Township Supervisor
Brenda L. Stumbo
Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge

YPSILANTI TOWNSHIP
— PLANNING & ZONING DEPARTMENT —

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

REGULAR MEETING AGENDA

Tuesday, October 27, 2026
6:30 P.M.
Township Civic Center Board Room

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or 734-544-4000 ext. 1.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – NONE
5. PUBLIC HEARINGS
   A. **SPECIAL LAND USE APPLICATION – TRUE COMMUNITY CREDIT UNION – 1400 S HURON ST** – TO CONSIDER THE SPECIAL LAND USE APPLICATION TO PERMIT A 3,000 SQURE FOOT CREDIT UNION OFFICE OFFIE WITH A DRIVE-THROUGH FACILITY ON A SITE ZONED TC (TOWN CENTER) WITH A SITE TYPE D DESIGNATION.
6. OLD BUSINESS - NONE
7. NEW BUSINESS
   A. **PRELIMINARY SITE PLAN – TRUE COMMUNITY CREDIT UNOIN - 1400 S HURON ST** – TO CONSIDER THE PRELIMINARY SITE PLAN APPLICATION TO PERMIT A 3,000 SQURE FOOT CREDIT UNION OFFICE OFFIE WITH A DRIVE-THROUGH FACILITY ON A SITE ZONED TC (TOWN CENTER) WITH A SITE TYPE D DESIGNATION.
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
   A. CORRESPONDENCE RECEIVED
   B. PLANNING COMMISSION MEMBERS
   C. MEMBERS OF THE AUDIENCE
9. TOWNSHIP BOARD REPRESENTATIVE REPORT
10. ZONING BOARD OF APPEALS REPRESENTATIVE REPORT
11. TOWNSHIP ATTORNEY REPORT
12. PLANNING DEPARTMENT REPORT
13. OTHER BUSINESS
14. ADJOURNMENT
    - NEXT SCHEDULED MEETING, NOVEMBER 10, 2026

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MEMORANDUM

To: Ypsilanti Township Planning Commission

From: Mark Yandrick, AICP, Planning Director

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Doug Winters, McLain and Winters
Sally Elmiger, Carlisle Wortman & Associates

Date: October 22, 2026

Re: 1410 South Huron St., Special Land Use/Preliminary Site Plan for True Credit Union

Background & Proposal

The applicant, Heather Colonius on behalf of True Community Credit Union, is proposing to relocate from their existing facility at 1861 Whittaker Rd. to 1410 S. Huron St, which is adjacent to the new Culver's Restaurant that is under construction.

See the attached Carlisle Wortman reports which provides multiple options for Planning Commission to consider for review and consideration for approvals. Staff highlights the recommendation conditional of approval regarding the CMU block as Planning Commission needs to specifically approve it. However, staff notes that while adjacent properties use CMU block, there is color, contrast that make it look like brick and similar material appropriate for the Town Center Zoning District, which is from the Form Based Code.

Conclusion/Recommendation

Based on the Carlisle Wortman report, staff makes the following recommendations.

Staff recommends **APPROVAL** of the Special Land Use for a drive through of a financial institution with the following one (1) condition:

1. The property owner must seek Site Plan Approval associated with this Special Land Use.

Staff recommends **APPROVAL** of the Preliminary Site Plan with the following four (4) conditions:

1) Planning Commission only approves CMU block on the façade if the applicant adds more architectural compatibility, such as color, pattern, and contrast, with the adjacent commercial buildings to emulate something that appears more like brick or stone material to align with the Town Center design standards.
2) The applicant shall provide a signed written Easement Agreement for the adjacent Joe

Hall parcel that reflects the preliminary agreement in the Letter of Intent.

3) The applicant shall provide a cross-access and maintenance Easement Agreement with Culver's and Aldis regarding internal driveway.
4) The applicant shall address the following issues at the Final Site Plan stage:
   a. Modify Tree Protection Fencing detail on plans to indicate fencing is installed at or further away from the dripline of the trees to be protected.
   b. Adjust location of parking lot so that it is at least 10-feet from the south property line or seek a variance.
   c. Defer evaluation of Turning Map information to Fire Marshall.
   d. Add quantities of each proposed plant species to the Landscape Plant List table on Sheet C6.0.
   e. Revise parking lot layout and building location on Sheets E010 and E011 to illustrate the most up-to-date site design.

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 6, 2026

Preliminary Site Plan and Special Use Review
For
Ypsilanti Township, Michigan

Applicant:	True Community Credit Union (Represented by Heather Colonius)
Project Name:	True Community Credit Union Development and Drive-Through
Plan Date:	April 13, 2026
Latest Revision:	August 25, 2026
Location:	1410 S. Huron St. (On west side of S. Huron Street, just north of Culver's site) Note: The address of this site is **1410 S. Huron St**. (per MapWashtenaw)
Zoning:	FB, Form Based District – Town Center; Site Type D
Action Requested:	Preliminary Site Plan and Special Use Approval

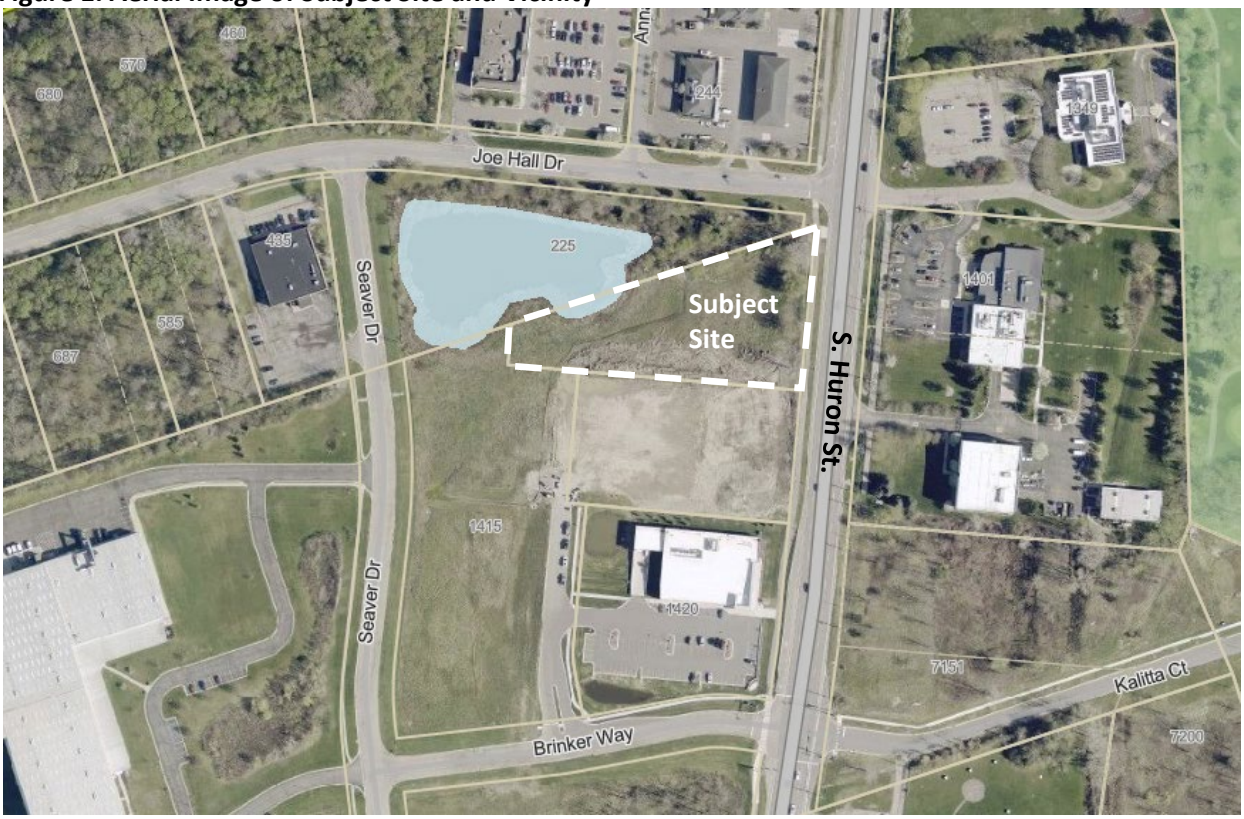
PROJECT AND SITE DESCRIPTION

The applicant is proposing to build a 3,000 square-foot credit union office with drive-through facilities on the west side of S. Huron St., just north of the new Culver's restaurant and south of Joe Hall Drive. The site design includes three (3) drive-through lanes at the rear of the building. The project will also provide a vehicular connection between Joe Hall Drive, this site, and the Culvers and Aldi to the south. Other site features include parking, a pedestrian connection with the public sidewalk along S. Huron St., landscaping, and lighting.

The subject site is zoned FB, Form Based Mixed Use – Town Center, and is categorized as a Site Type D. The 2.0-acre property was formed by splitting off 1.74-acres of land from the Culver's site and combining it with 0.26-acres of property to the west that was owned by Ypsilanti Township. Financial institutions are permitted on a Site Type D and uses with drive-through facilities are allowed via special use. Single-tenant, single-story buildings (Building Type B) are permitted. An aerial of the subject site is provided on the next page.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1. Aerial Image of Subject Site and Vicinity



Source: MapWashtenaw (Image Capture 2026)

Size of Subject Site:
2.0 acres

Current Use of Subject Site:
Vacant

Current Zoning:
FB, Form Based – Town Center District, Site Type D

Proposed Use of Subject Property:
True Community Credit Union with Drive-through

Adjacent zoning and land uses are as follows:

Table 1. Existing Zoning and Land Use of Surrounding Properties

Direction	Zoning	Use
North	FB, Form Based Mixed Use- Town Center	Vacant
South	FB, Form Based Mixed Use- Town Center	Under development – Culver's
East	FB, Form Based Mixed Use- Town Center	AGC, Automotive America R&D (Across Huron St.)
West	FB, Form Based Mixed Use- Town Center	Printing Co. & Stormwater Basin

Items to be Addressed: *None.*

MASTER PLAN

The site is designated as Township Core in the Master Plan and is intended to be the urbanized core of the community. The Township Core Special Area Plan (Page 72) states that this area will serve as the central gathering place and commercial base of the township. Buildout will be market responsive with a variety of uses including civic, regional and local commercial, hotels and restaurants, office, multiple-family housing, and open space that will meet the daily needs of Township residents. A financial institution is consistent with the vision in the Master Plan for the Township Core.

Applicable design concepts in the Master Plan (Page 58) that apply to this project include:

- *Architectural design must create an interesting visual experience for both sidewalk users at close range and for those viewing the skyline from a distance.*
- *Design creativity with regard to materials will be encouraged, although low-quality materials or building designs that inhibit activity on the corridor will not be permitted.*

The building architecture, described on elevations on Sheet A200, uses pre-finished aluminum fascia, metal wall panels, masonry block, and limestone windowsills on the windows in the masonry block facades. The masonry blocks (concrete masonry units) are large format 12" x 24" blocks. The main block is "burnished" with an accent band being "split faced." We question whether concrete masonry units/blocks meet the ordinance standard of a high-quality material. The design appears to be a corporate design for business identification. We suggest that the applicant could bring samples of the block to a meeting to better illustrate these materials. The Planning Commission should discuss the architectural design and its appropriateness for the Township Core envisioned in the Master Plan.

Since the True Community Credit Union building will be directly next to Culver's restaurant, we have provided both the proposed True Community Credit Union front façade and Culver's front façade below:

Figures 2 and 3. Culver's Façade (Left) and Proposed True Community Credit Union Façade (Right)





Items to be Addressed: *1) Planning Commission to discuss the architectural design, use of concrete masonry units on much of the building facades, and this material's appropriateness as a "high-quality material" for the Township Core envisioned in the Master Plan. 2) Applicant could bring block samples to a Planning Commission meeting to better illustrate the proposed material.*

NATURAL FEATURES

Topography:

The subject site slopes down from S. Huron St., becomes somewhat flat, and then slopes down again to the storm drainage easement on the west side of the site. The west boundary of the site is approximately 14 feet lower than the elevation of the Huron St. sidewalk.

Aldis and Culver's raised the level of their sites to bring the finished floor of their building up to or slightly below the elevation of the Huron St. sidewalk adjacent to their property. The True Community Credit Union is doing the same. Their finished floor elevation is proposed as the same elevation as the Culver's project. This consistency across multiple properties will create a pleasant, pedestrian-forward pattern along S. Huron, helping to create the goals of the Township Core Special Area Plan.

Woodlands/ Wetlands:

The site currently has trees along S. Huron St., and to the north. Trees also exist on the neighboring property to the north that are proposed for removal to accommodate construction of a stormwater basin for this project. As requested, the tree tags numbered in the 1500's are now listed on the Site Demolition / Tree Removal Plan (Sheet C1.1).

In our previous review, we identified three (3) large trees that could be retained. These trees are:

Tag No. 1549: 26.2" Cottonwood
Tag No. 1550: 30" Cottonwood
Tag No. 1551: 17" Cottonwood

The revised Site Plan shows these trees will be retained, helping to maintain an appropriate scale of vegetation along the corridor as well as some of the existing character of the roadway.

The project is proposing to remove 19 trees on the subject site, and an additional 19 trees on the neighboring property to the north. Sec. 24-67 of the *Woodlands Protection* ordinance does not require mitigation for tree removal that is conducted within the limits of construction.

This submission includes a signed Letter of Intent with the property owner to the north, agreeing to allow True Community Credit Union to remove trees and construct and maintain a stormwater basin on the neighbor's property. We would recommend that Preliminary Site Plan approval, if granted, be conditioned on the applicant providing a written signed Easement Agreement that reflects the preliminary agreement in the Letter of Intent.

As requested, a Tree Protection Fence symbol is shown at the dripline of vegetation/trees to remain on the Site Plan and Grading Plan. Also, a Tree Protection Fence detail is provided. However, this detail should be amended to

indicate that the fencing is located at or further away from the dripline of the tree to be protected. This can be done at the Final Site Plan review stage. The Site Plan and Grading Plan also has a note stating the following:

> "*No vehicle, other construction equipment, or construction materials or debris shall be parked or stored within the dripline of any tree or plant material intended to be saved*."

The pond to the west of this site is a constructed stormwater basin that serves the parcels along Joe Hall Drive. No impacts to this pond are proposed with this project.

Items to be Addressed: *1) Recommend that Preliminary Site Plan approval, if granted, be conditioned on the applicant providing a signed written Easement Agreement that reflects the preliminary agreement in the Letter of Intent. 2) Modify Tree Protection Fencing detail on plans to indicate fencing is installed at or further away from the dripline of the trees to be protected at Final Site Plan stage.*

AREA, WIDTH, HEIGHT, SETBACKS

We have evaluated the proposed development under the "Building Form A2," since this building form most closely emulates the proposed building. Building placement and orientation are also discussed under Sec. 507(B) of the Form-Based ordinance.

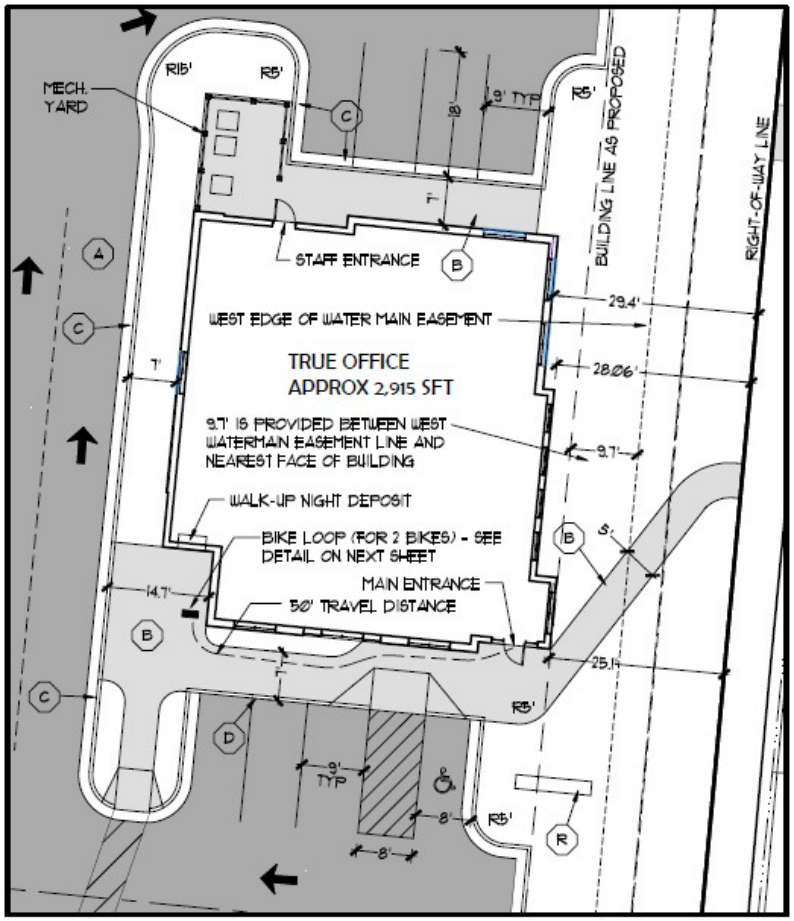
Table 2. Bulk Requirements

	Required / Allowed	Provided	Complies with Ordinance
Front Setback (Huron Street)	10-foot to 30-foot build-to-line	Building located 25-29 feet from the Huron Street ROW	**See Below**
Side Setback	No minimum side setback / if provided, minimum of 5 feet	97 feet (north) 82 feet (south)	Complies
Rear Setback	10 feet	387 feet	Complies
Impervious Surface	80% maximum	36.4%	**See Below**
Building Height (Feet)	Minimum: 14 feet Maximum: 30 feet	21 feet	Complies
Building Height (Stories)	Minimum: 1 story Maximum: 2 stories	1 story	Complies

Front Setback: Sec. 507, *Design Standards*, of the Form-Based ordinance calls for consistency with adjacent sites to provide distinct building groups which exhibit similar orientation, scale and proportion. The ordinance calls for setbacks to reinforce a consistent pattern of siting. The Culver's building is 74-feet from the Huron St. right-of-way, and the Aldis store is 40-feet from the street right-of-way. Regarding this proposal, we have the following comments:

- The front façade of this building is stepped back from the front door. As requested, the setback dimension of the three sections of the front facade is shown on the plans (See Figure 4 below).
- The ordinance allows the Commissioners to adjust the "build-to" line up to a maximum of 30 feet if the project incorporates certain features, one being a cross-access drive with an adjacent parcel. This project offers a drive connection between Joe Hall, this site, and the Culver's/Aldis to the south. We consider the project to meet the requirement for the build-to line adjustment to 30 feet.

Figure 4. Front Setback Illustration



- The form-based ordnance also requires that at least 75% of the building façade meets the required build-to-line, while up to 25% of the façade can be setback to allow for architectural considerations. The entire front façade meets the 30-foot build-to-line, if the Planning Commission agrees to this adjustment.

Impervious Surface. As requested, a calculation of the proposed impervious surface on site is provided on Sheet C3.0, *Site Grading and Drainage Plan*. The proposed impervious surface is within the maximum allowed.

Items to be Addressed: *1) Planning Commission to evaluate building location up to 30-feet from Huron St. right-of-way, considering proposed cross access drive.*

PARKING, LOADING

Sec. 1205, *Parking requirements*, Building Form A2, Sec. 507(C), *Design standards*, and Sec. 1118, *Drive-in and drive-through facilities*, require the following regarding parking:

Table 3. Parking Requirements

Parking Requirements	Number of Spaces Required	Number of Spaces Provided	Compliance
Parking Location	Located in a side or rear yard; screened with a minimum 30-inch masonry wall on the required building line, or within 5 feet of the required building line.	Parking is located in the side yards. No screen wall is proposed	**See Below**
Number of Parking Spaces for Financial Institution	1 space for each 200 s.f. of "usable floor space" Plus Three spaces for each exterior non-drive-through ATM = Approx. 2,228 s.f. / 200 s.f. = 11 spaces	13 spaces	Complies **See Below**
Barrier-Free Parking Spaces	1 space (including one "van-accessible" BF space)	1 space (including "van-accessible" BF space)	Complies
Number of Stacking Spaces for drive-up windows and drive-through lanes	4 stacking spaces per service lane	4 per lane	Complies
Loading spaces	1 space	0 spaces	**See Below**
Bicycle parking	2 spaces	2 spaces	Complies

Parking Lot Location

When parking is located in a side yard, the side abutting the required building (build-to) line adjacent to the right-of-way must be screened with a minimum 30-inch-tall masonry screen wall on the build-to line, or within five-feet of this line. The landscape plan doesn't show shrubs directly next to most of the parking areas north and south of the building. There appears to be space to locate shrubs adjacent to the parking areas that are along the front build-to line. The applicant should discuss this with the Planning Commission. The Form-Based ordinance allows the Planning Commission the ability to modify greenbelt provisions, as long as the modification does not pose a safety issue, the modification is compatible with adjacent uses and the Master Plan and won't adversely impact public utilities/services or off-site natural features.

Parking lots are required to be setback at least 10-feet from all property lines. The 9-space southern parking area was shifted to the south to accommodate a wider sidewalk along the building. This places the edge of the parking area about 7-feet from the southern property line, which is closer than permitted. The applicant will need to adjust the location of the parking lot so that it is at least 10-feet from the south property line, or seek a variance.

The drive-through facilities for this use are located behind the building, and will not be visible from S. Huron St. This meets the ordinance requirements, and we consider this location to be a positive aspect of this plan. The location of the teller machines, and the stacked vehicles, will not interfere with vehicles parking on this site, vehicles driving by the site on the service drive to the west, or pedestrians accessing the building from the sidewalk along S. Huron St. or from the parking lot.

Number of Parking Spaces. The ordinance defines "Usable Floor Area" as that area *used for or intended to be used for the sale of merchandise or services, or for use to serve patrons, clients, or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded from this computation*…. As requested a calculation of "usable" floor area (per the ordinance definition) is provided on Sheet G-001, *Building Code Information*.

The number of proposed parking spaces slightly exceeds what is required. Sec. 1205.3.H gives the Planning Commission the ability to increase the number of parking spaces above the requirement by up to 20%. Eleven spaces are required; the Planning Commission could approve up to 13 spaces, as proposed. We consider the proposed number of spaces to meet the needs of the business, and consider it reasonable.

In our previous review, we asked if the building will have a "non-drive-up ATMs". The applicant's response memo states that this building will not, but will have a walk-up night depository (south elevation).

Barrier-Free Parking Spaces. The parking lot provides the required number of barrier-free parking spaces, configured as a van-accessible space as required.

Number of Stacking Spaces. The project is proposing three service lanes, and an escape lane. The service lanes accommodate a minimum of 4 stacking spaces, as required.

Parking Space/Stacking Lane Size. The ordinance requirements for a typical parking space is 9' x 18'. The proposed parking spaces meet ordinance requirements. The proposal also meets the minimum maneuvering lane width (in parking lots) of 24-feet. The stacking lane spaces are required to be 12' x 20'. The lanes meet this requirement. Lastly, the sidewalks abutting parking spaces shall be at least seven (7) feet in width, per Sec. 1205.6.K. The sidewalks meet this requirement.

Loading/Unloading Space. The Form-Based ordinance and site plan requirements state that a loading/unloading space and specifications be shown on the plans if a use customarily receives material by vehicle. The applicant's narrative states that the only deliveries made to the Credit Union will be able to use a parking space. The Planning Commission may grant a waiver in the loading space requirements if the applicant demonstrates, and the Planning Commission can confirm, that such loading space is not required, based on documented evidence, to accommodate the use on a typical day. In our view, this request is reasonable, as this type of use doesn't typically receive deliveries made with larger trucks.

Bicycle Parking
Sec. 507, *Design Standards*, requires parking for at least two bicycles within 50-feet of the front entrance. Bicycle parking has been added to the plans in the required location (See the Enlarged Plan on Sheet C2.0).

Items to be Addressed: *1) Planning Commission and applicant to discuss screening of the parking lot from S. Huron St. in light of Commissioner's ability to modify greenbelt requirements. 2) Adjust location of*

parking lot so that it is at least 10-feet from the south property line or seek a variance. 3) Planning Commission to consider allowing up to a total of 13 parking spaces in light of Commissioners' ability to allow up to 20% more spaces than required (11 required spaces; 13 proposed spaces). 4) Planning Commission to determine if loading space is needed.

SITE ACCESS, CIRCULATION, and TRAFFIC

The project will be accessed via a new roadway constructed behind Culver's and Aldis off Brinker Way, and extending to Joe Hall Dr. We consider this a positive aspect of the plan, as it will allow for easy access between businesses without having to enter S. Huron St. The existing roadway behind Aldi is located in an access easement that allows vehicles to enter the Culvers' property from this road. True Community Credit Union will also need to become a participant in this existing access easement and maintenance agreement. We recommend this be a condition of any Preliminary Site Plan approval. And, as mentioned above, a second Easement Agreement will be necessary to extend this drive across the adjacent property to the north.

The pavement design will allow vehicles to circulate around the site. Also, an "escape lane" is provided for the teller drive-through lanes, which is a positive safety feature of the plan.

A "Turning Map" is provided on the Cover Sheet. It shows pavement dimensions of where a fire truck could traverse the site. We defer evaluation of the information provided to the Fire Marshall.

Pedestrian Facilities.

1) The Form-Based ordinance calls for a site layout that provides safe and convenient pedestrian and bicycle access to and within the subject site and between adjacent sites. The True Community Credit Union plan shows a sidewalk connection from the Huron St. safety path directly to the front building entrance, creating a safe travel way for pedestrians.
2) A sidewalk is also provided on the south side of the site that connects to the Culver's and Aldis sidewalks along the shared interior road. This sidewalk is out of any vehicle travel lanes, creating a safe connection from True to the businesses to the south. As requested, a crosswalk has been added across the maneuvering lane of the south parking lot (between the sidewalk along the building and the sidewalk leading to Culver's).
3) An additional sidewalk connection between the sidewalk leading to Culver's and the Joe Hall Dr. right-of-way is shown on the west side of the new maneuvering lane.

Items to be Addressed: *1) Recommending Preliminary Site Plan approval, if granted, to be conditioned on the applicant providing a cross-access and maintenance Easement Agreement with Culver's and Aldis regarding internal driveway. 2) Defer evaluation of Turning Map information to Fire Marshall.*

SCREENING & LANDSCAPING

Table 4. Landscape Requirements

	Required	Provided	Compliance
Street Yard Landscaping, per frontage: • 1 large deciduous tree per 40 l.f. • 1 ornamental tree per 100 l.f. • 1 shrub per 10 l.f.	278 l.f./40 l.f. = 7 large dec. trees 278 l.f./100 l.f. = 3 orn. trees 278 l.f./10 = 28 shrubs	7 dec. trees - (Inc. 2 ex. trees) 3 orn. trees 28 shrubs	**Complies**
General Landscaping: 1 tree per 1,000 s.f. lawn 1 shrub per 500 s.f. lawn	57,050 s.f. / 1,000 s.f. = 57 trees 57,050 s.f. / 500 s.f. = 114 shrubs	58 trees (Inc. 4 ex. trees) 104 shrubs	**See Below**
Parking Lot Interior: 1 large deciduous tree per 2,000 sf of pavement	5,030 s.f. / 2,000 s.f. = [3,070 s.f. (S. parking area) + 1,960 s.f. (N. parking area)] 3 large dec. trees	3 dec. trees	**Complies**
Parking Lot Perimeter: 1 large deciduous tree per 40 lineal feet of perimeter	148 l.f. / 40 l.f. = 4 large dec. trees	4 dec. trees	**Complies**
Stormwater Basin Landscaping 1 dec./evergreen tree + 10 shrubs per 50 l.f. pond perimeter	285 l.f. / 50 l.f. = 6 trees + 57 shrubs	6 trees 57 shrubs	**Complies**

Quantities of each proposed plant species need to be added to the Landscape Plant List table on Sheet C6.0.

A. **General Landscaping Requirements**: The plans propose planting 57 new trees on their site. While the number of shrubs is slightly smaller than required, the plans show one additional tree (above the General Landscaping Requirements). The Planning Commission may consider alternative landscaping if the proposal meets the intent of the ordinance. In our view, the proposed landscaping is adequate, as it almost meets all requirements, and the one tree will perform some of the benefits that the 10 deficient shrubs would provide.

B. **Proposed Plant Material:**
1) The proposed plant species are acceptable.
2) The sizes of the plant material meet ordinance requirements.

C. **Irrigation:** The ordinance requires that the Landscape Plan includes a note stating that the site will have an underground irrigation system for all landscaped areas. A note stating this is provided on the Landscape Plan (Sheet C6.0).

D. **Trash and Recycling Containers:** The site plan shows the location and detail of a dumpster screen, meeting ordinance requirements.

E. Equipment Screening: At-grade mechanical equipment and transformer is shown at the northwest corner of the building. The building elevations show a screen fence around this equipment, as well as landscaping.

Items to be Addressed: *1) Add quantities of each proposed plant species to the Landscape Plant List table on Sheet C6.0. 2) Planning Commission to determine if landscape proposal meets the intent of the ordinance (considering one additional deciduous tree in lieu of 10 required shrubs).*

LIGHTING

Lighting information has been submitted that includes locations of proposed light fixtures, a photometric plan showing proposed lighting levels, manufacturer cut sheets of the proposed light fixtures, and a schedule of fixture specifications (Sheets E010 and E011).

The most recent parking lot layout and building location are not reflected on the Sheets E010 and E011. These sheets need to be updated, and this can be accomplished at the Final Site Plan stage.

Pole-Mounted Fixtures

The Lighting Plan shows installation of eight (8) pole-mounted light fixtures along the internal roadway and in the parking lot. The proposed fixtures are the same pole-mounted fixtures used on the Culver's site. This is positive, as it creates a unifying element between sites.

The pole-mounted fixtures are downward facing, and can accept a house-side shield, meeting ordinance requirements. This fixture comes in various color temperatures; the proposed fixture is specified to have a color temperature of 3500K, meeting ordinance requirements. The fixture will be mounted at 20-feet, which is within the allowed height limit.

Building-Mounted Fixtures

Three types of light fixtures will be used on the building (See the Electrical Site Plan – Sheet E010). We have the following comments on the building-mounted lights:

1) Front Door: Two (2) Bega lights. The fixture housing shields this light. The fixture will provide "down" lighting only, meeting ordinance requirements.
2) Back Door: One (1) Lithonia Wedge fixture. This fixture is downward facing, and the light housing acts as a shield, meeting ordinance requirements.
3) Building Façade: Seven (7) Lithonia fixtures that emulate the pole-mounted fixtures. These fixtures are downward facing, and it's unclear if they can be shielded. In our previous review, we asked if these fixtures are for safety only, and not to attract attention to the building. The applicant's narrative states that all building-mounted light fixtures are designed for security purposes and will be programmed to come on at dusk and turn off at dawn. We could consider this explanation to be adequate.

Lastly, the teller canopy over the drive-through lands will be lit with recessed fixtures.

Lighting Levels

Regarding the proposed light levels, the ordinance requires that levels aren't above 0.1 footcandles at the property line when adjacent to another commercial use, a minimum light level of 0.4 footcandles

(average) within a parking lot, and a maximum of 20 footcandles anywhere on site. The lighting levels comply with the ordinance.

We asked in our previous review if any low-level landscape lighting will be provided along the sidewalk from Huron St.? The applicant's response states that no lighting will be provided along the sidewalk from S. Huron St. to the building.

Items to be Addressed: *1) Revise parking lot layout and building location on Sheets E010 and E011 to illustrate the most up-to-date site design at Final Site Plan stage.*

ELEVATIONS AND FLOORPLANS

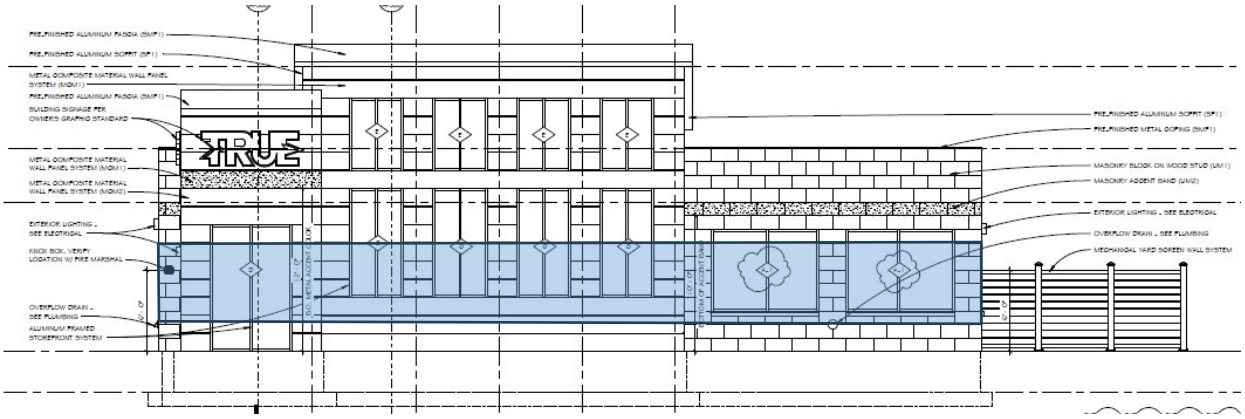
Floorplans and elevations have been provided.

Elevations: As mentioned in the discussion of the Master Plan goals for this area of the Township, the Zoning Ordinance has regulations that repeat the Master Plan's goals to use "high-quality materials" on building facades. The ordinance calls for "architectural consistency and high-quality material use." The ordinance also further explains that high quality and durable building materials are materials such as stone, brick, glass and metal. The Planning Commission will need to determine if concrete block is a "high-quality material."

Façade Variation:
The front façade facing S. Huron St., and the façade facing the southerly parking lot have recesses and projections, offering some variation. The ordinance also calls for architectural techniques such as use of cornices, pilasters, contrasting compatible building materials, use of horizontal and vertical architectural elements, and the like. This set of plans adds limestone windowsills to windows in the CMU facades.

Transparency:
First floors of buildings facing a ROW are required to provide 50% transparency between 2 and 8-feet above grade, and facades facing a parking lot are required to have 30% transparency between 2 and 8-feet above the first-floor elevation. The purpose of this requirement is that windows and doors are arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible by occupants inside the building. Transparency calculations are shown on the plans for the East (front) and South (parking) architectural elevations.

We agree with the transparency calculation for the South elevation; this façade exceeds the requirement. However, we cannot replicate the transparency calculation for the East façade; we calculate that this elevation proposes 163.82 s.f. of transparency over 354 s.f. of façade between 2 and 8-feet from first floor elevation. Fifty-percent of 354 s.f. is 177 s.f.; therefore, this façade is just under the 50% requirement (or at 46%). The front façade illustration is provided on the next page:



Transparency calculation area between 2- and 8-feet from first floor elevation.

Sec. 507. – *Design standards*, offers transparency alternatives that the Planning Commission can "count" toward the transparency requirement. The alternatives are:

"a. Wall design. Wall designs must provide a minimum of three of the following elements, occurring at intervals no greater than 25 feet horizontally and 10 feet vertically:

i. Expression of structural system and infill panels through change in plane not less than three inches.

ii. System of horizontal and vertical scaling elements, such as: belt course, string courses, cornice, pilasters.

iii. System of horizontal and vertical reveals not less than one inch in width/depth.

iv. Variations in material module, pattern, and/or color.

v. System of integrated architectural ornamentation.

b. Outdoor dining/seating: inclusion of outdoor dining/seating located between the building and the primary street lot line.

c. Permanent art: noncommercial art or graphic design of sufficient scale and orientation to be perceived from the public right-of-way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall."

On the front façade, the wall design includes changes in plane (the façade steps back from the front entry), a belt course of split-faced CMU, and variation in color. In our opinion, the design meets the standards for the "wall design" transparency alternative. The Planning Commission will need to evaluate the front façade against these standards.

Canopy Design:

Sec. 1118., *Drive-In and Drive-Through Facilities*, requires that canopy design shall be compatible with the design of the principal building and incorporate similar materials and architectural elements. The canopy at the rear of the building uses the masonry block for the supports, and a pitched flat roof, similar to the roof on the building.

Items to be Addressed: *1) Planning Commission to evaluate East (front) façade and determine if the design meets the standards for transparency alternatives (as this façade is slightly under the required 50% transparency requirement).*

SPECIAL USE

In the Town Center, drive-through facilities require Special Use approval from the Planning Commission. Standards for Special Use review are set forth in Section 1003. In this situation, the Planning Commission shall review the particular circumstances and facts of each proposed use in terms of the following standards and required findings, and with respect to any additional standards set forth in this Ordinance. The Planning Commission, either as part of its final decision or in its recommendation, shall find and report adequate data, information, and evidence showing that the proposed use meets all required standards and:

1. Will be harmonious, and in accordance with the objectives, intent, and purpose of this Ordinance.
2. Will be compatible with a natural environment and existing and future land uses in the vicinity.
3. Will be compatible with the Township master plans.
4. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways and structures, refuse disposal, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.
5. Will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property, or the public welfare.
6. Will not create additional requirements at public costs for public facilities and services that will be detrimental to the economic welfare of the community.

We find that the standards have generally been met, with come caveats:

- S. Huron Street includes a varied use of commercial and other uses. This property is large enough to accommodate a financial institution with drive-through facilities. In our opinion, the current layout of those facilities is compliant with the Form-Based ordinance, and because the drive-through lanes are behind the building and out of view of the street, the drive-through facilities are harmonious and in accordance with the objectives of this ordinance.
- The revised plans preserve the three (3) existing trees previously identified in this review.
- The proposed use of the site as a financial institution that can both serve the regional market but also local neighborhoods, makes the use consistent with the Master Plan.
- With utility and other improvements, the site can adequately be served with public facilities and services.
- We don't think the proposed drive-through facilities will create additional requirements at public cost for public facilities and services or be detrimental to the economic welfare of the community.

Items to be Addressed: *1) Planning Commission to discuss project with drive-through facilities in light of Special Land Use criteria.*

RECOMMENDATIONS

We think development of this site as a financial institution will help accomplish the goals of the Form-Based ordinance, particularly since the site layout meets many of the form-based ordinance requirements. We would recommend Special Land Use and Preliminary Site Plan approval if the Planning Commission agrees with various alternatives in this proposal, as listed in the "Planning Commission Discussion Topics" below.

Planning Commission Discussion Topics:

1) Discuss the architectural design, use of concrete masonry units on much of the building facades, and whether this material is/is not appropriateness as a "high-quality material" for the Township Core envisioned in the Master Plan. The applicant could bring block samples to a Planning Commission meeting to better illustrate the proposed material.
2) Evaluate the building's proposed location at 30-feet from Huron St. right-of-way and decide if the proposed cross-access drive satisfies one of the features listed in the ordinance that would allow placement of the building further back on the site.
3) Discuss screening of the parking lot from S. Huron St. in light of Commissioners' ability to modify greenbelt requirements. Commissioners should decide to waive/not waive the requirement for a 30" masonry wall to screen the parking lot from S. Huron St.
4) Planning Commission to decide whether or not to allow a 20% increase in the number of parking spaces (11 spaces required; 20% increase equals the 13 parking spaces proposed).
5) Determine if loading space is/is not needed.
6) Determine if landscape proposal meets/doesn't meet the intent of the ordinance (accepting one additional deciduous tree in lieu of 10 required shrubs).
7) Evaluate the East (front) façade and determine if the design meets/doesn't meet the standards for transparency alternatives (as this façade is slightly under the required 50% transparency requirement).
8) Discuss the project with drive-through facilities in light of Special Land Use criteria (see Page 14 of this review).

Recommended Conditions of Preliminary Site Plan Approval (If granted):

1) Conditioned on the applicant providing a signed written Easement Agreement that reflects the preliminary agreement in the Letter of Intent.
2) Conditioned on the applicant providing a cross-access and maintenance Easement Agreement with Culver's and Aldis regarding internal driveway.
3) Conditioned on applicant addressing the following issues at the Final Site Plan stage:
    a. Modify Tree Protection Fencing detail on plans to indicate fencing is installed at or further away from the dripline of the trees to be protected.
    b. Adjust location of parking lot so that it is at least 10-feet from the south property line or seek a variance.
    c. Defer evaluation of Turning Map information to Fire Marshall.
    d. Add quantities of each proposed plant species to the Landscape Plant List table on Sheet C6.0.
    e. Revise parking lot layout and building location on Sheets E010 and E011 to illustrate the most up-to-date site design.



CARLISLE/WORTMAN ASSOC., INC.
Sally M. Elmiger, AICP, LEED AP
Principal

NEW OFFICE, TRUE COMMUNITY CREDIT UNION

1410 S HURON ST, CHARTER TOWNSHIP OF YPSILANTI, MICHIGAN

OWNER:
TRUE COMMUNITY CREDIT UNION
1100 CLINTON ROAD
JACKSON, MI 49202

LANDSCAPE ARCHITECT (PLAN PREPARER):
VIRIDIS DESIGN GROUP
2926 WEST MAIN STREET
KALAMAZOO, MI 49006
WOODROW ISAACS, 269-585-2051,
WOODY@VIRDG.COM

ARCHITECT:
MAYOTTE GROUP
6240 W MT HOPE HWY
LANSING, MI 48917

ELECTRICAL ENGINEER:
IGNYTE DESIGN
38 COMMERCE AVE SW, SUITE 450
GRAND RAPIDS, MI 49503

SHEET INDEX

COV	COVER SHEET
1 OF 1	SURVEY (BY NOWAK & FRAUS)

SITE / CIVIL / LANDSCAPE - BY VIRIDIS DESIGN GROUP

C1.0	SITE ANALYSIS
C1.1	TREE INVENTORY PLAN
C2.0	SITE LAYOUT PLAN
C3.0	SITE GRADING AND DRAINAGE PLAN
C3.1	SESC PLAN
C3.1-D	SESC DETAILS
C4.0	SITE UTILITY PLAN
C5.0	(NOT USED / NOT INCLUDED)
C6.0	LANDSCAPE PLAN

ARCHITECTURAL - BY MAYOTTE GROUP ARCHITECTS

G001	BUILDING CODE INFORMATION
A100	RENDERINGS
A101	FIRST FLOOR PLAN
A107	SITE SIGN BASE
A110	DOOR SCHEDULE
A111	WINDOW DETAILS
A200	OVERALL ELEVATIONS
A201	OVERALL ELEVATIONS
A900	SITE AMENITY DETAILS
	EXTERIOR FINISH SCHEME

ELECTRICAL - BY IGNYTE DESIGN

E010	ELECTRICAL SITE PLAN
E011	ELECTRICAL SITE LIGHT CALCULATIONS
E012	SITE LIGHT FIXTURE CUT SHEETS
E013	SITE LIGHT FIXTURE CUT SHEETS

LEGAL DESCRIPTION:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF JOE HALL DRIVE AND THE WESTERLY RIGHT-OF-WAY OF HURON STREET, THENCE SOUTH 05 DEGREES 00 MINUTES 31 SECONDS WEST, 22.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HURON STREET (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 05 DEGREES 00 MINUTES 10 SECONDS WEST, 278.30 FEET ALONG SAID LINE OF SOUTH HURON STREET; THENCE NORTH 84 DEGREES 59 MINUTES 50 SECONDS WEST, 500.02 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 10 SECONDS EAST, 70.19 FEET; THENCE NORTH 72 DEGREES 24 MINUTES 21 SECONDS EAST, 541.60 FEET TO THE POINT OF BEGINNING.

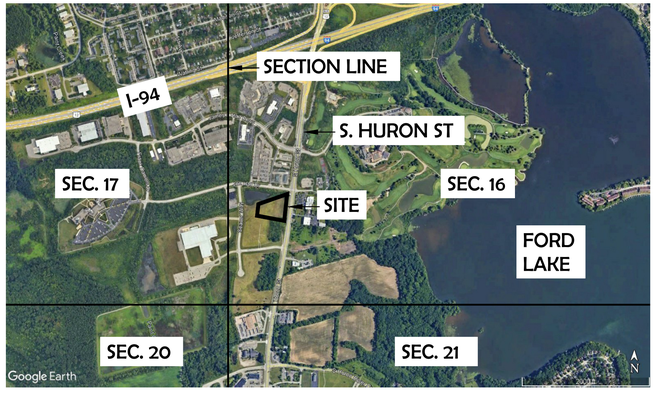
COMMON DESCRIPTION: 1410 S HURON ST.

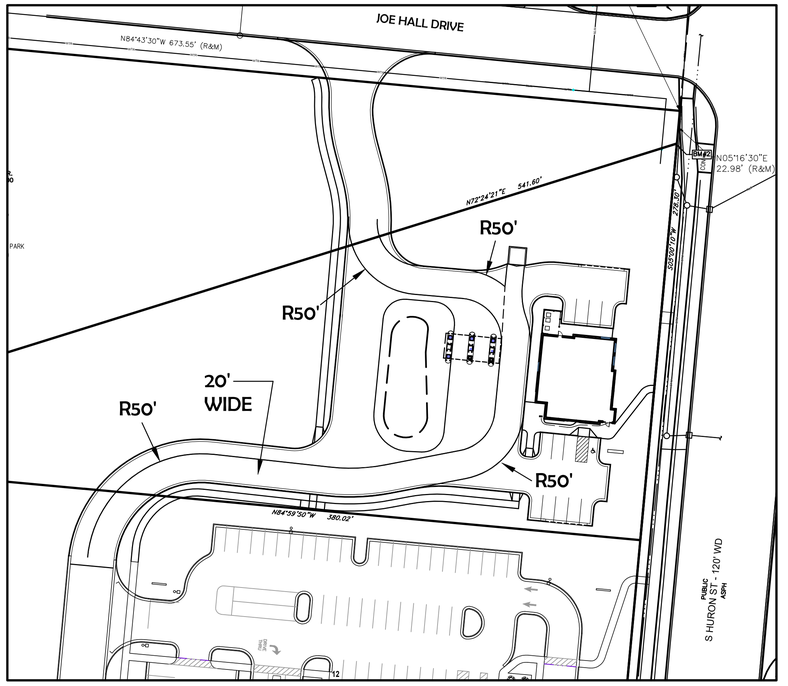
NET ACREAGE OF SUBJECT PARCEL: 2.0

PROJECT DESCRIPTION:

DEVELOPMENT OF THE PARCEL WILL INCLUDE A 3,100 SQUARE FOOT FINANCIAL OFFICE, DRIVE-THRU FACILITY, DRIVEWAYS, SIDEWALKS, UTILITIES, AND LANDSCAPING.

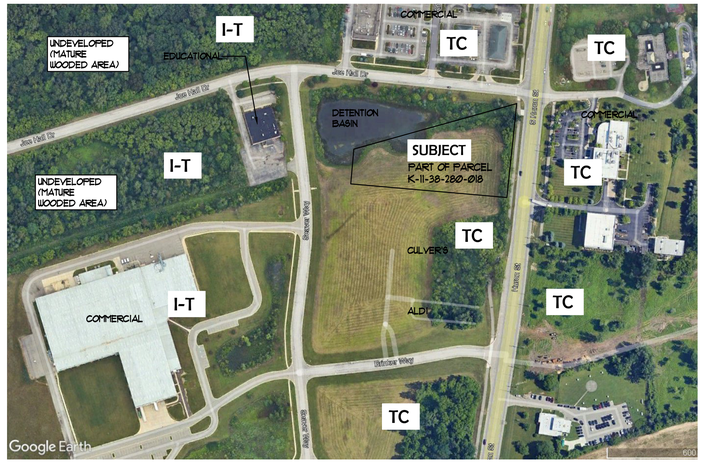
VICINITY MAP:





TURNING MAP

0 25 50 200
SCALE IN FEET



LOCATION MAP

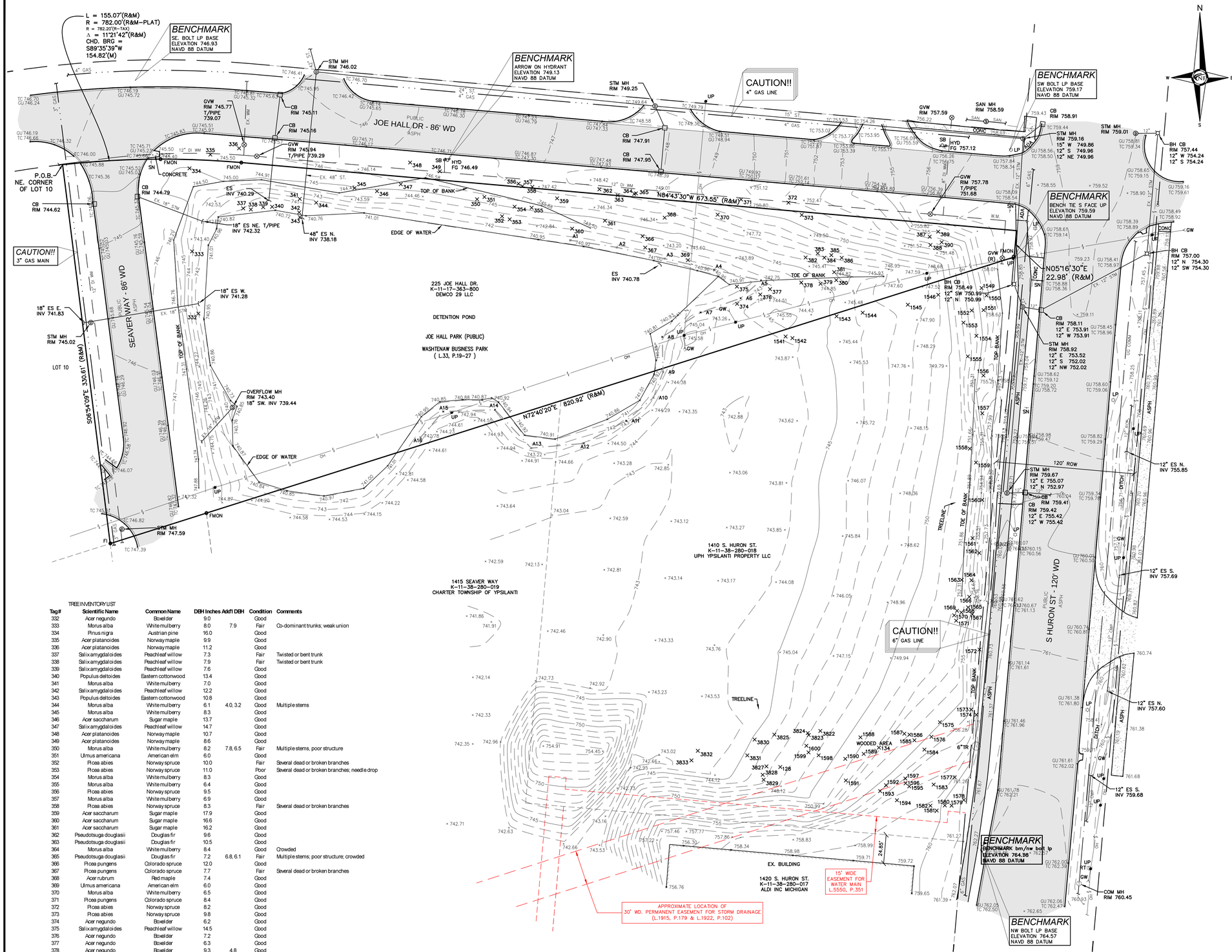
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08/25/2026 Township Resubmittal
checked by
drawn by
consultant

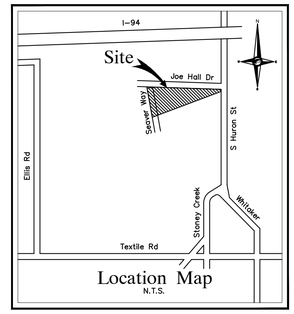
VIRIDIS Design Group

MAYOTTEgroup ARCHITECTS
6240 W. Mt. Hope
Lansing, MI 48917
t. 517.323.0577
www.mayottearchitects.com

TRUE Communtiy Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan
job no.
2025-033
sheet no.
Cover Sheet
COV

8/25/2026 1:27:41 PM





SITE DATA

SITE AREA:
148,527 SQUARE FEET OR 3.410 ACRES

ZONED:
TC, TOWNSHIP CENTER DISTRICT

TOTAL PARKING SPACES:
0 STRIPED SPACES INCLUDING 0 BARRIER-FREE (HANDICAP) SPACES

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM YPSILANTI TOWNSHIP TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

LEGAL DESCRIPTION - PER TAX RECORD

LAND IN THE TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10 OF THE WASHTENAW BUSINESS PARK LOCATED ON JOE HALL DRIVE; THENCE SOUTH 6 DEGREES 54 MINUTES 9 SECONDS EAST 330.61 FEET; THENCE NORTH 72 DEGREES 40 MINUTES 20 SECONDS EAST 820.92 FEET; THENCE NORTH 5 DEGREES 16 MINUTES 30 SECONDS EAST 22.98 FEET ALONG HURON; THENCE NORTH 84 DEGREES 43 MINUTES 30 SECONDS WEST 673.55 FEET ALONG JOE HALL DRIVE; THENCE ALONG AN ARC OF CURVE TO THE LEFT, HAVING A RADIUS 782.20 FEET, CENTRAL ANGLE OF 11 DEGREES 21 MINUTES 42 SECONDS A DISTANCE OF 155.07 FEET TO THE POINT OF BEGINNING.

ADDRESS: 225 JOE HALL DRIVE, YPSILANTI, MI 48197

TAX ID: K-11-17-363-800

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26161C0426E BEARING AN EFFECTIVE DATE OF 4/3/2012.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 20260271701583, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON MARCH 24, 2026. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) / GATE VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) / CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
	EX. UNDERGROUND (UG.) CABLE
UTILITY POLE / GUY POLE / GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
12"T.	12" TREE

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

TREE INVENTORY LIST

Tag#	Scientific Name	Common Name	DBH Inches	Add'l DBH	Condition	Comments
332	Acer negundo	Boxelder	9.0		Good	
333	Morus alba	White mulberry	8.0	7.9	Fair	Co-dominant trunks; weak union
334	Pinus nigra	Austrian pine	16.0		Good	
335	Acer platanoides	Norway maple	9.9		Good	
336	Acer platanoides	Norway maple	11.2		Good	
337	Salix amygdaloides	Peachleaf willow	7.3		Fair	Twisted or bent trunk
338	Salix amygdaloides	Peachleaf willow	7.9		Fair	Twisted or bent trunk
339	Salix amygdaloides	Peachleaf willow	7.6		Good	
340	Populus deltoides	Eastern cottonwood	13.4		Good	
341	Morus alba	White mulberry	7.0		Good	
342	Salix amygdaloides	Peachleaf willow	12.2		Good	
343	Populus deltoides	Eastern cottonwood	10.8		Good	
344	Morus alba	White mulberry	6.1	4.0, 3.2	Good	Multiple stems
345	Morus alba	White mulberry	8.3		Good	
346	Acer saccharum	Sugar maple	13.7		Good	
347	Salix amygdaloides	Peachleaf willow	14.7		Good	
348	Acer platanoides	Norway maple	10.7		Good	
349	Acer platanoides	Norway maple	8.6		Good	
350	Morus alba	White mulberry	8.2	7.8, 6.5	Fair	Multiple stems, poor structure
351	Ulmus americana	American elm	6.0		Good	
352	Picea abies	Norway spruce	10.0		Fair	Several dead or broken branches
353	Picea abies	Norway spruce	11.0		Poor	Several dead or broken branches; needle drop
354	Morus alba	White mulberry	8.3		Good	
355	Morus alba	White mulberry	6.4		Good	
356	Picea abies	Norway spruce	9.5		Good	
357	Morus alba	White mulberry	6.9		Good	
358	Picea abies	Norway spruce	8.3		Fair	Several dead or broken branches
359	Acer saccharum	Sugar maple	17.9		Good	
360	Acer saccharum	Sugar maple	16.6		Good	
361	Acer saccharum	Sugar maple	16.2		Good	
362	Pseudotsuga douglasii	Douglas fir	9.6		Good	
363	Pseudotsuga douglasii	Douglas fir	10.5		Good	
364	Morus alba	White mulberry	8.4		Good	Crowded
365	Pseudotsuga douglasii	Douglas fir	7.2	6.8, 6.1	Fair	Multiple stems; poor structure; crowded
366	Picea pungens	Colorado spruce	12.0		Good	
367	Picea pungens	Colorado spruce	7.7		Fair	Several dead or broken branches
368	Acer rubrum	Red maple	7.4		Good	
369	Ulmus americana	American elm	6.0		Good	
370	Morus alba	White mulberry	6.5		Good	
371	Picea pungens	Colorado spruce	8.4		Good	
372	Picea abies	Norway spruce	8.2		Good	
373	Picea abies	Norway spruce	9.8		Good	
374	Acer negundo	Boxelder	6.2		Good	
375	Salix amygdaloides	Peachleaf willow	14.5		Good	
376	Acer negundo	Boxelder	7.2		Good	
377	Acer negundo	Boxelder	6.3		Good	
378	Acer negundo	Boxelder	9.3	4.8	Good	
379	Picea abies	Norway spruce	8.3		Fair	Several dead or broken branches
380	Picea abies	Norway spruce	8.5		Good	
381	Picea abies	Norway spruce	10.5		Good	Several dead or broken branches
382	Picea abies	Norway spruce	13.2		Poor	Several dead or broken branches; lead stem broke off
383	Picea abies	Norway spruce	11.4		Good	
384	Picea abies	Norway spruce	10.6		Good	
385	Acer negundo	Boxelder	7.0		Good	Twisted or bent trunk
386	Picea abies	Norway spruce	10.6		Good	
387	Picea abies	Norway spruce	9.4		Poor	Lead stem broke off
388	Picea abies	Norway spruce	12.4		Good	
389	Picea abies	Norway spruce	12.3		Good	
390	Picea abies	Norway spruce	9.0	5.2	Good	

Project: C257-01
Date: 3/25/2026
Arborist: Alex Simon, MI-4841A
Condition Notes:
"Good" - no observed structural defects, rot, insect damage, or disease
"Fair" - may include minor structural defects, some insect damage, or superficial disease
"Poor" - may include major structural defects, significant rot, insect infestation, or serious disease

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
WWW.NFE-ENGR.COM

SEAL

KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
PROFESSIONAL SURVEYOR
STATE OF MICHIGAN

PROJECT
225 Joe Hall Dr.
Ypsilanti, MI 48197

CLIENT
TRUE Community Credit Union
1100 Clinton Road
Jackson, MI 49202

Contact: Canis Arbrouet
Phone: 517-841-4113
Email: carbrouet@TRUECCU.com

PROJECT LOCATION
Part of French Claim 680 & 681, Town 3 South, Range 7 East, Ypsilanti Township, Washtenaw County, Michigan

SHEET
Boundary / Topographic Survey

Know what's below Call before you dig.

DATE	ISSUED/REVISED
03-24-2026	SURVEY ISSUED

DRAWN BY:
J. Nelson / D. McConkey

PROJECT MANAGER:
S. Sutton

APPROVED BY:
K. Navaroli

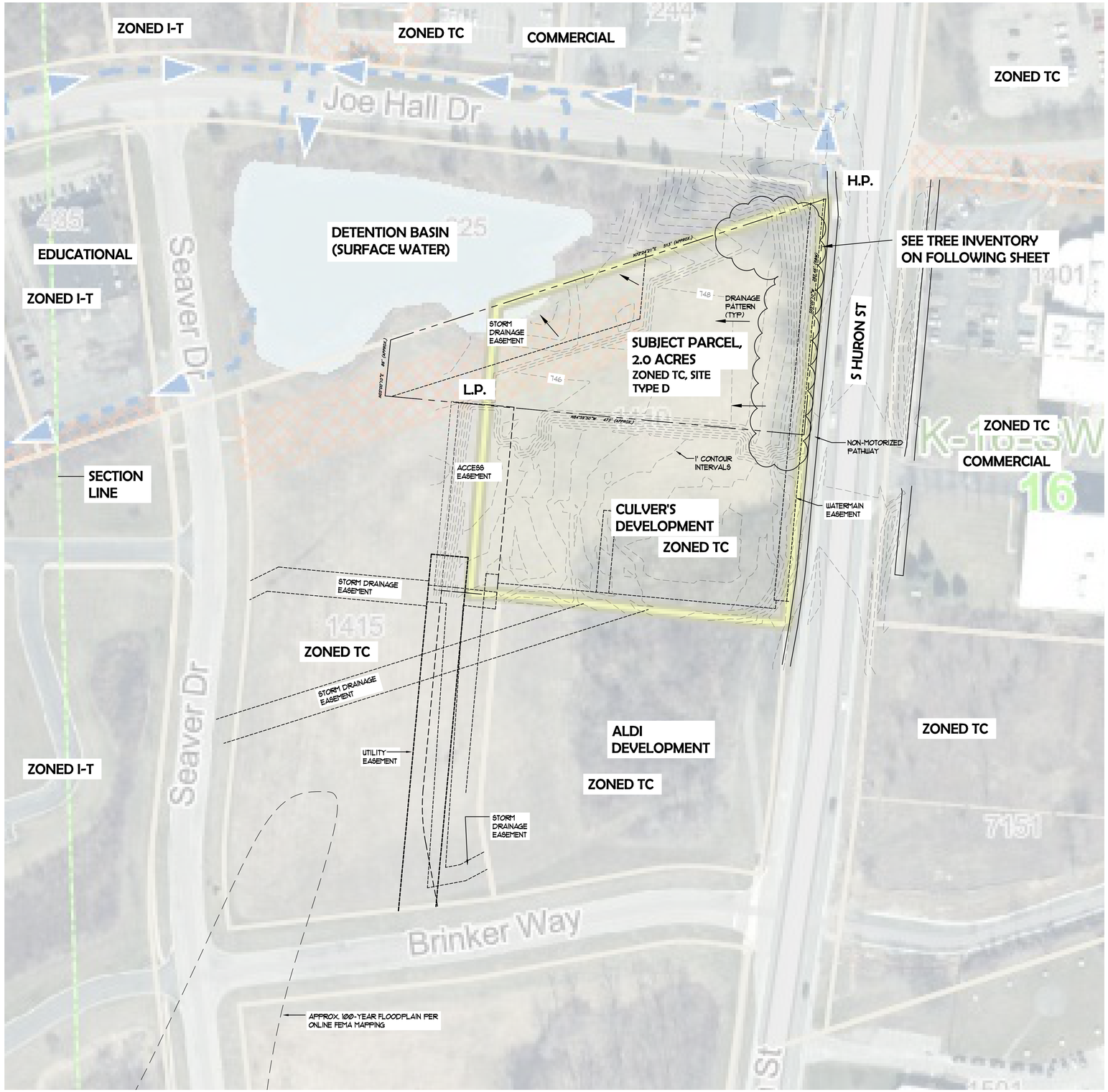
EMAIL:
knavaroli@nfe-engr.com

DATE:
March 24, 2026

SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO.
O257-01

SHEET NO.
1 of 1



SITE ANALYSIS



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PwmaaA	Pewamo clay loam, dense substratum, 0 to 1 percent slopes	3.9	39.9%
Sb	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	1.7	17.5%
SfB	Seward sandy loam, loamy subsoil variant, 2 to 6 percent slopes	0.1	0.6%
StB	St. Clair clay loam, 2 to 6 percent slopes	0.4	4.2%
StC	St. Clair clay loam, 6 to 12 percent slopes	2.6	26.7%
WaA	Wasepi sandy loam, 0 to 4 percent slopes	1.1	11.1%
Totals for Area of Interest		**9.9**	**100.0%**

date

08/25/2026 Township Resubmittal

checked by

drawn by

consultant

VIRIDIS
Design Group

MAYOTTE group
ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

t. 517.323.0577

www.mayottearchitects.com

TRUE Communtiy Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

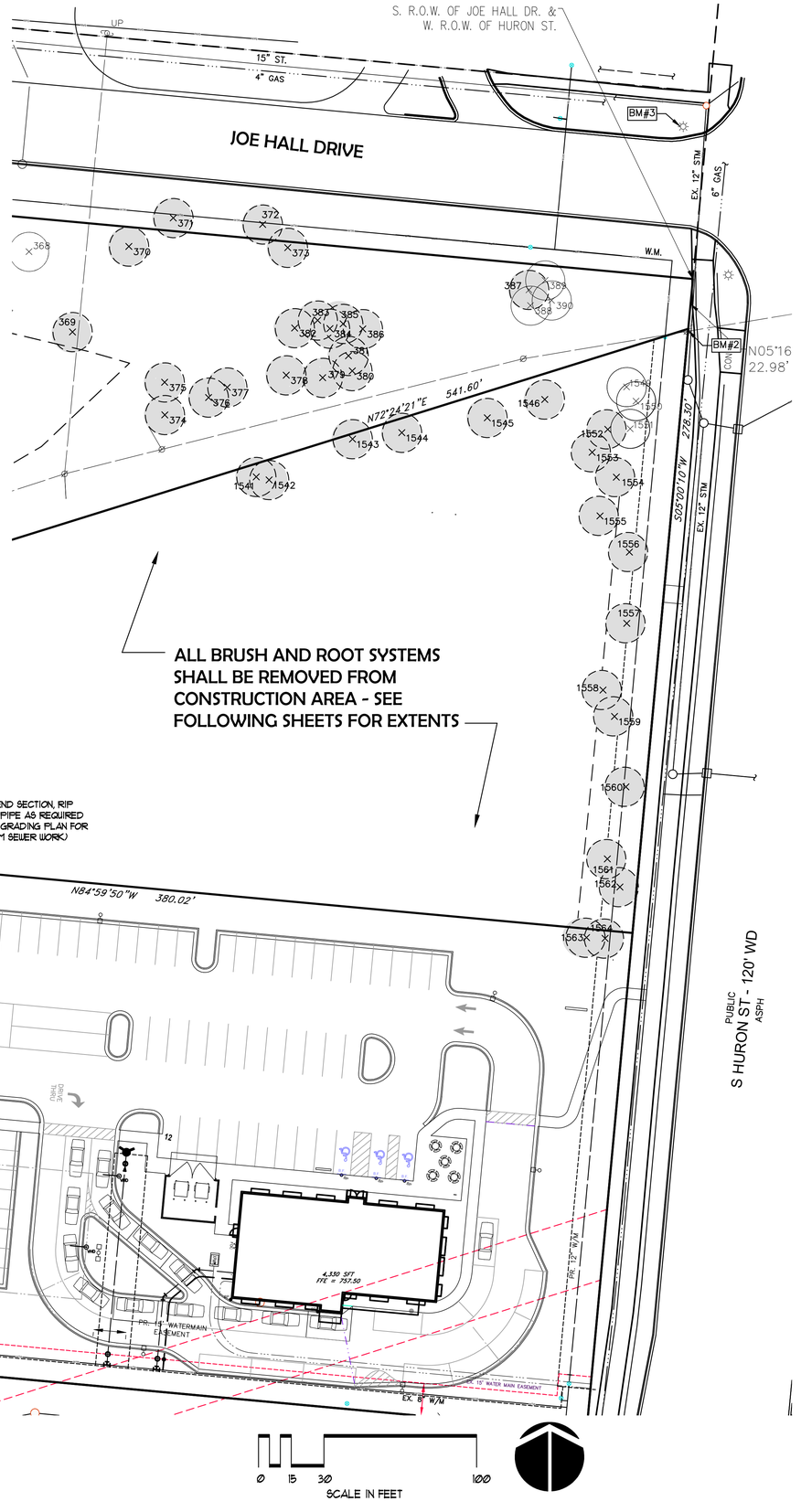
job no.
2025-033

sheet no.
C1.0

Site Analysis

8/25/2026 12:18:44 PM

TREE INVENTORY LIST						
Tag #	**Scientific Name**	**Common Name**	**DBH Inches**	**Add'l DBH**	**Condition**	**Comments**
332	Acer negundo	Boxelder	9.0		Good	
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339	Salix amygdaloides	Peachleaf willow	7.6		Good	
340	Populus deltoides	Eastern cottonwood	13.4		Good	
341	Morus alba	White mulberry	7.0		Good	
342	Salix amygdaloides	Peachleaf willow	12.2		Good	
343	Populus deltoides	Eastern cottonwood	10.8		Good	
344	Morus alba	White mulberry	6.1	4.0, 3.2	Good	Multiple stems
345	Morus alba	White mulberry	8.3		Good	
346	Acer saccharum	Sugar maple	13.7		Good	
347	Salix amygdaloides	Peachleaf willow	14.7		Good	
348	Acer platanoides	Norway maple	10.7		Good	
349	Acer platanoides	Norway maple	8.6		Good	
350	Morus alba	White mulberry	8.2	7.8, 6.5	Fair	Multiple stems, poor structure
351	Ulmus americana	American elm	6.0		Good	
352	Picea abies	Norway spruce	10.0		Fair	Several dead or broken branches
353	Picea abies	Norway spruce	11.0		Poor	Several dead or broken branches; needle drop
354	Morus alba	White mulberry	8.3		Good	
355	Morus alba	White mulberry	6.4		Good	
356	Picea abies	Norway spruce	9.5		Good	
357	Morus alba	White mulberry	6.9		Good	
358	Picea abies	Norway spruce	8.3		Fair	Several dead or broken branches
359	Acer saccharum	Sugar maple	17.9		Good	
360	Acer saccharum	Sugar maple	16.6		Good	
361	Acer saccharum	Sugar maple	16.2		Good	
362	Pseudotsuga douglasii	Douglas fir	9.6		Good	
363	Pseudotsuga douglasii	Douglas fir	10.5		Good	
364	Morus alba	White mulberry	8.4		Good	Crowded
365	Pseudotsuga douglasii	Douglas fir	7.2	6.8, 6.1	Fair	Multiple stems; poor structure; crowded
366	Picea pungens	Colorado spruce	12.0		Good	
367	Picea pungens	Colorado spruce	7.7		Fair	Several dead or broken branches
368	Acer rubrum	Red maple	7.4		Good	
369	Ulmus americana	American elm	6.0		Good	
370	Morus alba	White mulberry	6.5		Good	
371	Picea pungens	Colorado spruce	8.4		Good	
372	Picea abies	Norway spruce	8.2		Good	
373	Picea abies	Norway spruce	9.8		Good	
374	Acer negundo	Boxelder	6.2		Good	
375	Salix amygdaloides	Peachleaf willow	14.5		Good	
376	Acer negundo	Boxelder	7.2		Good	
377	Acer negundo	Boxelder	6.3		Good	
378	Acer negundo	Boxelder	9.3	4.8	Good	
379	Picea abies	Norway spruce	8.3		Fair	Several dead or broken branches
380	Picea abies	Norway spruce	8.5		Good	
381	Picea abies	Norway spruce	10.5		Good	Several dead or broken branches
382	Picea abies	Norway spruce	13.2		Poor	Several dead or broken branches; lead stem broke off
383	Picea abies	Norway spruce	11.4		Good	
384	Picea abies	Norway spruce	10.6		Good	
385	Acer negundo	Boxelder	7.0		Good	Twisted or bent trunk
386	Picea abies	Norway spruce	10.6		Good	
387	Picea abies	Norway spruce	9.4		Poor	Lead stem broke off
388	Picea abies	Norway spruce	12.4		Good	
389	Picea abies	Norway spruce	12.3		Good	
390	Picea abies	Norway spruce	9.0	5.2	Good	



ALL BRUSH AND ROOT SYSTEMS SHALL BE REMOVED FROM CONSTRUCTION AREA - SEE FOLLOWING SHEETS FOR EXTENTS

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED
REMOVAL SHALL INCLUDE ROOT SYSTEMS

SITE PLAN

Tag #	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment
1541	9.4		Acer negundo	boxelder	fair	asymmetric crown
1542	9.5	5.4	Acer negundo	boxelder	fair	co-dominant trunks
1543	14.9		Acer negundo	boxelder	fair	asymmetric crown
1544	10.8		Acer negundo	boxelder	fair	pruned for OH lines
1545	14.2		Acer negundo	boxelder	fair	pruned for OH lines
1546	26.4	23	Acer negundo	boxelder	fair	pruned for OH lines
1547				tag not used		
1548				tag not used		
1549	26.2		Populus deltoides	eastern cottonwood	fair	pruned for OH lines
1550	30		Populus deltoides	eastern cottonwood	fair	pruned for OH lines
1551	17		Populus deltoides	eastern cottonwood	fair	pruned for OH lines
1552	10.5	6.1	Acer negundo	boxelder	fair	co-dominant trunks
1553	7.3		Acer negundo	boxelder	fair	asymmetric crown
1554	7.8		Acer negundo	boxelder	fair	asymmetric crown
1555	8.1		Acer negundo	boxelder	fair	heavy vine
1556	27		Acer negundo	boxelder	good	
1557	4.6		Ulmus americana	American elm	good	
1558	11.1	9.5	Morus alba	white mulberry	fair	co-dominant trunks
1559	15.5	13	Acer negundo	boxelder	fair	co-dominant trunks
1560	23		Acer negundo	boxelder	good	
1561	21		Populus deltoides	eastern cottonwood	good	
1562	13.2		Acer negundo	boxelder	fair	asymmetric crown
1563	8.4	5.8	Morus alba	white mulberry	fair	co-dominant trunks
1564	9.9	9	Acer negundo	boxelder	fair	co-dominant trunks

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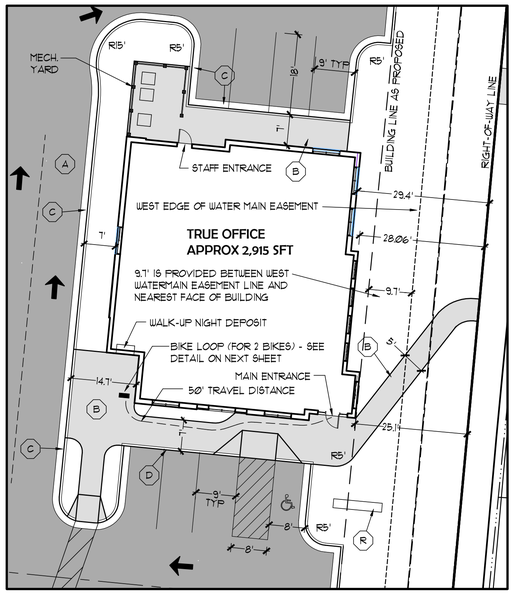
VIRIDIS
Design Group

MAYOTTEgroup
ARCHITECTS
6240 W. Mt. Hope
Lansing, MI 48917
t. 517.323.0577
www.mayottearchitects.com

TRUE Communtiy Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan
job no. 2025-033
sheet no. C1.1

Site Demolition / Tree Removal Plan

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ENLARGED PLAN

SCALE IN FEET

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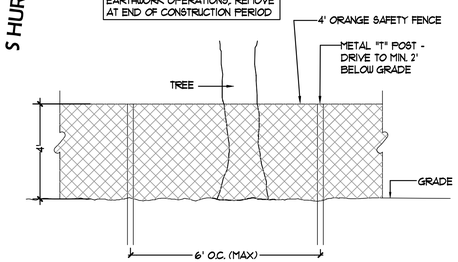
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PROPOSED FEATURES LEGEND:

KEY	DESCRIPTION	DETAIL
A	ASPHALT PAVING	1 / C5Ø
B	CONCRETE WALK	2 / C5Ø
C	CONCRETE CURB AND GUTTER	5 / C5Ø
D	CONCRETE INTEGRAL CURB	6 / C5Ø
E	DUB DOWN CURB OVER 24"	
F	REINFORCED CONCRETE PAVING	7 / C5Ø
G	SITE LIGHTING POLE / FIXTURE	SEE ELEC. PLANS
H	BARRIER-FREE CURB CUT (TYPE 1)	3 / C5Ø
H2	BARRIER-FREE CURB CUT (TYPE 2)	4 / C5Ø
J	SLOPE DOWN CURB AND SIDEWALK, IN ONE PLANE, AT 1:12 MAX	
K	REGULATORY SIGN	4 / C5Ø
M	BARRIER-FREE PARKING SIGN (STANDARD)	
N	BARRIER-FREE PARKING SIGN (VAN ACCESSIBLE)	
P	MATCH EXISTING CURB OR PAVING FLUSH AND SMOOTH	
Q	30" HIGH MASONRY SCREEN WALL	SEE ARCH.
R	MONUMENT SIGN	SEE ARCH.
S	FLUSH CURB FOR SNOW REMOVAL, HOLD GUTTER PAN ACROSS OPENING	

FENCING TO BE PLACED PRIOR TO EARTHWORK OPERATIONS, REMOVE AT END OF CONSTRUCTION PERIOD



1 TREE PROTECTION FENCE
Not to Scale

MAYOTTEgroup
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VIRIDIS Design Group

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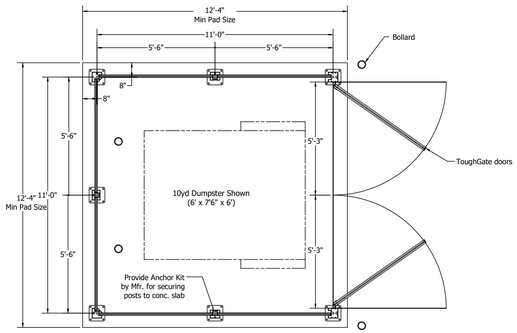
TRUE Communtiy Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

job no. 2025-033

Site Layout Plan

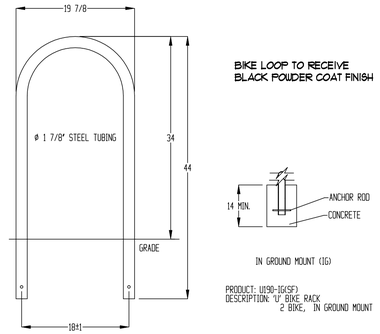
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1 Dumpster Enclosure Detail

Not to Scale



2 Bike Loop Detail

Not to Scale



NOTE: DUMPSTER ENCLOSURE AND MECHANICAL YARD WILL HAVE IDENTICAL 6' HIGH SCREEN FENCING. FINAL COLOR SELECTIONS ARE T.B.D. BUT WILL BE COMPLEMENTARY TO THE BUILDING AND SURROUNDINGS.

3 6' High Screen Fence 3D

Not to Scale

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VIRIDIS
Design Group

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Site Furnishing Details + Turning Templates

TRUE Communtiy Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

job no.
2025-033

sheet no.
C2.1

4" GAS

JOE HALL DRIVE

N84°43'30"W 673.55' (R&M)

12" DI WM

EX. 12" STM

EX. 6" GAS

W.M.

BM#3

BM#2

CON

N05°1

22.98

149.92 (EX. GUTTER)

151.61 (EX. GUTTER)

EDGE OF WATER

EXISTING OUTLET,
INV. 140.18

WETLAND FILL WILL
BE COORDINATED
WITH EGLE

INV. 141.00

50 LFT OF 12"
HDPE @ 0.50%

EXISTING STORMWATER
MANAGEMENT BASIN

OH

CB #3
RIM 151.30
INV. NW/NE
141.25

62 LFT OF 12"
HDPE @ 4.4%

INV 144.00

152.59
152.09
HP

151.80
153.30
LF

152.21
151.71

CB #2
RIM 154.00
INV. SW 151.00

155.18

155.51

156.52
156.02

156.11
156.21

157.01
156.51

155.47

49 LFT OF 12" HDPE @ 2.0%

INV
150.00

153.90
153.40

153.50
153.00
HP

155.94
155.44

FIRST FLUSH
AREA

INV 149.10

INV 149.67

FFE 757.50

ROOF DRAINAGE FINAL
CONFIGURATION T.B.D.

156.30
156.40

157.00

157.25

157.42
157.50

156.68
156.18

156.81
156.31

156.35

155.85

156.50
156.00

156.74
156.24

156.43
155.93

CB #1
RIM 155.55
INV. SE 152.00

157.23

157.36
156.86

157.15
156.65

156.23

157.22
156.12

157.25

157.24
156.14

157.29

159.30± (FIELD
VERIFY)

EXISTING PUBLIC
STORM SEWER TO
REMAIN

S HUXON ST

48 LFT OF 12" HDPE @ 0.40%

OUTLET
STRUCTURE
RIM 152.25
INV. SW 148.00

153.85
153.35

153.65

153.40

6.7 LFT OF 12"
HDPE @ 0.50%

152.90

CB #4
RIM 152.65
INV. SE 149.29

153.25

FIRST FLUSH
AREA

APPROX. LOCATION OF EASEMENT GRANTED TO DEMATTIA
WASHTENAW BUSINESS PARK ASSOCIATION AND WASHTENAW
COUNTY DRAIN COMMISSION PER 4586 P910
(LIMITS OF EASEMENT SHOWN IN DOTTED PATTERN)

CB #6
RIM 150.05
INV. NE / SW
146.00

200 LFT OF 12"
HDPE @ 1%

CB #5
RIM 153.00
INV. NE/SE
150.00

152.52

152.72

33 LFT OF 12"
HDPE @ 1%

149.02±
148.52±

149.50±
149.00±

149.88±

STORM SEWER
BY OTHERS

CB #5
RIM 149.20
INV. NE 145.67
INV. SW 144.70
(CONNECT TO EXISTING
STORM SEWER BY OTHERS)

CULVER'S PARKING

NO VEHICLE, OTHER CONSTRUCTION EQUIPMENT, CONSTRUCTION MATERIALS, OR DEBRIS SHALL BE PARKED OR STORED WITHIN THE DRIPLINE OF ANY TREE OR PLANT MATERIAL INTENDED TO BE SAVED.

IMPERVIOUS COVERAGE (2 ACRE MAIN PARCEL):
BUILDING: 3,138 SFT
VEHICULAR PAVING: 24,946 SFT
SIDEWALKS: 3,454 SFT
DUMPSTER PAD: 154 SFT

TOTAL: 31,692 SFT
% IMPERVIOUS: 36.4%

0 10 20 100
SCALE IN FEET

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STORM STRUCTURE SCHEDULE

KEY	DESCRIPTION	* CASTING	DETAIL
CB #1	4' DIA. PRECAST CONC. C.B.	EJIW 7000-T1-M1	1 / C5.1
CB #2	4' DIA. PRECAST CONC. C.B.	EJIW 7000-T1-M1	1 / C5.1
CB #3	4' DIA. PRECAST CONC. C.B.	EJIW 7000-T1-M1	1 / C5.1
CB #4	4' DIA. PRECAST CONC. C.B.	EJIW 7000-T1-M1	1 / C5.1
CB #5	4' DIA. PRECAST CONC. C.B.	EJIW 7000-T1-M1	1 / C5.1
CB #6	4' DIA. PRECAST CONC. C.B.	EJIW 1040-A	1 / C5.1

SEE DET. 3 / C5.1 FOR END SECTION REQUIREMENTS AT EACH OUTFALL

* CASTINGS BY EAST JORDAN IRON WORKS OR APPROVED EQUAL

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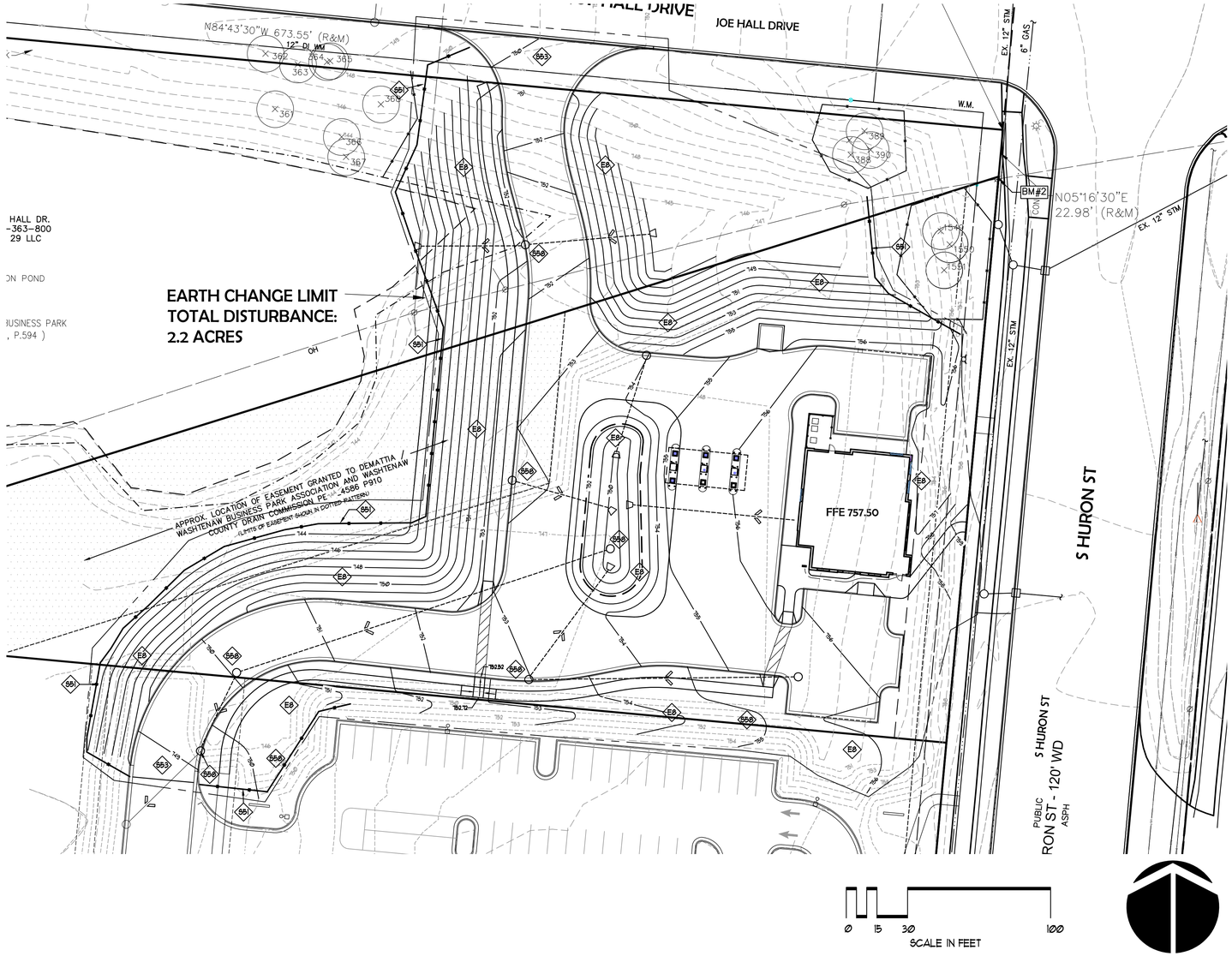
Site Grading and Drainage Plan

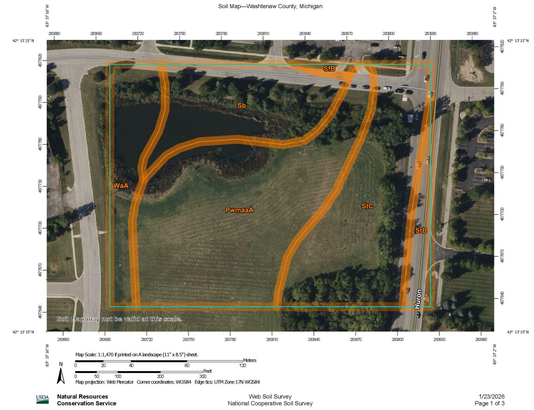
TRUE Community Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

job no.
2025-033

sheet no.
C3.0

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PwmaaA	Pewamo clay loam, dense substratum, 0 to 1 percent slopes	3.9	39.9%
Sb	Sebewa loam, disintegration moraine, 0 to 2 percent slopes	1.7	17.5%
StB	Seward sandy loam, loamy subsoil variant, 2 to 6 percent slopes	0.1	0.6%
StB	St. Clair clay loam, 2 to 6 percent slopes	0.4	4.2%
StC	St. Clair clay loam, 6 to 12 percent slopes	2.6	26.7%
WaA	Wasepi sandy loam, 0 to 4 percent slopes	1.1	11.1%
Totals for Area of Interest		**9.9**	**100.0%**

PROJECT SCHEDULE

• SUBJECT TO FINAL CONTRACTOR SCHEDULE UPDATE

	2026						2027						
SEQUENCE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY
SILT FENCING / SESC	X												
EARTHWORK	X	X	X										
STORM STRUCTURES	X	X	X										
BUILDING CONSTRUCTION			X	X	X	X	X	X	X	X	X	X	
PAVING												X	
SEEDING AND MULCH			X								X	X	
• REMOVE TEMPORARY MEASURES													X

• TEMPORARY MEASURES MUST REMAIN IN PLACE UNTIL LAWN IS FULLY RE-ESTABLISHED AND SITE IS STABILIZED.

SESC REQUIREMENTS

ALL CONSTRUCTION SHALL COMPLY WITH THE SOIL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS WASHTENAW COUNTY AND THE STATE OF MICHIGAN. PROTECTIVE MEASURES AS SHOWN BELOW SHALL BE PROVIDED AT A MINIMUM AND CONFIRMED WITH LOCAL AGENCY REQUIREMENTS.

ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE REMOVED AFTER PERMANENT GROUND COVER IS ESTABLISHED. TEMPORARY EROSION CONTROL DEVICES SHOULD BE IN PLACE PRIOR TO EXCAVATION, TO THE EXTENT POSSIBLE.

KEY	DESCRIPTION
E8	PERMANENT SEEDING
S1	SILT FENCE
S3	STABILIZED CONSTRUCTION ENTRANCE
S6	INLET PROTECTION FABRIC DROP

LEGAL DESCRIPTION:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF JOE HALL DRIVE AND THE WESTERLY RIGHT-OF-WAY OF HURON STREET, THENCE SOUTH 05 DEGREES 00 MINUTES 31 SECONDS WEST, 22.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HURON STREET (120 FEET WIDE) AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 05 DEGREES 00 MINUTES 10 SECONDS WEST, 278.30 FEET ALONG SAID LINE OF SOUTH HURON STREET; THENCE NORTH 84 DEGREES 59 MINUTES 50 SECONDS WEST, 500.02 FEET; THENCE NORTH 05 DEGREES 00 MINUTES 10 SECONDS EAST, 70.19 FEET; THENCE NORTH 72 DEGREES 24 MINUTES 21 SECONDS EAST, 541.60 FEET TO THE POINT OF BEGINNING.

COMMON DESCRIPTION: 1410 S HURON ST.

NET ACREAGE OF SUBJECT PARCEL: 2.0

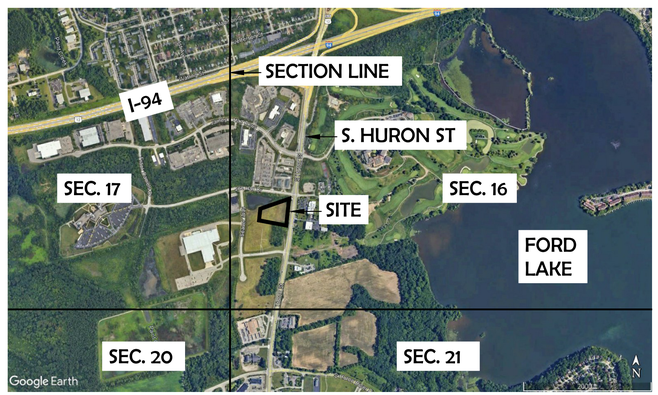
PROJECT TEAM:

OWNER:
TRUE COMMUNITY CREDIT UNION
1100 CLINTON ROAD
JACKSON, MI 49202

LANDSCAPE ARCHITECT
(PLAN PREPARER):
VIRIDIS DESIGN GROUP
2926 WEST MAIN STREET
KALAMAZOO, MI 49006

WOODROW ISAACS, 269-585-2051,
WOODY@VIRDG.COM

VICINITY MAP:



date

08/25/2026 Township Resubmittal

checked by

drawn by

consultant

VIRIDIS
Design Group

MAYOTTE group
ARCHITECTS

6240 W. Mt. Hope
Lansing, MI 48917

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TRUE Community Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

job no.
2025-033

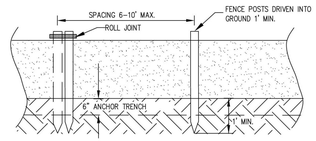
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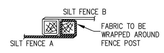
SESC Plan

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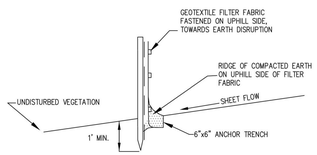
S51

SILT FENCE





ROLL JOINTS



STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S51

SILT FENCE SPECIFICATIONS

When
- A temporary measure for preventing sediment movement.

Why
- Used to prevent sediment suspended in runoff from leaving an earth change area.

Where
- Use adjacent to critical areas, wetlands, base of slopes, and watercourses.

How
1. Install parallel to a contour.
2. The silt fence should be made of woven geotextile fabric.
3. Silt fence should accomodate no more than 1/2 to 1 acre of drainage per 100' of fence and on slopes less than 1:2 (v:h).
4. Dig a 6" trench along the area where the fence is to be installed.
5. Place 6" of the silt fence bottom flap into the trench.
6. Backfill the trench with soil and compact the soil on both sides. Create a small ridge on the up-slope side of the fence.
7. Install wooden stakes 6 – 10' apart and drive into the ground a minimum of 12".
8. Staple the geotextile fabric to the wooden stakes.
9. Join sections of silt fence by wrapping ends together (See drawing).

Maintenance
- Inspect frequently and immediately after each storm event. Check several times during prolonged storm events. If necessary, repair immediately.
- If the sediment has reached 1/3 the height of the fence, the soil should be removed and disposed of in a stable upland site.
- The fence should be re-installed if water is seeping underneath it or if the fence has become ineffective.
- Silt fence should be removed once vegetation is established and up-slope area has stabilized.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S51

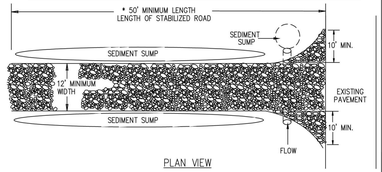
SILT FENCE SPECIFICATIONS

Limitations
- Silt fence may cause temporary ponding and could fail if too much water flows through the area.
- Do not use in areas with concentrated flows.
- Chance of failure increases if fence is installed incorrectly or if sediment accumulation is not removed.

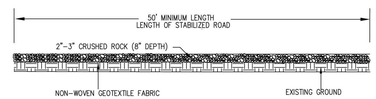
MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S53

STABILIZED CONSTRUCTION ACCESS



PLAN VIEW



PROFILE

NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S53

STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

When
- Construction traffic is expected to leave a construction site.
- Stabilization of interior construction roads is desired.

Why
- To minimize tracking of sediment onto public roadways and to minimize disturbance of vegetation.

Where
- Stabilized construction entrances shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must be routed over the rock ingress/egress corridor.

How
1. Stabilized construction access road should be established at the onset of the construction activities and maintained in place for the duration of the construction project.
2. Installation of this practice should be the responsibility of the site clearing or excavating contractor.
3. Access location should be cleared of woody vegetation.
4. Non-woven geotextile fabric shall be placed over the existing ground prior to placing stone.
5. Access size should be a minimum of 50'. (30' for single residence lot).
6. Access width should be 12' minimum, flared at the existing road to provide a turning radius.
7. Crushed aggregate (2" to 3"), or reclaimed or recycled concrete equivalent, shall be placed at least 8" deep over the length and width of the ingress/egress corridor.

Maintenance
- Periodic inspection and needed maintainence shall be provided after each rain event.
- Stabilized entrances shall be repaired and rock added as necessary.

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S53

STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

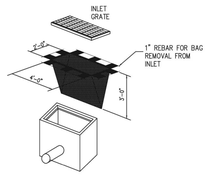
Maintenance (cont.)
- Sediment deposited on public rights-of-way shall be removed immediately and returned to the construction site.
- If soils are such that washing of tires is required, it shall be done in a wash rack area, stabilized with stone, immediately prior to the construction access stabilized corridor.
- At the project completion, rock access road should be removed and disposed of unless utilized as subgrade for final road.

Limitations
- Effectiveness limited, sediment may be tracked onto roads requiring additional action.

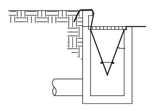
MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

S58

INLET PROTECTION – FABRIC DROP



ISOMETRIC VIEW



INSTALLATION DETAIL

STANDARD SYMBOL

STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION

S58

INLET PROTECTION – FABRIC DROP SPECIFICATIONS

When
- When sediment laden stormwater requires treatment before entering a stormwater drainage system.

Why
- To prevent sediment from entering stormwater systems.

Where
- Use in or at stormwater inlets, especially at construction sites or in streets.

How
1. A filter fabric bag is hung inside the inlet, beneath the grate.
2. Replace grate, which will hold bag in place.
3. Anchor filter bag with 1" rebar for removal from inlet.
4. Flaps of bag that extend beyond the bag can be buried in soil in earth areas.

Maintenance
- Drop inlet filters should be inspected routinely and after each major rain event.
- Damaged filter bags should be replaced.
- Clean and/or replace filter bag when 1/2 full.
- Replace clogged fabric immediately.
- If needed, initiate repairs immediately upon inspection.
- Remove entire protective mechanism when upgradient areas are stabilized and streets have been swept.

Limitations
- Can only accommodate small flow quantities.
- Requires frequent maintenance.
- Ponding may occur around storm drains if filter is clogged.

STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET STATE FACILITIES ADMINISTRATION

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date

08/25/2026 Township Resubmittal

checked by

drawn by

consultant

VIRIDIS Design Group

MAYOTTEgroup ARCHITECTS

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TRUE Community Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

job no.

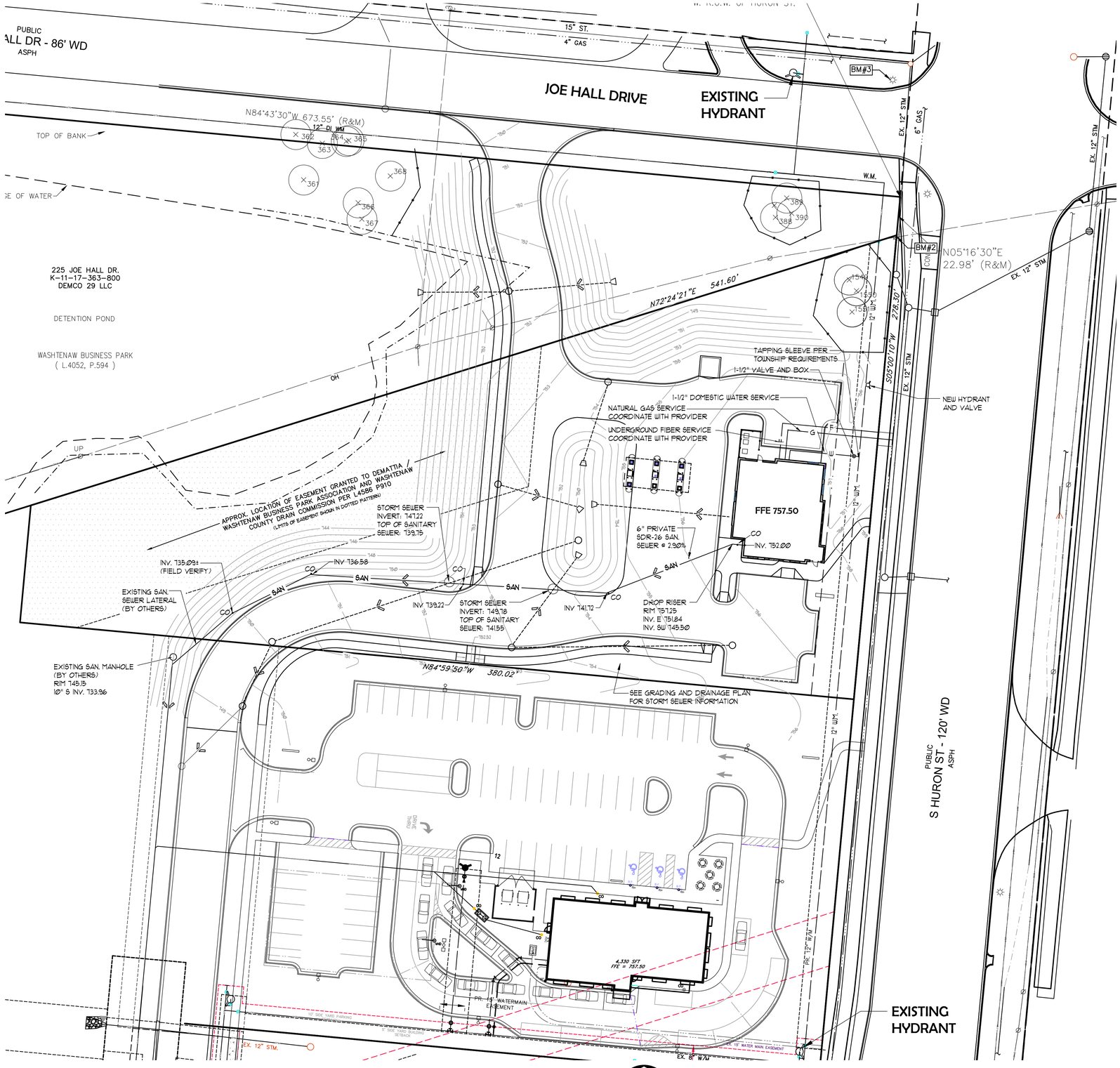
2025-033

sheet no.

C3.1D

SESC Details

NOTE: LOCATIONS OF ELECTRIC, AND COMMUNICATION LINES HAVE NOT BEEN DETERMINED AT THIS TIME. TRANSFORMER LOCATION WILL BE CLOSELY COORDINATED WITH THE PROVIDER AND WILL BE KEPT OUT OF PUBLIC VIEW TO THE EXTENT POSSIBLE.



8/25/2026 1:26:08 PM

date
08/25/2026 Township Resubmittal
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drawn by
consultant

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Design Group

MAYOTTE group
ARCHITECTS

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TRUE Communtiy Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

job no.
2025-033

sheet no.
C4.0

Site Utility Plan

NATIVE SEED MIX

STORMWATER

A wetland seed mix for saturated soils in a detention pond or for seeding a saturated basin, this mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater wetlands and ponds. For detention basins that experience long, dry periods, use the Economy Prairie seed mix in the upper third to half of the basin area in combination with this mix. This seed mix includes at least 10 of 13 native permanent grass and sedge species and 13 of 17 native forb species. Apply at 36.38 PLS pounds per acre.

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses/Sedges/Rushes		
Bolboschoenus fluviatilis	River Bulrush	4.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	2.00
Eleocharis obtusa	Blunt Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	44.00
Temporary Cover		
Avena sativa	Common Oat	512.00
	Total	512.00
Forbs and Shrubs		
Alisma subcordatum	Common Water Plantain	2.50
Asclepias incarnata	Swamp Milkweed	2.00
Bidens spp.	Bidens Species	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris spp.	Blue Flag Species	4.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Persicaria spp.	Pinkweed Species	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.50
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	2.00
Symphyotrichum lanceolatum	Panicled Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	25.00

LANDSCAPE REQUIREMENTS

SITE INFORMATION:
PARCEL SIZE: 2.0 ACRES
BUILDING: 3,100 SFT
ASPHALT PAVING: 25,490 SFT
CONCRETE WALKS: 1,480 SFT
LAWNS: 57,050 SFT
FRONTAGE ALONG S. HURON: 278.3'

GENERAL LANDSCAPING:
(1) TREE FOR EACH 1,000 SFT OF LAWN AREA +
(1) SHRUB FOR EVERY 500 SFT OF LAWN AREA

= 58 TREES AND 115 SHRUBS

STREET YARD LANDSCAPING:
(1) LARGE DECIDUOUS TREE FOR EACH 40 LINEAL FEET OF FRONTAGE +
(1) ORNAMENTAL TREE FOR EACH 100 LINEAL FEET OF FRONTAGE +
(1) SHRUB FOR EVERY 10 LINEAL FEET OF FRONTAGE

= 7 LARGE TREES, 3 ORNAMENTAL TREES AND 28 SHRUBS

PARKING LOT INTERIOR LANDSCAPING:
NOT APPLICABLE, PARKING LOTS ARE SMALL WITH NO INTERNAL ISLANDS

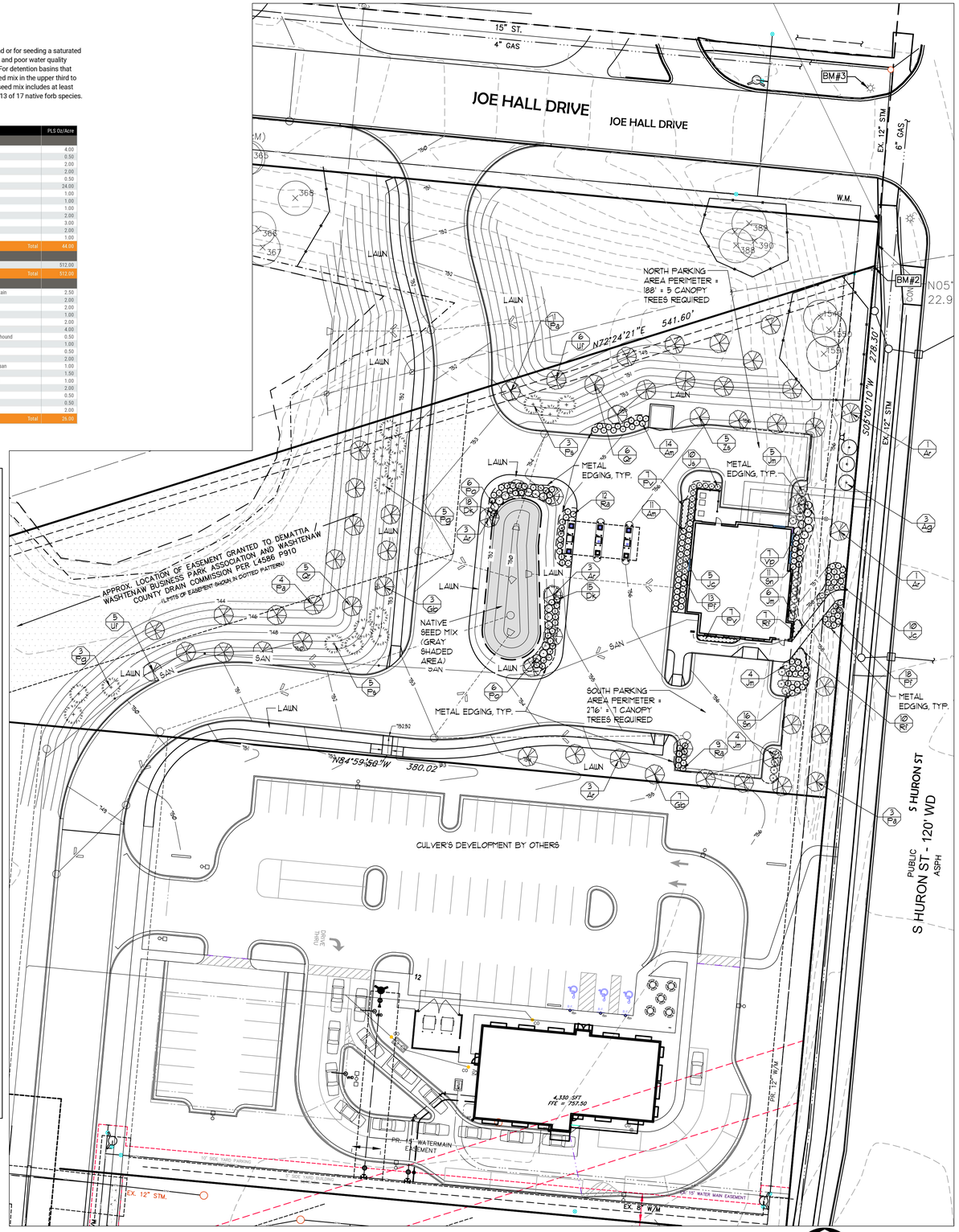
PARKING LOT PERIMETER LANDSCAPING:

CANOPY TREES ALONG PERIMETER – (1) TREE PER 40 FEET OF PERIMETER

DETENTION/RETENTION POND LANDSCAPING:
(1) LARGE DECIDUOUS OR EVERGREEN TREE + (10) SHRUBS PER 50 FEET OF POND PERIMETER.

= 6 TREES AND 57 SHRUBS

SCREENING BETWEEN USES:
NOT APPLICABLE, ALL ADJACENT USES ARE COMPATIBLE



LANDSCAPE PLANT LIST:

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COM.
DECIDUOUS TREES	Ag	*Amelanchier grandiflora 'Autumn Brilliance'*	Autumn Brilliance Serviceberry	2.5" Cal.	B4B	
	Ar	*Acer rubrum 'Armstrong'*	Armstrong Red Maple	3" Cal.	B4B	
	Gb	*Ginkgo biloba 'Princeton Sentry'*	Princeton Sentry Gingko	3" Cal.	B4B	
	Pa	*Platanus x acerifolia 'Bloodgood'*	Bloodgood London Plane Tree	3" Cal.	B4B	
	Qr	*Quercus rubra*	Red Oak	3" Cal.	B4B	
	Ur	*Ulmus x 'Frontier'*	Frontier Elm	3" Cal.	B4B	
	Za	*Zelkova serrata 'Green Vase'*	Green Vase Zelkova	3" Cal.	B4B	
EVERGREEN TREES	Pg	*Picea glauca 'Densata'*	Black Hills Spruce	8'-10' Ht.	B4B	Non-Sheared
	Ps	*Pinus strobus*	Eastern White Pine	8'-10' Ht.	B4B	Non-Sheared
SHRUBS	Am	*Aronia melanocarpa 'Low Scape Hedger'*	Low Scape Hedger Aronia	30" HT.	Cont.	3' O.C.
	Dk	*Diervilla x 'Kodiak Fresh'*	Kodiak Fresh Honeysuckle	30" HT.	Cont.	3' O.C.
	Jm	*Juniperus chinensis 'Mountain Moss'*	Mountain Moss Juniper	30" SP.	Cont.	4' O.C.
	Jc	*Juniperus communis*	Tortuga Juniper	30" SP.	Cont.	3' O.C.
	Js	*Juniperus scopulorum 'Blue Arrow'*	Blue Arrow Juniper	6'-7' HT.	Cont.	3' O.C.
	Pf	*Potentilla fruticosa 'Happy Face Yellow'*	Happy Face Yellow Potentilla	30" HT.	Cont.	3' O.C.
	Po	*Physocarpus opulifolius 'Tiny Wine'*	Tiny Wine Ninebark	36" HT.	Cont.	4' O.C.
	Ra	*Rhus aromatica 'Grow-Low'*	Grow-Low Sumac	30" HT.	Cont.	3' O.C.
	Sn	*Spiraea x 'NCSX2'*	Double Play Doozie Spiraea	30" HT.	Cont.	3' O.C.
	Vp	*Viburnum plicatum var. tomentosum*	Wabi-Sabi Doublefile viburnum	30" HT.	Cont.	4' O.C.
PERENNIALS ORN. GRASSES & GROUND COVERS	Pv	*Panicum virgatum 'Shenandoah'*	'Shenandoah' Switch Grass	1 Gal.	Cont.	30" O.C.
	Rf	*Rudbeckia fulgida 'Goldstrum'*	Goldstrum Black-Eyed Susan	1 Gal.	Cont.	24" O.C.

LANDSCAPE NOTES

1. PLACE SHREDDED HARDWOOD MULCH TO A 3" DEPTH IN ALL SHRUB BEDS & TO A 2" DEPTH IN ALL GROUNDCOVER BEDS.

2. REPAIR AND RESTORE ANY DAMAGE OUTSIDE OF LIMIT OF WORK TO ORIGINAL CONDITION.

3. ALL NURSERY STOCK SHALL BE TRUE TO TYPE AND NAME. ALL STOCK SHALL BE FIRST CLASS QUALITY WITH WELL DEVELOPED BRANCH SYSTEMS AND VIGOROUS HEALTHY ROOT SYSTEMS. ALL STOCK SHALL BE WELL FORMED AND UNIFORM AND STRAIGHT.

4. PLANTING SOIL MIX SHALL CONSIST OF 50% TOPSOIL, 30% SAND AND 20% LEAF COMPOST. SPREAD PLANTING SOIL MIX TO A DEPTH OF 12 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATRUAL SETTLEMENT.

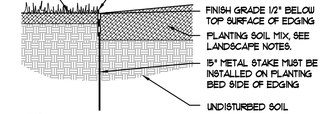
5. CONTRACTOR RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO PLANTING INSTALLATION.

LANDSCAPE LEGEND

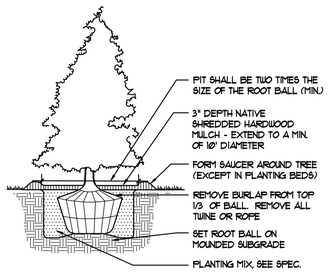
KEY	DESCRIPTION	DETAIL
	PROPOSED DECIDUOUS TREE	3
	PROPOSED EVERGREEN TREE	2
	PROPOSED SHRUB	4
	PERENNIAL BED	5
	PROPOSED BED LINE	1

AN IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS

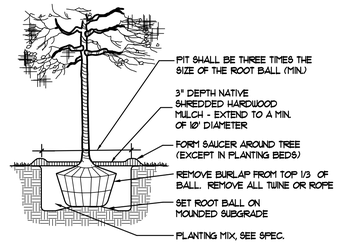
TREES SHALL NOT BE PLACED OVER UNDERGROUND UTILITIES



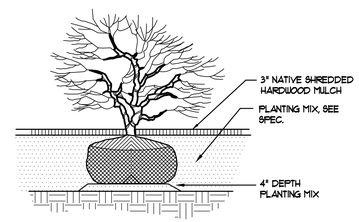
1 Metal Edging
Not to Scale



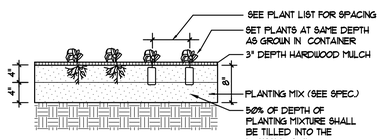
2 Evergreen Tree Planting
Not to Scale



3 Tree Planting Detail
Not to Scale



4 Shrub Planting Detail
Not to Scale



5 Groundcover Planting Detail
Not to Scale

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VIRIDIS
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drawn by
consultant

TRUE Community Credit Union
New Ypsilanti Branch
S. Huron Street
Ypsilanti Township, Michigan

job no. 2025-033

sheet no. C6.0

Landscape Plan

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BUILDING CODE INFORMATION

New Construction

Code Analysis

01.20.2026

Jurisdiction / Codes:	2021 Michigan Building Code		
	2021 Michigan Mechanical Code		
	2021 Michigan Plumbing Code		
	2021 Michigan Commercial Energy Code		
	2023 National Electrical Code &		
	2023 Construction Code - Part 8		
	Electrical Code Rules		

Code Summary

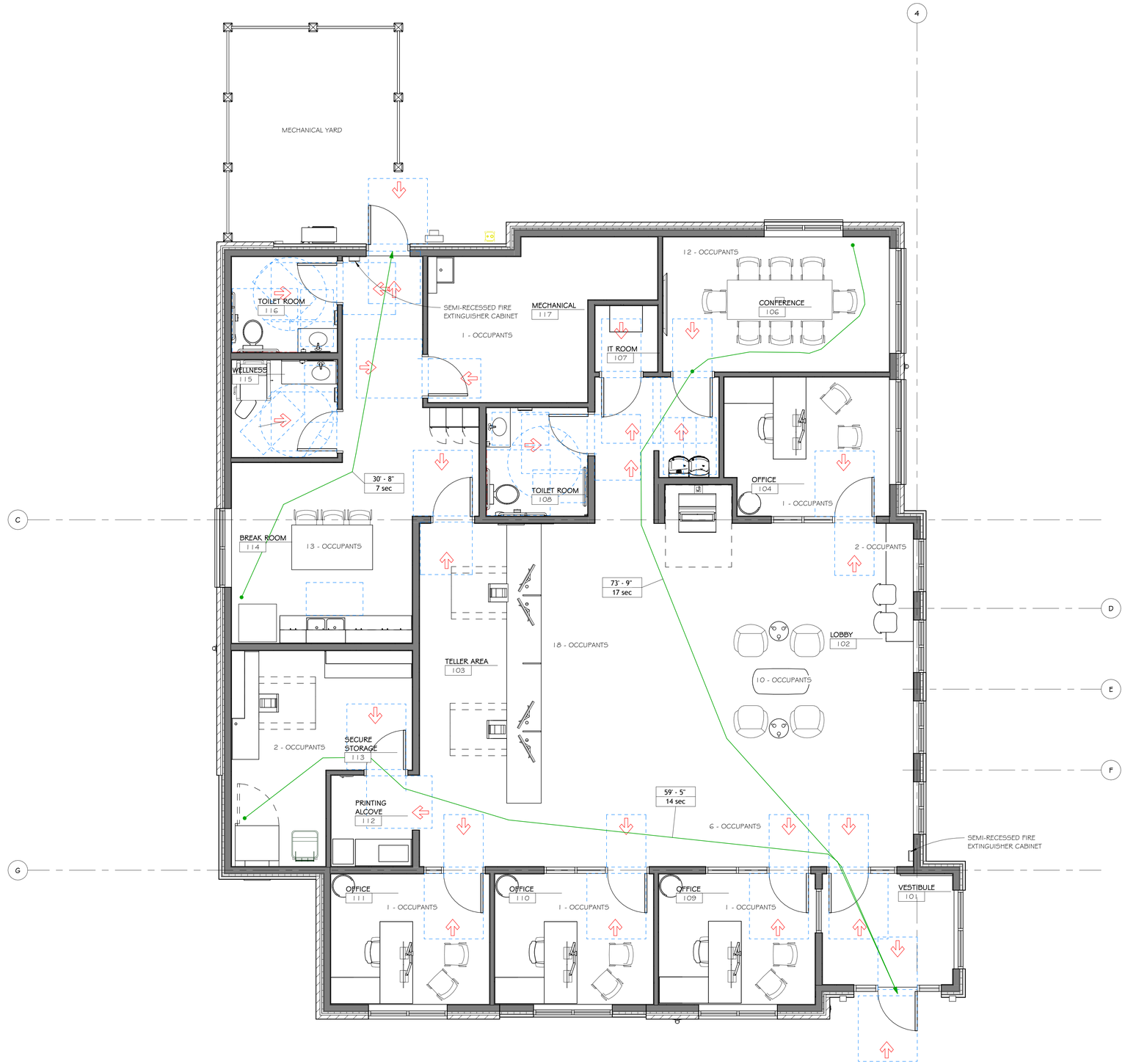
Description	**Allowable Design Per Code**	**Current Design**	**Code Section Reference**
Occupancy	B		MBC Sec. 311.1 &310.4
Construction Type	VB		MBC Sec. 602.3 & 602.5
Sprinkler Requirement	Not Sprinkled		MBC 903.3.1.1
Base Allowable Height & Stories			MBC Table 504.3 & 504.4
	2- Stories - Not to Exceed 40 Feet	1 Stories	MBC Table 504.3 & 504.4
Allowable Area			
Base	9000 s.f.	2914.5 s.f.	MBC Table 506.2
With Frontage Increase	15750 s.f.		MBC Table 506.2
General Fire Resistance Ratings			
Strcutral Frame	0 Hour		MBC Table 601
Bearing Walls - Exterior/Interior	0 Hour		MBC Table 601, Sec. 705.3
Non-Bearing Walls - Exterior	0 Hour		MBC Table 601
Non-Bearing Walls - Interior	0 Hour		MBC Table 601
Floor Construction	0 Hour		MBC Table 601
Roof Construction	0 Hour		MBC Table 601
Roof Classification	B		MBC Table 1505.1
Travel Distance In Exit Access	200 Feet	67' 9"	MBC Table 1017.2
Minimum Plumbing Fixtures	**Allowable Design Per Code**	**Current Design**	
Water Closets	1 Men, 1 Women	2 Provided	MPC Table 403.1
Lavatories	1 Men, 1 Women	2 Provided	MPC Table 403.1
Drinking Fountains	1 Per 100	2 High-Low	MPC Table 403.1
Service Sink	1	1	MPC Table 403.1
Building Environment Requirements			
Roof - Attic and Other	R-30 c.i.	R-30 c.i.	ASHRAE 90.1
Walls - Above Grade - Steel Framed	R-13 + R-7.5 c.i.	R-13 + R-7....	ASHRAE 90.1
Walls - Below Grade	R-15 For 24Min	R-15 For 24Min	ASHRAE 90.1
Climate Zone	5A		MBC Chapter 13

OCCUPANT LOAD CALCULATION

B - Business

Sq. Ft.	Calculation	Total
2903	2903 / 150	20 Occupants

USABLE FLOOR AREA - 2228 SQFT



CODE PLAN

1/4" = 1'-0"

8/25/2026 11:49:08 AM

date

ISSUED FOR BIDDING
ADDENDUM NO 1

06.29.2026

????

checked by

SML

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consultant

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New Ypsilanti Branch
S. Huron St
Ypsilanti Township, MI

job no.

2025-033

sheet no.

G-001

BUILDING CODE INFORMATION









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TRUE Community Credit Union
New Ypsilanti Branch
S. Huron St
Ypsilanti Township, MI

job no.

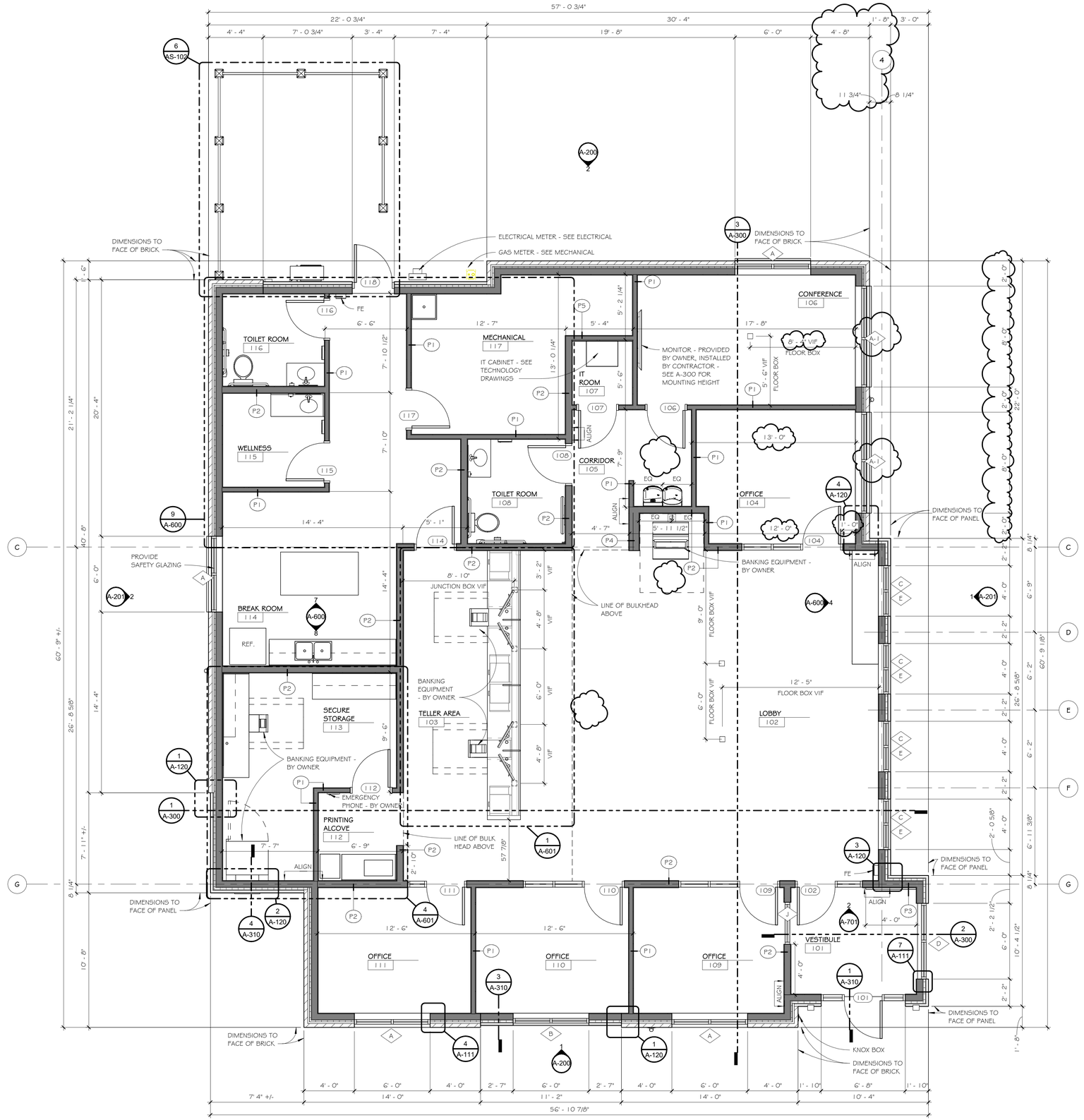
2025-033

sheet no.

A100

RENDERINGS

4/13/2026 10:57:32 AM



FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:
INTERIOR DIMENSION - FACE OF FRAMING*

*UNLESS OTHERWISE NOTED

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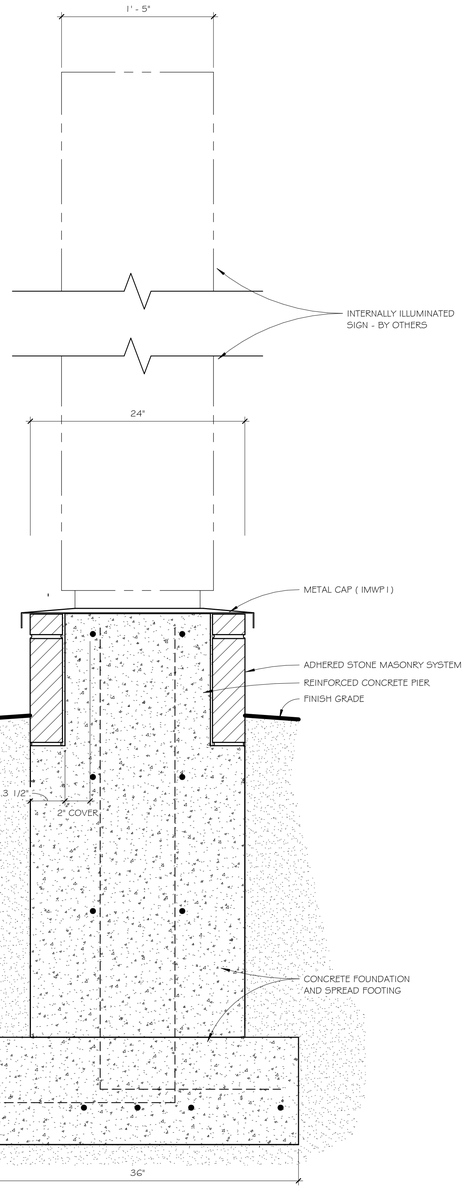
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A-101

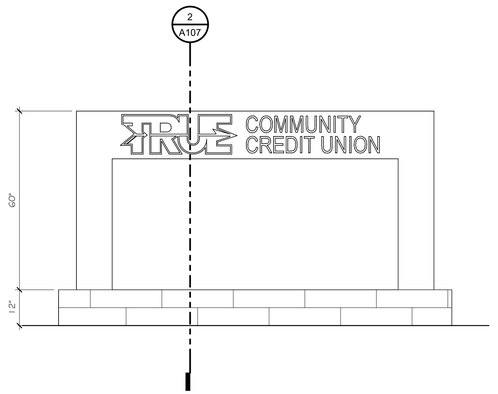
FIRST FLOOR PLAN



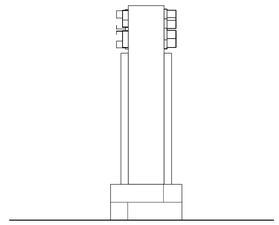
2 A107 SIGN BASE SECTION
1 1/2" = 1'-0"



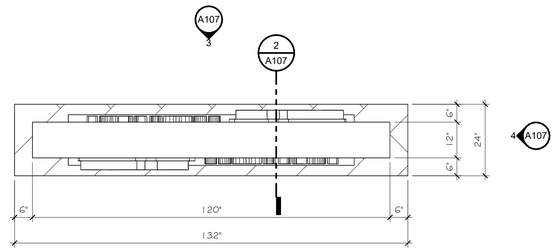
INSTALATION IMAGE FROM OTHER BRANCH LOCATION



3 A107 SIGN BASE FRONT ELEVATION
1/2" = 1'-0"



4 A107 SIGN BASE SIDE ELEVATION
1/2" = 1'-0"



1 A107 SIGN BASE PLAN
1/2" = 1'-0"

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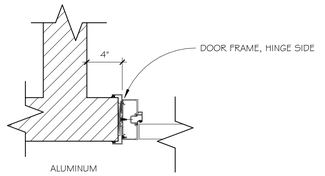
job no.

2025-033

SITE SIGN BASE

sheet no.

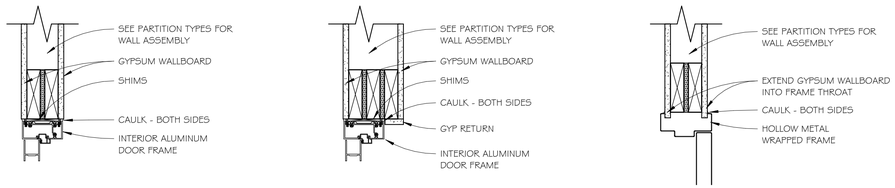
A107



HINGE DOOR FRAME LOCATION

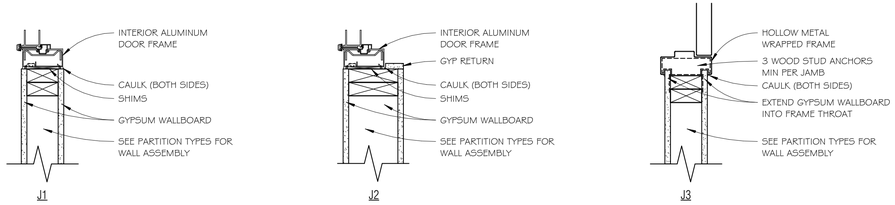
1 / A-110 — 1 1/2" = 1'-0"

TYP, U.N.O.



GENERAL PARTITION NOTES:

A. PROVIDE WATER-RESISTANT GYPSUM BOARD AT ALL WET AREAS (MEN'S AND WOMEN'S TOILET ROOMS)
B. PROVIDE 5/8" CEMENT BACKER BOARD AT WALLS TO RECEIVE TILE.
C. SECURE TOP AND BOTTOM PLATES AT 24" O.C. MAX AND 2" FROM ENDS.
D. PROVIDE BLOCKING AT 24" O.C. MAX AT BOTTOM CORD OF ROOF STRUCTURE TO LATERALLY BRACE INTERIOR WALLS AND BULKHEADS.
E. NON-FIRE RATED WALLS WITH ACOUSTICAL BATT INSULATION SHALL BE CONSIDERED ACOUSTICAL WALLS AND SHALL RECEIVE ACOUSTICAL SEALS AT TOP AND BOTTOM OF WALL AND AT INTERSECTIONS WITH WALLS OF DIFFERENT FACE MATERIALS, AS DETAILED.



PARTITION TYPES NOTES

3" = 1'-0"

HEAD AND JAMB DETAILS

1 1/2" = 1'-0"

DOOR SCHEDULE

OPENING			DOOR		FRAME		DETAILS			
NO.	WIDTH	HEIGHT	TYPE	MAT'L	TYPE	MAT'L	HEAD	JAMB	DOOR HARDWARE	COMMENTS
101	3' - 0"	7' - 0"	FG2	AL	F2	AL	9 / A-320	8 / A-320	ACCESS CONTROL READER & ADA AUTO OPERATOR	
102	3' - 0"	7' - 0"	FG2	AL	F4	AL	H2	J2	PUSH / PULL BAR & ADA AUTO OPERATOR	
104	3' - 0"	7' - 0"	FG	AL	F5	AL	H2	J2	ENTRY / OFFICE LOCK	
106	3' - 0"	7' - 0"	FG	AL	F1	AL	H1	J1	ENTRY / OFFICE LOCK	
107	3' - 0"	7' - 0"	F	WD	F1	HM	H3	J3	STOREROOM LOCK	
108	3' - 0"	7' - 0"	F	WD	F1	HM	H3	J3	PRIVACY LOCKS, NO INDICATOR	
109	3' - 0"	7' - 0"	FG	AL	F5	AL	H2	J2	ENTRY / OFFICE LOCK	
110	3' - 0"	7' - 0"	FG	AL	F5	AL	H2	J2	ENTRY / OFFICE LOCK	
111	3' - 0"	7' - 0"	FG	AL	F3	AL	H2	J2	ENTRY / OFFICE LOCK	
112	3' - 0"	7' - 0"	F	WD	F1	HM	H3	J3	STORE ROOM LOCK, WITH ACCESS CONTROL READER	
114	3' - 0"	7' - 0"	NL	WD	F1	HM	H3	J3	STOREROOM LOCK, WITH ACCESS CONTROL READER	
115	3' - 0"	7' - 0"	F	WD	F1	HM	H3	J3	PRIVACY LOCKS, NO INDICATOR	
116	3' - 0"	7' - 0"	F	WD	F1	HM	H3	J3	PRIVACY LOCKS, NO INDICATOR	
117	3' - 0"	7' - 0"	F	WD	F1	HM	H3	J3	STOREROOM LOCK	
118	3' - 0"	7' - 0"	G	HM	F1	HM	5 / A-111	8 / A-320	STORE ROOM LOCK, WITH ACCESS CONTROL READER	

ABBREVIATIONS:

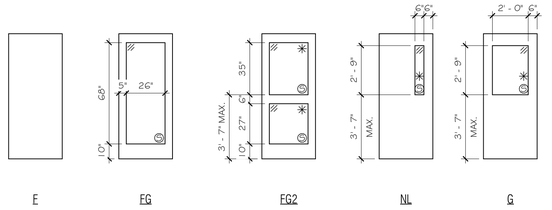
AL - ALUMINUM
HM - HOLLOW METAL
WD - WOOD

COMMENTS:

1. DECORATIVE FILM TO BE PROVIDED AT DOOR AND SIDELITE TO OWNER SPECIFICATION.

DOOR TYPES

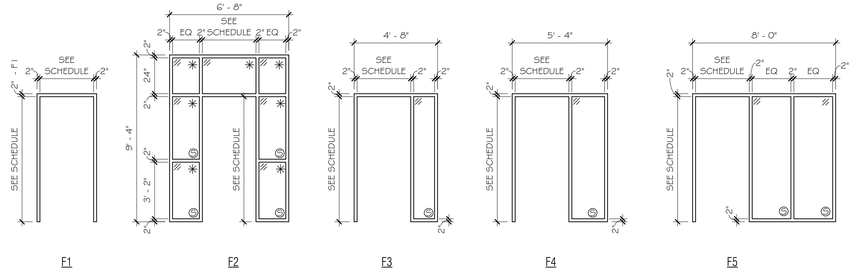
1/4" = 1'-0"

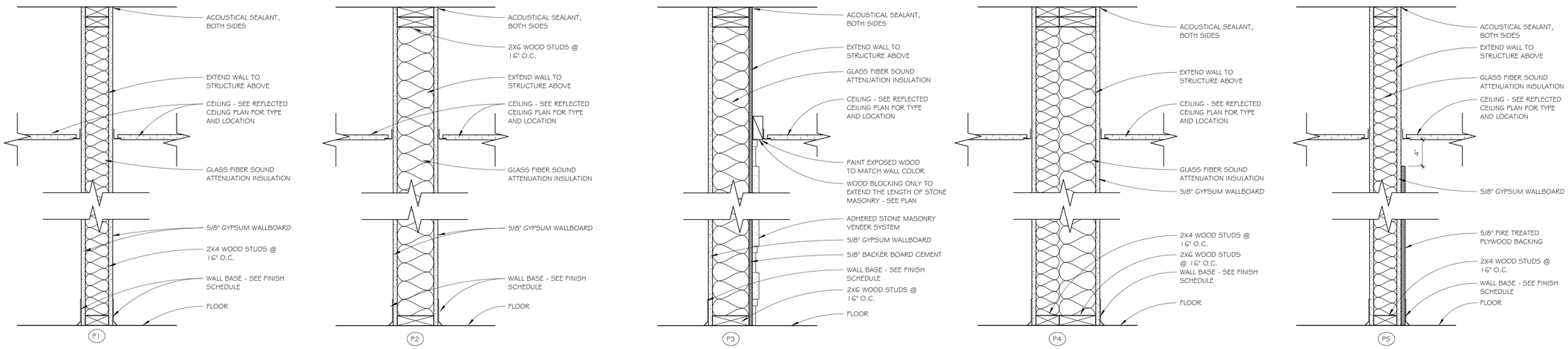


/// - GLAZING
Ⓢ - SAFETY GLAZING
✳ - INSULATED GLAZING (EXTERIOR DOORS AND FRAME ONLY)
1/4" GLAZING AT INTERIOR DOORS

DOOR FRAME TYPES

1/4" = 1'-0"





PARTITION TYPE - WOOD STUD

1 1/2" = 1'-0"

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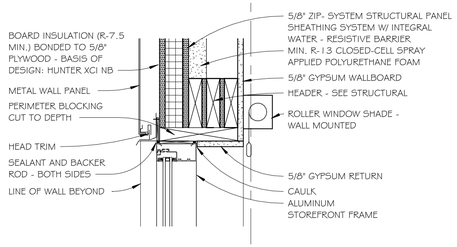
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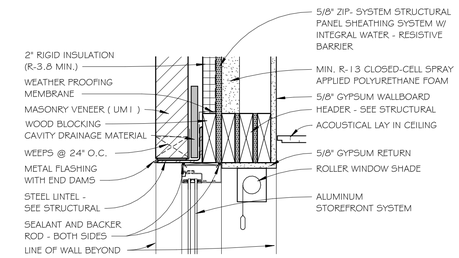
job no. 2025-033

DOOR SCHEDULE

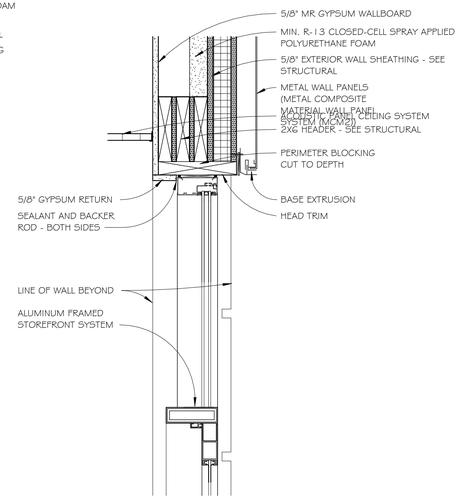
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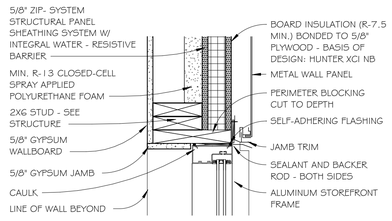
8 A-111 HEAD DETAIL @ IMWP
1 1/2" = 1'-0"



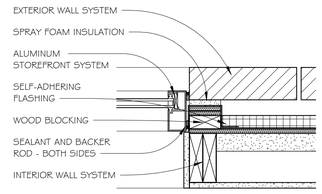
5 A-111 HEAD DETAIL @ MASONRY
1 1/2" = 1'-0"



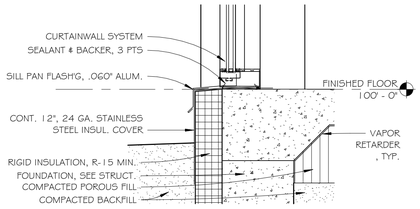
HEAD DETAIL AT VESTIBULE
2 A-111 1 1/2" = 1'-0"



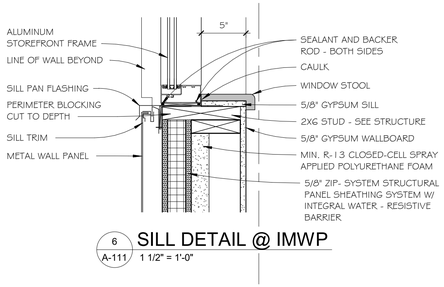
7 A-111 JAMB DETAIL @ IMWP
1 1/2" = 1'-0"



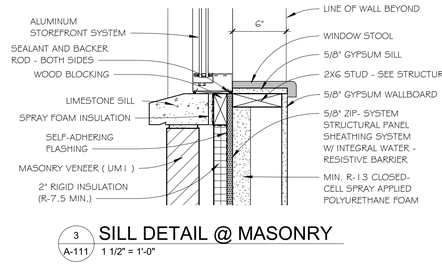
4 A-111 JAMB DETAIL @ MASONRY
1 1/2" = 1'-0"



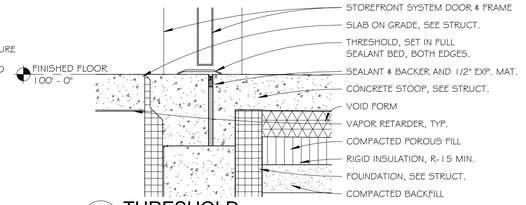
9 A-111 SILL DETAIL @ GRADE
1 1/2" = 1'-0"



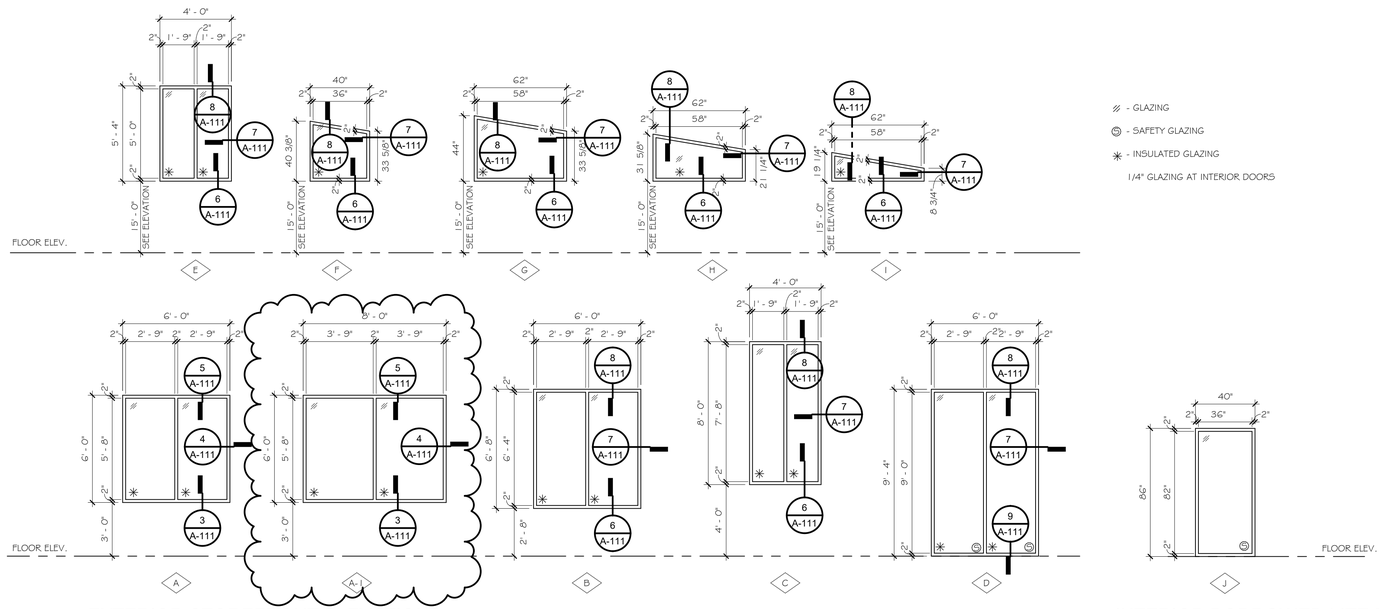
6 A-111 SILL DETAIL @ IMWP
1 1/2" = 1'-0"



3 A-111 SILL DETAIL @ MASONRY
1 1/2" = 1'-0"



1 A-111 THRESHOLD
1 1/2" = 1'-0"



EXTERIOR STOREFRONT ELEVATIONS
1/4" = 1'-0"

INTERIOR BORROWED LITE ELEVATIONS
1/4" = 1'-0"

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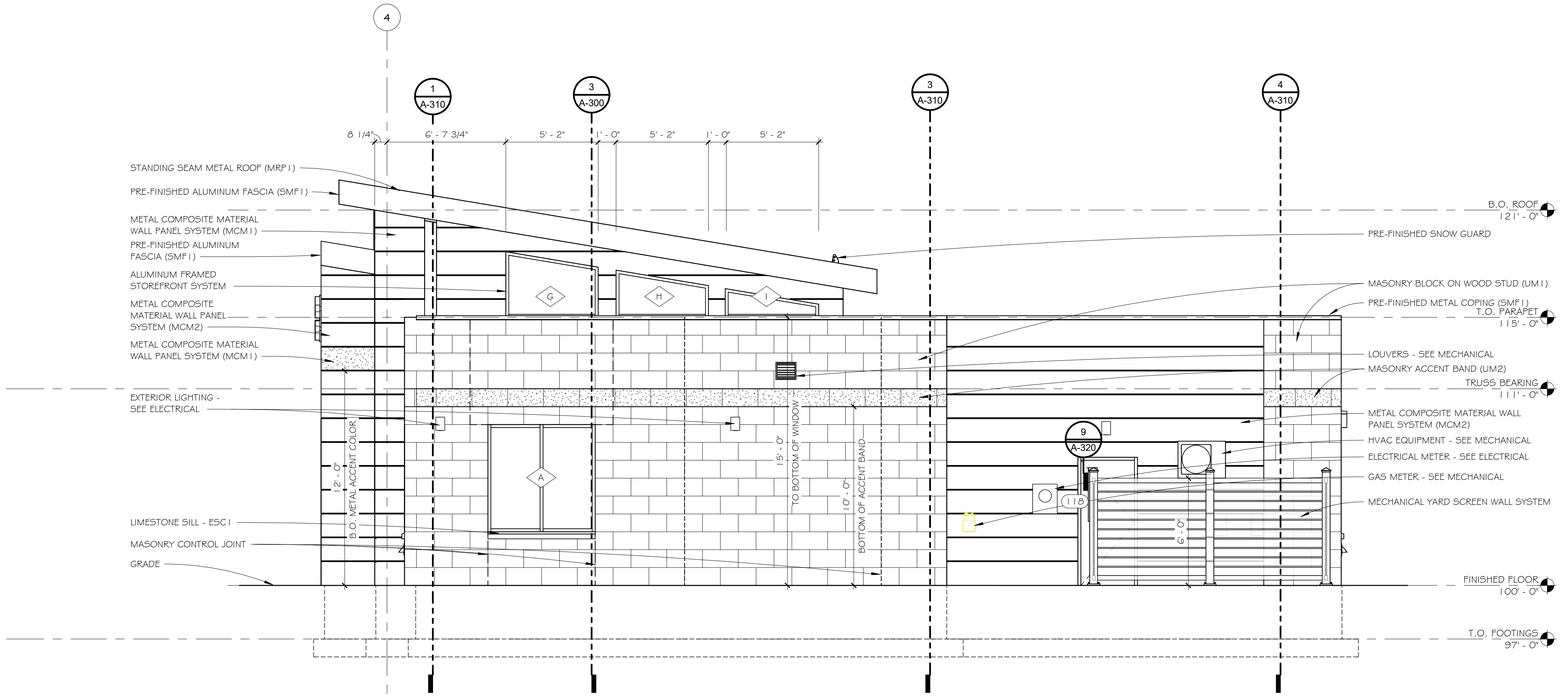
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WINDOW DETAILS

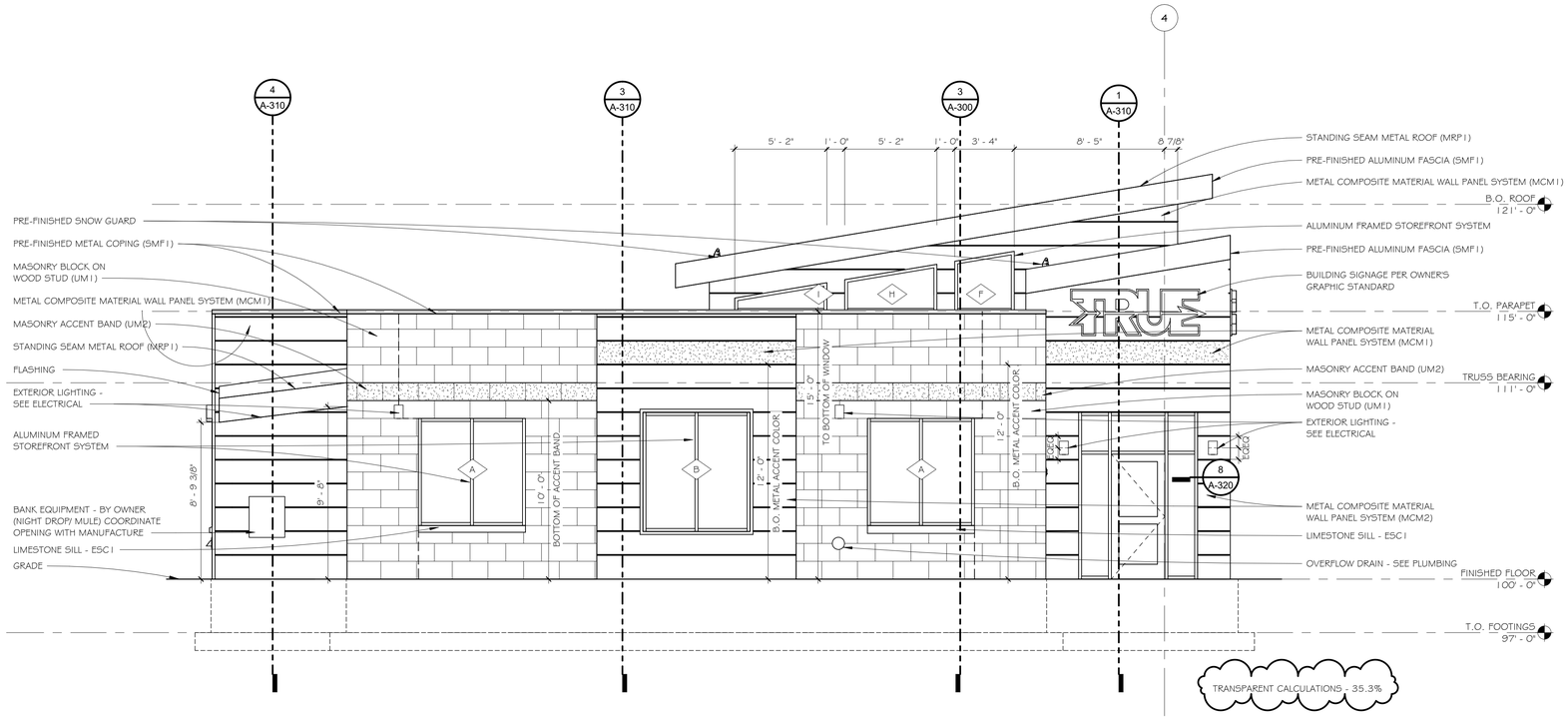
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2025-033
sheet no.
A-111

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2 A-200 NORTH ELEVATION
1/4" = 1'-0"



1 A-200 SOUTH ELEVATION
1/4" = 1'-0"

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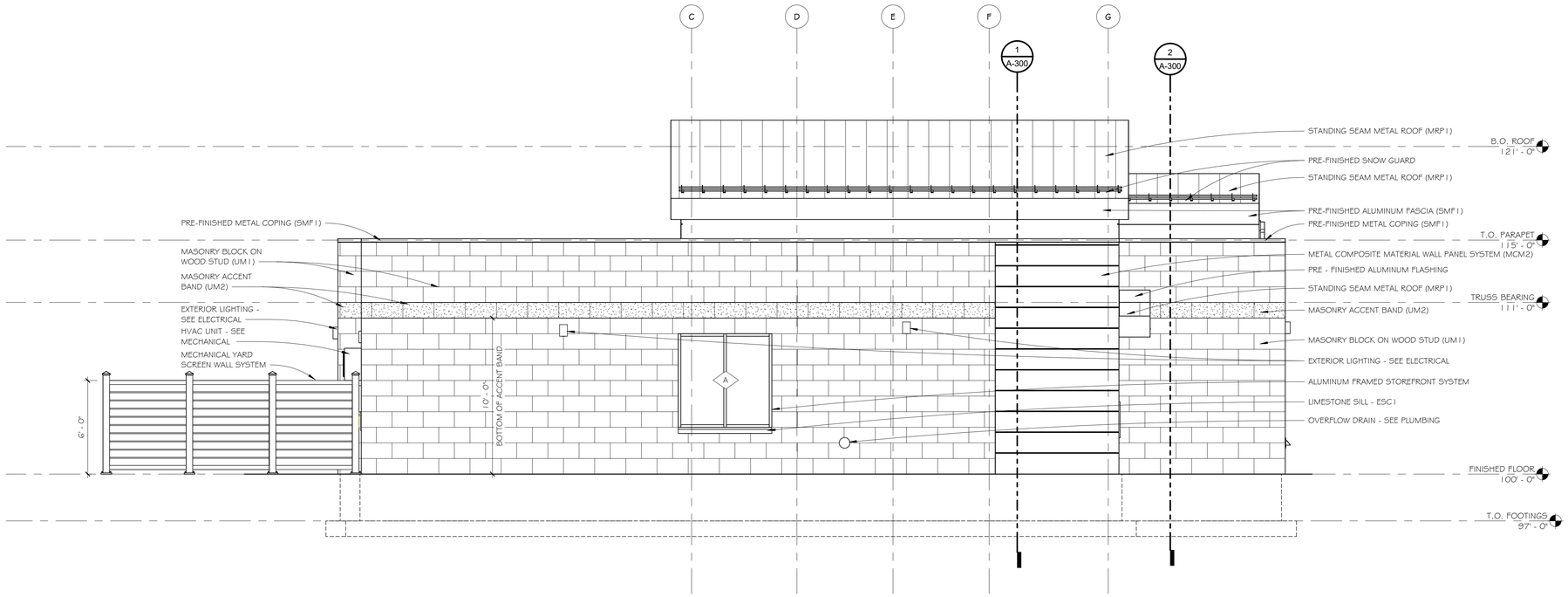
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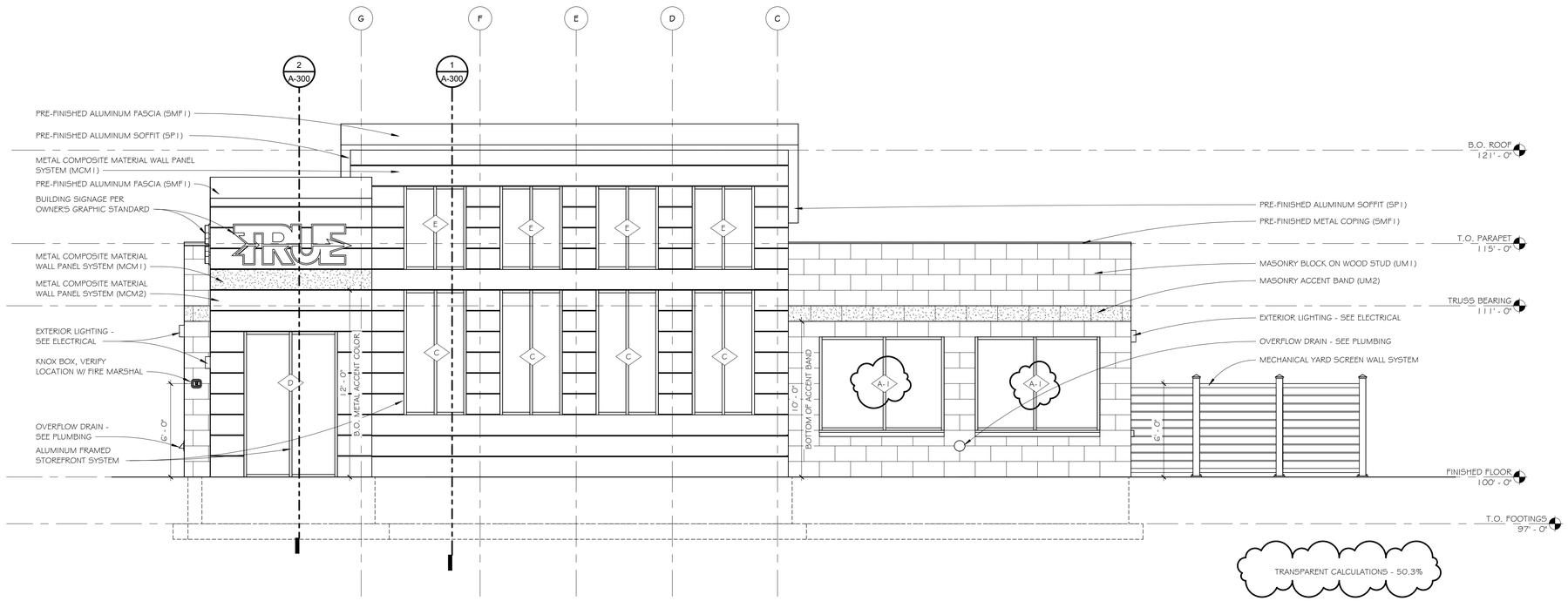
job no.
2025-033

sheet no.
A-200

OVERALL ELEVATIONS



2 A-201 **WEST ELEVATION**
1/4" = 1'-0"



1 A-201 **EAST ELEVATION**
1/4" = 1'-0"

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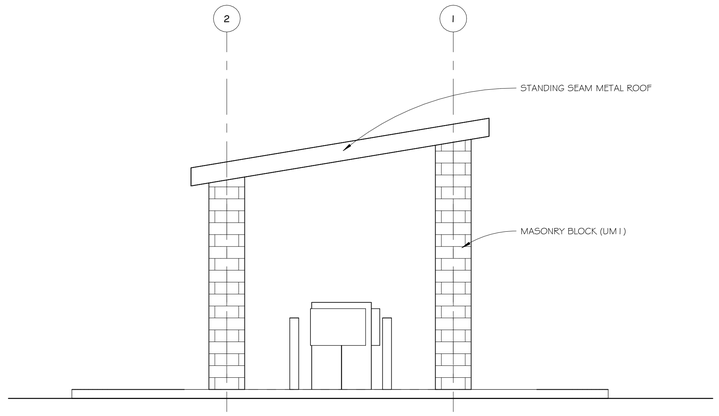
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OVERALL ELEVATIONS

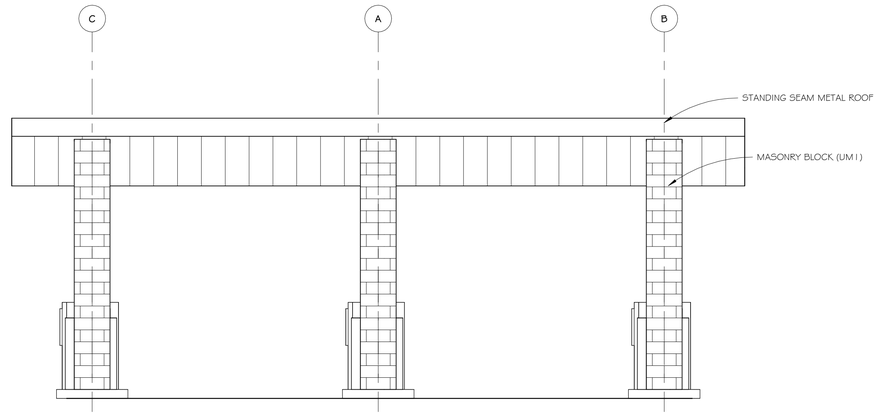
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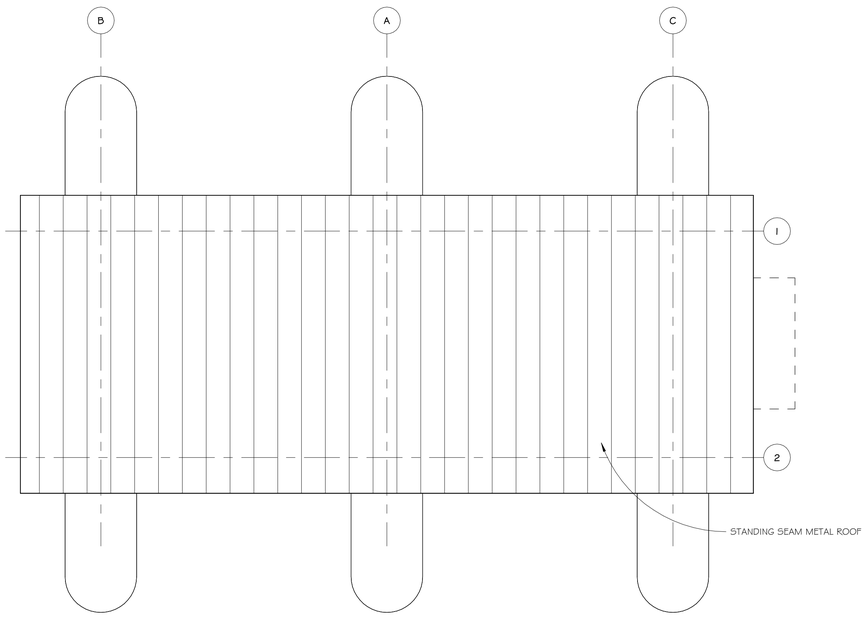
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A-201



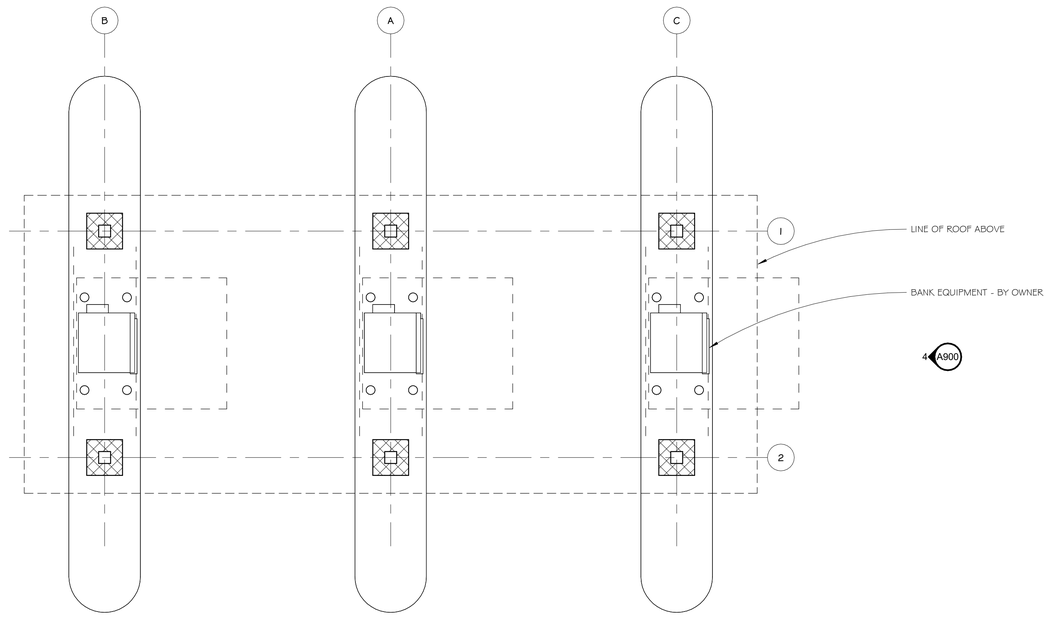
4 A900 **CANOPY ELEVATION - EAST**
1/4" = 1'-0"



3 A900 **CANOPY ELEVATION - NORTH**
1/4" = 1'-0"



2 A900 **CANOPY ROOF PLAN**
1/4" = 1'-0"



1 A900 **DRIVE-THRU CANOPY PLAN**
1/4" = 1'-0"

A900
3

date

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SITE AMENITY DETAILS

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A900

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IMWP1

Insulated Metal Wall Panel

IMWP2

Insulated Metal Wall Panel

AFES1

Aluminum Framed Entrance

SMR1

Metal Roof Panel



Unit Masonry Block



Unit Masonry Plaza Stone

SITE LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	DRIVER	LOAD	MANUFACTURER
D1	4" DOWNLIGHT	RECESSED	NA	34 VA	FOCAL POINT: #FLCS4-RO-2500L-835K-WFL-120-LZ1-IC-BH-OD-LCS4-SP40-CD-WP-A37953-01-A38101-01
SA	SITE POLE	20' POLE	NA	33 VA	LITHONIA: #DSXO-LED-P1-35K-70CRI-T2M-SPA-EGSR-DBLXD
SB	SITE POLE	20' POLE	NA	33 VA	LITHONIA: #DSXO-LED-P1-35K-70CRI-T4M-SPA-EGSR-HS-DBLXD
SW1EM	WALL PACK W/ BATTERY	SURFACE	NA	21 VA	LITHONIA: #WDGE2LED-P3-35K-80CRI-VF-MVOLT-E20WC
SW2EM	WALL PACK W/ BATTERY	SURFACE	NA	31 VA	BEGA: #B24582-K3S
SW3	WALL PACK	SURFACE	NA	21 VA	LITHONIA: #DSXW1-LED-10C-700-35K-XXX-MVOLT

A1

ELECTRICAL SITE KEYED NOTES

1 PROVIDE JUNCTION BOX FOR POWER AND EMPTY JUNCTION BOX WITH 1 1/4" CONDUIT RACEWAY AND PULLSTRING ROUTED THROUGH CANOPY CEILING TO NEAREST COLUMN ENCLOSURE EXTEND DOWN TO BELOW GRADE IN COLUMN ENCLOSURE. CONTINUE EMPTY CONDUIT AND POWER CIRCUIT BELOW GRADE TO ELECTRICAL ROOM AND STUB UP INTO INTERIOR SPACE OF THE ELECTRICAL ROOM LANDING POWER AT PANEL SOURCE AND EMPTY RACEWAY AT TELEPHONE BOARD. COORDINATE ALL POWER, TELECOM RACEWAY REQUIREMENTS AND FINAL SIGN AND CONDUIT ROUTING LOCATIONS WITH OWNER AND GC PRIOR TO START OF CONSTRUCTION.

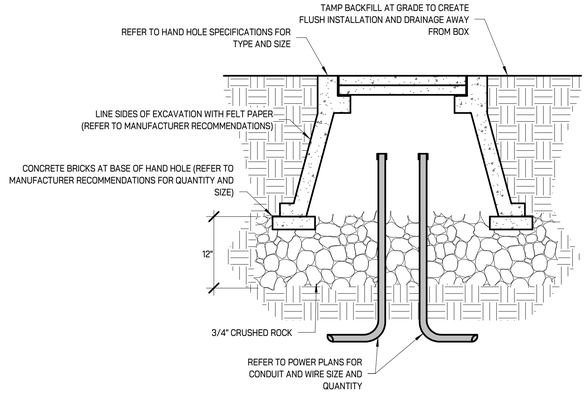
2 PROVIDE (1) 4" EMPTY CONDUIT RACEWAY WITH MULTIPLE PULL STRINGS (1) TO SERVE EACH ITM LOCATION. EACH ITM LOCATION WILL TIE INTO THE MAIN 4" CONDUIT RACEWAY WITH 4" CONDUIT TIE-INS. ROUTED CONDUIT BELOW GRADE TO THE ELECTRICAL ROOM AND STUB UP AT THE TELEPHONE BOARD LOCATION. COORDINATE ALL ELECTRICAL REQUIREMENTS & CONDUIT ROUTING WITH EQUIPMENT INSTALLER AND OWNER PRIOR TO ROUGH-IN. PROVIDE ALL MATERIAL AND COMPONENTS FOR A COMPLETE INSTALLATION.

3 PROVIDE NEW SITE POLE AND POLE BASE. REFER TO DETAIL FOR MORE INFORMATION ON POLE BASE.

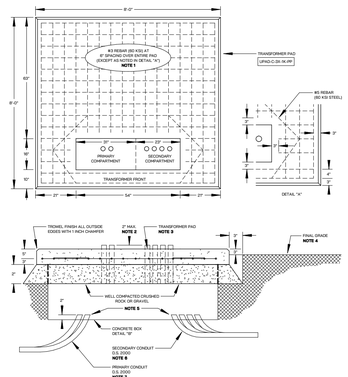
4 PROVIDE NEW 13" x 24" x 12" TIER 22 OPEN BOTTOM HAND HOLE. COVER SHALL BE LABELED POWER.

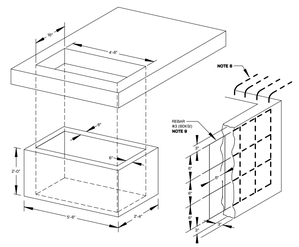
5 PROVIDE NEW 13" x 24" x 12" TIER 22 OPEN BOTTOM HAND HOLE. COVER SHALL BE LABELED COMMUNICATION.

6 PROVIDE CIRCUIT FOR MANUFACTURER PROVIDED FLAG POLE LIGHT. PROVIDE ALL NECESSARY EQUIPMENT FOR COMPLETE INSTALLATION. COORDINATE EXACT LOCATION OF FLAGPOLE IN FIELD.



2 E010 TYPICAL HAND HOLE DETAIL
NOT TO SCALE

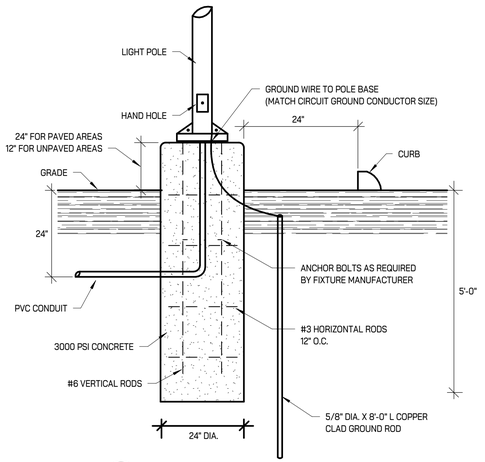




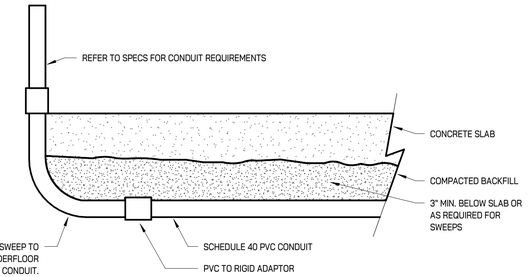
NOTES

1. PROVIDE 3,500 PSI CONCRETE WITH A 3 INCH NOMINAL COVER OVER ALL REBAR. WIRE MESH WITH A MINIMUM CROSS SECTIONAL AREA OF 0.176 SQUARE INCHES PER FOOT OF PAD WIDTH MAY BE USED IN PLACE OF REBAR.
2. IF ONLY THE CONCRETE PAD IS BEING USED, CONDUIT SHALL EXTEND AT LEAST 1 INCH ABOVE CONCRETE PAD BUT NO MORE THAN 2 INCHES.
3. PAD SHALL BE LEVEL WITHIN 1/4 INCH (MEASURED ACROSS DIAGONALS AND SIDES LEVEL) FOR ALL DIRECTIONS.
4. FINAL GRADE SHALL BE ESTABLISHED BEFORE INSTALLATION OF PAD.
5. IN ORDER TO ACHIEVE CABLE FLEXIBILITY, CONDUIT EXTENDING INTO CONCRETE BOX IS TO BE CUT AS SHOWN.
6. THE EXACT LOCATION OF THE TRANSFORMER PAD AND VAULT WITHIN THE PROPERTY LINES IS TO BE DETERMINED BY CUSTOMER'S ENGINEER AND LOCAL POWER COMPANY. SECONDARY CONDUIT MAY EXTEND IN ANY DIRECTION AS REQUIRED BY THE CUSTOMER.
7. PRIMARY CONDUIT NUMBER, SIZE, LOCATION AND DIRECTION TO BE SPECIFIED BY LOCAL POWER COMPANY. CONDUIT CAN BE FLEXIBLE, TYPE EB OR DB PVC CONDUIT WITH LONG RADIUS ELBOWS. CONDUIT SHALL BE INSTALLED UNDER THE REAR OF THE PAD AND TO MINIMIZE BETLING. BRING CONDUITS TO THE FRONT OF SIDES WHENEVER POSSIBLE AND MARK THE CONDUIT END LOCATIONS.
8. IF CUSTOMER WISHES TO CONNECT BOX TO TRANSFORMER PAD, EXTEND REBAR ON REAR OF BOX AS SHOWN. REBAR CAN BE ATTACHED TO TRANSFORMER PAD REBAR.
9. REBAR TO BE SPACED AS SHOWN AND USED ON ALL FOUR SIDES OF BOX.

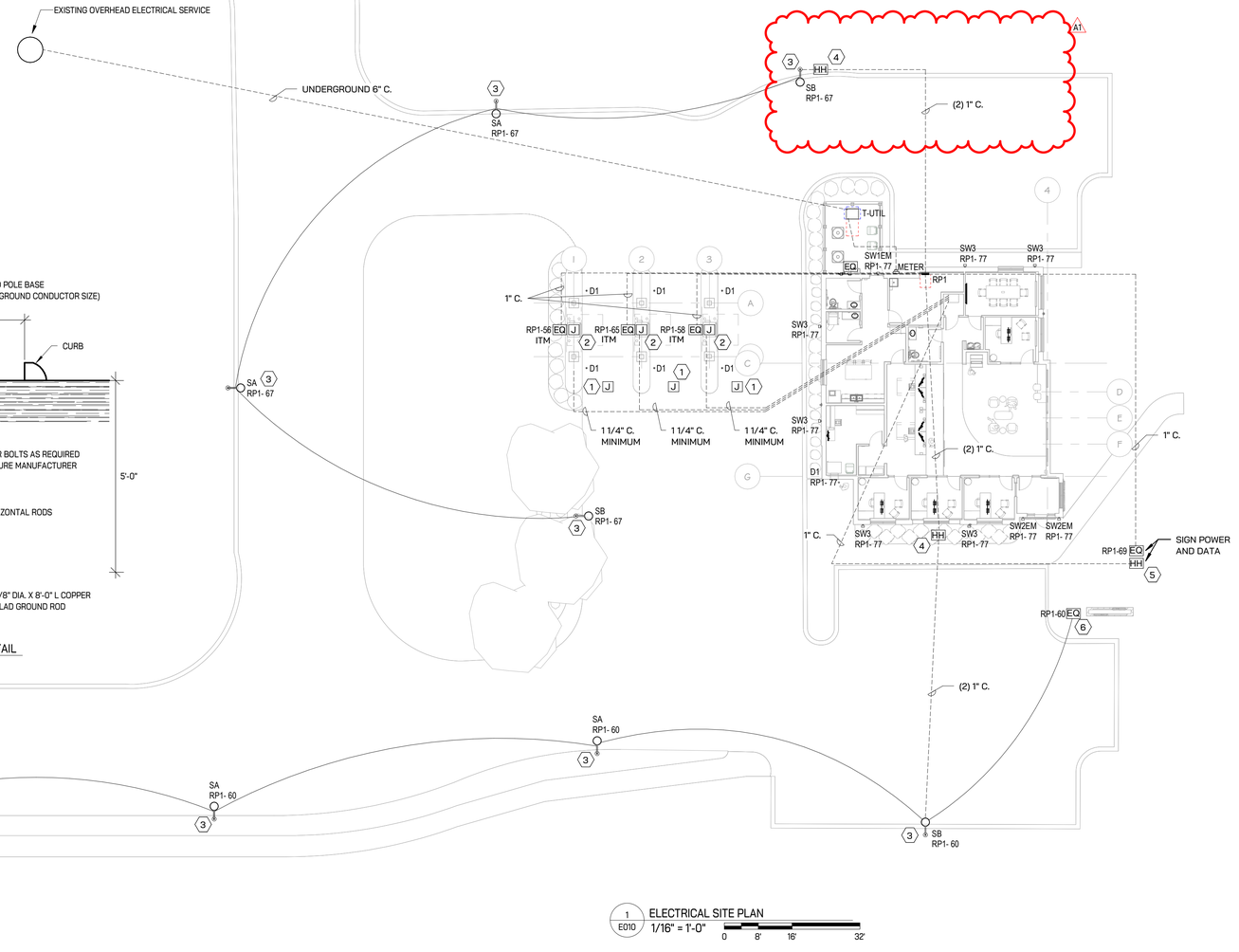
5 E010 MEDIUM VOLTAGE TRANSFORMER PAD AND VAULT DETAIL
NOT TO SCALE



3 E010 TYPICAL SITE LIGHT POLE BASE DETAIL
NOT TO SCALE



4 E010 UNDERFLOOR CONDUITS IN SLAB ON GRADE INSTALLATION
NOT TO SCALE



1 E010 ELECTRICAL SITE PLAN
1/16" = 1'-0"
0 8' 16' 32'

8/24/2026 4:26:28 PM

date
SPR DOCUMENTS 03.27.2026
ISSUED FOR BIDDING 08.22.2026
ADDENDUM #1 09.04.2026
checked by
LB
drawn by
ZM
consultant

IGNYTE
MECHANICAL + ELECTRICAL DESIGN

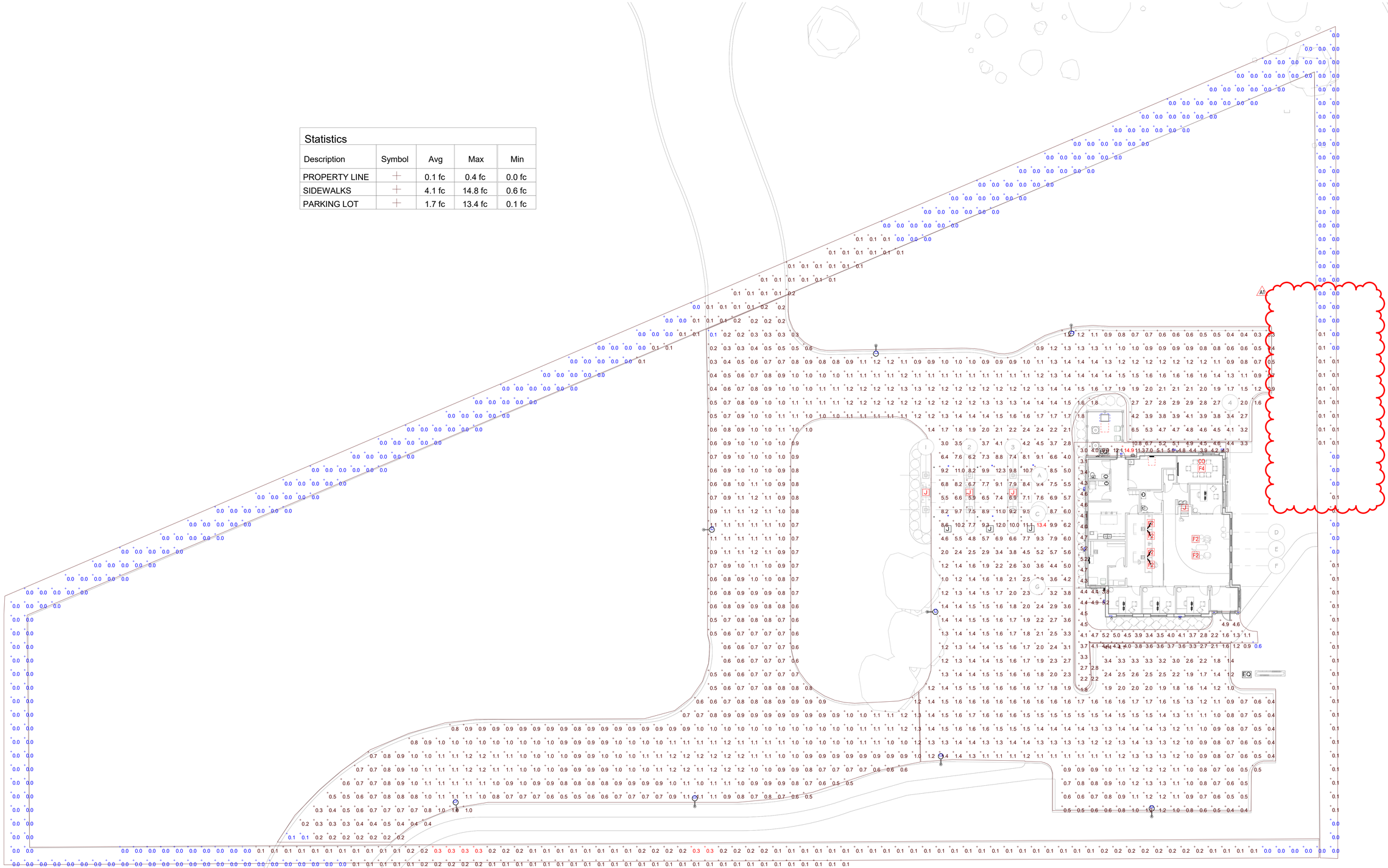
MAYOTTEgroup
ARCHITECTS
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www.mayottearchitects.com

ELECTRICAL SITE PLAN

TRUE Community Credit Union
New Ypsilanti Branch
S. Huron St
Ypsilanti Township, MI

job no.
2025-033
sheet no.
E010

Statistics				
Description	Symbol	Avg	Max	Min
PROPERTY LINE	+	0.1 fc	0.4 fc	0.0 fc
SIDEWALKS	+	4.1 fc	14.8 fc	0.6 fc
PARKING LOT	+	1.7 fc	13.4 fc	0.1 fc



1 E011 ELECTRICAL SITE PLAN - PHOTOMETRICS
1/16" = 1'-0"
0 8' 16' 32'

8/24/2026 4:26:29 PM

date
03.27.2026 SPR DOCUMENTS
03.04.2026 ADDENDUM #1

checked by
Checker

drawn by
Author

consultant
IGNYTE
MECHANICAL + ELECTRICAL DESIGN

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ELECTRICAL SITE LIGHT CALCULATIONS

TRUE Community Credit Union
New Ypsilanti Branch
S. Huron St
Ypsilanti Township, MI

job no.
2025-033

sheet no.
E011

D-Series Size 0
LED Area Luminaire

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 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.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information
EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Ordering Information
Accessories
Shield Accessories
External Glare Shield (EGSR)
House Side Shield (HS)

Drilling
HANDHOLE ORIENTATION (from top of pole)
Tenon Mounting Slipfitter
DSX0 Area Luminaire - EPA

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX0 LED P7 40K 70CRI. Distances are in units of mounting height (20').

LEGEND: 0.1 fc, 0.5 fc, 1.0 fc

T1S, T2M, T3M, T3LG, T4M, TFTM, T4LG, T5M, T5W, T5LG, AFR, BLC3, BLC4, LCCO, RCCO

Performance Data
Lumen Ambient Temperature (LAT) Multipliers
Projected LED Lumen Maintenance
FAO Dimming Settings
Motion Sensor Default Settings

Option	Unoccupied Dimmed Level	High Level (when occupied)	Photocell Operation	Dwell Time	Ramp-up Time	Dimming Fade Rate
PIR	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min
NLTAIR2 PIRHN	30%	100%	Enabled @ 2FC	7.5 min	3 sec	5 min

Electrical Load

	Performance Package	LED Count	Drive Current (mA)	Wattage	120V	208V	240V	277V	347V	480V
Forward Optics (Non-Rotated)	P1	20	530	34	0.28	0.16	0.14	0.12	0.10	0.07
	P2	20	700	45	0.38	0.22	0.19	0.16	0.13	0.09
	P3	20	1050	69	0.57	0.33	0.29	0.25	0.20	0.14
	P4	20	1400	94	0.78	0.45	0.39	0.34	0.27	0.19
	P5	40	700	89	0.75	0.43	0.38	0.33	0.26	0.19
	P6	40	1050	136	1.14	0.66	0.57	0.49	0.39	0.29
	P7	40	1300	170	1.42	0.82	0.71	0.62	0.49	0.36
Rotated Optics (Requires L90 or R90)	P10	30	530	51	0.42	0.24	0.21	0.18	0.15	0.11
	P11	30	700	67	0.57	0.33	0.28	0.25	0.20	0.14
	P12	30	1050	103	0.86	0.50	0.43	0.37	0.30	0.22
	P13	30	1300	129	1.07	0.62	0.54	0.46	0.37	0.27

LED Color Temperature / Color Rendering Multipliers
Controls Options

Performance Data
Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics (P1 33W, P2 45W, P3 69W, P4 93W)

Performance Data
Lumen Output
Forward Optics (P5 90W, P6 137W, P7 171W)

Performance Data
Lumen Output
Rotated Optics (P10 51W, P11 68W, P12 103W, P13 129W)

Dimensions
DSX0 with RPA, RPA5, SPA5, SPA8N mount
Weight: 25 lbs

DSX0 with WBA mount
Weight: 27 lb

DSX0 with MA mount
Weight: 28 lbs

SPA (STANDARD ARM), RPA, SPA5, RPA5, SPA8N

nLight Control - Sensor Coverage and Settings
nLight Sensor Coverage Pattern
NLTAIR2 PIRHN
Top
Side

FEATURES & SPECIFICATIONS
INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing driver compartment is completely sealed against moisture and environmental contaminants (IP66). Vibration rated per ANSI C136.31 for 3G. Low EPA (0.44 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Precision-molded proprietary silicone lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. 80CRI configurations are also available. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L80/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. PIR integrated motion sensor with on-board photocell feature field-adjustable programing and are suitable for mounting heights up to 40 feet. Control option BL features a bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral mounting arm allows for fast mounting using Lithonia standard #8 drilling and accommodates pole drilling's from 2.41 to 3.12" on center. The standard "SPA" option for square poles and the "RPA" option for round poles use the #8 drilling. For #5 pole drillings, use SPA5 or RPA5. Additional mountings are available including a wall bracket (WBA) and mast arm (MA) option that allows luminaire attachment to a 2 3/8" horizontal mast arm.

LISTINGS
UL listed to meet U.S. and Canadian standards. UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product with the BAA option qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product with the BAA option also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product with the BAA option also qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

ID+ 4.5"
LED ADJUSTABLE DOWNLIGHT

FOCAL POINT

0°-15° tilt Spot detail, 15°-30° tilt Spot detail, 25°-40° tilt Spot detail, Clear Diffuse, Warm Diffuse, White, Black, Clear Diffuse & White flange, Warm Diffuse & White flange

DIMENSIONAL DATA
T housing (Solite lens optic shown): 17.80" 452.1mm; 4.00" 101.6mm; 13.60" 345.4mm; 19.25" 489mm
*IC/CP housings - 5.00" height.
Overlap: 4.50" 114.3mm; 5.50" 139.7mm
Trimless: 4.93" 125.2mm; 5.10" 129.5mm
Spot optic, no lens: 0°-15° tilt 0.94" 23.8mm; 15°-30° tilt 2.40" 60.9mm; 25°-40° tilt 2.68" 68.0mm

FEATURES
12° beam is ideal for art and object accenting, additional beampreads up to 90° complement any application.

Allows for aiming with locking 40° vertical tilt and 364° rotation of light module.

Overlap and trimless options.

Warm Dim: Lighting that enhances spaces with a warm glow, reminiscent of incandescent or halogen light sources.

PoE compatible: Integrates with Power over Ethernet lighting systems via standard, low-voltage wires.

Outdoor rating permits use in outdoor covered ceiling applications.

Available with The Naturals, a series of finishes that exude biophilic beauty.

DISTRIBUTIONS
Spot, Spot with Solite lens, Narrow Flood, Flood 1, Flood 2, Wide Flood, Very Wide Flood, Super Wide Flood, Linear Spread

fixture: project:

HOUSING DETAILS
T housing, Emergency Battery, IC/CP
Housing Dimensions - L x W x H
T housing: 17.08" x 19.25" x 4.00"
CP & IC housing: 17.08" x 19.25" x 5.00"

HOUSING SPECIFICATIONS
LED System
Proprietary LED module with single light emitting source. May be specified in 2700K, 3000K, 3500K or 4000K in CRI>80, CRI>90, or CRI>97. Color accuracy within 2 SDCM. Warm Dim within 3-5 SDCM. Aluminum heat sink provides appropriate thermal management.

Construction
T housing for new construction applications. Insulation to be kept 3" away from housing. Type IC inherently protected, suitable for direct contact with insulation. Butterfly brackets allow mounting to ½" emt. Order bar hangers as an accessory. Cast aluminum heat sink designed for maximum thermal dissipation. Die-formed housing and integral junction box with (7) ½" pry outs. UL & cUL listed for (8) #12 AWG (4 in, 4 out) 90°C conductors and feed through-branch wiring. Accommodates ceiling thicknesses from 0.5"-1.5" standard. For thicker ceiling consult factory. Fixture will not exceed 15lb.

Adjustment
Manual locking 40° vertical tilt and 364° rotation of light module.

Electrical
Choice of constant current dimming drivers. Power factor > .9 typical. PoE compatible: Integrates with Power over Ethernet lighting systems via standard, low-voltage wires.

Emergency Battery
Emergency output—7W for 90 minutes. Maximum mounting height: 19ft. For applications requiring higher than 2000L consult factory for maximum mounting height. Above ceiling access only.

Labels
UL and cUL listed. Suitable for Dry, Damp or Wet Locations indoor use only. Wet Location Solite lens options only. Specify Outdoor rated (OD) for outdoor recessed ceiling applications.

Lumen Maintenance
Reported: L70 at >55,000 hours — Calculated: L70 at 204,000 hours
Reported: L90 at >55,000 hours — Calculated: L90 at 59,000 hours
Derived from EPA TM-21 calculator. Based on typical conditions, consult factory for additional data.

Reliability
At Focal Point, our products are designed to stand the test of time. Each luminaire is engineered using superior components, manufactured with the utmost care and rigorously tested. Contact us for reliability data.

Warranty
LED System rated for operation in ambient environments up to 25°C. 5-year limited warranty.

TRIM SPECIFICATIONS
Aesthetics
Parabolic reflector cone ensures glare free optics. Reflector is die-cast aluminum. Torsion springs pull trim tight to the ceiling with no visible fasteners within the trim. Trim is inherently air tight with Solite lens. Trims are self-flanged. Non-painted trim matches reflector finish. White or Black painted flange may also be specified. Spot distribution is offered with Solite lens and No lens options. No lens options with greater than 15° vertical tilt, feature a shroud to conceal internal components and maintain a premium aesthetic while providing a narrow spot distribution. The Naturals: 100% low VOC vinyl.

Optics
75-degree cut-off to light source and its image.

Lumen range	SP	SP with Solite	NFL	FL1	FL2	WFL	VWFL	SWFL	LS
1000 - 2000	12.6°	17.7°	24.0°	33.6°	48.0°	60.4°	72.2°	86.4°	22.8° x 51.8°
	0.22	0.32	0.42	0.56	0.76	0.88	1.00	1.24	0.42 x 0.80
2500 - 4000	-	-	24.9°	37.1°	44.1°	56.7°	74.2°	87.4°	28.6° x 53.9°
			0.42	0.60	0.70	0.86	1.04	1.26	0.52 x 0.84

(Distribution Beam Spread / Spacing Criteria)

PERFORMANCE CHART - See page 3

Focal Point LLC reserves the right to change specifications for product improvement without notification.

HOUSING ORDERING
Housing Series: ID+ 4.5" Round Housing FLCS4
Trim Type: Round Overlap RO; Round Trimless RT
Lumen Output: 1000 Lumens 1000L; 1500 Lumens 1500L; 2000 Lumens 2000L; 2500 Lumens 2500L; 3000 Lumens 3000L; 3500 Lumens 3500L; 4000 Lumens 4000L (Not available with 97+ CRI)
Color Temperature (Add 9 for 90 CRI or H for 97 CRI. Leave blank for 80 CRI. CRI 97: T & TW housing 3500L max, IC housing 2000L.): 2700K, 80/90/97+ CRI _27K; 3000K, 80/90/97+ CRI _30K; 3500K, 80/90/97+ CRI _35K; 4000K, 80/90/97+ CRI _40K; Warm Dim: 2700-1800K, 90+ CRI* 92718W; Warm Dim: 3000-1800K, 90+ CRI* 93018W (*1000L, 1500L, 2500L only. IC, UNV or LV available with 1000L & 1500L only.)
Distribution: Spot (2000L max.) SP; Narrow Flood NFL; Flood 1 FL1; Flood 2 FL2; Wide Flood WFL; Very Wide Flood VWFL; Super Wide Flood SWFL; Linear Spread Lens LS
Voltage: UNV 120/277 Volt UNV (L11 & LD1 2500L max., LZ1, DZ1, D11, LFP 2000L max., LH1 1500L max.); 120 Volt 120; 277 Volt 277; Low Voltage LV (2500L max.)
Driver: 0-10V - 0% Dimming LZ1; 0-10V - 1% Dimming L11; 0-10V - 10% Dimming LD1; Forward Phase (120V only) LFP; Low Voltage, PoE Compatible LVN (No driver, LV Voltage only. Not available with EM.); Lutron Hi-Lume EcoSystem (LDE1) - 1% Dimming LH1; DALI - 0% Dimming DZ1; DALI - 1% Dimming D11
Housing Type: IC rated IC (L11, LD1 & LVN 2500L max. LZ1, DZ1, D11 & LFP 2000L max. LH1 1500L max.); Non-IC T (LZ1, LH1, DZ1, D11 3000L max. LFP 3500L max.); Non-IC Wood TW (RT only, requires Trimless Wood Kit.)
Factory Options: Bar Hangers BH; Chicago Plenum CP; Emergency Battery with Remote Test Switch EMR (T housing only. Not available with Warm Dim. Above ceiling access only.); Outdoor Rated OD (LD1 driver only. IC housing 2500L max. Solite lens optic only. See dimming Performance Chart on page 3.)

TRIM ORDERING
Aperture: 4.5" Round Aperture LCS4
Trim Type: Round Die-Cast Overlap RDO; Round Die-Cast Trimless RDT
Optic (SP distribution available with all Optic options, all other distributions SL only.): Solite Lens SL; Spot Optic, no lens, for 0°-15° tilt SP00; Spot Optic, no lens, for 15°-30° tilt SP30; Spot Optic, no lens, for 25°-40° tilt SP40
Color (See finishes page for The Naturals options): Clear Diffuse CD; Warm Diffuse WD; Black BK; White WH
Optional Flange Finish (Overlap CD & WD finish only.) (For matching finishes leave blank): Black Painted BP; White Painted WP

ACCESSORIES
Distribution Kit FLCS4-__ (Order kits to change distribution in field. Add Distribution code from above. Example FLCS4-SP)
Spot Optic Title Kit KIT-FLCS4-__ (Add code for desired title degree - 15°-30° = SP30, 25°-40° = SP40, Both = SPB)
Trimless Wood Kit FLCS4-WOOD-KIT (One kit suggested per 10 units)

4.5" ROUND ADJUSTABLE DOWNLIGHT PERFORMANCE TABLE

Lumen Output	Delivered Lumens	System Watts	LPW
1000L	1042	11.5	91
1000L (WD)	847	14.6	58
1500L	1508	16.8	90
1500L (WD)	1519	23.5	65
2000L	2025	23.7	85
2500L	2561	27.2	94
2500L (WD)	2317	37.1	62
3000L	3073	32.5	95
3500L	3539	38.1	93
4000L	4113	44.3	93

4.5" ROUND ADJUSTABLE DOWNLIGHT CBCP CHART

Lumen Output	Distribution	Beamspread	Center Beam Candlepower (CBCP)
2000L	SP	12.6°	28962
	SP with Solite lens	17.7°	12854
	NFL	24.0°	8035
	FL1	33.6°	4276
	FL2	48.0°	2518
	WFL	60.4°	1719
	VWFL	72.2°	1332
	SWFL	86.4°	985
	LS	22.8° x 51.8°	4327

OUTDOOR RATED (OD) DRIVER DIMMING PERFORMANCE TABLE

Lumen Output	Minimum Dimming Level
1000L	13%
1500L	10%
2000L	10%
2500L	10%
3000L	10%
3500L	10%
4000L	10%

4.5" ROUND DOWNLIGHT LUMEN MULTIPLIER TABLE
Color Temperature & CRI[1]

Color Options	Lumen Output	Color Temperature & CRI	Multiplier
Standard White	All Outputs	2700K, 80+ CRI [27K]	0.92
		2700K, 90+ CRI [927K]	0.79
		2700K, 97+ CRI [9727K]	0.67
		3000K, 80+ CRI [30K]	0.98
		3000K, 90+ CRI [930K]	0.83
		3000K, 97+ CRI [9730K]	0.72
		3500K, 80+ CRI [35K]	1.00
		3500K, 90+ CRI [935K]	0.82
		3500K, 97+ CRI [9735K]	0.73
		4000K, 80+ CRI [40K]	1.01
		4000K, 90+ CRI [940K]	0.84
		4000K, 97+ CRI [9740K]	0.76
Warm Dim	1000L	2700-1800K, 90+ CRI [92718W]	0.75
		3000-1800K, 90+ CRI [93018W]	0.85
	1500L	2700-1800K, 90+ CRI [92718W]	0.79
		3000-1800K, 90+ CRI [93018W]	1.01
	2500L	2700-1800K, 90+ CRI [92718W]	0.76
		3000-1800K, 90+ CRI [93018W]	0.93

Color[3]

Trim	Color	Multiplier
All	Clear Diffuse [CD]	1.00
	Warm Diffuse [WD]	0.98
	White [WH]	1.01
	Black [BK]	0.93

Distribution[2]

Trim	Distribution	Round Overlap 1000L - 2000L	Round Overlap 2500L - 4000L	Round Trimless 1000L - 2000L	Round Trimless 2500L - 4000L
Round Overlap	Spot [SP]	1.08	—	1.08	—
	Spot with Solite lens [SP]	1.06	—	1.06	—
	Narrow Flood [NFL]	1.01	1.03	1.01	1.03
	Flood 1 [FL1]	0.98	0.93	0.98	0.93
	Flood 2 [FL2]	1.00	0.98	1.00	0.98
	Wide Flood [WFL]	0.96	0.90	0.96	0.90
	Very Wide Flood [VWFL]	0.93	0.91	0.93	0.91
	Super Wide Flood [SWFL]	0.89	0.88	0.89	0.88
	Linear Spread [LS]	0.98	0.97	0.98	0.97

How To Use Lumen Multipliers
Formula: (Lumen Output Value) x (Color Temperature & CRI[1]) x (Distribution[2]) x (Color[3])
Example: FLCS4-RO-2000L-935K-FL1-LCS4-RDO-WH
(2000) x (0.82) x (.98) x (1.01) = 1623lm (estimated delivered lumens)

Finishes
FOCAL POINT

STANDARD FINISHES: WHITE WH, BLACK BK, CLEAR DIFFUSE CD, WARM DIFFUSE WD

THE NATURALS (25% SCALE): LIGHT OAK LOK, GRAY ELM GRE, CHESTNUT CHT, WALNUT WLT, WOVEN LINEN WLN

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WDGE2 LED

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Visual Comfort Optic



Catalog Number
Notes
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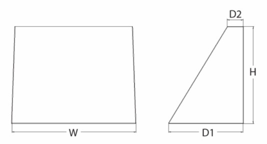
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs



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. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
					Approximate Lumens (4000K, 80CRI)						
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series: WDGE2 LED

Package: P1[1] P1SW; P2[1] P2SW; P3[1] P3SW; P4[1]; P5[1]. Door with small window (SW) is required to accommodate sensors. See page 2 for more details.

Color Temperature: 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K[2] 5000K

CRI: 80CRI; 90CRI

Distribution: VF Visual comfort forward throw; VW Visual comfort wide

Voltage: MVOLT; 347[3]; 480[3]

Mounting: Shipped included: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4]. Shipped separately: AWS 3/8inch Architectural wall spacer[5]; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[5]

Options

- E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)
- E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)
- E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)
- PE Photocell, Button Type[6]
- DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
- DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[8]
- BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.
- DSLE Dual Switching (1 Driver, 2 Light Engines)
- CCE Coastal Construction[9]

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

- PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
- PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching
- PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
- PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

- NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.
- NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.
- NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights[6]
- NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emegency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights[6]

See page 4 for out of box functionality

Finish: DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

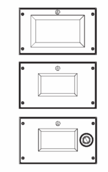
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Accessories

Ordered and shipped separately.

- WDGEAWS DDBXD — WDGE 3/8inch Architectural Wall Spacer (specify finish)
- WDGE2PBBW DDBXD U — WDGE2 surface-mounted back box (specify finish)

NOTES
1. P1-P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.
2. 50K not available in 90CRI.
3. 347V and 480V not available with E4WH, E10WH, E20WC, DS or DSLE.
4. Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
5. For PBBW and AWS with CCE option,require an RFA.
6. PE not available in 480V or with sensors/controls.
7. DS option not available with E4WH, E10WH, E20WC or sensors/controls.
8. DMG option not available with sensors/controls.
9. Available with MVOLT only and only rated to 25C ambient.



Default configuration with no sensors/controls. Power Packages: P1, P2, P3, P4, P5
Small Window (SW) configuration. Power Packages: P1SW, P2SW, P3SW
Configuration with sensors/controls. Power Packages: P1SW, P2SW, P3SW

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K Lumens	LPW	B	U	G	30K Lumens	LPW	B	U	G	35K Lumens	LPW	B	U	G	40K Lumens	LPW	B	U	G	50K Lumens	LPW	B	U	G
			27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
P1 / P1SW	10W	VF	1,166	119	0	0	0	1,209	123	0	0	0	1,251	128	0	0	0	1,256	128	0	0	0	1,254	128	0	0	0
		VW	1,197	122	0	0	0	1,241	126	0	0	0	1,284	131	0	0	0	1,289	131	0	0	0	1,286	131	0	0	0
P2 / P2SW	15W	VF	1,878	129	1	0	0	1,947	134	1	0	0	2,015	139	1	0	0	2,023	139	1	0	0	2,019	139	1	0	0
		VW	1,927	133	1	0	0	1,997	137	1	0	0	2,067	142	1	0	0	2,075	143	1	0	0	2,071	143	1	0	0
P3 / P3SW	23W	VF	2,908	129	1	0	0	3,015	134	1	0	0	3,119	138	1	0	0	3,132	139	1	0	0	3,126	139	1	0	0
		VW	2,983	132	1	0	0	3,093	137	1	0	0	3,200	142	1	0	0	3,213	143	1	0	0	3,206	142	1	0	0
P4	35W	VF	4,096	117	1	0	1	4,247	121	1	0	1	4,394	126	1	0	1	4,412	126	1	0	1	4,403	126	1	0	1
		VW	4,202	120	1	0	0	4,357	125	1	0	1	4,508	129	1	0	1	4,526	129	1	0	1	4,517	129	1	0	1
P5	48W	VF	5,567	115	1	0	1	5,772	119	1	0	1	5,972	123	1	0	1	5,996	124	1	0	1	5,984	124	1	0	1
		VW	5,711	118	1	0	1	5,921	122	1	0	1	6,127	126	1	0	1	6,151	127	1	0	1	6,139	127	1	0	1

Electrical Load

Performance Package	System Watts	120V	208V	240V	277V	347V	480V
		Current (A)					
P1 / P1SW	10W	0.082	0.049	0.043	0.038	--	--
	13W	--	--	--	--	0.046	0.033
P2 / P2SW	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P3SW	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

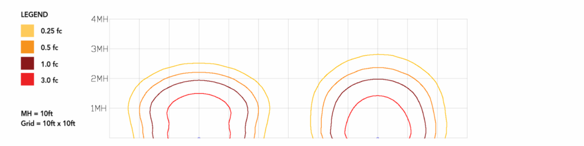
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE2 LED P3 40K 80CRI VW — WDGE2 LED P3 40K 80CRI VF

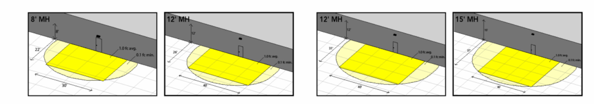
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.

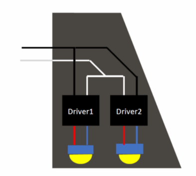


WDGE2 LED xx 40K 80CRI VF MVOLT E10WH — WDGE2 LED xx 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

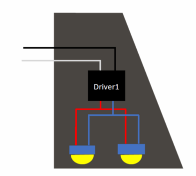
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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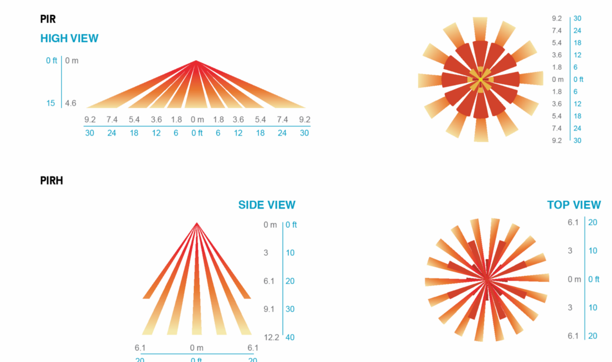
Control / Sensor Options

Motion/Ambient Sensor (PIR_, PIRH_)

Motion/Ambeint sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.



Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

UL 924 Response – nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.

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Mounting, Options & Accessories



NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor
D = 7"
H = 11"
W = 11.5"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.
D = 1.75"
H = 9"
W = 11.5"



AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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D-Series Size 1

LED Wall Luminaire



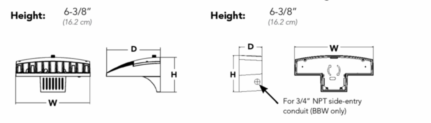
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Specifications

Luminaire
Width: 13-3/4" (34.9 cm) — Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, E20WC)
Width: 13-3/4" (34.9 cm) — BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) — E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

Series: DSXW1 LED

Lumen Package: P1 2000 Lumens; P2 2200 Lumens; P3 3200 Lumens; P4 4300 Lumens; P5 5200 Lumens; P6 7200 Lumens; P7 10000 Lumens

CCT: 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; 57K 5700K; AMBPC Amber PC[1]; AMBLW Amber LW[1,3]

CRI: 70CRI 70CRI; 80CRI 80CRI[2]; AMCRI Amber CRI

Distribution: T2S Type 2 Short; T2M Type 2 Medium; T3LG Type 3 Low Glare[4]; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back Light Control Type 3[4]; BLC4 Back Light Control Type 4[4]

Voltage: MVOLT; 120[5]; 208[5]; 240[5]; 277[5]; 347[5,6]; 480[5,6]; HVOLT[6]

Mounting: Shipped included: SRM Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[7]

Control Options: Shipped installed:
- PE Photoelectric cell, button type[8]
- DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
- PIR 180° motion/ambient light sensor, <15' mtg ht[9]
- PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9]
- PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9]
- PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9]
- E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10]
- E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10]

Other Options: Shipped installed: SF Single fuse (120, 277 or 347V)[5,11]; DF Double fuse (208, 240 or 480V)[5,11]; HS House-side shield[12]; SPD Separate surge protection. Shipped separately[12]: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens

Finish (required): DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

- DSXWHS U — House-side shield (one per light engine)
- DSXWBSW U — Bird-deterrent spikes
- DSXW1VG U — Vandal guard accessory

NOTES
1. Only available with P1 and P6 Packages.
2. Not available with 57K.
3. Only Available with AMCRI.
4. Not available with HS Option.
5. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6. Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9. Reference Motion Sensor table on page 3. Not available with DMG.
10. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11. Not available with E20WC and E10WH.
12. Also available as a separate accessory; see Accessories information.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

Package	Dist. Type	System Watts	30K, 70CRI Lumens	LPW	40K, 70CRI Lumens	LPW	50K, 70CRI Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	120V	208V	240V	277V	347V	480V
				Current (A)					
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Motion Sensor Default Settings

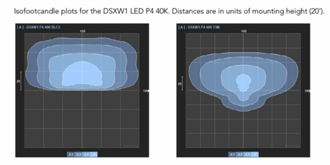
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

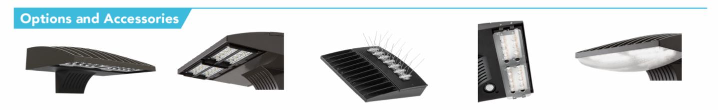
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').



Options and Accessories



T3M (left) — HS - House-side shields — BSW - Bird-deterrent spikes — VG - Vandal guard — DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Wall luminaire · Narrow beam downward — **BEGA** — A1

Application
Designed to provide down lighting effects for interior and exterior locations featuring narrow beam light distribution.

Materials
Clear safety glass
Marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Silicone applied robotically to casting, plasma treated for increased adhesion
Galvanized zinc-plated mounting bracket
Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64

Weight: 7.1 lbs.

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	16.5 W
System wattage	20.0 W
Controllability	0-10V dimming down to 1%
Color rendering index	Ra > 80
Luminaire lumens	1667 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

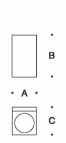
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

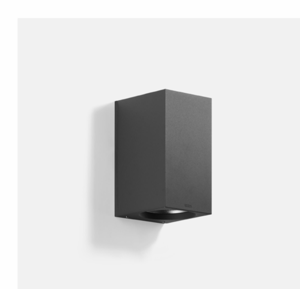
Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK) ☐ Bronze (BRZ)
☐ Silver (SLV) ☐ White (WHT)
☐ Natural Bronze (NTB) ☐ RAL:
☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ CUS Custom finish
☐ FRO Frosted lens
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish
☐ SRG Surge protection





Wall luminaire · Narrow beam downward

	LED	β	A	B	C
B24582	16.5 W	15°	5 7/8	10 5/8	6 7/8

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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date

03.27.2026 SPR DOCUMENTS
09.04.2026 ADDENDUM #1

checked by
Checker

drawn by
Author

consultant
IGNYTE
MECHANICAL + ELECTRICAL DESIGN

MAYOTTEgroup
ARCHITECTS
6240 W. Mt. Hope
Lansing, MI 48917
t. 517.323.0577
www.mayottearchitects.com

SITE LIGHT FIXTURE CUT SHEETS

TRUE Community Credit Union
New Ypsilanti Branch
S. Huron St
Ypsilanti Township, MI

job no.
2025-033

sheet no.
E013

8/24/2026 4:26:37 PM

VIRIDIS
Design Group

2926 West Main Street
Kalamazoo, Michigan 49006

1430 Monroe NW, Suite 210
Grand Rapids, Michigan 49505

August 25, 2026

Charter Township of Ypsilanti
7200 S Huron River Drive
Ypsilanti, MI 48197

RE: TRUE Community Credit Union, Preliminary Site Plan

Please find attached our responses to the preliminary site plan review comments in the report dated July 28, 2026.

CARLISLE / WORTMAN

Master Plan

1. *Planning Commission to discuss the architectural design, use of what appears to be concrete masonry units on much of the building facades, and its appropriateness for the Township Core envisioned in the Master Plan.*

   The architectural design for the new office incorporates multiple high-quality exterior materials that are ubiquitous in commercial construction. We have supplied the Township Planner with additional information to support our position that the new TRUE office will be consistent with the standards of the South Huron corridor. Physical samples can be provided if needed.

Natural Features / Topography

1. *Add table identifying trees with tag numbers in the 1500's to plans.*

   We have added a second table identifying the remaining trees, as requested.

2. *Applicant to consider preserving the three (3) large trees along S. Huron St. (Tags No. 1549, 1550 and 1551).*

   TRUE has agreed to retain trees #1549, 1550 and 1551.

3. *Provide written agreement with property owner to the north allowing True Community Credit Union to remove trees and construct/maintain a stormwater basin on the neighbor's property.*

   A copy of the written agreement with the adjacent owner is attached.

4. *Show Tree Protective Fencing symbol around all "trees and vegetation to remain" on Site Plan and Grading Plan.*

   Tree protection fencing has been added to the plans.

5. *Add Tree Protection Fencing detail to plans.*

   Tree protection detail has been added.

6. *Include following note on Site Plan and Grading Plan: "No vehicle, other construction equipment, or construction materials or debris shall be parked or stored within the dripline of any tree or plant material intended to be saved."*

   The requested note has been added to the plans.

Area, Width, Height, Setbacks

1. *Township Engineer to evaluate building location in relation to existing watermain easement.*

   We have adjusted the building so that the entire façade is within 30' of the right-of-way line, therefore a variance is no longer needed. A minimum of 9.7' of additional space is provided to the west of the watermain easement to the face of the building. This is the maximum additional space that can be provided without negatively affecting the proposed site layout.

2. *Revise plans to show setback dimensions of three sections of front building façade from property line.*

   Dimensions have been added (refer to enlarged plan on sheet C2.0).

3. *Planning Commission to evaluate building location up to 30-feet from Huron St. right-of-way, considering proposed cross access drive.*

   Noted.

4. *Seek variance for portion of building beyond 30-foot build-to-line.*

   See #1 above, variance is no longer necessary.

5. *Seek variance for small percentage of front façade than required at build-to-line.*

   See #1 above, variance is no longer necessary.

6. *Add impervious surface calculation on plans.*

   Impervious surface calculation has been added to the plan.

Parking / Loading

1. *Remove parking from front yard (or in front of the front face of the building).*

   Parking has been removed from the front façade line of the building.

2. *Add "usable floor area" calculation, as defined in the Zoning Ordinance, to plans.*

   A code floor plan with usable floor area calculation has been added to the plan set.

3. *Applicant to confirm that the project does not propose any "non-drive-up" ATMs.*

The development does not include non-drive-up ATM's, but does include a walk-up night deposit box.

4. *Applicant to describe their need for more than nine (9) parking spaces required by the ordinance; Planning Commission to consider allowing up to a total of 11 parking spaces.*

   Based on the updated usable floor area calculations provided, we understand that (13) parking spaces (as shown on the revised site plan) will be allowable with Planning Commission approval. TRUE's membership data indicates that this branch will serve approximately 5,400 members with up to 8 employees working in the office.

5. *Show van-accessible barrier-free space as 8-foot-wide space with 8-foot wide aisle on plans, with dimensions.*

   Van-accessible parking space has been changed to 8' wide with 8' aisle.

6. *Widen sidewalks next to parking spaces (along building façade) to a minimum of 7-feet-wide.*

   Sidewalks have been widened to 7' next to parking.

7. *Applicant clarify if they will be receiving deliveries, and if so, the type/size of delivery truck and the number of deliveries per week*

   TRUE will not receive deliveries requiring a dedicated loading space. Commercial delivery vehicles (UPS, Amazon, etc) can utilize a standard parking space.

8. *Planning Commission to determine if loading space is needed; if so, it should be added to the plans.*

   We ask that a dedicated loading space not be required for this development.

9. *Add at least two bicycle parking spaces to plans that are no more than 50-feet from the front building entrance.*

   A bike loop for (2) bicycles has been added to the plan, within 50 feet of the main entrance.

Screening & Landscaping

1. *Address locating 19 trees applied to General Landscaping requirement by: a. Planning Commission reducing this requirement to proposed General Landscaping trees planted on the project site; or b. Agree to "count" these trees meeting the General Landscaping requirements if written agreement with neighbor covers the planting and maintenance of the trees and is provided to the Township.*

   We are moving all required trees into the main 2 acre parcel.

2. *Add one (1) tree and 11 shrubs around the "First Flush" stormwater basin; or Planning Commission reduce basin landscaping requirement.*

These plant materials have been added.

3. *Add species list in native seed mix for "First Flush" stormwater basin to plans.*

   Species list has been added.

4. *Add proposed grading and landscaping for stormwater basin on neighbor's property to Landscape Plan.*

   Grading and landscaping information has been added.

5. *Add note to plans that states an underground irrigation system will be installed for all landscaped areas.*

   Note has been added. TRUE intends to irrigate all lawn and landscaped areas.

6. *Applicant to describe how trash will be handled. If a dumpster is used, a dumpster screen should be located on the plans, and a dumpster screen detail added to the plans.*

   Since the credit union office will generate a relatively small amount of trash, the original intent was to utilize small wheeled curbside containers which would have been stored in the mechanical yard. With further discussion, the logistics of this seem complicated, therefore, TRUE will construct a dumpster enclosure with a commercial metal decorative screen. Please see the updated plans for additional information.

7. *If a "screen" is proposed in addition to the landscaping around the mechanical equipment, then the method of screening should be noted on the plans.*

   See plans for information on commercial metal decorative screen fencing.

8. *Explain the purpose of "herbie" storage.*

   See #6 above, herbies will no longer be used.

<u>Lighting</u>

1. *Applicant to confirm that the specified color temperature of the pole-mounted fixture is 3500K or less.*

   All site light fixtures are 35k or less.

2. *Use alternative fixture at front door that does not have a "up lighting" function.*

   See updated plan for new light fixture.

3. *Eliminate building-mounted fixtures whose purpose is to attract attention to building and/or not strictly designed for security purposes.*

All building mounted light fixtures are designed for security purposes. Building mounted lights are being controlled by one building-mounted photocell and can be programmed to come on from dusk to dawn.

4. Adjust light levels along the S. Huron St. property line that exceeds the maximum of 0.1 footcandles (near northerly parking lot)

   Footcandles have been adjusted for S. Huron St. property line.

5. *Will low-level landscape lighting be provided along the sidewalk from S. Huron St. to the building entrance? If so, details should be added to the plans.*

   There is no low-level landscape lighting that will be provided along the side from S. Huron St. to the building entrance.

Elevations & Floor Plans

1. *Planning Commission to discuss architectural design and whether the submission meets the ordinance requirements for variation.*

   See response under "Master Plan" heading above.

2. *Update the plans showing a transparency calculation for the east (front) and south (parking lot) facades.*

   Transparency calculations have been provided.

OHM ADVISORS

Site Utilities

1. *It currently appears that insufficient hydrant coverage has been provided. The applicant shall note that a 250-foot radius is required for hydrant coverage, per Ypsilanti Township Standards. This office defers to the Ypsilanti Township Fire Department on the review and approval this requirement.*

   We have coordinated with YCUA, the Township Fire Department, and the adjacent developer on a new hydrant to be placed along the S Huron frontage.

2. *The applicant shall relocate the proposed sanitary sewer service to be outside of the influence of the first flush detention area for ease of potential future access and maintenance.*

   Private sanitary sewer has been relocated.

3. *The applicant shall overlay all existing and proposed utilities on the Landscape Plan and note that trees shall not be placed directly above any utilities.*

   Utilities are shown on the Landscape Plan, as requested.

Stormwater Management

4. *The applicant shall provide stormwater calculations that follow the current Washtenaw County Water Resources Commissioner's (WCWRC) Standards for the proposed first flush detention area(s) to verify sufficient space has been provided to manage the first flush detention volume.*

   Stormwater calculations are provided with our resubmittal. We are continuing to coordinate with the WCWRC on storm water review.

5. *The applicant shall provide the preliminary review from the Washtenaw County Water Resources Commissioner for the proposed stormwater management system for the project file.*

   Preliminary WCWRC review letter is included in our resubmittal.

Site Layout & Paving/Grading

6. *The applicant shall provide sidewalk along the Joe Hall Drive frontage with a sidewalk connection internal to the site. It is recommended that the applicant provide sidewalk along Joe Hall Drive to Seaver Way with a mid-block crossing at Anna J Stepp Drive.*

   Since TRUE Community Credit Union does not own the adjacent property to the north, we do not believe it is reasonable to require TRUE to place sidewalk along the Joe Hall frontage, or provide the mid-block crossing at Anna J Stepp Drive. TRUE is willing to provide a 5' wide sidewalk along the north/south driveway as shown on the revised site plans.

7. *The applicant shall note that all sidewalks perpendicular to parking spaces shall be seven (7) feet wide, per Township Engineering Standards.*

   Sidewalks adjacent to parking have been changed to 7' wide.

8. *The applicant shall dimension the proposed barrier-free parking space and aisle and note that it is required to be van accessible, per ADA Standards.*

   ADA parking space has been updated.

9. *The applicant shall provide the location of the proposed dumpster enclosure or clarify how trash service will be provided.*

   Screened dumpster enclosure has been added.

10. *The applicant shall provide fire truck and garbage truck turning templates to verify sufficient space for accessibility has been provided.*

    Turning radius plan has been added to the cover sheet. Please note, the Township Fire Marshal has approved the site access.

11. *This office defers to the Township Planning Department on the requirements of a loading zone. If a loading zone is determined to be required, its location and a truck turning template shall be provided.*

    Noted.

12. *The applicant shall provide the preliminary approval from the Washtenaw County Road Commission for the proposed driveway access to Joe Hall Dr for the project file.*

    This is included in our resubmittal.

13. *The applicant shall clarify how they will mitigate the portion of the proposed driveway that is within the existing wetland near Joe Hall Dr.*

    Following the Township site plan review process, we intend to file an EGLE permit application and work with EGLE on permitting requirements for the driveway crossing.

14. *The applicant shall provide a draft copy of the access easement.*

    A copy of the written agreement with the adjacent owner is attached.

General

15. *The applicant shall note that the plans, including digital sets, are required to be signed and sealed by a registered professional engineer in the State of Michigan.*

    Section 910 of the Ypsilanti Charter Township Zoning Ordinance describes landscape architects as among the professional disciplines who may submit site plans. Storm water calculations, sanitary sewer and water services are being overseen by our consultant civil engineer, and will be signed and sealed accordingly during final review.

FIRE DEPARTMENT

Hydrant Coverage

The existing Hydrants do not cover the entirety of the structure. No variance can be made due to the existing hydrants would cause major road closures during a Fire Department operation.

We propose a new hydrant near the new TRUE building, at the watermain that the adjacent development is installing. The location of the hydrant has been coordinated with YCUA and the Fire Department.

YPSILANTI COMMUNITY UTILITIES AUTHORITY

1. *YCUA will defer to the Township Fire Marshal for the required number and placement of hydrants to provide adequate coverage to the proposed building, however, it appears that a single hydrant along South Huron Street*

may be sufficient. It is recommended that the Applicant coordinate hydrant installation with the developer of the Culver's restaurant immediately south of the subject parcel, as that project will be installing a 12" diameter water main installation along South Huron Street north to Joe Hall Drive.

We propose a new hydrant near the new TRUE building, at the watermain that the adjacent development is installing. The location of the hydrant has been coordinated with YCUA and the Fire Department.

2. *The plans show a 1½" diameter domestic water service, it is felt that this proposed pipe is oversized.*

   The TRUE building will include a significant amount of site irrigation. Additionally, 1-1/2" is the smallest water service that will facilitate the use of flush valve water closets.

3. *The plans show a 6" diameter sanitary lateral from the proposed building to the manhole at the upstream end of the sanitary sewer that will be installed by the adjacent Culver's development. The plans for the Culver's project show a 6" diameter sanitary lateral being extended from that manhole into the subject parcel in order to avoid future disturbance of the access drive. The Applicant needs to coordinate with the Culver's project so the plans for this development accurately reflect what needs to be constructed.*

   We will coordinate further with the adjacent developer.

WATER RESOURCES COMMISSIONER

We are continuing to coordinate with the WCWRC for their approval of stormwater management.

Respectfully submitted,
VIRIDIS Design Group

Woodrow S Isaacs III, ASLA
Principal

VIRIDIS
Design Group

2926 West Main Street
Kalamazoo, Michigan 49006

1430 Monroe NW, Suite 210
Grand Rapids, Michigan 49505

August 26, 2026

Theresa M. Marsik, PE, Stormwater Engineer
Washtenaw County Water Resources Commissioner (WCWRC)
705 N Zeeb Road
Ann Arbor, MI 48103

RE: TRUE Community Credit Union (TRUE), Ypsilanti Township, MI (WCWRC Project No 13114)

Dear Theresa:

We are in receipt of your office's initial review letter dated August 21, 2026 and will be working toward a resubmittal. However, there are some items that require further clarification from your office. Please see the bulleted list below which correlates with your letter.

1. The construction plans pertaining to storm water management will be signed and sealed by our consulting engineer.

2. Our client TRUE is being provided with a storm water outlet pipe which was designed by others (the adjoining property to the south). We therefore cannot provide a certificate of outlet as requested.

3. We will provide a storm water narrative.

4. The plan we submitted showed cut and fill volumes to demonstrate no impact to the storage volume of the existing Huron Center Commercial and Industrial Park (HCC) detention basin, as it relates to the new driveway crossing. While we could provide a storage volume table for the HCC basin, we would like to clarify that the HCC basin was designed and constructed by others. TRUE's easement across the property where the HCC basin is located is limited to the area required for the driveway work only. Our understanding is that any remedial work on the existing HCC basin that may be required by your office would be the responsibility of others. Please confirm our understanding and clarify the purpose of our providing a storage volume calculation for the HCC basin.

5. We will modify the storm pipe across the driveway to have zero slope, as requested.

6. We will include a drainage area map.

7. We will provide a storage volume calculation for the first flush basin.

8. We will adjust the worksheet.

9. We will include sediment traps at the first flush inlets. Please clarify if WCWRC has a standard detail for this element.

10. We will prepare a long-term stormwater management plan.

11. We will process the WCWRC invoice.

Please let me know if you have any questions. We look forward to your office's response so that we may prepare our resubmittal.

Respectfully submitted,

VIRIDIS Design Group



Woodrow S Isaacs III, ASLA
Principal

Section IV: Computational Requirements For Stormwater Management Systems

TRUE CREDIT UNION

Part E.

STANDARD METHOD RUNOFF VOLUME WORK SHEETS

W1 Determining Post-Development Cover Types, Areas, Curve Numbers, and Runoff Coefficients

Total Site Area = 0.74 ac

Total Site Area Excluding "Self- Crediting" BMPs = 0.74 ac[A]

Rational Method Variables[B]

Cover Type	Soil Type	Area (ft²)	Area(ac)	Runoff Coefficient (c)	(C) (Area)
GRASS	D	6157	0.14	0.45	0.06
BLDG	D	3102	0.07	0.95	0.06
PVMT	D	17249	0.40	0.95	0.38
F.F AREA	D	5597	0.13	1.0	0.13

Total - ∑(C)(Area) = 0.62

Area Total - ∑ac or ∑sf = 0.74

Weighted C - ∑(C)(Area)/∑ac or ∑sf = 0.84

NRCS Variables[C]

Pervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
GRASS	D	6157	0.14	89	12.5

Total - ∑(CN)(Area) = 12.5

Area Total - ∑ac or ∑sf = 0.14

Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 89

NRCS Variables[C]

Impervious Cover Type	Soil Type	Area (ft²)	Area(ac)	Curve Number	(CN) (Area)
BLDG/PVMT	D	20351	0.47	98	46
POND(FF)	D	5597	0.13	100	13

Total - ∑(CN)(Area) = 59

Area Total - ∑ac or ∑sf = 25948

Weighted CN - ∑(CN)(Area)/∑ac or ∑sf = 98

[A] Use this area for the remainder of the runoff calculations

[B] Required for first flush runoff calculations

[C] Required for bankfull and 100-year runoff calculations

W2 Standard Method Runoff Volume Calculations

First Flush Runoff Calculations (V_{ff})

A.

$$V_{ff}=(1")\left(\frac{1'}{12"}\right)\left(\frac{43560ft^2}{1ac}\right)AC$$

$$V_{ff}=(1")\left(\frac{1'}{12"}\right)\left(\frac{43560ft^2}{1ac}\right)(\underline{0.74})(\underline{0.84})$$

$V_{ff}=\underline{2256}\ ft^3$

A = Total Site Areas (ac) excluding "Self-Crediting" BMPs from Worksheet 1
C= Weighted Runoff Coefficient from Worksheet 1

W3 Standard Method Runoff Volume Calculations

Pre-development Bankfull Runoff Calculations ($V_{bf\text{-}pre}$)

A.

2 year/24 hour storm event $P = 2.35in$

B.

The pre-development land cover will be **Good Cover Woods or Meadow.** Determine the associated soil hydrologic group for the entire site and choose the curve number. $CN =$ 78

C.

$$S = \frac{1000}{CN} - 10 \qquad S = \frac{1000}{78} - 10$$

$S =$ 2.82 in

D.

$$Q = \frac{(P-0.2S)^2}{(P+0.8S)} \qquad Q = \frac{(2.35-(0.2)(\_))^2}{(2.35+(0.8)(\_))}$$

$Q =$ 0.69 in

E.

Total Site Area (sf) excluding "Self- Crediting" BMPs $Area =$ 32234 sf

F.

$$V_{bf\text{-}pre} = Q(1/12)Area \qquad V_{bf\text{-}pre} = (\_)(1/12)(\_)$$

$V_{bf\text{-}pre} =$ 1854 ft^3

W4 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\text{-}per\text{-}post}$)

A.

2 year/24 hour storm event $P = 2.35in$

B.

Pervious Cover CN From Worksheet 1 $CN =$ 89

C.

$$S = \frac{1000}{CN} - 10$$

$$S = \frac{1000}{\quad} - 10$$

$S =$ 1.24 in

D.

$$Q = \frac{(P-0.2S)^2}{(P+0.8S)}$$

$$Q = \frac{(2.35-(0.2)(\_))^2}{(2.35+(0.8)(\_))}$$

$Q =$ 1.32 in

E.

Pervious Cover Area from Worksheet 1 $Area =$ 6157 sf

F.

$$V_{bf\text{-}per\text{-}post} = Q(1/12)Area$$

$$V_{bf\text{-}per\text{-}post} = (\_)(1/12)(\_)$$

$V_{bf\text{-}per\text{-}post} =$ 678 ft^3

W5 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development Bankfull Runoff Calculations ($V_{bf\text{-}imp\text{-}post}$)

A.

2 year/24 hour storm event — $P = 2.35in$

B.

Impervious Cover CN From Worksheet 1 — $CN =$ 98

C.

$$S = \frac{1000}{CN} - 10$$

$$S = \frac{1000}{\_\_} - 10$$

$S =$ 0.2 in

D.

$$Q = \frac{(P-0.2S)^2}{(P+0.8S)}$$

$$Q = \frac{(2.35-(0.2)(\_))^2}{(2.35+(0.8)(\_))}$$

$Q =$ 2.13 in

E.

Impervious Cover Area from Worksheet 1 — $Area =$ 25948 sf

F.

$$V_{bf\text{-}imp\text{-}post} = Q(1/12)Area$$

$$V_{bf\text{-}imp\text{-}post} = (\_)(1/12)(\_)$$

$V_{bf\text{-}imp\text{-}post} =$ 4597 ft^3

W6 Standard Method Runoff Volume Calculations

Pervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-per-post}}$)

A.

100-year Storm Event $P = 5.11in$

B.

Pervious Cover CN From Worksheet 1 $CN =$ 89

C.

$$S = \frac{1000}{CN} - 10$$

$$S = \frac{1000}{\_\_} - 10$$

$S =$ 1.24 in

D.

$$Q_{100\text{-per}} = \frac{(P-0.2S)^2}{(P+0.8S)}$$

$$Q_{100\text{-per}} = \frac{(5.11-(0.2)(\_))^2}{(5.11+\ 0.8\ (\_))}$$

$Q_{100\text{-per}} =$ 3.87 in

E.

Pervious Cover Area from Worksheet 1 $Area =$ 6157 sf

F.

$$V_{100\text{-per-post}} = Q\,(1/12)\,Area$$

$$V_{100\text{-per-post}} = (\_)\,(1/12)\,(\_)$$

$V_{100\text{-per-post}} =$ 1988 ft^3

W7 Standard Method Runoff Volume Calculations

Impervious Cover Post-Development 100-year Storm Runoff Calculations ($V_{100\text{-imp-post}}$)

A.

100-year Storm Event $P = 5.11in$

B.

Impervious Cover CN From Worksheet 1 $CN =$ 98

C.

$$S = \frac{1000}{CN} - 10$$

$$S = \frac{1000}{98} - 10$$

$S =$ 0.2 in

D.

$$Q_{100\text{-imp}} = \frac{(P-0.2S)^2}{(P+0.8S)}$$

$$Q_{100\text{-imp}} = \frac{(5.11-(0.2)(\_))^2}{(5.11+\ 0.8\ (\_))}$$

$Q_{100\text{-imp}} =$ 4.88 in

E.

Impervious Cover CN From Worksheet 1

$Area =$ 25948 sf

F.

$$V_{100\text{-imp-post}} = Q\,(1/12)\,Area$$

$$V_{100\text{-imp-post}} = (\_)\,(1/12)(\_)$$

$V_{100\text{-imp-post}} =$ 10547 ft^3

W8 Standard Method Runoff Volume Calculations

Determine Time of Concentration for Applicable Flow Types ($T_{c\text{-}hrs}$)

Flow Type	K	Change in Elevation	Length (L)	Slope % (S)	$S^{0.5}$	$V=K*S^{0.5}$	$Tc=L/(V*3600)$
Sheet Flow*	0.48	5	115	4.35	2.09	1.0	0.032
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Waterway	1.2						
Small Tributary	2.1	0.59	118	0.50	0.71	1.48	0.02
Small Tributary	2.1	0.33	67	0.50	0.71	1.48	0.012
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						
Small Tributary	2.1						

** Sheet flow cannot exceed 300 feet. Anything beyond this is considered waterway.*

Total Time of Concentration ($T_{c\text{-}hrs}$) = 0.067

W9 Standard Method Runoff Volume Calculations

Runoff Summary & Onsite Infiltration Requirement

A. Runoff Summary from Previous Worksheets

First Flush Volume (V_{ff}) 2256 ft³

Pre-Development Bankfull Runoff Volume ($V_{bf\text{-}pre}$) 1854 ft³

Pervious Cover Post-Development Bankfull Volume ($V_{bf\text{-}per\text{-}post}$) 678 ft³

Impervious Cover Post-Development Bankfull Volume ($V_{bf\text{-}imp\text{-}post}$) 4597 ft³

Total BF Volume ($V_{bf\text{—}post}$)

5275 ft³

Pervious Cover Post-Development 100-year Volume ($V_{100\text{-}per\text{-}post}$) 1988 ft³

Impervious Cover Post-Development 100-year Volume ($V_{100\text{-}imp\text{-}post}$) 10547 ft³

Total 100-year Volume (V_{100})

12535 ft³

B. Determine Onsite Infiltration Requirement

Subtract the Pre-Development Bankfull from the Post-Development Bankfull volume

Total Post-Development Bankfull Volume ($V_{bf\text{-}post}$) 5275 ft³

Pre-Development Bankfull Runoff Volume ($V_{bf\text{-}pre}$) 1854 ft³

Bankfull Volume Difference 3421 ft³

Compare the Bankfull Volume Difference with the First Flush Volume. The ***greater*** of the two is the Onsite Infiltration Requirement.

Onsite Infiltration Requirement (V_{inf}) 3421 ft³

W10 Standard Method Runoff Volume Calculations

Detention/Retention Requirement

Detention

A. $Q_p = 238.6\,T_c^{-0.82}$ $\quad Q_p = 238.6(\underline{0.067})^{-0.82}$

Peak of the Unit Hydrograph $\quad Q_p = \underline{2189}\ cfs/_{in-mi^2}$

B. *Total Site Area (ac) excluding "Self-Crediting" BMPs* $\quad$ *Area* = <u>0.74</u> *ac*

C.

$Q_{100} = Q_{100\text{-per}} + Q_{100\text{-imp}}$ $\quad Q_{100} = \underline{3.87} + \underline{4.88}$

Note: $Q_{100\text{-per}}$ and $Q_{100\text{-imp}}$ from W6 and W7, respectively $\quad Q_{100} = \underline{8.75}$ *in*

D. *Peak Flow (PF)* $= \dfrac{Q_p\left(\frac{cfs/}{in-mi^2}\right) Q_{100(in)} Area(ac)}{640}$ $\quad PF = \dfrac{(\underline{2189})(\underline{8.75})(\underline{0.74})}{640}$

$PF = \underline{22.15}$ cfs

E. Δ = PF (cfs) – 0.15 Area(ac) $\quad \Delta = (\underline{22.15}) - 0.15\,(\underline{0.74})$

$\Delta = \underline{22}$ cfs

F. $V_{det} = \dfrac{\Delta\,(cfs)}{PF\,(cfs)} V_{100}\ (ft^3)$ $\quad V_{det} = \dfrac{(\quad)}{(\quad)}(\quad)$

$V_{det} = \underline{12,450}\ ft^3$

V_{det} = Calculated Detention (ft^3), <u>not</u> including volume reduction credit for infiltration or penalty

Note: Projects/sites where the required infiltration volume cannot be achieved must increase the required detention volume by up to an additional 20%.

Retention

A. $V_{ret} = 2(V_{100})$ $\quad V_{ret} = 2(\underline{12450})$

$V_{ret} = \underline{24900}\ ft^3$

W11 Standard Method Runoff Volume Calculations

Determine Applicable BMPs and Associated Volume Credits

Proposed BMP[A]	Area (ft^2)	Storage Volume[B] (ft^3) Surface	Soil	Ave. Design Infiltration Rate (in/hr)	Infiltration Volume During Storm[C] (ft^3)	Total Volume Reduction[D] (ft^3)
Pervious Pavement w/Infiltration Bed						
Infiltration Basin						
Subsurface Infiltration Bed						
Infiltration Trench						
Bioretention Systems						
Rain Gardens						
Dry Well						
Bioswale						
Vegetated Filter Strip						
Green Roof						

Total Volume Reduction Credit by Proposed Structural BMPs (ft^3) _____

Runoff Volume Infiltration Requirement (V_{inf}) from Worksheet 9 - _____

Runoff Volume Credit (ft^3) = _____

[A] Complete checklist from Section VI for each Structural BMP type
[B] Storage volume as defined in individual BMP write-ups
[C] Approximated as the average design infiltration rate over 6 hours multiplied by the BMP area:
Infiltration Rate x 6 hours x BMP Area x Unit Conversions = Infiltration Volume (ft^3)
[D] Total Volume Reduction Credit is the sum of the Storage Volume and the Infiltration Volume During Storm

W13 Summary

Site Summary of Infiltration & Detention

A. Stormwater Management Summary

Minimum Onsite Infiltration Requirement, V_{inf} 3421 ft^3

Designed/Provided Infiltration Volume _____ ft^3

% Minimum Required Infiltration Provided _____ %

Total Calculated Detention Volume, V_{det} 12450 ft^3

Net Required Detention Volume
(V_{det} - Designed/Provided Infiltration Volume) _____ ft^3

B. Detention Volume Increase for sites where the required infiltration volume cannot be achieved

% Required Infiltration NOT provided
(100% - % Minimum Required Infiltration Provided) _____ %

Net % Penalty
(20% x % Required Infiltration NOT Provided) _____ %

Total Required Detention Volume, including penalty
[(100% + Net % Penalty) x Net Required Detention Volume)] _____ ft^3

HARMON MANAGEMENT

TRUE Community CREDIT UNION

TRANSMITTAL

DATE: Jan 15, 2025

TO: MayotteGroup

Attn: Spencer Lippert
6240 W. Mt. Hope
Lansing, MI 48917

Project: **TRUE Community Credit Union**
New Livonia Branch
Livonia, MI

Subject: 042000 3-0 Unit Masonry Samples

ENCLOSED:

Section No.	Description	Enclosed	Purpose
042000	Unit Masonry Samples	Samples	For Approval

SUBMITTAL REVIEW

Architectural Review

☒ Reviewed ☐ Note Markings
☐ Rejected ☐ Revise & Resubmit

This review is for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents only. Corrections or comments made on the shop drawings during this review do not relieve Contractor from compliance with the requirements of the Contract Documents. Approval of a specific item shall not indicate approval of an assembly of which the item is a component. Contractor remains responsible for dimensions; quantities; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of his or her work with that of all other trades; and for performing all work in a stately and satisfactory manner.

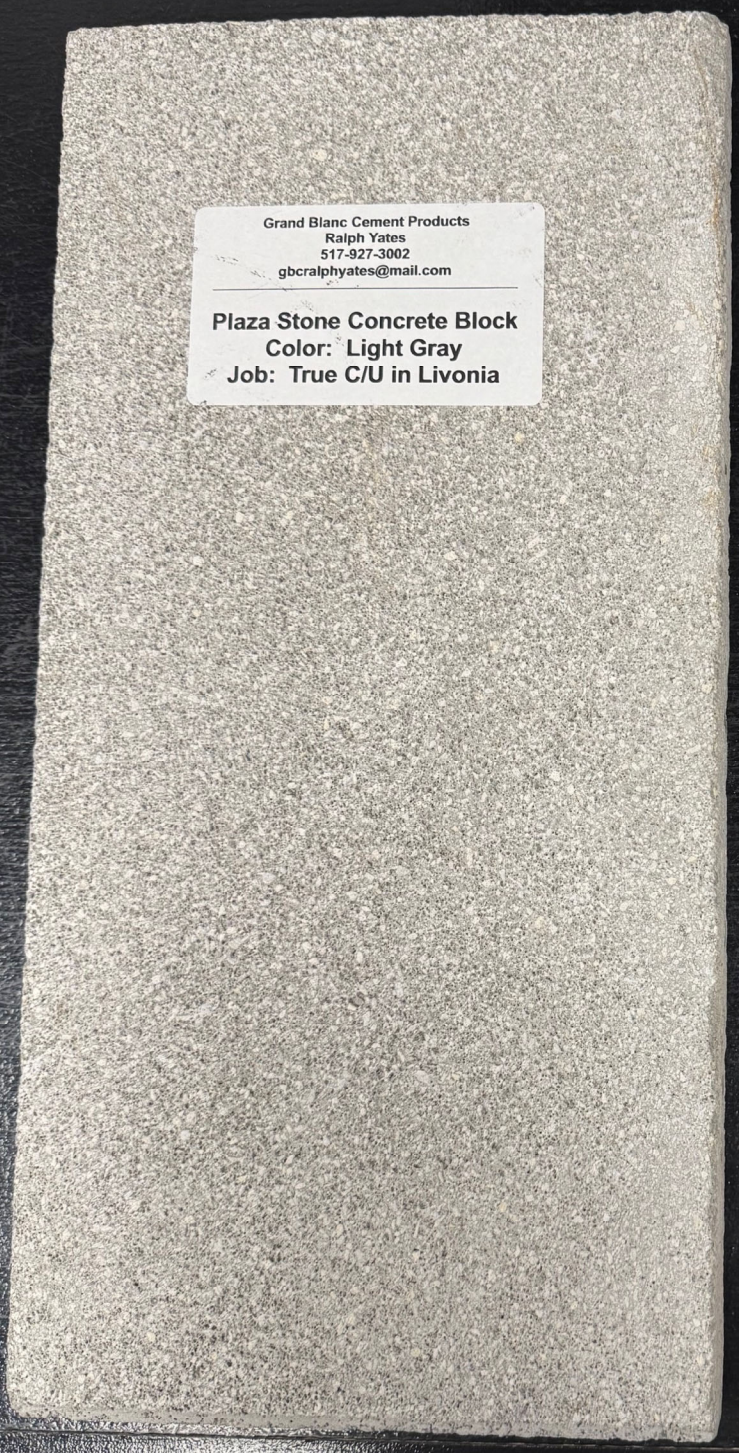
Name: Spencer Lippert

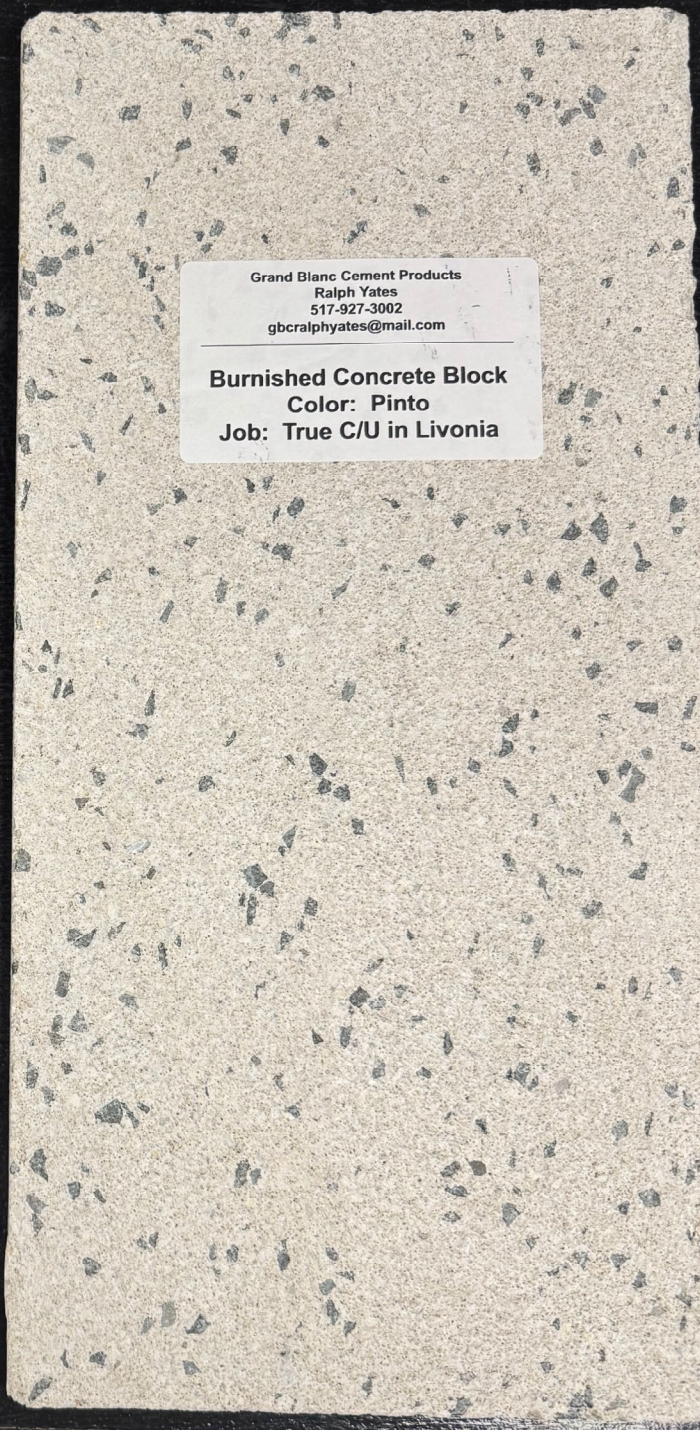
Date: 10:01:19 AM, 01/29/2025

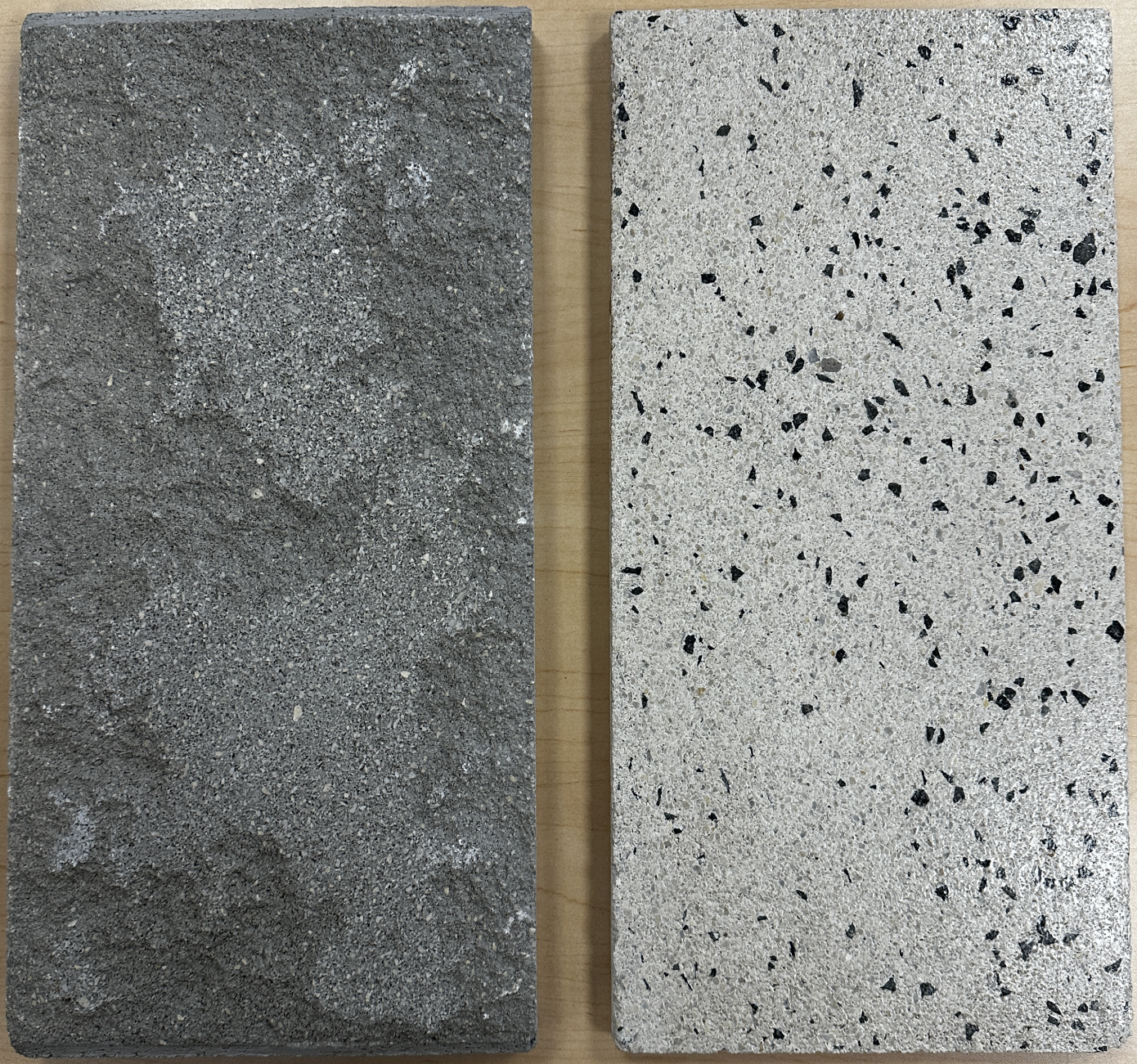
MAYOTTE group
ARCHITECTS

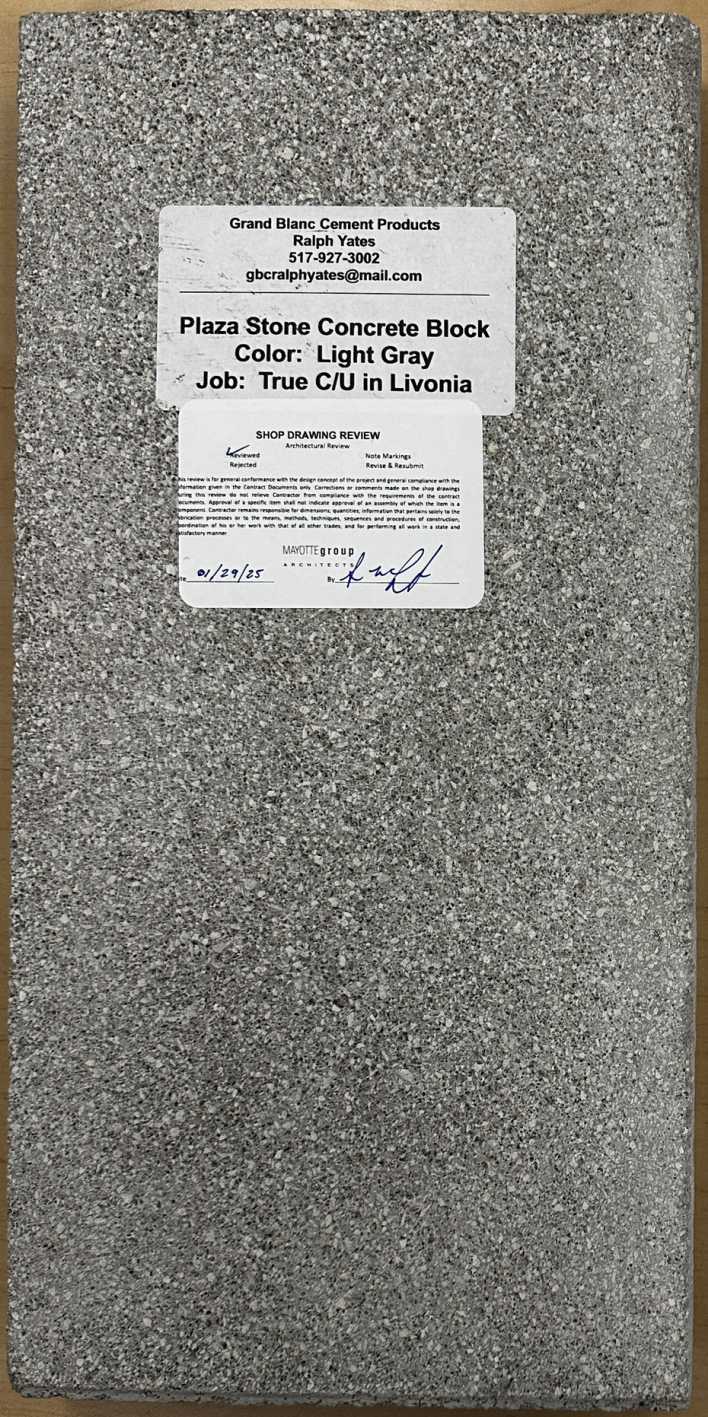


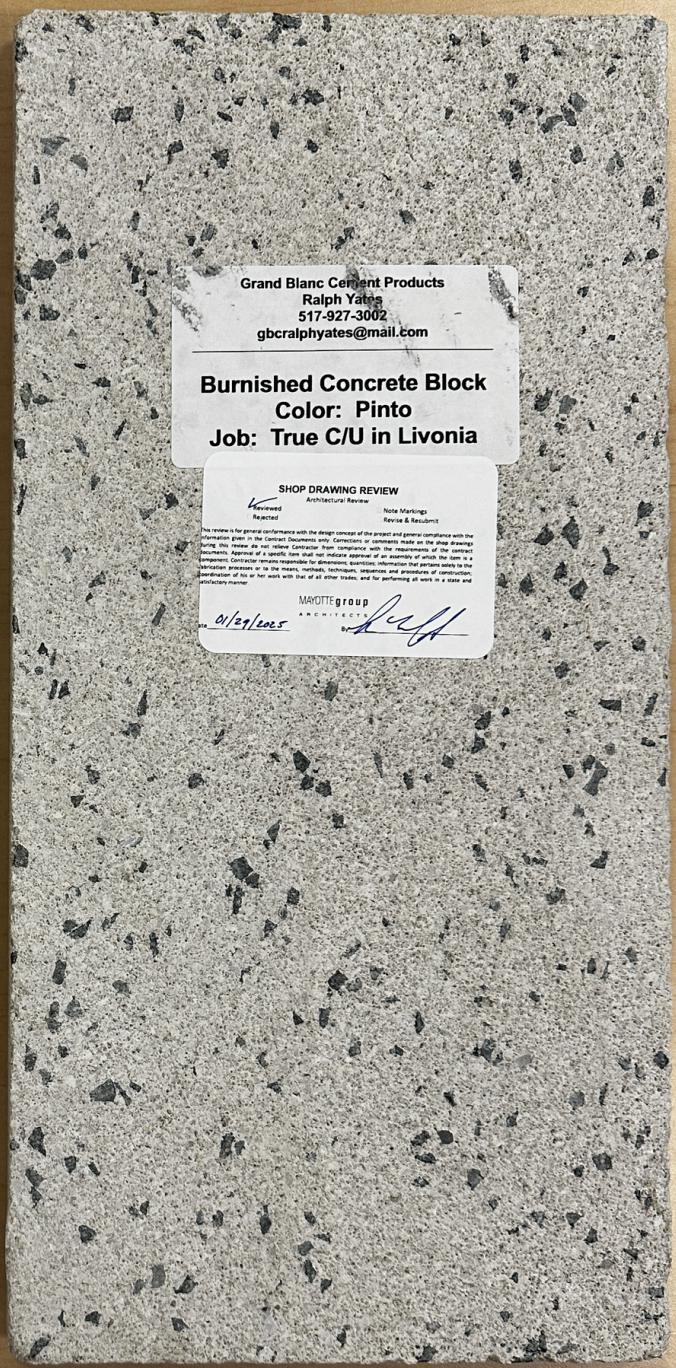



Grand Blanc Cement Products
Ralph Yates
517-927-3002
gbcralphyates@mail.com
Plaza Stone Concrete Block
Color: Light Gray
Job: True C/U in Livonia


Grand Blanc Cement Products
Ralph Yates
517-927-3002
gbcralphyates@mail.com
Burnished Concrete Block
Color: Pinto
Job: True C/U in Livonia




Grand Blanc Cement Products
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gbcralphyates@mail.com
Plaza Stone Concrete Block
Color: Light Gray
Job: True C/U in Livonia
SHOP DRAWING REVIEW
Architectural Review
Reviewed
Rejected
Note Markings
Revise & Resubmit
This review is for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents only. Corrections or comments made on the shop drawings during this review do not relieve Contractor from compliance with the requirements of the contract documents. Approval of a specific item shall not indicate approval of an assembly of which the item is a component. Contractor remains responsible for dimensions, quantities; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of his or her work with that of all other trades; and for performing all work in a state and satisfactory manner.
MAYOTTE group
ARCHITECTS
Date 01/29/25
By


Grand Blanc Cement Products
Ralph Yates
517-927-3002
gbcralphyates@mail.com
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Color: Pinto
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SHOP DRAWING REVIEW
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MAYOTTE group
ARCHITECTS
Date 01/29/2025
By

Docusign Envelope ID: F49DC632-CE26-8370-8075-58A004CBA48C

TRUE Community
CREDIT UNION

June 23, 2026

To: Mr. Doug Forman
Demco 29, LLC
30100 Telegraph Road
Bingham Farms, MI 48025

Re: Easement for ingress, egress, storm water drainage and grading across real property located in the Township of Ypsilanti, Washtenaw County, Michigan, as described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

Dear Mr. Forman:

This Letter of Intent (the "Letter") sets forth the principal business terms under which TRUE Community Credit Union (the "Grantee") would enter into an easement agreement with you (the "Grantor") for the purpose of obtaining an access easement over and across the Property to Joe Hall Drive, along with an easement for storm water drainage and grading across the Property, as more fully depicted on Exhibit A.

The Grantee is the purchaser of real property that adjoins the Property directly to the south (the "Grantee Property") pursuant to the terms of a binding purchase agreement with the owner of the Property (the "Purchase Agreement"). The Grantee intends to develop the Grantee Property into a credit union branch facility and is currently applying for site plan approval. Site plan approval is expected to be obtained within one hundred fifty (150) days. In order to obtain site plan approval and to develop the Grantee Property in accordance with the Grantee's plans and specification, the Grantee must obtain an easement agreement as described herein.

In the event the Grantee is able to consummate the transaction described in the Purchase Agreement, and become the record owner of the Property, the Grantee will pay you the sum of $100,000.00 in consideration for your execution of an agreement granting the easements described herein (the "Easement Agreement"). The Easement Agreement would contain the following terms:

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- The Grantor will grant the Grantee an access easement over and across the shaded area of the property depicted in Exhibit A for the purpose of providing vehicular ingress and egress from the Grantee Property to Joe Hall Drive. The Grantor will grant the Grantee an easement for storm water runoff and for grading as further depicted in Exhibit A. The access easement, stormwater runoff and drainage easements are collectively referred to as the "Easements".

- The Grantee will assume the full cost and expense of constructing, maintaining and repairing the Easements.

- The Grantee will assume the full cost and expense of obtaining approval of the Easement with any applicable governmental units and the costs of satisfying any modifications or conditions to the Property, including modifications to the existing detention pond and related storm water drainage system, required by an applicable governmental unit to obtain the Easement.

- The Easement Agreement shall contain customary terms, including but not limited to, representations and warranties of the Grantor and Grantee, the payment of the consideration set forth above, the construction, maintenance and repair of the Easements, insurance and indemnification for the protection of the Grantor along with any other terms, conditions or provisions reasonably agreed upon between the Grantor and the Grantee. The Grantee shall prepare the initial draft of the Easement Agreement and submit same to you for your review within thirty (30) days of acceptance of this Letter to be finalized within sixty (60) days of this Letter. It is anticipated that the Easement Agreement will be executed simultaneously with the Grantee's closing of the Purchase Agreement.

- At no cost to you, you agree to reasonably cooperate with the Grantee in obtaining site plan approval of its proposed development.

Between the date of this Letter and the date of the Grantee's consummation or termination of the Purchase Agreement (the "Term"), you agree that you will not encumber or transfer title to the Property in a manner that would prevent the Grantee from obtaining the Easements described herein. In the event the Purchase Agreement is terminated as provided therein, the Grantee's and your obligation under this Letter shall also terminate. In the event the Purchase Agreement is terminated, the Grantee shall provide written notice within five (5) business days to Grantor of such termination.

During the Term of this Letter the parties, and their respective legal counsel, shall negotiate in good faith the remaining terms of the Easement Agreement. You further understand that the Grantee has also negotiated an easement agreement with the owner of the property adjoining the Grantee Property to south to provide for an access easement running from the Grantee

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Property to the Seaver Way (the "Critical Access Drive") and agree that, after review and approval, the Grantee may combine the access easement described herein with the Critical Access Drive in order to provide uninterrupted traffic flow between Seaver Way and Joe Hall Drive.

This Letter shall be governed and construed in accordance with the laws of the state of Michigan. Any notice required under this letter shall be sent to the Grantor or Grantee at their respective addresses as set forth above.

This Letter is a non-binding Letter of Intent to enter into an Easement Agreement and the Grantor and the Grantee agree to negotiate and enter into a definitive Easement Agreement on the terms outlined above. This Letter shall automatically terminate if Grantor and Grantee do not formally agree upon a mutually acceptable Easement Agreement within the time period stated above, at which point neither party shall have any responsibility to the other party

Grantor will not be responsible for any brokers fees or other commissions in connection with the Easement Agreement or the terms of this Letter.

Accepted by:

Demco 29, LLC

By: Robert Hess

Its: Managing Member

Dated: 6/24/26

TRUE Community Credit Union

Signed by:
AD442DBD431C401...

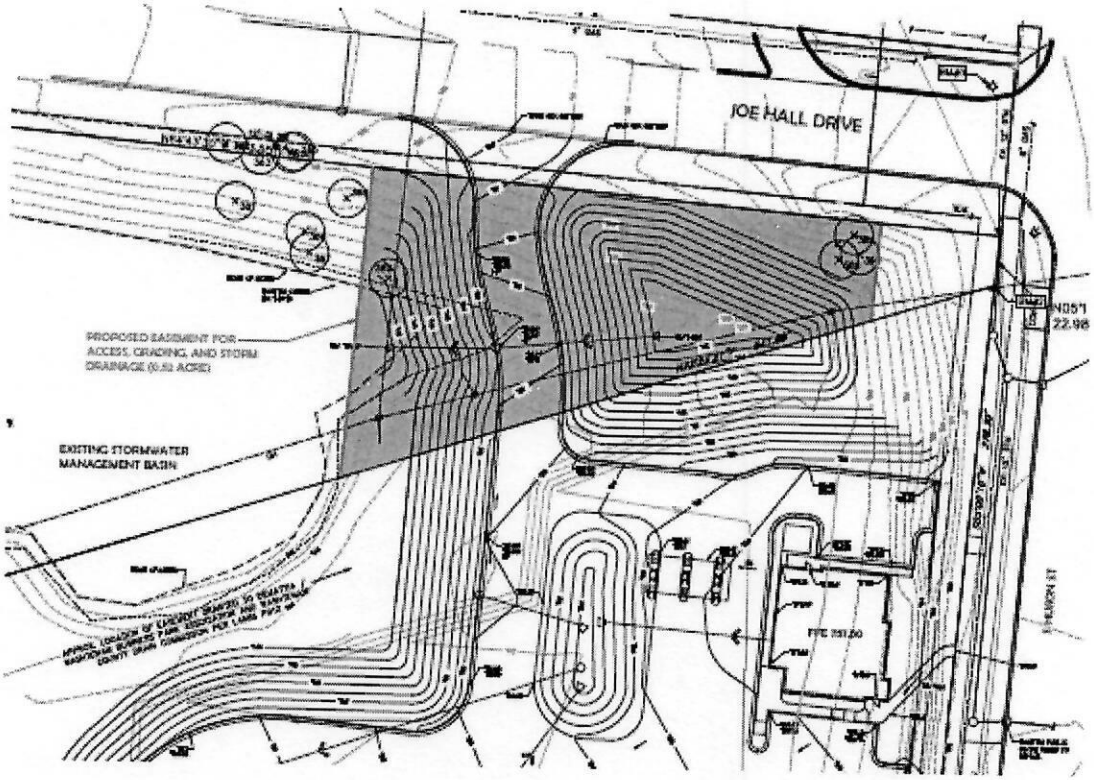
By: Chrissy Siders

Its: President/CEO

Dated: 6/23/2026

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EXHIBIT A



GRETCHEN DRISKELL

Water Resources Commissioner
705 N Zeeb Road
Ann Arbor, MI 48103
734-222-6860

Drains@washtenaw.org

Harry Sheehan
Chief Deputy Water Resources Commissioner

Scott Miller P.E.
Deputy Water Resources Commissioner

Theo Eggermont
Public Works Director

August 21, 2026

Mr. Woodrow Isaacs III, ASLA
Viridis Design Group
2926 West Main Street
Kalamazoo, Michigan 49006

RE: TRUE Community Credit Union
Ypsilanti Township, Michigan
WCWRC Project No. 13114

Dear Mr. Isaacs:

On June 30, 2026, this office received site plans for the TRUE Community Credit Union project, to be located in Ypsilanti Township, Michigan. The plans were submitted to our office by Ypsilanti Township via e-mail and were dated April 13, 2026. In response to our July 24, 2026 fee request letter, additional information, including a survey plan prepared by Nowak and Fraus and dated March 24, 2026; a revised plan sheet C3.0 dated July 27, 2026; and runoff calculations was submitted on July 27, 2026. The initial review fee was paid on July 28, 2026.

As a result of our review, we would like to offer the following comments:

1. The plans must be signed and sealed by a registered, professional engineer.
2. The engineer's certificate of outlet, accompanied by corresponding calculations and documentation, should be submitted to our office for review.
    a. The certificate of outlet is to be provided by the design engineer during the review process to certify that the receiving channel has adequate capacity to receive the detention basin discharge.
    b. As noted during our pre-application meeting, WCWRC was petitioned by Ypsilanti Township to create a drainage district and develop a regional stormwater management system to serve property adjacent to Seaver Way and Brinker Drive. At this time, the basin that is intended to serve the portion of the Seaver Farm Drainage District located in the northeast quadrant of Seaver Way and Brinker Drive has not been expanded and does not have the capacity required for runoff from additional development.
3. A storm water narrative should be prepared and submitted to our office for review.
4. The project includes constructing an entry drive off of Joe Hall Drive, that will require a reconfiguration of the detention basin that is part of the Huron Center Commercial and Industrial Park drainage district.

a. A drain use permit will be required for the proposed entry drive construction and basin reconfiguration. However, the permit application can be submitted once the design is finalized.

b. In order to consider the basin reconfiguration, a storage volume table for the revised basin must be provided so that it can be compared to the required basin capacity.

5. It appears that the eastern and western portions of the reconfigured Huron Center Commercial and Industrial Park basin have an inline connection because the connecting pipe has a slope greater than zero. The eastern and western portions of the basin must be connected by an equalization pipe with zero slope.
6. A drainage area map should be included with the design plans on the grading sheet.
7. A storage volume chart for the proposed first flush basin must be included in the plan set.
8. The basin area should have a CN value of 98 on Worksheet W1.
9. Each first flush basin inlet should include a sediment trap. A detail of the sediment trap should be included.
10. A long-term stormwater maintenance plan, including budget and responsible party, should be designed and included with the plan set.
11. Please see the attached invoice for the current fees and remit these fees upon receipt. As requested, the invoice is being submitted directly to Viridis Design Group.

At your convenience, please send us a complete set of revised plans and the additional information requested above so that we may continue our review. If you have any questions, please contact our office.

Sincerely,

Theresa M. Marsik, P.E.
Stormwater Engineer
(permit\TRUE Community Credit Union rev1)

cc: Brenda Stumbo, Ypsilanti Township Supervisor
Mark Yandrick, Ypsilanti Township Planning Director
Lauren Doppke, Ypsilanti Township Staff Planner
Sally Elmiger, Ypsilanti Township Planning Department (Carlisle Wortman Associates)
Doug Winters, McLain and Winters
Matt Parks, P.E., Ypsilanti Township Engineer (OHM)
Stacie Monte, Ypsilanti Township Engineer (OHM)

CHARTER TOWNSHIP OF YPSILANTI FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

222 South Ford Boulevard, Ypsilanti, MI 48198

September 9, 2026

Mark Yandrick, Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Final Site Plan

Project Name:	TRUE Community Credit Union
Project Location:	1400 S. Huron St. Ypsilanti, MI 48197
Plan Date:	3/14/2026
Applicable Codes:	IFC 2018
Architect:	Mayotte Group Architects
Architect address:	6240 W. Hope Lansing, Mi 48917

Status of Review

Status of review: Approved as Submitted

Site Coverage - Access

Comments: Fire department access is adequate.

Hydrant Coverage

Comments: Hydrant coverage is adequate.

Best regards,

Steve Wallgren, Fire Marshal
Charter Township of Ypsilanti Fire Department
CFPS, CFI I

Dedicated to Providing Top Quality, Cost Effective, and
Environmentally Safe Water and Wastewater Services to Our Customers

YPSILANTI COMMUNITY UTILITIES AUTHORITY

2777 STATE ROAD
YPSILANTI, MICHIGAN 48198-9112
TELEPHONE: 734-484-4600
WEBSITE: www.ycua.org

September 17, 2026

VIA ELECTRONIC MAIL

Mr. Mark Yandrick, Planning Director
Office of Community Standards
CHARTER TOWNSHIP OF YPSILANTI
7200 S. Huron River Drive
Ypsilanti, MI 48197

Re: Preliminary (non-residential) Site Plan Review #1
True Credit Union
Charter Township of Ypsilanti (Plan Date: 08-25-2026)

Dear Mr. Yandrick:

In response to the electronic mail message from your office dated September 3, 2026, we have reviewed both the referenced plans with regards to water supply and wastewater system design. The plans are acceptable to YCUA.

As noted in the July 15, 2026, letter from this office, connection fees apply for the proposed building. Please note that the total cash price for connection fees, **$2,004.20 plus the construction phase escrow deposit, Authority administration fee, and record plan guarantee**, must be paid to YCUA by the Applicant, with a receipt delivered to the Township, before either the building or soil and grading permit is issued. The construction phase escrow deposit and associated fees and deposits and the entity responsible for maintaining those accounts will be determined during the Detailed Engineering phase of the project in conjunction with your office and the Township Engineer. Should there be any questions please contact this office.

Sincerely,

SDW Digital Signature

SCOTT D. WESTOVER, P.E., Direcotor of Engineering
Ypsilanti Community Utilities Authority

cc: Mr. Luke Blackburn, Mr. Sean Knapp, File, YCUA
Mr. Steve Wallgren, Township Fire Department
Mr. Matt Parks, P.E., Ms. Stacie Monte, Township Engineer
True Community Credit Union, Applicant
Mr. Woodrow Isaacs, Applicant's designer

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September 18, 2026

Mr. Mark Yandrick
Township Planning Director
Charter Township of Ypsilanti
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: True Community Credit Union
Preliminary Site Plan Review #2

Dear Mr. Yandrick:

We have completed the second preliminary site plan review of the plans dated August 25, 2026 and received by OHM Advisors on September 3, 2026.

At this time, the plans are recommended for consideration by the Township Planning Commission, contingent on the following comments being addressed. Preliminary detailed engineering comments have been provided to the applicant as a courtesy and shall be addressed prior to submitting detailed engineering plans for review.

A brief description of the project has been provided below, followed by our comments and a list of anticipated required permits and approvals. Comments in Section C are detailed in nature, do not influence the overall site layout, and can be addressed during the detailed engineering drawing submittal.

A. PROJECT AND SITE DESCRIPTION

The applicant is proposing a 3,100 square-foot financial office, True Community Credit Union, located at 1410 S Huron St. Associated improvements include a drive-thru, parking lot, pedestrian connections, utilities, and landscaping.

The site will be serviced by connection to the existing water main along S Huron St and connection to the existing sanitary sewer along the private drive to the west of the property. The first flush stormwater runoff volume is proposed to be managed by an on-site detention basin and underground conveyance system, while the remaining runoff volume will be managed by the nearby Seaver Farm regional detention basin.

B. PRELIMINARY SITE PLAN COMMENTS

Site Layout & Paving/Grading

1. Per discussions with the Township Planning Director, the applicant shall provide sidewalk from the proposed entrance drive on Joe Hall Drive east towards S Huron Street. It is noted that the applicant does not own the adjacent property to the north; however, the applicant is proposing improvements to the northern property and therefore the sidewalk connection shall be provided.

2. This office defers to the Township Planning Commission on the requirement of a loading zone. If a loading zone is determined to be required, its location and a truck turning template shall be provided.

OHM Advisors®
3767 RANCHERO DRIVE, SUITE 100
ANN ARBOR, MICHIGAN 48108
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

Site Utilities

3. The applicant shall delineate the existing and proposed utilities (water, sanitary, storm) on all plan sheets they're shown, including the utility plan, for clarity. The applicant shall revise the label for the existing water main along the west side of S Huron St as it is currently noted as proposed. The applicant shall also label the hydrant on S Huron St as proposed.

General

4. Per the Ypsilanti Township Zoning Ordinance, and the nature of the proposed project, the applicant shall note that preliminary and final site plans, including digital sets, are required to be signed and sealed by a registered professional engineer in the State of Michigan.

C. PRELIMINARY DETAILED ENGINEERING COMMENTS

The following comments shall be addressed by the applicant during the detailed engineering drawing submittal, and do not affect the recommendation for approval to the Township of Ypsilanti Planning Commission. It should be noted that this is not an all-inclusive list and additional comments may be generated as new information is presented.

1. The applicant shall provide spot elevations at all four (4) corners of all barrier-free parking spaces, access aisles, ramps, and level landings, as well as along both sides of all sidewalk at 50-foot intervals. The applicant shall note that the cross-slope shall not exceed 2% per ADA Standards.

2. The applicant shall provide utility pipe profiles, including pipe diameter, material, length, slope, and hydraulic grade line for all proposed storm sewer and water main, if an additional hydrant extension is provided.

3. The applicant shall provide conveyance calculations for the proposed stormwater conveyance system.

4. The applicant shall provide the stormwater calculations, provided as a supplement, within the plan set.

5. The applicant shall provide a detailed drainage area map that provides drainage areas corresponding to each catch basin, including their acreages, C-factors, and C-factor calculations.

6. The applicant shall provide a stormwater narrative clarifying how the proposed runoff will be managed.

7. The applicant shall provide a certificate of outlet signed and sealed by a registered professional engineer in the State of Michigan on the plans.

8. The applicant shall provide a maintenance schedule for all temporary and permanent soil erosion and stormwater management activities for both during and after construction. The schedule shall include the frequency of activities as well as the party responsible.

9. The applicant shall clarify if soil borings were performed. If so, their logs and locations shall be included on the plans and a copy of the geotechnical report shall be provided to this office for the project file.

10. The applicant shall note that the proposed storm sewer shall be RCP, per Township Engineering Standards. If other materials are proposed for use, the applicant shall provide the load carrying design analysis for the proposed depth conditions.

11. The applicant shall verify the limits of the Demattia easement are clearly shown on all plan sheets for reference.

12. The applicant shall clarify the material of the proposed domestic water service.

13. The applicant shall provide the location of all existing utilities, including the recently constructed water main, on the topographic survey for reference.

14. The applicant shall provide a quantity table for the proposed utilities on the Cover Sheet.

15. The applicant shall provide a crosswalk pavement marking for the pedestrian crossing at the southwest corner of the proposed building.
16. The applicant shall provide fire truck and garbage truck vehicle dimensions for the turning templates to verify sufficient space for accessibility has been provided.

17. The applicant shall revise the name of Sheet C2.1 for clarity as turning templates are not currently provided on that sheet.

18. The applicant shall provide the Ypsilanti Township Standard Detail Sheets, including the SESC Standard Detail Sheet, within the plan set. These can be obtained by emailing stacie.monte@ohm-advisors.com. The applicant shall remove the SESC details from Sheet C3.1D to avoid confusion.

D. REQUIRED PERMITS & APPROVALS

The following outside agency reviews and permits will be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the Township and OHM Advisors (email: stacie.monte@ohm-advisors.com).

- **Ypsilanti Community Utilities Authority (YCUA):** Approval was recommended in the review letter dated September 17, 2026.
- **Ypsilanti Township Fire Department:** Review and approval is required.
- **Washtenaw County Water Resources Commissioner's Office (WCWRC):** Review and approval is required. Comments were provided in the review letter dated August 21, 2026
- **Washtenaw County Road Commission (WCRC):** Review and approval is required.
- **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE Act 399 permit will be required for construction of all public water main improvements, including hydrant extension(s).
- **Michigan Department of Environment, Great Lakes & Energy (EGLE):** An EGLE permit will be required for any work and/or stormwater discharge into the wetlands.
- **Ypsilanti Township Office of Community Standards:** A Soil Erosion and Sedimentation Control permit shall be secured from the Ypsilanti Township Office of Community Standards.

Should you have any questions regarding this matter, please contact this office at (734) 466-4580.

Sincerely,
OHM Advisors

Stacie L. Monte

Stacie L. Monte

Matthew D. Parks, P.E.

SLM/MDP/jr

cc: Lauren Doppke, Township Staff Planner
Doug Winters, Township Attorney
Sally Elmiger, CWA, Township Planning Consultant
Steven Wallgren, Township Fire Marshall
Scott Westover, P.E., YCUA

Heather Colonius, TRUE Community Credit Union
Woodrow Isaacs, VIRIDIS Design Group
File

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