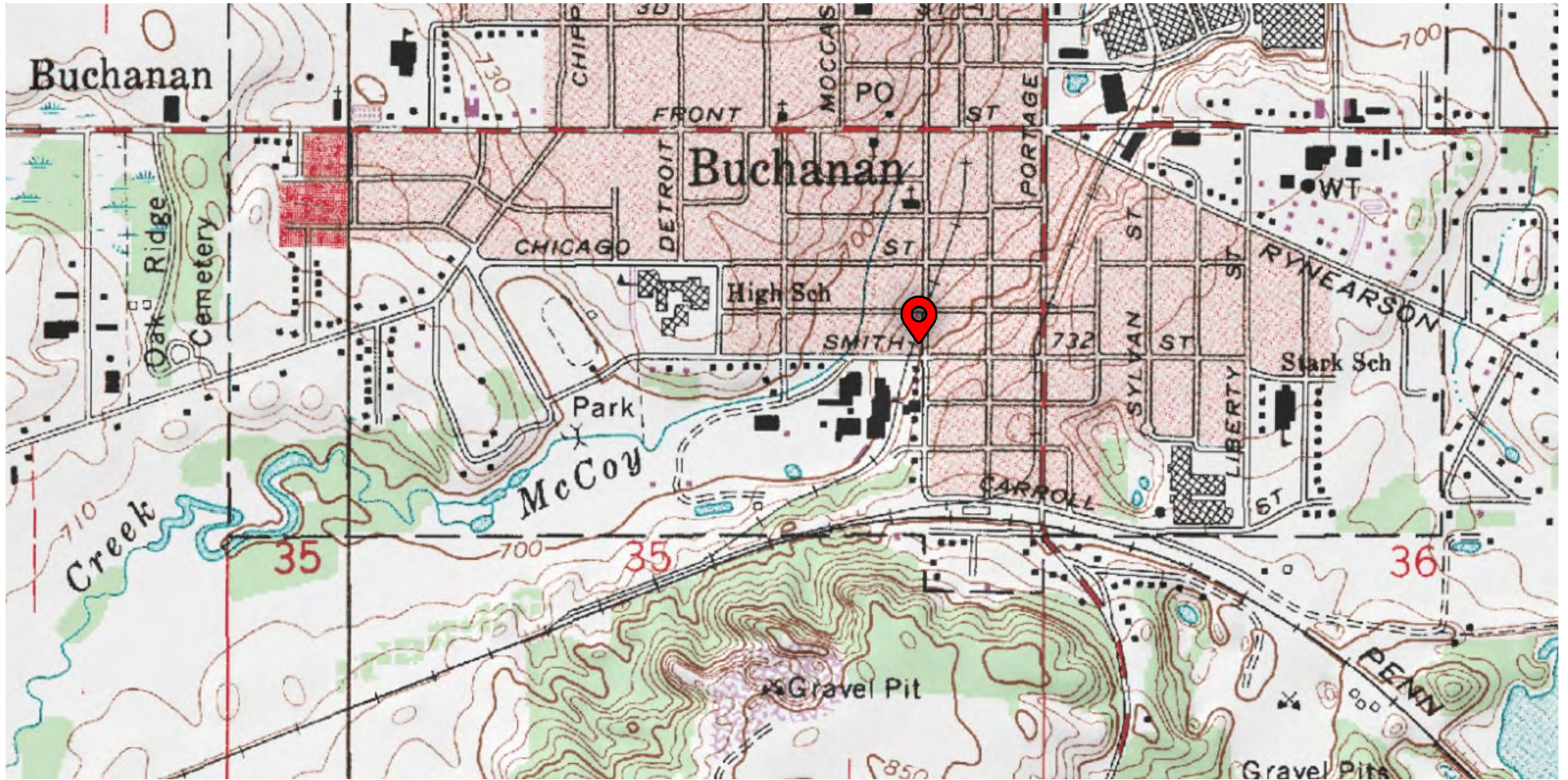


First United Methodist Church
132 S Oak Street, Buchanan, MI 49107
632 ft from property line



Buchanan High School
401 W Chicago Street, Buchanan, MI 49107
1,074 ft from property line

TOPOGRAPHIC MAP



CURRENT CONDITION OF EXISTING STRUCTURE

INTERIOR



CURRENT CONDITION OF EXISTING STRUCTURE

EXTERIOR



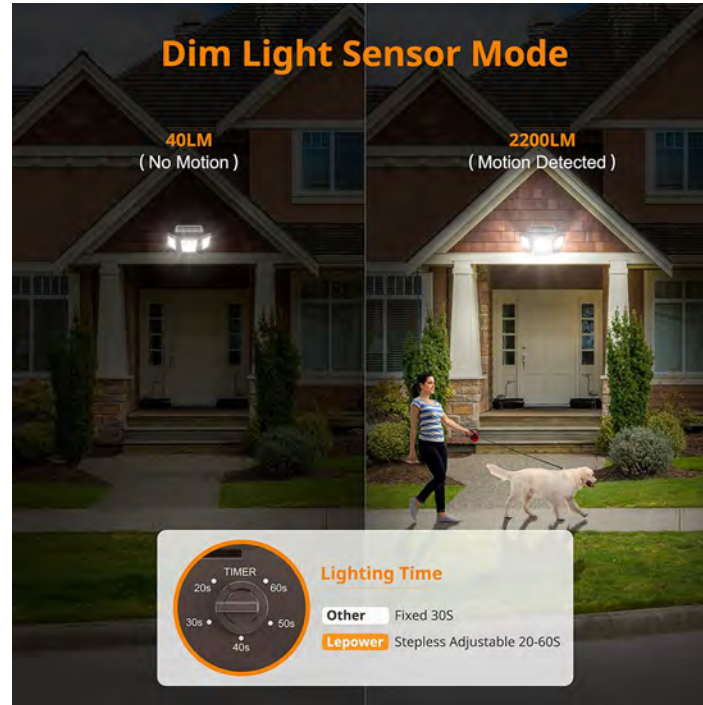
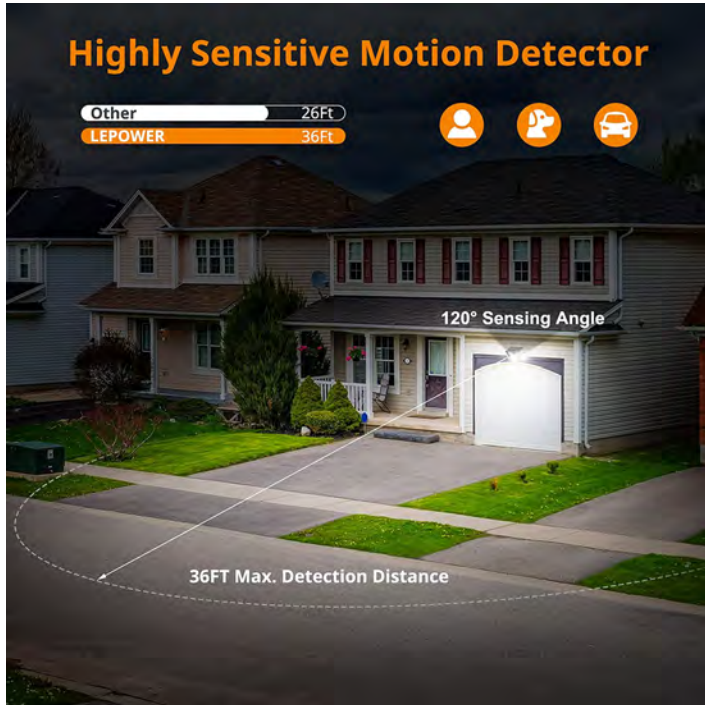
SECURITY LIGHTING

All lighting is directionally adjustable 360 degrees.

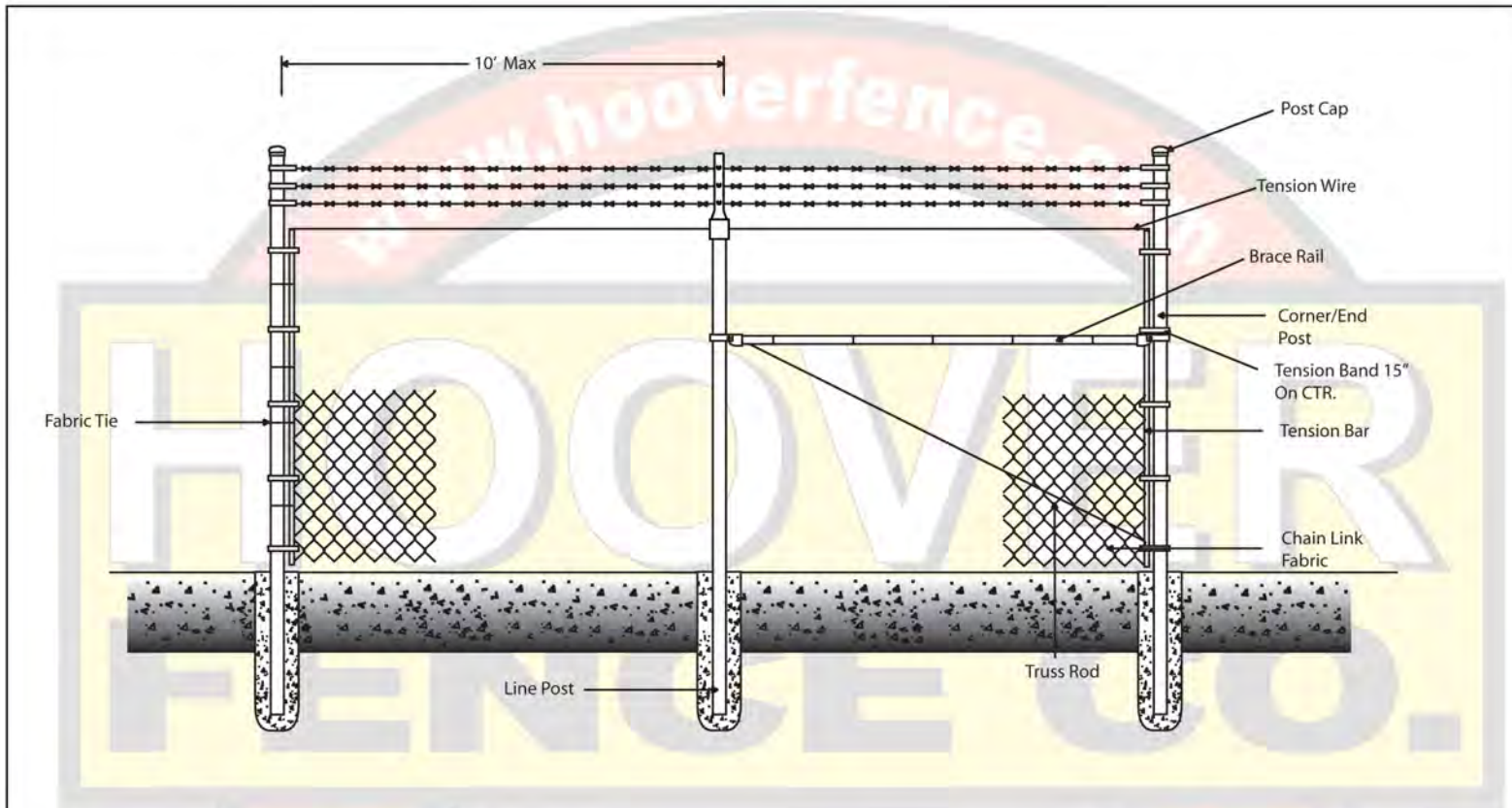
- **2200LM Ultra Bright:** Powered by premium LED beads and through professional filter lenses, the solar motion flood light generates up to 2200 lumens 5000K bright light, providing a brighter solution in the market.
- **High Charging Efficiency Solar Powered Security Light:** For high charging efficiency, our solar security light is integrated with monocrystalline silicon solar panel, 22% conversion rate, and through repeated tests, 4 times higher charge efficiency than amorphous solar panel. Built-in 2400mAh large rechargeable batteries included.
- **Anti-ultraviolet Material, More Durable:** Made of high-strength plastic material, the solar motion light outdoor can prevent the damage of ultraviolet. Up to 50,000hrs lifespan. No main power or wiring required, it is easy to install this motion sensor outdoor light. IP65 waterproof, perfect for porch, back yard, front door, garage, driveway, walkway.
- **2 Lighting Modes:** Solar flood light has 2 lighting modes to keep your home safe and bright. [Auto Motion]: Light up 2200 lumens with motion at night, off without motion sensed. [Dim Light Sensor]: 40 lumens dim light through the night, fully lit 2200 lumens upon the solar motion light senses motion.



2 Lighting Modes

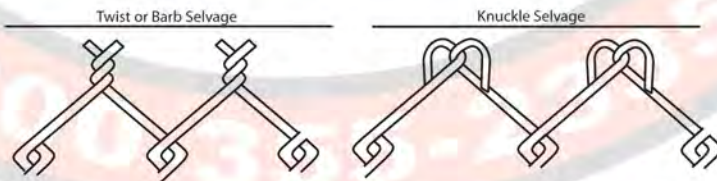


SECURITY FENCING



Fabric	Height	Mesh	Gage	Selvage	Finish
Framework		O.D.	Wall	Wt. per ft.	Length
End/Corner Post					
Line Post					
Rails					
Gate Frame					
Gate Post					

Notes
 - Gate Fabric to match fence
 - For more information please see www.hooverfence.com



Last Revised: 10-03-06

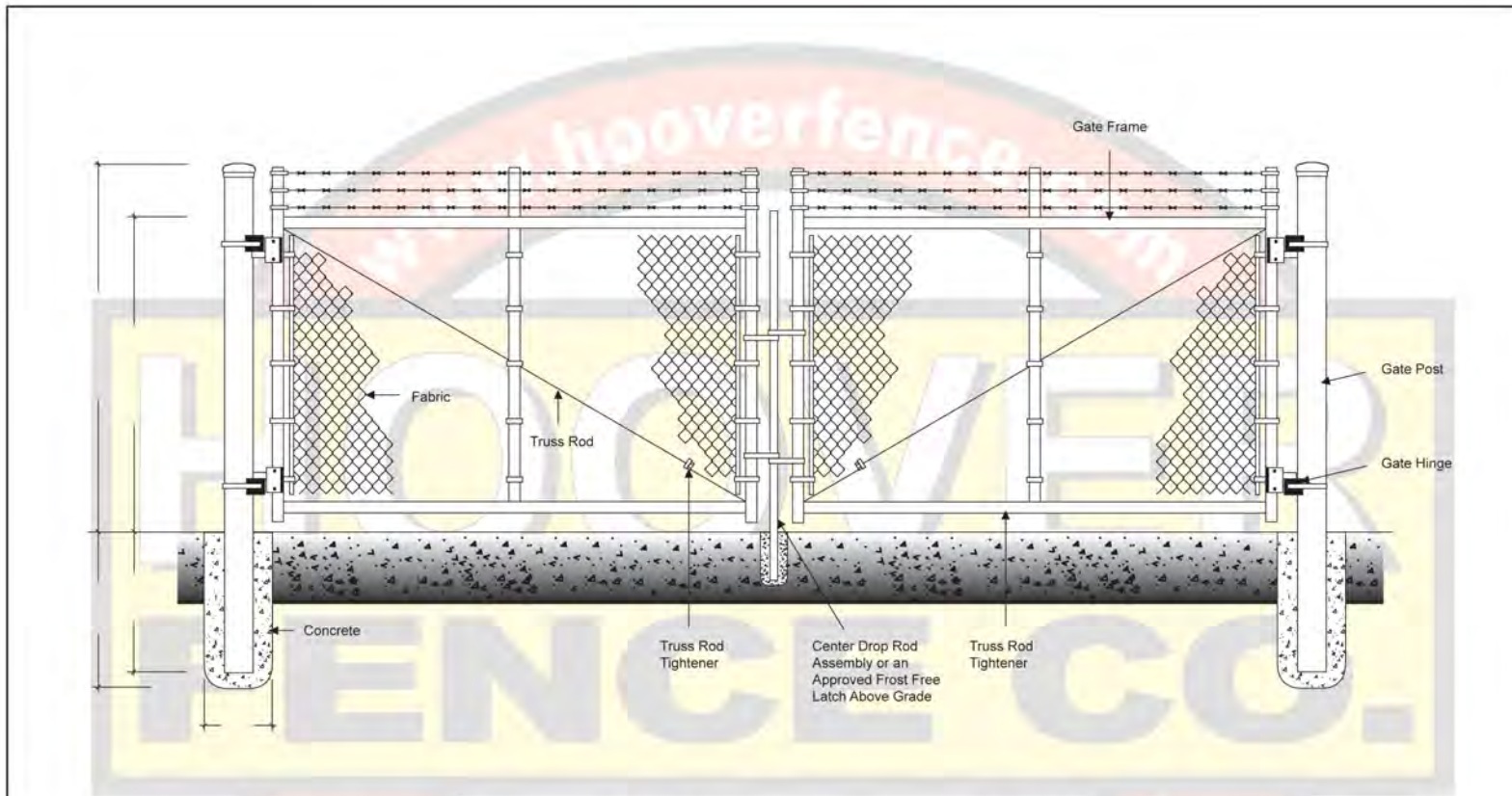


Standard Chain Link Fencing

Standard ChainLink Fence W/Top Tension Wire & Barb W/Triangular Brace

Approved By/Date	Revision NO.	Drawing NO.
Drawn By	Effective Date	

SECURITY GATES

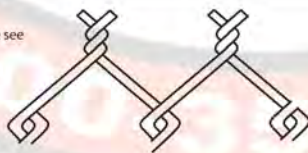


Fabric	Height	Mesh	Gage	Selvage	Finish
Framework		O.D.	Wall	Wt. per ft.	Length
End/Corner Post					
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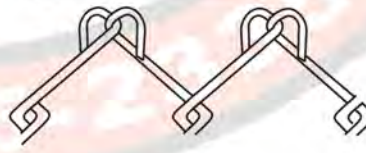
Notes

- Gate Fabric to match fence
- For more information please see <http://www.spsfence.com> or www.hooverfence.com

Twist or Barb Selvage



Knuckle Selvage



Last Revised: 10-03-06



Standard Chain Link Fencing

Industrial Gate Detail

Approved By/Date	Revision No.	Drawing NO.
Drawn By	Flucture Date	

PRIVACY FENCING

TOP LOCK



The Top Lock Slat provides an economical and attractive way to enhance any chain link fence.

Pexco is the largest manufacturer of Top Locking Slats, which are marketed under the PDS® brand name. With over 40 years of experience extruding these innovative, proprietary products, you are assured of the highest standards in quality—from the raw materials used in manufacturing to the finished product in your fence. This design utilizes a top locking mechanism located near the top of the slats to ensure a clean, straight edge, further enhancing its appearance.

Design

Top Lock Slats are flat and tubular in shape, with circular, notched-out holes located near the top of the slat.

Standard Heights

4, 5, 6, 7, 8, 10 & 12 feet. Special heights available upon request.

Slat Length

2" shorter than the overall height of fence.

Flexible Top Locking Channel

10 feet provided in each bag.

Wind Load & Privacy Factor

Approximately 75%.



Colors*



* Exact representation of slat colors in printing is difficult. Please refer to actual color samples for final matching. Covered by one or more of the following patents: US Patent 6,068,243 / 5,165,664 / 5,234,199



PDS® is a registered trademark of Pexco.

Made in the USA



PRODUCT SPECIFICATIONS



Slat Type	Slat Width	Mesh Size	Wire Gauge	Slats Per Bag	Approx. Coverage Per Box
Top Lock 2"	1 3/32"	2"	8, 9 or 11	82	10 linear feet
Top Lock 2 1/4"	1 1/4"	2 1/4" or 2 3/8"	11 1/2 or 12 1/2	78	10 linear feet
Top Lock 1 3/4"	7/8"	1 3/4"	8, 9 or 11	100	10 linear feet
	7/8"	2"	6	100	10 linear feet

Materials

The Top Lock product is extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors, specifically designed to retard the harmful effects of the sun and lengthen the life of the product.

Durability

Pexco PDS® HDPE Fence Products are resistant to: severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkaline, ammonia, petroleum distillates, and common environmental pollutants.

Maintenance

Pressure cleaning of surface contaminants is quickly accomplished with plain water.

Wind Load Disclaimer

Pexco will not be responsible for damage due to wind load conditions resulting from insufficient structural support.

Limited Warranty

Top Lock carries a 25-year, pro-rata warranty against breakage under normal conditions. Write Pexco for full warranty information.

Installation Instructions

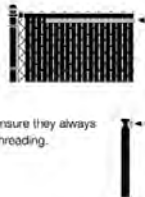
Step 1

There is no need to kneel down! Simply insert the slats vertically from top to bottom, keeping the locking holes on top.



Step 2

Thread the flexible locking channel horizontally through the notched holes in the slats.



These holes are elliptical to ensure they always stay open for fast and easy threading.



PEXCO LLC

Tacoma, WA 98424 | Athol, MA 01331
800.822.SLAT (7528) | 800.755.SLAT (7528)

VISIT US AT:

www.pexco.com/fence

EMAIL US AT:

fence.sales@pexco.com

HDPE Technical Properties

Property	Value
Melt Index	(.35) Optimum extrusion processing conditions for Fence Slats
Density	(.945) Polyethylene ranges anywhere from .914 to .960 in density
Minimum Temp.	(-70°) Under no stress, HDPE remains flexible at this temperature
Maximum Temp.	(180°) Under no stress, HDPE will not distort at this temperature
Tensile Strength	(3,700 psi) HDPE will not distort at lesser loads or impacts

Contact your local fence professional for more information about our complete line of enhancement products.



PRIVACY FENCING/TRASH ENCLOSURE



SECURITY CAMERAS

Dahua HDCVI Kit: 16-Ch, 4K Penta-Brid DVR + 12 x 5MP Security Camera



4MP ePoE Starlight+ Network Eyeball Camera

True Wide Dynamic Range Fixed-lens Network Camera with Analytics+



Wiz Mind



WizMind Series devices offer the full complement of Dahua Analytics+ functions for comprehensive, human-oriented analytic solutions. WizMind Series products deliver perimeter protection, vehicle and crowd density statistics, video metadata, and advanced people counting with heat map functionality. WizMind is ideal for complex applications with demanding requirements that need advanced analytic capabilities.

System Overview

The Dahua 4 MP Starlight+ ePoE camera offers Analytics+ functions at the edge – performing complex real-time perimeter protection surveillance, people counting, and face capture. The Dahua Analytics+ algorithms significantly improve accuracy and reliability as compared to standard intelligent features. The camera is ideal for a host of diverse applications — Starlight+, True Wide Dynamic Range, and Smart IR technologies allow the camera to operate in any lighting condition and the IP67 rating makes the camera suitable for the harshest environments.

Functions

Perimeter Protection

Dahua Analytics+ includes Tripwire and Intrusion functions that offer custom tripwires based on object type for automation in limited access areas. Perimeter Protection requires less pixels to detect an object to deliver improved accuracy and decreased false alarms due to lights, weather, trees, or animals.

People Counting

The camera uses complex real-time people counting algorithms to deliver accurate flow statistics from two distinct people counting functions, Line Crossing and Regional. The line crossing function counts the number of people crossing a defined line, and the regional function counts the number of people in a distinct, user-defined area. People counting is ideal for measuring the number of customers entering or exiting a location and to monitor groups of people in a distinct location.

- 1/1.8-in. 4 MP Progressive-scan CMOS Sensor
- Triple-stream Encoding
- Smart H.265+ and Smart H.264+ Dual Codec
- 4 MP (2688 x 1520) at 30 fps, 2.8 mm Fixed Lens
- Enhanced Power and Data Transmission Distances (ePoE)
- Starlight+ Technology for Low-light Applications
- Analytics+ Functions — People Counting, Perimeter Protection, Smart Motion Detection+, and Face Detection
- ArcticPro Series Camera — Operational down to -40°C (-40°F)
- IP67 Ingress Protection
- Ultra Wide Dynamic Range (140 dB) and True Day/Night IR Cut Filter
- Maximum IR LED Distance 50 m (164.04 ft)
- Five-year Warranty*



Smart Motion Detection+

Smart Motion Detection+, a component of Dahua's Analytics+ technology, improves alarm accuracy and decreases the number of false alarms. The advanced SMD+ algorithm analyzes a scene for human or vehicle motion, while filtering out other motion due to trees, leaves, animals, weather, and triggers an alarm when detected. SMD+ also saves time when searching recorded video by filtering false alarms and allowing quick retrieval of an alarm due to a person or vehicle.

Enhanced Power over Ethernet (ePoE) Technology

Dahua's innovative ePoE technology offers a plug-and-play solution to transmit power and data over long distances via Ethernet or coaxial cables, reducing installation time and saving money. ePoE technology is a viable, cost-effective solution for extending transmission distances and for converting existing, coax-based analog systems into IP systems.

ArcticPro

The Dahua ArcticPro Series of extreme-environment cameras combine temperature-tolerant components with a waterproof enclosure to ensure flawless operation in temperatures as low as -40°C (-40°F) without the need for an internal heater. The lack of a heater reduces the camera's power consumption and saves operating costs. For applications that demand high-resolution video with advanced features in extremely cold environments, the Dahua ArcticPro Series offers a camera to satisfy the most demanding requirements.

Cybersecurity

Dahua network cameras are equipped with a series of key cybersecurity technologies including: security authentication and authorization, access control, trusted protection, encrypted transmission, and encrypted storage. These technologies improve the camera's ability to prevent malicious access and to protect data.

Environmental

Subjected to rigorous dust and water immersion tests and certified to the IP67 Ingress Protection rating makes it suitable for demanding outdoor applications.

Technical Specification

Camera

Image Sensor	1/1.8-in. 4 MP CMOS
Effective Pixels	2688(H) x 1520(V)
RAM/ROM	512 MB/128 MB
Scanning System	Progressive
Electronic Shutter Speed	Auto, Manual, 1/3 s to 1/100,000 s
Minimum Illumination	Color: 0.002 lux at F1.6 0 lux at F1.6 (IR on)
S/N Ratio	Greater than 50 dB
IR Distance	Up to 50 m (164.04 ft)
IR On/Off Control	Auto, Manual
IR LEDs	Two (2)

Lens

Lens Type	Fixed-focal				
Mount Type	Board-in				
Focal Length	2.8 mm				
Maximum Aperture	F1.6				
Angle of View	Horizontal: 113° Vertical: 60°				
Focus Control	Fixed				
Close Focus Distance	1.30 m (4.27 ft)				
DORI ¹ Distance	Lens	Detect	Observe	Recognize	Identify
	2.8 mm	58 m (190 ft)	23 m (75 ft)	12 m (39 ft)	6 m (20 ft)

Installation Angle

Range	Pan: 0° to 360° Tilt: 0° to 78° Rotation: 0° to 360°
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Video

Compression	Smart H.265+, H.265, Smart H.264+, H.264, H.264B, H.264H, MJPEG (Sub Stream only)
Streaming Capability	Three (3) Streams
Resolution	4 MP (2688 x 1520), 2560 x 1440, 2304 x 1296, 1080p (1920 x 1080), 1.3 MP (1280 x 960), 720p (1280 x 720), D1 (704 x 480), VGA (640 x 480), CIF (352 x 240)
Frame Rate	Main Stream: 4 MP (2688 x 1520) at 30 fps, or 1080p (1920 x 1080) at 60 fps
	Sub Stream 1: D1 at 30 fps
	Sub Stream 2: 1080p at 30 fps
Bit Rate Control	CBR/VBR
Bit Rate	H.264: 32 Kbps to 8192 Kbps H.265: 19 Kbps to 8192 Kbps
Day/Night	Auto (ICR), Color, B/W
BLC Mode	BLC, HLC, Ultra WDR (140 dB), SSA

White Balance	Auto, Natural, Street Lamp, Outdoor, Manual, Regional Custom
Gain Control	Auto, Manual, Gain Priority, Shutter Priority
Noise Reduction	3D DNR
Motion Detection	Off, On (4 Zones, Rectangular)
Region of Interest	Off, On (4 Zones)
Advanced Features	Smart IR, Defog
Flip	0°, 90°, 180°, 270°
Mirror	Off, On
Privacy Masking	Off, On (4 Areas, Rectangular)

Audio

Compression	G.711a, G.711Mu, G.726, G.723
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Network

Ethernet	RJ-45 (10/100 Base-T)
Protocol	HTTP, HTTPS, TCP, ARP, RTSP, RTP, UDP, SMTP, FTP, DHCP, DNS, DDNS, PPPoE, IPv4/v6, QoS, UPnP, NTP, ICMP, IGMP, 802.1x
Interoperability	ONVIF Profile S and G, CGI, Milestone, Genetec, P2P
Auto Register	Support
Streaming Method	Unicast / Multicast
Maximum User Access	20 Users
Edge Storage	Network Attached Storage (NAS) FTP Micro SD Slot, maximum 256 GB
Web Viewer	IE (Version 8 and higher), Chrome, Firefox, Safari (Version 12 and higher)
Management Software	SmartPSS, DSS, DMSS
Mobile Operating System	IOS, Android
Cybersecurity	Video Encryption, Firmware Encryption, Configuration Encryption, Digest, WSSE, Account Lockout, Security Logs, IP/MAC Filtering, Generating and Importing X.509 Certification, Syslog, HTTPS, 802.1x, Trusted Boot, Trusted Execution, Trusted Upgrade

Certifications

Safety	UL60950-1 CAN/CSA C22.2 No.60950-1-07 EN60950-1
Electromagnetic Compatibility (EMC)	FCC CFR 47 Part 15 Subpart B Electromagnetic Compatibility Directive 2014/30/EU

Interface

Audio	Input: Built-in Microphone
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Electrical

Power Supply	12 VDC (±30%) or PoE (IEEE 802.3af, Class 0)	
Power Consumption	12 VDC	Standard: 2.1 W with IR ON: 6.2 W
	PoE	Standard: 2.6 W with IR ON: 7.2 W

Environmental

Operating Conditions	-40° C to +60° C (-40° F to +140° F), Less than 95% RH
Storage Conditions	-40° C to +60° C (-40° F to +140° F)
Ingress Protection	IP67

Construction

Casing	Metal
Dimensions	ø106.0 mm x 99.20 mm (4.17 in. x 3.91 in.)
Net Weight	0.55 kg (1.21 lb)
Gross Weight	0.71 kg (1.57 lb)

Analytics+ Functions²

Perimeter Protection	<ul style="list-style-type: none"> • Detects human or vehicle violations using the following methods: Tripwire: a target crosses a defined line. Intrusion: a target enters or exits a defined perimeter. • Monitors a combination of detection methods. • Search and retrieve video based on target type. 	
People Counting	<ul style="list-style-type: none"> • Delivers accurate flow statistics from the following methods: Line Crossing: counts a person as they cross a threshold in a defined direction. Region: counts the number of people in a defined area. • Counts people simultaneously from four (4) threshold lines and four (4) defined regions³. 	
Face Detection	<ul style="list-style-type: none"> • Detects and captures a snapshot of a human face within a scene. 	
Smart Motion Detection+ ^{2 3}	<ul style="list-style-type: none"> • Differentiates between and classifies human and vehicle objects. • Filters false alarms due to leaves, lights, animals, and other inconsequential objects. • Extracts human or vehicle objects from recorded video for quick target search and retrieval. 	
Recommended Detection Distance	Human	Up to 10.0 m (32.81 ft)
	Vehicle	Up to 15.0 m (49.21 ft)

Intelligent Video System Functions

IVS triggers an alarm and takes a defined action for the following events:

Standard Features	<ul style="list-style-type: none"> • Tampering with the camera. • Error writing to an onboard Micro SD card. • Error sending or receiving data over the network. • Unauthorized access to the camera. • IP Address Conflict
Premium Features	
Missing Object	An object is missing from a designated area.
Abandoned Object	An object is placed in a designated area where no object should be.
Scene Change	A person or object moves the camera to change the scene or covers the camera to obscure the scene.
Fast Moving	Target exceeds a set speed when exiting a defined area
Parking Detection	Vehicle remains in a defined area without motion for a set period of time.
Crowd Gathering	Specified number of people remain inside a defined area for a set time.
Loitering Detection	Target is in motion inside a defined area longer than a specified amount of time.

ePoE Transmission Distances

Via CAT5E/CAT6 Ethernet Cable

ePoE supply voltage 48 V
Maximum DC resistance < 10 Ω/100 m

Cable Length, m (ft)	Bandwidth, Mbps	PoE Load Capacity, W	Hi-PoE Load Capacity, W	Working Mode
100 (328)	100	25.5	53	IEEE/E100
200 (656)	100	25.5	33	E100
300 (984)	100	19	19	E100
400 (1312)	10	17	17	E10
500 (1640)	10	13	13	E10
800 (2625)	10	7	7	E10

Via CAT5E/CAT6 Ethernet Cable

ePoE supply voltage 53 V
Maximum DC resistance < 10 Ω/100 m

Cable Length, m (ft)	Bandwidth, Mbps	PoE Load Capacity, W	Hi-PoE Load Capacity, W	Working Mode
100 (328)	100	25.5	53	IEEE/E100
200 (656)	100	25.5	47	E100
300 (984)	100	25.5	32	E100
400 (1312)	10	23	26	E10
500 (1640)	10	20	20	E10
800 (2625)	10	13	13	E10

Via RG-59 Coaxial Cable

ePoE supply voltage 48 V
Maximum DC resistance < 5 Ω/100 m

Cable Length, m (ft)	Bandwidth, Mbps	PoE Load Capacity, W	Hi-PoE Load Capacity, W	Working Mode
100 (328)	100	25.5	50	IEEE/E100
200 (656)	100	25.5	30	E100
300 (984)	100	18	18	E100
400 (1312)	100	15	15	E100
500 (1640)	10	12	12	E10
800 (2625)	10	6	6	E10
1000 (3281)	10	5	5	E10

Via RG-59 Coaxial Cable

ePoE supply voltage 53 V
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Cable Length, m (ft)	Bandwidth, Mbps	PoE Load Capacity, W	Hi-PoE Load Capacity, W	Working Mode
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300 (984)	100	25.5	30	E100
400 (1312)	100	20	23	E100
500 (1640)	10	16	16	E10
800 (2625)	10	10	10	E10
1000 (3281)	10	8	8	E10

1. The DORI distance is a measure of the general proximity for a specific classification to help pinpoint the right camera for your needs. The DORI distance is calculated based on sensor specifications and lab test results according to EN 62676-4, the standard that defines the criteria for the Detect, Observe, Recognize and Identify classifications.
2. Pair a Smart Motion Detection camera with a Dahua recording device that also offers SMD functionality to take advantage of SMD alarm filtering and object classification when searching and playing back recorded video.
3. The Smart Motion Detection+ features require firmware:
DH_IPC-HX5XXX-Volt_MultiLang_NP_Stream3-USA_V2.820.0000000.2.R.210403.zip
This free firmware upgrade offers higher accuracy for detecting objects and a reduced number of false alarms. Cameras with SMD+ are compatible with Dahua NVR 4/5/6 Series recorders. Note that the NVRs do not require a firmware update.

Ordering Information

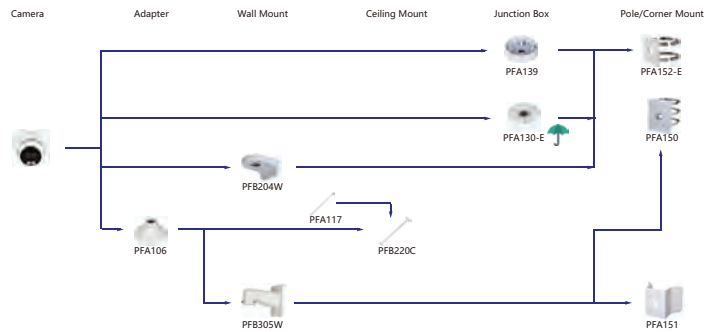
Type	Part Number	Description
Analytics+ Camera	N45DJ62	4 MP ePoE Starlight+ Fixed Lens Eyeball Camera
Accessories, optional	PFA106	Mount Adapter (For use with PFB220C and PFB305W)
	PFA130-E	Junction Box (for use with PFA152-E pole mount)
	PFA139	Junction Box (for use with PFA152-E pole mount)
	PFA150	Pole Mount (for use PFB305W wall mount)
	PFA151	Corner Mount (for use with PFB305W wall mount)
	PFA152-E	Pole Mount (for use with PFB204W wall mount)
	PFB204W	Wall Mount (for use with PFA151 or PFA152-E)
	PFB220C	Ceiling Mount (for use with PFA106)
	PFB305W	Wall Mount (for use with PFA106)
	DH-PFM321D-US	12 VDC, 1 A Power Adapter
ePoE Accessories, optional	LR1002	EoC Passive Converter
	LR1002-1EC	Single-port EoC Receiver

Accessories

Optional:



Mounting Diagram



Dimensions

