



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: November 27, 2024
Re: Conditional Rezoning to allow for the use of existing inventory overflow lot for outdoor storage of recreational vehicles

In 2019-20, Feldman purchased and developed three parcels on S. Hickory Ridge Road for use as an automobile inventory overflow lot. It was permitted in the C-2, General Commercial District as accessory to the dealership on the north side of M-59, even though the parcels were not contiguous. The site was fully developed in conformance with the approved site plan, and sits mostly unused due to shifts in the automotive industry, which no longer pushes massive inventories out to the dealerships.

Recently, staff was approached for permission to rent out spaces to individuals for storage of boats and similar recreational vehicles. This is not a use that is permitted in the C-2 Zoning District, but it seems the site may be perfectly suited to the use, particularly as there are few residential neighbors. The property owner is not seeking to vacate the existing approvals, but rather allow a flexible use of the already developed space.

After discussing the desired expanded use with the applicant, the Zoning Administrator has determined the use is most similar to those allowed in the C-3, Low-Impact Commercial District, namely a combination of vehicle inventory lot for new vehicles and self-storage facilities. Since the use of inventory storage lot is already established, the expanded use falls under the uses permitted by right in the C-3 District. The applicant has represented that there is no plan to build new structures and is willing to limit the use list within C-3 to the proposed use.

The site has been well-maintained and there have been no record of complaints. I see no objection to recommending the approval of the rezoning and expanded land use to the Board of Trustees.





PUBLIC HEARING
CHARTER TOWNSHIP OF HIGHLAND
PLANNING COMMISSION
December 5, 2024
7:30 P.M.

NOTICE IS HEREBY GIVEN that a public hearing will be held at the Highland Township Hall Auditorium, 205 N. John St. on Thursday, December 5, 2024, at 7:30 p.m.

Notice is further given that all interested parties are invited to review the request and offer comment through the internet or mail. The application may be viewed at <http://highlandtwp.net> under the Planning Commission e-packet tab. Comment may be submitted to planning@highlandtwp.org, mailed to the Township offices or dropped in our secure drop box at the Township Offices, 205 N. John St. If you have any questions, please call 248-887-3791, ext. 2.

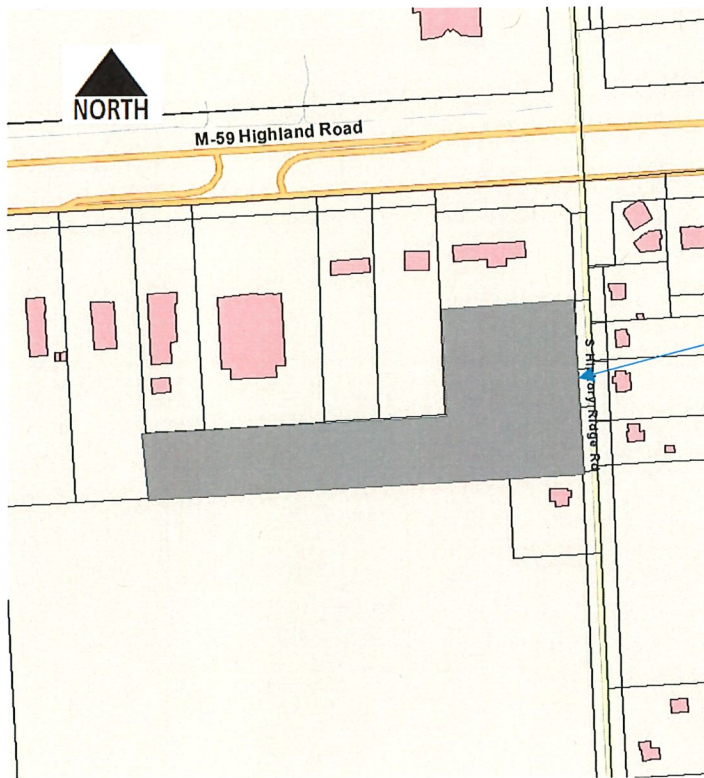
TO CONSIDER:

A request for rezoning submitted by M-59 Highland Properties, LLC (applicant/owner)

FROM: C-2 – General Commercial

TO: C-3 –Low Impact Commercial with an offer of conditions restricting the use to an outdoor storage of recreational vehicles and inventory overflow lot for automobile dealership

LOCATION: Parcels #11-30-200-008,-009 and -030; 268 and 232 S Hickory Ridge Rd (currently site of inventory overflow for Feldman Chevrolet)



Parcels to be considered for rezoning to allow use of inventory overflow lot for outdoor storage of recreational vehicles

Grant Charlick, Acting Chairman
Highland Township Planning Commission

(Publish: once before 11/20/2024)



- Site Plan Review
- Rezoning
- Use Requiring Special Approval
- Land Division
- Land Division & Combination
- Road Profile
- Other

PLAN REVIEW APPLICATION

Highland Township Planning Department, 205 N. John St, Highland, Michigan 48357 (248) 887-3791 Ext. 2

Date Filed: 11/14/24 Fee: 850- Escrow: -0- Case Number: R2 24-01*

NOTICE TO APPLICANT AND OWNER

BY SIGNING THIS APPLICATION, THE APPLICANT AND OWNER ACKNOWLEDGE ONE OR THE OTHER OR BOTH ARE RESPONSIBLE FOR ALL APPLICATION AND CONSULTANT FEES THAT ARISE OUT OF THE REVIEW OF THIS REQUEST THE OWNER ALSO AUTHORIZES THE TOWNSHIP TO PLACE A SIGN ON THE PROPERTY, IF NECESSARY, TO INFORM THE PUBLIC OF THE PENDING MATTER BEING REQUESTED.

REQUIRED COPIES OF PLANS

INITIAL REVIEW: 2 HARD COPIES OF PLANS AND .PDF COPY OF PLANS
CONSULTANTS REVIEW OF APPROVED PLANS SUBJECT TO CONDITIONS: 5 COPIES AND .PDF COPY

1. APPLICANT INFORMATION

NAME: M 59 Highland Properties
ADDRESS: 30400 LYON CENTER DR. E.
NEW HUDSON MI 48165
PHONE: (248) 298-9280
EMAIL: SSALTZ@feldmanAUTO.com

OWNER INFORMATION

NAME: JAY S. FELDMAN
ADDRESS: 30400 LYON CENTER DR. E.
NEW HUDSON MI 48165
PHONE: (248) 390-1816
EMAIL: Jay@feldmanAUTO.com

2. PROPERTY INFORMATION

ADDRESS OR ADJACENT STREETS: 268 + 232 Hickory Ridge Rd
LOT WIDTH: → LOT DEPTH: → LOT AREA: 2 ACRES
PARCEL IDENTIFICATION NUMBER(S): H-11-30-200-008 AND H-11-30-200-009
and 11-30-200-030

3. PROJECT INFORMATION

PROJECT NAME: Hickory Rental
PRESENT ZONING: C-2 PROPOSED ZONING: C-3 w/ conditions
PRESENT USE: Inventory overflow PROPOSED USE: Inventory overflow and self storage

APPLICANT

SIGNATURE: [Signature]
PRINT NAME: STEVE SALTZ

On the 25 day of Oct., 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan
County Of Oakland

Notary Public: Carla M. Cook

OWNER

SIGNATURE: [Signature]
PRINT NAME: Jay S. Feldman

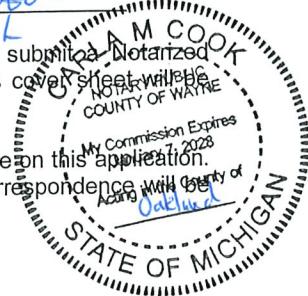
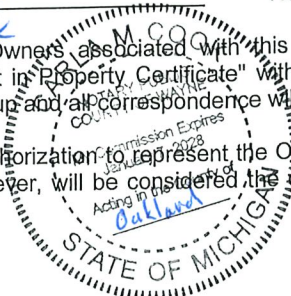
On the 30th day of October, 2024 before me, a Notary Public, personally appeared the above named person whose signature appears above, and who executed the foregoing instrument, and he/she acknowledged to me that he/she executed the same.

State Of Michigan
County Of Oakland

Notary Public: Carla M. Cook

• If there are Co-Applicants and/or Co-Owners associated with this property(ies) to be acted upon, please submit a Notarized Co-Applicant's and/or Co-owner's "Interest in Property Certificate" with this application. The person signing this cover sheet will be considered the official designee for the group and all correspondence will be addressed to this person.

• A notarized letter giving the Applicant authorization to represent the Owner is also permitted in lieu of a signature on this application. The person signing this cover sheet, however, will be considered the official designee for the Owner and all correspondence will be addressed to this person.



The Feldman Automotive Group is proposing to use our Storage Lot for Self-Storage, we would like to rent spaces to the public for the use of storing RV's, Boats and Personal Watercrafts Etc.

Our plan is to have a dedicated phone number for the customer to contact Feldman and will work with a dedicated salesperson on a Rental Agreement. The Renter will have an assigned Key Code or App and will have 24-hour access. The Renter will have an assigned space within our well light and monitored secured lot.



59

Nonnie's Best Inc
Brunch

Authentic
Kitchen & Design
Cabinet store

Peterson True
Value Hardware
Hardware store

bp

S Hickory Ridge Dr

S Hickory Ridge Dr

S Hickory Ridge Dr

26

23

Google

APPROVED SITE PLAN--CONFORMING TO CONSTRUCTION RECORDS

screening since adjacent properties are used as residences. The sidewalk across the frontage will be extended. The Fire Marshal will require final review on the contractors' facility. The property is currently served by onsite well and septic. Oakland County Health Division will review the continued use of this system; it is assumed the storage building is not connected to the septic system.

Mr. Brad Thompson was in attendance representing the applicants. Mr. Thompson agreed to connect the marginal access by extending the "T" on the maneuvering lane to the property line. The landscaping plan will include a 2-1/2 foot high berm parallel to Milford Road. Also, supplemental plantings will be added to the north and south property lines in the front yard.

Mr. Smith requested that a variety of trees be used in the landscaping plan to ensure that some trees will sustain any outbreak of disease. He also inquired about fencing. There is some 4' chain link fencing with some wood privacy fencing and the applicant will be putting up additional fencing to ensure the storage yard is enclosed. Tiffany George, speaking as the business owner, was concerned that there should still be a walkway between the office and the property to the north, since their family interacts with that neighbor on a frequent basis. Mr. Beach stressed that a screen must be present where the industrial use abuts residential property.

Mr. Smith moved to approve the site plan with the conditional approval from the Zoning Board of Appeals and addressing the issues discussed. Mrs. Chynoweth supported, and the motion carried with the following voice vote: Green – yes, Beach – yes, Chynoweth – yes, Lewis – yes, Smith – yes, Tierney – yes (6 yes votes).

Agenda Item #2:

Parcel#:	11-30-200-008, -009, -030
Zoning:	C-2, General Commercial
Address:	232 and 268 South Hickory Ridge and vacant
File #:	SPR 19-09
Request:	Site plan review for vehicle inventory lot
Applicant:	Feldman Automotive
Owners:	Eugene Pallisco and 3365 W Highland, LLC

Mr. Beach introduced the conceptual plan for a vehicle inventory lot at the southwest corner of M-59 and Hickory Ridge. He explained that although the plan is not sufficiently detailed for final review, the Planning Commission can identify issues to guide the applicant in refining the plan.

Mr. Dave Katariski, COO of Feldman Automotive was present to represent the applicant. He ensured the Planning Commissioners that Feldman Automotive wants to partner with the Township to make the inventory lot as minimally invasive as possible. He stated that the Highland dealership was highly successful, and that they

wanted to find solutions to deal with the challenges that have come with growth, so that they could continue to prosper here.

Ms. Corwin asked the Planning Commission to address the use and its appropriateness in the C-2 Zoning District. Inventory overflow lots are defined in the pending ordinance for the C-3 zoning, but will not be listed in C-2 zoning. Typically, if a use is specifically defined in one zone but not other zones, it is excluded from consideration in other zones. Since there are no buildings, and the site will not be improved with all the amenities of a stand-alone dealership, the question is whether it is appropriate under the current use list, or if there should be either a rezoning to C-3 Zoning or an amendment to include vehicle inventory overflow lots (with conditions) in the C-2 Zoning District. Mr. Beach believed this could be considered merely as an accessory use to the existing nearby dealership under the C-2 zoning.

Items discussed were:

- a) The site should provide an adequate buffer (screen wall or landscaping) to protect adjacent residential properties from light trespass and noise pollution. Landscaped berms are preferred so that inventory vehicles would not encroach into buffer areas.
- b) Since this site is accessory to the existing dealership, north of M-59, there should be no signage or temporary displays such as inflatable gorillas. There should be no vehicles displayed along Hickory Ridge Road, rather a full berm or screen should be installed.
- c) There should be a properly paved circulation path capable of supporting a firetruck and allowing for turnaround. It was suggested that the aisles could be paved, but the parking spaces left as recycled asphalt millings. The plan must be reviewed and approved by the Fire Marshall. There was discussion of adding a second driveway so that vehicle carriers would easily navigate the site. The applicant stated that this was not necessary because of the way they intend to operate at the site.
- d) Mr. Katarski explained that vehicles will be received only at the existing dealership. There should be no instance where a vehicle carrier parks on Hickory Ridge Road to drop a load of cars.
- e) The inventory at this location will be duplicates only of cars already at the dealership. There will be no customer traffic to or from the site, only porters.
- f) Lighting levels will be minimum necessary for safety and security, avoiding the appearance of "stadium lights" that create a glow around the site, disturbing neighbors.
- g) Fencing will be required at least along the property line shared with the existing residence to the south. Although the applicant expressed little concern about security, the Planning Commission wants to discourage vandals or thieves from accessing the site through residential properties.

Mr. Katarski assured the Planning Commissioners that the objective of this project is to provide space for excess inventory in a convenient offsite location, thereby freeing up room on the dealership lot. Their intention is to unload vehicle carriers at the dealership and to complete the work of receiving new inventory where it could be properly processed. They will not show cars to the public on the inventory site, nor will they repair vehicles or store damaged vehicles on the inventory site. Every vehicle on the lot is an exact twin of a vehicle at the dealership. Porters will move cars early in the day to fill in “holes” at the dealership.

Mr. Green asked why the parking spaces were laid out in the manner proposed, when more vehicles could be stacked on the site. He was concerned that it appeared that customers could be allowed to circulate the site to view the inventory. Mr. Katarski said that although they would be delighted to maximize the site, they laid the lot out in a manner they believed would be more acceptable to the community. Mr. Beach preferred this proposed arrangement because a vehicle could be retrieved without moving multiple cars.

Mr. Green expressed concern about past experiences of inconvenience to the motoring public caused by vehicle carriers stopped and unloading inventory on the side of Hickory Ridge Road or M-59. Mr. Katarski reasserted that expanding storage onto this site would alleviate that concern.

Mr. Beach moved to table the site plan for Parcel #11-30-200-008, -009, -030 so items discussed could be incorporated into the site plan. Mrs. Lewis supported, and the motion carried with the following vote: Green – yes, Beach – yes, Chynoweth – yes, Lewis – yes, Smith – yes, Tierney – yes (6 yes votes).

Agenda Item #3:

Parcel#:	11-19-400-014
Zoning:	C-2. General Commercial
Address:	3372 Highland Rd
File #:	SPR 19-10
Request:	Site Plan Amendment for revisions to landscaping
Applicant:	Jay Feldman, Feldman Chevy Highland
Owner:	Jay-Mar Enterprises, LLC

Mr. Beach explained that the continuous low shrub landscaping screen was no longer required by the zoning ordinance. The burning bushes currently planted block vehicle inventory from view from the road. The dealership is amenable to working with the Chill at the Mill project team to transplant the burning bushes to the public park site.

Mr. Beach moved to approve the site plan amendment for removal of the low laying bushes along the frontage of the site, with all street trees to remain. Mrs. Chynoweth supported, and the motion carried with the following voice vote: Green – yes, Beach – yes, Chynoweth – yes, Lewis – yes, Smith – yes, Tierney – yes (6 yes votes).

**Highland Township Planning Commission
Record of the 1358th Meeting
Highland Township Auditorium
October 3, 2019**

Roll Call:

Scott Green, Chairperson (Absent)
Eugene H. Beach, Jr.
Mary Pat Chynoweth
Chris Gostek, Vice Chairperson
Beth Lewis (Absent)
Roscoe Smith
Jeffrey Stander (Absent)
Scott Temple
Russ Tierney (Absent)

Also Present:

Elizabeth J. Corwin, PE, AICP – Planning Director
Julie Kabalka, Recording Secretary

Visitors: 17

Mr. Gostek, Vice Chairperson, called the meeting to order at 7:30 p.m.

Mr. Gostek announced that the applicant asked that Agenda Item #1 be removed.
Also, Chill at the Mill Site Plan Review was added as item #3.

Public Hearing

Agenda Item #1:

Parcels #:	11-20-300-014 and -020
Zoning:	R1.5, Single Family Residential
Address:	Vacant, W Highland Road
File #:	RZ 19-03
Request:	Rezoning to C-2, General Commercial (IR)
Applicant:	Jay Feldman, Feldman Chevy Highland
Owner:	Highland Town Square, LLC

This item was removed at the request of the applicant – there was no Public Hearing.

Work Session:

Agenda Item #2:

Parcels #: 11-30-200-008, -009, -030
Zoning: C-2, General Commercial
Address: 232 and 268 South Hickory Ridge and vacant
File #: SPR 19-09
Request: Site plan review for vehicle inventory lot
Applicant: Feldman Automotive
Owners: Eugene Pallisco and 3365 W Highland, LLC

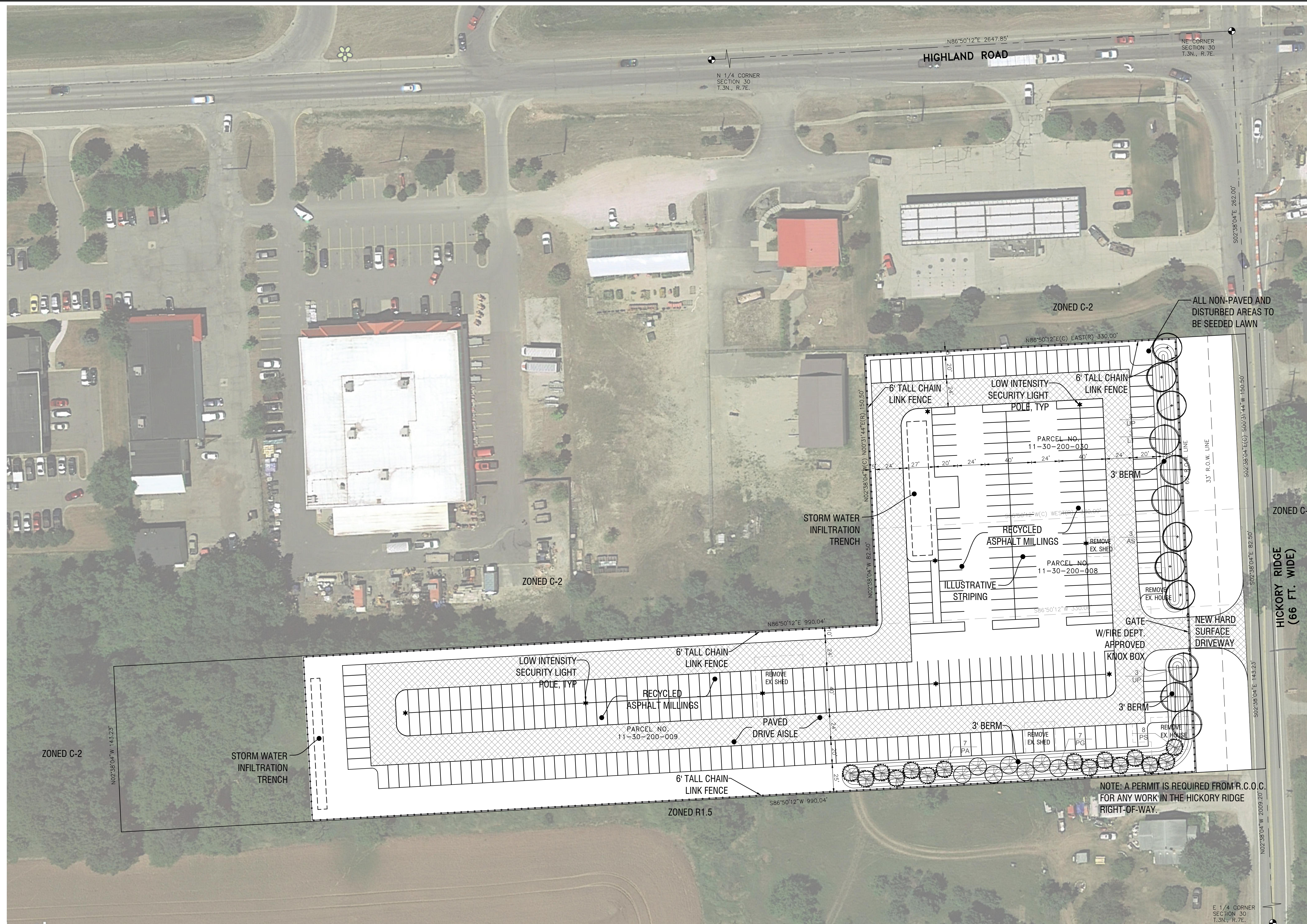
Mr. Beach introduced the site plan for a vehicle inventory lot on Parcel #11-30-200-008, -009, and -030, located south of the gas station on the west side of Hickory Ridge Road. The site plan presents a clear and concise request to utilize this property as an overflow inventory storage lot with no public activity. The revised plan now includes a landscaped berm across the Hickory Ridge Road frontage and the southern property line adjacent to the existing home. A hard surface loop road has been added throughout the site to ensure fire vehicles access and the capability to turn around. Inventory spaces will be gravel surfaced with reclaimed asphalt millings. Two storm water basins will be constructed on the site to ensure proper drainage. The lighting plan has been submitted and is compliant with the Township ordinance. The hours of operation at the inventory site will be limited to the dealership business hours. No vehicles will be delivered to or unloaded at this site. The revised site plan satisfies previously concerns addressed. Ms. Corwin stated that the engineers have reviewed the site plan and that grading and drainage concepts are sound.

The Planning Commission also reiterated that no shuttling of customers to and from this location will be allowed. The applicant assured that there will not be retail activity at this site and the it is just a storage lot with cars being removed and replenished in the early part of each day. The lot will be set up in designated and recorded slips so cars will be easily located without the assistance of key fob noise or flashing lights.

Mr. Beach moved to approve the revised site plan subject to final review by staff and with all stipulations and conditions discussed. Mrs. Chynoweth supported, and the motion carried with the following voice vote: Gostek – yes, Beach – yes, Chynoweth – yes, Smith – yes, Temple – yes (5 yes votes).

Agenda Item #3: Chill at the Mill Site Plan Review

Ms. Corwin reminded the Planning Commission that Supervisor Hamill had previously presented the Chill at the Mill concept plan, but that no action was taken at that time. The Building Official has since determined that a building permit should be issued to track inspections. The zoning ordinance requires a prerequisite land use permit, typically issued through Planning Commission action on a site plan review. In addition, the Planning Enabling Act requires the Planning Commission to review and approve the location, character and extent of specified improvements including



ALPINE ENGINEERING INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD SUITE 109
 NOVI, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3765 (FAX)
 WWW.ALPINE-INC.NET

RESIDENTIAL
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 LOT PLANS
 CONSTRUCTION LAYOUT

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS

COMMERCIAL
 SITE PLANNING
 SITE ENGINEERING
 INDUSTRIAL & MULTI-UNIT
 LAND SURVEYING
 CONSTRUCTION LAYOUT



CLIENT: **FELDMAN AUTOMOTIVE, INC.**

CONCEPT SITE PLAN

SECTION: 30 TOWNSHIP: 3 N HIGHLAND TOWNSHIP OAKLAND COUNTY MICHIGAN RANGE: 7 E

VEHICLE INVENTORY LOT

REVISED
8/23/2019 PER CLIENT
9/9/2019 PER CLIENT
9/18/2019 PER CLIENT

DATE: **8/13/2019**

DRAWN BY:

CHECKED BY:

FBK: **1**

CHF:

SCALE: HOR 1" = 40 FT. VER 1" = 10 FT.

19-346

LEGEND:

	PROP. STORM SEWER
	PROP. SPOT ELEV.
	PROP. DRAINAGE ARROW
	PROP. SILT FENCE
	ASPHALT PAVING

PLANT LIST

sym.	qty.	botanical name	common name	caliper	spacing	root	height
Greenbelt Trees							
AS	3	Acer saccharum 'Green Mountain'	Legacy Sugar Maple	2.5"	as shown	B&B	
LT	3	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
UP	6	Ulmus x 'Princeton'	Princeton Elm	2.5"	as shown	B&B	
Use Screen							
PA	7	Picea abies	Norway Spruce		as shown	B&B	6'
PG	7	Picea glauca	White Spruce		as shown	B&B	6'
PS	8	Pinus strobus	White Pine		as shown	B&B	6'

LEGAL DESCRIPTIONS

PARCEL NO. 11-30-200-030
 T3N, R7E, SEC 30 PART OF NE 1/4 BEG AT PT DIST S 00-31-44 W 262 FT FROM NE SEC COR, TH S 00-31-44 W 150.50 FT, TH W 330 FT, TH N 00-31-44 E 150.50 FT, TH E 330 FT TO BEG

PARCEL NO. 11-30-200-008
 T3N, R7E, SEC 30 S 82.50 FT OF N 495 FT OF E 330 FT OF NE 1/4

PARCEL NO. 11-30-200-009
 T3N, R7E, SEC 30 S 143.22 FT OF N 638.22 FT OF E 990 FT OF NE 1/4

SITE DATA

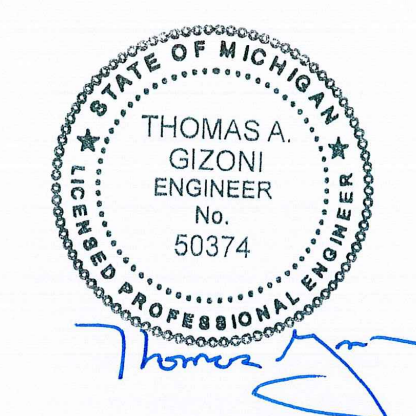
SITE AREA: 5.0 AC. GROSS (4.5 AC. NET, LESS 60' R.O.W.)
 ZONING: C-2, GENERAL COMMERCIAL
 373 VEHICLE INVENTORY PARKING SPACES

NOTES:

- NO LOUD SPEAKER OR PAGING SYSTEMS ARE ALLOWED.
- HOURS OF OPERATION SHALL BE LIMITED TO 7:00 A.M. TO 9:00 P.M.
- SITE LIGHTING TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE, SECTION 13.03. FREESTANDING POLE LIGHTING WITH ADDITIONAL CONSIDERATIONS FOR NEIGHBORING RESIDENTIAL PROPERTIES. ALL POLES SHALL BE PLACED IN THE INTERIOR OF THE LOT, WITH NO PERIMETER POLES. POLE HEIGHT WILL BE LIMITED TO 20 FEET, USING ONLY THE NUMBER OF POLES NECESSARY TO ACHIEVE SECURITY AND SAFETY OBJECTIVES DURING OPERATION, WITH AN AVERAGE OF 5 FOOT CANDLES OVER THE SITE. THE LIGHTING SYSTEM WILL BE EQUIPPED WITH A CONTROL SYSTEM AND MOTION SENSORS SUCH THAT 90 PERCENT OF THE FIXTURES WOULD GO DARK AFTER CLOSE OF BUSINESS, UNLESS ACTIVATED BY MOVEMENT DETECTED BY MOTION SENSORS.
- ALL NEW VEHICLES WILL BE RECEIVED AND UNLOADED AT THE EXISTING DEALERSHIP, THERE WILL BE NO VEHICLE REPAIRS ON THIS SITE.
- SIGNAGE IS NOT REQUESTED AT THIS SITE.

SHEET INDEX:

1	CONCEPT PLAN
2	GRADING PLAN
3	PHOTOMETRIC PLAN



NOT FOR CONSTRUCTION



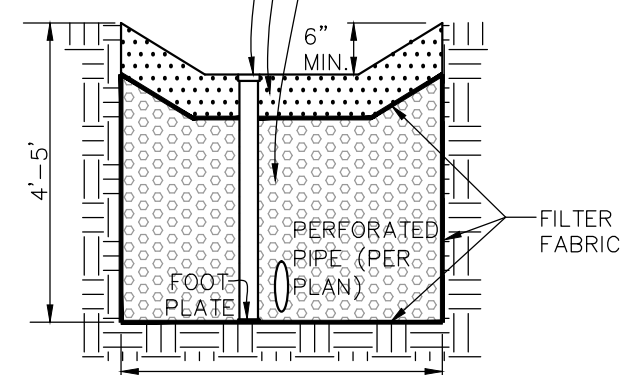
AERIAL VIEW (CLEARING/REMOVALS)
1"=100'

EXISTING ON-SITE SOILS
13B & 13C OSHTMO-BOYER LOAMY SANDS
(PER USDA WEB SOIL SURVEY)

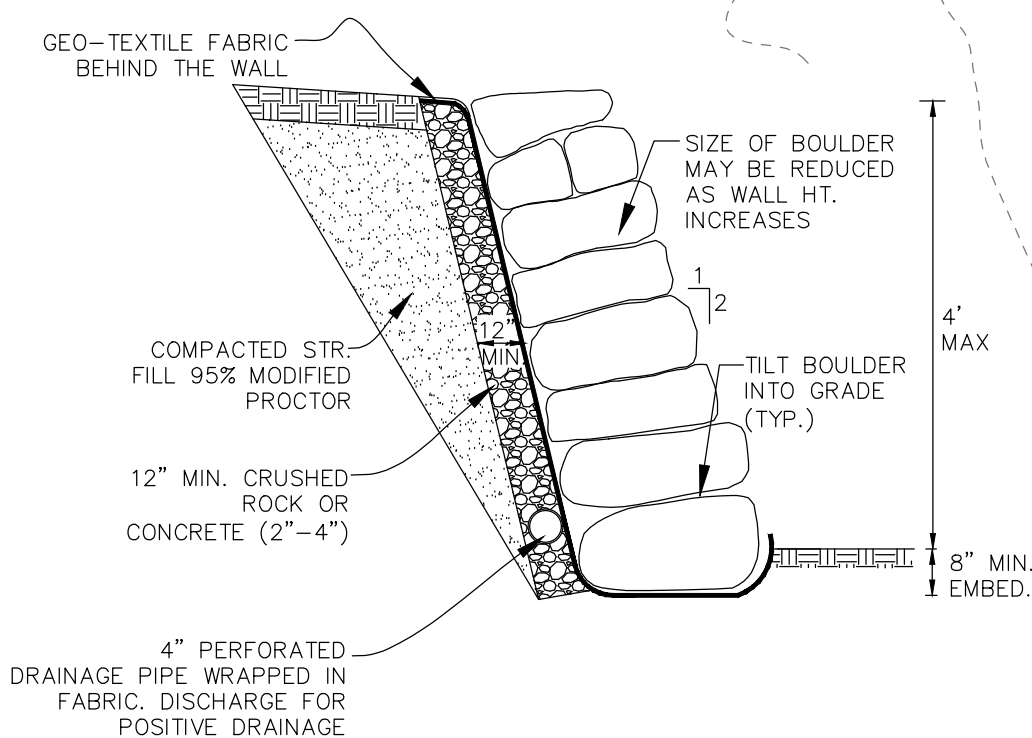
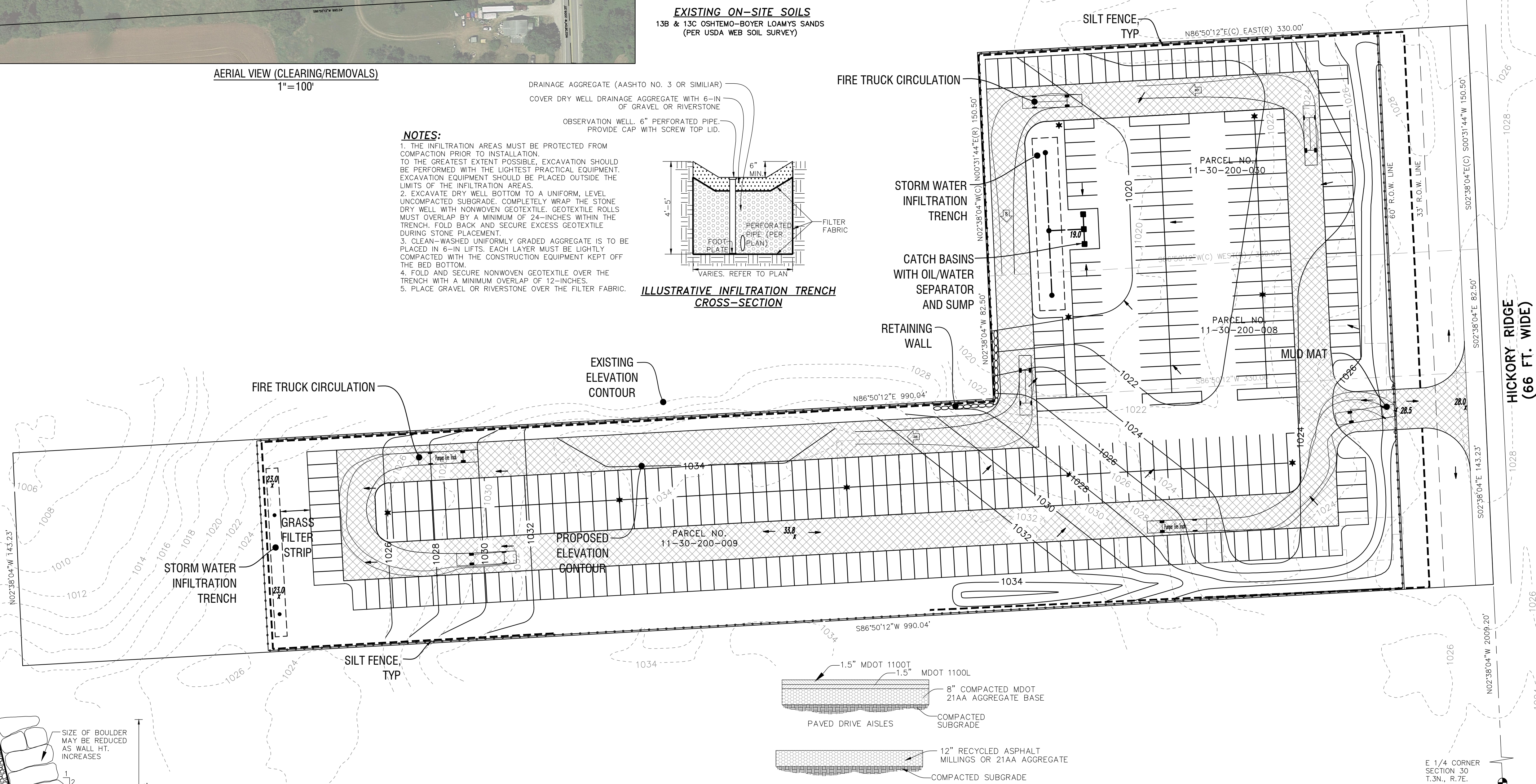
DRAINAGE AGGREGATE (AASHTO NO. 3 OR SIMILAR)
COVER DRY WELL DRAINAGE AGGREGATE WITH 6-IN. OF GRAVEL OR RIVERSTONE
OBSERVATION WELL, 6" PERFORATED PIPE, PROVIDE CAP WITH SCREW TOP LID.

NOTES:

1. THE INFILTRATION AREAS MUST BE PROTECTED FROM COMPACTION PRIOR TO INSTALLATION. TO THE GREATEST EXTENT POSSIBLE, EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE INFILTRATION AREAS.
2. EXCAVATE DRY WELL BOTTOM TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE. COMPLETELY WRAP THE STONE DRY WELL WITH NONWOVEN GEOTEXTILE. GEOTEXTILE ROLLS MUST OVERLAP BY A MINIMUM OF 24-INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
3. CLEAN-WASHED UNIFORMLY GRADED AGGREGATE IS TO BE PLACED IN 6-IN. LIFTS. EACH LAYER MUST BE LIGHTLY COMPACTED WITH THE CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM.
4. FOLD AND SECURE NONWOVEN GEOTEXTILE OVER THE TRENCH WITH A MINIMUM OVERLAP OF 12-INCHES.
5. PLACE GRAVEL OR RIVERSTONE OVER THE FILTER FABRIC.



ILLUSTRATIVE INFILTRATION TRENCH CROSS-SECTION



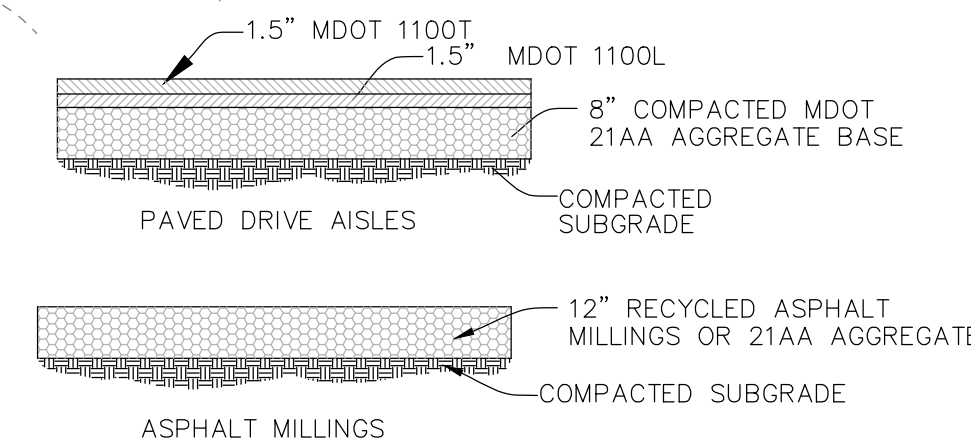
RETAINING WALL CROSS SECTION
NOT TO SCALE

LEGEND:

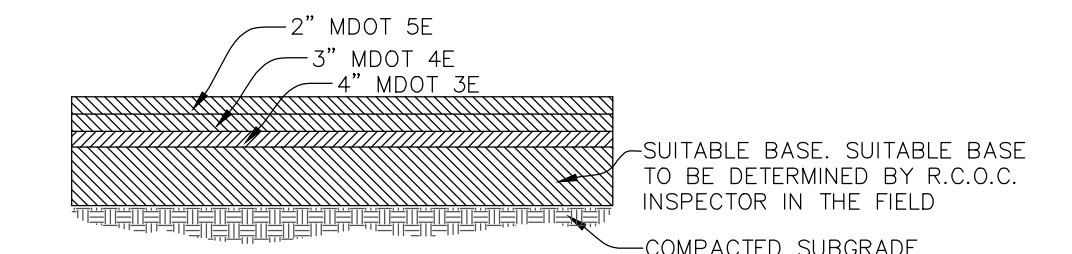
- PROP. STORM SEWER
- PROP. SPOT ELEV.
- PROP. DRAINAGE ARROW
- PROP. SILT FENCE
- ASPHALT PAVING



ILLUSTRATIVE PUMPER FIRE TRUCK
Overall Length 40.00ft
Overall Width 8.16ft
Overall Body Height 22.75ft
Min. Body Ground Clearance 8.66ft
Track Width 22.16ft
Lock-to-lock time 5:00s
Max. Wheel Angle 45:00



ON-SITE PARKING LOT CROSS SECTION
NOT TO SCALE



PONTIAC TRAIL BITUMINOUS PAVEMENT CROSS-SECTION
(WITHIN THE HICKORY RIDGE ROAD RIGHT-OF-WAY)
NOT TO SCALE

ALPINE ENGINEERING INC.
CIVIL ENGINEERS & LAND SURVEYORS
46892 WEST ROAD SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: **FELDMAN AUTOMOTIVE, INC.**
GRADING PLAN
SECTION: 30
VEHICLE INVENTORY LOT
TOWNSHIP: 3 N
HIGHLAND TOWNSHIP
OAKLAND COUNTY
MICHIGAN
RANGE: 7 E

REVISED: 9/18/2019 PER CLIENT
DATE: 8/13/2019
DRAWN BY:
CHECKED BY:
FBK:
CHF:
SCALE: HOR 1"=40 FT.
VER 1"=40 FT.
19-346

NOT FOR CONSTRUCTION



RSX2 LED Area Luminaire



Color	
Finish	
Age	

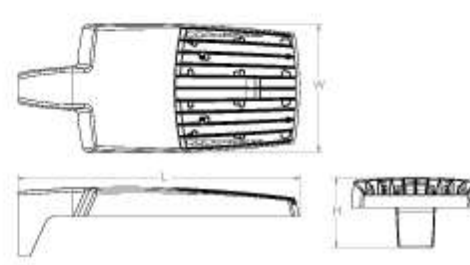
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Specifications

- EPA (E1400): 0.69 ft² (0.06 m²)
- Length: 29.3" (74.4 cm) (SPA mount)
- Width: 13.4" (34.0 cm)
- Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm
- Weight (max): 33.0 lbs (15.0 kg)



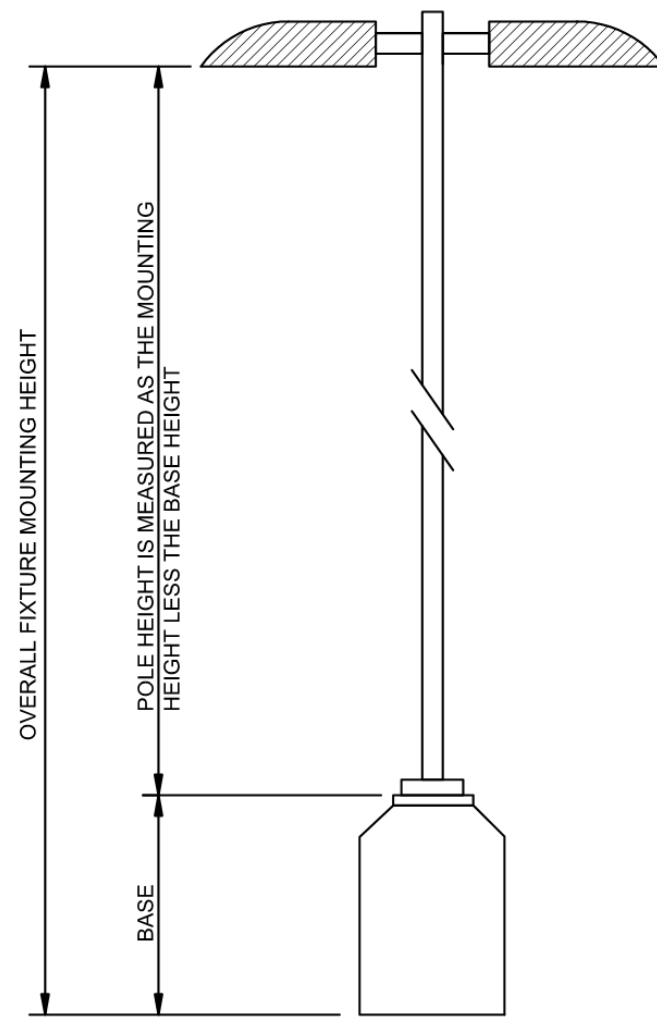
Ordering Information EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distinction	Voltage	Mounting
RSX2LED	P1	30K 3000K	R3 Type 3 Wide	MVOLT (120V-277V) ¹	SPA Square pole mounting (Min. 3.0" x 3.0" at 90°, Min. 3.5" for 2, 1, 4 and 90°)
	P2	40K 4000K	R4 Type 4 Wide	MVOLT (347V-480V) ¹	SPA Square pole mounting (Min. 3.0" x 3.0" at 90°, Min. 3.5" for 2, 1, 4 and 90°)
	P3	50K 5000K	R5 Type 5 Wide	Use specific voltage for options as noted	SPA Square pole mounting (Min. 3.0" x 3.0" at 90°, Min. 3.5" for 2, 1, 4 and 90°)
	P4		R5S Type 5 Stars	120 ¹ 277 ¹	MA Mast arm adaptor (Min. 3.0" x 3.0" National mount)
	P5		AFR Automotive Road Row	208 ¹ 347 ¹	IS Adjustable slip-fitter (for 3.5" x 3.5" holes) ¹
	P6			240 ¹ 480 ¹	WBA Wall bracket

Options

Options	Finish
Shipped Installed	Shipped Installed
HS White-silver shield	DDBXD Dark Bronze
PE Photocell, dusk-to-dawn ^{1,2}	DBLXD Black
PEX Photocell, external threaded, adjustable ^{1,2}	DNKXD Natural Aluminum
PB7 Seven-wire two-lock receptacle only (no control) ^{1,2}	DNWXD White
D5 ¹ Dual switching	DBD1XD Textured Dark Bronze
CE34 Control relay 3/4" x 1" (Qty 2)	DBL2XD Textured Black
DF Single fuse (10, 277, 480) ¹	DNK2XD Textured Natural Aluminum
DF Double fuse (200, 480) ¹	DNW2XD Textured White
SP200KV 200V Surgepack (10KV standard)	
FAO Field adjustable output	
DMG 0-10V dimming ramped output feature (for use with external control, sold separately)	
Shipped Separately (requires some field assembly)	Note: Sensor coverage pattern is affected when luminaire is tilted.
EGS External glare shield	
GGV General glare filter (300° around light aperture)	
BS Backplate ^{1,2}	

Lithonia Lighting One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8081 • www.lithonialighting.com
© 2011-2018 Acuity Brands Lighting, Inc. All rights reserved. Lithonia RSX2 Area LED Rev. 03/2018 Page 1 of 5



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
OVERFLOW LOT	+	5.3 fc	13.2 fc	0.6 fc	22.0:1	8.8:1	0.4:1
ZONED C-2 PROPERTY LINE	+	1.7 fc	3.5 fc	0.0 fc	N/A	N/A	0.5:1
ZONED R1.5 PROPERTY LINE	+	0.3 fc	0.5 fc	0.0 fc	N/A	N/A	0.6:1

Schedule

Symbol	Label	QTY	Manufacturer	Description	Lamp	Mounting Height
+	A	9	Lithonia Lighting	RSX AREA LIGHT WITH PHOTOCELL AND/OR MOTION SENSOR	LED	20'-0"

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

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

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

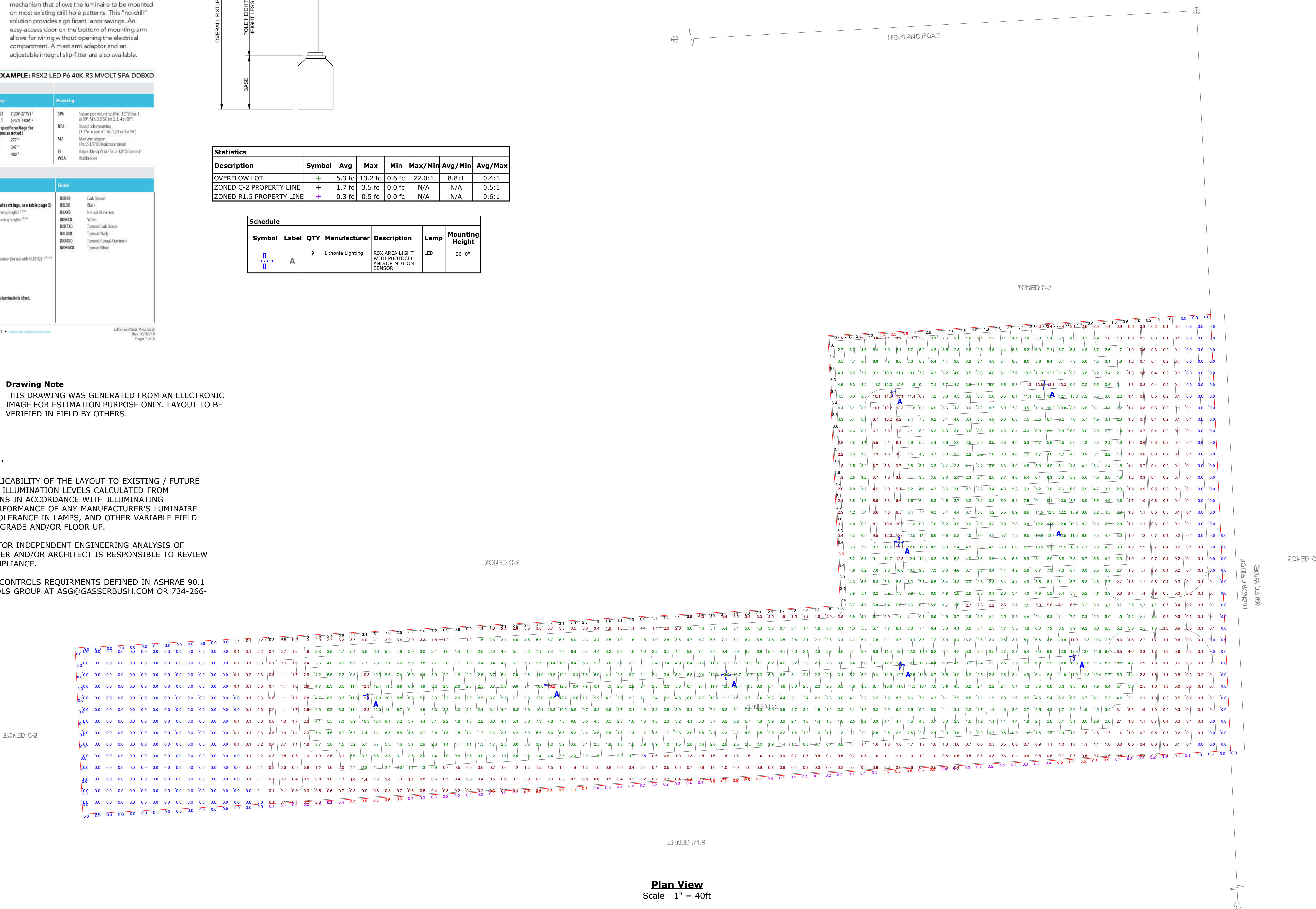
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL 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 ASG@GASSERBUSH.COM OR 734-266-6705.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.



Plan View
Scale - 1" = 40ft



VEHICLE OVERFLOW LOT - HIGHLAND TWP.
PHOTOMETRIC SITE PLAN
PREPARED FOR: ALPINE ENGINEERING
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
TV/KB
Date
9/17/2019
Scale
Not to Scale
Drawing No.
#19-41902 V1
1 of 1

