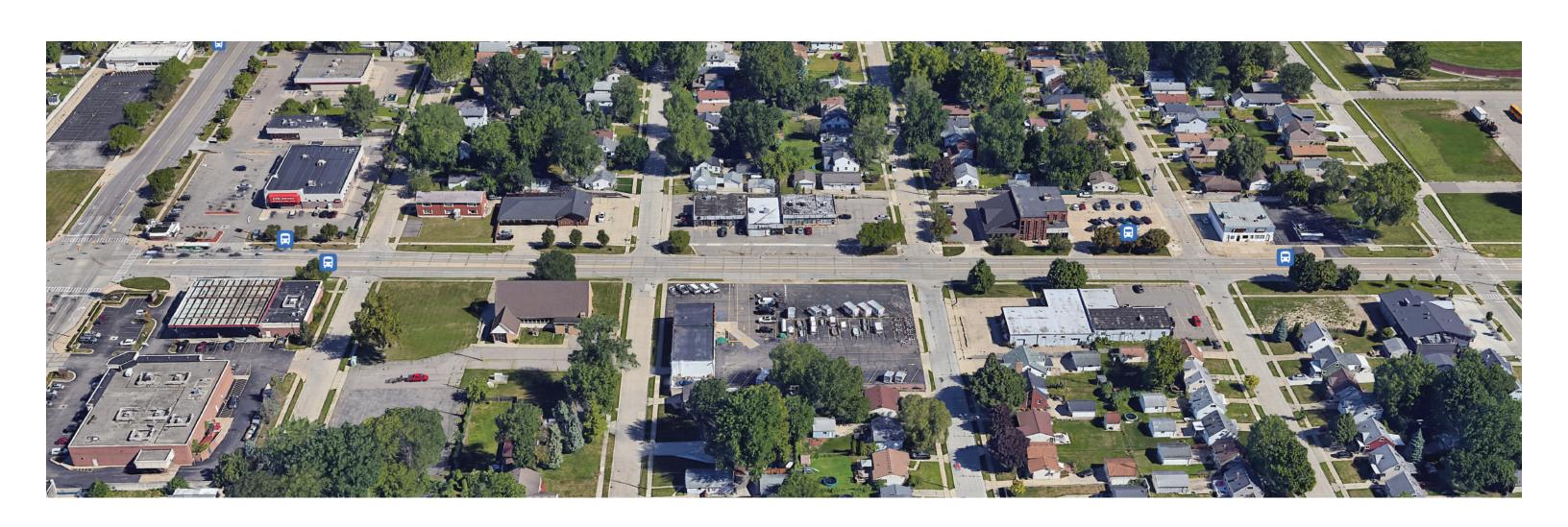
DOWNTOWN MADISON HEIGHTS STREETSCAPING & CONCEPTUAL ENGINEERING PLAN: 11 MILE ROAD



SUMMARY DOCUMENT

FEBRUARY 2024







Client Team:

City of Madison Heights Staff Members:

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Design Team:

MKSK: Landscape Architecture

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PURPOSE

This document is a summary of design efforts focused on creating a cohesive streetscape environment for portions of 11 Mile Road in Madison Heights, Michigan. The focus of the study is to explore options to improve the pedestrian environment, slow traffic, and spur economic development opportunities within the Downtown Development Authority area of Madison Heights.

The plan includes elements for streetscape improvements and explores a full range of site amenities including gateway elements, trees and landscaping, seating areas, site furnishings, traffic calming measures, pedestrian crosswalks, and on-street parking.

The areas of study are the right-of-way environments along 11 Mile Rd extending from Stephenson Highway to Lorenz St and include a specific focus area between Groveland St to Lorenz St. The focus area study includes specific recommendations for curb cut closures and possible vehicular circulation adjustment within private parcels adjacent to 11 Mile Rd.

Finally, this document includes preliminary engineering drawings, a traffic analysis memo, and conceptual cost estimates to assist with funding and implementation strategies.

HOW TO USE

This document begins with a general description of the project, and includes an existing conditions analysis, identification of opportunities and constraints, stakeholder feedback and a review of the preferred design option.

Additional information includes design detail on proposed elements, such as the gateway opportunities, amenity areas, pedestrian circulation routes, and traffic and parking summaries.

Finally, the appendix sections include more technical information including preliminary engineering plans, traffic summary, recommended planting and preliminary cost estimates.



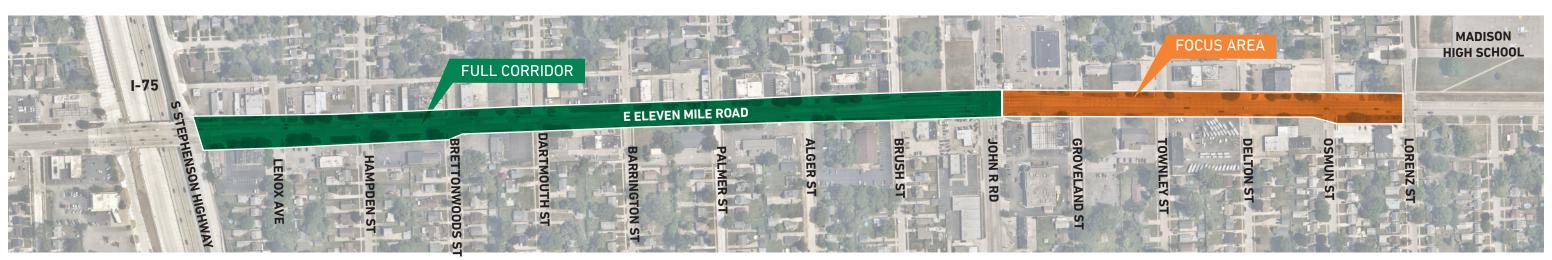
Existing Conditions on 11 Mile at Lorenz





Project Overview:

As outlined in recent master planning efforts, the City of Madison Heights has prioritized developing an improved streetscape environment along 11 Mile Road, focusing on areas between John R. Road and Lorenz Street. This effort is part of a larger plan to facilitate future development within the 11 Mile corridor extending from Lorenz Street to I-75. This plan will guide the vision and design for future improvement projects that promote a more walkable, pedestrian friendly, and attractive downtown district.



FULL CORRIDOR



FOCUS AREA













Design Context Images

Project Goals & Objectives

As part of an initial project kick off and visioning session, the Design Team worked with City staff to refine project goals, review challenges, and develop conceptual options to meet project needs

The following project goals were established to help inform project development:

- 1. CREATE ENHANCED PHYSICAL ENVIRONMENTS WITHIN THE CORRIDOR FOCUSING ON
 - Pedestrians
 - Cyclists
 - Transit Users
 - Automobile drivers
- 2. PROMOTE THE IDENTITY OF MADISON HEIGHTS THROUGH GATEWAY FEATURES AND OTHER AMENITIES
- 3. MAXIMIZE RIGHT OF WAY ENVIRONMENTS TO ALLOW FOR A BETTER USE OF PUBLIC SPACE
- 4. ENHANCE PARKING AND ACCESS TO BUSINESSES ALONG THE CORRIDOR
- 5. IMPROVE SAFETY FOR ALL USERS
- 6. DEVELOP DESIGN CONTENT TO HELP INFORM FUNDING AND IMPLEMENTATION STRATEGIES



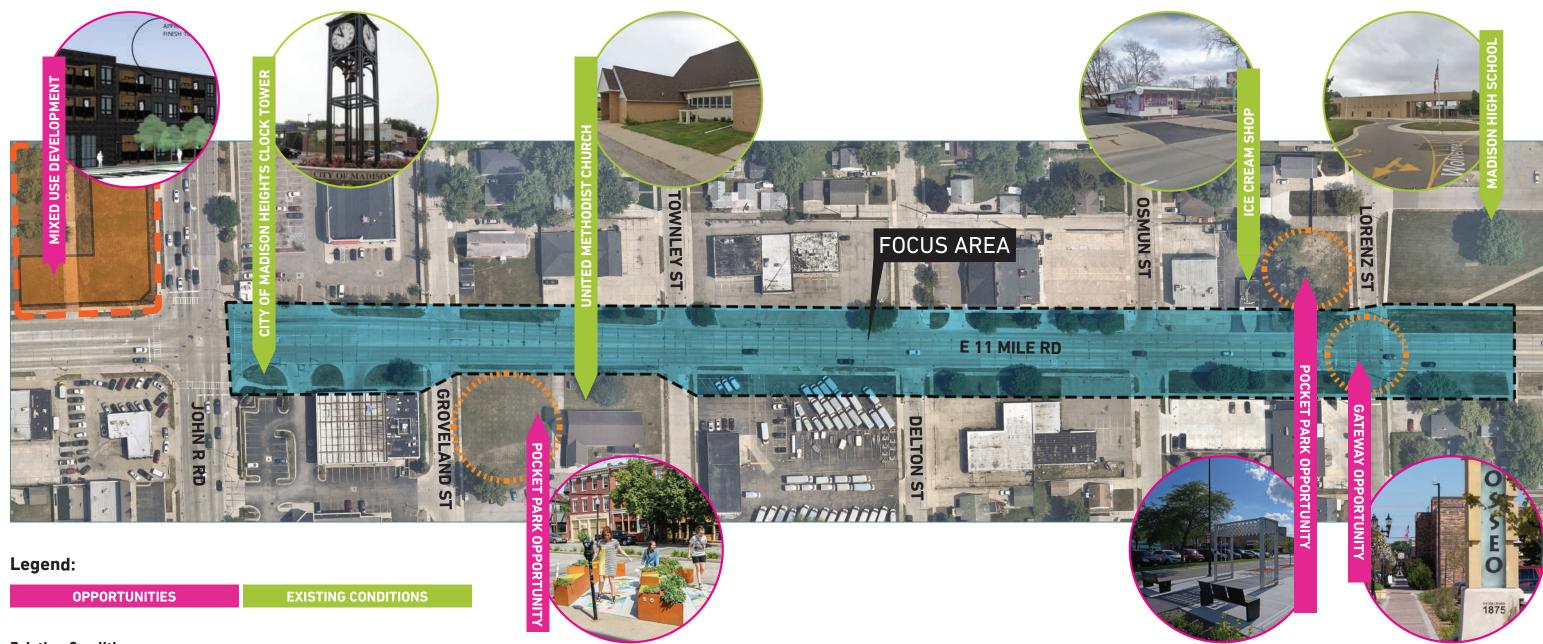




EXISTING CONDITIONS & OPPORTUNITIES - FOCUS AREA DIAGRAM







Existing Conditions

The current streetscape features several challenges, including numerous curb cuts, disjointed sidewalks, high speed traffic, and few street trees or pedestrian amenities.

Future Opportunities

Opportunities include improved sidewalk environments, enhanced pedestrian safety, the establishment of gateway elements, traffic calming and pedestrian amenities such as pocket parks and bike facilities.









Signalized Intersections with Crosswalk Striping



Non-Signalized Intersections with no Crosswalk Striping

STREETSCAPE ANALYSIS - INTERSECTION CONDITIONS





Curb Cut Locations in R.O.W.



Existing Parking in R.O.W.

Existing Parking on Side

STREETSCAPE ANALYSIS - EXISTING CURB CUT LOCATIONS









STREETSCAPE ANALYSIS - EXISTING RIGHT-OF-WAY WIDTHS

Existing Lane Widths Vary From 11'-6" to 12'-0"

Inventory and analysis efforts identified opportunity areas and site constraints which were used to help inform initial design concepts.

Highlighting existing curb cuts and parking conditions illustrated existing challenges, including pedestrian safety, vehicular circulation, and disjointed access to businesses, and parking. Reviewing these existing features allowed the project team to determine how proposed streetscape improvements may impact existing property owners and helped drive design options that meet project goals and were sensitive to the needs of local businesses.



In some areas parking for businesses interfere with sidewalks and pedestrian environments creating safety concerns.



Poor sidewalk conditions pose additional safety concerns.





Design Studies

Following the initial data collection and analysis process, the Design Team worked with City staff to develop conceptual roadway design options to meet project needs.

Through the development of these studies, three distinct concepts were tested against the defined project objectives. Key elements of all the options include:

Improved and consistent sidewalk conditions

Reduced vehicle lane widths

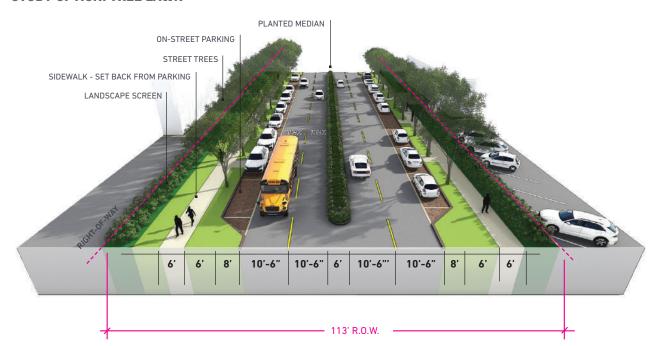
On-street parking zones

Landscaped medians and street tree plantings

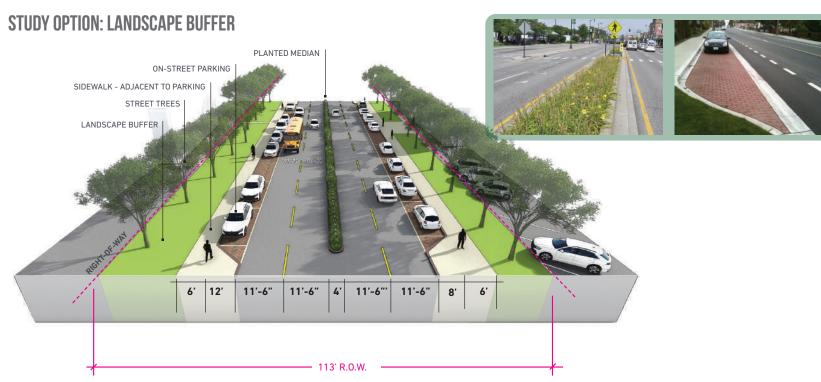
Bump-out zones and intersections to reduce crossing widths

Further details on each option are highlighted below:

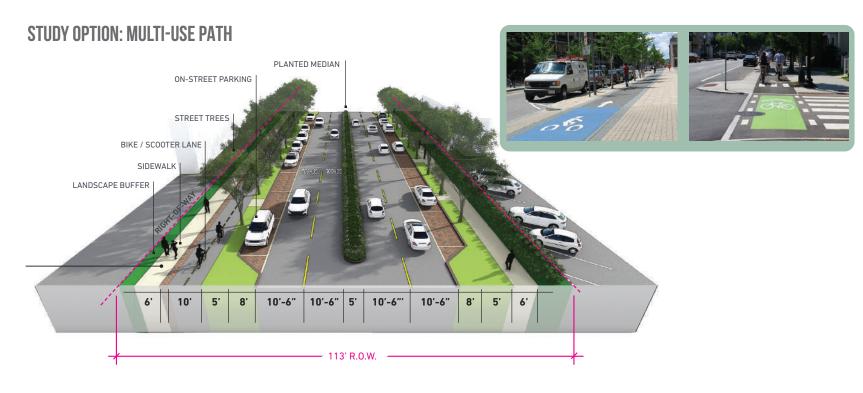
STUDY OPTION: TREE LAWN



Option: Tree Lawn incorporates a tree lawn between edge of parking and edge of sidewalk. Plant bed buffers are proposed along the right-of-way line to provide screening between the parking areas and streetscape.



Option: Landscape Buffer has the sidewalk located adjacent to parallel parking with a tree lawn between back of sidewalk and the edge of the right-of-way.



Option: Multi-Use Path includes a 10' wide multi-use path in addition to the proposed tree lawns and sidewalks.







Engagement Session Purpose:

As part of the planning effort the project team invited key stakeholders, including business owners and city officials to an engagement session on Thursday, October 26th. The intent of the meeting was to review conceptual design options and visual preferences of program elements to help solicit feedback and ultimately guide the direction of the design process.

Event Details:

Thursday, October 26th, 2023 Date:

Woodpile BBQ - 630 E. Eleven Mile Road, Madison Heights, MI Location:

Stakeholder Engagement Open House Event:

Summarized Comments:

- Pedestrian safety and safe crossings are highly valued
- Planted median and additional landscape are desired
- Bicycle amenities are requested
- Public art is desired
- Green infrastructure should be incorporated in future designs
- Like the idea of ornamental trees behind street trees for added color / interest (specifically cherry blossom mentioned)
- In favor of added on street parking
- In support of medians for traffic calming purposes
- Concerned about locating trees too close to intersections that could block views
- In support of bike / shared use paths





ENGAGEMENT SESSION PARTICIPANTS

Planted median and additional landscape desired

Bicycle

Pedestrian safety and safe crossings are







During the stakeholder engagement session, a visual preference survey was conducted to solicit feedback on desired amenities and elements to be considered as part of the corridor study.

The image to the right shows the result of the survey and includes a comparison of the preferred images. (There is no significance to the colors of dots).



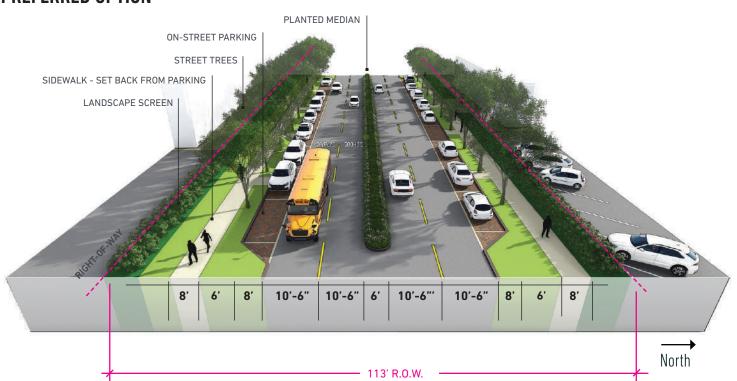
VISUAL PREFERENCE SURVEY BOARD - STAKEHOLDER ENGAGEMENT SESSION







PREFERRED OPTION



Preferred Option

Following the results of the stakeholder engagement session, Option Treelawn, was determined to be the preferred design section for the study area.

This option achieved the goals of the project by allowing for significant on-street parking and introducing a planted median within the road section, helping slow traffic and address parking needs.

Additionally, this option provided a "landscape" buffer to adjacent parking areas helping screen views. Sidewalk widths were increased to 8' to potentially accommodate bike users.

This option is shown as "Option 1" in Appendix A4-A7.

LEGEND

- Deciduous Canopy Tree
- Ornamental Tree
- Plant Buffer
- Tree Lawn
- Median with Plantings
- Reduced Width Vehicle Travel Lanes
- Parallel Parking Stalls
- Traffic Calming Bumpouts
- 8' Wide Pedestrian Walk
- Amenity Areas
- Gateway Area
- Pedestrian Activated Crossing Signals
- Bus Stops







A shared use path is typically wider than a traditional sidewalk and is designed to accommodate pedestrians and cyclists.



Lane markings and changes in material can be used to define various uses.



Providing thoughtful solutions for transit riders, pedestrians, scooters, and bicyclists can improve the mobility, access, and safety.

PREFERRED OPTION - WITH SHARED USE PATH



Preferred Option - With Shared Use Path

An alternate consideration of the perferred option included the addition of a 10' wide Shared Use Path along the north side of the study corridor.

A shared use path provides a travel area separate from motorized traffic for bicyclists, scooter users, pedestrians, skaters, wheelchair users, joggers, and other users.

Shared use paths can provide a low-stress experience for people using the network for transportation or recreation and are fully separated from vehicular traffic. Shared use paths differ from cycle tracks in that they are can include pedestrians even if the primary anticipated users are cyclists and scooters.

This option is shown as "Option 2" in Appendix A8- A11.

PARKING & CIRCULATION - FOCUS AREA





Parking and access to adjacent businesses and property owners was a key issue during the design study. Within the focus area, the Design Team developed conceptual plans to illustrate how site access to adjacent parcels could be re-configured to allow for proposed right of way improvements. In some cases, closing curb cuts along 11 Mile were a proposed way of creating a more cohesive streetscape helping improve pedestrian safety.

The diagram below illustrates locations where curb cuts could be removed (shown with a blue "X") and how internal circulation could be adjust to accommodate the right of way improvements (shown in red).

As a result of adding the on-street parking there was a net gain of approximately 19 parking spaces within the focus area parking spaces

213-241 E. ELEVEN MILE ROAD - PARKING TABLE

PROPOSED NEW PARKING SPACES	30 (NET GAIN OF 1
PROPOSED PARALLEL PARKING SPACES	9
PROPOSED SURFACE LOT SPACES	21
APPROXIMATE EXISTING PARKING LOT SPACES	29
PARKING TYPE	QUANTITY

307-341 E. ELEVEN MILE ROAD - PARKING TABLE

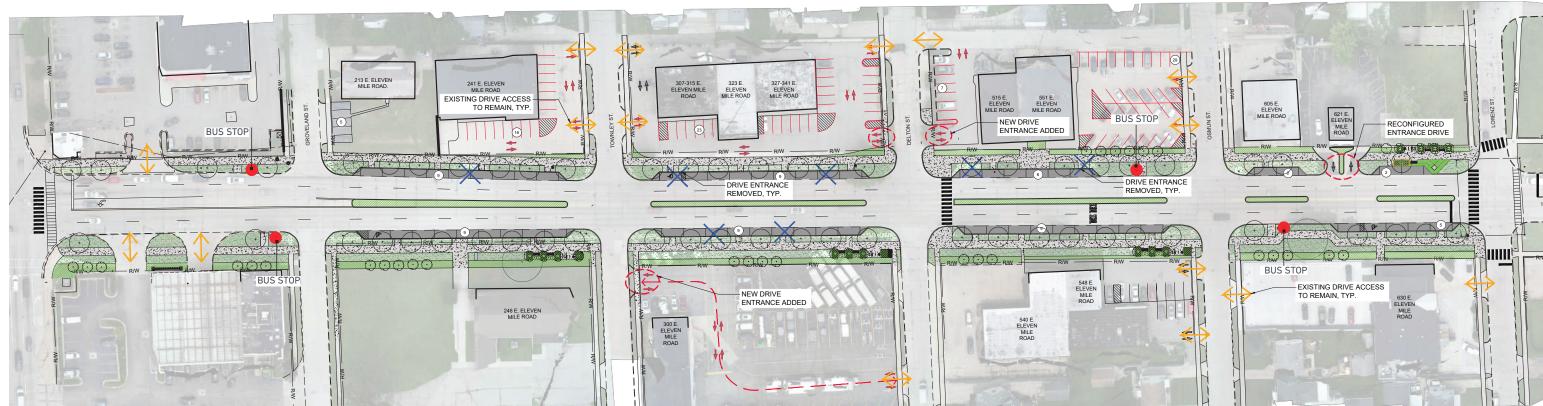
PROPOSED NEW PARKING SPACES	32 (NET LOSS OF 7
PROPOSED PARALLEL PARKING SPACES (INCLUDING 1 ADA SPACE)	9
PROPOSED SURFACE LOT SPACES	23
APPROXIMATE EXISTING PARKING LOT SPACES	39
PARKING TYPE	QUANTITY

515-551 E. ELEVEN MILE ROAD - PARKING TABLE

PROPOSED NEW PARKING SPACES	42 (NET GAIN OF 2
PROPOSED PARALLEL PARKING SPACES	6
PROPOSED SURFACE LOT SPACES	36
APPROXIMATE EXISTING PARKING LOT SPACES	40
PARKING TYPE	QUANTITY

605-621 E. ELEVEN MILE ROAD - PARKING TABLE

PROPOSED NEW PARKING SPACES	4 (NET GAIN OF 4
PROPOSED PARALLEL PARKING SPACES	4
PROPOSED SURFACE LOT SPACES	N/A
APPROXIMATE EXISTING PARKING LOT SPACES	28
PARKING TYPE	QUANTITY



LEGEND
SYMBOL

X	DRIVE AISLES REMOVED
	DRIVE AISLES ADDED AND/OR RELOCATED
+ PROPOSED DECIDUOUS TREE PLANTING	
	PROPOSED ENHANCED LANDSCAPE AREA
PROPOSED ENHANCED SIDEWALKS	
	PROPOSED ON STREET PARALLEL PARKING

246 E. ELEVEN MILE ROAD - PARKING TABLE

PROPOSED NEW PARKING SPACES	9 (NET GAIN OF 9)
PROPOSED PARALLEL PARKING SPACES (INCLUDING 1 ADA SPACE)	9
PROPOSED SURFACE LOT SPACES	N/A
APPROXIMATE EXISTING PARKING LOT SPACES	N/A
PARKING TYPE	QUANTITY

300 E. EL	.EVEN	MILE ROAD - PARKING TABLE
PARKING	TYPE	QUANTIT

PROPOSED NEW PARKING SPACES	41 (NET GAIN OF 5)
PROPOSED PARALLEL PARKING SPACES	9
PROPOSED SURFACE LOT SPACES	32
APPROXIMATE EXISTING PARKING LOT SPACES	36
PARKING TYPE	QUANTITY

540-548 E. ELEVEN MILE ROAD - PARKING TABLE

PROPOSED NEW PARKING SPACES	37 (NO CHANGE)
PROPOSED PARALLEL PARKING SPACES	9
PROPOSED SURFACE LOT SPACES	28
APPROXIMATE EXISTING PARKING LOT SPACES	37
PARKING TYPE	QUANTITY

630 E. ELEVEN MILE ROAD - PARKING TABLE

PROPOSED NEW PARKING SPACES	5 (NET GAIN OF 5)
PROPOSED PARALLEL PARKING SPACES (INCLUDING 1 ADA SPACE)	5
PROPOSED SURFACE LOT SPACES	N/A
APPROXIMATE EXISTING PARKING LOT SPACES	31
PARKING TYPE	QUANTITY



North

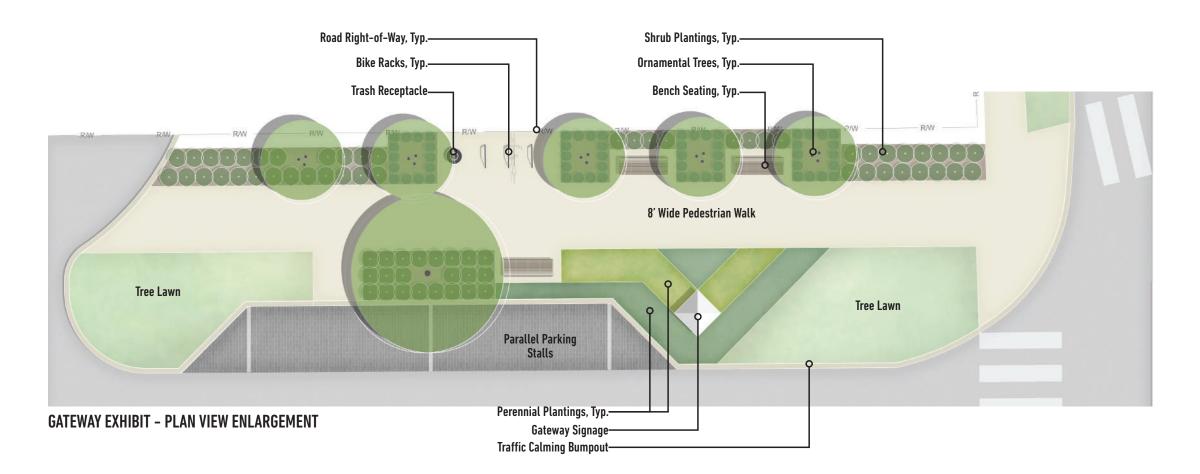








GATEWAY AREA EXHIBIT - LOCATION MAP



Part of the design effort included identifying areas within the corridor that could serve as visual gateways to the Madison Heights community. Working with City staff, the Design Team proposed the intersection of 11 Mile Rd and Lorenz St as an intuitive location for a community gateway feature element.

The concept shown below provides a location for a gateway sign piece set within a small pocket park with seating and bike amenities.







GATEWAY EXHIBIT- PRECEDENTS









The gateway feature is designed to enhance the arrival experience in Madison Heights by incorporating pedestrian amenities such as benches and bike racks.

These amenities not only contribute to traffic calming but also foster a stronger sense of place within the community.



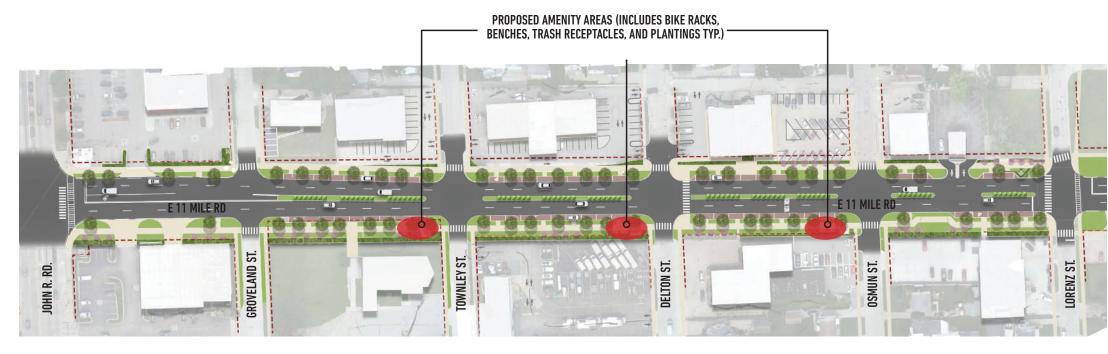


GATEWAY EXHIBIT - 3D RENDERINGS

AMENITY AREA EXHIBIT - PLAN VIEW ENLARGEMENT & BEST PRACTICE IMAGES



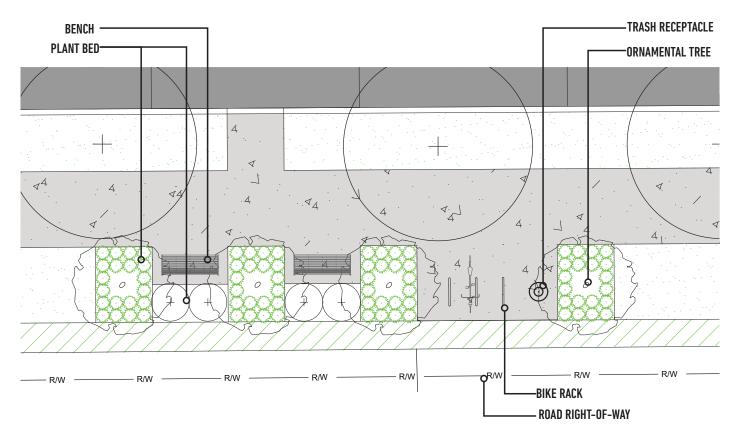




The Design Team explored various options for pedestrianoriented amenity areas to be integrated into the streetscape.

These "pocket parks" feature amenities such as bike racks, seating areas, trash receptacles, and enhanced planting, including ornamental trees, perennials, and ornamental grasses.

AMENITY AREA EXHIBIT - PREFERRED OPTION - LOCATION MAP



AMENITY AREA EXHIBIT - PREFERRED OPTION - PLAN VIEW ENLARGEMENT









AMENITY AREA EXHIBIT - BEST PRACTICE IMAGES









Encouraging the integration of "pocket parks" along the 11 Mile corridor support the project's overarching goals of enhancing walkability, fostering community identity, and creating inviting public spaces where pedestrians can gather, relax, and enjoy the surroundings.

These pocket parks will not only help enhance the streetscape but also provide opportunities for social interaction and recreation, contributing to a more vibrant and pedestrian-friendly environment overall.



AMENITY AREA EXHIBIT - 3D RENDERINGS







DECIDUOUS CANOPY TREES

Street Trees: Street trees to have an upright growth habit, be tolerant of urban conditions and comply with the City of Madison Heights Department of Public Services recommendations.

Parking Buffer: Flowering deciduous shrubs, evergreen shrubs and ornamental trees are proposed in the plant bed between the back of walk and parking areas. The intent is to create an attractive yet low maintenance screen to the parking areas.

This graphic shows recommended planting types within the proposed streetscape section. The planting strategy for the corridor is designed to be simple yet effective, with the goals of using proven low maintenance plant species that can tolerate streetscape environments and provide four season visual appeal.

Refer to the appendix for full tree, shrub, and ornamental grass species recommendations.



Median Plantings: Proposed median plantings include a combination of low deciduous shrubs, evergreen shrubs and ornamental grasses tolerant of urban conditions and salt spray. Selected species to display four season ornamental appeal.

STREETSCAPE AMENITIES - BEST PRACTICE IMAGES





NF

SEATING







During the design process, a key aspect involved selecting a range of street furnishings that met the project's requirements and aligned with the desired design aesthetics.

The elements shown here were presented during stakeholder engagement sessions and were chosen based on popular preferences and feedback gathered from stakeholders.

BIKE RACKS







TRASH RECEPTACLES







PROBABLE COST OF AMENITIES:

FURNISHINGS:

6' BENCH \$1,750 / EA.
BIKE RACK \$500 / EA.
TRASH RECEPTACLE \$1,000 / EA.

*Note: Unit price values derived from recent bid pricing and MKSK assumption of work effort required. MKSK has no control over the cost of labor, materials, or the contractors methods of determining bid prices, or over competitive bidding or market conditions. Therefore, MKSK cannot guarantee that bids or construction cost will not vary from any estimates of probable construction cost prepared by them.

PREFERRED OPTION - FULL CORRIDOR PLAN VIEW RENDERING





As part of the full design effort the project team looked at developing a consistent streetscape approach within the broader context of the 11 Mile corridor. The exhibits shown on the following pages illustrate how the proposed roadway section developed in the project focus area could be applied to 11 Mile Road from John R Road to the S Stephenson Highway.

As with the focus area, these studies include areas to reduce curb cuts, add planting medians, on street parking, and creating enhanced pedestrian environments.

LEGEND

- Deciduous Canopy Tree
- Reduced Width Vehicle Travel Lanes
- Ornamental Tree
- Parallel Parking Stalls
- Plant Buffer
- Traffic Calming Bumpouts

- Tree Lawn
- 8' Wide Pedestrian Walk
- Median with Plantings
- Bus Stops







LEGEND

- Deciduous Canopy Tree
- Reduced Width Vehicle Travel Lanes
- Ornamental Tree
- Parallel Parking Stalls

- Plant Buffer
- Traffic Calming Bumpouts

Tree Lawn

- 8' Wide Pedestrian Walk
- Median with Plantings
- Bus Stops







LEGEND

- Deciduous Canopy Tree
- Reduced Width Vehicle Travel Lanes
- Ornamental Tree
- Parallel Parking Stalls

Plant Buffer

Traffic Calming Bumpouts

Tree Lawn

- 8' Wide Pedestrian Walk
- Median with Plantings
- Bus Stops







APPENDIX

A 1	APPENDIX - RECOMMENDED PLANT SPECIES - BEST PRACTICE IMAGE
A2	APPENDIX - RECOMMENDED PLANT SPECIES - BEST PRACTICE IMAGE
A3	APPENDIX - ALTERNATE AMENITY AREA CONCEPTS
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14	TRAFFIC SUMMARY
15	TRAFFIC SUMMARY
116	TRAFFIC SUMMARY
17	TRAFFIC SUMMARY

APPENDIX - RECOMMENDED PLANT SPECIES - BEST PRACTICE IMAGES







UPRIGHT DECIDUOUS CANOPY STREET TREES



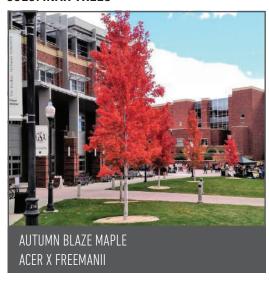


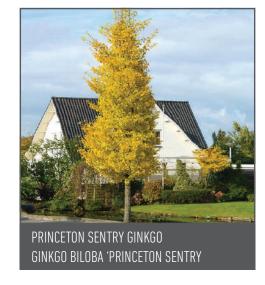


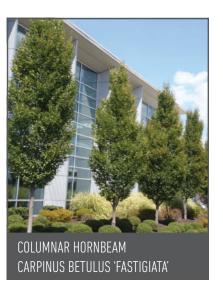




COLUMNAR TREES

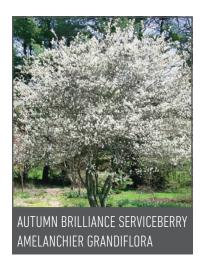




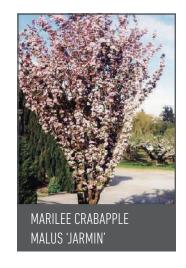


ORNAMENTAL TREES









The project team put together a list of recommended tree species for deciduous canopy street trees as well as recommendations for a secondary row of ornamental and columnar trees in select areas (amenity areas, gateway areas). These trees were chosen for their ability to thrive in urban areas with limited green space, their ability to withstand salt, and their hardiness in tough conditions.

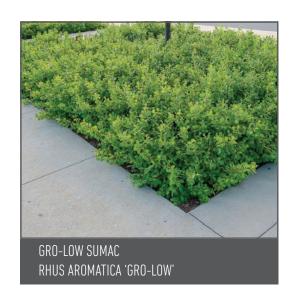
APPENDIX - RECOMMENDED PLANT SPECIES - BEST PRACTICE IMAGES

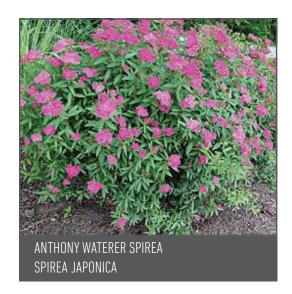


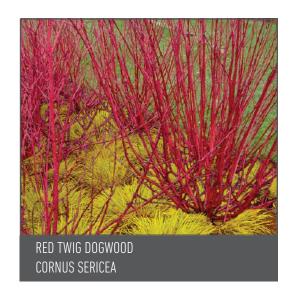


MEDIAN SHRUBS





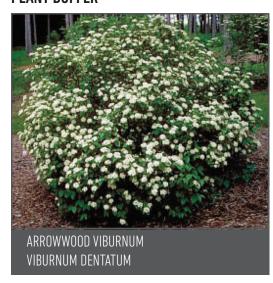




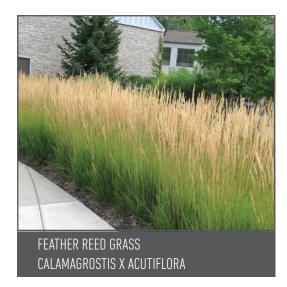
This sheet shows the recommended shrub and grass plantings for the median plantings, the plant buffers near the road right-of-way, and the amenity area plantings. This plant palette was chosen due to the plants hardiness to survive in an urban environment and for their ability to provide interest for all four seasons.

Included below is a probable cost for proposed plantings and site furnishings. A full cost estimate was provided for the focus area but these unit prices will help the client determine a future budget when plans begin to progress outside of the focus area.

PLANT BUFFER









PROBABLE COST OF PLANTINGS

PLANTINGS:

3" DECIDUOUS CANOPY STREET TREE

8-10' HT. ORNAMENTAL TREE

5 GAL. SHRUB

2 GAL. ORNAMENTAL GRASS

1 GAL. PERENNIAL

\$1,000 / EA.

\$825 / EA.

\$75 / EA.

\$30 / EA.

\$20 / EA.

*Note: Unit price values derived from recent bid pricing and MKSK assumption of work effort required. MKSK has no control over the cost of labor, materials, or the contractors methods of determining bid prices, or over competitive bidding or market conditions. Therefore, MKSK cannot guarantee that bids or construction cost will not vary from any estimates of probable construction cost prepared by them.

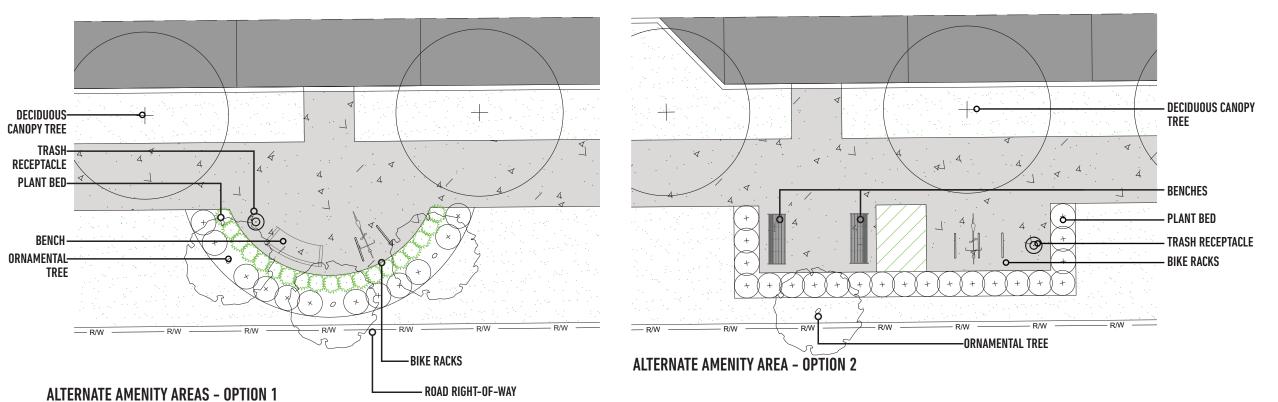








AMENITY AREA EXHIBIT - LOCATION MAP



This is sheet shows alternate amenity areas studied by the project team.



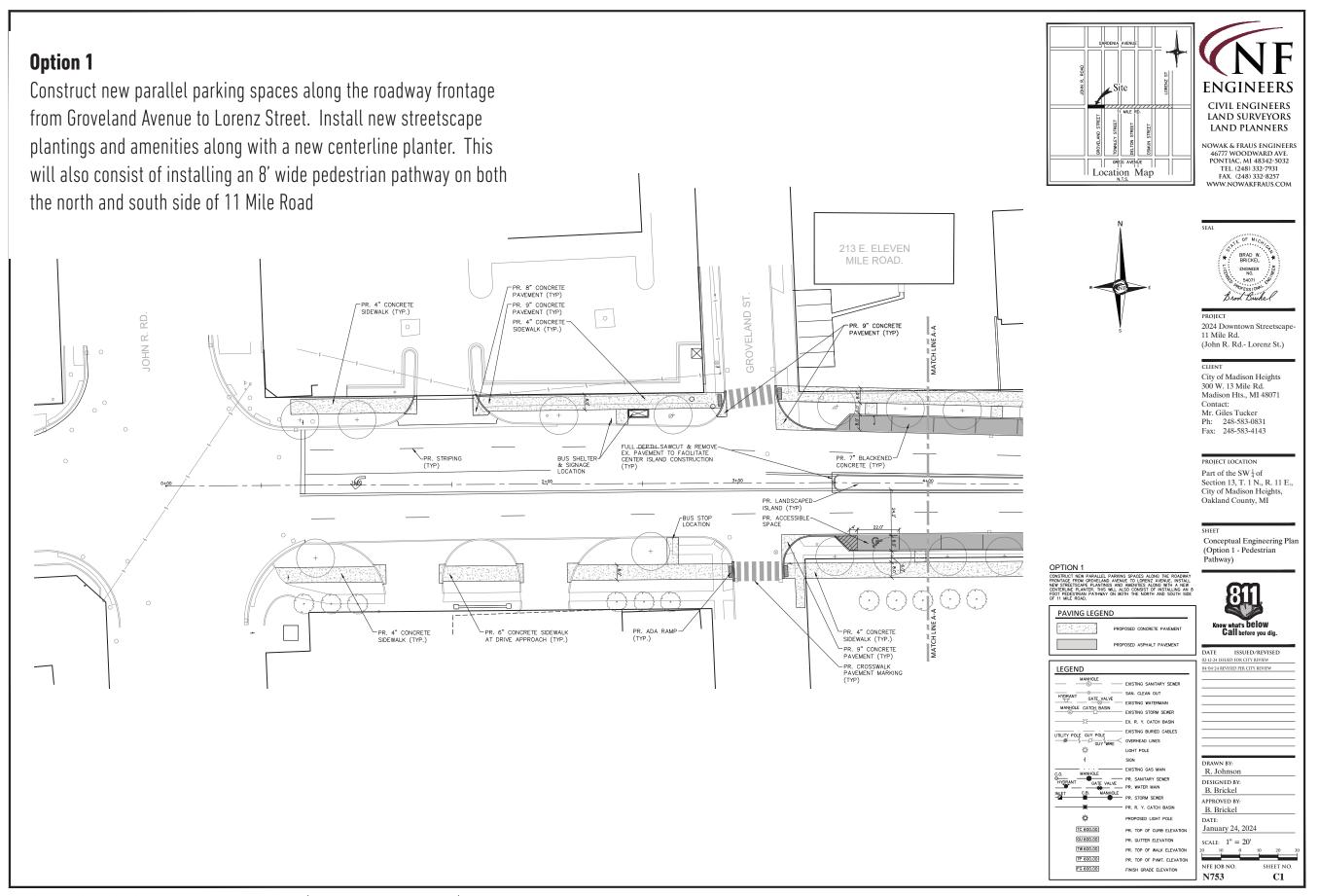




BEST PRACTICE IMAGES





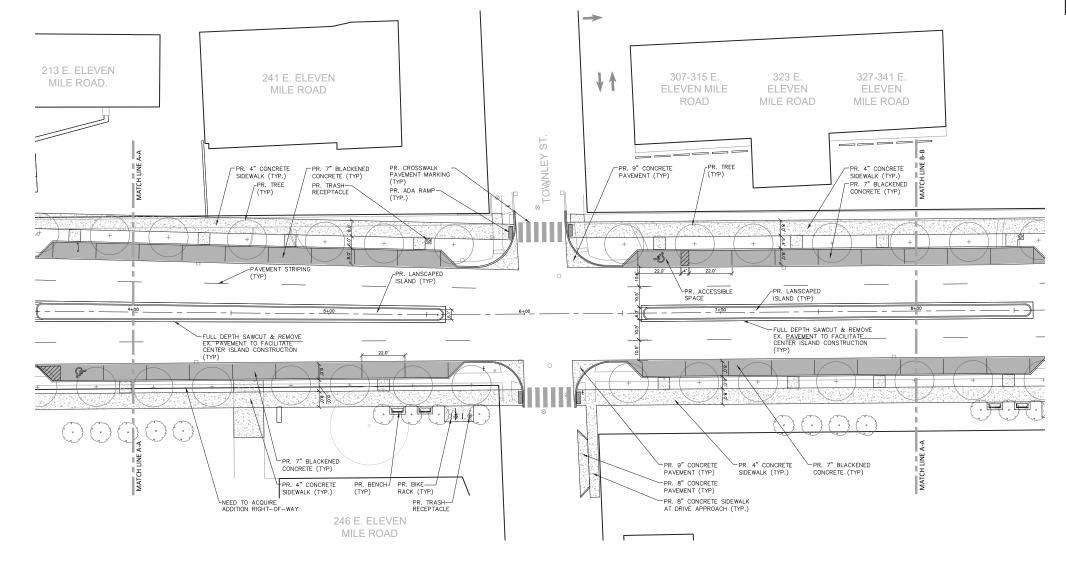








Construct new parallel parking spaces along the roadway frontage from Groveland Avenue to Lorenz Street. Install new streetscape plantings and amenities along with a new centerline planter. This will also consist of installing an 8' wide pedestrian pathway on both the north and south side of 11 Mile Road.







FAX. (248) 332-8257



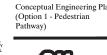


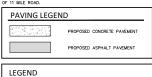
2024 Downtown Streetscape 11 Mile Rd. (John R. Rd.- Lorenz St.)

City of Madison Heights 300 W. 13 Mile Rd. Madison Hts., MI 48071 Mr. Giles Tucker Fax: 248-583-4143

PROJECT LOCATION Part of the SW $\frac{1}{4}$ of Section 13, T. 1 N., R. 11 E., City of Madison Heights,

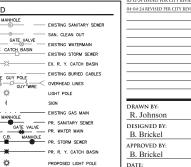
Oakland County, MI





TC 600.00

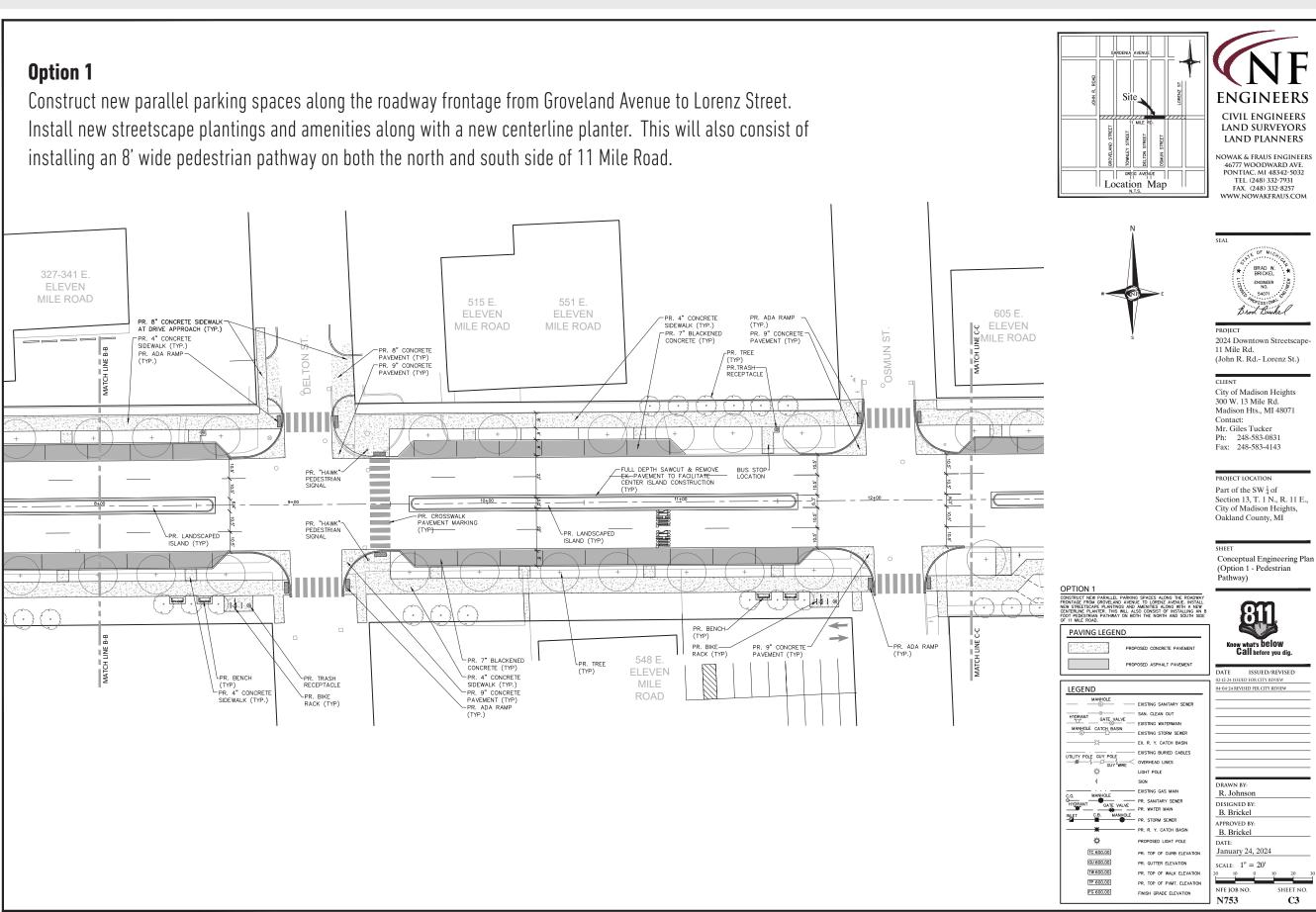
TP 600.00 FG 600.00



	04-04-24 REVISED PER CITY REVIEW
— EXISTING SANITARY SEWER — SAN. CLEAN OUT	
EXISTING WATERMAIN EXISTING SORM SEWER EX. R. Y. CATCH BASIN EXISTING BURIED CABLES OVERNEAD LINES	
LIGHT POLE SIGN EXISTING GAS MAIN PR. SANITARY SEWER PR. WATER MAIN PR. STORM SEWER PR. R. Y. CATCH BASIN PROPOSED LIGHT POLE PR. TOP CURB ELEVATION PR. GUITTR ELEVATION	DRAWN BY: R. Johnson DESIGNED BY: B. Brickel APPROVED BY: B. Brickel DATE: January 24, 2024
PR. GOTTER ELEVATION PR. TOP OF WALK ELEVATION PR. TOP OF PVMT. ELEVATION FINISH GRADE ELEVATION	SCALE: 1" = 20' 20







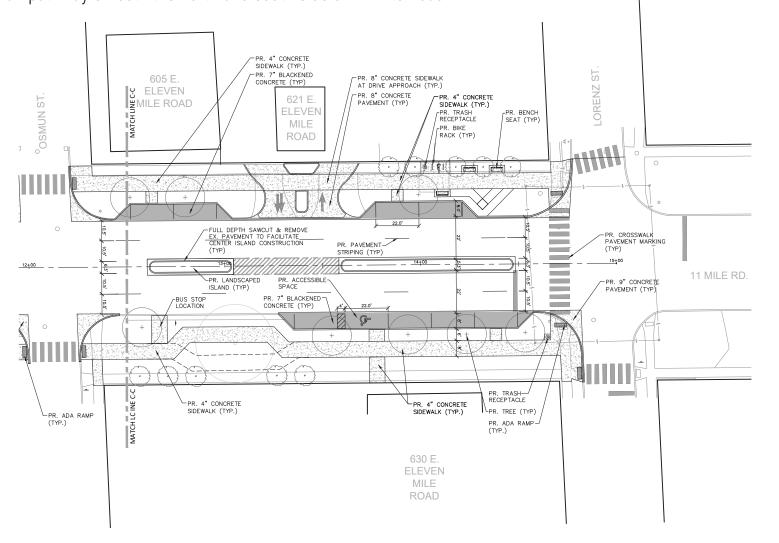






Option 1

Construct new parallel parking spaces along the roadway frontage from Groveland Avenue to Lorenz Street. Install new streetscape plantings and amenities along with a new centerline planter. This will also consist of installing an 8' wide pedestrian pathway on both the north and south side of 11 Mile Road.









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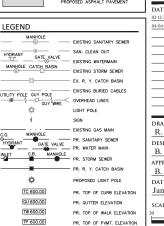
2024 Downtown Streetscape 11 Mile Rd. (John R. Rd.- Lorenz St.)

City of Madison Heights 300 W. 13 Mile Rd. Madison Hts., MI 48071 Mr. Giles Tucker Fax: 248-583-4143

PROJECT LOCATION Part of the SW 1/4 of Section 13, T. 1 N., R. 11 E., City of Madison Heights, Oakland County, MI

Conceptual Engineering Pla (Option 1 - Pedestrian Pathway)





FINISH GRADE ELEVATION

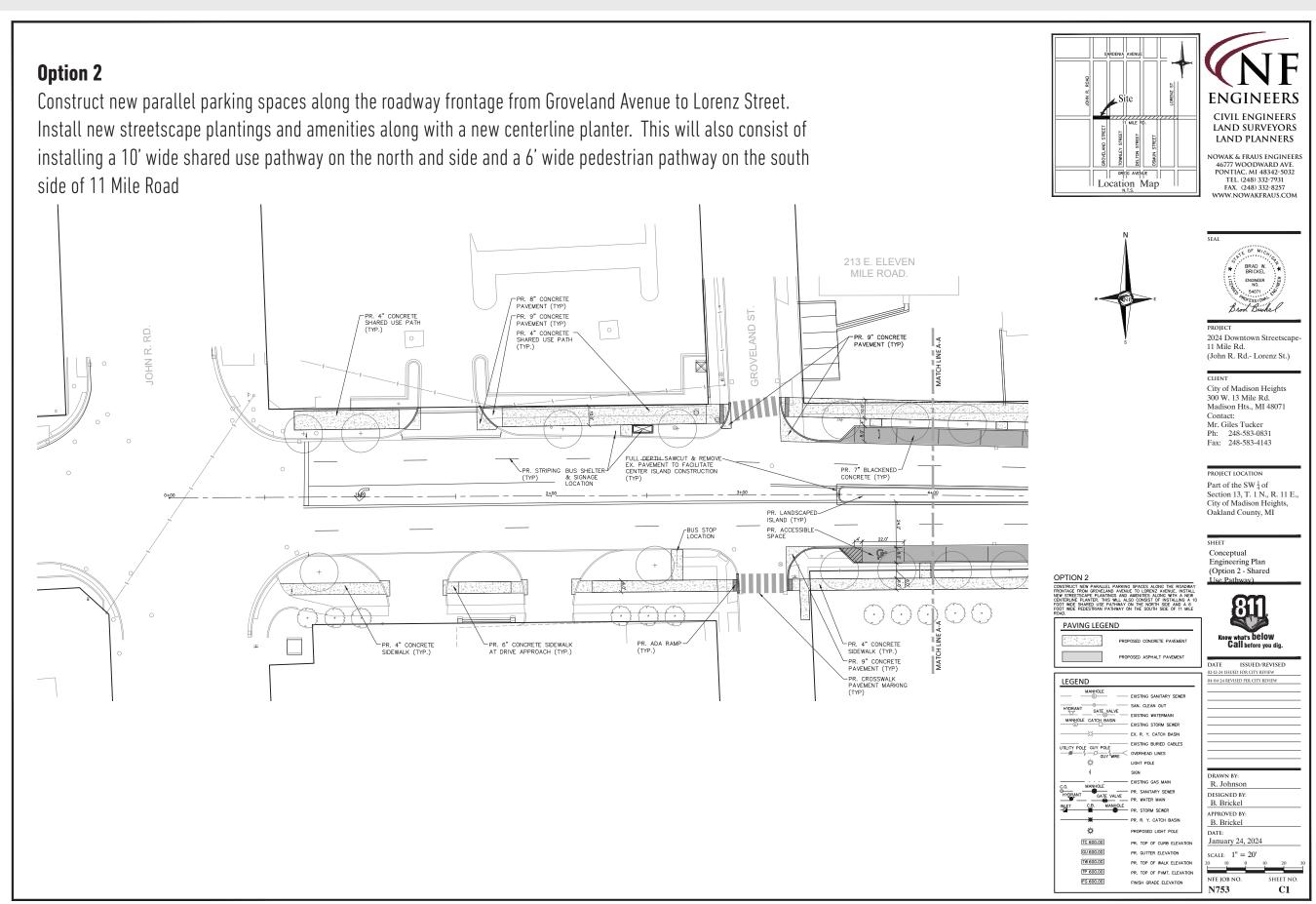
FG 600.00



DRAWN BY: R. Johnson DESIGNED BY: B. Brickel
R. Johnson DESIGNED BY:
R. Johnson DESIGNED BY:
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R. Johnson DESIGNED BY:
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R. Johnson DESIGNED BY:
R. Johnson DESIGNED BY:
R. Johnson DESIGNED BY:
R. Johnson DESIGNED BY:
DESIGNED BY:
PPROVED BY:
B. Brickel
DATE:
January 24, 2024
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N753 C4
N/33 C4





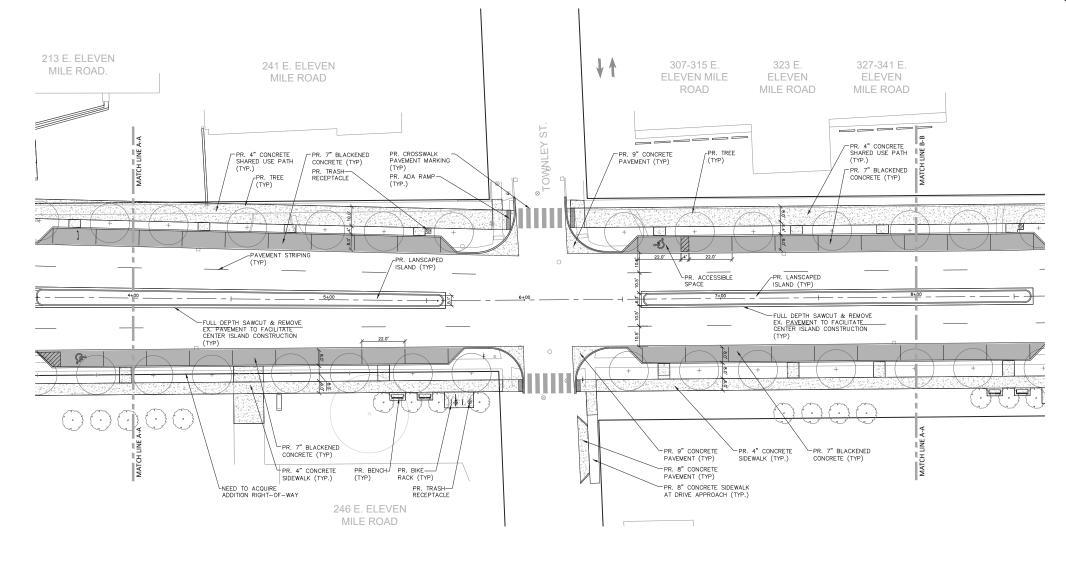






Option 2

Construct new parallel parking spaces along the roadway frontage from Groveland Avenue to Lorenz Street. Install new streetscape plantings and amenities along with a new centerline planter. This will also consist of installing a 10' wide shared use pathway on the north and side and a 6' wide pedestrian pathway on the south side of 11 Mile Road







NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL (248) 332-7931 FAX. (248) 332-8257





PROJECT
2024 Downtown Streetscape11 Mile Rd.
(John R. Rd.- Lorenz St.)

City of Madison Heights 300 W. 13 Mile Rd. Madison Hts., MI 48071 Contact: Mr. Giles Tucker Ph: 248-583-0831 Fax: 248-583-4143

PROJECT LOCATION

Part of the SW ¹/₄ of
Section 13, T. 1 N., R. 11 E.,
City of Madison Heights,
Oakland County, MI

Conceptual
Engineering Plan
(Option 2)

DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel

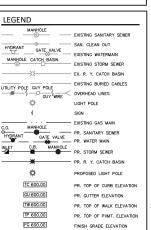
B. Brickel DATE: January 24, 2024



PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

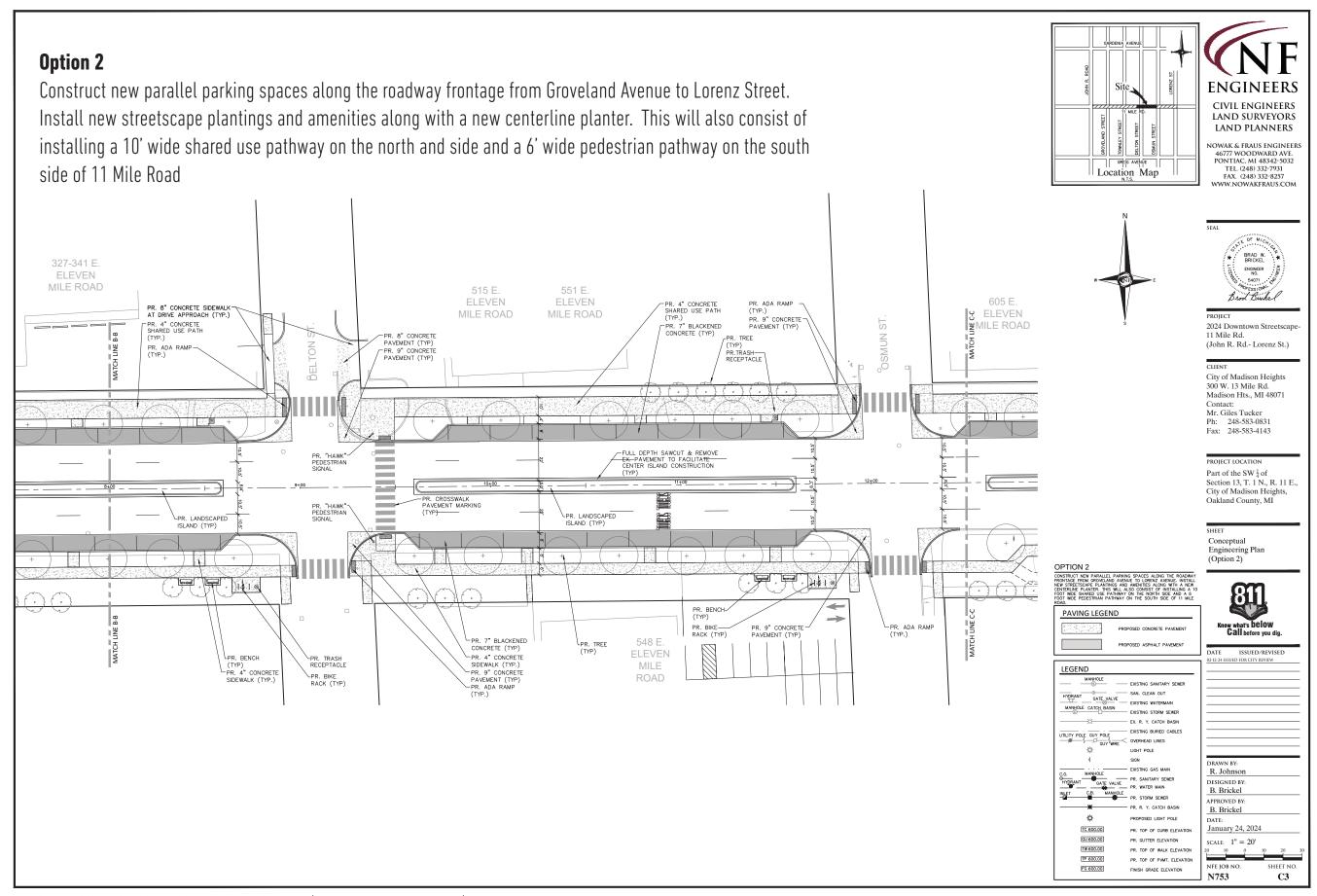


8111
Know what's below Call before you dig.

ISSUED/REVISED





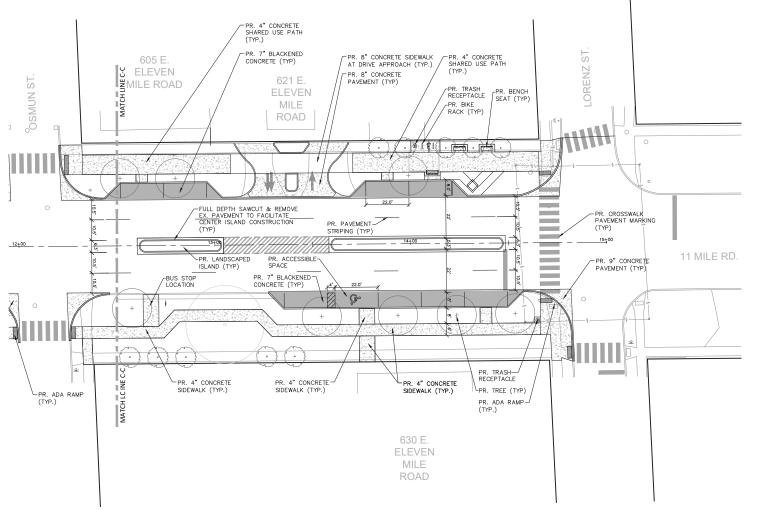






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(John R. Rd.- Lorenz St.)

CILINT City of Madison Heights 300 W. 13 Mile Rd. Madison Hts., MI 48071 Contact: Mr. Giles Tucker Ph: 248-583-0831 Fax: 248-583-4143

PROJECT LOCATION

Part of the SW ¼ of
Section 13, T. 1 N., R. 11 E.,
City of Madison Heights,
Oakland County, MI



ON 2

CIT NEW PARALLEL PARKING SPACES ALONG THE ROADWAY OF FROM GROVELAND AVENUE TO LORENZ AVENUE. INSTALL SETSICARE PLANTINGS AND AMENTIES ALONG WITH A 18TH AND AMENTIES ALONG WITH A 18TH AND AMENTIES ALONG WITH A 18TH AND AMENTING AND AMENTING PLANTER. THIS WILL ALSO CONSIST OF INSTALLING A 10 DE AREAD USE PATHWAY ON THE MOTH SIDE AND A 6 DE PEDESTRIAN TAHINAY ON THE SOUTH SIDE OF 11 MILE.

EXISTING SANITARY SEWER

EX. R. Y. CATCH BASIN EXISTING BURIED CABLES

PR. TOP OF CURB ELEVATION

PR. GUTTER ELEVATION
PR. TOP OF WALK ELEVATIO

FINISH GRADE ELEVATION



TC 600.00

GU 600.00

TP 600.00



DATE ISSUED/R	
02-12-24 ISSUED FOR CITY REV	
04-04-24 REVISED PER CITY R	EVIEW
DRAWN BY:	
R. Johnson	
DESIGNED BY:	
B. Brickel	
APPROVED BY:	
B. Brickel	
DATE:	
January 24, 2024	
SCALE: $1'' = 20'$	
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N753	C4
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APPENDIX - ENGINEERING ESTIMATE OF PROBABLE COST - OPTION 1









CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

This represents anticipated construction cost

for budgeting purposes only.

11 Mile Streetscape Project - Option 1
11 Mile Road - John R Rd. to Lorenz St.
City of Madison Heights, Oakland County, MI
Engineer's Opinion of Probable Cost (Budget Purposes Only)

City of Madison Heights 300 W 13 Mile Road Madison Heights, Michigan 48071 Engineer's Estimate Nowak & Fraus Engineers 46777 Woodward Avenue Pontiac, MI 48342

Roadway Length - 1,405 LF

<u>Item</u>	Quantity	*Unit Price	Amount	
Section I - Pavement				
Earth Excavation	1,100 C.Y.	\$28.00	\$30,800.00	
Pavement Removal	1,400 S.Y.	\$15.00	\$21,000.00	
Curb & Gutter Removal	1,700 L.F.	\$12.50	\$21,250.00	
Sidewalk Removal	2,250 S.Y.	\$11.00	\$24,750.00	
Bumper Block Removal	11 EA.	\$50.00	\$550.00	
Drive Approach Removal	300 S.Y.	\$14.00	\$4,200.00	
Remove & Relocate Light Pole	10 EA.	\$5,000.00	\$50,000.00	
Tree Removal	15 EA.	\$2,000.00	\$30,000.00	
Root Grinding	15 EA.	\$500.00	\$7,500.00	
Striping Removal	3,000 L.F.	\$1.00	\$3,000.00	
8" Concrete Drive Approach w/ Integral C& G	175 S.Y.	\$65.00	\$11,375.00	
9" Concrete Pavement	250 S.Y.	\$70.00	\$17,500.00	
7" Blackened Concrete Pavement w/ Integral C& G	1,250 S.Y.	\$70.00	\$87,500.00	
18" Concrete Curb	3,250 L.F.	\$25.00	\$81,250.00	
4" Concrete Sidewalk	20,800 S.F.	\$6.50	\$135,200.00	
6" Concrete Sidewalk Ramp	2,500 S.F.	\$11.50	\$28,750.00	
8" Concrete Sidewalk	1,400 S.F.	\$10.00	\$14,000.00	
Aggregate Base, 4" CIP - 21 AA	2,560 S.Y.	\$15.00	\$38,400.00	
Aggregate Base, 6" CIP - 21 AA	1,650 S.Y.	\$25.00	\$41,250.00	
24" White Overlay Cold Plastic (Crosswalk)	1,200 L.F.	\$16.00	\$19,200.00	
Parking Lot Striping	1 LSUM	\$2,000.00	\$2,000.00	
4" Polyurea Paint (White or Yellow)	1,300 L.F.	\$2.00	\$2,600.00	
School Symbol Overlay Cold Plastic	2 EA.	\$600.00	\$1,200.00	
LT Arrow Symbol Overlay Cold Plastic	1 EA.	\$250.00	\$250.00	
Pedestrian Hawk Signal	1 LSUM	\$150,000.00	\$150,000.00	
Silt Sack	21 EA.	\$150.00	\$3,150.00	
Maintaining Traffic & Const. Signing	1 LSUM	\$20,000.00	\$20,000.00	
Structure Adjustments	10 EA.	\$500.00	\$5,000.00	

Sub Total Section I: \$851,675.00

Item	Quantity		*Unit Price	Amount
Section II - Landscape				
Deciduous Canopy Tree (3" Cal.)	56	EA.	\$900.00	\$50,400.00
Ornamental Tree (2" Cal.)	44	EA.	\$750.00	\$33,000.00
Deciduous Shrub (7 Gal.)	289	EA.	\$85.00	\$24,565.00
Deciduous Shrub (5 Gal.)	125	EA.	\$65.00	\$8,125.00
Ornamental Grass (2 Gal.)	658	EA.	\$30.00	\$19,740.00
Perennial (1 Gal.)	492	EA.	\$20.00	\$9,840.00
Shredded Hardwood Mulch (3" Depth)	1,697	S.Y.	\$5.00	\$8,485.00
Organic Soil Mix - Turf (6" Depth)	12,806	C.F.	\$2.00	\$25,612.00
Organic Soil Mix - Plant Beds (12" Depth)	14,555	C.F.	\$2.00	\$29,110.00
Organic Soil Mix - Trees (24" Depth)	1,432	C.F.	\$2.00	\$2,864.00
Seed Lawn (Bed prep, fertilizer, seed & cover)	2,846	S.Y.	\$1.75	\$4,980.50
Gateway Signage Pier	1	LSUM	\$40,000.00	\$40,000.00
Bus Shelter	1	LSUM	\$7,500.00	\$7,500.00
Trash Receptacles	8	EA.	\$1,000.00	\$8,000.00
Benches	9	EA.	\$1,000.00	\$9,000.00
Bike Racks	12	EA.	\$500.00	\$6,000.00
Revised 4/5/2024		Sub Total	Section II:	\$287,221.50
*Design and Inspection is not included in the total.		0	verall Total:	\$1,138,896.50

APPENDIX - ENGINEERING ESTIMATE OF PROBABLE COST - OPTION 2







CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

for budgeting purposes only.

11 Mile Streetscape Project - Option 2
11 Mile Road - John R Rd. to Lorenz St.
City of Madison Heights, Oakland County, MI
Engineer's Opinion of Probable Cost (Budget Purposes Only)

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*Design and Inspection is not included in the total. This represents anticipated construction cost	0	verall Total:	\$1,138,896.50





Madison Heights - 11 Mile Streetscape - NFE Job N753 F&V Comments, December 18, 2023

1. Lane width: We are proposing 10.5' wide lanes with a 6' wide center island

• We went with 10ft lanes and 8ft parking on Maple Rd in Birmingham. Lots of complaints about the difficulty parking. With 2 lanes at 10.5ft, I don't see this as an issue here.

2. Speed Limit

- Existing Speed limit 35 mph.
- Can't reduce speed limit without a speed and safety study.
- Reducing the lane widths will help reduce the speeds, or reducing the number of lanes (4 to 2) would likely further reduce the speeds through the area.

3. Proximity of center islands to intersections to allow proper turning movements, etc.

- You'll want to run auto-turn at all of the intersections to make sure ingress and egress
 trucks can make the movements. One concern with the narrow median is vehicle will try
 to use it as a turn lane, but it'll be too narrow and creates the potential for rear-end and
 sideswipe crashes.
- One thing we ran into in Birmingham is that people continue to make U-turns at the narrow medians to access on-street parking, driveways and intersections. The medians are too narrow for turning movements, which then creates issues for landscaping and potential for crashes.
- Would they consider narrowing to a two-lane section with median?

4. Parallel parking space dimensions, 8'x22' (need to maximize parking due to loss of ROW parking) Are the angled ends to be 45 degree?

- 45 degrees is OK.
- Optional parking can be 20' with 4' boxes

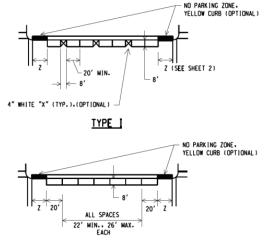


TABLE R211 ON-STREET PARKING SPACES

Total number of metered or designated parking spaces	Minimum required number of accessible parking spaces
1 to 25	1. 2. 3. 4. 5. 6. 4 percent of total.

You'll need to add ADA parking per PROWAG requirements. The number of spaces
required is based upon the "block perimeter". Since there is no commercial parking on
the adjacent streets, you'll need to add one ADA parking space per block, per side of the
road.

5. Proximity of parking spaces to the PC of crosswalks of the intersections. For both backup movements and forward movements.

- I would suggest adding crosswalks on all intersection legs.
- I don't see any location for a true mid-block crossing. But all of the intersections should have enhanced crosswalks.
- No parking is permitted within 20' feet of a marked crosswalk at unsignalized intersections per Michigan Vehicle Code. We've also had sight distance issues in Birmingham on S. Eton and have prohibited parking withing 30' of the intersection or 20' of the crosswalk, whichever is greater.

6. The location of proposed new driveways where curb cuts were removed. The blue X is where existing driveways are located.

 I would recommend eliminating the driveway access within the intersection influence area. Recommended driveway access spacing is 115 feet minimum from the intersection.

7. Mid-Block crossing treatments, design requirements (RRFB, HAWK), cost estimate

- There isn't a location for a true mid-block. There is no controlled crossing locations along the corridor, therefore an RRFB could be considered at either Townley or Delton
- Locate at the intersection with the highest pedestrian demand or potential ped demand
- RRFB cost is about 30k installed. HAWK is about 100-150k, this might be an option if there are more peds.

Other Notes:

- Have you talked to SEMCOG about the TAP grant? We recently applied for one in Birmingham and they provided feedback regarding what they would be looking for in the application and how best to get funded.
- Have you considered adding bike lanes?
- Ped countdown signals should be considered at Lorez, either as part of the TAP or a HISP





SC315-G

Cabinet-Based Rectangular Rapid Flashing Beacon

Rectangular rapid flashing beacons (RRFBs) improve pedestrian safety by increasing yield rates to 72-96% at crosswalks.*

- ✓ The benchmark for RRFBs, the SC315-G meets MUTCD requirements, including IA-21, and is Buy America compliant
- Audible pushbutton or passive pedestrian activation
- ✓ Solar or AC-powered
- ✓ Energy Balance Report[™] (EBR) prepared for every location to ensure battery longevity

Superior Design and Technology

The SC315-G is a cabinet-based system with a separate, high-power solar panel. This design enables the SC315-G to work with audible pushbutton stations, passive activation sensors, and remote monitoring, as well as operate at higher intensities and increased activations in challenging environments. MUTCD interim approval IA-21 flash pattern and multiple configurations enable the SC315-G to handle all crosswalk applications.

Easy Installation

All components, including the battery or AC power supply, Energy Management System (EMS) and optional audible pushbutton controller are housed in a compact, lockable, purpose-built enclosure. It also incorporates a wire routing and termination system, and all components are wired at the factory for an efficient installation.

Advanced User Interface

The SC315-G comes with an on-board user interface for quick configuration and status monitoring. It allows for simple in-the-field adjustment of flash pattern, duration, intensity, ambient auto adjust, night dimming, and many more. Settings are automatically sent wirelessly to all units in the system.

Compatible with Carmanah RRFBs and the R820-E, R820-F, and R820-G circular beacons. Interchange solar and AC power models within the same application.

Reliable

Designed with Carmanah's industry-leading solar modeling tools to provide dependable year-after-year operation. We prepare an Energy Balance Report (EBR) for every location.

Trusted for 20+ Years

With thousands of installations, Carmanah's systems are the benchmark in traffic applications and other transportation applications worldwide.

177-NS11225 1 OF 2

carmanah°

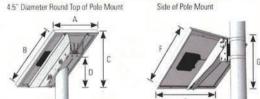


SC315-G

Cabinet-Based Rectangular Rapid Flashing Beacon

1.844.412.8395 | traffic@carmanah.com | carmanah.com

21.0 603 mm 8.2° 208 mm 15.7° 399 mm



				4	E		
PANELS*	Α	В	C	D	E	F	G
20 W	100	**			13.6° (345 mm)	18.5" (470 mm)	13,8" (350 mm)
50 W	21.2" (538 mm)	26.3" (668 mm)	19.6" (497 mm)	10,0" (254 mm)	26.3" (668 mm)	21.2" (538 mm)	16.0" (405 mm)
80 W	30.7° (780 mm)	26.5" (672 mm)	19.7" (500 mm)	10.0" (254 mm)	30.7° (780 mm)	26.5" (672 mm)	19.7" (500 mm)

^{*} Carmanah will conduct a site assessment and provide an Energy Balance Report" to determine the correct solar panel and battery size.

Uni-directional Configuration



Standard Pushbutton

Audible Pushbutton Station







Passive Activation Sensor

MUTCD interim approval IA-21 and MUTCDC compliant Purpose-built light bar optics = maximum efficiency and no stray light Exceeds SAE J595 class 1 intensity by 2.5 to 3x when used as recommended Meets SAE J578 chromaticity

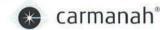
3 in (76 mm) x 7 in (178 mm) clear, UV-rated polycarbonate lens with yellow LEDs High-power LEDs: +90% lumen maintenance (L90) based on IES LM-80

Side-emitting pedestrian confirmation LEDs

Independent, stainless steel mounting brackets make back-to-back installation simple and enable in-field aiming for maximum effectiveness

Yellow, black, or green powder coated light bar covers

177-NS11225 2 OF 2



Adjustable system settings with auto-scrolling LED display on our latest EMS

**arranty	2 year minited warranty, excluding datteries
Warranty	5-year limited warranty, excluding batteries
	customizable voice message confirmation Passive activation: microwave-based sensor detects pedestrian
Activation	Audible pushbutton station: ADA-compliant, piezo-driven with visual LED and
	Pushbutton: ADA-compliant, piezo-driven with visual LED and two-tone audible confirmation
	150 mph (241 kph) wind speed as per AASHTO LTS-6
Cabinet Construction	-40 to 140° F (-40 to 50° C) battery operating temperature
	-35 to 165° F (-37 to 74° C) system operating temperature
	High-efficiency optics and EMS = the most compact, lightweight system
	Prewired to minimize installation time
	Raw aluminum finish or yellow, black, or green powder coated
	Corrosion-resistant aluminum with stainless steel hardware
	Lockable, hinged door with #2 lock Optional padlockable latch
	Weatherproof, gasketed enclosure with vents for ambient air transfer (NEMA 3R)
	Battery design life: +5 yrs.
Energy Storage	Replaceable, recyclable, sealed, maintenance-free, best-in-class AGM batteries offer the widest temperature range and longest life
Energy Collection	12 V battery system with multiple sizes: 35, 55, 100 Ahr.
	charger for optimal energy collection in all solar and battery conditions
	45 deg tilt for optimal energy collection Maximum Power Point Tracking with Temperature Compensation (MPPT-TC) battern
	20, 50, or 80 W high-efficiency photovoltaic solar panel
	Replaceable AC-DC power supply, circuit breaker, terminal block wiring
System	AC: 100-240 VAC input, 6-14 AWG
Beacon Communication	Solar or AC-powered
	Integrated, vandal-resistant antenna
	Wireless range: 1000 ft (305 m)
	Instantaneous wireless activation: <150 ms
	Communicates with all other Gen III radio-enabled systems including our R820-E, -I and -G circular beacons
	User-selectable multiple channels to group different beacons and ensure a robust wireless signal
	Wireless update of settings from any unit to all systems on the same radio channel
	Encrypted, wireless radio with 2.4 GHz mesh technology
	Activation counts and data reporting via OBUI or optional USB connection
6.6	E.g., for relay control of overhead lighting
1.116	Output: enabled when beacons flashing daytime and nighttime, or nighttime only
	Radio settings: enable/disable, selectable channel from 1 to 14
	Calendar: internal time clock function
	Temperature correction: yellow beacons
Jser nterface OBUI)	Automatic Light Control: reduces intensity during origin daysime Automatic Light Control: reduces intensity if the battery is extremely low
	Ambient Auto Adjust: increases intensity during bright daytime
	enhanced signs Nighttime dimming, 10 to 100% of daytime intensity
	Intensity setting: 20 to 1400 mA for multiple RRFBs, circular beacons, or LED
n-Board	Flash duration: 5 sec. to 1 hr.
	Input, momentary for pushbutton activation, normally open switch, normally closed switch
	Flash patterms: RFB (WW+S), RFB1 (WW+S legacy), RFB2 (WSD0T), 0.5 sec. alternating (MUTCD), 0.5 sec. unison (MUTCD), 0.5 sec. x3 alternating (MUTCD), 0.1 sec. unison, 0.25 sec. unison, 0.1 sec. x3 quick flashes unison, 0.1 sec. x3 quick flashes alternating, steady on
	night
	System test, status, and fault detection: battery, solar, button, beacon, radio, day/
	Adjustable system settings with auto-scrolling LED display on our latest Elvis















Specifications subject to local environmental conditions, and may be subject to change All Carmanah products are manufactured in facilities that are certified to ISO quality standards

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 ^{*} U.S. Department of Transportation Federal Highways Administration, Publication No. FHWA-HRT-10-043
 * Effects of Yellow Rectangular Rapid-Flashing Beacons on Yielding at Multilane Uncontrolled Crosswalks*





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carmanah°



SC315-G RECTANGULAR RAPID FLASHING BEACON

177-NS11343 1 OF 2 carmanah[®]

MUTCD-compliant, pedestrian-activated warning beacon for uncontrolled marked crosswalks

- Improve pedestrian safety by increasing driver yield rates
- · Passive activation: microwave-based sensor detects pedestrian
- Audible push button station
- · Solar power performance even in partially shaded applications
- Solar and AC-powered models wirelessly communicate and can be used together in the same application
- Meets and exceeds MUTCD requirements, including IA-21

RRFBs have been found to provide vehicle yielding rates between 72 and 96 percent for crosswalk applications, including 4 lane roadways with average daily traffic (ADT) exceeding 12,000*.

Superior Design and Technology

The SC315-G is a cabinet-based system with a separate, high-power solar panel. This design enables the SC315-G to work with audible push button stations, passive activation sensors, and remote monitoring, as well as operate at higher intensities and increased activations in challenging environments. MUTCD interim approval IA-21 flash pattern and multiple configurations enable the SC315-G to handle all crosswalk applications.

Easy Installation

All components, including the battery or AC power supply, Energy Management System (EMS) and optional audible push button controller are housed in a compact, lockable, purpose-built enclosure. It also incorporates a wire routing and termination system, and all components are wired at the factory for an efficient installation.

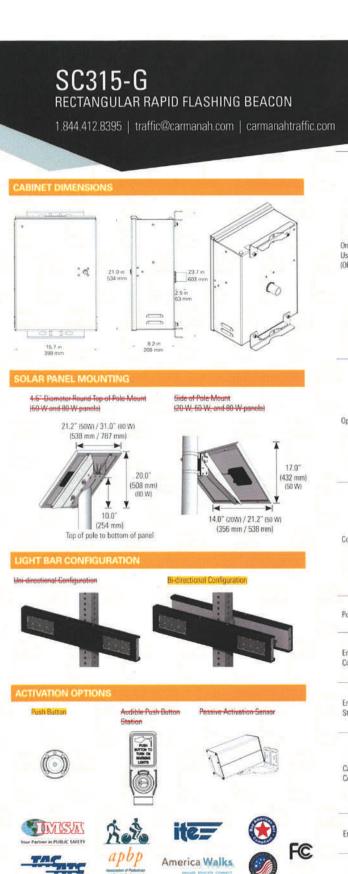
Advanced User-Interface

The SC315-G comes with an on-board user interface for guick configuration and status monitoring. It allows for simple in-the-field adjustment of flash pattern, duration, intensity, ambient auto adjust, night dimming, and many more. Settings are automatically sent wirelessly to all units in the system.

Compatible with Carmanah RRFBs and the R820-E, R820-F, and R820-G circular beacons. Interchange solar and AC power models within the same application.

With thousands of installations, Carmanah's beacons are the benchmark in traffic applications and other transportation applications worldwide





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US Patent No 6,573,659, Other patents pending.

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Flash patterns: RFB1 (WW+S), RFB2 (WSDOT), 0.5 sec. alternating (MUTCD), 0.5 sec. unison (MUTCD), 0.1 sec. unison, 0.25 sec. unison, 0.1 sec. x3 quick flashes unison, 0.1 sec. x3 quick Input: momentary for push button activation, normally open switch, normally closed switch Flash duration: 5 sec. to 1 hr. Intensity setting: 20 to 1400 mA for multiple RRFBs, circular beacons, or LED enhanced signs On-Board User Interface Nighttime dimming: 10 to 100% of daytime intensity Ambient Auto Adjust: increases intensity during bright daytime Automatic Light Control: reduces intensity if the battery is extremely low Temperature correction; vellow or red beacons Calendar: internal time clock function Radio settings: enable/disable, selectable channel from 1 to 14 Output: enabled when beacons flashing daytime and nighttime, or nighttime only Activation counts and data reporting via OBUI or optional USB connection MUTCD interim approval IA-21 and MUTCDC compliant Purpose-built light bar optics = maximum efficiency and no stray light Exceeds SAE J595 class 1 intensity by 2.5 to 3x when used as recommended Meets SAE J578 chromaticity 3 in (76 mm) x 7 in (178 mm) clear, UV-rated polycarbonate lens with yellow LEDs High-power LEDs: +90% lumen maintenance (L90) based on IES LM-80 Side-emitting pedestrian confirmation LEDs Independent, stainless steel mounting brackets make back-to-back installation simple and enable in-field aiming for maximum effectiveness Yellow: black, or green powder coated light bar covers Encrypted, wireless radio with 2.4 GHz mesh technology Wireless update of settings from any unit to all systems on the same radio channel User-selectable multiple channels to group different beacons and ensure a robust wireless Communicates with all other Gen III radio-enabled systems including our R820-E, -F, and -G Connectivity Instantaneous wireless activation: <150 ms Wireless range: 1000 ft (305 m) Integrated, vandal-proof antenna Solar or AC-powered 20, 50, or 80 W high officiency photovoltaic solar pane 12 V bottory system with multiple sizes: 33, 35, 75, 100 Ahr Panlaceable, reputable, scaled maintenance free, best in class ACM batteries affer the widest temperature range and langest life Weatherproof, gasketed enclosure with vents for ambient air transfer (NEMA 3R) Lockable, hinged door with #2 lock Corrosion-resistant aluminum with stainless steel hardware Raw aluminum finish or yellow black, or green powder coated Prewired to minimize installation time High-efficiency optics and EMS = the most compact, lightweight system -40 to 165° F (-40 to 74° C) system operating temperature 40 to 162° F1 40 to 72° Cl battery operating ten 150 mph (241 kph) wind speed as per AASHTO LTS-6 Push button: ADA-compliant, piezo-driven with visual LED and two-tone audible confirmation Audible push button station: ADA compliant, piezo-driven with visual LED and a 5-year limited warranty

Adjustable system settings with auto-scrolling LED display on our latest EMS

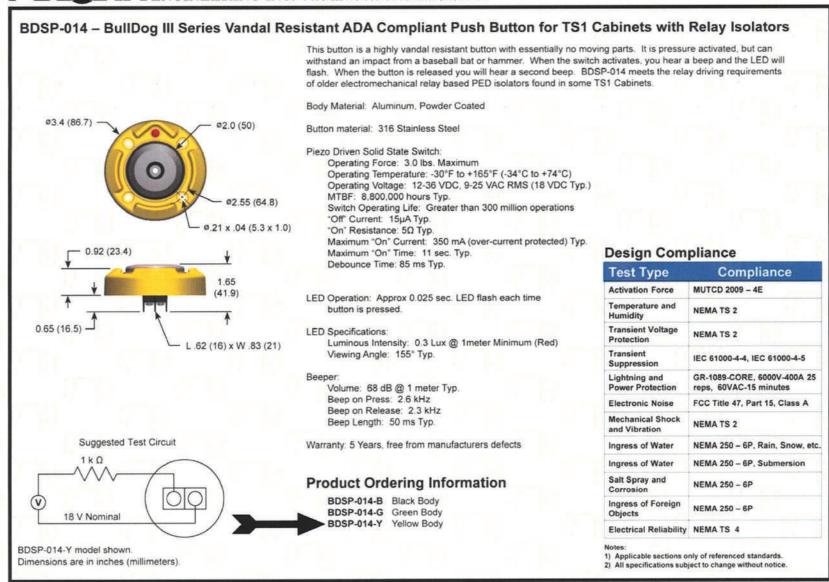
System test, status, and fault detection: battery, solar, button, beacon, radio, day/night

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36" X 36" FLUORESCENT YELLOW-GREEN W11-2