



# Planning Commission

Larry Fox, Chairperson      Summer L. McMullen, Trustee  
Michael Mitchell, Vice-Chairperson      Keith Voight, Secretary  
Michelle LaRose, Commissioner      Sue Grissim, Commissioner  
Tom Murphy, Commissioner

**Planning Commission Meeting Agenda**  
**Hartland Township Hall**  
**Thursday, May 27, 2021**  
**7:00 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to Public
6. Old and New Business
  - a. Site Plan Application #21-008 (Amendment to Conceptual Master Plan for Shops at Waldenwoods PD)
  - b. Site Plan Application #21-004 (Amendment to Hartland Marketplace Planned Development)
7. Call to Public
8. Planner's Report
9. Committee Reports
10. Adjournment

# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan Application #21-008  
(Amendment to Conceptual Master Plan for Shops at Waldenwoods PD)

**Date:** May 20, 2021

## Recommended Action

**Move to approve Site Plan Application #21-008**, a request to amend the previously approved Conceptual Master Plan (Sheet B-1) for the Shops at Waldenwoods Planned Development (PD), as outlined in the staff memorandum dated May 20, 2021. Approval is subject to the following conditions:

1. Future development projects within the Planned Development shall require a site plan application, which is subject to review and approval by the Planning Commission and the Township Board, as applicable.
2. Applicant complies with any requirements of the Township Engineering Consultant and Hartland Deerfield Fire Authority and all other government agencies, as applicable.
3. (Any other conditions the Planning Commission deems necessary)

## Discussion

**Applicant:** Brian Crouse

### Site Description

The Shops at Waldenwoods Planned Development (PD) is located at the northwest corner of Highland Road (M-59) and Old US -23 in Section 20 and 21 of Hartland Township. The entire commercial development is approximately 61 acres in size and is comprised of multiple parcels. The planned development was approved in 1999 and is to be completed in several phases. Phase 1 is completed with one multitenant commercial building which includes eleven (11) tenants plus Kroger; and two stand-alone buildings, CVS Pharmacy and TCF National Bank. Target is the only building that has been constructed as part of Phase 2.

### Overview and Background Information

#### Site Plan Application #270

The Shops at Waldenwoods Planned Development was approved by the Township in April 2000 under Site Plan application #270. The approved plans for the PD include the Planned Development Agreement (the "Agreement") dated September 15, 2000, and the Conceptual Master Plan dated September 3, 2000 (Exhibit B).

A Supplemental Agreement occurred in 2001 and several amendments to the PD occurred between 2000 and 2017 as outlined below.

### Supplemental Agreement

In a letter dated October 30, 2001, the developer and the Township entered into a mutual agreement regarding the joint interpretation of certain provisions outlined in the original PD Agreement regarding rear yard setbacks within the development. The letter is referred to in the proposed 3<sup>rd</sup> Amendment as the “Supplemental Agreement” which was not recorded.

### 1<sup>st</sup> Amendment to PD Agreement

The first amendment to the PD, approved on April 25, 2002, provided additional standards for wall signs under Paragraph 3 of the PD Agreement.

### Site Plan Application #354 – 2<sup>nd</sup> Amendment to PD Agreement

The Second Amendment to the PD was approved by the Township Board on March 2, 2004, which amended the legal description of the PD property and modified the development phasing schedule in Paragraph 4 of the PD Agreement. Additionally, modifications were made to the original Conceptual Master Plan (approved under SP Application #270). The revised Conceptual Master Plan, Exhibit B-1, dated September 17, 2003, included several modifications to the original Conceptual Master Plan including changes to the detention areas, greenspace layout improvements, and Phase 2 anchor store footprint was enlarged.

### 3<sup>rd</sup> Amendment

A Third Amendment was proposed in 2006, which was related to the proposal by the Michigan Department of Transportation (MDOT) to widen a section of M-59. The proposal required additional right-of-way along the north side of M-59 within the PD property (Shops at Waldenwoods), thus an amendment to the PD Master Plan was necessary. The Planning Commission discussed the proposal between 2006 and 2007; however, a revised development plan was not approved nor was the Third Amendment. Details on the Third Amendment, as approved under SP #17-001 are outlined in this section.

### Site Plan Application #479C – Conceptual Site Plan

A site plan application was submitted to the Township by Kroger in 2009 (Site Plan Application #479C), as a proposed amendment to the Shops at Waldenwoods Planned Development. The request was to amend the PD Agreement to allow for the installation of a fuel station/kiosk and other outdoor sales and display areas, for Kroger. A conceptual site plan was presented to the Planning Commission on March 26, 2009 for their feedback. The applicant was seeking input to determine if the Township was receptive to amending the PD to include the fueling station and/or outdoor display and sales areas, prior to the submittal of a formal application.

As background information to SP #479C, permitted land uses are identified in the original Planned Development Agreement (September 15, 2000), which includes the principal permitted uses listed in the General Commercial (GC) zoning district, from the previous zoning ordinance (Section 24.02 Zoning Ordinance No.37). Additionally, the PD Agreement listed specific land uses to be permitted by right that are listed as special land uses in the GC zoning district. If not specifically listed in the PD Agreement, other uses requiring special approval are not permitted. All automotive related uses and commercial outdoor display sales or storage of items outside require special approval. Those uses are not included in the Planned Development Agreement, and thus are not permitted. This is consistent with the GC regulations outlined in Section 3.1.14. of current Zoning Ordinance.

The Planning Commission reviewed the proposed conceptual plan under SP #479C in 2009 but the project did not proceed to the next step.

Site Plan Application #17-001(3<sup>rd</sup> Amendment to the Shops of Waldenwoods PD Agreement – modify Project Identification Sign)

On February 23, 2017, the Planning Commission recommended approval of SP #17-001, a request to modify the existing monument sign for the development (Project Identification Sign) and Exhibit E of the PD Agreement. The Township Board approved SP #17-001 on March 27, 2017.

**Request**

The applicant is requesting to amend the previously approved Conceptual Master Plan for the Shops at Waldenwoods. The applicant has explained that the reasons for this request are multi-faceted, including a need to provide Kroger with a fuel center location, modify the site plan in response to the changing retail market conditions, and address future Highland Road expansion plans as related to the MDOT right-of-way on Highland Road.

The proposed Conceptual Master Plan is primarily focused on the southerly 350 feet of the development, between the existing Target entry drive on Highland Road and the west property line of the development. The previously approved Conceptual Master Plan in this same area depicted three (3) individual commercial buildings (ranging from 5,000 to 8,00 square feet in size), an anchor store (45,520 square feet in size), three (3) detention basins, and substantial parking areas, along the frontage of Highland Road.

The following revisions are depicted on the proposed Conceptual Master Plan:

- Creation of four (4) individual parcels for future commercial development along Highland Road, in the southwest corner of the development
- Reduction of Phase 4 and Phase 5 retail anchor store footprints to reflect the addition of the four (4) new parcels
- Modifications to parking and internal vehicular circulation
- Modifications to the storm water management system and detention basins
- Other site modifications to address future Highland Road expansion plans

Per the applicant the proposed plan provides additional open space and landscape areas adjacent to Highland Road which enhances the streetscape. The plan has been designed to accommodate the future expansion of Highland Road based on the 2010 plans developed by MDOT (Michigan Department of Transportation).

Similar to the previously approved Conceptual Master Plan, the plan is meant to serve as a guide to the future development of this shopping center and has not been reviewed for Ordinance compliance. The site layout for each parcel as depicted on the proposed plan is conceptual in nature and serves as a placeholder for future businesses. A site plan application will be required for each business which will be reviewed by the Planning Commission. The site plan will be reviewed using all applicable sections of the Shops of Waldenwoods Planned Development Agreement regarding development standards and applicable sections of the current Zoning Ordinance.

As noted previously, automotive related uses are not listed as permitted land uses in the Planned Development Agreement, including a fuel station. When an application is submitted for a fuel center station in this development, at that time, the applicant could either seek to apply for a special land use permit for the fuel center station, which is a permitted special land use in the GC Zoning District (Automobile fueling and convenience station). The site plan would be reviewed by the Planning Commission, who makes the final decision. The Planning Commission would also review the special land

use and make a recommendation to the Township Board, who makes a final decision.

The other option is to amend the Planned Development Agreement to allow an automobile fueling station by right in the PD Agreement. If allowed as a permitted use, then a site plan application is required, be reviewed by the Planning Commission who makes the final decision.

**Approval Procedure**

A site plan application is required to be reviewed by the Planning Commission who will make a final decision on the proposed amendment to the Conceptual Master Plan.

**Other Requirements-Zoning Ordinance Standards**

Nothing additional at this time

**Hartland Township DPW Review**

No comments at this time.

**Hartland Township Engineer's Review (HRC)**

No comments at this time.

**Hartland Deerfield Fire Authority Review**

No comments at this time.

**Attachments**

1. Applicant's Letter
2. Original PD Agreement September 15, 2000 pg. 1-2 – *PDF version*
3. Conceptual Master Plan dated September 17, 2003
4. Proposed Conceptual Master Plan dated May 5,2021

CC:

HRC, Twp Engineer (via email)

Mike Luce, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2021 Planning Commission Activity\Site Plan Applications\SP #21-008 Shops at Waldenwoods Amend PD\Staff reports\SP #21-008 Amend Shops at Waldenwoods PD staff report 05.20.2021.docx



RECEIVED

MAY 06 2021

HARTLAND TOWNSHIP

**Shops at Waldenwoods  
Development plan modifications**

Walden & Associates is proposing changes to the previously approved development plan for The Shops at Waldenwoods Planned Development. The impetus for this request consists of a need to provide Kroger a fuel center location, changing retail market conditions and site modifications to address future Highland Road expansion plans.

Kroger has expressed a need to add a fuel service component on a site closely associated with their Hartland store in order to maintain the viability of this store location. Within the Shops at Waldenwoods development, the location nearest to the existing store available for siting a fuel center is on the West side of the Westerly entrance drive.

Additionally, changing market conditions are creating a desire for smaller parcels for drive up, drive through and self-service businesses. Demand for larger, multi-tenant retail buildings has been significantly impacted by recent changes in the retail business model with retail customers seeking greater availability of delivery, pick up, drive through and other contact-less services. These changes are anticipated to have permanently altered the retail environment.

Modifications to the development plan are located primarily in the Southerly 350 feet of the development, between the Target entry drive and the West property line of the development. The proposed development plan depicts creating four smaller parcels along Highland Road, between the existing Westerly access drive to the Shops at Waldenwoods and the future access drive at the West end of the development. These individual development parcels range in size from 0.95 acres to 1.24 acres. Proposed Phase 4 and Phase 5 retail anchor store footprints have been reduced to reflect the addition of these new parcels. The internal East-West drive has been extended to the West end of the development, providing internal access to the four development parcels.

The approved development plan depicted a substantial parking field along the frontage to service the larger anchor stores and multi-user retail buildings. The proposed modifications will provide an improved streetscape with substantially greater open space and landscape areas adjacent to Highland Road.

Development plan modifications also include a redesigned storm water management system to accommodate all future storm water sedimentation, detention and discharge requirements for the completed development. Specific changes consist of expanding the existing detention basin located South of Target, and reconstruction of the existing sedimentation and detention basin adjacent to the Westerly entrance to provide sedimentation only and accommodate the future MDOT expansion of M-59. Expansion of the

existing detention basin requires eliminating the existing Easterly outlot parcel South of Target. The remaining outlot parcel, located immediately West of the expanded detention basin, will be increased in width to more readily accommodate a drive up or drive through use.

Proposed development parcels and improvements, including the storm water management system, have been designed to accommodate the future expansion of Highland Road based on plans developed by MDOT in January 2010. The revised development plans depict the current configuration of Highland Road.

The proposed changes to the development plans for The Shops at Waldenwoods provide a fuel center location for Kroger and retail development parcels along Highland Road that will accommodate the new and future market trends for retail services.



RECORDED

NOV 6 2000

2000 SEP 27 1 A 8:49

HARCY HAVILAND  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI.  
48843

AGREEMENT REGARDING PLANNED DEVELOPMENT DISTRICT

35/2

THIS AGREEMENT REGARDING PLANNED DEVELOPMENT DISTRICT is made as of the 15<sup>th</sup> day of September, 2000, by and between WALDEN AND ASSOCIATES, LLC, a Michigan limited liability company (the "Developer"), the address of which is c/o Robert B. Aikens & Associates, L.L.C., 2690 Crooks Road, Suite 400, Troy, Michigan 48084, and THE TOWNSHIP OF HARTLAND, a Michigan municipal corporation (the "Township"), the address of which is 3191 Hartland Road, Hartland, Michigan 48353.

**WITNESSETH:**

**WHEREAS**, Developer is the owner of a certain parcel of land located in the Township of Hartland, Livingston County, Michigan, which property is more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property"); and

**WHEREAS**, Developer has applied for, and the Township has approved, the rezoning of the Property to the zoning classification of Planned Development District; and

**WHEREAS**, the parties are desirous of setting forth certain terms and conditions of their understandings relating to the development of the Property in accordance with the Planned Development District zoning.

**NOW, THEREFORE**, for and in consideration of the foregoing, the parties hereto do hereby covenant and agree as follows:

1. Prior to the date hereof, the Board of Trustees of the Township (the "Board") rezoned the Property to Planned Development District so as to accommodate the development of same as a multi-phase retail and office development (the "Development"), including, without limitation, all ancillary and related functions such as shipping and receiving. The four (4) phases of the Property are depicted on the Site Plan attached hereto as Exhibit "B" and hereby made a part hereof (the "Site Plan"). Except as otherwise specifically set forth herein, Developer agrees to develop the Property in accordance with the provisions, regulations and restrictions of Article 29.00 of Ordinance No. 37 (the "Zoning Ordinance") of the Township and comply with other portions of the Ordinance applicable to the Development. However, with respect to the future phases of the Development, it is acknowledged that the Site Plan may be modified by Developer, but any modification or alteration shall be subject to the approval of the Board.

2. Section 29.02 of the Zoning Ordinance sets forth certain permitted principal uses within a Planned Development District. In addition to those permitted uses set forth in said Section, the following uses shall be permitted within the Development without the necessity of Developer obtaining any special approval therefor:

- (a) not more than one (1) drug store and pharmacy with drive-thru service;
- (b) restaurants with drive-in or drive-thru service, but not more than one (1);
- (c) bank or other financial institution with drive-thru service;
- (d) home improvement center or general merchandise retailer with outdoor merchandise display or garden center;
- (e) standard or family restaurant serving alcohol;

- (f) brew pub tavern restaurant permitting limited on-site production of beer and ale in a building not to exceed 10,000 square foot; and
- (g) Shopping Center and stores over 60,000 square feet.

All other uses permitted under the General Commercial District, as set forth in Section 24.02 of the Zoning Ordinance, a copy of which is set forth on Exhibit "C", attached hereto and made a part hereof, shall be permitted in the Development.

Phase 4 of the Development shall be utilized for office purposes and Developer agrees to develop Phase 4 in accordance with the provisions, regulations and restrictions of Article 21 of the Zoning Ordinance providing for "Office Service District".

3. Developer shall provide parking within the Development in accordance with the minimum requirements of Article 5 of the Zoning Ordinance, as modified as follows:

- (a) all retail uses may have a maximum of five (5) parking spaces per 1,000 square feet of gross floor area;
- (b) all restaurant uses shall have a minimum of ten (10) parking spaces per 1,000 square feet of gross floor area; and
- (c) those restaurants having drive-thru service shall also have stacking space for the drive-thru window as required by Article 5 of the Zoning Ordinance.

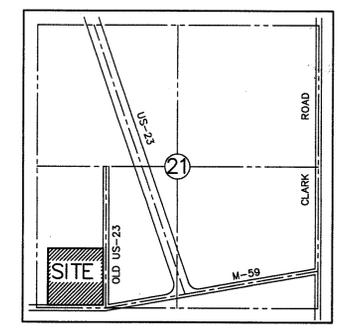
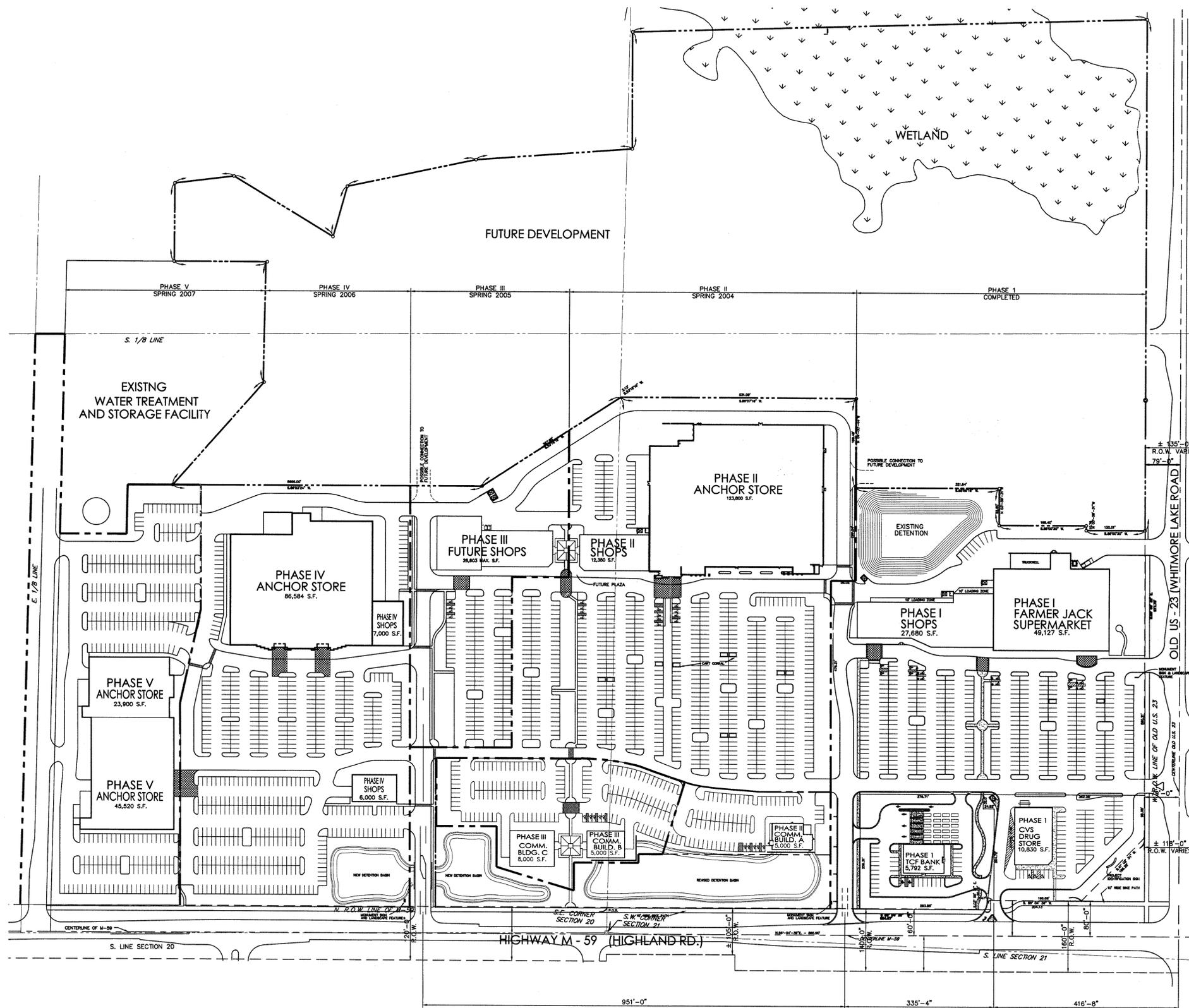
Developer agrees to increase the required green space in the Development in connection with the installation of all improvements, including parking areas, from twenty-five percent (25%) of gross land area to twenty-eight percent (28%) of gross land area and the usable green space shall be increased from ten percent (10%) to twenty percent (20%) of the gross land area.

Unless otherwise provided herein or contained in the approved Site Plan for Phase 1 or any Site Plan for any future phase of the Development hereafter approved by the Board, Developer shall comply with the general provisions of Article 3 of the Zoning Ordinance as the same relate to bulk and area regulations. Further, Developer shall be required to construct all buildings so that: (i) all rooftop mechanical equipment shall be enclosed and obscured from view by vehicles and pedestrians; and (ii) all outdoor display areas utilized by any home improvement center shall be properly screened with a decorative wrought iron appearing fence or masonry with face brick wall.

With respect to required setbacks, Developer shall comply with the Schedule of Regulations set forth in Article 32 of the Zoning Ordinance as it relates to general commercial uses with sewer, all as shown on Exhibit "D", attached hereto and made a part hereof. However, in the event a portion of the Development is sold by Developer to a third (3<sup>rd</sup>) party user for development of a building and related improvements as part of an integrated shopping center, interior side-yard setback requirements shall be waived in order to permit a "zero lot-line separation" as depicted on Exhibit "B", so long as all applicable building codes are complied with in the construction of the building and such related improvements on such portion of the Development.

All signs installed at the Development shall comply with the requirements of Article 9 of the Zoning Ordinance. However, due to the size of the Development, and in order to promote the efficient movement of vehicular traffic through the Development, the following freestanding signs shall be permitted on the frontage of the Development:

- (a) one (1) project identification sign with an overall height of nine (9) feet and a base dimension of 32 (thirty-two) feet in length, generally located at the southeast corner of the Development; and
- (b) four (4) directional monument signs with up to four (4) tenants displayed on each sign. Three (3) of the signs will be designated for the "Shops At Waldenwoods". One (1) of the signs will be designated for the future office complex at the Property. All monument signs will have a mean height of seven (7) feet and a base dimension of nine (9) feet, four (4) inches.



LOCATION MAP  
NOT TO SCALE

**LEGEND**

<b>LAND AREA:</b>	
PHASE I (COMPLETED)	13.93 ACRES
PHASE II	14.94 ACRES
PHASE III	6.58 ACRES
PHASE IV	10.71 ACRES
PHASE V	8.02 ACRES
DETENTION AREA ( CONSTRUCTED IN PHASE II )	2.33 ACRES
TOTAL LAND	± 56.51 ACRES
APPROVED MASTER PLAN	± 60.96 ACRES
<b>BUILDING AREA:</b>	
PHASE I (COMPLETED)	93,429 S.F.
PHASE II	141,150 S.F.
PHASE III	39,603 S.F.
PHASE IV	99,584 S.F.
PHASE V	69,420 S.F.
TOTAL BUILDING AREA	443,186 S.F.
APPROVED MASTER PLAN	482,455 S.F.
<b>PARKING:</b>	
REQUIRED PER ORDINANCE	
PHASE I	410 SPACES
PHASE II	599 SPACES
PHASE III	249 SPACES
PHASE IV	328 SPACES
PHASE V	278 SPACES
TOTAL REQUIRED	1,934 SPACES
APPROVED MASTER PLAN	2,011 SPACES
<b>PROVIDED:</b>	
PHASE I	486 SPACES
PHASE II	738 SPACES
PHASE III	282 SPACES
PHASE IV	449 SPACES
PHASE V	276 SPACES
TOTAL PROVIDED	2,231 SPACES
APPROVED MASTER PLAN	2,276 SPACES

- GENERAL NOTES:**
- 1.) SEE CONCEPTUAL LANDSCAPE PLAN
  - 2.) FINAL LOCATION OF OUTLOT CURB CUTS MAY CHANGE ON A TENANT BY TENANT REQUIREMENT.
  - 3.) R.O.W. CURB CUTS SHOW IN SAME LOCATIONS AS APPROVED MASTER PLAN.

PROPOSED  
CONCEPTUAL MASTER PLAN  
SCALE: 1" = 100'-0"

**EXHIBIT B-1 SHOPS  
AT WALDENWOODS**  
HARTLAND TOWNSHIP, MICHIGAN

OWNER/DEVELOPER:  
**Robert B. Aikens**  
& ASSOCIATES, L.L.C.  
3900 CHURCH ROAD, SUITE 100, WESTLAND, MICHIGAN 48090  
PHONE: (313) 487-1111

**Wah Yee Associates**  
Architects & Planners  
37911 WEST TWELVE MILE ROAD  
FARMINGTON HILLS, MICHIGAN 48331  
PHONE 248-4897-9160 FAX 489-0133  
PROJECT NO. 3427

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of Wah Yee Associates and will remain the property of Wah Yee Associates and will be used only for the project and site shown hereon and in connection with the specified project. None of such ideas, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Wah Yee Associates.

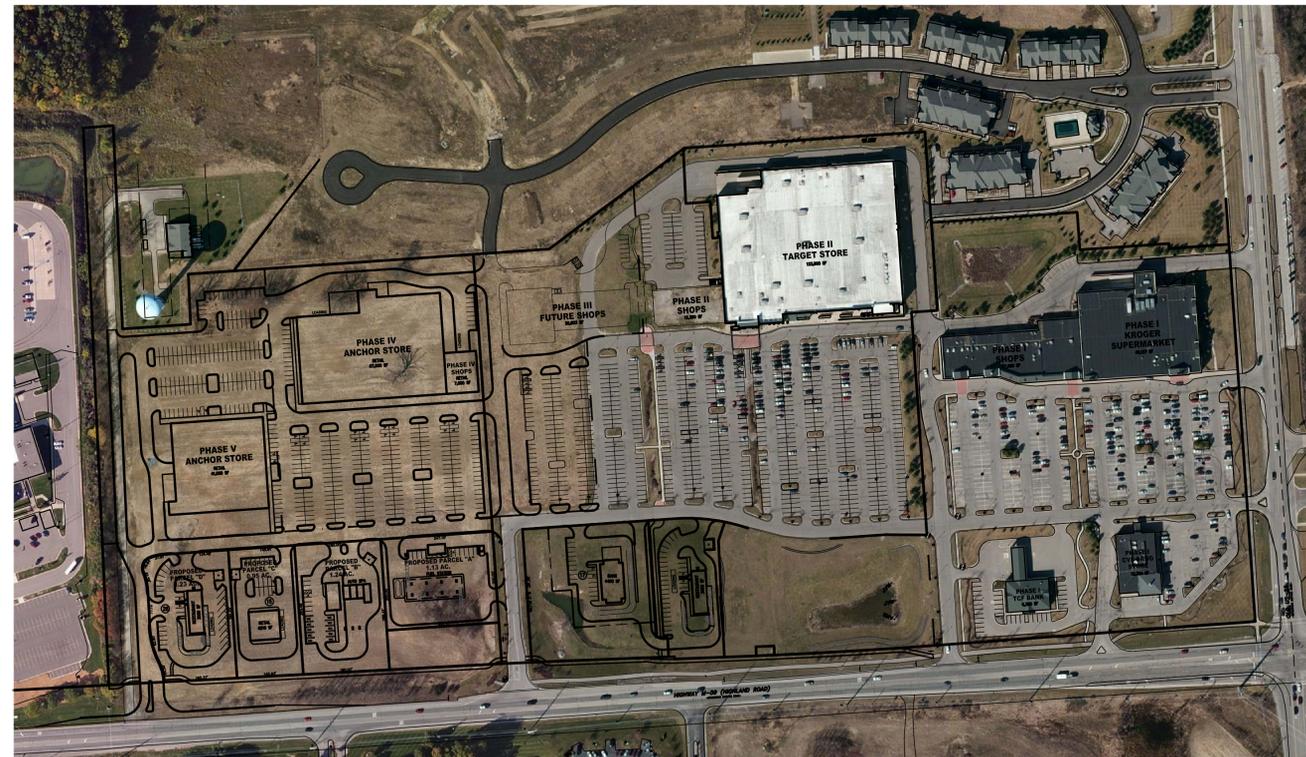
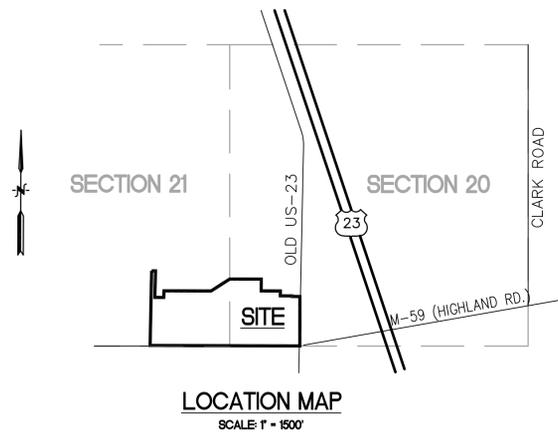
Without dimensions on these drawings shall also provide one scaled dimension. Contractors shall verify, and be responsible for all dimensions and coordinates on the site and they must be within 1/8" of any dimension from the dimensions and conditions shown by these drawings. All data shall be verified and approved by the client before proceeding with construction.

MAY 14, 2003  
JUNE 3, 2003  
JUNE 10, 2003  
JUNE 18, 2003  
JULY 2, 2003  
AUG. 5, 2003  
AUG. 11, 2003  
SEPT. 2, 2003  
SEPT. 8, 2003  
SEPT. 17, 2003

# PLANNED DEVELOPMENT MASTER PLAN FOR SHOPS AT WALDENWOODS

## HARTLAND TOWNSHIP, MICHIGAN

A PART OF SE 1/4 OF SECTION 20 AND SW 1/4 OF SECTION 21, T.3N, R.6E,  
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**AERIAL PHOTOGRAPH**  
NOT TO SCALE

**SHEET INDEX**

- 1.0 EXHIBIT B-1 PROPOSED CONCEPTUAL MASTER PLAN
- 2.1 PROPOSED CONCEPTUAL UTILITY PLAN (WEST)
- 2.2 PROPOSED CONCEPTUAL UTILITY PLAN (EAST)
- L-1 CONCEPTUAL LANDSCAPE MASTER PLAN

AERIAL PHOTOGRAPHY BY:  
**Google maps**

Aerial photographic underlay is an unrectified image and is orientated to the engineering line work within reasonable accuracy and precision, and may not accurately depict current site conditions.

**LANDSCAPE ARCHITECT**  
VERT VERDE LANDSCAPE ARCHITECTURE, LLC  
44960 ALBERT DRIVE  
PLYMOUTH, MICHIGAN 48170  
PHONE: (734) 249-3568

**ENGINEER/SURVEYOR**  
DESINE INC.  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
PHONE: (810) 227-9533

**DEVELOPER / APPLICANT**  
WALDEN & ASSOCIATES, LLC  
9840 CROUSE ROAD  
HOWELL, MICHIGAN 48855

**ARCHITECT**  
WAH YEE ASSOCIATES  
42400 GRAND RIVER AVE.  
NOVI, MICHIGAN 48375  
PHONE: (248) 489-9160

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OR VISIT CALL811.COM

REVISED	SCALE: N/A
	PROJECT No.: 9163000
	DWG NAME: 3000-COV
	PRINT: MAY 05, 2021

**DESINE INC**  
(810) 227-9533  
CIVIL ENGINEERS  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

**BENCHMARKS**

BENCHMARK #210  
NORTHEAST CORNER OF TRANSFORMER PAD, LOCATED NEAR THE NORTHEAST CORNER OF "DETENTION AREA" (SHOPS AT WALDENWOODS).  
ELEVATION = 990.38 (NAVD 88)  
REF: POINT #210

BENCHMARK #211  
SOUTHWEST CORNER OF TRANSFORMER PAD, LOCATED NEAR THE NORTHEAST CORNER OF OUTLOT "D" (SHOPS AT WALDENWOODS) (55± FEET WEST OF THE NORTHWEST CORNER OF OUTLOT "C").  
ELEVATION = 996.67 (NAVD 88)

BENCHMARK #212  
SOUTH RIM OF SANITARY MANHOLE, LOCATED 90± FEET SOUTHWEST OF THE SOUTHWEST CORNER OF OUTLOT "C".  
ELEVATION = 1000.08 (NAVD 88)

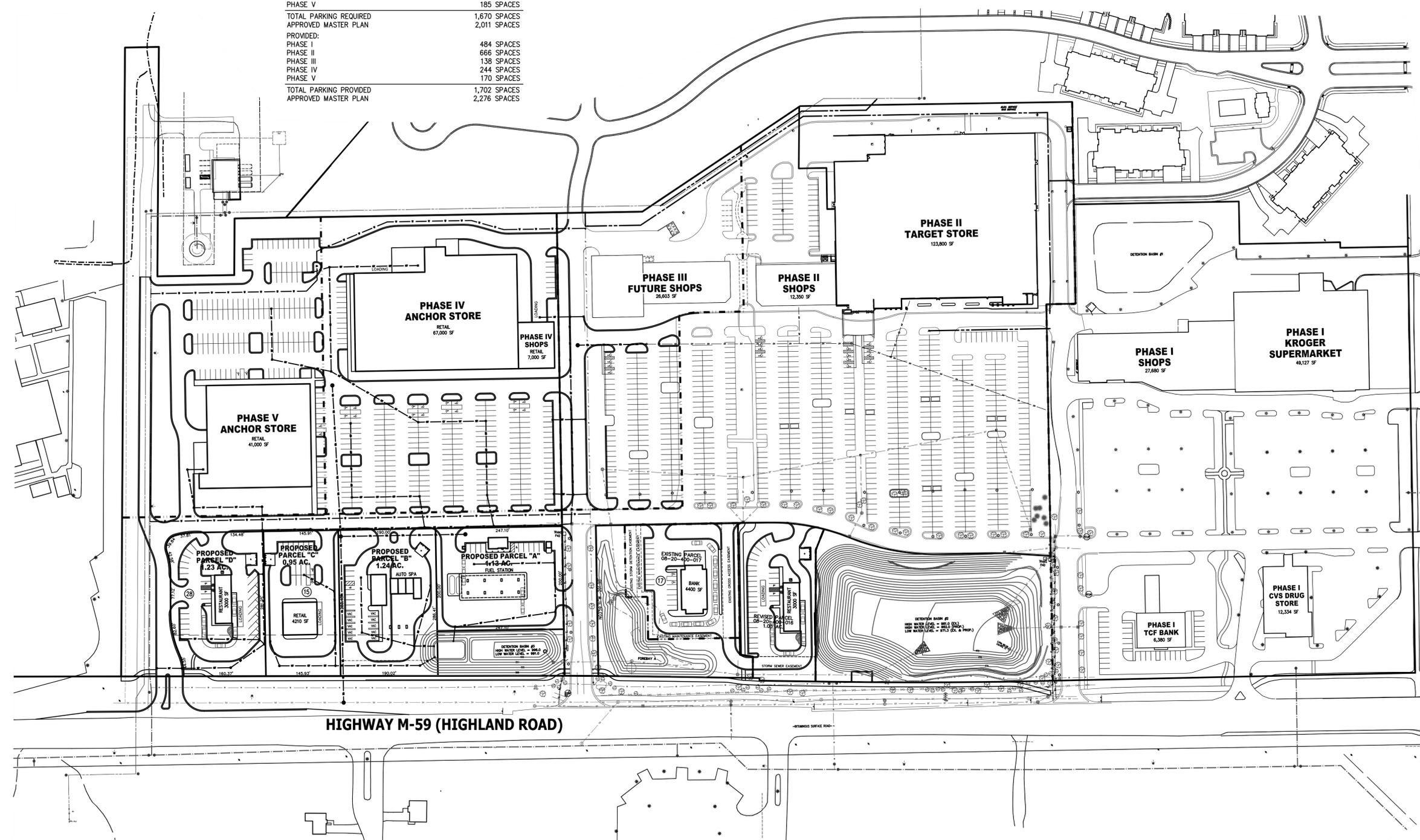
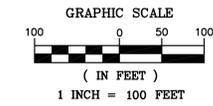
BENCHMARK #213  
NORTH RIM OF STORM MANHOLE, LOCATED NEAR THE SOUTHWEST CORNER OF "DETENTION AREA" (SHOPS AT WALDENWOODS).  
ELEVATION = 991.20 (NAVD 88)

**SITE DATA**

<b>LAND AREA:</b>	
PHASE I (COMPLETED)	14.08 ACRES
PHASE II	19.43 ACRES
PHASE III	10.21 ACRES
PHASE IV	6.10 ACRES
PHASE V	5.30 ACRES
DETENTION AREA (CONSTRUCTED IN PHASE I)	2.33 ACRES
<b>TOTAL LAND</b>	<b>± 55.11 ACRES</b>
<b>APPROVED MASTER PLAN</b>	<b>± 60.96 ACRES</b>
<b>BUILDING AREA:</b>	
PHASE I (COMPLETED)	95,521 S.F.
PHASE II	136,150 S.F.
PHASE III	26,603 S.F.
PHASE IV	74,000 S.F.
PHASE V	41,000 S.F.
<b>TOTAL BUILDING AREA</b>	<b>373,274 S.F.</b>
<b>APPROVED MASTER PLAN</b>	<b>482,455 S.F.</b>
<b>PARKING:</b>	
REQUIRED PER ORDINANCE:	
PHASE I	419 SPACES
PHASE II	613 SPACES
PHASE III	120 SPACES
PHASE IV	333 SPACES
PHASE V	185 SPACES
<b>TOTAL PARKING REQUIRED</b>	<b>1,670 SPACES</b>
<b>APPROVED MASTER PLAN</b>	<b>2,011 SPACES</b>
PROVIDED:	
PHASE I	484 SPACES
PHASE II	666 SPACES
PHASE III	138 SPACES
PHASE IV	244 SPACES
PHASE V	170 SPACES
<b>TOTAL PARKING PROVIDED</b>	<b>1,702 SPACES</b>
<b>APPROVED MASTER PLAN</b>	<b>2,276 SPACES</b>

**LEGEND**

- [Symbol] = MISC. STRUCTURE (AS LABELED)
- [Symbol] = BOLLARD
- [Symbol] = SIGN
- [Symbol] = LIGHT BASE
- [Symbol] = STREET LIGHT
- [Symbol] = OVERHEAD TRAFFIC SIGNAL
- [Symbol] = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX)
- [Symbol] = AIR CONDITIONER UNIT
- [Symbol] = UTILITY MANHOLE (AS LABELED)
- [Symbol] = UTILITY POLE W/GUY WIRE
- [Symbol] = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- [Symbol] = U/G UTILITY LINES (ELECTRIC/PHONE/CABLE)
- [Symbol] = DECIDUOUS TREE W/IDENTIFIER
- [Symbol] = CONIFEROUS TREE W/IDENTIFIER
- [Symbol] = DECIDUOUS SHRUB
- [Symbol] = EXISTING TREE DRIP LINE
- [Symbol] = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- [Symbol] = GUARD RAIL
- [Symbol] = EDGE OF GRAVEL
- [Symbol] = CONCRETE CURB (UNLESS OTHERWISE STATED)
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DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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**SHOPS AT WALDENWOODS**

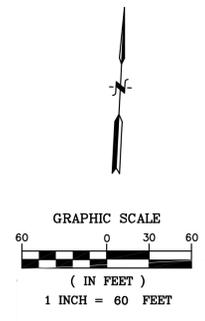
**EXHIBIT B-1  
PROPOSED CONCEPTUAL  
MASTER PLAN**

CLIENT:  
WALDEN & ASSOCIATES, LLC  
9840 CROUSE RD.  
HOWELL, MICHIGAN 48855

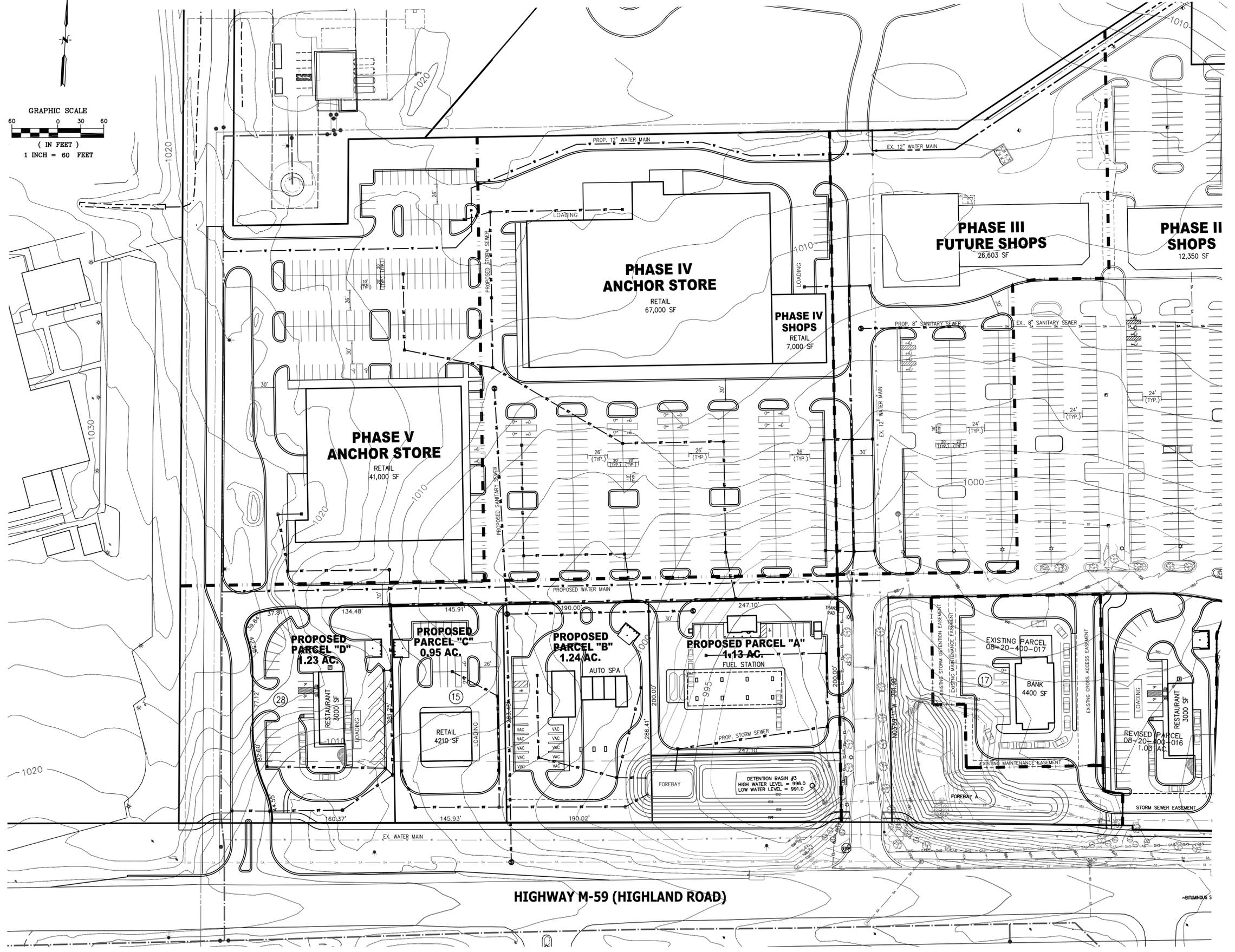
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PROJECT No.: 163000  
DWG NAME: 3000-ALX  
ISSUED: MAY 05, 2021



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[Symbol]	= PROPOSED STORM SEWER
[Symbol]	= PROPOSED STORM STRUCTURES
[Symbol]	= PROPOSED CURB AND GUTTER



BENCHMARKS	
BENCHMARK #210	NORTHEAST CORNER OF TRANSFORMER PAD, LOCATED NEAR THE NORTHEAST CORNER OF "DETENTION AREA" (SHOPS AT WALDENWOODS). ELEVATION = 990.38 (NAVD 88) REF: POINT #210
BENCHMARK #211	SOUTHWEST CORNER OF TRANSFORMER PAD, LOCATED NEAR THE NORTHEAST CORNER OF OUTLOT "D" (SHOPS AT WALDENWOODS) (55± FEET WEST OF THE NORTHEAST CORNER OF OUTLOT "C"). ELEVATION = 996.67 (NAVD 88)
BENCHMARK #212	SOUTH RIM OF SANITARY MANHOLE, LOCATED 90± FEET SOUTHWEST OF THE SOUTHWEST CORNER OF OUTLOT "C". ELEVATION = 1000.08 (NAVD 88)
BENCHMARK #213	NORTH RIM OF STORM MANHOLE, LOCATED NEAR THE SOUTHWEST CORNER OF "DETENTION AREA" (SHOPS AT WALDENWOODS). ELEVATION = 991.20 (NAVD 88)



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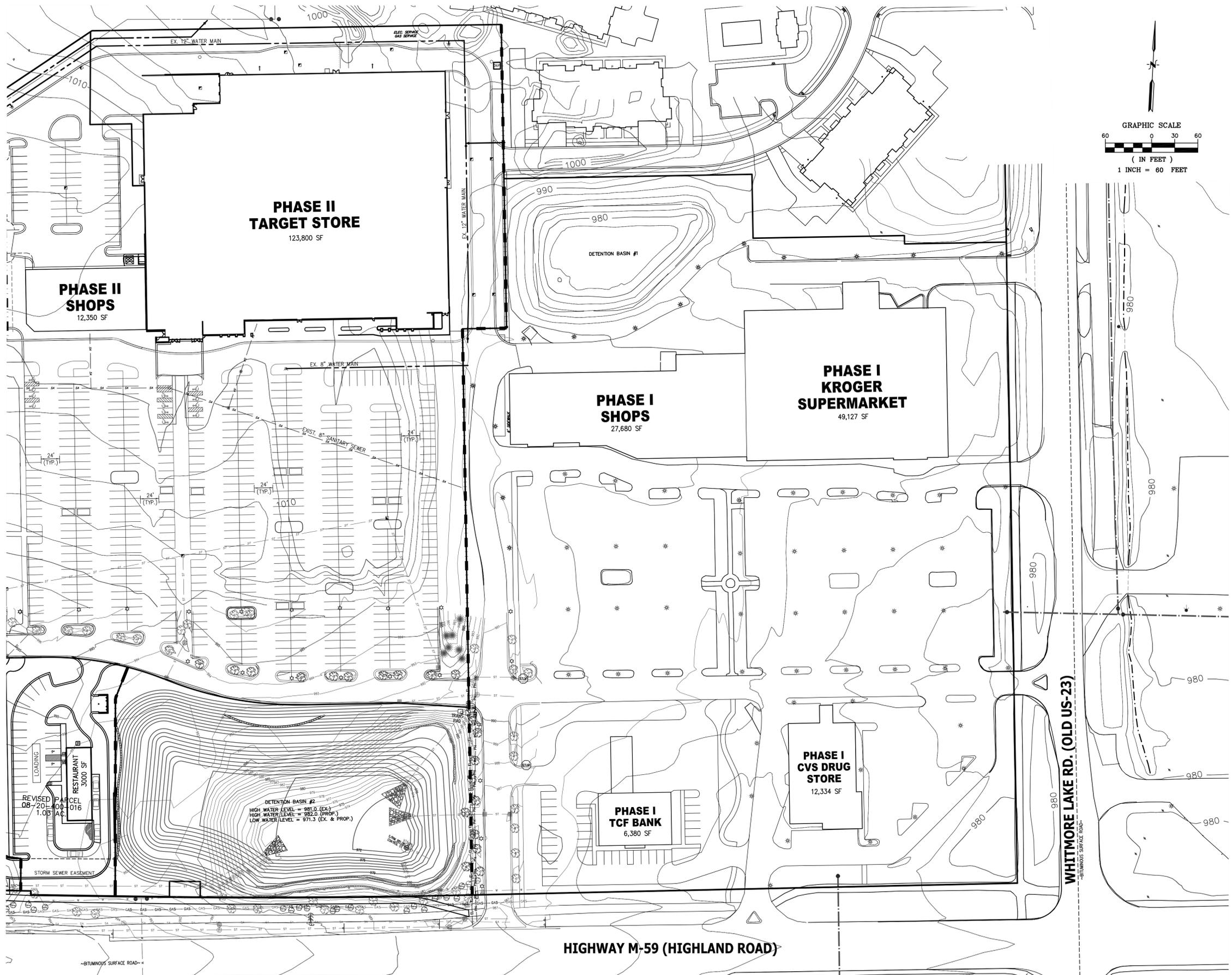
(810) 227-9533  
CIVIL ENGINEERS  
LAND SURVEYORS  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: L.F.						
CHECK: WMP						

## SHOPS AT WALDENWOODS

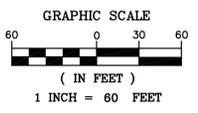
## PROPOSED CONCEPTUAL UTILITY PLAN (WEST)

CLIENT:	WALDEN & ASSOCIATES, LLC 9840 CROUSE RD. HOWELL, MICHIGAN 48855
SCALE:	1in. = 60ft.
PROJECT No.:	163000
DWG NAME:	3000-ALX
ISSUED:	MAY 05, 2021



**LEGEND**

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- ⊕ = SIGN
- ⊙ = LIGHT BASE
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- = PROPOSED LIGHT POLE
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- = PROPOSED STORM STRUCTURES
- = PROPOSED CURB AND GUTTER



**BENCHMARKS**

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NORTHEAST CORNER OF TRANSFORMER PAD, LOCATED LEAR THE NORTHEAST CORNER OF "DETENTION AREA" (SHOPS AT WALDENWOODS).  
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- BENCHMARK #211  
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DRAFT: L.F.						
CHECK: WMP						

SHOPS AT WALDENWOODS

PROPOSED CONCEPTUAL UTILITY PLAN (EAST)

CLIENT:  
WALDEN & ASSOCIATES, LLC  
9840 CROUSE RD.  
HOWELL, MICHIGAN 48855

SCALE: 1in. = 60ft.  
PROJECT No.: 163000  
DWG NAME: 3000-ALX  
ISSUED: MAY 05, 2021

2.2

**Conceptual  
Landscape  
Master Plan**



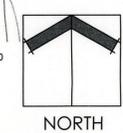
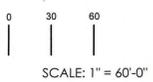
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**NOT FOR CONSTRUCTION**



# Hartland Township Planning Commission Meeting Agenda Memorandum

**Submitted By:** Troy Langer, Planning Director

**Subject:** Site Plan Application #21-004 (Amendment to Hartland Marketplace Planned Development)

**Date:** May 20, 2021

## Recommended Action

**Move to approve Site Plan Application #21-004**, a request to amend the previously approved plans for Hartland Marketplace Planned Development (PD), as outlined in the staff memorandum dated May 20, 2021. Approval is subject to the following conditions:

1. The request to amend the Hartland Marketplace Planned Development Agreement (Fifth Amendment to the PD Agreement), to permit up to three (3) drive-up and service windows, with dedicated drive-in lanes, is subject to approval by the Township Board. The Fifth Amendment is subject to the requirements of the Township Attorney.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated May 20, 2021, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
3. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority.
4. (Any other conditions the Planning Commission deems necessary)

**Move to recommend approval of the proposed amendment to the Planned Development Agreement**, a request to amend the Hartland Marketplace Planned Development Agreement, hereby known as the Fifth Amendment, to permit up to three (3) drive-up and service windows, with dedicated drive-in lanes, in the Hartland Marketplace Planned Development based on the following findings:

1. The Planning Commission has determined the proposed amendment to permit up to three (3) drive-up and service windows, with dedicated drive-in lanes, within the Hartland Marketplace Planned Development (PD), would still be consistent with the original intent to limit the number of drive-through businesses within this development.
2. The Planning Commission has determined that the proposed amendment will permit an additional restaurant business with a drive-through service window that will be a good fit for the community and will add to the overall appeal of the Planned Development.
3. The proposed Fifth Amendment document shall be revised to address the comments provided by the Township Attorney, including revisions to signature page, to list all current property owners.

## **Discussion**

**Applicant:** Hartland Plaza, LLC

### **Site Description**

Hartland Marketplace Planned Development (PD) shopping center is located south of Highland Road (M-59) and east of Blaine Road in Section 21 and 28 of Hartland Township. The Planned Development is comprised of three (3) tax parcels. The subject site for this application is under the ownership of Hartland Plaza, LLC (Parcel ID #4708-28-200-024) and includes the following buildings: 1-story multi-tenant building, approximately 25,000 square feet in size, along the east side of the site; vacant 1-story commercial building, approximately 23,800 square feet (formerly Food Town grocery store), next to the Dollar Tree store, west of the multi-tenant building; 1-story multi-tenant building, approximately 6,300 square feet, located along Highland Road (north side of site) where Dairy Queen is currently located; and four (4) undeveloped parcels, along the south side of the PD site. The size of the subject parcel is approximately 18.16 acres.

The other parcels that comprise the PD include the following: Parcel ID #4708-28-200-026, which is under the ownership of AJM LLC, GWM Real Estate LLC, & BDS Holdings LLC (Condominium Unit 2, currently occupied by Rural King, addressed as 10400 Highland Road); and #4708-28-200-027, which is under the ownership of Noble Hartland Holdings LLC (Condominium Unit 1, currently occupied by Noble Appliance, addressed as 10420 Highland Road). These two (2) parcels are 16.04 and 10.9 acres respectively. The total size of the PD site (3 parcels) is approximately 45.1 acres.

The site is zoned Planned Development (PD) and the original project was approved in 2007 under Site Plan Application #424.

### **Overview and Background Information**

Hartland Marketplace Planned Development (PD) was approved by the Township in 2007 under Site Plan Application #424. Four (4) amendments to the PD Agreement occurred between 2007 and 2008. Three (3) amendments to the approved Final Plan (dated July 21, 2009) occurred between 2016 and 2017, as outlined below.

Following is a summary of the amendments to the Hartland Marketplace PD project:

#### **Site Plan #450 - 1st Amendment to the Agreement**

The First Amendment to the PD Agreement was approved on December 18, 2007 which amended Section 6.7.2 of the original Agreement regarding wall sign regulations.

#### **Site Plan #458 - 2nd Amendment to the Agreement**

The Second Amendment to the PD Agreement was approved on May 21, 2008 which acknowledged Wal-Mart had acquired a portion of the land in the Planned Development site.

#### **Site Plan #468 - 3rd Amendment to the Agreement**

On October 7, 2008, the Third Amendment to the PD Agreement was approved and included modifications to previously approved plans as follows: changes to two access drives; installation of a truck turnaround for Wal-Mart building; modifications to the building construction materials and the addition of a parapet wall along the east (rear) side of the multi-tenant retail building to screen roof top mounted equipment; landscape changes; and additional site directional signage.

4<sup>th</sup> Amendment to the Agreement

The Fourth Amendment to the PD Agreement was approved on December 11, 2008, which addressed the proposed off-site road improvements to M-59 as associated with the PD project and outlined the costs for said improvements.

As a side note, the applicant provided a draft version of the current request to amend the Planned Development Agreement. That document was entitled the “Fourth Amendment to Hartland Marketplace Planned Development Agreement.” Upon further research, it was noted that the Fourth Amendment to the Agreement had occurred in 2008 as described above. Therefore, the current request is the Fifth Amendment to Hartland Marketplace Planned Development Agreement. A draft version of the 5<sup>th</sup> Amendment to the PD Agreement is provided as an attachment, with comments from the Township Attorney.

Amendment to the Final Plan - Site Plan #541 (Tractor Supply Company)

Under Site Plan #541, Tractor Supply Company (TSC) requested to amend the previously approved site plans for the shopping center by adding several outdoor display areas around an existing vacant commercial building (formerly Food Town), which TSC intended to occupy, at 10490 Highland Road.

The request also included modifications to the previously approved site plan layout for future retail tenant spaces between the TSC building and Walmart; exterior renovations to the building façade; construction of a fenced outdoor display areas; and construction of screen walls along outdoor display areas along the front (north) façade of the building. On May 26, 2016, the Planning Commission approved Site Plan #541.

In September 2016, TSC requested a modification to Site Plan #541 to change the design and height of the proposed screen and wing walls surrounding the outdoor display areas along the north side of the building. The request was to increase the height of the screen and wing walls from four feet to six feet, using a combination of a brick base and ornamental decorative fencing on top of the base.

On September 8, 2016, the Planning Commission approved the screen and wing walls to be a maximum height of 63 inches, which includes a brick wall base (minimum 40 inches in height and not to exceed 48 inches in height) and ornamental decorative fencing on top of the brick base. As noted earlier the TSC project did not proceed, and site improvements have not occurred.

Amendment to the Final Plan - Site Plan #543 (Rural King)

Under Site Plan Application #543, the Planning Commission approved renovations to the former Walmart building for Rural King. The project included interior renovations; construction of a screen wall for an additional outdoor display area on the west side of the building; creation of outdoor display areas along the perimeter pedestrian sidewalk in front of the building (north side) with screen walls along those display areas; and reconfiguration of the parking area west of the building. The Planning Commission approved Site Plan #543 on May 26, 2016. Rural King currently occupies approximately 2/3 of the building.

Amendment to the Final Plan - Site Plan #17-011 (Dairy Queen and vacant building)

This was a request is to amend the previously approved site plans for the Walmart/Hartland Marketplace PD, to raze and re-build a multi-tenant building with one drive-through window dedicated to Dairy Queen (Project A); renovate the elevations of an existing vacant commercial building (formerly Food Town) plus add a dumpster enclosure (Project B); and amend the previously approved site plan and adjust the square footage of four (4) future retail spaces that are located west of the vacant commercial building.

On July 13, 2017, the Planning Commission approved SP #17-011. A 1-year extension of site plan approval was granted in 2018, with an end date of July 13, 2019. The project did not proceed before site plan approval expired.

Site Plan #20-003 - Condominium Application (Rural King)

In 2020, Rural King submitted a request to establish two (2) condominium units within the existing building, previously addressed as 10400 Highland Road, under Site Plan Application #20-003. The building was already divided into two adjoining units, separated by one demising wall. The intention was to keep the existing tenant spaces as currently configured and transition the two tenant spaces into two condominium units. Each condominium unit is intended for separate ownership and use. The current businesses are Noble Appliance (Condominium Unit 1) and Rural King (Condominium Unit 2).

The Planning Commission recommended Preliminary and Final Site Condominium approval on October 8, 2020 for this request. The Township Board approved SP #20-003 on October 20, 2020.

Request

The applicant is requesting approval to amend the previously approved Final Plan for the Hartland Marketplace Planned Development (PD). The request includes two projects: raze the existing multi-tenant building, which currently has one drive-through window dedicated for Dairy Queen and two other tenant spaces; and construct two (2) commercial buildings on the same site, each with one (1) drive-through service window. This request is designated as Project A in this memorandum.

The proposed plans show one (1) multi-tenant building, with two (2) tenant spaces, and one (1) single-tenant building. One (1) drive-through service window is provided for each building, each with a separate menu board/ordering station, and dedicated drive-in lane with associated stacking spaces. Unit 1 (western building), approximately 4,720 square feet in size (GFA), shows two (2) tenant spaces. The drive-through service window is on the east side of the building. The occupants are to be determined at a future time. Unit 2 (eastern building) is approximately 2,453 square feet (GFA), with one (1) tenant space, which will be occupied by Dairy Queen. The drive-through service window is on the east side of this building. A fenced outdoor patio area is provided on the north side of each building. A new parking lot layout and landscape plan for this site are also proposed. As a point of clarification, a separate special use permit is not required for the drive-through use as it is permitted in the PD Agreement.

The second project, Project B, is a request to remodel an existing vacant commercial building (formerly Food Town) on the west side of the Dollar Tree store. The exterior renovations include re-facing the front (north) and side (west) facades to match the style and building materials of the existing buildings in the shopping center; extending the height of the existing parapet wall on the building to screen roof-mounted HVAC units; and constructing a dumpster enclosure on the building, to match the existing enclosures. The current plans for this building are essentially the same as those that were approved in 2017 under SP #17-011 (labeled as Project B on the 2017 plans).

Lastly, the applicant is requesting to amend the Hartland Marketplace Planned Development Agreement, to permit up to three (3) drive-up service windows, with dedicated drive-in lanes, for this development (Fifth Amendment to the PD Agreement). Currently the Planned Development Agreement permits two (2) drive-up and service windows, with one (1) dedicated to the Dairy Queen site, and one (1) previously approved for the Walmart drive-up pharmacy. The third drive-up and service window is intended to be dedicated to the proposed multi-tenant building (Unit 1), for a restaurant with drive-through service window, and dedicated drive-in lane on the east side of the building.

When reviewing the request to amend the PD Agreement to permit up to three (3) drive-up and service windows, consideration could be given to the fact that there may be future requests for additional drive-up service businesses in this shopping center, especially given the fact that there are four (4) undeveloped parcels along the south side of the site. This would potentially require another amendment to the PD Agreement, to be reviewed by the Planning Commission, who makes a recommendation to the Township Board, with a final decision by the Township Board. Thus, the Planning Commission could consider increasing the number of permitted drive-up and service windows (more than three total) or eliminate the restriction on the number of permitted drive-up and service windows, with dedicated drive-in lanes.

If the restriction regarding the number of permitted drive-up and service windows is removed, future commercial projects with a drive-up and service windows could be reviewed by the Planning Commission as amendments to the approved Final Plan, under a site plan application. A separate amendment to the PD Agreement for the number of permitted drive-up and service windows would not be required, thus simplifying the review process.

### **Planned Development Procedure**

New construction and renovations to an existing building within the PD must go through the Township's standard site plan approval process with review and approval by the Planning Commission. The proposed request, to redevelop the existing Dairy Queen site and construct two (2) commercial buildings and reface an existing (vacant) commercial building, will be reviewed for compliance with the applicable standards with the Planned Development Agreement, Final Plan, and the Township's Zoning Ordinance as applicable. The Planning Commission has Site Plan review authority and will make the final decision on Site Plan #21-004.

The applicant is also requesting to amend the Hartland Marketplace PD Agreement to permit up to three (3) drive-up, drive-through or drive-in service windows, with dedicated drive-in lanes. A detailed discussion of this request is outlined in the next section of this memorandum. This amendment is considered the Fifth Amendment to the Hartland Marketplace PD Agreement. A draft version of the Fifth Amendment has been provided by the applicant. The Fifth Amendment to the PD Agreement requires Township Board approval; after the Planning Commission has made a recommendation.

### **Current Project Summary**

The project essentially has two (2) components which will be discussed separately in this memorandum. The first component is the request to amend the Hartland Marketplace PD Agreement. The Planning Commission will review this request and make a recommendation to the Township Board, who will make the final decision. The second component is the request to amend the Final Plan for the PD, to redevelop the Dairy Queen site, with the construction of two (2) commercial buildings and renovate the façade of an existing commercial building. This request requires site plan review by the Planning Commission, who makes the final decision.

### **Proposed Fifth Amendment to the Hartland Marketplace Planned Development Agreement**

The current PD language (Section 3.1.17 and 3.1.18 in the PD Agreement) permits one (1) drive-up service window for the pharmacy which was originally associated with Walmart. This window is located on the east side of the former Walmart building. Noble Appliance (Condominium Unit 1) occupies the eastern portion of the building. The drive-up service window is not currently in use.

One (1) additional drive-up, drive-through, or drive-in service window is permitted and limited to the location currently occupied by Dairy Queen. Dairy Queen will retain the drive-through service window for their new store in the Unit 2 building. The proposed plans indicate an additional restaurant with a drive-through service window in the proposed multi-tenant building (Unit1). As a result, the applicant is

requesting to amend the PD Agreement to permit a total of three (3) drive-up, drive-through or drive-in service windows, with dedicated drive-in lanes. This is considered the Fifth Amendment of the PD Agreement. Revised language is provided for Section 3.1.17 and 3.1.18 of the PD Agreement. The Fifth Amendment to the PD Agreement requires Township Board approval; after the Planning Commission has made a recommendation. The Fifth Amendment is subject to the requirements of the Township Attorney. Preliminary comments on the draft document were provided by the Township Attorney. Additional comments from the Township Attorney are directed toward the signature page where Wal-Mart Real Estate Business Trust is listed as a property owner, which is not the case. The suggestion is to revise the signature page to list all current property owners in Hartland Marketplace PD.

**Site Plan #21-004 - Request to amend Final PD Plan**

For purposes of reviewing the current request, SP #21-004, the next section provides comments on the proposed project, for the redevelopment of the Dairy Queen site, Project A, and the remodeling proposal for the vacant commercial building, Project B. The review incorporates applicable sections of the Hartland Marketplace Planned Development Agreement, dated October 31, 2007 regarding development standards, the Final Plan dated July 21, 2009 (Sheet 9.1), and landscape plan dated July 11, 2008 (Sheet LS-3). Where applicable, references are also made to the current Zoning Ordinance.

**PROJECT A- Construct two (2) commercial buildings with one drive-through service window for each building (Unit 1 and Unit 2)**

The 2009 Final Plan (Sheet 9.1) shows the existing layout for the Dairy Queen site with one (1) multi-tenant building footprint and 52 parking spaces around the building. Sheet LS-3 of the Final Plan provides the landscape plan for the subject site, including the landscape standards utilized at the time, which will be discussed in the Landscape section of this staff report.

**Impact Assessment**

An impact assessment is not required for the proposed project.

**Traffic Generation**

An update on traffic generation is not required for the proposed project.

**Access and Circulation**

Currently the site is accessed from an existing driveway from Highland Road/M-59 and an existing internal drive from the Wal-Mart/Hartland Plaza. Changes to the two access points are not proposed as part of the current request.

**Dimensional Requirements**

**Lot Size** (Sec 3.1.14 (GC-General Commercial) & Sec. 3.1.18 (PD-Planned Development) of Zoning Ordinance)

- Required – Min. 20 acres for a Planned Development (entire development area); minimum lot size undefined for individual parcel or lot; Min. 20,000 sq. ft. with sewer for GC-General Commercial
- Proposed – 45.04 acres for the entire PD site
- Meets Requirement? Minimum lot size undefined
- Comment – (none)

**Frontage**

- Required – Minimum Frontage undefined for individual lots with an approved Planned Development; Min. 120 ft. for GC-General Commercial
- Proposed/existing – Approx. 207’ of frontage along Highland Road/M-59
- Meets Requirement? – N/A
- Comment – (none)

**Building Setbacks** (Per approved Final Plan - Sheet SP 9.1)

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (north-along M-59) Unit 1	80’	86.9’	Y
Front (north-along M-59) Unit 2	80’	86.9’	Y
Side (west – Unit 1)	15’	36.0’	Y
Side (east – Unit 2)	15’	49.0’	Y

- Meets Requirement? – Yes
- Comment – (none)

**Parking Lot / Driveway / Internal Roads Setbacks** (Per Final Plan- Sheet 9.1)

Setback	Required	Proposed	Meets Requirements? (Y / N)	Comment
Front (north) Highland Road/M-59	20’	11.6’	N	
Side (east) parking lot	15’	1.1’	N	Final Plan shows current parking 1.5’ from east lot line
Side (west) internal road	15’	0’	N	Final Plan shows internal road 0’ from west lot line

- Meets Requirement? – **TBD**
- Comment – **The proposed side setbacks on the east and west property line are the same as the existing setbacks. The proposed front setback is less than required. Planning Commission to determine if the proposed setbacks are consistent with the Final Plan.**

**Building Height** (Per Final Plan)

- Required – Max. 35’
- Proposed – 25’ to top of parapet wall of each building
- Meets Requirement? – Yes
- Comment – (none)

**Lot Coverage**

- Required – Undefined for a Planned Development, 75% for principal building in GC-General Commercial
- Proposed – Lot coverage for the entire PD was not provided

- Meets Requirement? – Lot coverage undefined in the Planned Development standards
- Comment – (none)

### **Site Requirements**

#### **Outdoor Seating and Dining (Sec. 4.47) – Standards & Operating Restrictions**

The PD Agreement refers to Section 10.02.KK for outdoor seating and dining standards ((Ordinance No. 37), which are the same as the standards in Section 4.47 of the current Zoning Ordinance. A review of the current standards for the two (2) outdoor patio areas is provided below.

#### **STANDARDS**

##### **Location**

- Required – All outdoor seating and dining shall be located immediately adjacent to the establishment with which it is associated; shall not encroach upon any public right-of-way; and a minimum five (5) feet of sidewalk shall be maintained free of tables and other encumbrances.
- Proposed – An outdoor seating and dining area is located immediately adjacent to each building, near the building entrance. A sidewalk area is maintained without tables or encumbrances; 10.5-foot-wide sidewalk in front of Unit 1; and a 5-foot-wide sidewalk in front of Unit 2.
- Meets Requirement? – Yes
- Comment – (none)

##### **Defined Area**

- Required – If alcoholic beverages are to be served, outdoor seating and dining areas must be enclosed by a barrier a minimum 3.5 feet above the ground; the barrier must be decorative and cannot restrict visibility; may be constructed of permanent or temporary materials that are compatible with the architectural character of the main establishment; and the barrier must meet all current fire codes, subject to review and approval of the Fire Marshal and must conform to the current Michigan Liquor Control Commission Rules and Regulations.
- Proposed – Each outdoor seating and dining area is defined on three (3) sides by a black, aluminum railing/fencing of open construction that is 3.0 feet in height. Alcoholic beverages are not proposed for either area. Gates are not proposed.
- Meets Requirement? – Yes
- Comment – Should a future tenant serve alcoholic beverages, revisions to the plan may be required.

##### **Capacity**

- Required – Outdoor seating and dining areas shall not exceed 25% of the seating for the establishment. Seating plans were not provided for either restaurant thus calculations could not be computed.
- Proposed – 7 seats for Unit 1 patio; 12 seats for Unit 2 patio.
- Meets Requirement? – Cannot be determined at this time.
- Comment – (none)

##### **Screening**

- Required – Appropriate screening or fencing complimentary and aesthetically pleasing to the site shall be provided as determined necessary by the Planning Commission.
- Proposed – Black, aluminum railing to define the outdoor seating and dining areas.
- Meets Requirement? – Yes
- Comment – (none)

##### **Pedestrian Circulation**

- Required – The seating arrangement of outdoor seating and dining areas must comply with the

State of Michigan Building Code and is subject to review and approval by the Hartland Township Fire Marshal.

- Proposed – Seating plans were not provided.
- Meets Requirement? – The seating arrangement plans shall be reviewed under the land use permit application.
- Comment – (none)

#### Parking Spaces

- Required – No additional parking spaces are required to accommodate outdoor seating and dining spaces.
- Proposed – None proposed or required.
- Meets Requirement? – Yes
- Comment – (none)

#### Furniture

- Required – Tables, chairs, table umbrellas, railings, planters, posts, and other items shall be of quality designs, materials, and workmanship to ensure safety and convenience of users and to enhance the visual and aesthetic quality of the area. All furniture must be made primarily of wood, metal, or a material of comparable quality.
- Proposed – Outdoor patio furniture specifications are provided.
- Meets Requirement? – A review of the furniture will occur under the land use permit application.
- Comment – Dissonant colors are not permitted.

#### Waste Disposal

- Required – Appropriate waste disposal containers shall be provided for the convenience and sanitary disposal of garbage or waste within and around outdoor seating and dining areas. Containers shall be complimentary to the style of furniture.
- Proposed – Specifications were provided.
- Meets Requirement? – Yes
- Comment – (none)

### OPERATING RESTRICTIONS

#### Hours of Operation

- Required – All outdoor seating and dining areas shall be allowed to operate until 10:00 p.m. Sunday through Thursday and until 11:00 p.m. Friday and Saturday. All activities shall cease by the required times.
- Proposed – Operation times were not provided.
- Meets Requirement? – Applicant to be informed of the regulations.
- Comment – (none)

#### Season of Operation

- Required – All outdoor and dining areas shall be allowed to operate from April 1<sup>st</sup> through November 15<sup>th</sup> of a given year.
- Proposed – April 1<sup>st</sup> through November 15<sup>th</sup>
- Meets Requirement? – Applicant to be informed of the regulations.
- Comment – (none)

#### Furniture Storage

- Required – In the off-season from November 16<sup>th</sup> to March 31<sup>st</sup> of a given year, all furniture and items not fastened to the ground shall be removed and not stored outside.
- Proposed – Information not provided.
- Meets Requirement? – Applicant to be informed of the regulations.
- Comment – (none)

Lighting

- Required – Additional lighting shall be designed and erected in accordance with Section 5.13, Lighting, of the Zoning Ordinance.
- Proposed – Additional lighting is not proposed.
- Meets Requirement? – Yes
- Comment – (none)

Noise

- Required – No music, intercom, or other noise shall be permitted that impacts adjacent properties in accordance with the Township’s Nuisance Ordinance.
- Proposed – Information was not provided regarding proposed music, intercom or other amplified systems.
- Meets Requirement? – Applicant to be informed of the regulations.
- Comment – (none)

Patron Entrance and Exit

- Required – Patron entrance and exit from the enclosed outdoor seating and dining area at establishments serving alcohol may only occur through the main establishment or an approved fire exit, as determined by the Fire Marshal. The approved fire exit shall have an alarm to alert the establishment in the event of unauthorized use when no emergency exists.
- Proposed – Alcoholic beverages are not proposed at this time.
- Meets Requirement? – Yes
- Comment – Should a future tenant serve alcoholic beverages, revisions to the plan may be required.

Food and Beverage Service

- Required – All food and beverages shall be prepared within the main establishment. The service of alcoholic beverages is subject to the current Michigan Liquor Control Commission Rules and Regulations (MLCC).
- Proposed – Alcoholic beverages are not proposed at this time.
- Meets Requirement? – Yes
- Comment – Should a future tenant serve alcoholic beverages, revisions to the plan may be required.

Display and Advertising

- Required – No outdoor seating or dining area shall be used for the display or location of merchandise, advertising materials, or signage. No permitted canopy, awning, or umbrellas shall contain advertising material or signage, except umbrellas shall be permitted to include the name of the business and/or logo located at the outer edge of the fabric with a maximum width of six (6) inches.
- Proposed – Applicant to be informed of the regulations.
- Meets Requirement? – Yes
- Comment – (none)

**Off-Street Parking** (Final Plan – Sheet 9.1)

- Required – 4.5 parking spaces per 1,000 sq. ft. useable floor area. Equates to 26 spaces (Combined GFA of both buildings = 7,120 sq. ft (4,720 sf + 2,453 sf)); 80% of combined gross sq. ft of both buildings = 5,783 sq. ft.;  $4.5 \times 5.783 = 26$  spaces **REQUIRED**
- Proposed – 51 spaces, 10’ X 20’
- Meets Requirement? – Yes
- Comments – Sheet C02 states there are 52 parking spaces and should be revised on the construction set of plans.

- Other – 8 stacking spaces for the drive-through window are shown for the Unit 1; 11 stacking spaces for the drive-through window are shown for Unit 2. The Final Plan or the PD Agreement did not provide standards for stacking spaces associated with a drive-through service window.

**Barrier-Free Parking** (Per ADA guidelines)

- Required – 3 barrier-free spaces in a location most accessible to the building entrance, with at least 1 space van-accessible
- Proposed – 4 barrier-free spaces, all van-accessible, with 2 spaces adjacent to building entrance of Unit 1, and 2 spaces in the parking area on the east side of the site. Bumper blocks are shown in front of the two (2) barrier-free parking spaces, in front of Unit 1.
- Meets Requirement? – Yes
- Comments – (none)

**Loading** (Section 5.9 Township Zoning Ordinance)

- Required – 10' X 50' loading space to side or rear of building.
- Proposed – 10' X 30' loading space is provided at the rear/south side of Unit 1.
- Meets Requirements? – **TBD**
- Comments – **Planning Commission to determine if the proposed loading space is adequately sized.**

**Dumpster Enclosure** (Per PD Agreement Section 6.1.6. & Township Zoning Ordinance Section 5.7)

- Required – All dumpsters shall be screened from view of public roads by use of a screen wall. Dumpsters shall be completely enclosed and secured by a decorative masonry screen wall on three sides and steel reinforced, opaque lockable wooden gates. The screen wall shall be constructed with building materials that match or compliment the exterior façade materials of the building and be a minimum 6 feet in height. Concrete surface required within the enclosure and extend a minimum 10 feet in front of the enclosure.
- Proposed – Dumpster enclosure located near the southeast corner of the site. The proposed enclosure is 6 feet in height and comprised of Quik Brik with a stone cap to match the building and has solid metal gates. Concrete pad in front of enclosure is approximately 10 feet in depth and 20 feet in width.
- Meets Requirements? – Yes
- Comments – (none)

**Lighting** (Per Final Plan Sheet 17.2 and 17.3 for light fixture styles and Section 5.13 of Township Zoning Ordinance).

*A photometric plan for the subject site was not provided on the Final Plan thus the current zoning standards for site lighting will be utilized.*

A. Light levels at Property Lines

- Required – Max. 0.5 fc along property line adjacent to residential, or 1.0 fc along property line adjacent to non-residential.
- Proposed – Max. 0.0 fc along north property line; Max.0.4 fc along south side of site; Max. 0.1 fc along east property line; Max. 0.3 fc along west property line.
- Meets Requirement? – Yes
- Comments – (none)

B. Average Illumination Levels

- Required – Between 2.4 and 3.6 fc (average) within main parking area, and up to 5.0 fc (average) at main building entrance(s) and main driveway(s)

- Proposed – 2.5 fc main parking area; 2.1 fc at driveway entrance M-59); 1.5 fc at driveway exit (south)
  - Meets Requirement? – Yes, for information provided for most areas; **average footcandle values for each building entrance (Unit 1 and Unit 2) were not provided.**
  - Comments – **Photometric Plan Statistics Chart to be revised to list average footcandle values for each building entrance, on the construction set of plans.**
- C. Maximum Illumination Level
- Required – Max. 10.0 fc per Zoning Ordinance
  - Proposed – Max. 17.7 fc (south of Unit 2 building)
  - Meets Requirement? – **No**
  - Comments – **Photometric Plan to be revised to address this issue on the construction set of plans.**
- D. Fixture Height
- Required – Max. 28 feet (25-foot fixture on 3-foot base)
  - Proposed – 5 poles at 20 feet each (total height of pole and base)
  - Meets Requirements? – Yes
  - Comments – (none)
- E. Fixture Type
- Required – Light fixture styles shown on Sheet 17.2 and 17.3 of the Final Plan Black shoe-box fully recessed, consistent with overall development
  - Proposed – LED wall-mounted fixtures, fully shielded, black color; LED fixtures on light poles, black (single head and double-head).
  - Meets Requirement? – **TBD.** Light fixture styles do not match previously approved light fixtures as shown on the Final Plan
  - Comments –**The proposed LED light fixtures would be more energy efficient than the previously approved light fixtures on the Final Plan. The proposed light fixtures are entirely shielded and prevent light trespass. The Planning Commission to determine whether the proposed light fixtures are consistent with the intent of the Final Plan.**

**Landscaping** (Per Final Plan – Sheet LS-3)

A. Adjacent to Roads

- Required – 1 deciduous or evergreen tree per 40 lineal feet of road frontage, PLUS 1 ornamental tree per 100 lineal feet of road frontage, PLUS 8 shrubs per 40 lineal feet of road frontage, for 170 lineal feet of frontage of Highland Road/M-59. Equates to: 4 deciduous or evergreen trees; 2 ornamental trees; and 34 shrubs **REQUIRED**
- Proposed – 4 deciduous trees, including 1 existing deciduous tree; 3 ornamental trees, and 48 evergreen shrubs
- Meets Requirement? – Yes
- Comments – (none)

B. Parking Lot Landscaping

- Required – 20 sf of landscape area per parking space; 1 tree per 320 sf landscape area. Equates to: 1,020 sf of landscape area and 3 deciduous trees for 51 parking spaces **REQUIRED**
- Proposed – 1,435 sf of parking lot landscaping and 3 parking lot trees (canopy trees)
- Meets Requirement? – Yes
- Comments –

C. Façade Landscaping

- Required – 2 sf of landscape area per 1 lineal foot at building grade, typically along the main entrance.

Unit 1: 60 lineal feet (north elevation, main entrances) X 2. Equates to: 120 sf of landscape area REQUIRED for Unit 1

Unit 2: 31 lineal feet (north elevation, main entrance) X 2. Equates to: 62 sf of landscape area REQUIRED for Unit 2.

- Proposed – 150 sf of landscape area (ornamental grasses) around the outdoor seating/dining area for Unit 1; 180 sf of landscape area (ornamental grasses) around outdoor seating/dining area for Unit 2.
- Meets Requirement? – **TBD regarding proposed locations of façade landscaping planting areas.**
- Comments – **Required square footage for façade landscaping complies; however, façade landscaping areas are not located along the main entrance of either building. Planning Commission to determine if the proposed landscape areas are consistent with the standards listed on the Final Plan.**

D. Other Landscape Comments

- Landscape screen-south side of parking lot  
In order to effectively screen the parking lot on the south side of the site, staff suggests extending the proposed row of evergreen shrubs (minimum height of 30”) along the entire width of the row of parking spaces in this area.
- Reconfiguration of ramp/sidewalk layout  
In order to improve the internal circulation pattern of the ramps and sidewalks, consideration should be given to revising the ramp/sidewalk layout as shown on an attached plan.

These revisions could be addressed on the construction set of plans.

**Water Supply and Wastewater Disposal (Sec. 5.16)**

Public sanitary sewer and water currently serve the entire PD site.

**Building Materials (Section 6.1.1-PD Agreement)**

- Required – Section 6.1 of the PD Agreement outlines the types of building materials to be used in the PD development; however, specific percentages of the building materials are not provided. Per the PD Agreement, the predominant material to be used is brick and/or other approved masonry products on all sides of the buildings. E.I.F.S. (Exterior Insulation Finishing System) is to be used sparingly and only as an accent material or where brick may be impractical.

Architectural elements are to be used to break up expansive walls. Walmart was approved to utilize Quik Brik (Promenade Blend) as the predominant building material as part of the Final Plan dated July 21, 2009. The existing multi-tenant building on the east side of Hartland Plaza also primarily comprised of Quik Brik, which is a single-width decorative CMU block.

- Proposed – The applicant intends to use the same colors, building materials, and general design elements as are found on the existing buildings in Hartland Marketplace PD. A sample board of the materials will be provided by the applicant for the Planning Commission meeting.

The proposed building materials for each building (Unit 1 and Unit 2) are a combination of Quik Brik, split face block (CMU), cast stone, E.I.F.S., and glazing. The same building products are used on all four elevations, except that glazing does not occur on the rear (south) elevation of either building.

The architectural details include the use of soldier course and running bond using Quik Brik. The base of the column is comprised of split-face block and cast stone cap detail. Horizontal bands of E.I.F.S. are used above the windows/entrance doors and above the top course of Quik Brik on each building elevation. The rooftop units are entirely screened by the parapet walls on all sides of the building.

**Building Materials-Summary**

Façade – Unit 1	CMU/Quik Brik	E.I.F.S.	Glazing
Front (north)	64%	12%	24%
Side (west)	81%	11%	8%
Side (east)	81%	11%	9%
Rear (south)	89%	11%	0%

Façade – Unit 2	CMU/Quik Brik	E.I.F.S.	Glazing
Front (north)	65%	12%	24%
Side (west)	73%	11%	16%
Side (east)	81%	10%	9%
Rear (south)	89%	11%	0%

- Meets Requirements? – **TBD**
- Comments – Based on the staff report dated September 2, 2008 (SP #468), approximately 12.9% of the building materials on the west elevation of the multitenant retail building is E.I.F.S. The Rural King (former Wal-Mart building) has horizontal bands comprised of split face block on each elevation and E.I.F.S. is used mainly for the top of the parapet wall along the roofline. Generally, the proposed building seems consistent with the style of the other buildings in the shopping center, and thus generally consistent with the PD Agreement. **The Planning Commission to determine if the proposed design of the building and building materials are consistent with the PD Agreement and other buildings in the shopping center.**

**PROJECT B- Exterior renovations to an existing commercial building (former Food Town)**

Project B is a request to remodel an existing vacant commercial building, west of the Dollar Tree store. The approximately 24,000 square foot building was formerly a grocery store. The footprint of the building is not being expanded. The submitted plans do not indicate if the interior of the building will be designed for a single tenant or multiple tenants.

The exterior renovations include re-facing the front (north) façade and partial renovations to the side (west) façade, to match the style and building materials of the existing buildings in the shopping center; extending the parapet walls on the north, south, and west sides of the building to screen roof-mounted HVAC units; and constructing a dumpster enclosure on the east side of the building, designed to match the three (3) existing dumpster enclosures. New light fixtures are proposed on the building; however, a photometric plan was not provided. The light fixtures will match those proposed for the Project A buildings. The existing parking lot being is not impacted. The discussion will focus on the exterior renovations to the building regarding building design and building materials, as well as a brief discussion on landscaping, based on the Final Plan (Sheet LS-3). Color renderings of the building from SP #17-011 are provided as an attachment.

**Landscaping** (Per Final Plan – Sheet LS-3, dated July 11, 2008)

- Required – Sheet LS-3 shows two (2) planting beds on the north side of the building. Each planting bed has two (2) canopy trees, although one (1) tree is already planted by the Dollar Tree store; therefore, a total of three (3) canopy trees are required. Shrubs (Greenlane Euonymus) are shown in each planting bed that provide ground coverage for each planting bed. This design is repeated along the front of the exiting multi-tenant building.
- Proposed – zero landscaping
- Meets Requirements – **No**
- Comments – **The Planning Commission to determine if landscaping is required as shown on the Final Plan (Sheet LS-3).**

**Building Materials** (Section 6.1.1-PD Agreement)

- Required – Please refer to the previous discussion regarding the required building materials and building design standards under Project A.
- Proposed – The applicant intends to match the same colors, building materials, and general design elements as are found on the existing buildings in Hartland Plaza. The exterior renovations for building include re-facing the front (north) façade, which is the building entrance. Quik Brik is used as a running bond and soldier course. Columns are constructed with Quik Brik and have bases comprised of split face block and a cast stone cap. E.I.F.S. is used as accent bands and as trim on top of the columns and parapet wall. The parapet wall is intended to screen the rooftop HVAC units.

This same design wraps around the northwest corner of the building, for approximately 15 feet, except the coping on the top of the wall is eliminated on the side (west) façade. The remaining portion of the west façade is surfaced with E.I.F.S. The west side is not totally re-faced with Quik Brik as this side will become a common wall with a future building. The plans indicate the color of the E.I.F.S. in this area is to be white to match the color of the other E.I.F.S. elements on the building. In the Exterior Finish Materials Schedule, the product is indicated as EIFS-1. Staff would suggest that the elevation plans (Sheet A-251) be revised, so as to state the E.I.F.S. on the west façade be painted to match the Quik Brik color, similar to the proposed treatment of the south façade (noted as PT-1 in the Exterior Finish Materials Schedule). Another consideration is to allow for the E.I.F.S. on the west façade to be painted to match the Quik Brik color for a set period of time, and at the end of the set period of time, if a new building has not been constructed at the common wall, the subject wall area should be re-faced with Quik Brik to match the rest of the building.

The existing rear (south) façade is comprised of CMU which is to be painted to match the Quik Brik color (see PT-1 in the Exterior Finish Materials Schedule). A 2-foot extension of the parapet wall is proposed to screen the rooftop HVAC units.

**Building Materials-Summary**

Facade	CMU/Quik Brik	E.I.F.S.	Glazing
Front (north)	68%	14.5%	17.5%
Side (west)	13.6%	87.4%*	0%

Rear (south)	100%**	0%	0%
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\*Wall to be concealed by future construction

\*\*Rear wall (existing CMU surface) to be painted to match Quik Brik color

- Meets Requirements? – **TBD**
- Comments – Based on the staff report dated September 2, 2008 (SP #468), approximately 12.9% of the building materials on the west elevation of the multitenant retail building is E.I.F.S. The Rural King (former Wal-Mart building) has horizontal bands comprised of split face block on each elevation and E.I.F.S. is used mainly for the top of the parapet wall along the roofline. Generally, the proposed building seems consistent with the style of the other buildings in the shopping center, and thus generally consistent with the PD Agreement, with some exceptions. **The Planning Commission to determine if the proposed design of the building and building materials are consistent with the PD Agreement and other buildings in the shopping center. Consideration to be given regarding the proposed paint color for the E.I.F.S. on the side (west) facade and establishing a timeframe for the E.I.F.S. to remain as shown.**

**Dumpster Enclosure** (Per PD Agreement Section 6.1.6. & Township Zoning Ordinance Section 5.7)

- Required – All dumpsters shall be screened from view of public roads by use of a screen wall. Dumpsters shall be completely enclosed and secured by a decorative masonry screen wall on three sides and steel reinforced, opaque lockable wooden gates. The screen wall shall be constructed with building materials that match or compliment the exterior façade materials of the building and be a minimum 6 feet in height. Concrete surface required within the enclosure and extend a minimum 10 feet in front of the enclosure.
- Proposed – Dumpster enclosure located east side of the building, next to three (3) existing dumpster enclosures. The proposed enclosure is 9 feet in height, which matches the height of existing enclosures and is comprised of Quik Brik with a stone cap to match the building. Solid gates are provided and match existing dumpster gates on the adjacent enclosures. The concrete pad in front of enclosure complies with the 10-foot depth of concrete. Landscaping is not provided as the surrounding surfacing is asphalt.
- Meets Requirements? – **TBD**
- Comments – **Planning Commission to determine if the proposed height of the enclosure (9 feet) is acceptable.**

**Other Requirements-Zoning Ordinance Standards**

Nothing at this time.

**Hartland Township DPW Review**

Please see the review from the Hartland Township DPW Director dated March 18, 2021 (attached). DPW approves the final site plans subject to the contingencies noted in his letter.

**Hartland Township Engineer’s Review (HRC)**

No comments at this time.

**Hartland Deerfield Fire Authority Review**

Please see the review letter from the Hartland Deerfield Fire Authority’s office dated March 18, 2021. The Fire Marshal’s office recommends site plan approval subject to the contingencies noted in the letter.

**Attachments:**

1. Hartland Township DPW Review letter dated, March 18, 2021 – *PDF version only*

Site Plan Application #21-004 (Amend Hartland Marketplace PD)

May 20, 2021

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2. Hartland Deerfield Fire Authority Review letter, dated March 18, 2021 – *PDF version only*
3. Final Plan Hartland Marketplace PD (Sheet 9.1), dated, July 21, 2009 – *PDF version only*
4. Final Landscape Plan Hartland Marketplace PD (Sheet LS-3), dated July 11, 2008 – *PDF version only*
5. Hartland Marketplace PD Agreement (original) – *PDF version only*
6. Draft version 5<sup>th</sup> Amendment to PD Agreement with Attorney Comments 05.17.2021 – *PDF version only*
7. Ramp & sidewalk proposed revised layout – *PDF version only*
8. Site Plans for Project A, dated March 26, 2021
9. Site Plans for Project B, dated April 21, 2021
10. Bldg. B – Color Elevation Drawings SP #17-011 – *PDF version only*
11. Project Narrative from Applicant – *PDF version only*

CC:

HRC, Twp Engineer (via email)

M. Luce, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

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**DEPARTMENT OF PUBLIC WORKS**

Michael T. Luce, Public Works Director  
2655 Clark Road  
Hartland MI 48353  
Phone: (810) 632-7498

TO: Planning Department  
DATE: 03/18/2021  
DEVELOPMENT NAME: Hartland Plaza  
PIN#: 10490 Highland – 08-28-200-024

REVIEW TYPE: Site Plan

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Site Plans for the proposed Hartland Plaza proposes a complete demolition and new construction of a portion the site located at 10490 Highland Rd. The property currently owns 54.10 Water REU's of which 42.17 are currently in use. As far as Sewer REU's, 37.88 are owned, currently the property is operating at 42.17 REU's leaving a deficiency of 4.29 REU's. This must be brought to current on the Sewer REU's before Public works will sign off on the project. As to building "B" in proposed project, there are currently 11.93 water REU's available on the property and 0 sewer REU's. Additional sewer REU's will need to be purchased for any tenant that is to occupy building "B".

	Sewer REUs	Water REUs
Owned	37.88	54.10
Required	42.17	42.17
REU Difference	(4.29)	11.93
Cost Each	\$9,439.20	\$5,816.10
Total Due Each	\$40,494.17	\$0.00
<b>TOTAL REU COST</b>	<b>\$40,494.17</b>	

Additional REU's may be required once proposed building #1 is occupied. Public Works approves the above plans subject to applicant securing the required number of REUs and the inclusion of the following details on site and construction plans:

1. Water service lead location, size and materials including fittings.
2. Sanitary sewer material and sizes and connection detail sheet.
3. Monitoring manhole for sewer connection and location if required
4. Utility easements noted as public.
5. A note that all existing utility infrastructure within the development envelope is required to be upgraded to the current design and engineering standards.

Prior to interior construction, applicant will be required to purchase a water meter from the Township.

Please feel free to contact me with any further questions or comments regarding this matter, and thank you for your time.

Michael T Luce,  
Public Works Director



# FIRE MARSHALS OFFICE

Hartland Area Fire Dept.  
3205 Hartland Road  
Hartland, MI. 48353-1825

Voice: (810) 632-7676

E-Mail: [jwhitbeck@hartlandareafire.com](mailto:jwhitbeck@hartlandareafire.com)

To: Hartland Township Planning Commission  
Attn: Zoning Department

Re: Hartland Plaza's Request for Site Plan Review  
10490 Highland Road, Hartland MI 48353

March 18, 2021

This office has reviewed the Hartland Plaza Site Plan dated 04-21-2021.

We have the following comments regarding both Unit #1 and Unit #2.

1. An address visible from the center of Highland Rd. right-of-way. (Ordinance #77-505.1)
2. Labeling of Mechanical Doors and occupancies on the back of the structure.
3. As it is already serviced by municipal water, we highly recommend evaluating the cost comparison and numerous substantial advantages to a fire suppression system throughout the building. Aside from the obvious protection of life and property, there are many cost savings in construction, along with insurance cost savings that will exceed the cost of the system day one or over the next few years.
4. All emergency lighting and exit signage to be wired to a dedicated and labeled circuit breaker. (Ordinance #77-506.1.2)
5. A Supra Brand lock box to be installed prior to obtaining the certificate of occupancy. An order form can be supplied by the Fire Department to be ordered. (Ordinance #77-506.1)
6. A LadderPort Ladder Receiver (Type 1, Type 2, Type 3 or Type 4) would be installed for equipment and/or appliances installed on the rooftop, in a location as agreed upon by this office. (MBC306.5 & Ordinance #77-5401.1) Exception: If the commercial building is 100% protected by an approved automatic fire suppression system, the access may be located in the interior of the building. (Ordinance #77-504.1.1.1)
7. Plans for a Commercial Hood Suppression System shall be submitted to Brighton Fire Department for review. Once approved the set of plans shall be picked up and taken to the Livingston County Building Department to pull a permit. \*Note: UL300 system tests will be conducted using a "wet test" using an agent recommended by the manufacturer. (Ordinance #77-105.7.1.1)
8. Once structural work is complete, contact this office to schedule an Emergency Services Communications Test, the results of which may require a bi-directional amplifier be installed for interior emergency communications. (Ordinance #77-509)
9. A final walk through will be required to receive the Certificate of Occupancy to check on emergency lighting and extinguishers for proper placement and that they are in working order.

An Addendum is being added to this letter in regards to revitalizing the existing building at the back of the complex called the Hartland Marketplace Outlot. The same parameters stated above for the new structures apply to this portion of the complex also. If there are any questions or concerns please let me know.

The Fire Marshals office approves with the above contingencies the submittal. Any revised drawings affecting the Fire Department must be submitted for review.

Yours In Fire Safety,

A handwritten signature in black ink, appearing to read "Jenn Whitbeck". The signature is written in a cursive, somewhat stylized font.

Jenn Whitbeck





store, restaurants within shopping center buildings, banking, dental clinic, optometry clinic, furniture, pet store or pet supplies with temporary pet boarding similar in concept to a PetsHotel®, book store, department store, combination grocery and discount department store (e.g., a 24-hour Wal-Mart® supercenter), wholesale discount club, discount clubs and membership clubs, and home improvement center.

3.1.14. Personal service establishments that perform services on the premises such as, but not limited to, dry-cleaning drop-off establishments (without on-site processing), self-service laundries, watch, radio, television or shoe repair, dress makers and tailor shops, beauty salons or barbershops, nail salons, pet grooming, veterinary hospital, photographic studios, self-service laundries or dry cleaners and printing or copy centers and similar establishments, but excluding adult regulated uses.

3.1.15. Rental and sales of videos, compact discs, records and similar items.

3.1.16. Any service establishments that require a retail adjunct, such as an office, showroom or workshop of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer or an establishment doing radio or home appliance repair, photographic reproduction, and similar service establishments.

3.1.17. Free-standing or in-line restaurants with outdoor seating, provided they meet the requirements of the Township's Zoning Ordinance, including Section 10.02.KK. Drive-in or drive through service or live entertainment shall not be permitted unless otherwise specifically allowed pursuant to this Agreement.

3.1.18. In addition to the Wal-Mart pharmacy drive-up service window, one (1) additional drive-up, drive-through or drive-in service window shall be permitted and limited to the location currently occupied by Dairy Queen. In the event the Dairy Queen building or use is eliminated, the Owners of the Land shall be permitted to seek an amendment of the Final Plan and/or this Agreement to relocate the drive-up, drive-through or drive-in service window, provided the proposed amendment meets the requirements of the then current Township Zoning Ordinance applicable to such use and drive-up, drive-through or drive-in service window.

3.1.19. Theaters, health or fitness clubs, including ancillary recreational amenities, indoor billiards/pool, and indoor amusement and entertainment establishments, but excluding any adult regulated use and bowling alleys.

3.1.20. Banquet halls.

3.1.21. Garden centers, lawn centers and similar uses that include open-air sales of plant material, lawn furniture, playground equipment and similar equipment, provided such use meets the requirements of Section 10.02.JJ.7.c of the Hartland Township Zoning Ordinance. No merchandise, products or services may be stored, displayed, or sold from any open-air area other than the enclosed garden center and shall be kept in a manner so as not to exceed the height of the enclosure. Nothing in this subsection shall be construed to prevent the Owners of the Land from seeking a temporary accessory endeavor permit pursuant to the Township's ordinances or obligating the Township to grant said permit.

~~FOURTH-FIFTH~~ AMENDMENT TO HARTLAND MARKETPLACE  
PLANNED DEVELOPMENT AGREEMENT

Between

HARTLAND TOWNSHIP  
and

HARTLAND PLAZA LLC  
and

WAL-MART REAL ESTATE BUSINESS TRUST

This ~~Fourth-Fifth~~ Amendment ("~~Fourth-Fifth~~ Amendment"), is made this      day of     , 2021, by and among the Township of Hartland, a Michigan municipal corporation ("Township"), 2655 Clark Road, Hartland, Michigan 48353, Hartland Plaza LLC, a Michigan limited liability company, whose address is 4198 Orchard Lake Road, Suite 250 Orchard Lake, Michigan ("Hartland Plaza") and Wal-Mart Real Estate Business Trust, a Delaware statutory trust ("Wal-Mart"), whose mailing address is 2001 S.E. Tenth Street, Bentonville, Arkansas 72716-0550.

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RECITALS

- A. On October 31, 2007, the Township and 23-RDC, as the then partial owner of the land subject to development, entered into a Planned Development Agreement (the "Agreement") for the real property located in Hartland Township, Livingston County, Michigan described in the attached Exhibit A, which is made a part of this document (the "Land").
- B. The Agreement was recorded as Instrument No. 2007R-036785 Livingston County Records, on November 9, 2007.
- C. On December 18, 2007, the Township and 23-RDC executed a First Amendment to the Agreement, which was recorded at Instrument No. 2008R-000932, Livingston County Records, on January 10, 2008.
- D. On May 21, 2008, the Township ~~and~~, 23-RDC ~~and Wal-Mart~~ executed a Second Amendment to the Agreement, which was recorded at Instrument No. 2008R-021399, Livingston County Records, on July 11, 2008.
- ~~E.~~ On , ~~October 7~~, 2008, the ~~parties~~ Township, 23-RDC, and Wal-Mart entered into a Third Amendment to Hartland Marketplace Planned Development Agreement, which was recorded at Instrument , ~~No. 2009R-002057~~, Livingston County Records, on , ~~2008~~ January 29, 2009.
- ~~E.F.~~ On December 11, 2008, the Township, 23-RDC, and Wal-Mart entered into a Fourth Amendment to Hartland Marketplace Planned Development Agreement,

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which was recorded at Instrument No. 2009R - 004020 Livingston County Records, on February 19, 2009.

F.G. Hartland Plaza has acquired title to the property previously titled in the name of 23-RDC, and the present parties desire to amend the Agreement, as previously amended, to revise the maximum number and the design and layout of the permitted drive-up and service windows for certain identified Improvements, as more fully identified in this Fourth-Fifth Amendment.

NOW, THEREFORE, it is hereby agreed as follows:

1. The number and location of the permitted drive-up and service windows, with dedicated drive-in lanes, is hereby increased to three (3), and Sections 3.1.17 and 3.1.18 of the Agreement are hereby deleted in their entirety and shall be replaced with the following:

3.1.17. Free-standing or in-line restaurants with outdoor seating, provided they meet the requirements of the Township's Zoning Ordinance, including Section 10.02.KK. Drive-in or drive through service or live entertainment shall not be permitted unless otherwise specifically allowed pursuant to this Agreement or by separate approval of the Township, as evidenced by the approval of a site plan of Owner or its- designee, that provides for a Drive -in or drive through service with dedicated drive in lanes, as part of the Improvements.

3.1.18. In addition to the Wal-Mart pharmacy drive-up service window, two (2) additional drive-up, drive-through or drive-in service windows shall be permitted, and limited to the structures identified ~~on as Unit 1 and Unit 2 on~~ the site plans of Owner- attached as Exhibit ~~A hereto as Unit 1 and Unit 2.~~ A-Unit 1 shall be constructed and occupied as a dual purpose structure comprised of both a retail store operating within the eastern suite and a ~~restaurant operating within the western suite,~~ restaurant ~~of Unit 1, and~~ Unit 2 shall be occupied by Dairy Queen. In the event the uses of Unit 1 or Unit 2 are modified or eliminated in whole or in part, the Owners of the Land shall be permitted to seek an amendment of the Final Plan and/or this Agreement to relocate the drive-up, drive-through or drive-in service window, provided the proposed amendment meets the requirements of the then current Township Zoning Ordinance applicable to such use and drive-up, drive-through or drive-in service window. Any- future site plan approved by the Township- in compliance with the Township Zoning Ordinance that impacts the number of permitted drive- up or service windows for the Improvements shall constitute an amendment to this Agreement, with the same force and effect as an amendment to the terms of this Agreement, without the necessity of a separate amendment to the terms hereof.

2. Except as amended hereby, the provisions of the Agreement, as previously amended, shall remain in effect.

In Witness whereof, we have signed this Fourth-Fifth Amendment on the date appearing in the first paragraph, above.

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|

*(Signatures appear on following page)*

TOWNSHIP OF HARTLAND, a Michigan  
municipal corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

HARTLAND PLAZA LLC, a Michigan limited  
liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

WAL-MART REAL ESTATE BUSINESS  
TRUST, a Delaware statutory trust

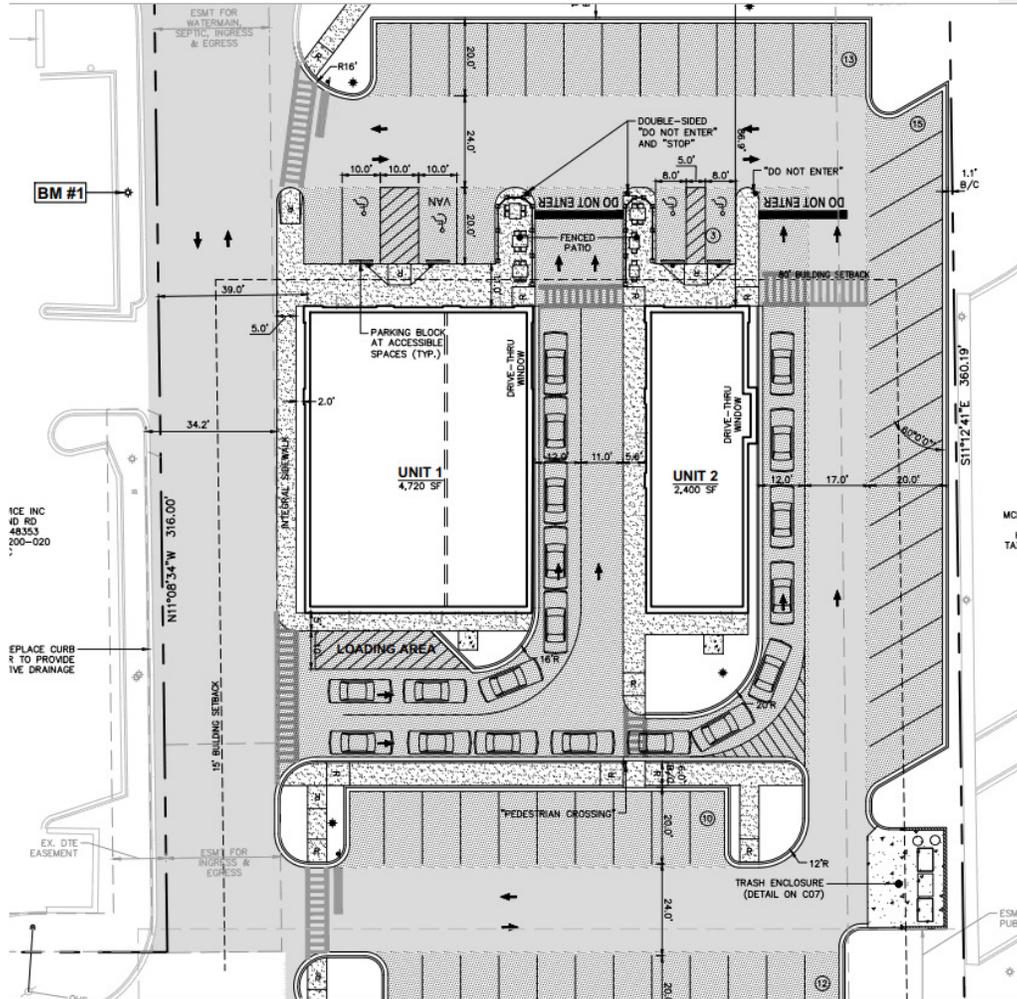
By: \_\_\_\_\_

Its: \_\_\_\_\_

17529537.1

Exhibit A

Units 1 and 2  
Site Plan for Drive-In and Drive Through Service



18461:00082:5486598-1

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15' CURB  
PROVIDE  
DRAINAGE

N11°08'

15' BUILDING SETBACK

EX. DTE  
ASSESSMENT

EXIST. FOR  
INDUSTRIAL  
ACCESS

*Convert  
to landscape  
area*

REMOVE CURB FOR  
RAMP DUB DOWN

LOADING AREA

PEDESTRIAN CROSSING

TRASH ENCLOSURE  
(REFER TO ARCH. PLANS)

PROPOSED  
BOULDER WALL  
OHE (DETAIL ON C07)

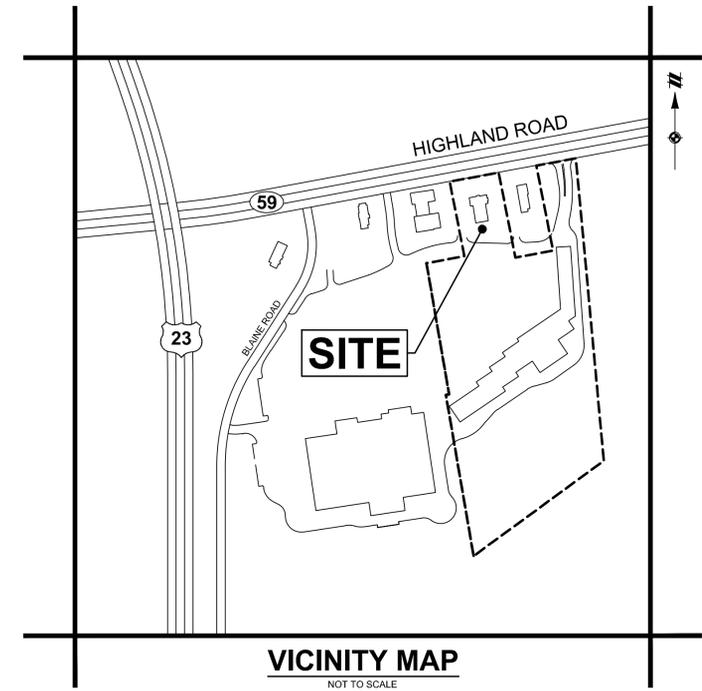
HARTLAND PLAZA, LLC

*SP# 21-004  
DA*

# HARTLAND PLAZA

HARTLAND MARKETPLACE  
 10490 HIGHLAND ROAD  
 HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN 48353  
 TAX ID: 08-28-200-024

## SITE PLANS



VICINITY MAP  
 NOT TO SCALE



Know what's Below.  
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ADEQUATE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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### DEVELOPMENT TEAM

**DEVELOPER**  
 SYMMETRY PROPERTY MANAGEMENT  
 4198 ORCHARD LAKE ROAD, STE 250  
 ORCHARD LAKE, MI 48232  
 PHONE: (248) 465-0200  
 CONTACT: FRANK JARBOU

**ARCHITECT**  
 CITYSCAPE ARCHITECTS, INC  
 40850 GRAND RIVER AVE., STE. 200  
 NOVI, MI 48375  
 PHONE: (248) 463-7796  
 CONTACT: DERRICK MROZ

**CIVIL ENGINEER**  
 ATWELL, LLC  
 12475 23 MILE ROAD, SUITE 200  
 SHELBY TWP., MI 48315  
 CONTACT: MICHAEL McPHERSON  
 PHONE: 586-786-9800  
 EMAIL: mmcpherson@atwell-group.com

### BUILDING A PROPERTY DESCRIPTION

DESCRIPTION OF HARTLAND MARKETPLACE PROPERTY

SEC 21/28 PART OF SE 1/4 SEC 21 & PART OF NE 1/4 SEC 28 T3N R6E COMM S 1/4 COR SEC 21, TH N01°26'10"E 154.42 FT ALG N-S 1/4 LN SEC 21; TH N84°26'03"E 926.61 FT ALG C/L M-59 TO POB; TH CONT N84°26'03"E 207.82 FT ALG C/L M-59; TH S06°24'46"E 360.19 FT; TH N84°26'03"E 160.00 FT; TH N06°24'46"W 360.19 FT; TH N84°26'03"E 168.03 FT ALG C/L M-59; TH S00°29'31"E 1263.43 FT; TH S58°46'30"W 673.18 FT; TH N04°59'38"W 680.38 FT; TH N85°00'22"E 13.62 FT; TH N04°59'38"W 553.83 FT; TH N84°26'03"E 161.03 FT; TH N06°20'39"W 316.00 FT TO POB, CONT 18.16 AC M/L

### PROJECT NARRATIVE

THIS PROJECT PROPOSES TO DEMOLISH AN EXISTING DAIRY QUEEN AND ASSOCIATED PARKING LOT AND CONSTRUCT TWO NEW BUILDINGS. EACH BUILDING INCLUDES A TENANT SPACE FOR A DRIVE-THRU FACILITY.

### FLOODPLAIN NOTE

PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (MAP NO. 26093C0238D DATED 9/17/2008 (NON-PRINTED MAP), THE SITE LIES WITHIN ZONE X WHICH ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### WETLANDS

THERE ARE NO EXISTING WETLANDS ON-SITE.

### SHEET INDEX

- C01 COVER SHEET
- C02 SITE LAYOUT PLAN
- C03 PRELIMINARY STORMWATER MANAGEMENT PLAN
- C04 UTILITY PLAN
- C05 LANDSCAPE PLAN
- C06 LANDSCAPE DETAILS
- C07 STANDARD DETAILS

**ATTACHED PLANS**  
 TOPOGRAPHIC SURVEY  
 PHOTOMETRIC PLAN  
 FLOOR PLANS  
 ELEVATIONS

### GOVERNING AGENCIES / UTILITY CONTACTS

**PLANNING DEPARTMENT**  
 2655 CLARK ROAD  
 HARTLAND, MI 48353  
 CONTACT: TROY LANGER  
 PHONE: 810-632-7498  
 EMAIL: tlang@hartlandtwp.com

**GAS**  
 CONSUMERS ENERGY  
 1015 S. LATSON RD.  
 HOWELL, MI 48843

**TELEPHONE**  
 AT&T  
 421 EAST GRAND RIVER  
 HOWELL, MI 48843

**SOIL EROSION**  
 LIVINGSTON COUNTY DRAIN COMMISSIONER  
 2300 E. GRAND RIVER, SUITE 105  
 HOWELL, MI 48843  
 PHONE: 517-546-0040

**ELECTRIC**  
 DTE ENERGY  
 ONE ENERGY PLAZA, RM 1230 WCB  
 DETROIT, MI 48226

**WATER & SEWER**  
 HARTLAND TOWNSHIP PUBLIC WORKS  
 3191 HARTLAND ROAD  
 HARTLAND, MI 48353  
 CONTACT: ROBERT WEST  
 PHONE:

08-28-200-024  
 10490 HIGHLAND ROAD  
 HARTLAND TOWNSHIP  
 LIVINGSTON COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT  
 HARTLAND MARKETPLACE  
 HARTLAND PLAZA  
 SITE PLANS  
 COVER SHEET

DATE	JUNE 14, 2017
REVISIONS/SUBMITTALS	06-14-2017 TWP. SUBMITTAL
	07-05-2017 PER TWP COMMENT
	07-31-2017 PER TWP COMMENT
	08-09-2017 PER TWP COMMENT
	08-28-2017 PER TWP COMMENT
	02-12-2021 SUBMIT TO TWP
	03-26-2021 PER TWP COMMENT



DRAWN BY: EM  
 CHECKED BY: EM  
 PROJECT MANAGER: MMC  
 JOB #: 17000262  
 FILE CODE: SP  
 SHEET NO. C01

CAD FILE: K:\17000262\DWG\PLAN SET\3 SITE PLANS\17000262-C00-C1

# LEGEND

	PROPERTY LINE		PEDESTRIAN CROSSWALK
	CURB & GUTTER		PAINTED STOP BAR W/ STOP SIGN
	SIDEWALK		TRAFFIC FLOW ARROWS
	CONCRETE		PROPOSED SIGN
	STANDARD DUTY ASPHALT		PARKING ROW COUNT
	HEAVY DUTY ASPHALT		ACCESSIBLE PARKING SPACE
	BOULDER WALL (DETAIL ON C07)		LIGHT POLE
	EXISTING OVERHEAD LINES		SIDEWALK RAMP
	EXISTING GUY WIRE		EXISTING UTILITY POLE

# NOTES

- REFERENCE THE STANDARD NOTES SHEET FOR ADDITIONAL INFORMATION.
- FOR ALL APPLICABLE CONSTRUCTION DETAILS REFERENCE THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL/JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
- ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL SIDEWALK ADJACENT TO THE BUILDING SHALL BE INTEGRAL WALK UNLESS OTHERWISE NOTED.
- LIGHT POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY.

# SITE DATA

**PARCEL SUMMARY**

PARCEL ID	PARCEL SIZE	ZONING
08-28-200-024	18.16	PD

**BUILDING AREA SUMMARY**

TENANT	GROSS AREA	USEABLE AREA
TENANT 1	2,453 SF	1,962 SF (80%)
TENANT 2	4,720 SF	3,776 SF (80%)
TOTAL	7,173 SF	5,738 SF (80%)

**BUILDING SETBACKS**

FRONT SETBACK	80'
SIDE SETBACK	15'
REAR SETBACK	N/A

**STANDARD PARKING SUMMARY**

REQUIRED	PROVIDED	FORMULA
26 SPACES	52	+4.5/1,000 SF UFA

*\*PER HARTLAND MARKETPLACE PLANNED DEVELOPMENT AGREEMENT THE REQUIRED PARKING RATIO FOR THIS DEVELOPMENT IS 4.5 SPACES PER 1,000 SQUARE FEET OF USEABLE FLOOR AREA. USEABLE FLOOR AREA IS CALCULATED AS BOX OF THE GROSS SQUARE FEET.*

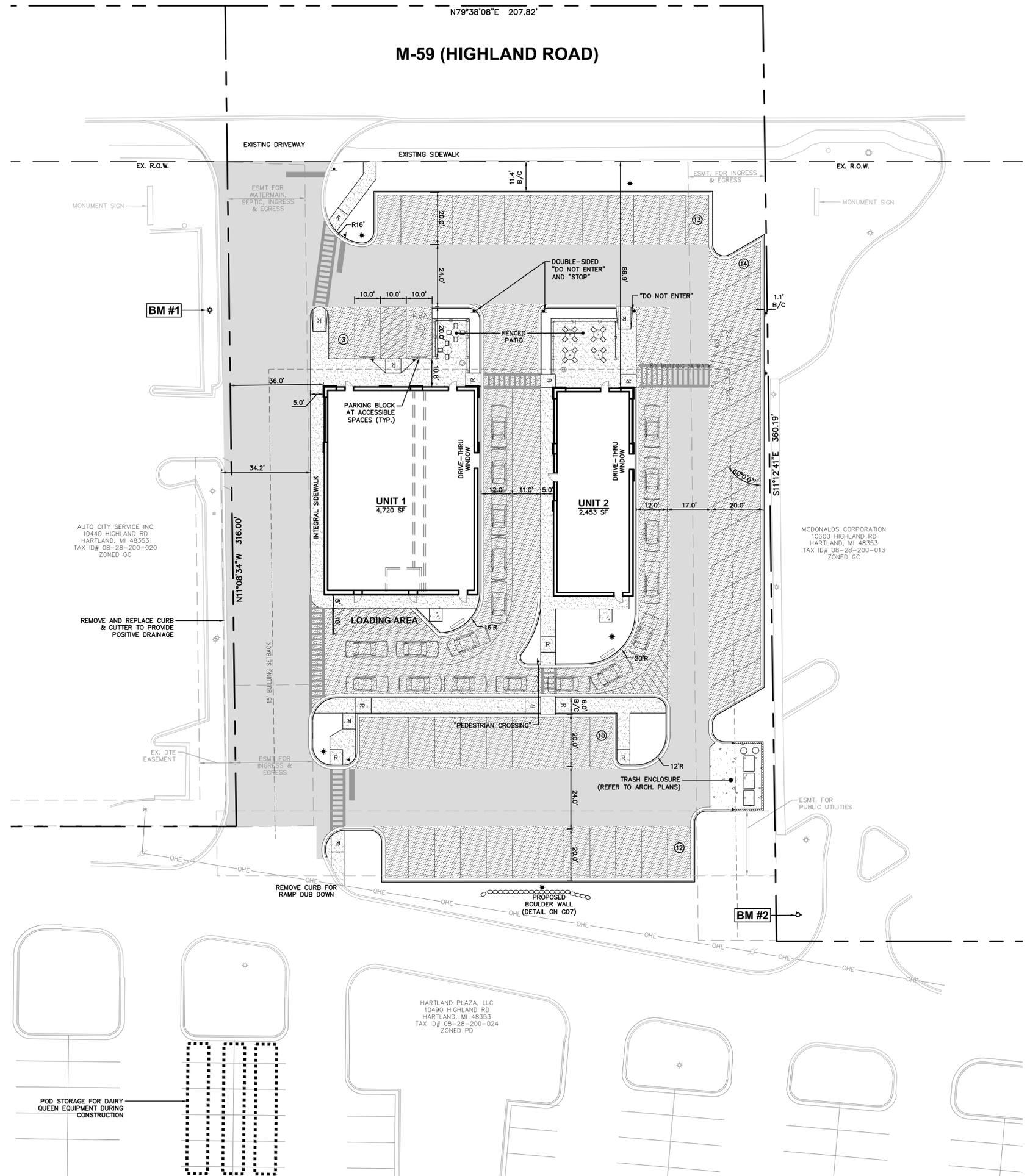
**ACCESSIBLE PARKING SUMMARY**

TYPE	PROVIDED	REQUIRED	FORMULA
STANDARD	4 SPACES	3 SPACES	51-75 TOTAL
VAN	1 SPACE	1 SPACE	1/6 ACCESSIBLE

# SITE BENCHMARKS

**BENCHMARK #1:**  
CHISELED "X" IN EAST SIDE OF CONCRETE LIGHT POLE BASE  
N: 413724.77 E: 13290759.67  
ELEV: 975.70 (NAVD88)

**BENCHMARK #2:**  
ARROW ON FIRE HYDRANT LOCATED AT THE SOUTHEAST END OF THE SITE  
N: 413536.75 E: 13291023.80  
ELEV: 974.91 (NAVD88)



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248.447.2600

08-28-200-024  
10490 HIGHLAND ROAD  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

**SYMMETRY PROPERTY MANAGEMENT**  
HARTLAND MARKETPLACE  
HARTLAND PLAZA  
SITE PLANS  
SITE LAYOUT PLAN

**DATE** JUNE 14, 2017

REVISIONS/SUBMITTALS
06-14-2017 TWP. SUBMITTAL
07-05-2017 PER TWP COMMENT
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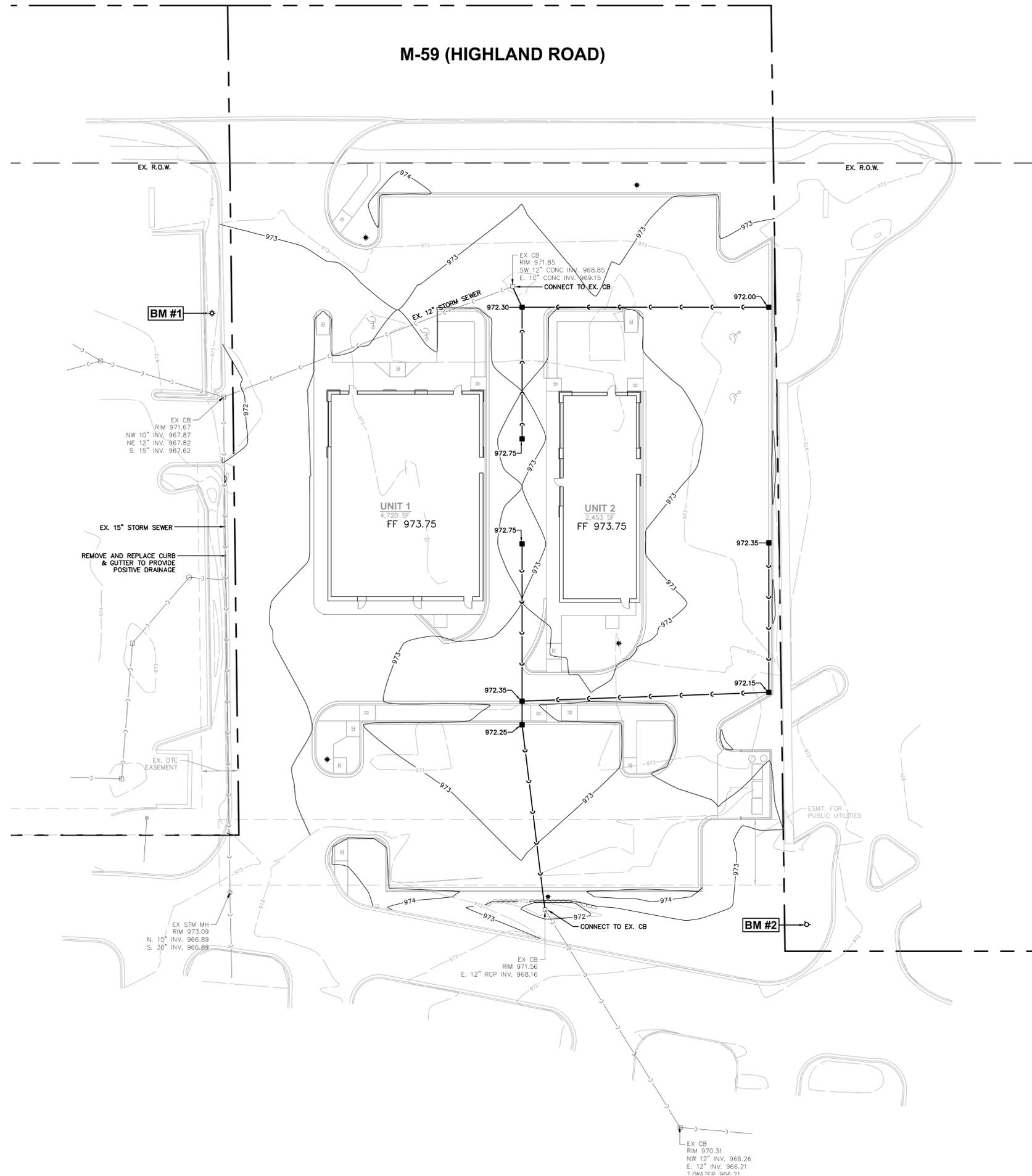
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CHECKED BY: EM  
PROJECT MANAGER: MMC  
JOB #: 17000262  
FILE CODE: SP  
SHEET NO. **C02**

**LEGEND**

- PROPERTY LINE
- - - - - 500 PROPOSED CONTOUR
- - - - - 500 EXISTING CONTOUR
- - - - - PROPOSED STORM SEWER
- - - - - EXISTING STORM SEWER
- ● EXISTING / PROPOSED MANHOLE
- ■ EXISTING / PROPOSED CATCH BASIN

**STORMWATER NARRATIVE**

THE STORM SEWER SYSTEM FOR THIS PROJECT PROPOSES TO CONNECT TO THE EXISTING SITE STORM SEWER SYSTEM WHICH IS PART OF THE HARTLAND MARKETPLACE PLANNED DEVELOPMENT. DETENTION AND WATER QUALITY FOR THIS SITE IS PROVIDED IN THE HARTLAND MARKETPLACE DETENTION BASIN.



**SITE BENCHMARKS**

BENCHMARK #1:  
CHISELED "X" IN EAST SIDE OF CONCRETE LIGHT POLE BASE  
N: 413724.77 E: 13290759.67  
ELEV: 975.70 (NAVD88)

BENCHMARK #2:  
ARROW ON FIRE HYDRANT LOCATED AT THE SOUTHEAST END OF THE SITE  
N: 413536.75 E: 13291023.80  
ELEV: 974.91 (NAVD88)



Know what's Below.

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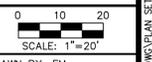
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10490 HIGHLAND ROAD  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

**SYMMETRY PROPERTY MANAGEMENT**  
HARTLAND MARKETPLACE  
HARTLAND PLAZA  
SITE PLANS  
PRELIMINARY STORMWATER MANAGEMENT PLAN

DATE	JUNE 14, 2017
REVISIONS/SUBMITTALS	06-14-2017 TWP. SUBMITTAL
	07-05-2017 PER TWP COMMENT
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CHECKED BY: EM  
PROJECT MANAGER: MMC  
JOB #: 17000262  
FILE CODE: SP  
SHEET NO.

**C03**

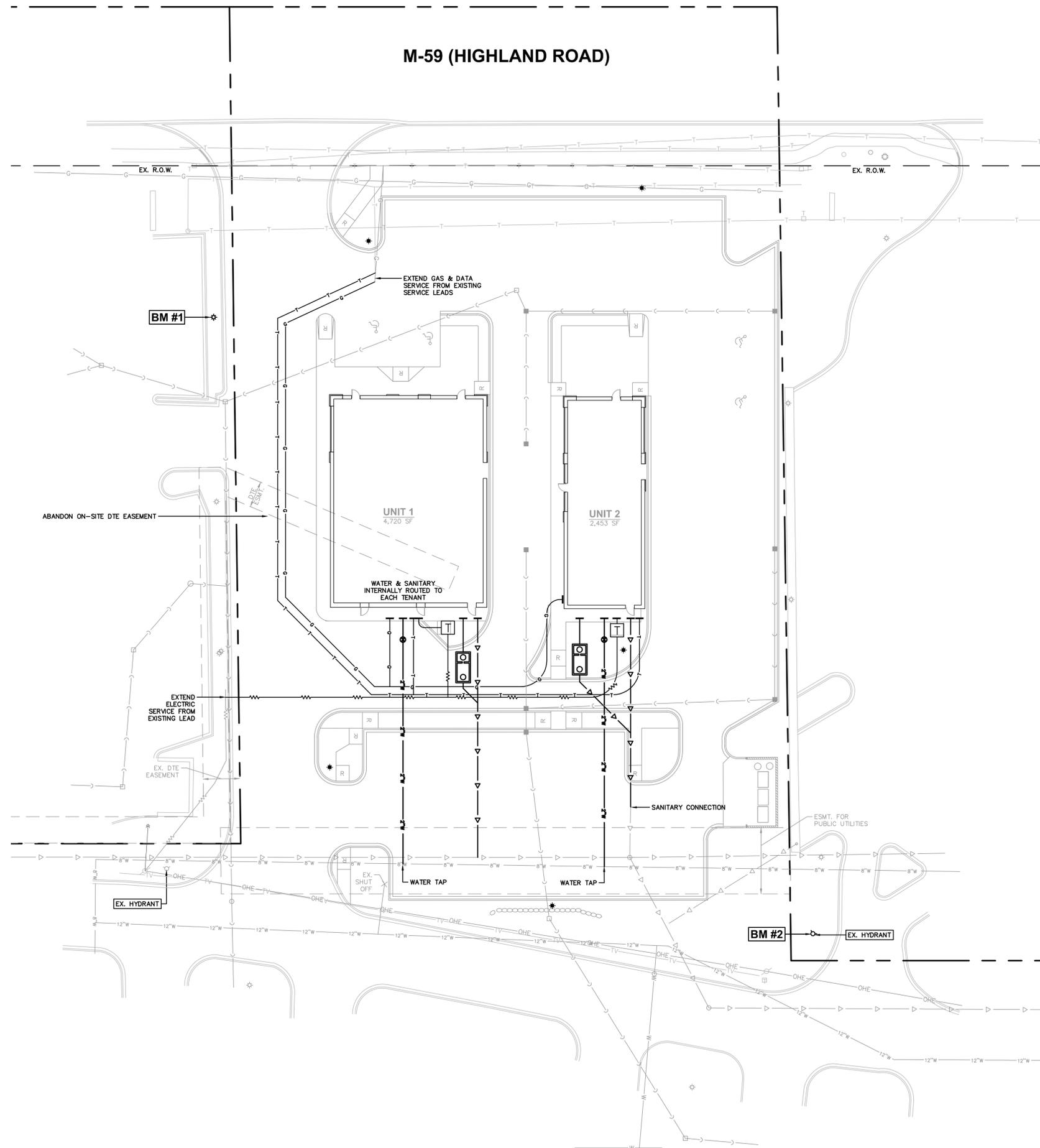
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# LEGEND

	PROPERTY LINE		EXISTING / PROPOSED MANHOLE
	EXISTING STORM SEWER		EXISTING / PROPOSED HYDRANT
	EXISTING SANITARY SEWER		EXISTING / PROPOSED VALVE
	EXISTING WATER		EXISTING / PROPOSED LIGHT POLE
	EXISTING GAS		EXISTING UTILITY POLE
	EXISTING OVERHEAD LINE		EXISTING PHONE/DATA PEDESTAL
	EXISTING UNDERGROUND ELECTRIC		PROPOSED TRANSFORMER
	EXISTING UNDERGROUND PHONE/DATA		PROPOSED GREASE TRAP
	PROPOSED SANITARY SEWER		
	PROPOSED WATER		
	PROPOSED GAS		
	PROPOSED UNDERGROUND ELECTRIC		
	PROPOSED UNDERGROUND PHONE/DATA		
	PROPOSED GRANULAR BACKFILL		

# NOTES

1. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
3. FRANCHISE UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY. OWNER/CONTRACTOR TO COORDINATE FRANCHISE UTILITY SERVICE CONNECTIONS, PERMITTING, ROUTING, ETC. WITH UTILITY COMPANIES.
4. ALL SANITARY SEWER LEAD SHALL BE 6" PVC SDR 23.5 WITH MINIMUM 1% SLOPE.



# SITE BENCHMARKS

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ATWELL

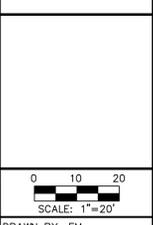
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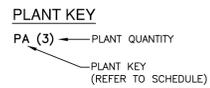
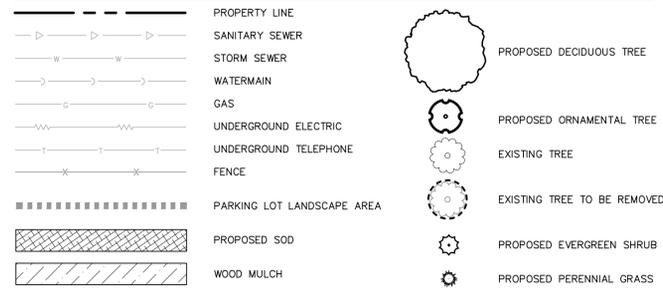
SYMMETRY PROPERTY MANAGEMENT  
 HARTLAND MARKETPLACE  
 HARTLAND PLAZA  
 SITE PLANS  
 UTILITY PLAN

DATE	JUNE 14, 2017
REVISIONS/SUBMITTALS	06-14-2017 TWP. SUBMITTAL
	07-05-2017 PER TWP COMMENT
	07-31-2017 PER TWP COMMENT
	08-09-2017 PER TWP COMMENT
	08-28-2017 PER TWP COMMENT
	02-12-2021 SUBMIT TO TWP
	03-26-2021 PER TWP COMMENT



C04

# LEGEND



# NOTES

- CONTRACTOR SHALL PROVIDE AN IRRIGATION DESIGN FOR ALL ON-SITE SOD AREAS WITHIN THE LIMITS OF DISTURBANCE AND PROVIDE TO OWNER PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIAL SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- ALL LANDSCAPED AREAS SHALL BE AUTOMATICALLY IRRIGATED.
- ALL TREES UNDER 4 INCHES IN DIAMETER MUST BE PROTECTED AND SUPPORTED BY TREE GUARDS.
- ALL PROPOSED TREE PLANTING SHOULD BE COORDINATED WITH EXISTING AND PROPOSED UTILITIES.

# LANDSCAPE REQUIREMENTS SUMMARY

LANDSCAPE REQUIREMENTS BELOW ARE TAKEN FROM "DAIRY QUEEN OUTLOT LANDSCAPE REQUIREMENTS" AS OUTLINED IN THE HARTLAND MARKETPLACE PLANNED DEVELOPMENT FINALS PLANS

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
FRONTAGE DEC./EVERGREEN TREE	4 TREES*	4 TREES	1/40 LF FRONTAGE (170 LF)
FRONTAGE ORNAMENTAL TREE	2 TREES	2 TREES	1/100 LF FRONTAGE (170 LF)
FRONTAGE SHRUB	46 SHRUBS	34 SHRUBS	8/40 LF FRONTAGE (170 LF)
PARKING LOT LANDSCAPE AREA	1,435 SF	1,140 SF	20 SF/PARKING SPACE (57 SPACES)
PARKING LOT DECIDUOUS TREE	4 TREES	4 TREES	1/320 SF REQ. LANDSCAPE AREA
FACADE LANDSCAPE AREA	330 SF**	160 SF	2 SF/1 LF BUILDING AT GRADE

\*INCLUDES 1 EXISTING MAPLE TREE  
 \*\*FACADE LANDSCAPING IS PROVIDED ALONG UNIT 1 & 2 PATIOS

# PLANTING SCHEDULE

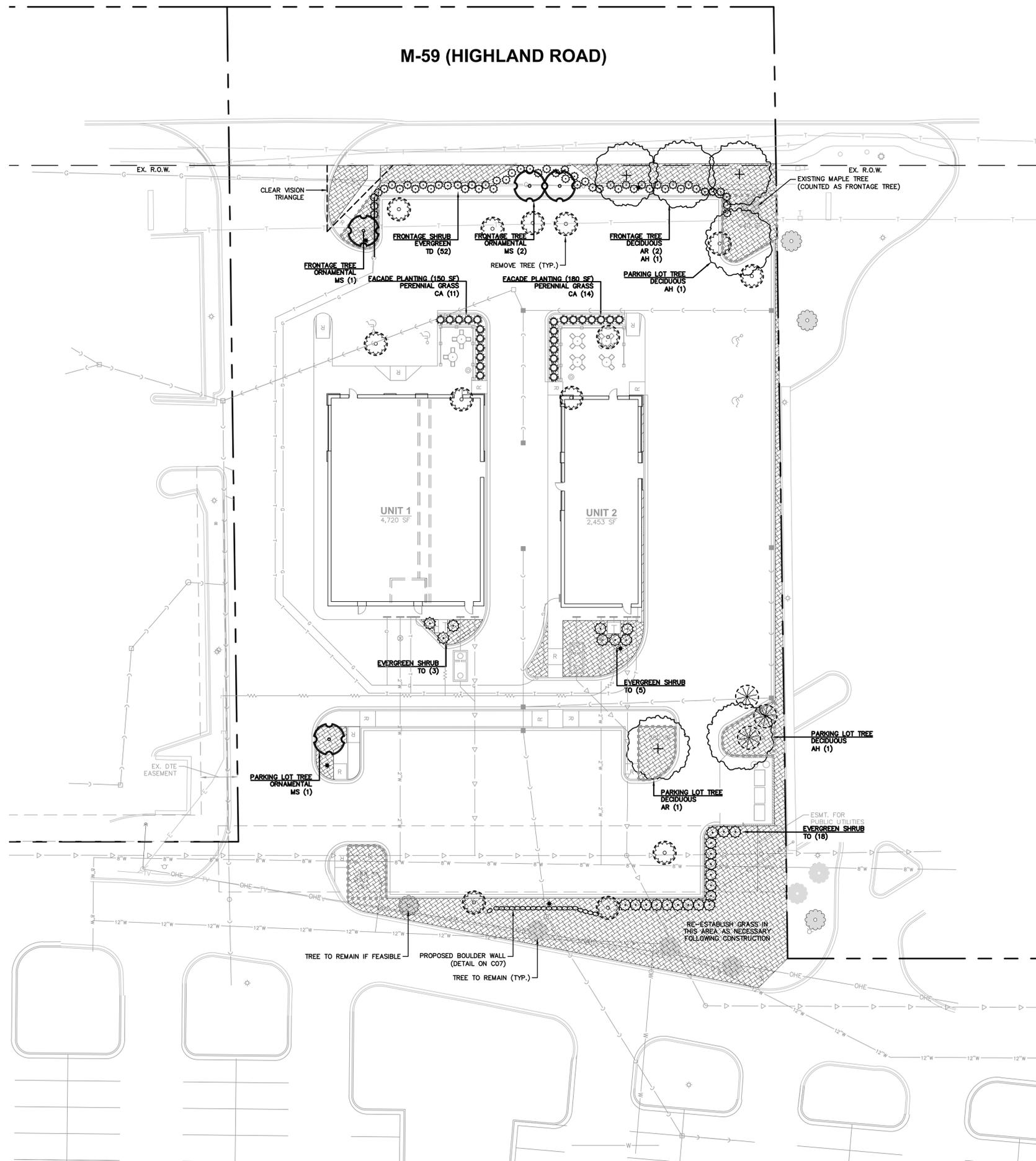
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	NOTES
AR	03	ACER RUBRUM	'RED MAPLE'	3" CAL.	8' HT.	B & B
AH	03	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	8' HT.	B & B
MS	04	MALUS SARGENTII	SARGENT CRAB	2" CAL.	N/A	B & B
TA	26	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE		4' HT.	CONT.
CA	25	CALAMAGROSTIS ARUNDINACEA	'KARL FOERSTER'	2 GAL.	N/A	CONT.
TD	52	TAXUS DENSIFORMIS	DENSIFORMIS YEW	30" HT.*	N/A	3 GAL

\*NOTE TAXUS DENSIFORMIS MUST BE 30" HEIGHT AT THE TIME OF PLANTING

# SEED MIX

**GRASS SEED MIX** - GEOTURF MDOT CLASS A - 40% CREEPING RED FESCUE, 30% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS OR APPROVED EQUAL. BAG SIZE 50 LB. RECOMMENDED SEEDING RATE 220 LB/ACRE.  
 CSI GEOTURF (WWW.GEOTURF.COM)  
 1225 76TH STREET, SW BYRON CENTER, MI 49315 (615) 583-0588

**TEMPORARY SEED MIX** - GEOTURF MDOT TSM - 50% SPRING OATS, 50% PERENNIAL RYEGRASS OR APPROVED EQUAL. BAG SIZE 50 LB. RECOMMENDED SEEDING RATE 100-200 LB/ACRE.  
 CSI GEOTURF (WWW.GEOTURF.COM)  
 1225 76TH STREET, SW BYRON CENTER, MI 49315 (615) 583-0588



**811**  
 Know what's Below.  
 Call before you dig.  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**SYMMETRY PROPERTY MANAGEMENT**  
 HARTLAND MARKETPLACE  
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0 10 20  
 SCALE: 1"=20'

DRAWN BY: EM  
 CHECKED BY: EM  
 PROJECT MANAGER: MMC  
 JOB #: 17000262  
 FILE CODE: SP  
 SHEET NO. **C05**

## GENERAL NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITIES LOCATIONS AND DEPTHS WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND OWNER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.

## MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.

- MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH. ALL SHRUB PLANTING BEDS TO RECEIVE 3" DEEP MULCH. ALL EVERGREEN AND DECIDUOUS TREES (F USED) TO RECEIVE 6" DEEP SHREDDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK. EXTENT OF MULCH TO BE 5'-0" DIA. AT TREES AND 18" BEYOND SHRUB DRIP LINES.
- TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
- EDGING: EDGING SHALL BE SPADE EDGED.
- FERTILIZER: JUMP—SHOT ROOT STIMULATOR AS MANUFACTURED BY ACME, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
- PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BALLED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

## MAINTENANCE / WARRANTY

- MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:  
PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION  
LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
- AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
- A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS: TREES, SHRUBS, AND GROUND COVERS - ONE YEAR AFTER FINAL ACCEPTANCE. SOD AND SEEDED AREAS - 90 DAYS AFTER FINAL ACCEPTANCE PERENNIALS - 90 DAYS AFTER FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

## PLANT MATERIALS

- PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
- ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-BLIND, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
- LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

## INSTALLATION

- INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
- ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
- TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTTCILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

## PLANTING NOTES

- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SEE CIVIL/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER, REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES, WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE Laid PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND, REFER TO PLAN FOR SOD/SEED LOCATIONS
- PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
- EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:  
EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT. THEN REMOVE ALL DEAD SOD & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 6 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SODDING. REGRADE TO ELIMINATE ALL BUMPS & DEPRESSIONS AND RESOD ALL AREAS.  
EXISTING LAWN FOUND TO BE IN GOOD CONDITION, BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:  
A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.  
B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK. ADD 4"-6" OF TOPSOIL AND GROWER TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.  
IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

## LAWN INSTALLATION

- LAWN AREAS SHALL BE PREPARED ACCORDING TO THE SECTION BELOW ENTITLED "SEEDBED PREPARATION".
- LOCALLY-GROWN SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
- SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 2:1, SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.
- PROVIDE GRASS SEED THAT IS FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH

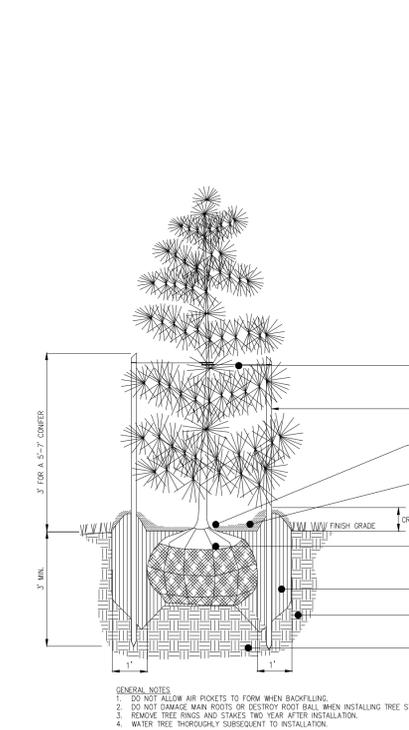
TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA. PROVIDE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PROJECT SPECIFICATIONS. REFER TO PLAN

- APPLY SEED AT THE APPROPRIATE RATE, PER M.D.A.T. SPECIFICATIONS, FOR ESTABLISHING A NEW LAWN. SOW SEED USING A SPREADER OR SEEDING MACHINE. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO TOP 1/8-INCH OF SOIL. ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.
- PROTECT ALL SEEDED AREAS AGAINST EROSION BY SPREADING A CLEAN, SEED FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY. SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1.5 INCHES LOOSE MEASUREMENT OVER SEEDED AREA.
- TREATMENTS SUCH AS JUTE MESH, EXCELSIOR MATTING, OR FIBERGLASS ROVING SHALL BE USED TO STABILIZE DITCHES OR STEEP SLOPES SUSCEPTIBLE TO EROSION. THE TREATMENT SHALL BE INSTALLED PRIOR TO THE MULCHING OPERATION.

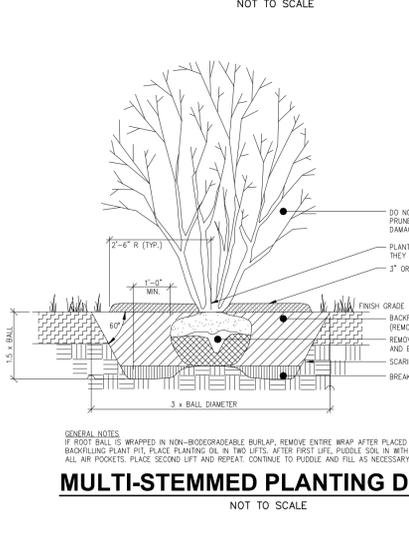
## SEEDBED PREPARATION

- ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND FLOWED TO A DEPTH OF 5 INCHES. THE TOP 2 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDBED.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER DEBRIS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. SOIL LEVEL SHALL BE APPROXIMATELY 1 INCH BELOW ALL TOPS OF CURBS AND WALKWAYS.
- APPLY LIME AND FERTILIZER WITH NECESSARY EQUIPMENT TO ENSURE UNIFORM DISTRIBUTION OF THE MATERIALS. THE HAND/BUCKET METHOD IS NOT ACCEPTABLE. THE RATES AND TYPES OF MATERIALS TO BE APPLIED ARE AS FOLLOWS:  
TURFGRADE FERTILIZER WITH SLOW RELEASE NITROGEN (E.G. 18-24-10) - RATE THAT WILL PROVIDE 5 LBS. OF PHOSPHORUS PER 1000 SQUARE FEET  
LIMESTONE - 75 LBS. PER 1000 SQUARE FEET  
(LIMESTONE MAY BE WAIVED IF EXISTING PH IS GREATER THAN 5.5.)
- MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.

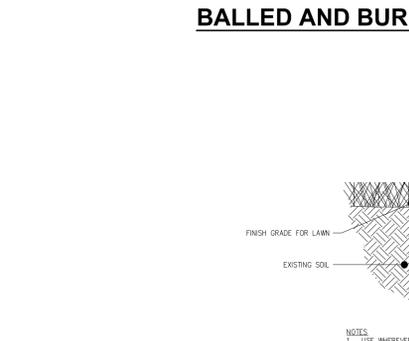
## CONIFEROUS TREE PLANTING DETAIL



## DECIDUOUS CANOPY TREE PLANTING DETAIL



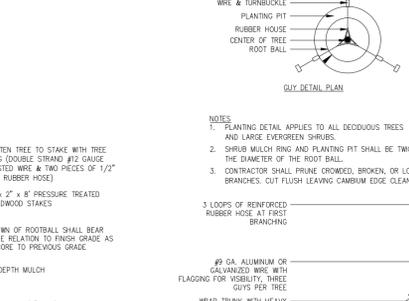
## CONTAINER SHRUB PLANTING DETAIL



## EARTH/SPADE EDGE DETAIL



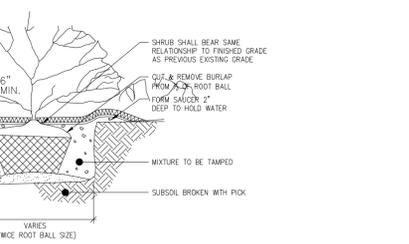
## SHRUB/PERENNIAL BED DETAIL



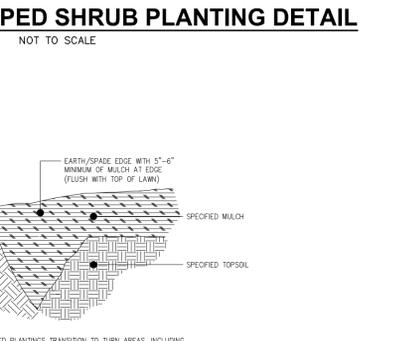
## DECIDUOUS TREE PRUNING DETAIL



## MULTI-STEMMED PLANTING DETAIL



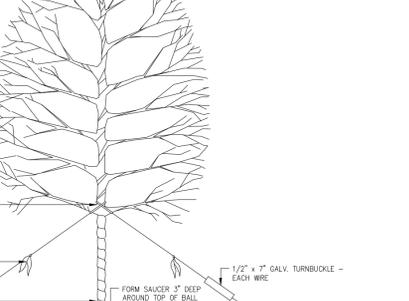
## CONTAINER SHRUB PLANTING DETAIL



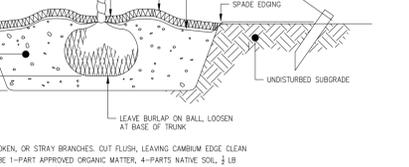
## EARTH/SPADE EDGE DETAIL



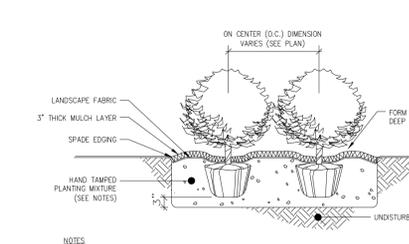
## SHRUB/PERENNIAL BED DETAIL



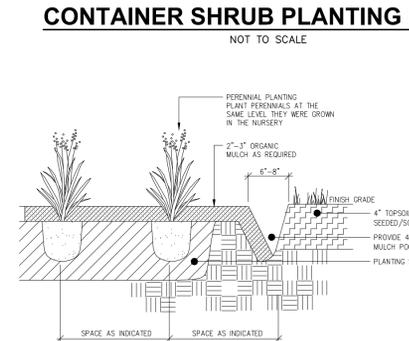
## DECIDUOUS TREE PRUNING DETAIL



## MULTI-STEMMED PLANTING DETAIL



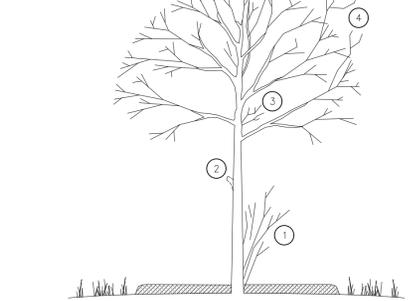
## CONTAINER SHRUB PLANTING DETAIL



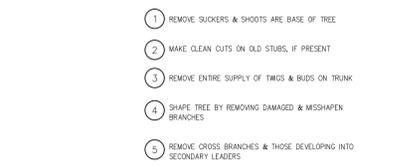
## EARTH/SPADE EDGE DETAIL



## SHRUB/PERENNIAL BED DETAIL



## DECIDUOUS TREE PRUNING DETAIL



## MULTI-STEMMED PLANTING DETAIL



**811**  
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.

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08-28-200-024  
10490 HIGHLAND ROAD  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

SYMMETRY PROPERTY MANAGEMENT  
HARTLAND MARKETPLACE  
HARTLAND PLAZA  
SITE PLANS  
LANDSCAPE DETAILS

DATE	JUNE 14, 2017
REVISIONS/SUBMITTALS	06-14-2017 TWP. SUBMITTAL
	07-05-2017 PER TWP COMMENT
	07-31-2017 PER TWP COMMENT
	08-09-2017 PER TWP COMMENT
	08-28-2017 PER TWP COMMENT
	02-12-2021 SUBMIT TO TWP
	03-26-2021 PER TWP COMMENT

DRAWN BY: EM  
CHECKED BY: EM  
PROJECT MANAGER: MMC  
JOB #: 17000262  
FILE CODE: SP  
SHEET NO. C06

NOT FOR CONSTRUCTION

CAD FILE: K:\17000262\DWG\PLAN SETS\SITE PLANS\17000262-C06-LS-01



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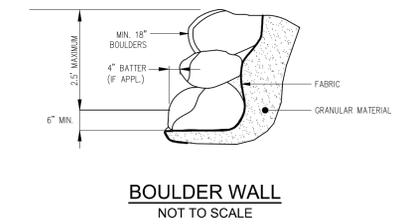
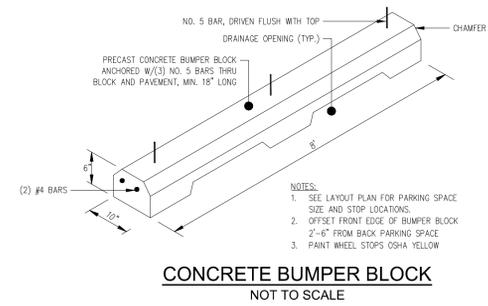
08-28-200-024  
10490 HIGHLAND ROAD  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

**SYMMETRY PROPERTY MANAGEMENT**  
HARTLAND MARKETPLACE  
HARTLAND PLAZA  
SITE PLANS  
STANDARD DETAILS

DATE	JUNE 14, 2017
REVISIONS/SUBMITTALS	
06-14-2017 TWP. SUBMITTAL	
07-05-2017 PER TWP COMMENT	
07-31-2017 PER TWP COMMENT	
08-09-2017 PER TWP COMMENT	
08-28-2017 PER TWP COMMENT	
02-12-2021 SUBMIT TO TWP	
03-26-2021 PER TWP COMMENT	

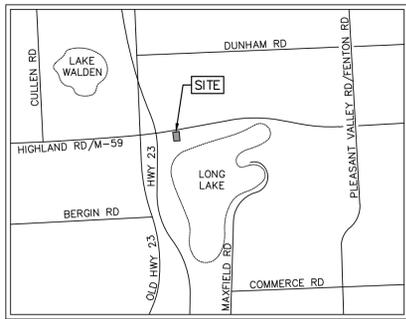


DRAWN BY: EM  
CHECKED BY: EM  
PROJECT MANAGER: MMG  
JOB #: 17000262  
FILE CODE: SP  
SHEET NO. **C07**

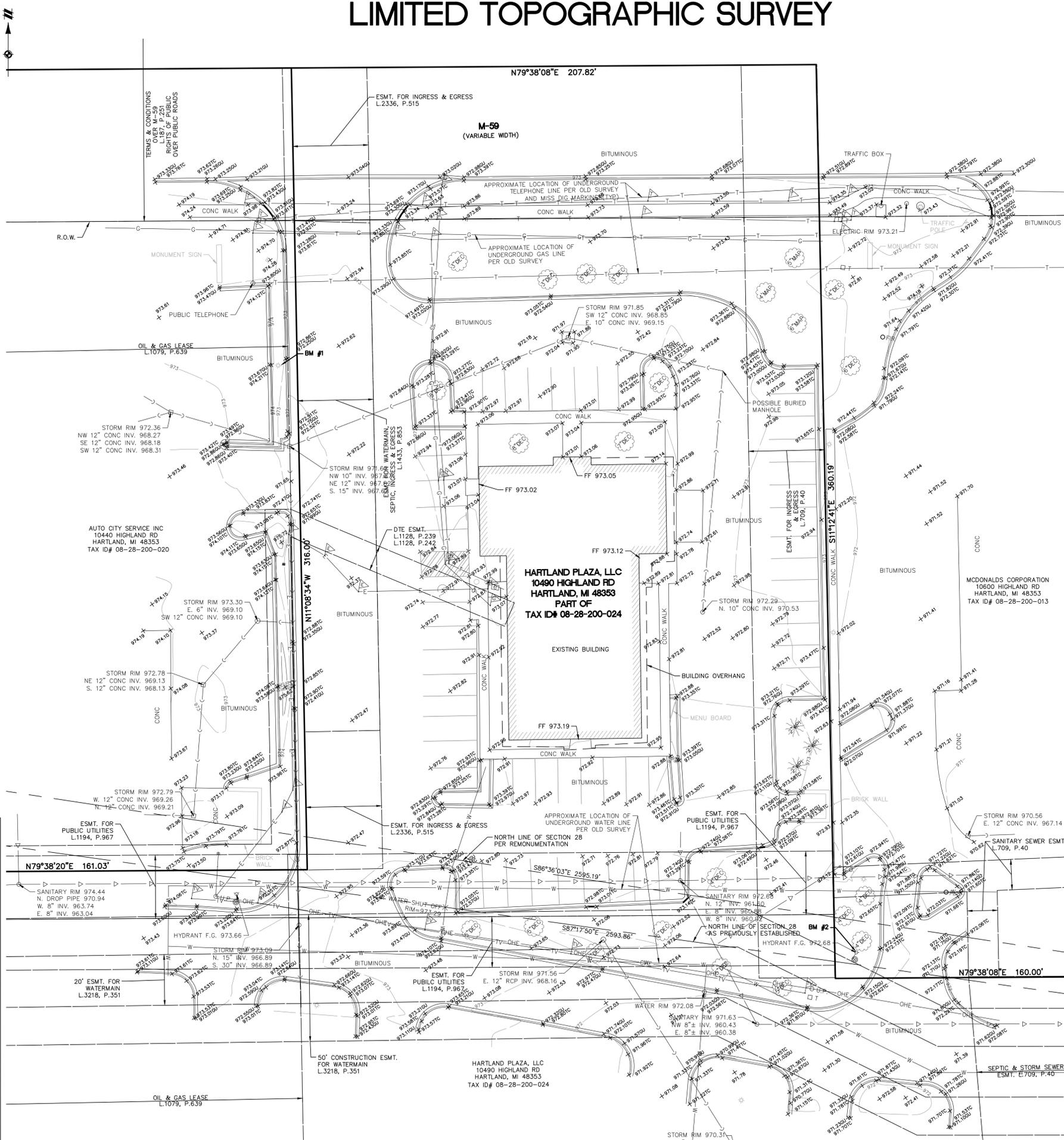


CAD FILE: K:\17000262\DWG\PLAN SET\SITE PLANS\17000262-C07-D1

# LIMITED TOPOGRAPHIC SURVEY



VICINITY MAP  
NOT TO SCALE



## LEGEND

○ FIR	FOUND IRON ROD
○ FIP	FOUND CAPPED IRON ROD
■	FOUND IRON PIPE
□	EXISTING MAILBOX
⊕	EXISTING SIGN
⊙	EXISTING LIGHT POLE
⊚	EXISTING TELEPHONE RISER
⊛	EXISTING UTILITY POLE
⊜	EXISTING WATER VALVE
⊝	EXISTING HYDRANT WITH SHUTOFF
⊞	EXISTING MANHOLE/CATCH BASIN
⊟	EXISTING ELECTRIC TRANSFORMER
⊠	EXISTING TREE
⊡	EXISTING SANITARY CLEANOUT
⊢	EXISTING GROUND ELEVATION
---	BOUNDARY LINE
- - -	BOUNDARY ADJACENT LINE
- · - · -	EASEMENT LINE
- · - · -	SECTION LINE
—O—O—	OVERHEAD ELECTRIC LINE
—S—S—	UNDERGROUND STORM LINE
—U—U—	UNDERGROUND SANITARY LINE
—C—C—	EXISTING CURB AND GUTTER
—G—G—	EXISTING GROUND CONTOUR

**NOTES:**

- BEARINGS ARE BASED ON NAD83 MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES.  
VERTICAL DATUM: NAVD88.
- WATER MAIN, STORM SEWER, AND SANITARY SEWER UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY. FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE.
- NO UNDERGROUND ELECTRIC MAPS OR CITY UTILITY MAPS RECEIVED AT THE DATE OF THIS SURVEY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON SURVEY.

**SITE BENCHMARKS:**

BENCHMARK #1: CHISELED "X" IN EAST SIDE OF CONCRETE LIGHT POLE BASE  
N 413724.77 E 13290759.67 EL: 975.70 (NAVD88)

BENCHMARK #2: ARROW ON FIRE HYDRANT LOCATED AT THE SOUTHEAST END OF THE SITE  
N 413536.75 E 13291023.80 EL: 974.91 (NAVD88)

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON MAY 9, 2017, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NOT GREATER THAN 1/5000.

DATE: 06/07/2017

MICHAEL D. EMBREE  
PROFESSIONAL SURVEYOR NO. 56860  
EMBREE@ATWELL-GROUP.COM  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MICHIGAN 48076  
248.447.2000

STATE OF MICHIGAN  
MICHAEL D. EMBREE  
PROFESSIONAL SURVEYOR  
No. 56860

REVISIONS

SCALE 0 10 20  
1" = 20 FEET

DR. JR CH. ME  
P.M. J. CECIL  
BOOK NA  
JOB 17000262  
SHEET NO. 1 OF 1

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SECTIONS 21 & 28  
TOWNSHIP 3 NORTH, RANGE 6 EAST  
HARTLAND TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

CLIENT: SYMMETRY PROPERTY MANAGEMENT & REALTY, INC  
LIMITED TOPOGRAPHIC SURVEY  
LOCATED IN

DATE: 05/23/2017

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
E PL @ 5' AG	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A	0.3:1
ENTRANCE	✕	2.1 fc	7.6 fc	0.2 fc	38.0:1	10.5:1	0.3:1
EXIT	✕	1.5 fc	5.3 fc	0.1 fc	53.0:1	15.0:1	0.3:1
N PL @ 5' AG	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A	0.0:1
PARKING	✕	2.5 fc	11.4 fc	0.3 fc	38.0:1	8.3:1	0.2:1
PEDESTRIAN WALKWAYS	✕	3.0 fc	11.7 fc	0.5 fc	23.4:1	6.0:1	0.3:1
SITE	+	1.7 fc	17.7 fc	0.0 fc	N/A	N/A	0.1:1
W PL @ 5'AG	+	0.3 fc	0.4 fc	0.1 fc	4.0:1	3.0:1	0.8:1

Schedule						
Symbol	Label	QTY	Manufacturer	Description	Lamp	MH
□	B	3	Lithonia Lighting	DSX1 LED	LED	20'-0"
□	BTWIN	1	Lithonia Lighting	DSX1 LED	LED	20'-0"
□	C	0	Lithonia Lighting	DSX1 LED	LED	20'-0"
□	CTWIN	1	Lithonia Lighting	DSX1 LED	LED	20'-0"
□	WP	14	Lithonia Lighting	DSXW1 LED	LED	15'-0"
□	D	1	Lithonia Lighting	DSX1 LED	LED	20'-0"

**D-Series Size 1 LED Wall Luminaire**

**Specifications Luminaire**

Width: 13.31" (338mm) | Weight: 12 lbs (5.4kg)

Depth: 10" (254mm) | Height: 6.38" (162mm)

**Back Box (BBW, ELCW)**

Width: 13.31" (338mm) | Depth: 4" (102mm) | Height: 6.38" (162mm)

**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 up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information** EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DOBTD

Series	Color	Beam Spread	Color Temperature	Back Box	Mounting	Control Options
DSX1 LED	20C	100°	4000K	DSX1	Surface	None
DSX1 LED	20C	100°	4000K	DSX1	Surface	None
DSX1 LED	20C	100°	4000K	DSX1	Surface	None

**Accessories**

Part	Description	Part	Description
DSX1-LED	LED Luminaire	DSX1-LED	LED Luminaire
DSX1-LED	LED Luminaire	DSX1-LED	LED Luminaire

**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0"
- LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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

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

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

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

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

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

**D-Series Size 1 LED Area Luminaire**

**Specifications**

Length: 32" (813mm) | Width: 18" (457mm) | Height H1: 7.12" (181mm) | Height H2: 3.12" (79mm) | Weight (max): 27 lbs (12.2kg)

**Introduction**

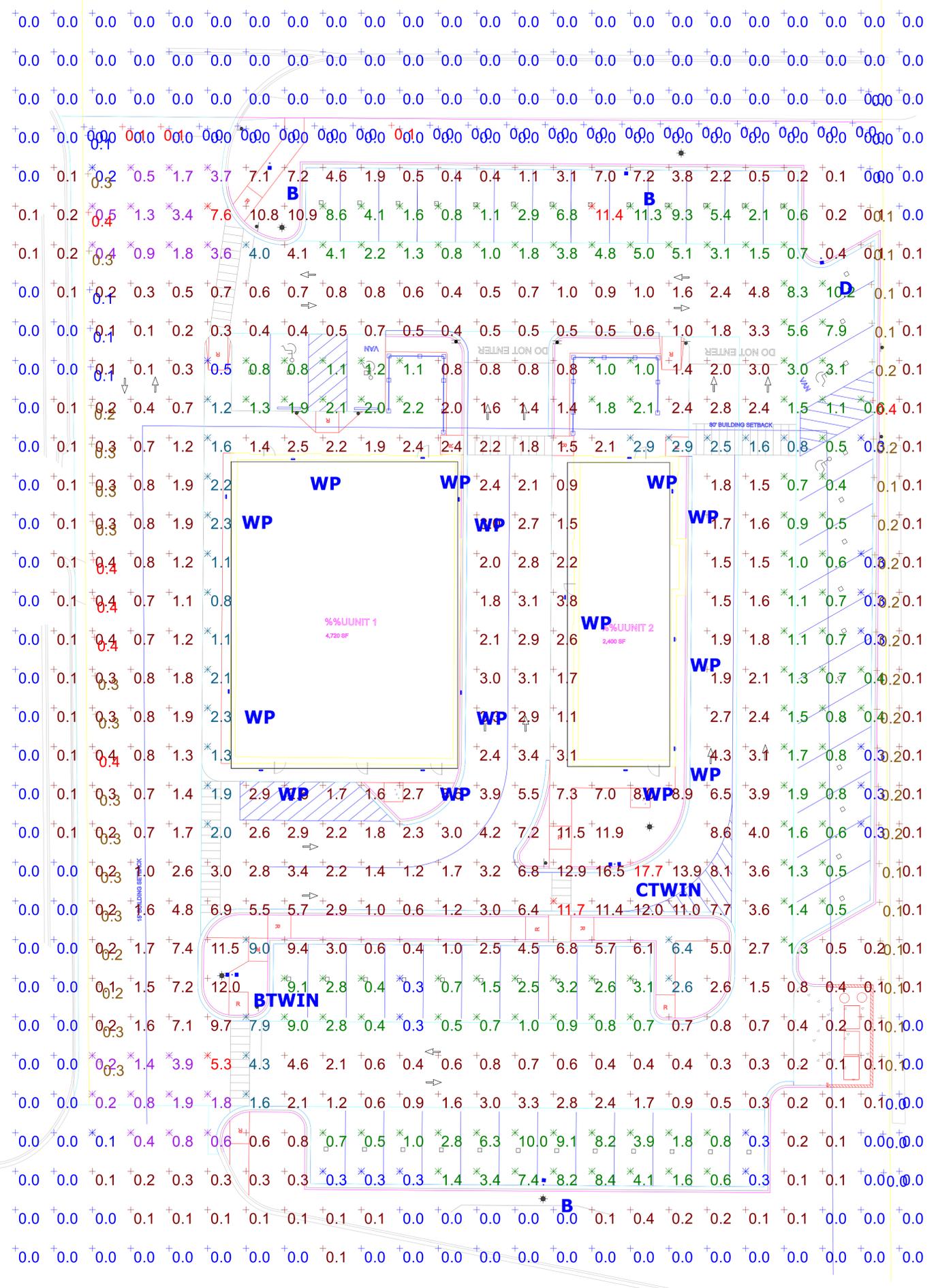
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTARZ PIRHN DOBDD

Series	Color	Beam Spread	Back Box	Mounting	Control Options
DSX1 LED	P7	40°	DSX1	Surface	None
DSX1 LED	P7	40°	DSX1	Surface	None

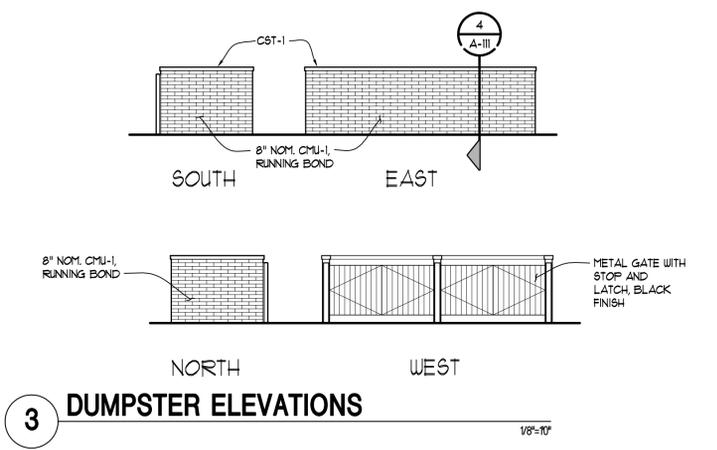
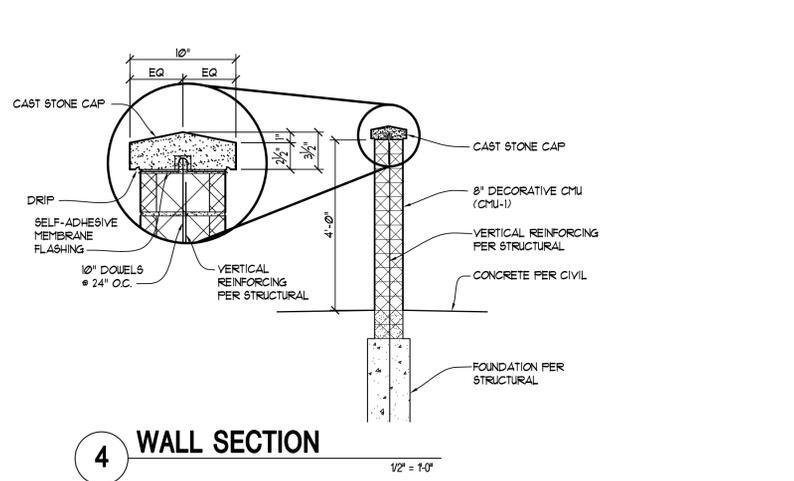
**Accessories**

Part	Description	Part	Description
DSX1-LED	LED Luminaire	DSX1-LED	LED Luminaire



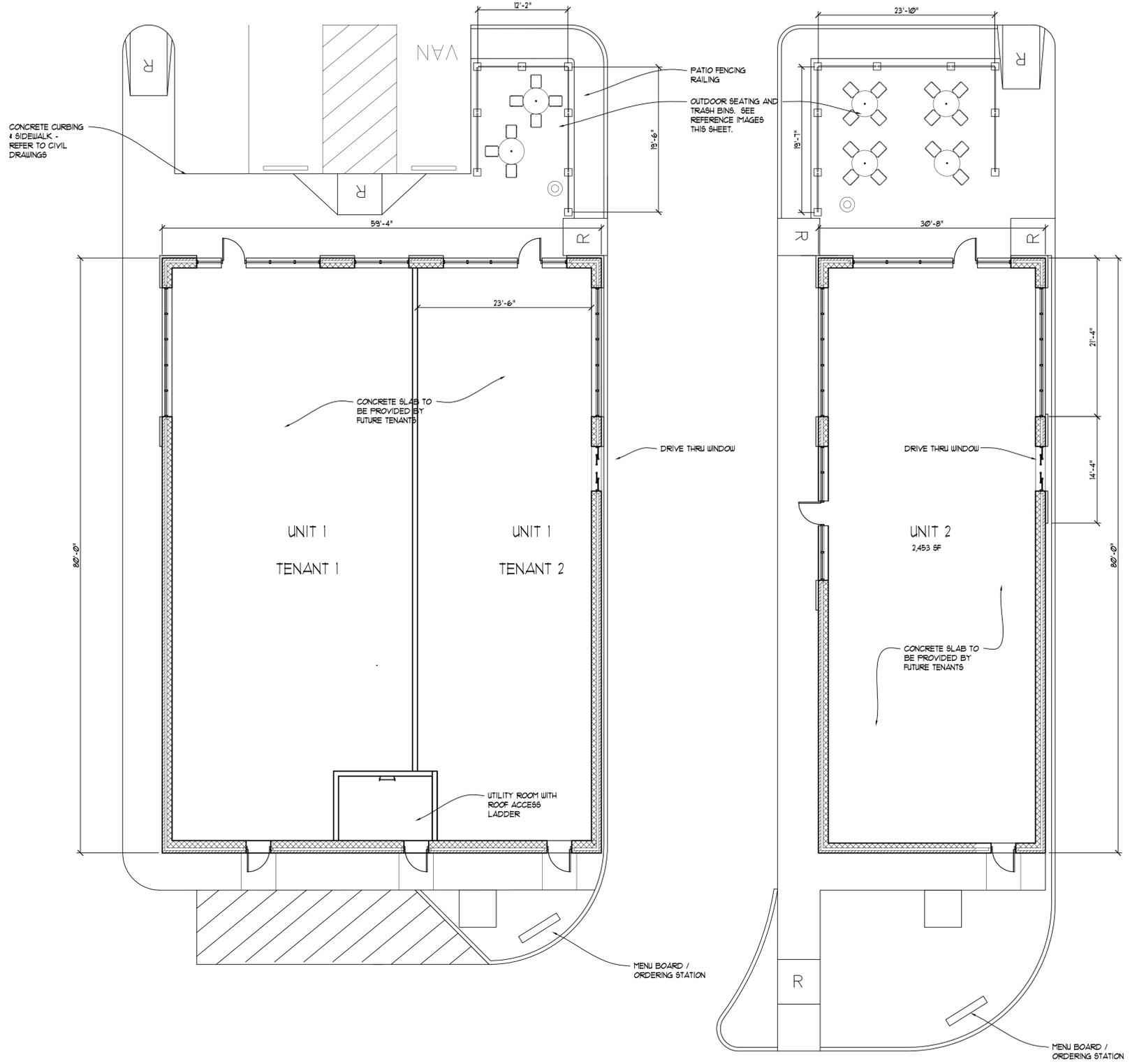
HARTLAND RETAIL  
EXTERIOR PHOTOMETRIC SITE PLAN  
PREPARED FOR: ATEWELL ENG  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM

Designer  
nae  
Date  
12/28/2020  
Scale  
Not to Scale  
Drawing No.  
#20-57198 V2  
2 of 2

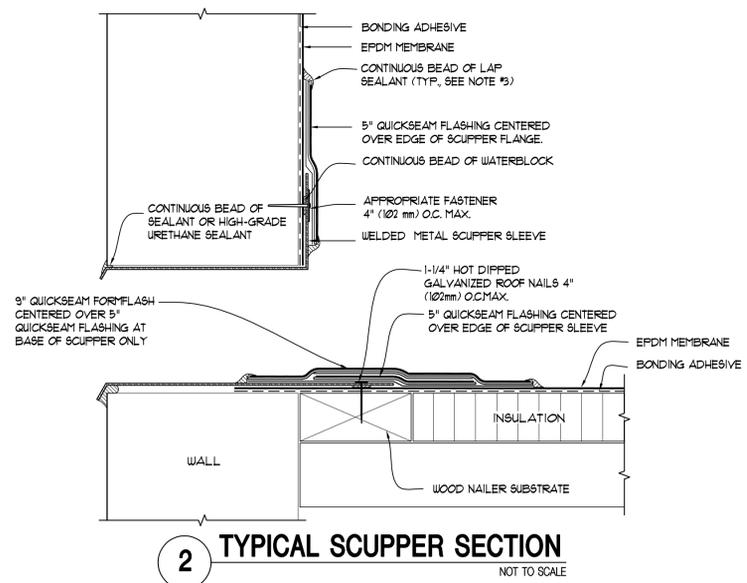
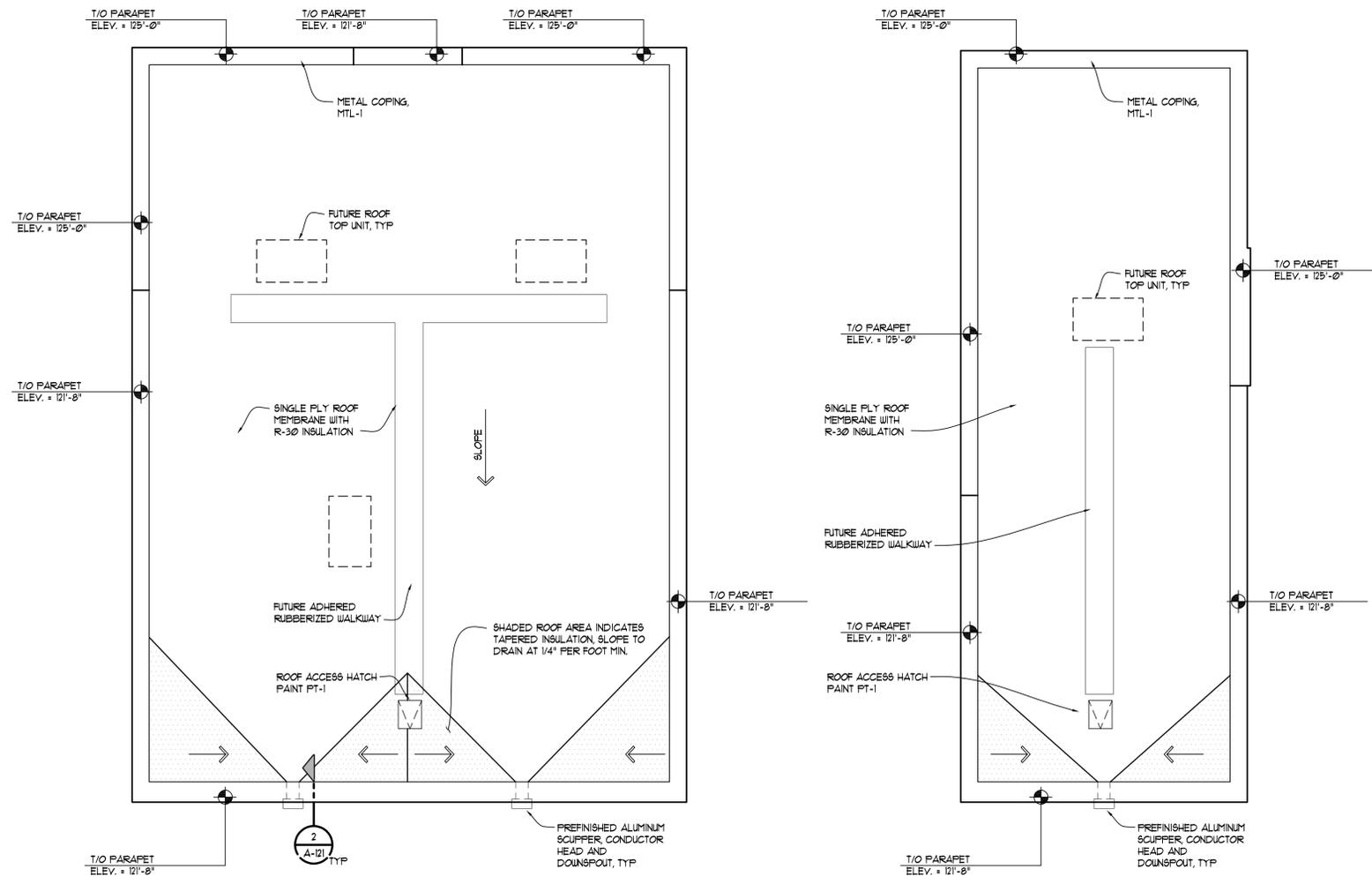


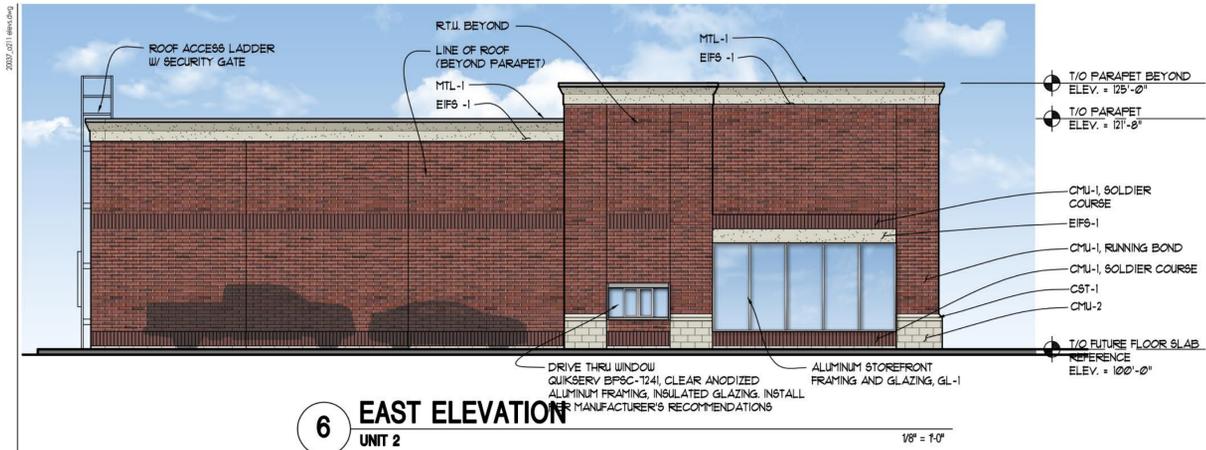
**OUTDOOR FURNITURE GENERAL NOTES**  
MANUFACTURER: LANDSCAPE FORMS  
WASTE RECEPTACLE: CHASE PARK LITTER RECEPTACLE  
TABLES / CHAIRS: CAROUSEL, 3 4-SEAT BACKED, 42" ROUND TABLE, 28.5" TABLE HEIGHT, 3-SEAT IS ADA COMPLIANT.  
IMAGES ARE FOR GENERAL LAYOUT AND STYLE REFERENCE. FINISHES TO BE SELECTED BY OWNER.

**2 OUTDOOR FURNITURE REFERENCE IMAGES**

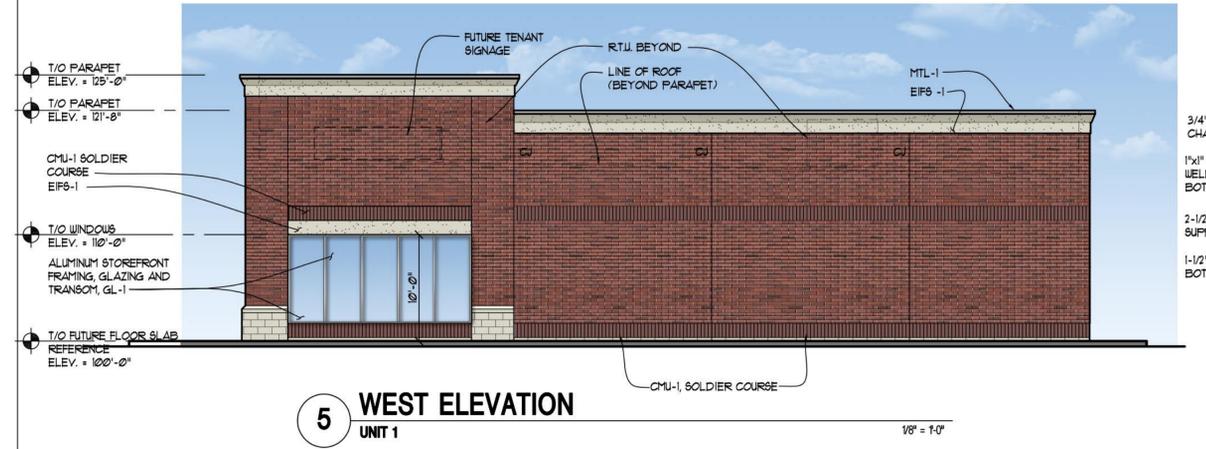


**1 FLOOR PLAN**  
1/8" = 1'-0"





**6 EAST ELEVATION**  
UNIT 2  
1/8" = 1'-0"



**5 WEST ELEVATION**  
UNIT 1  
1/8" = 1'-0"

**EXTERIOR FINISH MATERIALS SCHEDULE**

SYMBOL	DESCRIPTION	SPECIFICATION	SECTION
CMU-1	CMU MANUF. & PRODUCT NAME: NORTHFIELD QUIK BRK NOM. SIZE: 4" x 4" x 16" UNLESS OTHERWISE NOTED COLOR: PROMENADE BLEND GROUT: CUSTOM BUILDING PRODUCTS COLOR: LINEN		04 2000
CMU-2	CMU MANUF.: GRAND BLANC CEMENT PRODUCTS NOM. SIZE: 8" x 8" x 16" STYLE & COLOR: SPLIT-FACED & BONE		
CST-1	CAST STONE COLOR: MATCH COLOR OF EXISTING CAST STONE AT ADJACENT INLINE RETAIL TENANT SPACES		04 7200
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM COLOR & TEXTURE: MATCH DRYVIT BRITE WHITE #102 SANDBLAST		07 2400
GL-1	STOREFRONT SYSTEM FINISH: CLEAR ANODIZED ALUMINUM		
MTL-1	SHEET METAL - PREFINISHED ALUMINUM LOCATION: PARAPET COPING COLOR: PAC-CLAD KYNAR 500 BONE WHITE		07 6200
MTL-2	SHEET METAL - PREFINISHED ALUMINUM LOCATION: SCUPPER & DOWNSPOUT COLOR: PAC-CLAD KYNAR 500 MEDIUM BRONZE		
PT-1	MANUF. SHERWIN WILLIAMS COLOR: SW6054 CANYON CLAY SHEEN: SEMI-GLOSS		09 9100

**UNIT 1**

TOTAL AREA (SF)			
	MASONRY	EIFS	GLAZING
NORTH (FRONT)	938	175	350
EAST	1461	192	160
SOUTH (BACK)	1087	128	0
WEST	1477	192	144

**PERCENTAGE**

	MASONRY	EIFS	GLAZING
NORTH (FRONT)	64%	12%	24%
EAST	81%	11%	9%
SOUTH (BACK)	89%	11%	0%
WEST	81%	11%	8%

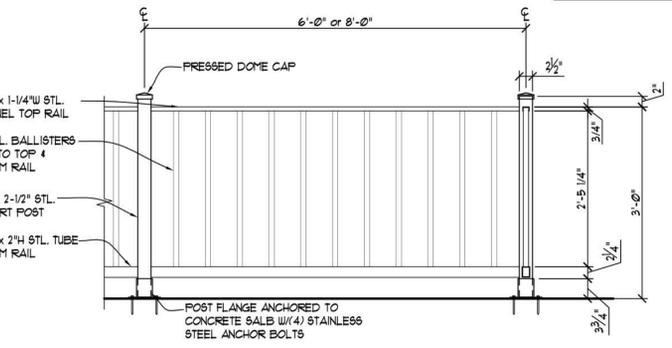
**UNIT 2**

TOTAL AREA (SF)			
	MASONRY	EIFS	GLAZING
NORTH (FRONT)	497	90	183
EAST	1503	191	160
SOUTH (BACK)	546	65	0
WEST	1373	215	300

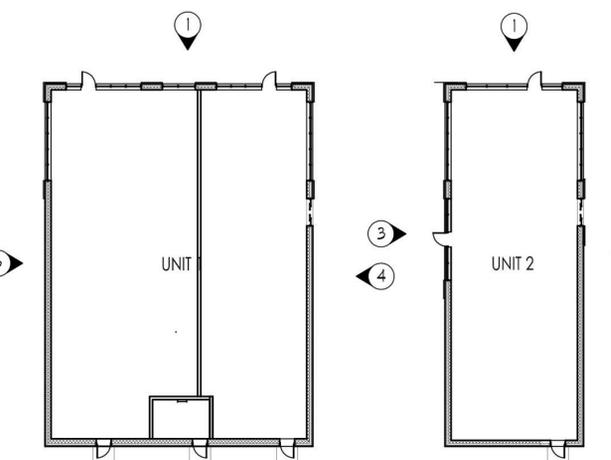
**PERCENTAGE**

	MASONRY	EIFS	GLAZING
NORTH (FRONT)	65%	12%	24%
EAST	81%	10%	9%
SOUTH (BACK)	89%	11%	0%
WEST	73%	11%	16%

NOTE: ALL SIGNAGE TO BE PERMITTED UNDER SEPARATE SUBMITTAL



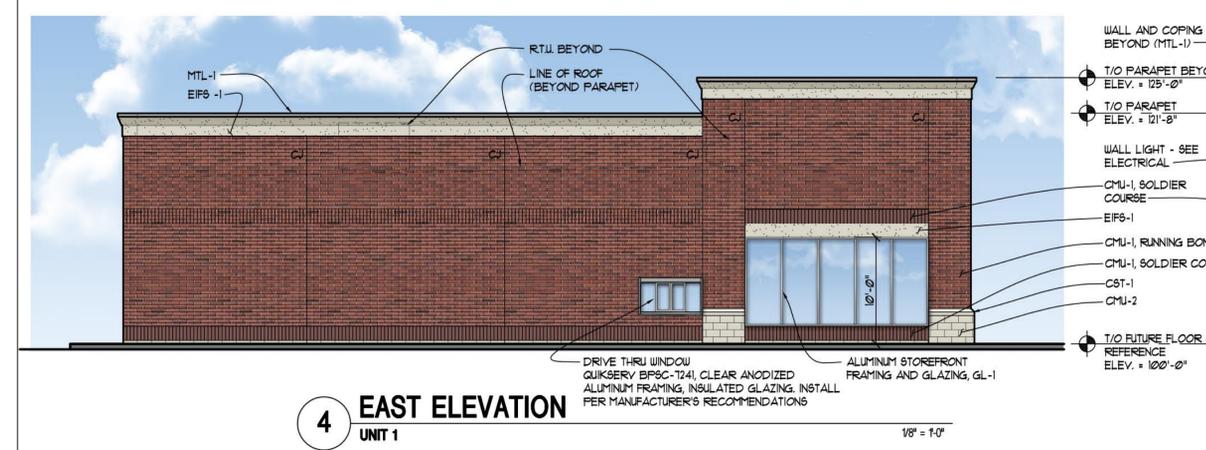
**7 PATIO FENCE DETAIL**  
ALL FENCE COMPONENTS TO HAVE BLACK FINISH  
3/4" = 1'-0"



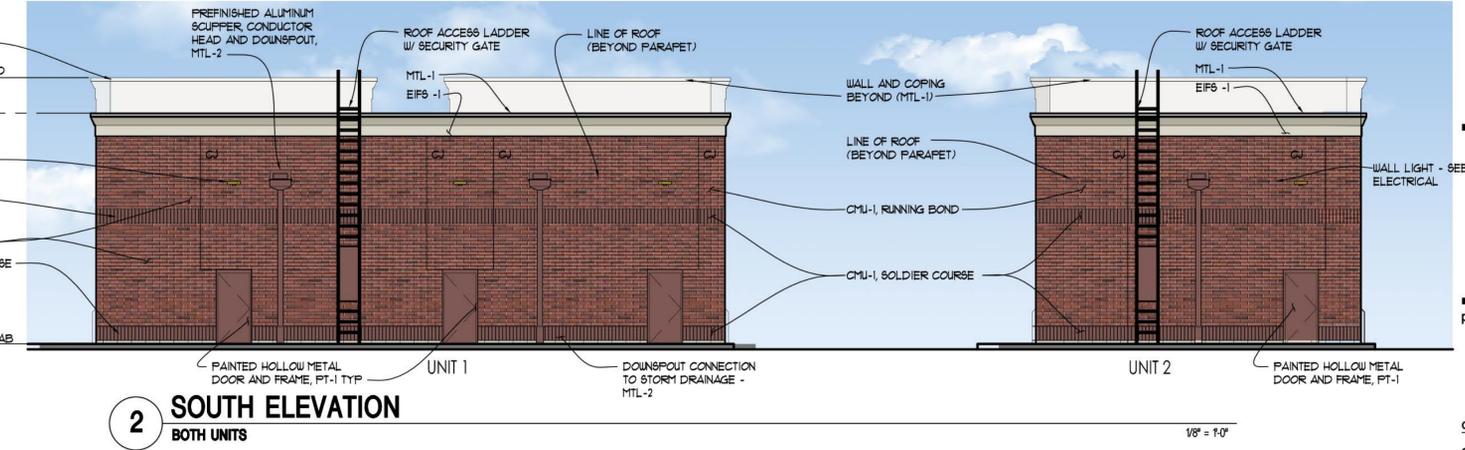
**KEYPLAN**



**8 EXISTING ADJ. BLDG.**  
FOR COLOR INFORMATION ONLY



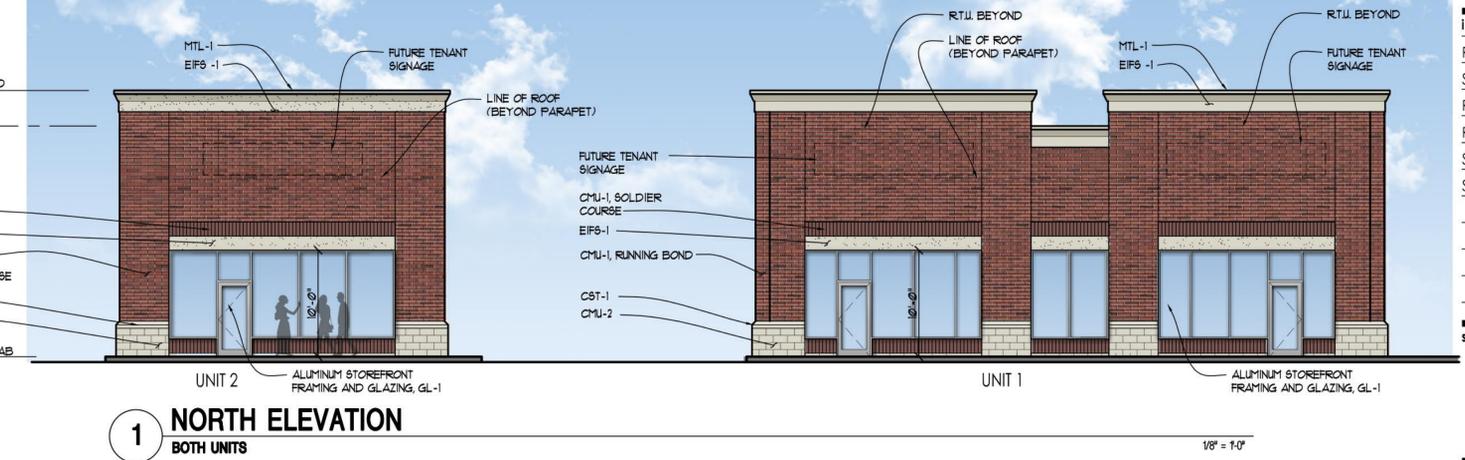
**4 EAST ELEVATION**  
UNIT 1  
1/8" = 1'-0"



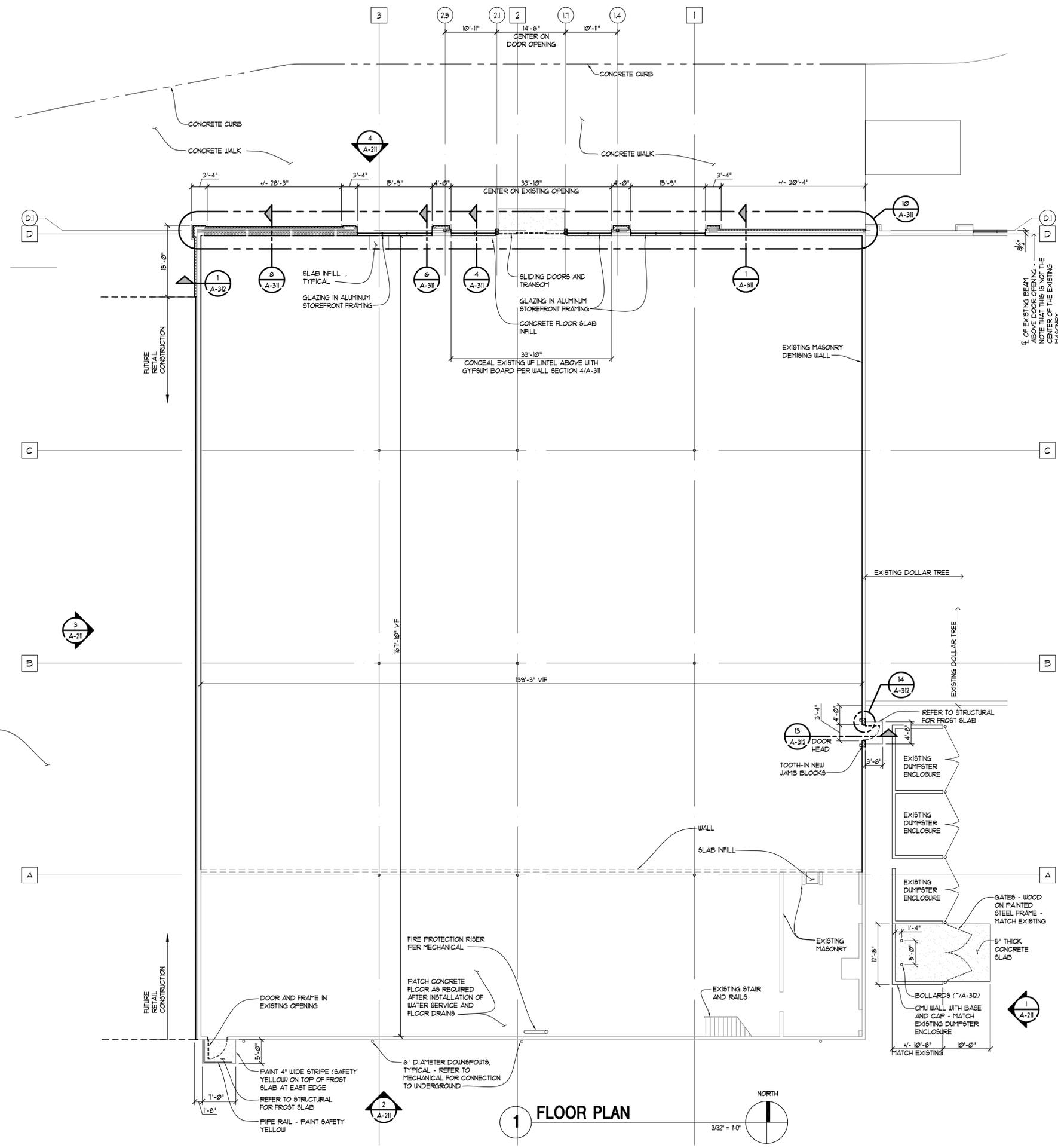
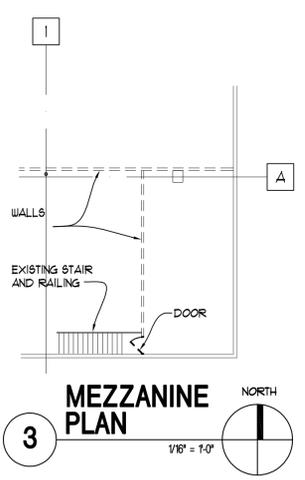
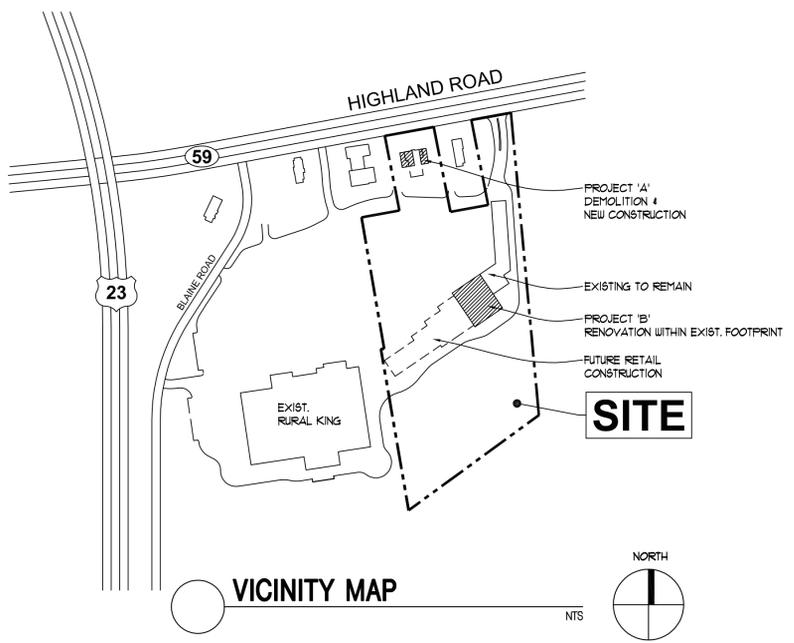
**2 SOUTH ELEVATION**  
BOTH UNITS  
1/8" = 1'-0"

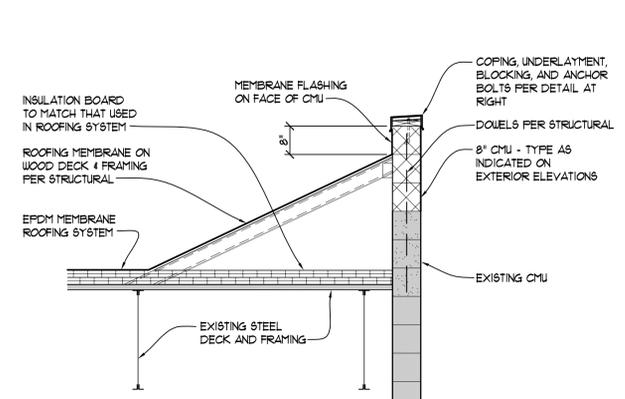


**3 WEST ELEVATION**  
UNIT 2  
1/8" = 1'-0"

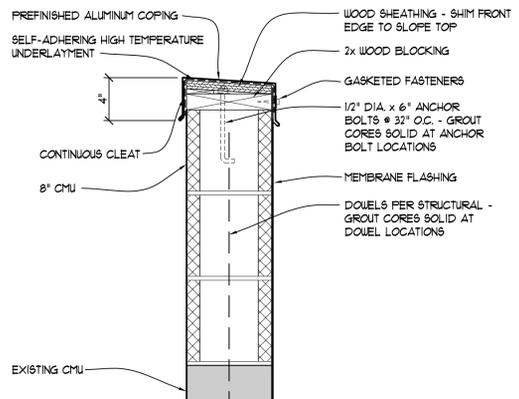


**1 NORTH ELEVATION**  
BOTH UNITS  
1/8" = 1'-0"

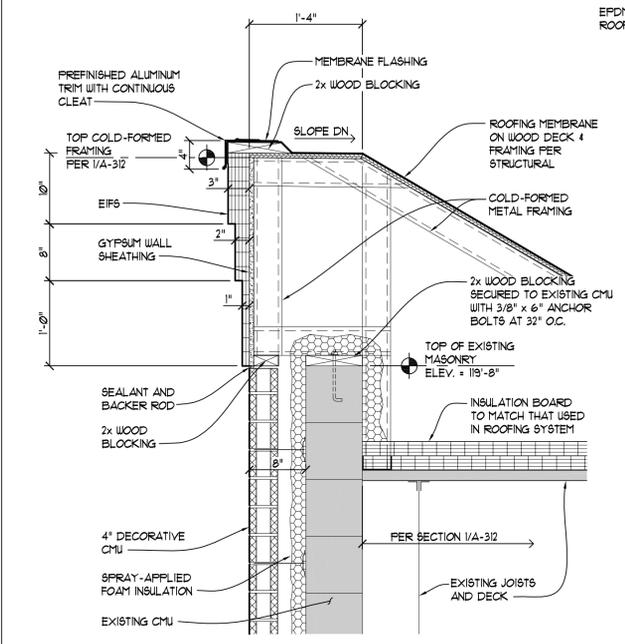




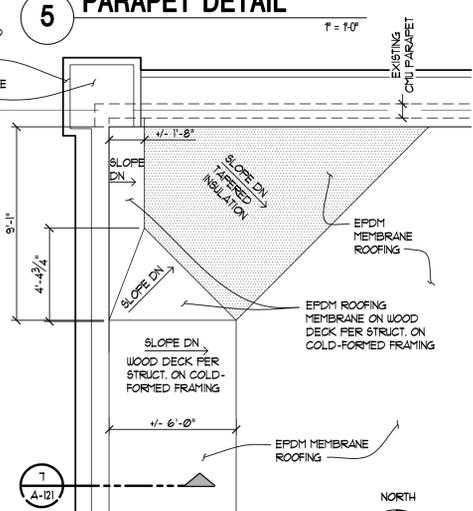
8 PARAPET SECTION EAST WALL 1/2" = 1'-0"



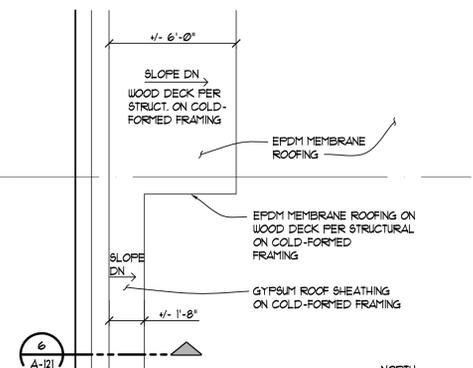
5 PARAPET DETAIL 1" = 1'-0"



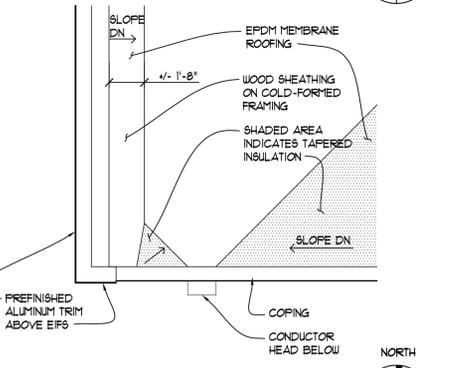
7 PARAPET DETAIL WEST WALL 1" = 1'-0"



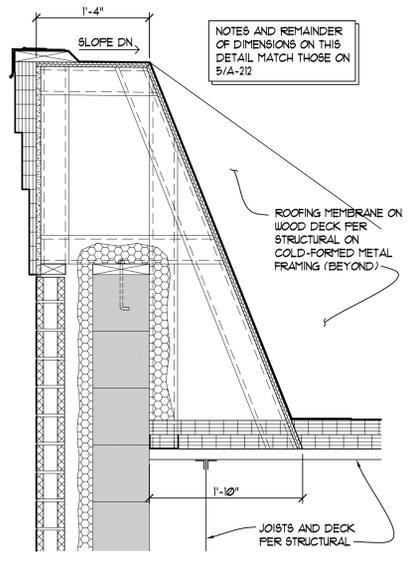
4 ROOF PLAN DETAIL 1/4" = 1'-0"



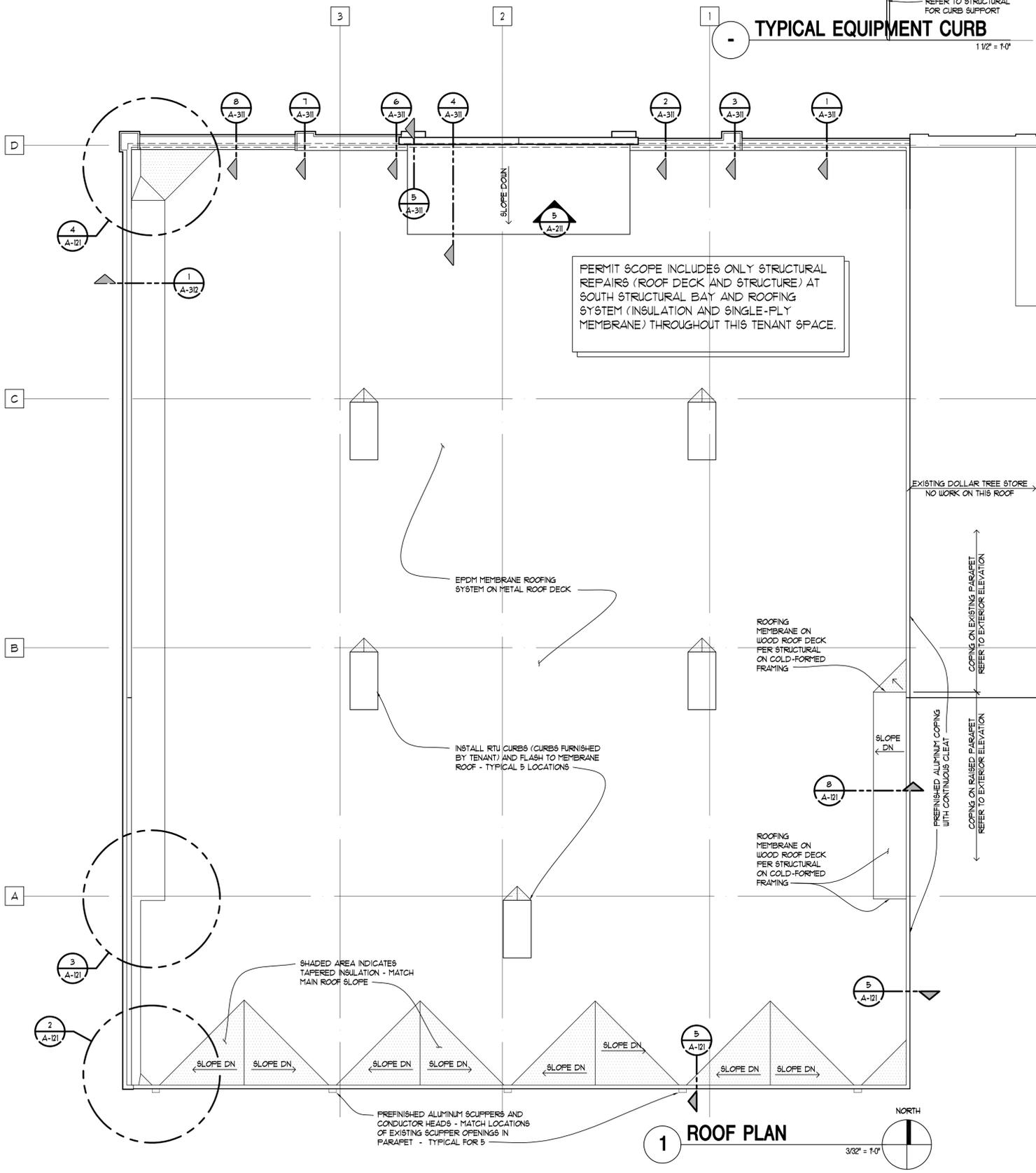
3 ROOF PLAN DETAIL 1/4" = 1'-0"



2 ROOF PLAN DETAIL 1/4" = 1'-0"



6 PARAPET DETAIL WEST WALL 1" = 1'-0"



1 ROOF PLAN 3/32" = 1'-0"

PERMIT SCOPE INCLUDES ONLY STRUCTURAL REPAIRS (ROOF DECK AND STRUCTURE) AT SOUTH STRUCTURAL BAY AND ROOFING SYSTEM (INSULATION AND SINGLE-PLY MEMBRANE) THROUGHOUT THIS TENANT SPACE.

EXISTING DOLLAR TREE STORE. NO WORK ON THIS ROOF.

INSTALL RTU CURBS (CURBS FURNISHED BY TENANT) AND FLASH TO MEMBRANE ROOF - TYPICAL 5 LOCATIONS

ROOFING MEMBRANE ON WOOD ROOF DECK PER STRUCTURAL ON COLD-FORMED FRAMING

ROOFING ON WOOD ROOF DECK PER STRUCTURAL ON COLD-FORMED FRAMING

SHADED AREA INDICATES TAPERED INSULATION - MATCH MAIN ROOF SLOPE

PREFINISHED ALUMINUM SCUPPERS AND CONDUCTOR HEADS - MATCH LOCATIONS OF EXISTING SCUPPER OPENINGS IN PARAPET - TYPICAL FOR 5

REFER TO STRUCTURAL FOR CURB SUPPORT

EQUIPMENT CURBS FURNISHED BY TENANT AND INSTALLED BY ROOFING CONTRACTOR - CURBS SHALL BEAR DIRECTLY ON STRUCTURAL STEEL FRAME, NOT ON METAL DECK

WOOD BLOCKING FURNISHED WITH CURB

METAL COUNTER FLASHING

MEMBRANE FLASHING

ROOFING MEMBRANE

ROOFING INSULATION

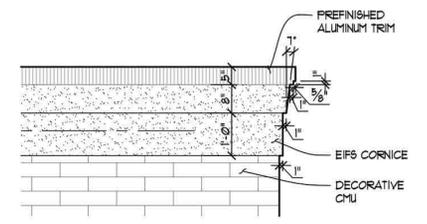
TOP OF CURB MUST BE LEVEL ON ALL SIDES

1/2" = 1'-0"

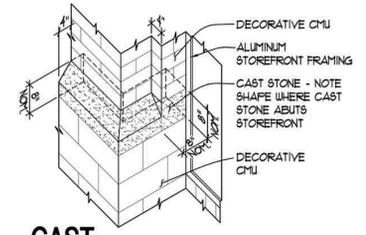




**4 NORTH ELEVATION**  
1/8" = 1'-0"

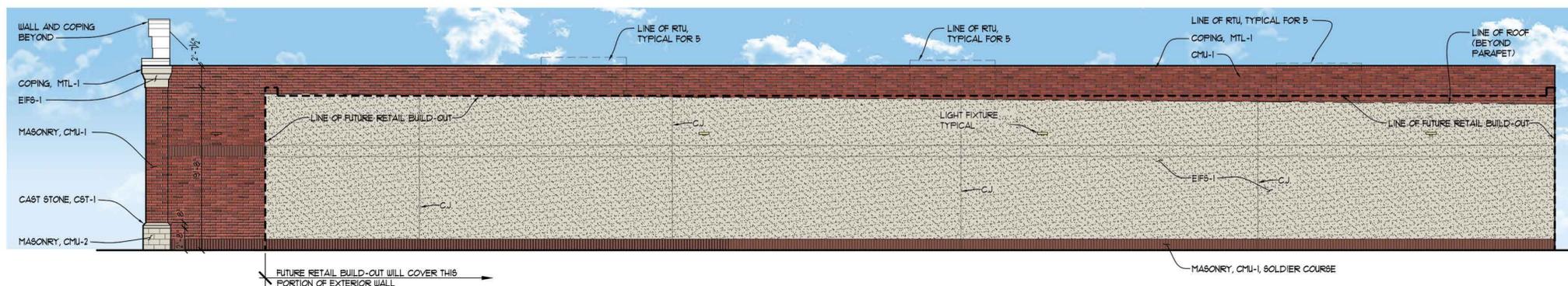


**5 NORTH ELEVATION  
CORNICE DIMENSIONS**  
1/8" = 1'-0"

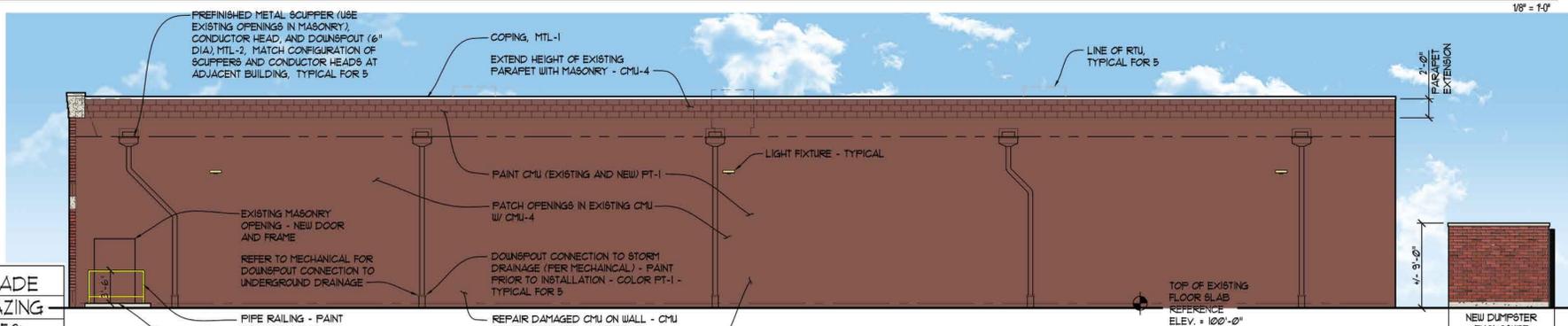


**6 CAST STONE ISOMETRIC**  
1/2" = 1'-0"

EXTERIOR FINISH MATERIALS SCHEDULE		
SYMBOL	DESCRIPTION	SPECIFICATION SECTION
CMU-1	CMU MANUF & PRODUCT NAME: NORTHFIELD QUIK BRK NOM. SIZE: 4" x 4" x 16" UNLESS OTHERWISE NOTED COLOR: PROMENADE BLEND GROUT: CUSTOM BUILDING PRODUCTS COLOR: LINEN	04 2000
CMU-2	CMU MANUF: GRAND BLANC CEMENT PRODUCTS NOM. SIZE: 8" x 8" x 16" STYLE & COLOR: SPLIT-FACED & BONE	
CST-1	CAST STONE COLOR: MATCH COLOR OF EXISTING CAST STONE AT ADJACENT INLINE RETAIL TENANT SPACES	04 7200
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM COLOR & TEXTURE: MATCH DRYVIT BRITE WHITE #102 SANDBLAST	07 2400
GL-1	STOREFRONT SYSTEM FINISH: CLEAR ANODIZED ALUMINUM	
MTL-1	SHEET METAL - PREFINISHED ALUMINUM LOCATION: PARAPET COPING COLOR: PAC-CLAD KYNAR 500 BONE WHITE	07 6200
MTL-2	SHEET METAL - PREFINISHED ALUMINUM LOCATION: SCUPPER & DOWNSPOT COLOR: PAC-CLAD KYNAR 500 MEDIUM BRONZE	
PT-1	MANUF: SHERWIN WILLIAMS COLOR: SW6054 CANYON CLAY SHEEN: SEMI-GLOSS	09 9100



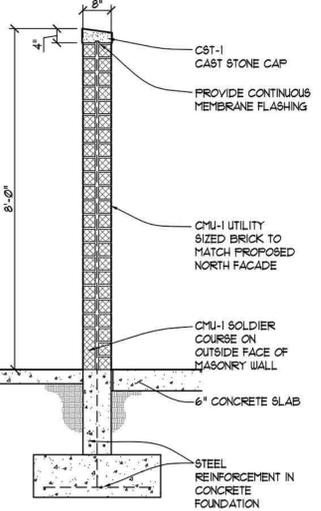
**3 WEST ELEVATION**  
1/8" = 1'-0"



**2 SOUTH ELEVATION**  
1/8" = 1'-0"

EXTERIOR MATERIAL ALLOCATION PER FACADE			
	MASONRY	EIFS	GLAZING
FRONT / NORTH	68.0%	14.5%	17.5%
SIDE / WEST	13.6%	87.4% <sup>(a)</sup>	0%
BACK / SOUTH	0%	100%	0%

(a) TO BE CONCEALED BY FUTURE RETAIL CONSTRUCTION



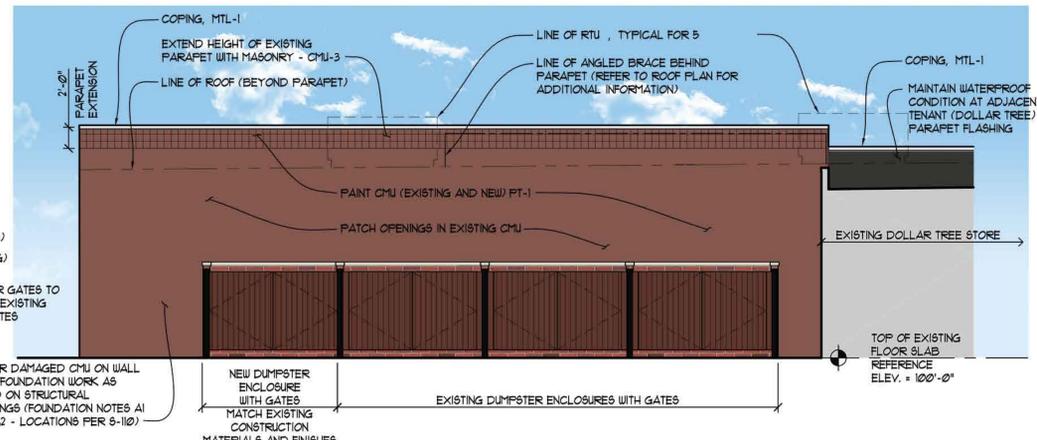
**7 SECTION DETAIL**  
AT PROPOSED DUMPSTER ENCLOSURE 1/2" = 1'-0"



**8 EXISTING ADJ. BUILDING**  
FOR COLOR REFERENCE ONLY



**9 EXISTING DUMPSTER ENCLOSURES**  
FOR REFERENCE ONLY



**1 EAST ELEVATION**  
1/8" = 1'-0"

## Martha Wyatt

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**From:** Martha Wyatt  
**Sent:** Wednesday, May 19, 2021 2:18 PM  
**To:** Martha Wyatt  
**Subject:** Hartland Marketplace Project Narrative from Applicant

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**Subject:** Hartland Marketplace

For a summary of the entire project scope that we are submitting, please see Project Narrative below:

Project Narrative:

*This project includes work at two different areas of the Hartland Marketplace site. The first phase (Project A) will include demolishing the existing Dairy Queen outlot building and associated parking lot, and constructing two new buildings and a new parking lot, with each building having its own drive-thru window and associated lanes. Outlot Unit 1 will be approximately 4,750sf, and Unit 2 will be approximately 2,450sf.*

*The second phase of the project (Project B) involves a renovation to the existing shell of the endcap building of the strip mall, which was formerly used as a grocery store (Food Town). The existing building footprint shall remain unchanged, but we will reface the facades for the north and west elevations, in addition to structural repairs on the south portion of the building and installation of a new membrane roofing system over the entire tenant space.*

*The existing parking and sitework of the strip mall shall remain. Also, any reference to future retail construction (extending the strip mall to the west) is for reference only, and no scope of that work is being proposed at this time. Any future building expansion or modifications to this portion of the site or parking configuration will be submitted under separate application.*