

LEGAL DESCRIPTION

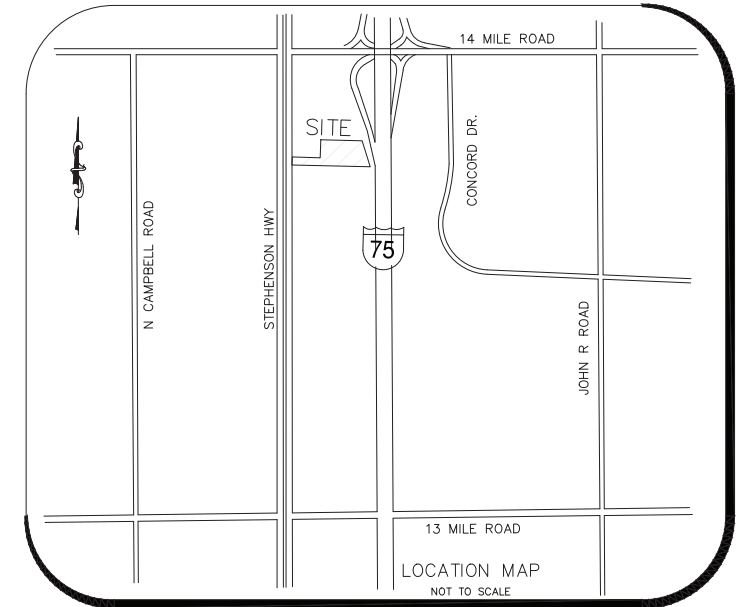
Land Situated in the State of Michigan, County of Oakland, City of Madison Heights.  
 Part of the Northwest 1/4 of Section 2, Town 1 North, Range 11 East described as:  
 Commencing at the North 1/4 corner of Section 2; thence along the North-South 1/4  
 line of said Section, South 00 degrees 09 minutes 23 seconds West 890.17 feet; thence  
 North 89 degrees 21 minutes 15 seconds West 116.75 feet to a point on the Westerly  
 right-of-way line of Interstate 75 and the point of beginning; thence along said line,  
 South 21 degrees 18 minutes 00 seconds East 319.15 (measured as 319.16) feet; thence  
 South 00 degrees 09 minutes 23 seconds West 4.15 feet; thence North 89 degrees 50  
 minutes 37 seconds West 60.00 feet, thence South 00 degrees 09 minutes 23 seconds  
 West 38.00 feet; thence North 89 degrees 05 minutes 15 seconds West 259.86 feet;  
 thence South 01 degree 00 minutes 26 seconds West 60.00 feet; thence North 89  
 degrees 05 minutes 15 seconds West 513.20 feet to a point on the Easterly right of way  
 line of Stephenson Highway (204 feet wide); thence along said right-of-way line, North  
 00 degrees 58 minutes 08 seconds East 60.00 feet; thence South 89 degrees 05  
 minutes 15 seconds East 317.00 feet; thence North 00 degrees 58 minutes 08 seconds  
 East 336.57 (measured as 336.57) feet; thence South 89 degrees 21 minutes 15  
 seconds East 394.56 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS  
 DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE  
 COMPANY, COMMITMENT NO. A0714833, DATED MARCH 30, 2017 AT 7:59 AM.

# SITE PLAN FOR: RESIDENCE INN - REDEVELOPMENT

A MULTI FAMILY REDEVELOPMENT  
 SECTION 2, TOWN 1N, RANGE 11E, CITY OF MADISON  
 HEIGHTS, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:  
**L2L MADISON HEIGHTS LLC,**  
 7700 OLD GEORGETOWN ROAD, SUITE 700  
 BETHESDA, MD 20814

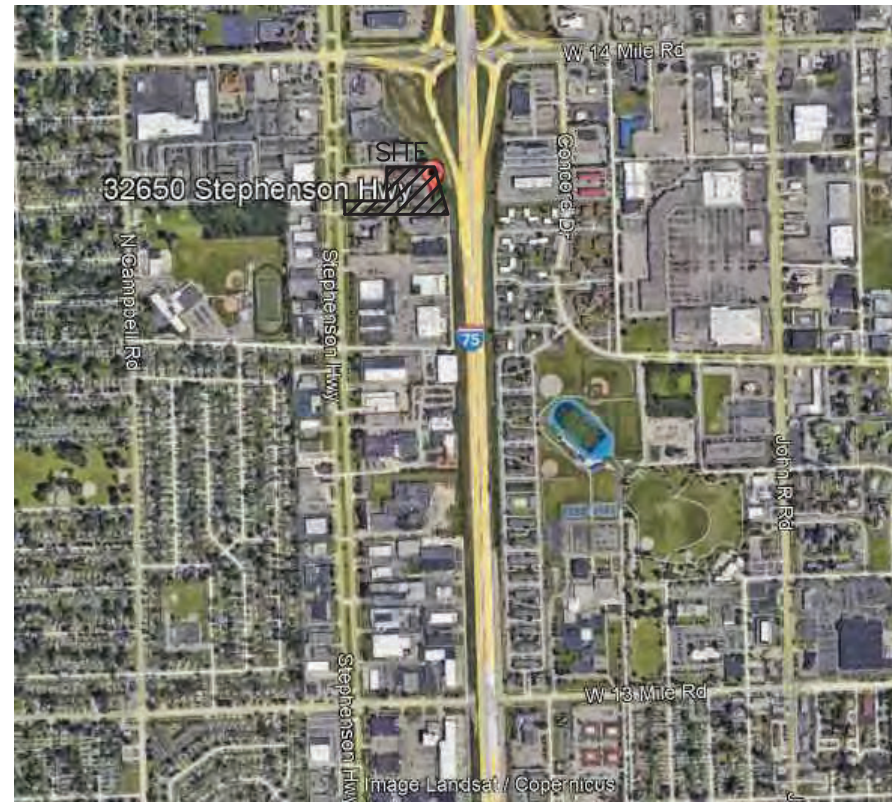


BENCHMARKS

- SITE BENCHMARK #1:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)
- SITE BENCHMARK #2:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)
- SITE BENCHMARK #3:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)

UTILITY STATEMENT

ALL EXISTING UTILITIES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UNDERGROUND  
 LOCATIONS HAVE BEEN TAKEN FROM RECORD DOCUMENTS AND NO GUARANTEE CAN  
 BE MADE TO THE COMPLETENESS, EXACTNESS OR CORRECTNESS OF LOCATIONS. THE  
 CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES AND RELOCATE  
 AS NECESSARY TO AVOID CONFLICTS WITH NEW CONSTRUCTION.

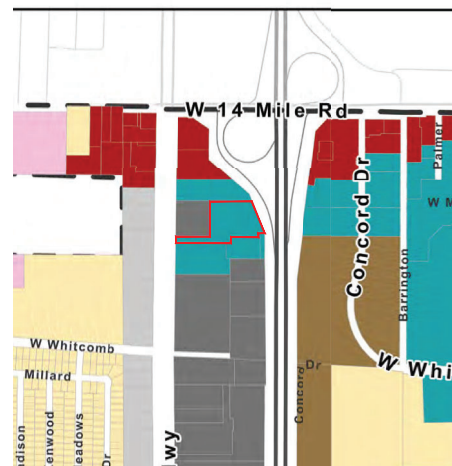


## PROJECT / SITE AERIAL

NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	BOUNDARY TOPOGRAPHIC SURVEY
03	DEMOLITION PLAN
04	SITE PLAN
05	RAMP DETAILS
06	UTILITY PLAN
07-08	SOIL INVESTIGATIONS
L1-L2	LANDSCAPE PLAN
SPA-a01-04	ARCHITECTURAL
1 of 1	PHOTOMETRIC PLAN

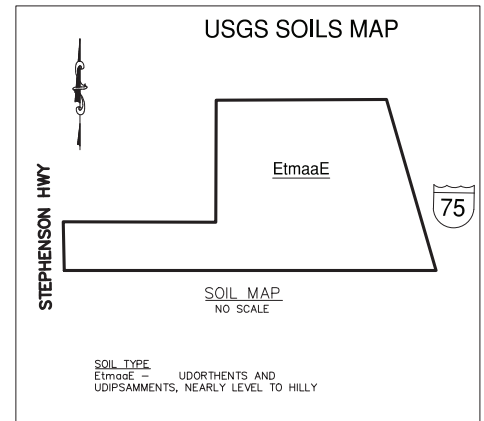


**Zoning Map**  
 City of Madison Heights,  
 Michigan  
 May 13th, 2024

- B-1 Neighborhood Business District
- B-2 Community Business District
- B-3 Regional Business District
- CC City Center
- M-1 Manufactured Home District
- M-2 Light Industrial District
- M-3 Heavy Industrial District
- MU-1 Mixed Use Innovation
- MU-2 Mixed Use Innovation
- N-P Natural Preservation and Recreation District
- O-1 Office Building District
- R-1 One-Family Residential District
- R-2 One-Family Residential District
- R-3 One-Family Residential District
- R-4 One-Family Residential District
- R-5 One-Family Residential District
- R-6 One-Family Residential District
- R-7 One-Family Residential District
- R-8 One-Family Residential District
- R-9 One-Family Residential District
- R-10 One-Family Residential District
- R-11 One-Family Residential District
- R-12 One-Family Residential District
- R-13 One-Family Residential District
- R-14 One-Family Residential District
- R-15 One-Family Residential District
- R-16 One-Family Residential District
- R-17 One-Family Residential District
- R-18 One-Family Residential District
- R-19 One-Family Residential District
- R-20 One-Family Residential District
- R-21 One-Family Residential District
- R-22 One-Family Residential District
- R-23 One-Family Residential District
- R-24 One-Family Residential District
- R-25 One-Family Residential District
- R-26 One-Family Residential District
- R-27 One-Family Residential District
- R-28 One-Family Residential District
- R-29 One-Family Residential District
- R-30 One-Family Residential District
- R-31 One-Family Residential District
- R-32 One-Family Residential District
- R-33 One-Family Residential District
- R-34 One-Family Residential District
- R-35 One-Family Residential District
- R-36 One-Family Residential District
- R-37 One-Family Residential District
- R-38 One-Family Residential District
- R-39 One-Family Residential District
- R-40 One-Family Residential District
- R-41 One-Family Residential District
- R-42 One-Family Residential District
- R-43 One-Family Residential District
- R-44 One-Family Residential District
- R-45 One-Family Residential District
- R-46 One-Family Residential District
- R-47 One-Family Residential District
- R-48 One-Family Residential District
- R-49 One-Family Residential District
- R-50 One-Family Residential District
- R-51 One-Family Residential District
- R-52 One-Family Residential District
- R-53 One-Family Residential District
- R-54 One-Family Residential District
- R-55 One-Family Residential District
- R-56 One-Family Residential District
- R-57 One-Family Residential District
- R-58 One-Family Residential District
- R-59 One-Family Residential District
- R-60 One-Family Residential District
- R-61 One-Family Residential District
- R-62 One-Family Residential District
- R-63 One-Family Residential District
- R-64 One-Family Residential District
- R-65 One-Family Residential District
- R-66 One-Family Residential District
- R-67 One-Family Residential District
- R-68 One-Family Residential District
- R-69 One-Family Residential District
- R-70 One-Family Residential District
- R-71 One-Family Residential District
- R-72 One-Family Residential District
- R-73 One-Family Residential District
- R-74 One-Family Residential District
- R-75 One-Family Residential District
- R-76 One-Family Residential District
- R-77 One-Family Residential District
- R-78 One-Family Residential District
- R-79 One-Family Residential District
- R-80 One-Family Residential District
- R-81 One-Family Residential District
- R-82 One-Family Residential District
- R-83 One-Family Residential District
- R-84 One-Family Residential District
- R-85 One-Family Residential District
- R-86 One-Family Residential District
- R-87 One-Family Residential District
- R-88 One-Family Residential District
- R-89 One-Family Residential District
- R-90 One-Family Residential District
- R-91 One-Family Residential District
- R-92 One-Family Residential District
- R-93 One-Family Residential District
- R-94 One-Family Residential District
- R-95 One-Family Residential District
- R-96 One-Family Residential District
- R-97 One-Family Residential District
- R-98 One-Family Residential District
- R-99 One-Family Residential District
- R-100 One-Family Residential District

**SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING**  
 CLINTON TOWNSHIP OFFICE: 1709 NINETEEN MILE ROAD, SUITE 3, CLINTON TOWNSHIP, MI 48065, 888.42.7086  
 FARMINGTON HILLS OFFICE: 38206 COUNTRY CLUB DRIVE, SUITE C6, FARMINGTON HILLS, MI 48331, 248.300.3391

BOUNDARY & TOPOGRAPHIC SURVEY BY:  
**ALPINE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 46892 WEST ROAD SUITE 109, NOVI, MICHIGAN 48377, 248.926.3701



PROJECT NUMBER:	REV. #	REV. DATE	REVISION INFO.
24-261	-	-	-
PROJECT MANAGER:	-	-	-
J.KING	-	-	-
DRAWN BY:	-	-	-
E.LEPCZAK	-	-	-
CHECKED BY:	-	-	-
J.EMERINE	-	-	-
DATE:	-	-	-
02-10-25	-	-	-
OFFICE:	-	-	-
CLINTON TWP	-	-	-





LEGAL DESCRIPTION

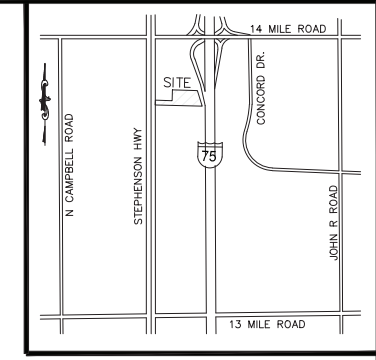
Land Situated in the State of Michigan, County of Oakland, City of Madison Heights.

Part of the Northwest 1/4 of Section 2, Town 1 North, Range 11 East described as:  
 Commencing at the North 1/4 corner of Section 2; thence along the North-South 1/4 line of said Section, South 00 degrees 09 minutes 23 seconds West 890.17 feet; thence North 89 degrees 21 minutes 15 seconds West 116.75 feet to a point on the Westerly right-of-way line of Interstate 75 and the point of beginning; thence along said line, South 21 degrees 18 minutes 00 seconds East 319.15 (measured as 319.16) feet; thence South 00 degrees 09 minutes 23 seconds West 60.00 feet; thence North 89 degrees 05 minutes 23 seconds West 38.00 feet; thence North 89 degrees 05 minutes 15 seconds West 259.86 feet; thence South 01 degree 00 minutes 26 seconds West 60.00 feet; thence North 89 degrees 05 minutes 15 seconds West 513.20 feet to a point on the Easterly right of way line of Stephenson Highway (204 feet wide); thence along said right-of-way line, North 00 degrees 58 minutes 08 seconds East 60.00 feet; thence South 89 degrees 05 minutes 15 seconds East 317.00 feet; thence North 00 degrees 58 minutes 08 seconds East 336.57 (measured as 336.37) feet; thence South 89 degrees 21 minutes 15 seconds East 394.56 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. A0714833, DATED MARCH 30, 2017 AT 7:59 A.M.

BENCHMARKS

- SITE BENCHMARK #1:**  
 ARROW ON HYDRANT  
 ELEV.= 615.62 (NAVD88)
- SITE BENCHMARK #2:**  
 ARROW ON HYDRANT  
 ELEV.= 615.62 (NAVD88)
- SITE BENCHMARK #3:**  
 ARROW ON HYDRANT  
 ELEV.= 615.62 (NAVD88)



**SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING**  
 1700 NORTH MICHIGAN AVE., SUITE 300  
 CLINTON TOWNSHIP, MI 48035  
 (313) 283-7700  
 www.sklsurveying.com

REV. #	REV. DATE	REVISION INFO.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL FREE FOR THE LOCATION OF UNDERGROUND UTILITIES

**811**

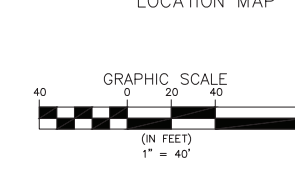
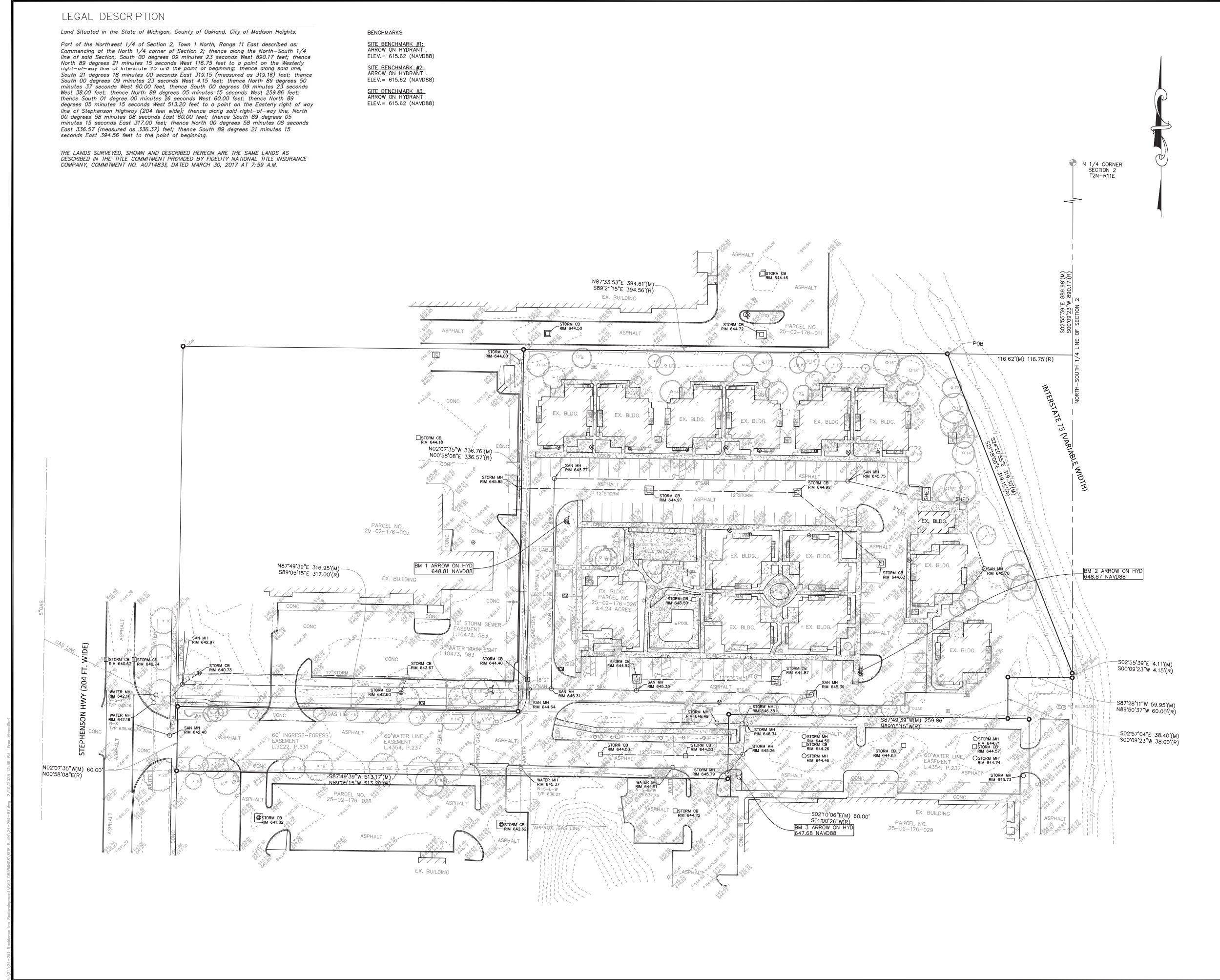
PROJECT NUMBER: L2L MADISON HEIGHTS, LLC.  
 PROJECT MANAGER: JIM JUNG  
 DRAWN BY: E. LEFCZAK  
 CHECKED BY: JIM JUNG  
 DATE: 2/15/25  
 OFFICE: CLINTON TOWNSHIP

CLIENT INFO:  
 L2L MADISON HEIGHTS, LLC.  
 7700 OLD GEORGETOWN ROAD,  
 SUITE 100  
 BETHESDA, MD 20814  
 PH: (301) 986-6090  
 ATTN: BRANDY WALTERHOEFER  
 Brandy.Walterhoefer@salurban.com

PROJECT NAME:  
**RESIDENCE INN - REDEVELOPMENT**  
 PART OF THE NORTHWEST 1/4 SECTION 2, T. 1 N., R. 11 E., CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**BOUNDARY TOPOGRAPHIC SURVEY**

PAGE NO.:  
 02



- LEGEND**
- EX. CATCH BASIN
  - EX. MANHOLE
  - ◇ EX. END SECTION
  - EX. OVERFLOW STRUCTURE
  - EX. DOWNSPOUT/ROOF DRAIN
  - EX. CLEANOUT
  - EX. WATER WELL
  - EX. HYDRANT
  - EX. WATER SHUTOFF
  - EX. FIRE DEPT. CONNECTION
  - EX. IRRIGATION CONTROL VALVE
  - EX. LIGHTPOLE
  - EX. UTILITY POLE
  - EX. GUY ANCHOR
  - EX. TRAFFIC SIGNAL
  - EX. GAS SHUTOFF
  - EX. GAS VENT
  - EX. HANDHOLE
  - EX. PEDESTAL
  - EX. TRANSFORMER
  - EX. GENERATOR
  - EX. GAS METER
  - EX. ELECTRIC METER
  - EX. ELECTRICAL OUTLET
  - EX. UTILITY MARKER
  - EX. HVAC
  - EX. RAILROAD SIGNAL
  - EX. SIGN
  - EX. POST/BOLLARD
  - EX. FLAGPOLE
  - EX. MAILBOX
  - EX. PARKING METER
  - EX. SATELLITE DISH
  - EX. SOIL BORING
  - EX. MONITOR WELL
  - FOUND IRON
  - SET IRON
  - EX. BOULDER
  - EX. TREE STUMP
  - EX. TREE
  - EX. TREE TAG & NUMBER
  - EX. TREE LINE
  - EX. FENCE
  - EX. SANITARY SEWER
  - EX. STORM SEWER
  - EX. WATER MAIN
  - EX. ELECTRIC CABLE
  - EX. COMMUNICATION
  - EX. GAS LINE
  - EX. OVERHEAD LINE

NOTE:  
 BEARING BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE.

NOTE:  
 TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY ALPINE ENGINEERING, INC. DATE 01-13-2025





LEGAL DESCRIPTION

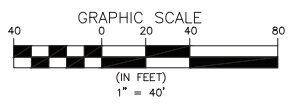
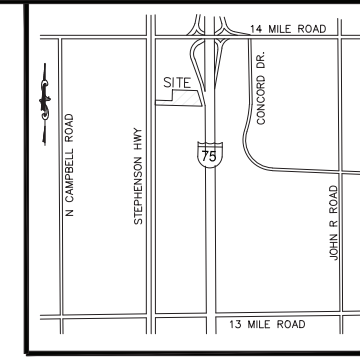
Land Situated in the State of Michigan, County of Oakland, City of Madison Heights.

Part of the Northwest 1/4 of Section 2, Town 1 North, Range 11 East described as: Commencing at the North 1/4 corner of Section 2; thence along the North-South 1/4 line of said Section, South 00 degrees 09 minutes 23 seconds West 890.17 feet; thence North 89 degrees 21 minutes 15 seconds West 116.75 feet to a point on the Westerly right-of-way line of Interstate 75 and the point of beginning; thence along said line, South 21 degrees 18 minutes 00 seconds East 319.15 (measured as 319.16) feet; thence South 00 degrees 09 minutes 23 seconds West 60.00 feet; thence North 89 degrees 50 minutes 37 seconds West 60.00 feet; thence South 00 degrees 09 minutes 23 seconds West 38.00 feet; thence North 89 degrees 05 minutes 15 seconds West 259.86 feet; thence South 01 degree 00 minutes 36 seconds West 60.00 feet; thence North 89 degrees 05 minutes 15 seconds West 513.20 feet to a point on the Easterly right of way line of Stephenson Highway (204 feet wide); thence along said right-of-way line, North 00 degrees 58 minutes 08 seconds East 60.00 feet; thence South 89 degrees 05 minutes 15 seconds East 317.00 feet thence North 00 degrees 58 minutes 08 seconds East 336.57 (measured as 336.37) feet; thence South 89 degrees 21 minutes 15 seconds East 394.56 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. A0714833, DATED MARCH 30, 2017 AT 7:59 A.M.

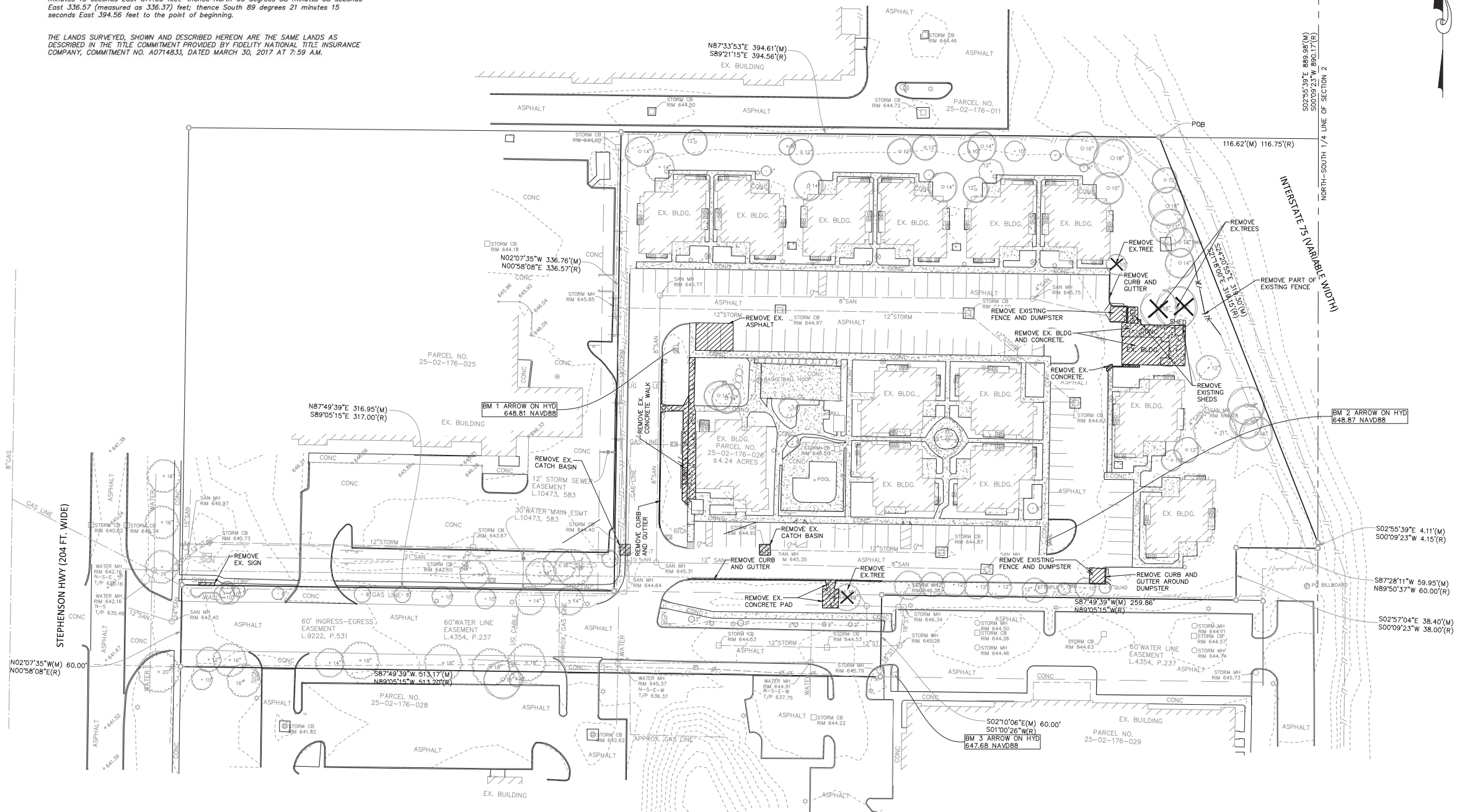
BENCHMARKS

SITE BENCHMARK #1:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)  
SITE BENCHMARK #2:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)  
SITE BENCHMARK #3:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)



LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- ▷ EX. END SECTION
- EX. OVERFLOW STRUCTURE
- EX. DOWNSPOUT/ROOF DRAIN
- ⊙ EX. CLEANOUT
- ⊕ EX. WATER WELL
- ⊖ EX. HYDRANT
- ⊗ EX. WATER SHUTOFF
- ⊠ EX. FIRE DEPT. CONNECTION
- ⊡ EX. IRRIGATION CONTROL VALVE
- ⊛ EX. LIGHTPOLE
- ⊜ EX. UTILITY POLE
- ⊝ EX. GUY ANCHOR
- ⊞ EX. TRAFFIC SIGNAL
- ⊟ EX. GAS SHUTOFF
- ⊠ EX. GAS VENT
- ⊡ EX. HANDHOLE
- ⊛ EX. PEDESTAL
- ⊜ EX. TRANSFORMER
- ⊝ EX. GENERATOR
- ⊞ EX. GAS METER
- ⊟ EX. ELECTRIC METER
- ⊠ EX. ELECTRICAL OUTLET
- ⊡ EX. UTILITY MARKER
- ⊛ EX. HVAC
- ⊜ EX. RAILROAD SIGNAL
- ⊝ EX. SIGN
- ⊞ EX. POST/BOLLARD
- ⊟ EX. FLAGPOLE
- ⊠ EX. MAILBOX
- ⊡ EX. PARKING METER
- ⊛ EX. SATELLITE DISH
- ⊜ EX. SOIL BORING
- ⊝ EX. MONITOR WELL
- ⊞ FOUND IRON
- ⊟ SET IRON
- ⊠ EX. BOULDER
- ⊡ EX. TREE STUMP
- EX. TREE
- <sup>1023</sup> EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE



**SEIBER KEAST LEHNER ENGINEERING | SURVEYING**  
 1700 NORTH MILE ROAD, SUITE 200  
 CLINTON TOWNSHIP, MI 48035  
 313.487.7000  
 www.seiberkeastlehner.com

REV. #	REV. DATE	REVISION INFO.

3 WORKING DAYS BEFORE YOU DIG  
 CALL MISS DIG  
 1-800-482-7171  
 TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

**811**

CLIENT INFO:  
 L2L MADISON HEIGHTS, LLC.  
 7700 OLD GEORGETOWN ROAD,  
 SUITE 100  
 BETHESDA, MD 20814  
 PH: (301) 986-6090  
 ATTN: BRANDY WALTERHOEFER  
 Brandy.Walterhoefer@saularban.com

PROJECT NAME:  
**RESIDENCE INN - REDEVELOPMENT**  
 PART OF THE NORTHWEST 1/4 SECTION 2, T.1N., R. 11E., CITY OF  
 MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**DEMOLITION PLAN**



P:\3134-201\_Bethesda, Inc. Redevelopment\A\CAD\_DWG\811\811.DWG, 2/20/2025, 10:36 AM, Eric Adams



**LEGAL DESCRIPTION**

Land Situated in the State of Michigan, County of Oakland, City of Madison Heights.

Part of the Northwest 1/4 of Section 2, Town 1 North, Range 11 East described as: Commencing at the North 1/4 corner of Section 2; thence along the North-South 1/4 line of said Section, South 00 degrees 09 minutes 23 seconds West 890.17 feet; thence North 89 degrees 21 minutes 15 seconds West 116.75 feet to a point on the Westerly right-of-way line of Interstate 75 and the point of beginning; thence along said line, South 21 degrees 18 minutes 00 seconds East 319.15 (measured as 319.16) feet; thence South 00 degrees 09 minutes 23 seconds West 4.15 feet; thence North 89 degrees 50 minutes 37 seconds West 60.00 feet; thence South 00 degrees 09 minutes 23 seconds West 38.00 feet; thence North 89 degrees 05 minutes 15 seconds West 259.86 feet; thence South 01 degree 00 minutes 26 seconds West 60.00 feet; thence North 89 degrees 05 minutes 15 seconds West 513.20 feet to a point on the Eastern right of way line of Stephenson Highway (204 feet wide); thence along said right-of-way line, North 00 degrees 58 minutes 08 seconds East 60.00 feet; thence South 89 degrees 05 minutes 15 seconds East 317.00 feet; thence North 00 degrees 58 minutes 08 seconds East 336.57 (measured as 336.37) feet; thence South 89 degrees 21 minutes 15 seconds East 394.56 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. A0714833, DATED MARCH 30, 2017 AT 7:59 AM.

PARCEL ID  
#25-02-176-026  
4.24±ACRES  
(184,694 SQ.FT)

EXISTING ZONING:  
MUI-2 MIXED USE INNOVATION

DENSITY:  
PARCEL AREA: 4.24 ACRES  
NUMBER OF PROPOSED RESIDENTIAL UNITS: 101  
RESIDENTIAL DENSITY: 101 UNITS / 4.24 ACRES = 23.58 UNITS / ACRE

USE:  
EXISTING USE: HOTEL EXTENDED STAY  
PROPOSED USE: MULTIPLE FAMILY FOR RENT

BUILDING SETBACKS:

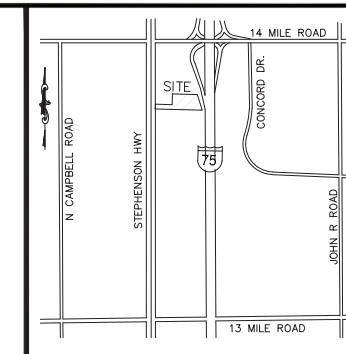
FRONT YARD 10 FEET  
SIDE 5 FEET  
REAR 15 FEET

BENCHMARKS

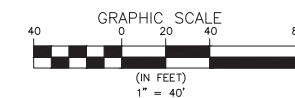
SITE BENCHMARK #1:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)

SITE BENCHMARK #2:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)

SITE BENCHMARK #3:  
ARROW ON HYDRANT  
ELEV.= 615.62 (NAVD88)

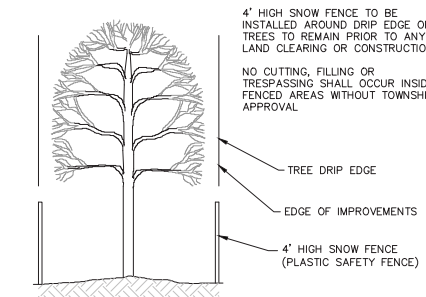
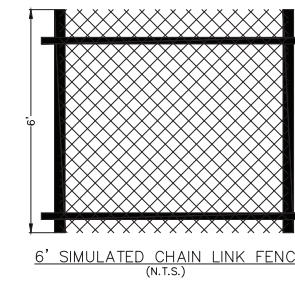


LOCATION MAP

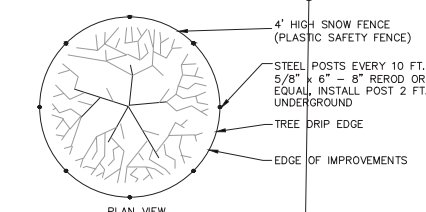


**PROPOSED LEGEND**

- X-X- CHAIN FENCE
- //// WOOD FENCE
- |\_|- TREE FENCE PROTECTION
- |\_|- CURB AND GUTTER
- ▒ PAVEMENT (ASPHALT)
- ▒ PAVEMENT (CONCRETE)

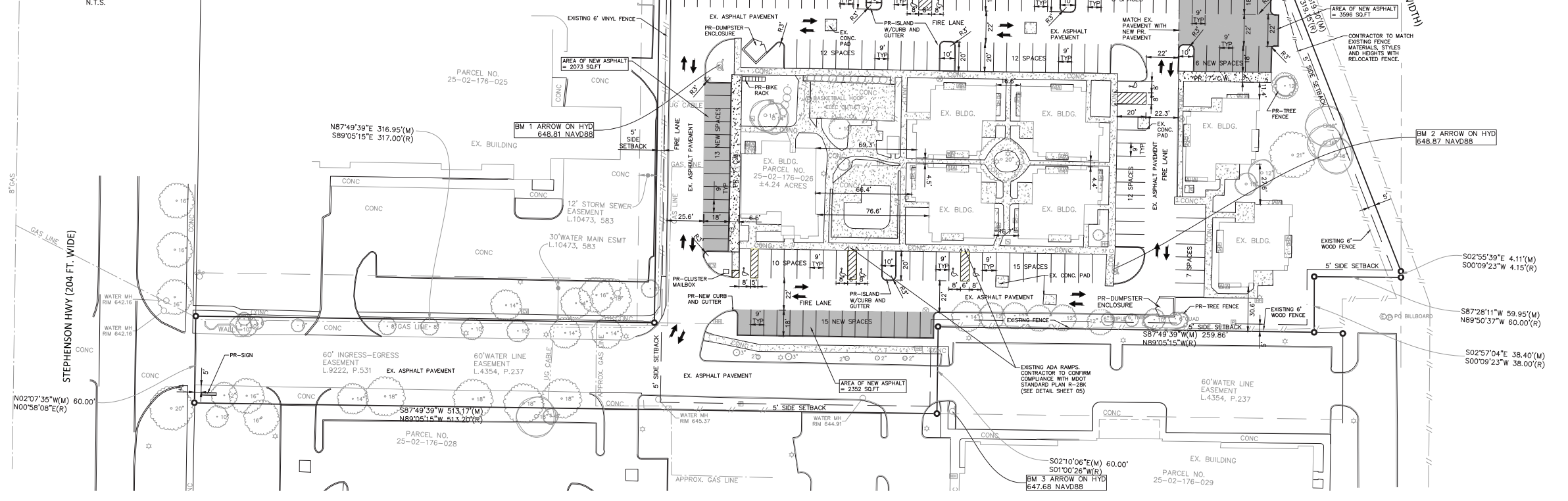


SECTION VIEW



PLAN VIEW

**TREE PROTECTION DETAIL**  
N.T.S.



**AREA AND RUNOFF COEFFICIENT CALCULATIONS**

	RUNOFF COEFFICIENT	EXISTING	PROPOSED	%
BUILDING AREA	0.95	27,920	27,920	15.12
PAVED CONCRETE AREA	0.95	17,534	19,332	10.47
PAVED ASPHALT AREA	0.95	44,906	52,927	28.86
ENTRANCE ASPHALT AREA	0.95	16,500	16,500	8.93
OPEN SPACE AREA (HSGC)	0.25	77,834	68,015	36.83
<b>Total</b>				<b>100.00</b>
<b>WEIGHTED RUNOFF COEFFICIENT</b>		<b>0.66</b>	<b>0.69</b>	

**PARKING CALCULATIONS**

**PARKING REQUIRED:**

101 BEDROOM 1 BEDROOM APARTMENTS = 1 PER EACH ONE BEDROOM UNIT  
101 PARKING SPACES

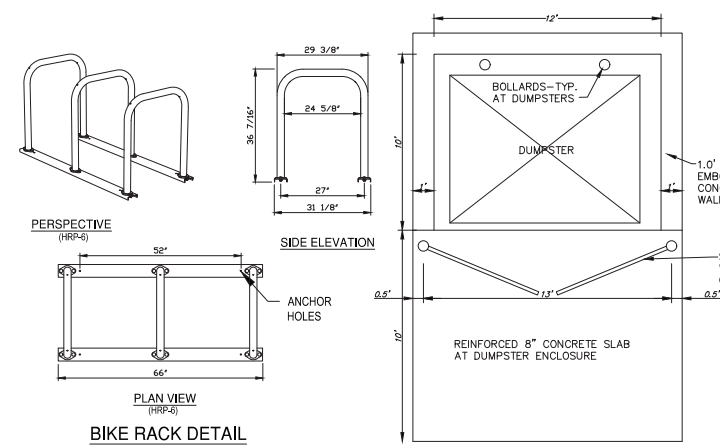
1 PROFESSIONAL OFFICE (2,653 SQ.FT) = 1 PER EACH 300 SQ.FT.  
2,653/300 = 9 PARKING SPACES

**PARKING PROVIDED:**

PARKING AFTER RE-STRIPPING

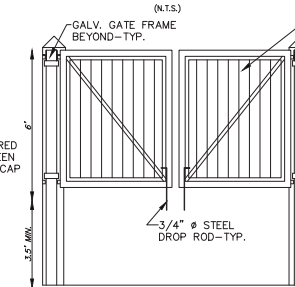
96 SPACES	
9 ACCESSIBLE PARKING	
41 SPACES	
<b>TOTAL PARKING PROVIDED</b>	<b>145 SPACES</b>

**PARKING REQUIRED:** 110 SPACES  
**PARKING PROVIDED:** 145 SPACES



**BIKE RACK DETAIL**  
(N.T.S.)

**DUMPSTER ENCLOSURE PLAN**  
(N.T.S.)

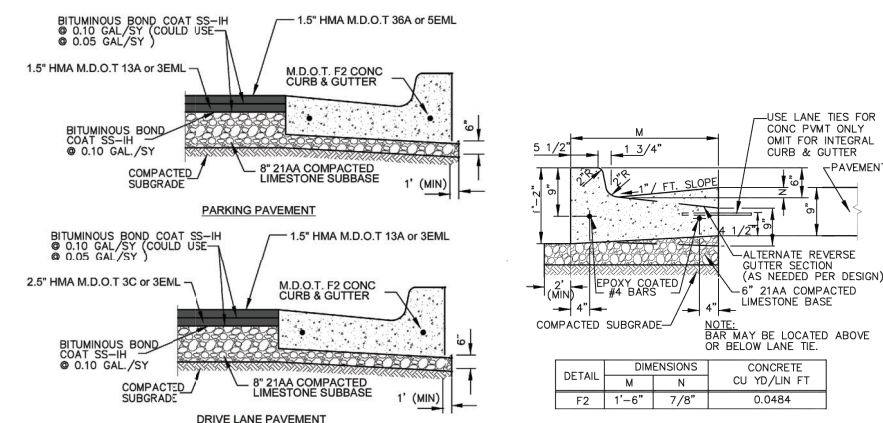


**DUMPSTER ENCLOSURE PLAN**  
(N.T.S.)

**DUMPSTER ELEVATION**  
(N.T.S.)



**DUMPSTER ELEVATION**  
(N.T.S.)



**TYPICAL PARKING AREA PAVEMENT & CURB DETAILS**

DETAIL	DIMENSIONS	CONCRETE	
	M	N	
F2	1'-6"	7/8"	0.0484

**SKL SEIBER KEAST LEHNER ENGINEERING | SURVEYING**

CLINTON TOWNSHIP SURVEYOR  
CLINTON TOWNSHIP SURVEYOR  
CLINTON TOWNSHIP SURVEYOR

© COPYRIGHT 2021

REV. #	REV. DATE	REVISION INFO.

3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
TOLL FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

**811**

PROJECT NUMBER:  
PROJECT MANAGER:  
DRAWN BY:  
CHECKED BY:  
DATE:  
OFFICE:

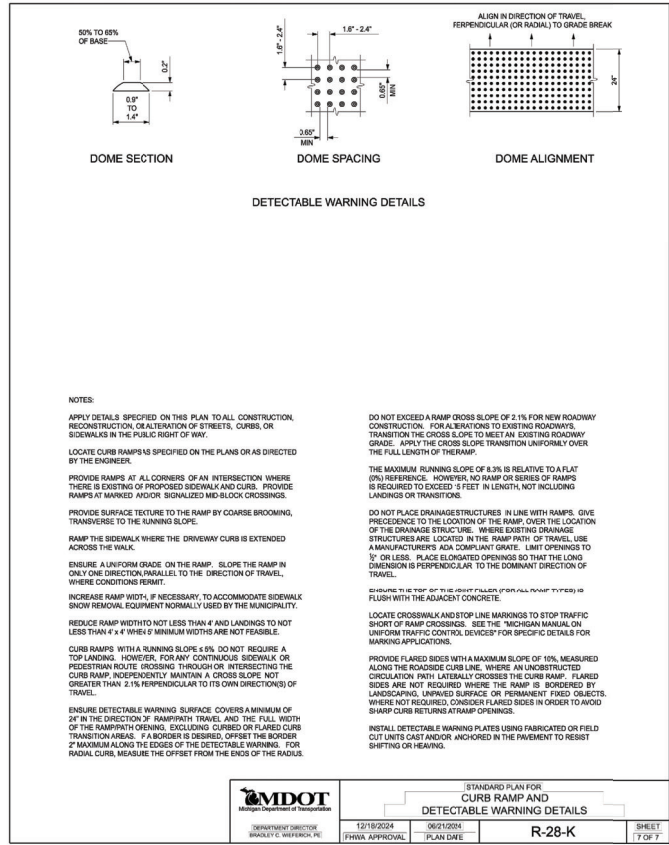
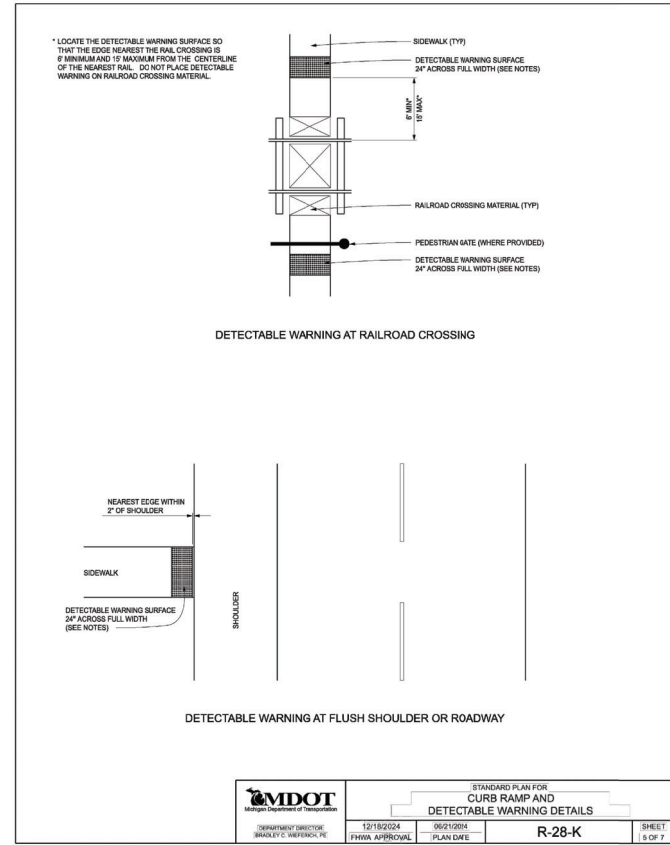
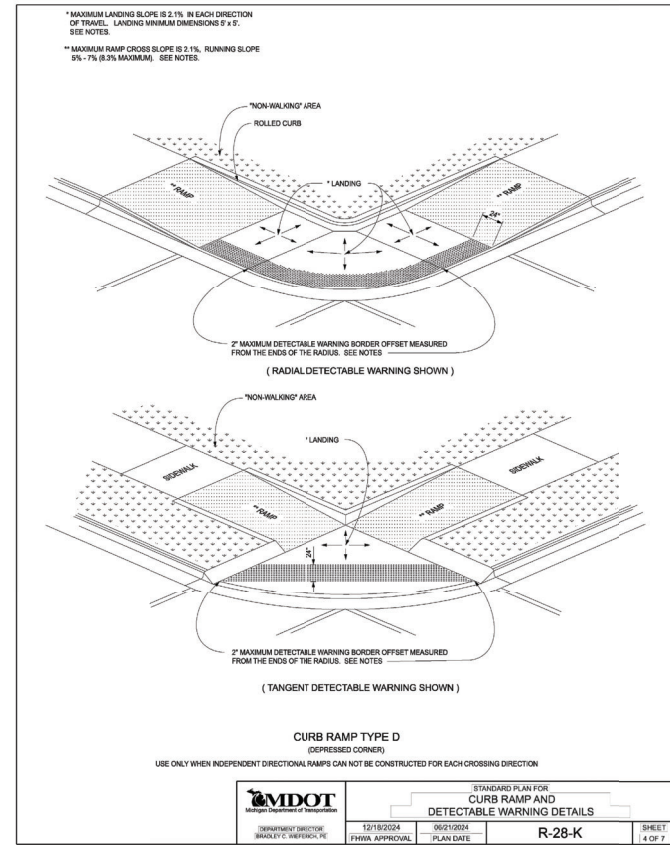
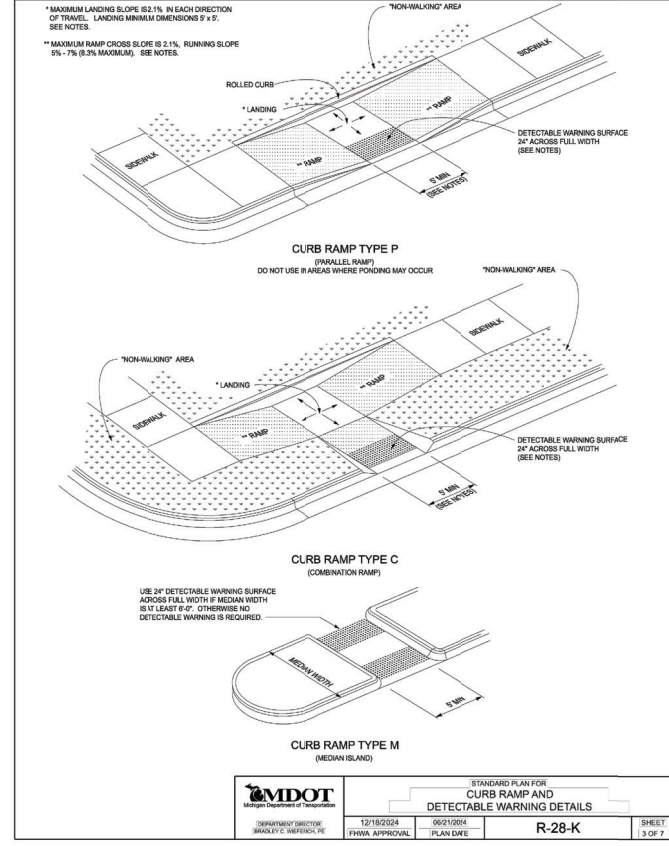
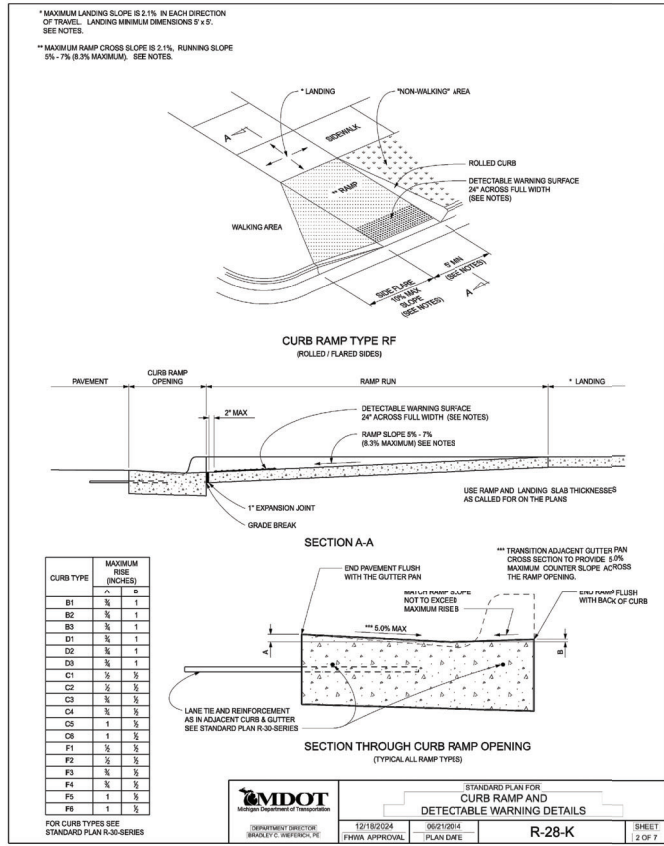
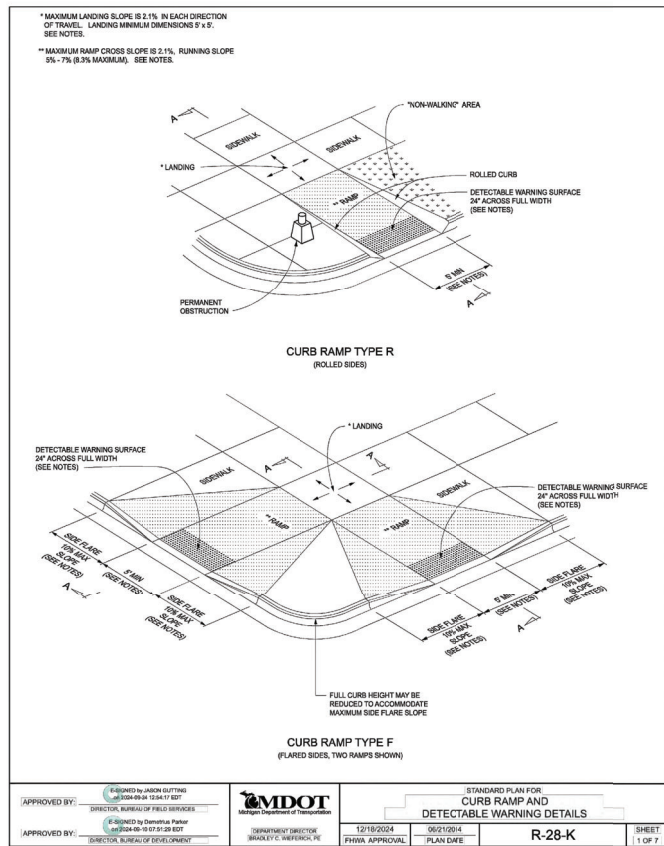
CLIENT INFO:  
L2L MADISON HEIGHTS, LLC.  
7700 OLD GEORGETOWN ROAD,  
SUITE 100  
BETHESDA, MD 20814  
PH: (301)-986-6090  
ATTN: BRANDY WALTERHOEFER  
Brandy.Walterhoefer@salurban.com

PROJECT NAME:  
**RESIDENCE INN - REDEVELOPMENT**  
PART OF THE NORTHWEST 1/4 SECTION 2, T.1N., R. 11E., CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**SITE PLAN**

PAGE NO.:  
04





**SEIBER KEAST LEHNER ENGINEERING | SURVEYING**  
 CLINTON TOWNSHIP, MICHIGAN  
 1000 EAST HILL ROAD, SUITE 200  
 CLINTON TOWNSHIP, MI 48825

© COPYRIGHT 2021

REV. #	REV. DATE	REVISION INFO.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL-FREE FOR THE LOCATION OF UNDERGROUND FACILITIES

**811**

PROJECT NUMBER: L2L MADISON HEIGHTS, LLC. 7700 OLD GEORGETOWN ROAD, SUITE 100 BETHESDA, MD 20814  
 PROJECT MANAGER: J. J. J. J.  
 DRAWN BY: E. LEFCZAK  
 CHECKED BY: J. J. J. J.  
 ATTN: BRANDY WALTERHOEFER  
 Brandy.Walterhoefer@saulurban.com

CLIENT INFO:  
 L2L MADISON HEIGHTS, LLC.  
 7700 OLD GEORGETOWN ROAD,  
 SUITE 100  
 BETHESDA, MD 20814  
 PH: (301)-986-6090  
 ATTN: BRANDY WALTERHOEFER  
 Brandy.Walterhoefer@saulurban.com

PROJECT NAME: RESIDENCE INN - REDEVELOPMENT  
 PART OF THE NORTHWEST 1/4 SECTION 2, T.1N., R. 11E., CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE: RAMP DETAILS

PAGE No.: 05

STATE OF MICHIGAN  
 JASON W. EMERSON  
 No. 6201054218  
 LICENSED PROFESSIONAL ENGINEER



AQUA-SWIRL CONCENTRATOR DETAIL



INNOVATING GOOD CLEAN WATER

# AQUA-SWIRL<sup>6</sup> CONCENTRATOR

HYDRODYNAMIC SEPARATOR

## FEATURES

- The Aqua-Swirl Concentrator provides large access opening of 30" for maintenance with riser extending to finish grade.
- Floatable debris, oils and coarse sediments enter tangentially into the unit.
- Vortex separation removes coarse particles of TSS, floatable debris, and free oil.
- Constructed of durable, lightweight, high performance materials to withstand up to 1500 loads.
- Independent testing & validation for TSS removal before discharging into sensitive receiving waters.

NJCAT TAPE

LEGAL DESCRIPTION

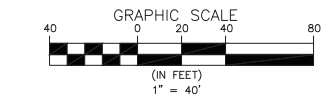
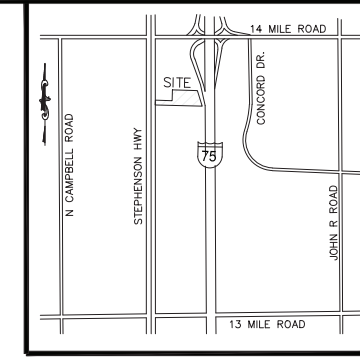
Land Situated in the State of Michigan, County of Oakland, City of Madison Heights.

Part of the Northwest 1/4 of Section 2, Town 1 North, Range 11 East described as: Commencing at the North 1/4 corner of Section 2; thence along the North-South 1/4 line of said Section, South 00 degrees 09 minutes 23 seconds West 890.17 feet; thence North 89 degrees 21 minutes 15 seconds West 116.75 feet to a point on the Westerly right-of-way line of Interstate 75 and the point of beginning; thence along said line, South 21 degrees 18 minutes 00 seconds East 319.15 (measured as 319.16) feet; thence South 00 degrees 09 minutes 23 seconds West 4.15 feet; thence North 89 degrees 50 minutes 37 seconds West 60.00 feet; thence South 00 degrees 09 minutes 23 seconds West 38.00 feet; thence North 89 degrees 05 minutes 15 seconds West 259.86 feet; thence South 01 degree 00 minutes 26 seconds West 60.00 feet; thence North 89 degrees 05 minutes 15 seconds West 513.20 feet to a point on the Easterly right of way line of Stephenson Highway (204 feet wide); thence along said right-of-way line, North 00 degrees 58 minutes 08 seconds East 60.00 feet; thence North 89 degrees 05 minutes 15 seconds East 317.00 feet; thence North 00 degrees 58 minutes 08 seconds East 336.57 (measured as 336.37) feet; thence South 89 degrees 21 minutes 15 seconds East 394.56 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. A0714833, DATED MARCH 30, 2017 AT 7:59 A.M.

BENCHMARKS

- SITE BENCHMARK #1- ARROW ON HYDRANT . ELEV. = 615.62 (NAVD88)
- SITE BENCHMARK #2- ARROW ON HYDRANT . ELEV. = 615.62 (NAVD88)
- SITE BENCHMARK #3- ARROW ON HYDRANT . ELEV. = 615.62 (NAVD88)

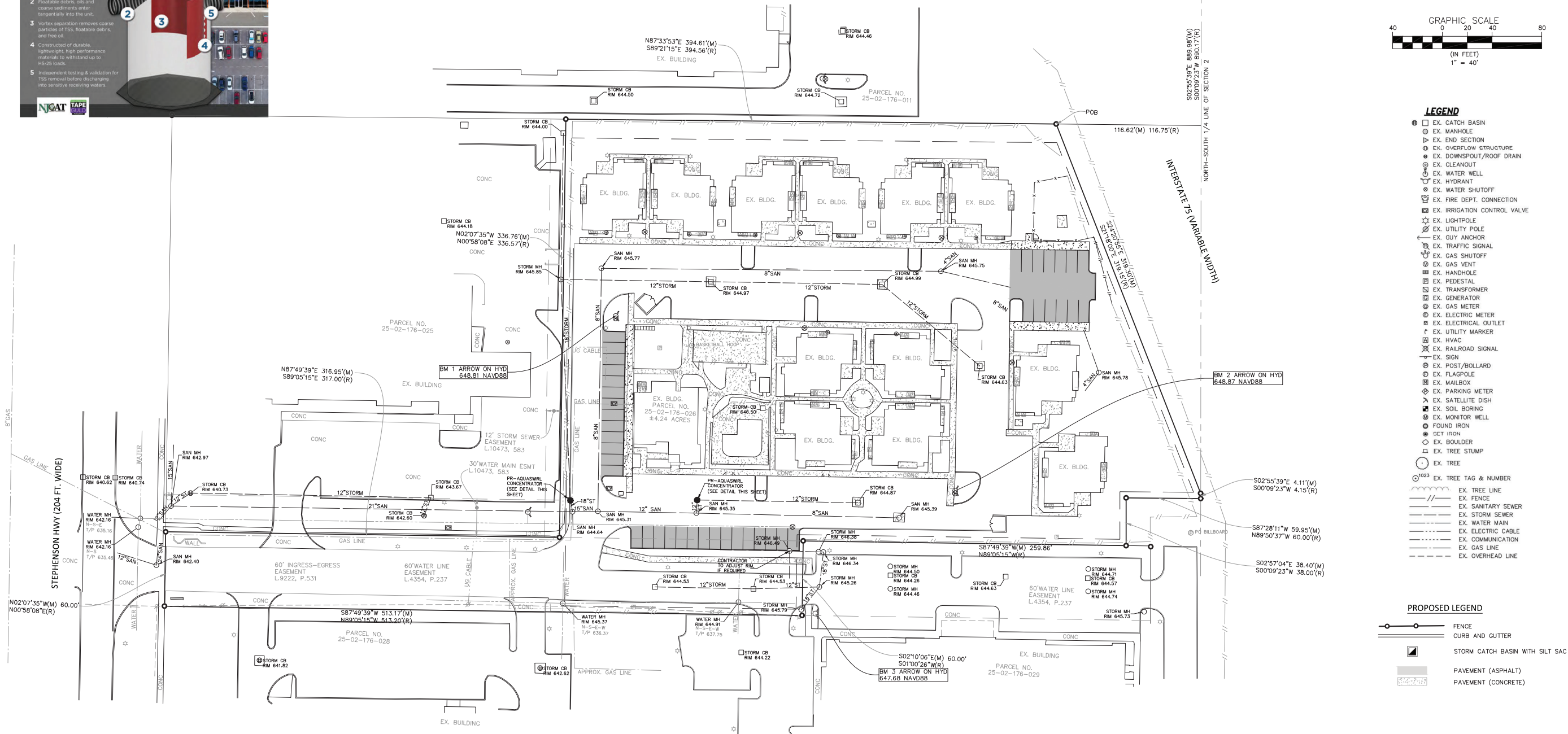


**SEIBER KEAST LEHNER ENGINEERING | SURVEYING**

CLINTON TOWNSHIP OFFICE  
1700 N. HUNTERS HILL ROAD, SUITE 200  
CLINTON TOWNSHIP, MI 48835  
(517) 351-2222

FAIRMONT HILLS OFFICE  
1000 FAIRMONT HILLS DRIVE, SUITE 100  
FAIRMONT HILLS, MI 48301  
(248) 837-7000

© COPYRIGHT 2021



- ### LEGEND
- EX. CATCH BASIN
  - EX. MANHOLE
  - EX. END SECTION
  - EX. OVERFLOW STRUCTURE
  - EX. DOWNSPOUT/ROOF DRAIN
  - EX. CLEANOUT
  - EX. WATER WELL
  - EX. HYDRANT
  - EX. WATER SHUTOFF
  - EX. FIRE DEPT. CONNECTION
  - EX. IRRIGATION CONTROL VALVE
  - EX. LIGHTPOLE
  - EX. UTILITY POLE
  - EX. GUY ANCHOR
  - EX. TRAFFIC SIGNAL
  - EX. GAS SHUTOFF
  - EX. GAS VENT
  - EX. HANDHOLE
  - EX. PEDESTAL
  - EX. TRANSFORMER
  - EX. GENERATOR
  - EX. GAS METER
  - EX. ELECTRIC METER
  - EX. ELECTRICAL OUTLET
  - EX. UTILITY MARKER
  - EX. HVAC
  - EX. RAILROAD SIGNAL
  - EX. SIGN
  - EX. POST/BOLLARD
  - EX. FLAGPOLE
  - EX. MAILBOX
  - EX. PARKING METER
  - EX. SATELLITE DISH
  - EX. SOIL BORING
  - EX. MONITOR WELL
  - SET IRON
  - EX. BOULDER
  - EX. TREE STUMP
  - EX. TREE TAG & NUMBER
  - EX. TREE LINE
  - EX. FENCE
  - EX. SANITARY SEWER
  - EX. STORM SEWER
  - EX. WATER MAIN
  - EX. ELECTRIC CABLE
  - EX. COMMUNICATION
  - EX. GAS LINE
  - EX. OVERHEAD LINE

- ### PROPOSED LEGEND
- FENCE
  - CURB AND GUTTER
  - PAVEMENT (ASPHALT)
  - PAVEMENT (CONCRETE)
  - STORM CATCH BASIN WITH SILT SAC

REV. #	REV. DATE	REVISION INFO.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 TOLL-FREE FOR THE LOCATION OF UNDERGROUND FACILITIES



PROJECT NUMBER:	
PROJECT MANAGER:	J.J. JUNG
DRAWN BY:	ELEFCZAK
CHECKED BY:	J.J. JUNG
DATE:	2-11-25
OFFICE:	CLINTON TOWNSHIP

CLIENT INFO:  
L2L MADISON HEIGHTS, LLC.  
2700 OLD GEORGETOWN ROAD,  
SUITE 100  
BETHESDA, MD 20814  
PH: (301) 986-6090  
ATTN: BRANDY WALTERHOEFER  
Brandy.Walterhoefer@salurban.com

PROJECT NAME:  
**RESIDENCE INN - REDEVELOPMENT**

PART OF THE NORTHWEST 1/4 SECTION 2, T.1N., R. 11E., CITY OF MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

SHEET TITLE:  
**UTILITY PLAN**

PAGE NO.:  
**06**



P:\25-24-201\_Baltimore\_Inn\_ReDevelopment\CADD\DRAWINGS\SITE PLAN\25-24-201-UP.dwg, 2/10/2025 10:36:06 AM, Ernie Administrator



SOILS INVESTIGATION  
PROPOSED PARKING LOT RECONSTRUCTION  
RESIDENCE INN HOTEL  
32650 STEPHENSON HIGHWAY  
MADISON HEIGHTS, MICHIGAN

**McDowell & Associates**  
Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection  
21355 Hatcher Avenue, Ferndale, MI 48220  
Phone: (248) 399-2066 • Fax: (248) 399-2157  
www.mcdowells.com

February 6, 2025  
L2L Madison Heights, LLC  
7700 Old Georgetown Road  
Suite 700  
Bethesda, Maryland 20814  
Job No. 25-034

Attention: Ms. Brandy Walterhoefer  
Subject: Soils Investigation  
Proposed Parking Lot Reconstruction  
Residence Inn Hotel  
32650 Stephenson Highway  
Madison Heights, Michigan

Dear Ms. Walterhoefer:

In accordance with your request, we have conducted a Soils Investigation at the subject project.

**Project Description**

It is understood that the project will consist of a full-depth reconstruction of an existing parking lot at the subject property. It is anticipated that the pavement will support primarily automobile traffic with occasional delivery and sanitation trucks.

**Field Work and Laboratory Testing**

Five Soil Test Borings, designated as 1 through 4 and 4A, were performed at the subject property at the approximate locations shown on the Soil Boring Location Plan which accompanies this report. The boring locations were field located by our drillers. Boring 1, 2, 3, and 4A were advanced to a depth of five feet six inches (5'6") below the existing ground surface at the boring locations. Due to parked cars blocking access to the location of Boring 3 with a drill rig, a hand boring had to be performed. Boring 4 was advanced to a depth of two feet one inch (2'1") before encountering auger refusal on a concrete obstruction. The drillers moved six feet (6') south of Boring 4 and drilled Boring 4A.

Soil descriptions, groundwater observations and the results of field and laboratory tests are to be found on the accompanying Logs of Soil Test Borings.

Borings 1 and 2 encountered four inches (4") and four and one-half inch (4.5") of asphalt pavement underlain by fill and possible fill soils consisting of asphalt millings, silty sand, and/or silty clay to three feet two inches (3'2") and three feet six inches (3'6") followed by very stiff silty clay which was encountered to boring completions. Borings 3 and 4A encountered three feet six inches (3'6") and five feet two inches (5'2") of fill soils consisting of surficial topsoil and clay-type soils

L2L MADISON HEIGHTS, LLC  
7700 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MARYLAND 20814

FEBRUARY 6, 2025  
BY  
McDOWELL & ASSOCIATES

Mid-Michigan Office  
3730 James Savage Road, Midland, MI 48642  
Phone: (989) 496-3610 • Fax: (989) 496-3190

Pavement Layers	Light Duty Pavement (Parking)	Medium Duty Pavement (Drives)
Hot Mix Asphalt (HMA)	1.5" 36A or 5EML (Wearing Course) 1.5" 13A or 3EML (Base Course)	1.5" 36A or 5EML (Wearing Course) 2.5" 3C or 3EML (Base Course)
Aggregate Base	8" MDOT 21AA	8" MDOT 21AA

Note: Final design should conform to Oakland County Road Commission and City of Madison Heights design standards.

If any existing structures are found, they should be entirely removed from the proposed pavement area. Buried utilities should be removed or grouted in place. Resulting excavations should be backfilled with engineered fill meeting the requirements outlined above.

The stabilization procedures outlined above should result in reasonably stable pavements. It should be recognized, however, that all asphalt pavements need repairs from time to time as a result of progressive yielding under repeated traffic loads for a prolonged period of time. Placing the new pavement materials over existing non-engineered fill soils may result in long-term differential settlement and some potential cracking of the pavement.

**Groundwater Considerations**

Groundwater was not encountered in any of the borings. It is recommended that pavements be properly graded to promote effective drainage of water and prevent the ponding of surface water in the low areas. As a minimum, a system of stub drains or one drain placed around the catch basin and backfilled with pea stone should be installed at any catch basin or manhole structures to drain any collection of surface water runoff and thus minimize the possibility of frost penetration and heave. The finished pavement surface should be free of depressions and sloped to provide effective surface drainage towards catch basins, where applicable. The drain tile should be wrapped with a geotechnical filter fabric. Edge drains should be installed in watered landscaped areas.

**Closing**

Experience indicates that actual subsurface conditions at the site could vary from those found at the five test borings performed at specific locations. It is, therefore, essential that a qualified geotechnical engineering testing firm be retained to provide soils engineering services during the site preparation, excavation, earthmoving, and paving phases of the proposed project. This is to observe compliance with the design concepts, specifications, and recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

If we can be of any further service, please feel free to call.

Very truly yours,

David Quintal, P.E.  
Senior Engineer

McDOWELL & ASSOCIATES  
Loran Stenzel-Sebastian  
Staff Geologist

LS/

SURFACE ELEVATION		DATE	1/31/2025																														
Sample & Type	Depth	Legend	SOIL DESCRIPTION																														
1	0.0'	ASPHALT	ASPHALT																														
A	2	ASPHALT MILLINGS	ASPHALT MILLINGS																														
UL	3	Moist brown silty fine SAND with occasional brick, fill	Moist brown silty fine SAND with occasional brick, fill																														
3	3	Extremely stiff moist brown to discolored brown silty CLAY with traces of sand and pebbles, fill	Extremely stiff moist brown to discolored brown silty CLAY with traces of sand and pebbles, fill																														
4	4	Extremely compact moist brown silty fine SAND, possible fill	Extremely compact moist brown silty fine SAND, possible fill																														
B	5	Very stiff moist blue silty CLAY with traces of sand and pebbles	Very stiff moist blue silty CLAY with traces of sand and pebbles																														
UL	5	6'0"	6'0"																														
6	6																																
7	7																																
8	8																																
9	9																																
10	10																																
11	11																																
12	12																																
13	13																																
14	14																																
15	15																																
16	16																																
17	17																																
18	18																																
19	19																																
20	20																																
21	21																																
22	22																																
23	23																																
24	24																																
25	25																																
<table border="1"> <thead> <tr> <th>TYPE OF SAMPLE</th> <th>Notes:</th> <th>GROUND WATER OBSERVATIONS</th> </tr> </thead> <tbody> <tr> <td>D. - DISTURBED</td> <td>1) Used track rig.</td> <td></td> </tr> <tr> <td>U.L. - UNDIST. LINER</td> <td>2) Patched boring upon completion with cold patch asphalt.</td> <td></td> </tr> <tr> <td>S.T. - SHELBY TUBE</td> <td></td> <td>G.W. ENCOUNTERED AT FT. INS.</td> </tr> <tr> <td>S.S. - SPLIT SPOON</td> <td></td> <td>G.W. ENCOUNTERED AT FT. INS.</td> </tr> <tr> <td>R.C. - ROCK CORE</td> <td></td> <td>G.W. AFTER COMPLETION FT. INS.</td> </tr> <tr> <td></td> <td></td> <td>G.W. AFTER HRS FT. INS.</td> </tr> <tr> <td>* - CALIBRATED</td> <td>SPT Hammer: Safety Crew Chief: TC</td> <td></td> </tr> <tr> <td>PENETROMETER</td> <td>Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer</td> <td>g.w. VOLUMES None</td> </tr> <tr> <td>(POCKET PENETROMETER)</td> <td>Falling 30" Count Made at 6" Intervals</td> <td></td> </tr> </tbody> </table>				TYPE OF SAMPLE	Notes:	GROUND WATER OBSERVATIONS	D. - DISTURBED	1) Used track rig.		U.L. - UNDIST. LINER	2) Patched boring upon completion with cold patch asphalt.		S.T. - SHELBY TUBE		G.W. ENCOUNTERED AT FT. INS.	S.S. - SPLIT SPOON		G.W. ENCOUNTERED AT FT. INS.	R.C. - ROCK CORE		G.W. AFTER COMPLETION FT. INS.			G.W. AFTER HRS FT. INS.	* - CALIBRATED	SPT Hammer: Safety Crew Chief: TC		PENETROMETER	Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer	g.w. VOLUMES None	(POCKET PENETROMETER)	Falling 30" Count Made at 6" Intervals	
TYPE OF SAMPLE	Notes:	GROUND WATER OBSERVATIONS																															
D. - DISTURBED	1) Used track rig.																																
U.L. - UNDIST. LINER	2) Patched boring upon completion with cold patch asphalt.																																
S.T. - SHELBY TUBE		G.W. ENCOUNTERED AT FT. INS.																															
S.S. - SPLIT SPOON		G.W. ENCOUNTERED AT FT. INS.																															
R.C. - ROCK CORE		G.W. AFTER COMPLETION FT. INS.																															
		G.W. AFTER HRS FT. INS.																															
* - CALIBRATED	SPT Hammer: Safety Crew Chief: TC																																
PENETROMETER	Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer	g.w. VOLUMES None																															
(POCKET PENETROMETER)	Falling 30" Count Made at 6" Intervals																																

SURFACE ELEVATION		DATE	1/31/2025																														
Sample & Type	Depth	Legend	SOIL DESCRIPTION																														
1	0.0'	ASPHALT	ASPHALT																														
A	2	ASPHALT MILLINGS	ASPHALT MILLINGS																														
UL	3	Extremely stiff moist variegated to discolored brown silty sandy CLAY with traces of sand, pebbles and topsoil, possible fill	Extremely stiff moist variegated to discolored brown silty sandy CLAY with traces of sand, pebbles and topsoil, possible fill																														
4	4	Very stiff moist blue silty CLAY with traces of sand and pebbles	Very stiff moist blue silty CLAY with traces of sand and pebbles																														
B	5	6'0"	6'0"																														
6	6																																
7	7																																
8	8																																
9	9																																
10	10																																
11	11																																
12	12																																
13	13																																
14	14																																
15	15																																
16	16																																
17	17																																
18	18																																
19	19																																
20	20																																
21	21																																
22	22																																
23	23																																
24	24																																
25	25																																
<table border="1"> <thead> <tr> <th>TYPE OF SAMPLE</th> <th>Notes:</th> <th>GROUND WATER OBSERVATIONS</th> </tr> </thead> <tbody> <tr> <td>D. - DISTURBED</td> <td>1) Used track rig.</td> <td></td> </tr> <tr> <td>U.L. - UNDIST. LINER</td> <td>2) Patched boring upon completion with cold patch asphalt.</td> <td></td> </tr> <tr> <td>S.T. - SHELBY TUBE</td> <td></td> <td>G.W. ENCOUNTERED AT FT. INS.</td> </tr> <tr> <td>S.S. - SPLIT SPOON</td> <td></td> <td>G.W. ENCOUNTERED AT FT. INS.</td> </tr> <tr> <td>R.C. - ROCK CORE</td> <td></td> <td>G.W. AFTER COMPLETION FT. INS.</td> </tr> <tr> <td></td> <td></td> <td>G.W. AFTER HRS FT. INS.</td> </tr> <tr> <td>* - CALIBRATED</td> <td>SPT Hammer: Safety Crew Chief: TC</td> <td></td> </tr> <tr> <td>PENETROMETER</td> <td>Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer</td> <td>g.w. VOLUMES None</td> </tr> <tr> <td>(POCKET PENETROMETER)</td> <td>Falling 30" Count Made at 6" Intervals</td> <td></td> </tr> </tbody> </table>				TYPE OF SAMPLE	Notes:	GROUND WATER OBSERVATIONS	D. - DISTURBED	1) Used track rig.		U.L. - UNDIST. LINER	2) Patched boring upon completion with cold patch asphalt.		S.T. - SHELBY TUBE		G.W. ENCOUNTERED AT FT. INS.	S.S. - SPLIT SPOON		G.W. ENCOUNTERED AT FT. INS.	R.C. - ROCK CORE		G.W. AFTER COMPLETION FT. INS.			G.W. AFTER HRS FT. INS.	* - CALIBRATED	SPT Hammer: Safety Crew Chief: TC		PENETROMETER	Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer	g.w. VOLUMES None	(POCKET PENETROMETER)	Falling 30" Count Made at 6" Intervals	
TYPE OF SAMPLE	Notes:	GROUND WATER OBSERVATIONS																															
D. - DISTURBED	1) Used track rig.																																
U.L. - UNDIST. LINER	2) Patched boring upon completion with cold patch asphalt.																																
S.T. - SHELBY TUBE		G.W. ENCOUNTERED AT FT. INS.																															
S.S. - SPLIT SPOON		G.W. ENCOUNTERED AT FT. INS.																															
R.C. - ROCK CORE		G.W. AFTER COMPLETION FT. INS.																															
		G.W. AFTER HRS FT. INS.																															
* - CALIBRATED	SPT Hammer: Safety Crew Chief: TC																																
PENETROMETER	Standard Penetration Test - Driving 2" O.D. Sampler 1' With 140lb Hammer	g.w. VOLUMES None																															
(POCKET PENETROMETER)	Falling 30" Count Made at 6" Intervals																																



Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows ft. F	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF	Str. %
	1		Moist dark brown clayey TOPSOIL, fill						
	2		Moist brown silty CLAY with traces of sand and pebbles, fill						
	3		Firm moist brown silty CLAY with traces of sand and pebbles and occasional moist sand lenses, fill	3	11.4	122		(800+)	
	4		Firm moist dark brown to discolor brown silty sandy CLAY with traces of sand and topsoil and a seam of discolor moist fine sand, fill	4					
	5		Firm moist brown silty CLAY with traces of sand and pebbles	2	14.5	88			
	6			3					
	7								
	8								
	9								
	10								
	11								
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

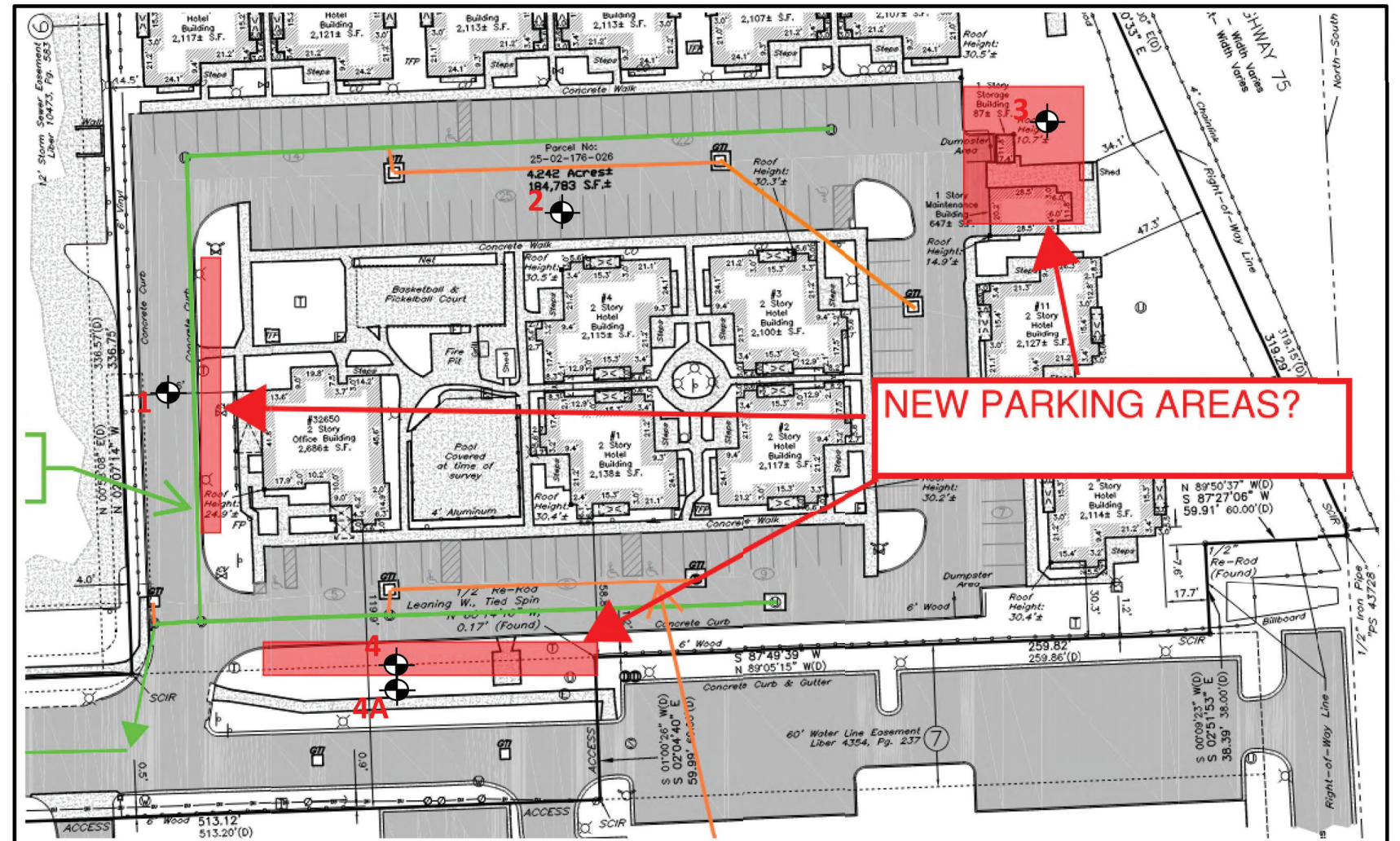
TYPE OF SAMPLE: D - DISTURBED, U.L. - UNDIST. LINER, S.T. - SHELBY TUBE, S.S. - SPLIT SPOON, R.C. - ROCK CORE  
 Note: 1) Hand borings, 2) Used 70 pound hammer. Blow counts are divided by 2 to approximate standard penetration values.  
 GROUND WATER OBSERVATIONS: G.W. ENCOUNTERED AT FT. INS., G.W. ENCOUNTERED AT FT. INS., G.W. AFTER COMPLETION FT. INS., G.W. AFTER HRS FT. INS.  
 SPT Hammer: Safety Crew Chief TC  
 Standard Penetration Test - Driving 2" O.D. Sampler 1" With 140lb Hammer Falling 30" Count Made at 6" Intervals  
 G.W. VOLUMES: None

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows ft. F	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF	Str. %
	1		Moist dark brown clayey TOPSOIL, fill						
	2		Very stiff moist brown silty CLAY with traces of sand and pebbles, fill	4	18.4	126		(4200)	
	3		Auger refusal at 21'						
	4								
	5								
	6								
	7								
	8								
	9								
	10								
	11								
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE: D - DISTURBED, U.L. - UNDIST. LINER, S.T. - SHELBY TUBE, S.S. - SPLIT SPOON, R.C. - ROCK CORE  
 Note: Encountered concrete obstruction. Moved 6' south and drilling Boring 4A.  
 GROUND WATER OBSERVATIONS: G.W. ENCOUNTERED AT FT. INS., G.W. ENCOUNTERED AT FT. INS., G.W. AFTER COMPLETION FT. INS., G.W. AFTER HRS FT. INS.  
 SPT Hammer: Safety Crew Chief TC  
 Standard Penetration Test - Driving 2" O.D. Sampler 1" With 140lb Hammer Falling 30" Count Made at 6" Intervals  
 G.W. VOLUMES: None

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows ft. F	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF	Str. %
	1		Moist dark brown clayey TOPSOIL, fill						
	2		Extremely stiff moist brown silty CLAY with traces of sand and concrete, fill	8	12.5	124		(900+)	
	3		Extremely stiff moist brown silty sandy CLAY with trace of pebbles and topsoil, fill	11					
	4		Very stiff moist blue silty CLAY with traces of sand and pebbles	5	13.0	137		(900+)	
	5			6					
	6			7					
	7								
	8								
	9								
	10								
	11								
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								

TYPE OF SAMPLE: D - DISTURBED, U.L. - UNDIST. LINER, S.T. - SHELBY TUBE, S.S. - SPLIT SPOON, R.C. - ROCK CORE  
 Note: 1) Hand borings, 2) Used 70 pound hammer. Blow counts are divided by 2 to approximate standard penetration values.  
 GROUND WATER OBSERVATIONS: G.W. ENCOUNTERED AT FT. INS., G.W. ENCOUNTERED AT FT. INS., G.W. AFTER COMPLETION FT. INS., G.W. AFTER HRS FT. INS.  
 SPT Hammer: Safety Crew Chief TC  
 Standard Penetration Test - Driving 2" O.D. Sampler 1" With 140lb Hammer Falling 30" Count Made at 6" Intervals  
 G.W. VOLUMES: None



Note: Base drawing provided by others.

**LEGEND**  
 Approximate Soil Boring Locations, 1 through 4A:  
 Drilled by McDowell & Associates



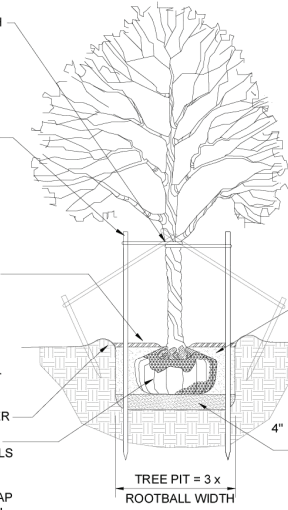
NOTE:  
 GUY DECIDUOUS TREES ABOVE  
 3" CAL. STAKE DECIDUOUS  
 TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
 MIN. 36" ABOVE GROUND FOR  
 UPRIGHT, 18" IF ANGLED. DRIVE  
 STAKES A MIN. 18" INTO  
 UNDISTURBED GROUND  
 OUTSIDE ROOTBALL. REMOVE  
 AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK.  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
 FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
 REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. CUT DOWN WIRE  
 BASKET AND FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
 IT BORE ORIGINALLY OR  
 SLIGHTLY HIGHER THAN FINISH  
 GRADE UP TO 6" ABOVE GRADE,  
 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

DO NOT PRUNE TERMINAL  
 LEADER. PRUNE ONLY DEAD OR  
 BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

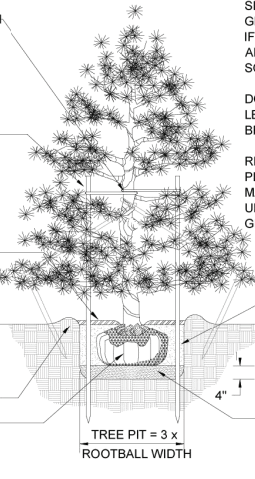
NOTE:  
 GUY EVERGREEN TREES ABOVE  
 12" HEIGHT. STAKE EVERGREEN  
 TREE BELOW 12" HEIGHT.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
 MIN. 36" ABOVE GROUND FOR  
 UPRIGHT, 18" IF ANGLED. DRIVE  
 STAKES A MIN. 18" INTO  
 UNDISTURBED GROUND  
 OUTSIDE ROOTBALL. REMOVE  
 AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK.  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
 FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
 REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. CUT DOWN WIRE  
 BASKET AND FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
 IT BORE ORIGINALLY OR  
 SLIGHTLY HIGHER THAN FINISH  
 GRADE UP TO 6" ABOVE GRADE,  
 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

DO NOT PRUNE TERMINAL  
 LEADER. PRUNE ONLY DEAD OR  
 BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

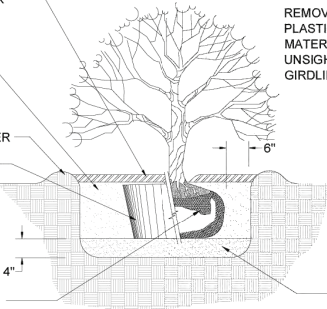
PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK.  
 NATURAL IN COLOR. PULL BACK  
 3" FROM TRUNK.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.  
 MOUND EARTH TO FORM SAUCER

REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
 IT BORE ORIGINALLY OR  
 SLIGHTLY HIGHER THAN FINISH  
 GRADE UP TO 4" ABOVE GRADE,  
 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN  
 BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

### DECIDUOUS TREE PLANTING DETAIL

Not to scale

### EVERGREEN TREE PLANTING DETAIL

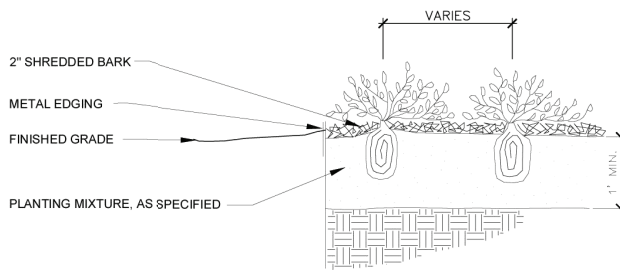
Not to scale

### SHRUB PLANTING DETAIL

NOT TO SCALE

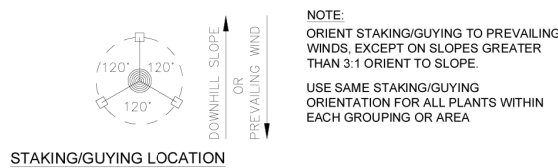
### LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following Township approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 peat, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cheriadelph" Kentucky Blue Grass grown in a sod nursery on loam soil.
- All Proposed Landscaping to be Provided Water with an Automatic Underground Irrigation System.

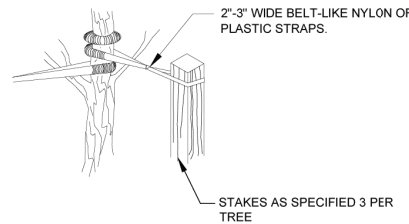


### PERENNIAL PLANTING DETAIL

Not to scale



2"-3" WIDE BELT-LIKE NYLON OR  
 PLASTIC STRAPS.



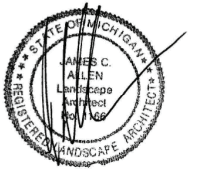
GUYING DETAIL

STAKING DETAIL

### TREE STAKING DETAIL

Not to scale

Seal: \_\_\_\_\_



Title: \_\_\_\_\_

### Landscape Details

Project: \_\_\_\_\_

32650 Stephenson Hwy.  
 Madison Heights, Michigan

Prepared for: \_\_\_\_\_

L2L Madison Heights, LLC  
 7700 Old Georgetown Road, Suite 700  
 Bethesda, Maryland 20814

Revision: \_\_\_\_\_ Issued: \_\_\_\_\_

Submission \_\_\_\_\_ February 10, 2025

Job Number: \_\_\_\_\_

25-008

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_

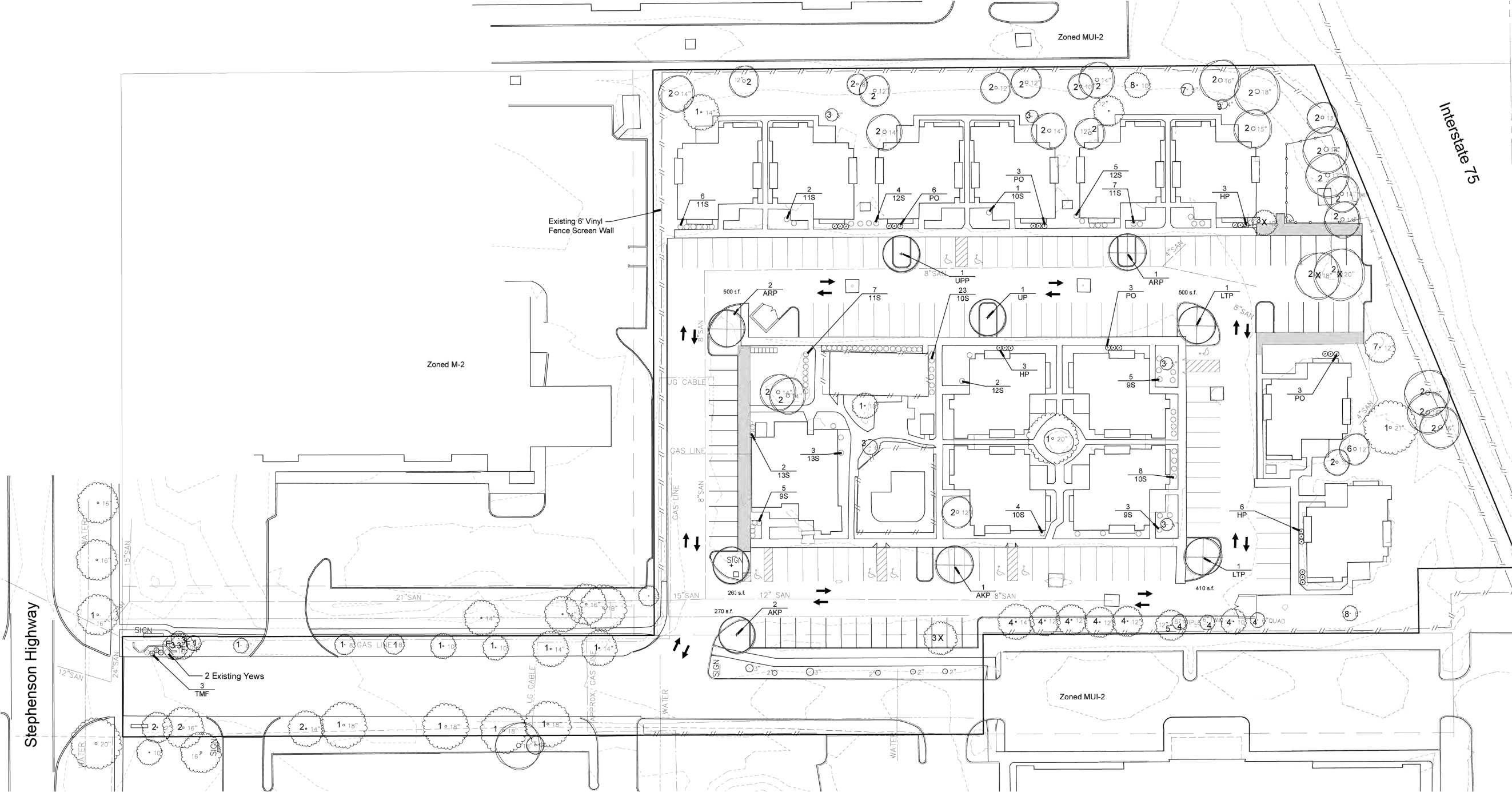
jca

jca

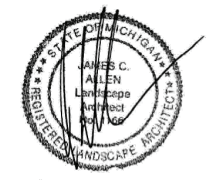
Sheet No. \_\_\_\_\_







Seal: \_\_\_\_\_



Title: **Landscape Plan**

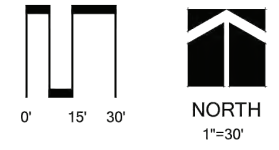
Project: **32650 Stephenson Hwy. Madison Heights, Michigan**

Prepared for: **L2L Madison Heights, LLC  
 7700 Old Georgetown Road, Suite 700  
 Bethesda, Maryland 20814**

Revision: \_\_\_\_\_ Issued: **February 10, 2025**

Job Number: **25-008**

Drawn By: **jca** Checked By: **jca**



Sheet No. \_\_\_\_\_

**Landscape Summary**

<b>Frontage Landscaping</b>	
Site Frontage	60'
Less Drive	36'
Net Frontage	24'
Trees Required	0.6 Trees (24 / 40)
Trees Provided	1 Tree (1 Existing)
Ornamental Trees Required	0.2 Trees
Ornamental Trees Provided	3 Trees (3 Existing)
Shrubs Required	4.8 Shrubs (24 / 3)
Shrubs Provided	5 Shrubs (2 Existing)
<b>Parking Lot Landscaping</b>	
Parking Spaces Shown	143 Spaces
Interior Landscaping Required	715 s.f. (143 x 5)
Interior Landscaping Provided	1,943 s.f.
Trees Required	7.2 Trees (715 / 100)
Trees Provided	8 Trees
<b>Interior Landscaping</b>	
Impervious Site Area	115,602 s.f. (As Shown on Sheet 4)
Landscape Area Required	5,780 s.f. (115,602 x 5%)
Landscape Area Provided	69,062 s.f. (As Shown on Sheet 4)
Trees Required	14.4 Trees (5,780 / 400)
Trees Provided	20 Trees (20 Existing)
Shrubs Required	30.9 Shrubs ((5,780 / 400) x 2) +2
Shrubs Provided	87 Shrubs (87 Existing)

**Existing Vegetation**

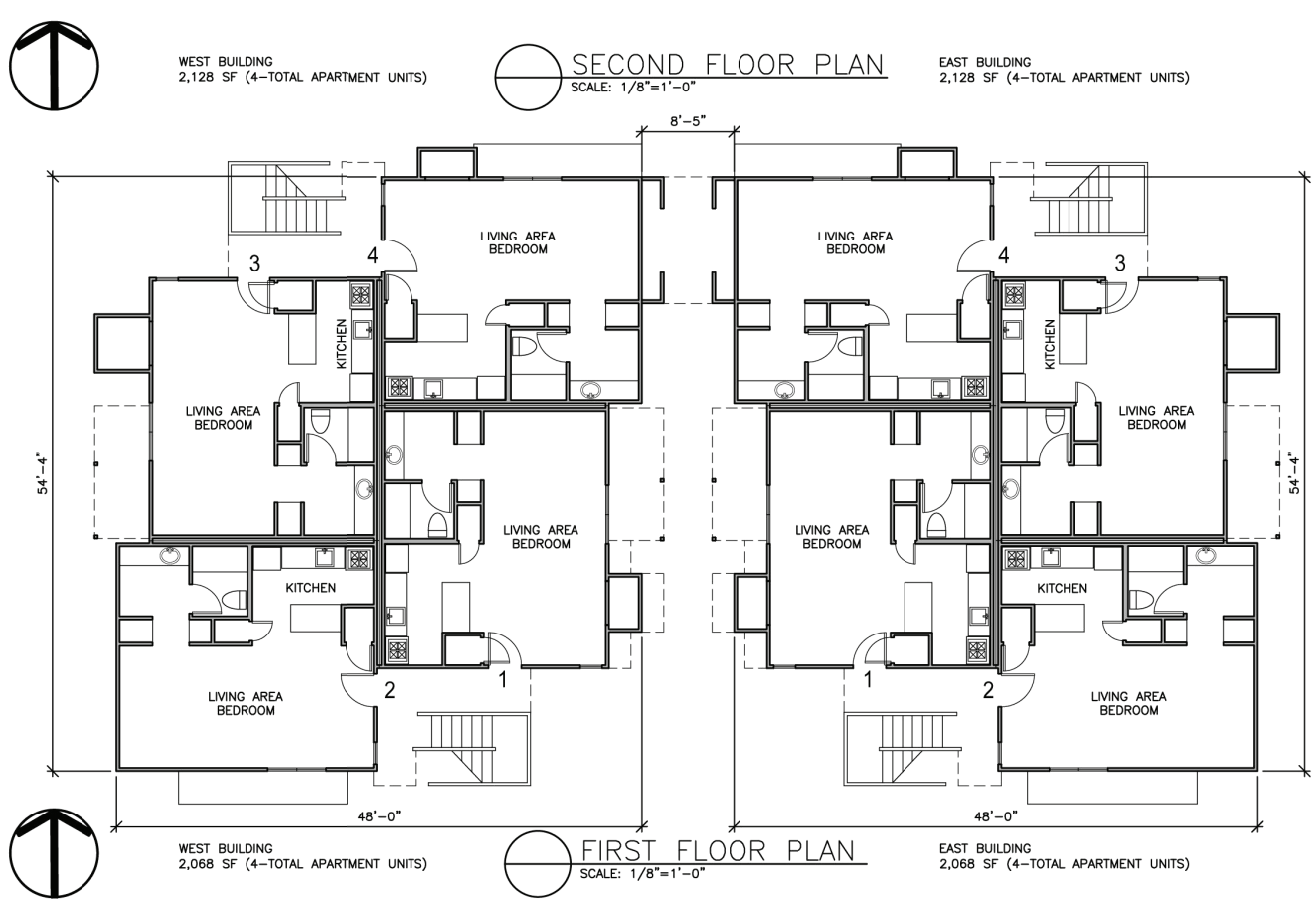
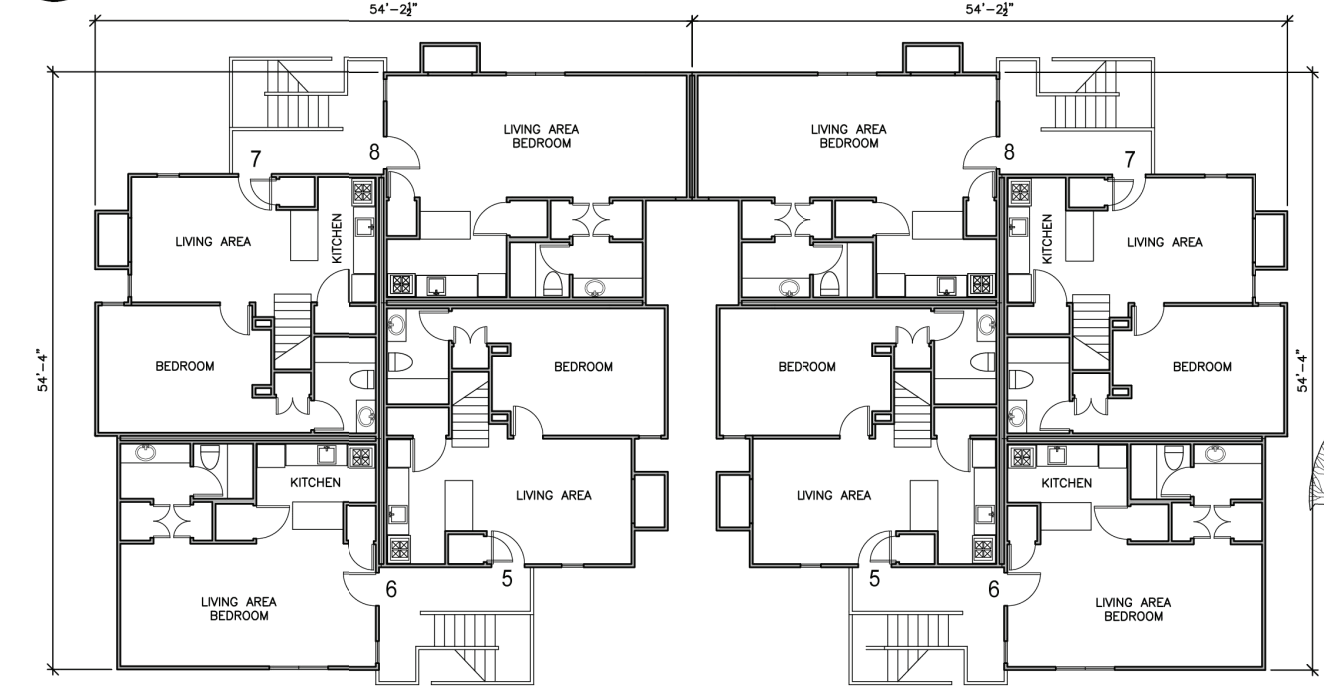
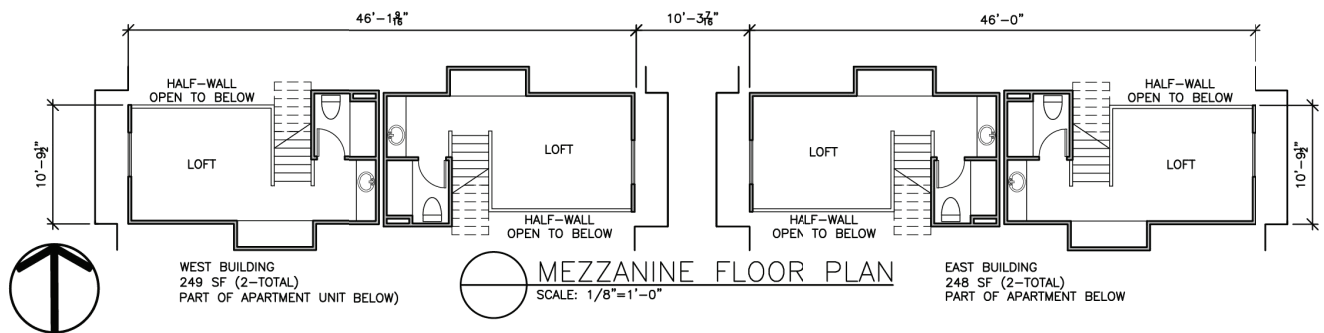
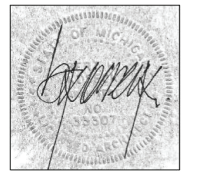
Symbol	Species
1	Honey Locust (17 Trees)
2	Austrian Pine (31 Trees)
3	Crabapple (11 Trees)
4	Russian Olive (9 Trees, Exempt from Requirements)
5	Siberian Elm (1 Tree, Exempt from Requirements)
6	Scotch Pine (1 Tree)
7	Sugar Maple (2 Trees)
8	Red Maple (2 Trees)
9S	Rose (13 Shrubs)
10S	Privet (36 Shrubs)
11S	Burning Bush (22 Shrubs)
12S	Forsythia (11 Shrubs)
13S	Ailanthus (5 Shrubs)
*X	Tree to be Removed

**Plant List**

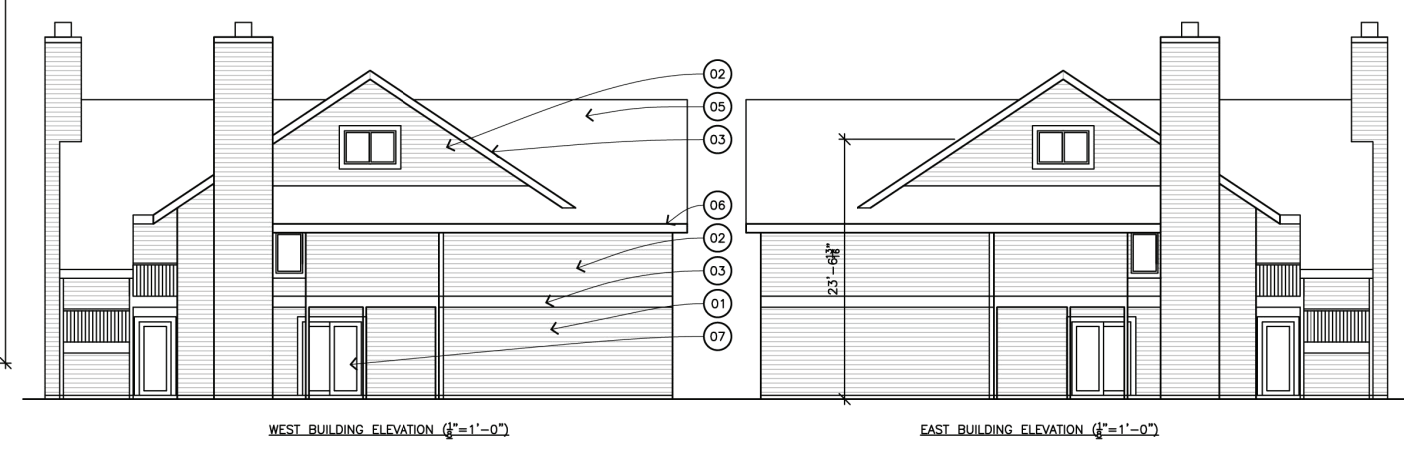
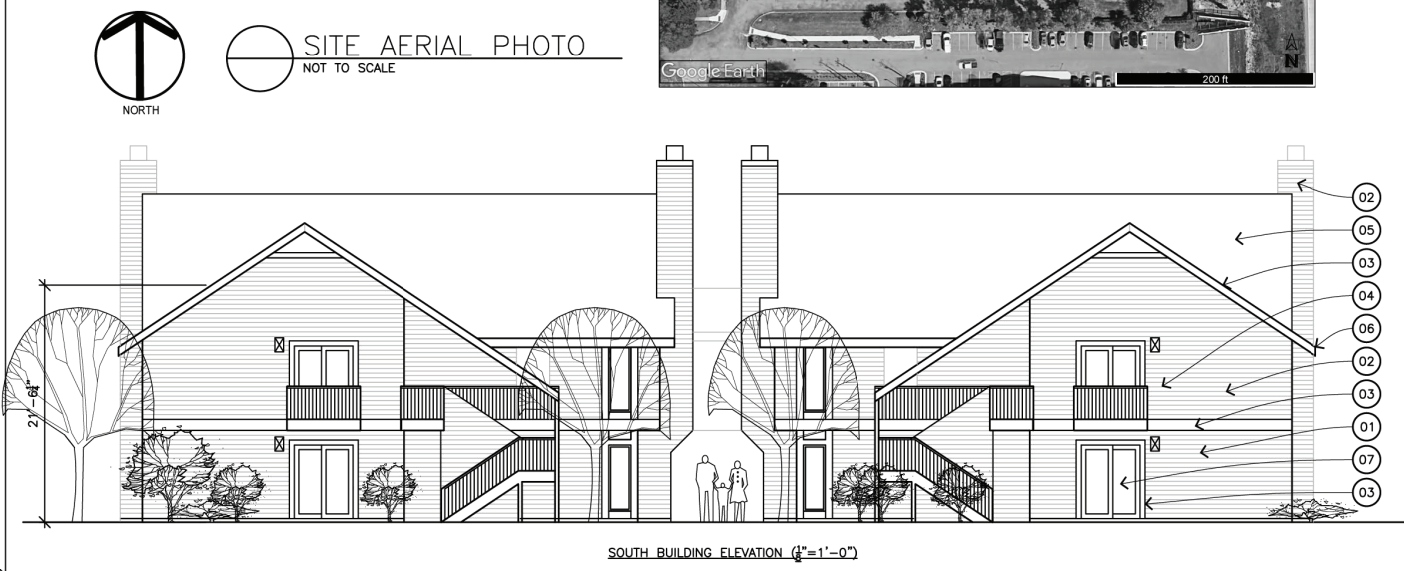
sym.	qty.	botanical name	common name	caliper	spacing	root	height
<b>Frontage Landscaping</b>							
TMF	3	Taxus x media 'Densiformis'	Dense Yew		as shown	B&B	36"
<b>Parking Lot Landscaping</b>							
AKP	3	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0"	as shown	B&B	
ARP	3	Acer rubrum 'Red Point'	Red Point Maple	3.0"	as shown	B&B	
LTP	2	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
UPP	1	Ulmus x 'Princeton'	Princeton Elm	3.0"	as shown	B&B	
	9	Trees Provided					
<b>General Plantings</b>							
UP	1	Ulmus x 'Princeton'	Princeton Elm	3.0"	as shown	B&B	
HP	12	Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea		as shown	cont	36"
PO	15	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark		as shown	cont	36"







EXISTING BUILDING GROUP (TYPICAL OF ALL), 6-TOTAL  
CURRENT USE IS "HOTEL" (16-TOTAL UNITS)  
PROPOSED USE IS "RESIDENTIAL APARTMENTS"  
NO EXTERIOR CHANGES ARE PROPOSED, ONLY INTERIOR FINISH  
UPGRADES)



**ELEVATION NOTES**  
NOTE: EXISTING EXTERIOR BUILDING MATERIALS ARE IN GOOD CONDITION AND GENERALLY ATTRACTIVE. NO CHANGES ARE PROPOSED

- 01 SIDING - CEMENT BOARD (COLOR "TAN")
- 02 SIDING - CEMENT BOARD (COLOR "BEIGE")
- 03 TRIM - WOOD (COLOR "WHITE")
- 04 GUARDRAIL - ALUMINUM (COLOR "WHITE")
- 05 SHINGLES - FIBERGLASS (COLOR "BROWNWOOD")
- 06 GUTTERS/DOWNSPOUTS ALUMINUM (COLOR "WHITE")
- 07 DOORS/WINDOWS FIBERGLASS (COLOR "WHITE")

**TOTAL BUILDING AREA**  
WEST BUILDING: 4,445 SF  
EAST BUILDING: 4,445 SF  
TOTAL COMBINED: 8,890 SF

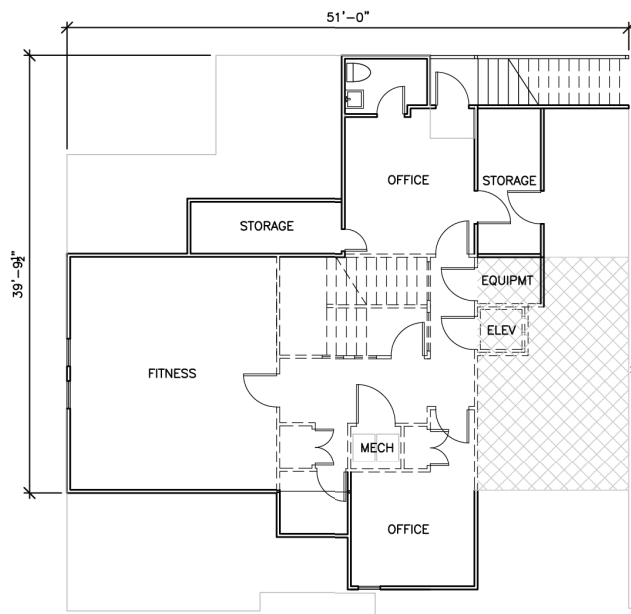
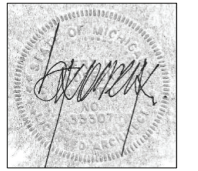
**Issue For:**  
Client Review  
01.30.2025  
Final Client Review  
02.03.2025  
Submit to SKL for SPA Application  
02.XX.2025

**Project**  
Use Change  
From Hotel to Apartments  
32650 Stephenson Highway  
Madison Heights, MI

**Sheet Name**  
APARTMENT BUILDING (TYPICAL)

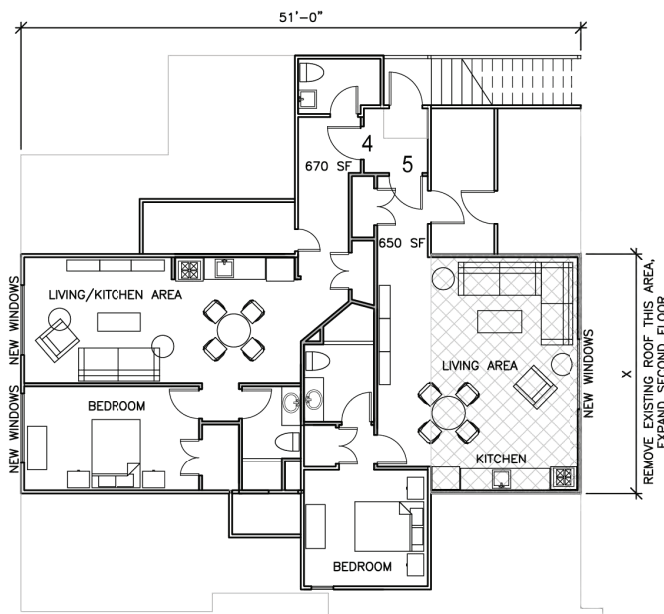
**Sheet Number**  
SPA.a01





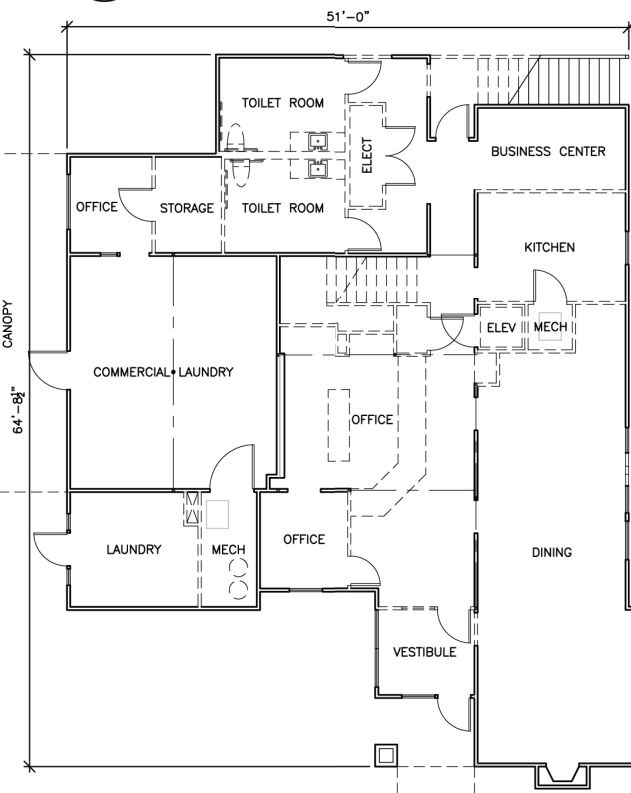
SECOND FLOOR AREA (EXISTING): 1,166 SF

SECOND FLOOR PLAN (EXISTING)  
SCALE: 1/8"=1'-0"



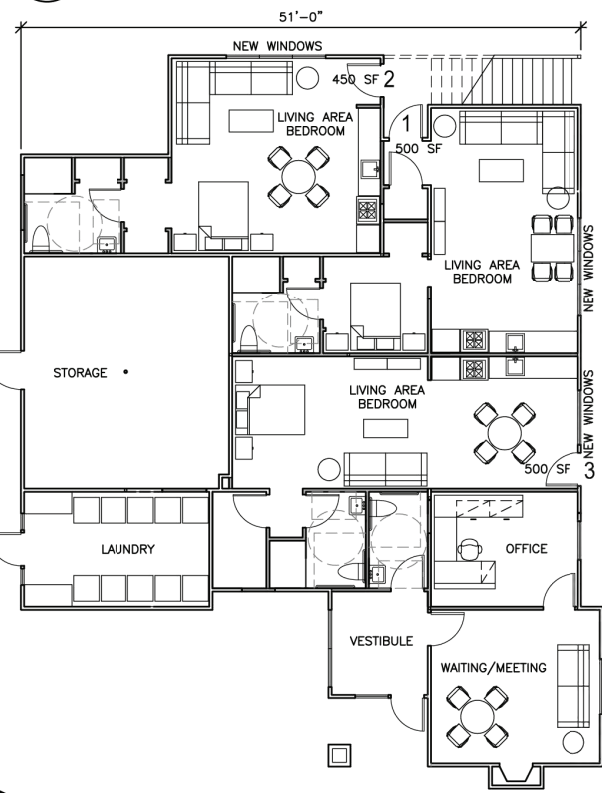
SECOND FLOOR AREA (PROPOSED): 1,456 SF (ADDED 290 SF)

SECOND FLOOR PLAN (PROPOSED)  
SCALE: 1/8"=1'-0"



FIRST FLOOR AREA (EXISTING): 2,653 SF

FIRST FLOOR PLAN (EXISTING)  
SCALE: 1/8"=1'-0"



FIRST FLOOR AREA (PROPOSED): 2,653 SF (NO CHANGE)

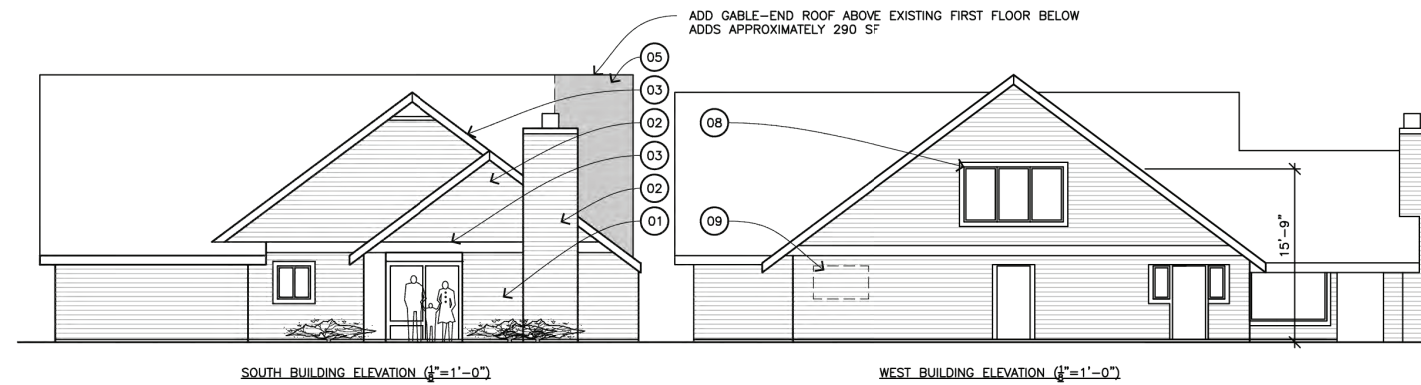
FIRST FLOOR PLAN (PROPOSED)  
SCALE: 1/8"=1'-0"



SITE AERIAL PHOTO  
NOT TO SCALE

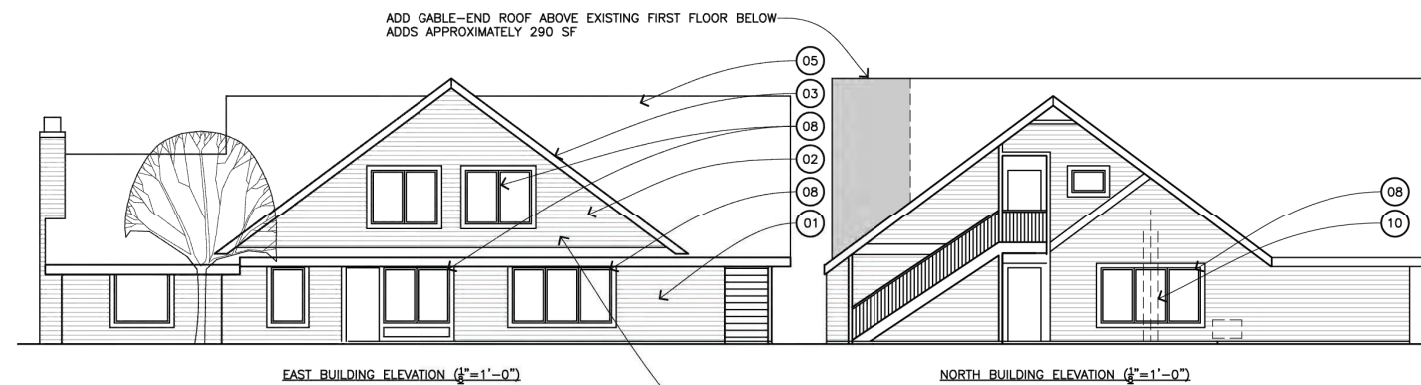


EXISTING BUILDING, THE "GATEHOUSE"  
CURRENT USE IS OFFICE, DINING, FITNESS, AND LAUNDRY  
PROPOSED USE IS "OFFICE, LAUNDRY, STORAGE, AND  
RESIDENTIAL APARTMENTS"  
MINIMAL EXTERIOR CHANGES ARE PROPOSED, SUBSTANTIAL  
INTERIOR MODIFICATIONS TO ROOM LAYOUTS



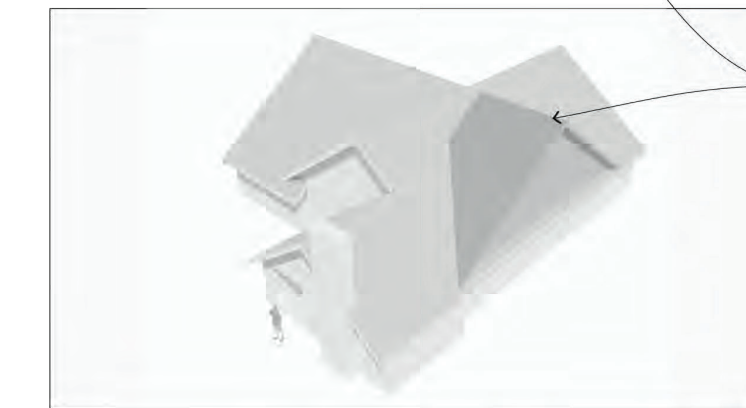
SOUTH BUILDING ELEVATION (1/2"=1'-0")

WEST BUILDING ELEVATION (1/2"=1'-0")



EAST BUILDING ELEVATION (1/2"=1'-0")

NORTH BUILDING ELEVATION (1/2"=1'-0")



3D VIEW OF BUILDING FORM WITH PROPOSED ADDITION

ADD GABLE-END ROOF ABOVE EXISTING FIRST FLOOR BELOW  
ADDS APPROXIMATELY 290 SF

NOTE:  
APPLICANT RESERVES THE RIGHT TO  
REDUCE THE QUANTITY OF APARTMENT  
UNITS SHOWN ON THIS DRAWING IN THE  
REDESIGNED GATEHOUSE BUILDING AFTER  
SITE PLAN APPROVAL.

ELEVATION NOTES

NOTE: EXISTING EXTERIOR BUILDING MATERIALS ARE IN GOOD CONDITION AND GENERALLY ATTRACTIVE. NO CHANGES ARE PROPOSED

- 01 SIDING - CEMENT BOARD (COLOR "TAN")
- 02 SIDING - CEMENT BOARD (COLOR "BEIGE")
- 03 TRIM - WOOD (COLOR "WHITE")
- 04 GUARDRAIL - ALUMINUM (COLOR "WHITE")
- 05 SHINGLES - FIBERGLASS (COLOR "BROWNWOOD")
- 06 GUTTERS/DOWNSPOUTS ALUMINUM (COLOR "WHITE")
- 07 DOORS/WINDOWS FIBERGLASS (COLOR "WHITE")
- 08 NEW DOORS/WINDOWS FIBERGLASS (COLOR "WHITE")
- 09 REMOVE EXISTING WINDOW FILL TO MATCH SIDING
- 10 REMOVE AND RELOCATE EXISTING MECH/ELECT

TOTAL BUILDING AREA

EXISTING: 3,819 SF  
PROPOSED ADDITION: 290 SF SF  
NEW TOTAL: 4,109 SF

Issue For:

Client Review  
01.30.2025

Final Client Review  
02.03.2025

Submit to SKL for SPA Application  
02.XX.2025

Project

Use Change  
From Hotel to Apartments  
32650 Stephenson Highway  
Madison Heights, MI

Sheet Name

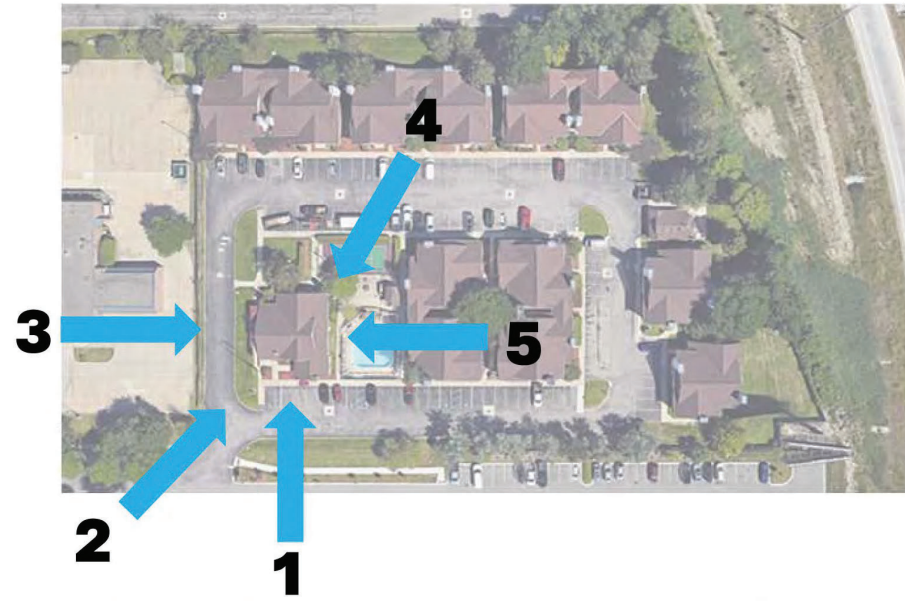
GATEHOUSE  
BUILDING

Sheet Number

SPA.a02



PROJECT: 32650 STEPHENSON HIGHWAY MADISON HEIGHTS MICHIGAN - TRANSITION FROM HOTEL TO APARTMENTS  
**PHOTOS OF THE EXISTING GATEHOUSE**





PROJECT: 32650 STEPHENSON HIGHWAY MADISON HEIGHTS MICHIGAN - TRANSITION FROM HOTEL TO APARTMENTS

PHOTOS OF THE EXISTING APARTMENTS



5



6



1



2



3



4





**Specifications**

EPA: 0.44 ft<sup>2</sup> (0.04 m<sup>2</sup>)

Length: 26.18" (66.94 cm)

Width: 14.06" (35.70 cm)

Height H1: 2.26" (5.79 cm)

Height H2: 7.46" (18.94 cm)

Weight: 23 lbs (10.4 kg)

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

**design select**

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.acuitybrands.com/designselect](http://www.acuitybrands.com/designselect). See ordering tree for details.

**Ordering Information** EXAMPLE: DSXO LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXO

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSXO LED	Forward optics (this section 70CRI only)	30K 3000K	70CRI	AFR Automotive front row	MVOLT (120V-277V)	Shipped included
P1	P1	30K 3000K	70CRI	T5S Type I tubular	3XVOLT (277V-480V)	SPK Square pole mounting (8" drilling, 1.5" min. 50 pole)
P2	P2	40K 4000K	70CRI	T5M Type II medium	3XVOLT (277V-480V)	RPA Round pole mounting (8" drilling, 1.5" min. 50 pole)
P3	P3	50K 5000K	70CRI	T3M Type III medium	3XVOLT (277V-480V)	SPAS Square pole mounting (8" drilling, 1.5" min. 50 pole)
P4	P4	50K 5000K	70CRI	T3M Type III medium	3XVOLT (277V-480V)	RPA Round pole mounting (8" drilling, 1.5" min. 50 pole)
Related optics	Other section 80CRI only, extended lead times apply					
P10	P10	27K 2700K	80CRI	T5S Type I tubular	3XVOLT (277V-480V)	SPAS Square pole mounting (8" drilling, 1.5" min. 50 pole)
P11	P11	30K 3000K	80CRI	T5M Type II medium	3XVOLT (277V-480V)	RPA Round pole mounting (8" drilling, 1.5" min. 50 pole)
		35K 3500K	80CRI	T3M Type III medium	3XVOLT (277V-480V)	SPAS Square pole mounting (8" drilling, 1.5" min. 50 pole)
		40K 4000K	80CRI	T3M Type III medium	3XVOLT (277V-480V)	RPA Round pole mounting (8" drilling, 1.5" min. 50 pole)
		50K 5000K	80CRI	T3M Type III medium	3XVOLT (277V-480V)	SPAS Square pole mounting (8" drilling, 1.5" min. 50 pole)

**Control options**

**Shipped installed**

NLTAR2 PIRHN Night All-gen 2 enabled with bi-level motion/ambient sensor & 40 mounting height, ambient sensor enabled at 26" min.

PIR High flow motion/ambient sensor & 40 mounting height, ambient sensor enabled at 26" min.

PER NEMA non-back receptacle only (controls not included, ordered separately)

PERS Free-pole receptacle only (controls not included, ordered separately)

**Other options**

FEF7 Seven-pin receptacle only (controls not included, ordered separately)

FAD Field adjustable output

BL50 0-10V dimming, 30% min.

BL50 0-10V dimming, 30% min.

DMG 0-10V dimming wires pulled outside fixture for use with an external control, ordered separately

ESOR External Glass Shield (removable, field install required, matches housing finish)

ESOR External Glass Shield (removable, field install required, matches housing finish)

ESOR External Glass Shield (removable, field install required, matches housing finish)

**Shipped installed**

DBXD Dark Bronze

DLXD Black

DNXD Natural Aluminum

DWWD White

DSXD Textured dark bronze

DRXD Textured black

DNATD Textured natural aluminum

DWWDG Textured white

**Shipped separately**

BAA Bay Area's Act Compliant

SF Single foot (100, 177, 347V)

DF Double foot (200, 347, 480V)

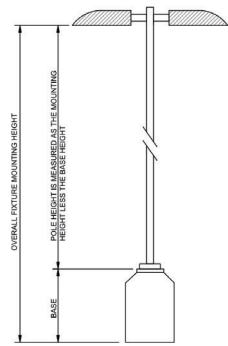
© 2011-2024 Acuity Brands Lighting, Inc. All rights reserved.

DSXO LED Rev. 03/26/24 Page 1 of 9



Energize with confidence! Contact our EV Charging Team to source and specify industry leading hardware and software solutions.

Chris Aina  
caina@gasserbush.com  
734-460-4036  
www.gasserbush.com



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
□	A	1	Lithonia Lighting	DSXO LED P4 30K T3M MVOLT	DSXO LED P4 30K T3M MVOLT	LED	1	9520	0.9	92	20'-0"
□	B	2	Lithonia Lighting	DSXO LED P4 30K T3M MVOLT	DSXO LED P4 30K T3M MVOLT	LED	1	9800	0.9	92	20'-0"
□	C	2	Lithonia Lighting	DSXO LED P4 30K T5M MVOLT	DSXO LED P4 30K T5M MVOLT with houseside shield	LED	1	7339	0.9	92	20'-0"
□	D	1	Lithonia Lighting	DSXO LED P4 30K T5M MVOLT	DSXO LED P4 30K T5M MVOLT	LED	1	10175	0.9	92	20'-0"
□	A-EXISTING	2	Lithonia Lighting	DSXO LED P4 30K T3M MVOLT	DSXO LED P4 30K T3M MVOLT	LED	1	9520	0.9	92	20'-0"
□	B-EXISTING	6	Lithonia Lighting	DSXO LED P4 30K T3M MVOLT	DSXO LED P4 30K T3M MVOLT	LED	1	9800	0.9	92	20'-0"
□	C-EXISTING	0	Lithonia Lighting	DSXO LED P4 30K T5M MVOLT HS	DSXO LED P4 30K T5M MVOLT with houseside shield	LED	1	7339	0.9	92	20'-0"
□	D-EXISTING	0	Lithonia Lighting	DSXO LED P4 30K T5M MVOLT	DSXO LED P4 30K T5M MVOLT	LED	1	10175	0.9	92	20'-0"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Entrance Drive	+	0.9 fc	3.3 fc	0.0 fc	N/A	N/A	0.3:1
Parking	+	1.1 fc	2.7 fc	0.0 fc	N/A	N/A	0.4:1
Western Drive	+	0.7 fc	2.9 fc	0.0 fc	N/A	N/A	0.2:1
Calc Zone #1	+	0.6 fc	3.3 fc	0.0 fc	N/A	N/A	0.2:1

**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

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

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

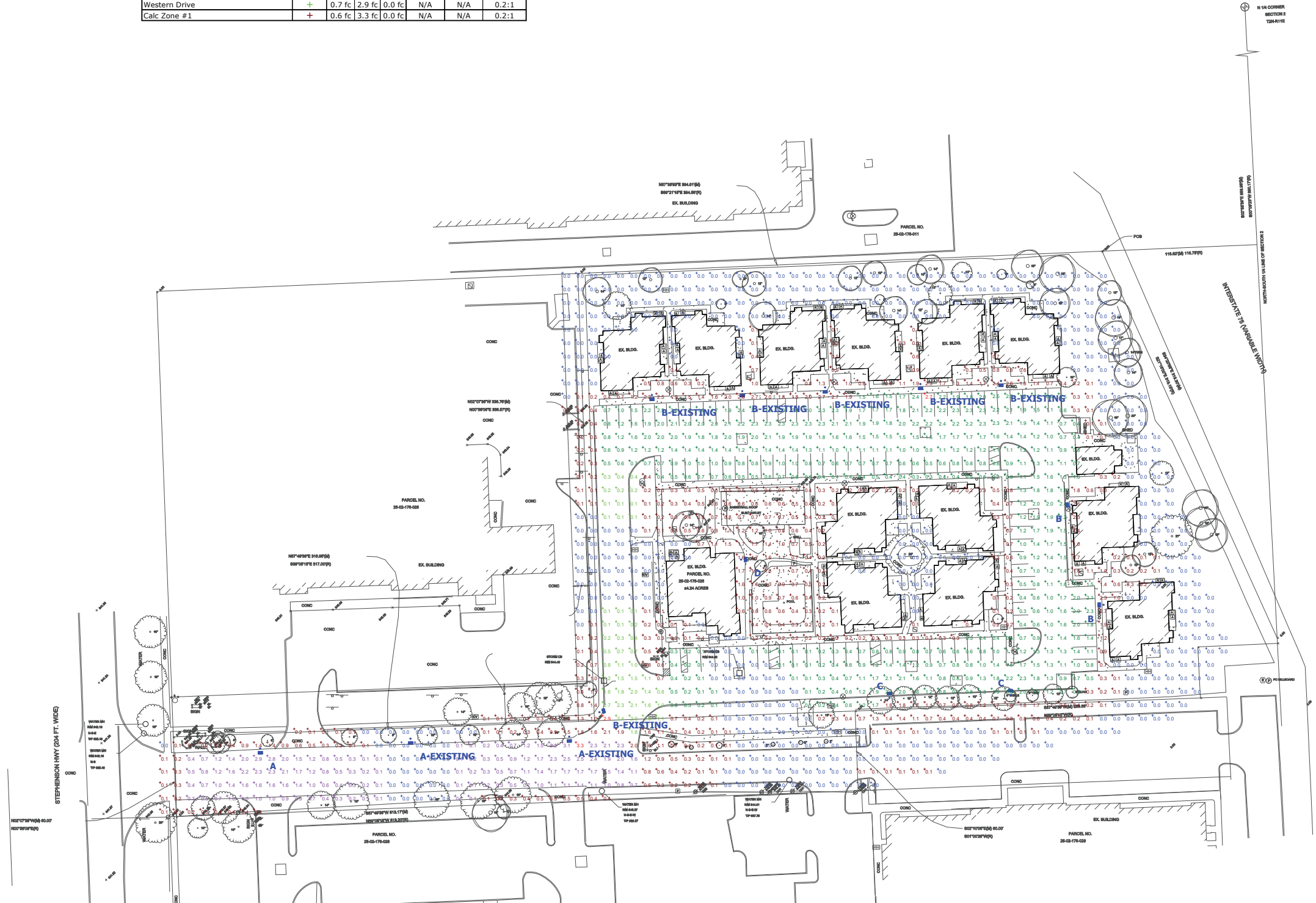
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT [CONTROLS@GASSERBUSH.COM](mailto:CONTROLS@GASSERBUSH.COM) OR 734-266-6705.

**Ordering Note**

FOR INQUIRIES CONTACT GASSER BUSH AT [QUOTES@GASSERBUSH.COM](mailto:QUOTES@GASSERBUSH.COM) OR 734-266-6705.

**Drawing Note**

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.



**Plan View**  
Scale - 1" = 40ft



SAUL URBAN SITE  
PHOTOMETRIC SITE PLAN  
GASSER BUSH ASSOCIATES  
PREPARED FOR: SKL ENGINEERING  
WWW.GASSERBUSH.COM

**Designer**  
DB/KB  
**Date**  
02/10/2025  
**Scale**  
Not to Scale  
**Drawing No.**  
QUICK CALC V3  
**1 of 1**