Planning Commission

Larry Fox, Chairperson
Michael Mitchell, Vice-Chairperson
Tom Murphy, Secretary
Summer L. McMullen, Trustee
Sue Grissim, Commissioner
Jim Mayer, Commissioner
Matthew Eckman, Commissioner

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, October 13, 2022
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
6. Call to Public
7. Old and New Business
   a. Site Plan Application #22-013 HAYAA Pavilion and Shed at Spranger Field
   b. Site Plan Application #22-012 Restaurant with Pick-Up Window (Hartland Towne Square Planned Development)
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application #22-013
HAYAA Pavilion and shed at Spranger Field

Date: October 6, 2022

Recommended Action

Move to approve Site Plan Application #22-013 a request to construct an open-sided pavilion with an attached storage shed at Spranger Field, 3191 Hartland Road. Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated October 6, 2022, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority Fire Marshal.
3. The proposed structure shall be constructed with a color that complies with the Township Zoning Ordinance; and shall be approved administratively by staff with a land use permit.
4. *(Any other conditions the Planning Commission deems necessary)*

Discussion

Applicant: Hartland Township Department of Public Works

Site Description

The proposed project is located at Spranger Field at 3191 Hartland Road. The approximate 21.79-acre parcel is north of Dunham Road and bounded by Hartland Road on the east and US-23 on the west, in Section 16 of the Township (Parcel ID #4708-16-300-018). The property is owned by Hartland Township and includes the Township Fire Station and Hartland Hero Center at the southern end. Baseball and softball fields occupy the central portion of the property. The baseball and softball fields are utilized by HAYAA (Hartland Area Youth Athletic Association) for youth travel and recreation leagues for baseball and softball. Buildings, other structures, and the fields/lawn areas associated with HAYAA are maintained by HAYAA. Access is provided via Hartland Road. An existing gravel parking lot is located east of the ball fields, which allows for sixty (60) or more parked vehicles.

The site is zoned CA (Conservation Agricultural).

Background Information

Spranger Field offers four (4) softball fields complete with backstops and seating risers and one multi-purpose field. The park is open and available for township residents for either organized or general recreational use. The park also contains a picnic shelter, concession stand, batting cage, and a restroom facility.

HAYAA is volunteer organization that provides team sport activities for youth, ages 5-16 years, that live within the boundaries of the Hartland Consolidated School District.

SP #330 (Improvements for Spranger Field as a minor change to SP #240)
On April 2, 2002, the Planning Commission approved Site Plan Application #330, for improvements to Spranger Field. The improvements included 8 new players benches, 8 new 3-tier bleacher units, a 26' by 30' open air pavilion, next to the existing concessions stand, and baseball sand added to 4 fields. Pe the Township records, SP #330 was determined by the Planning Commission to be a minor amendment to SP #240 however; file records for that application were not found.

Land Use Permit Application #5898
On April 30, 2002, Land Use Permit application #5898 was approved for the construction of an open-air pavilion (26' by 30') at Spranger field, next to the existing concessions stand.

Request and Proposed Plan
The applicant is requesting to construct an open-sided pavilion, with an attached storage shed. The proposed pavilion/shed building is shown north and west of the concessions stand. Access is from the existing gravel parking lot. The overall dimensions are 24 feet by 48 feet. The shed is 24 feet by 16 feet or 384 square feet. The open-sided pavilion is 32 feet by 24 feet, or 768 square feet. The mean elevation of the building is fourteen (14) feet. Details on the support posts of the pavilion are not provided.

The proposed siding material for the shed is ribbed, steel siding panels, with the color to be determined. One (1) manually operated overhead door is on the east elevation. An access door (man door) is shown on the south elevation. The roof is shown as lifetime architectural asphalt shingles, or ribbed metal roofing, with the exact product and color to be determined.

The intended user has provided a summary of the project in the email dated September 28, 2022. The storage shed will be used to store sports equipment, field preparation equipment, pitching machines, field chalkers, backstops, etc. over the winter months (October-March). The HAYAA Baseball/Softball Board and select coaches will have access to the storage space. A battery powered coded door handle will be installed to control access and change codes. Electricity is not proposed.

Approval Procedure
The request requires a site plan application to be reviewed by the Planning Commission, who will make the final decision.

SITE PLAN REVIEW – Applicable Site Standards
The property is zoned CA (Conservation Agricultural) and zoning standards are found in Section 3.1.1. Public parks and recreation areas are listed as a Permitted Principal use in CA and references Section 4.40. for additional standards, under the heading of Recreation Facilities. Section 4.40.2. provides specific requirements for Commercial Outdoor Recreation Facilities, which are applicable for the proposed project at Spranger Field. A summary of the applicable sections of the Ordinance is provided below for the proposed request.

Impact Assessment
No impact assessment was submitted, nor required, for the proposed project.

Traffic Generation
A traffic impact assessment was not required for the proposed project.

Dimensional Requirements

Following is a review with consideration to general site plan standards for the CA district in Section 3.1.1 and specific requirements of Section 4.40.2 (Commercial Outdoor Recreation Facilities).

Lot Size (Sec. 3.1.1 (CA) & Sec. 4.40.2 (Commercial Outdoor Recreation Facilities))

- Required – minimum lot area for farm dwelling in CA is 10 acres or 2 acres for a single-family detached dwelling; minimum lot area not specified for an outdoor recreation facility
- Proposed – 21.79 acres
- Meets Requirement? Yes
- Comment – (none)

Frontage (Sec. 3.1.1)

- Required – minimum lot width of 300 feet for farm dwelling or 200 feet for single-family detached dwelling
- Proposed – existing site exceeds 300 feet along Hartland Road
- Meets Requirement? – Yes
- Comment – (none)

Building Setbacks (Sec. 4.40.2.)

Principal and accessory building shall be setback a minimum 75 feet from all property lines, unless otherwise specified. Please note, scaled plans were not provided. Measurements are approximations.

	Required Setback	Proposed Setback (to closest property line	Meets Requirements? (Y / N)
North	75’	1,000’ +	Y
South	75’	1,000’+	Y
East	75’	205’	Y
West	75’	215’	Y

Building and Accessory Building Height (Sec. 3.1.1)

- Required – 35 feet or 2½ stories, whichever is less
- Proposed – 14’ (mean elevation)
- Meets Requirement? – Yes
- Comment – (none)

Lot Coverage (Sec. 3.1.1)

- Required – farm dwelling 5% max.; single-family detached dwelling 15% max.
- Proposed – less than 5%
- Meets Requirement? – Yes
- Comment – (none)

Site Requirements

Dumpster Enclosure (Sec. 5.7)

Not applicable as a dumpster is not proposed.

Off-Street Parking (Sec. 4.40.2.E. & Sec. 5.8)

- Required – the Zoning Ordinance does not specify parking standards for this specific use. The proposed building should not generate a need for additional parking.
- Proposed – existing gravel parking lot adjacent to Spranger Field (60+ parking spaces estimated)

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

Access (Section 4.40.2.B.)
- Required – direct access onto a major thoroughfare unless accessed by a service drive, marginal access road, or shared commercial driveway
- Proposed – access to the existing parking lot is provided via Hartland Road
- Meets Requirement? – Yes
- Comment – (none)

Landscaping and Screening (Sec. 4.40.F; Sec. 5.8.5.I.; & Sec. 5.11)
Additional landscaping is not required for this project.

Water Supply and Wastewater Disposal (Sec. 5.16)
The site will be served by an on-site well and septic field.

Architecture / Building Materials (Sec. 5.24)
Architecture Comments:
- Façade Materials Calculation – façade materials must comply with the specifications for Façade Materials Group #1; estimated percentages for the shed portion are as follows: (percentages are estimated by staff based on the submitted plans)

Group #1	Ribbed Metal Panels (0% allowed)	Glass (50% max.)
North	100%	0%
South	93%	0%
West	97%	3%
East	69%	0%

- Colors: Colors are not stated for the ribbed metal panels or the roof. Proposed colors are to be neutral in color. The metal panel color and roof color shall be stated on the Construction set of plans.
- Materials: Percentages are listed for each elevation side as indicated by the table. Ribbed metal panels are proposed as the façade material on each side. The plan states two (2) options are being considered for the roof: architectural asphalt shingles or ribbed metal roofing. The roofing product and color shall be stated on the Construction set of plans.
- Meets Requirement? – **No, for the ribbed metal panels as the primary façade material for the shed**
- Comment – Ribbed metal panels are not allowed as a façade material in Façade Materials Group #1. Given the purpose of the shed (storage), the intent is to have a durable product that can be easily repaired and painted should it be necessary, due to vandalism or other damage.

Other Requirements-Outdoor Recreational Facilities (Sec. 4.40.2.)

Impact on Surrounding Properties/Nuisance Impacts (Sec. 4.40.2.C. & Sec. 4.40.2.D.)
- Required – the location, layout, design, operation of the outdoor recreation facility shall not impair the continued enjoyment, use, and future orderly development of adjacent and nearby properties. Outdoor recreation uses shall not generate excessive noise, odors, dust or other impacts such that the continued use and enjoyment of adjacent properties would be impaired.

- Proposed – the proposed pavilion and storage shed will not adversely impact neighboring properties which include the Hartland Fire Station and Hartland Hero Center to the south; and Hartland Middle School at Ore Creek on the east side of Hartland Road.

Other requirement-Zoning Ordinance Standards
Nothing additional at this time.

Hartland Township DPW Review
Hartland Township DPW Director has reviewed the plans and has no comments at this time.

Hartland Township's Engineer's Review
The Township's Engineer (SDA) provided comments in the email dated August 12, 2022.

Hartland Deerfield Fire Authority Review
Please see the review letter from the Fire Marshal's Office dated September 28, 2022. The Fire Inspector recommends site plan approval based on the submitted plan.

Attachments:
1. Hartland Township Engineer (SDA) email dated 08.12.2022 – PDF version
2. Hartland Deerfield Fire Authority review letter dated 09.28.2022– PDF version
3. Email with project summary dated 09.28.2022 – PDF version
4. SP #330 Site Plan for Spranger Field 2002– PDF version
5. Site Plan dated August 7, 2022 – PDF version

CC: Mike Luce, Twp DPW Director (via email)
SDA, Twp Engineer (via email)
A. Carroll, Fire Chief, Hartland Deerfield Fire Authority (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Site Plan Applications\SP #22-013 HAYAA Pavilion\Staff Reports\SP #22-013 staff report PC 10.06.2022.docx

Troy Langer

From: Chludzinski, Adam <achludzinski@sda-eng.com>
Sent: Friday, August 12, 2022 6:30 PM
To: Troy Langer
Cc: Jeremy Schrot
Subject: HAYAA Shed/Pavilion Plans

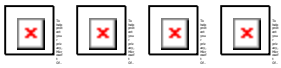
Hi Troy,

There does not appear to be any proposed utilities or site work as part of these plans outside of the structure. If any grading or sidewalks will be proposed in the future to access the shed, they will need to be constructed per Township standards. We have no additional comments at this time.

Thank you,

Adam Chludzinski
Municipal Engineer
achludzinski@sda-eng.com
(734) 223-7727 Cell
(248) 844-5400 Phone

27333 Meadowbrook Rd., Suite 210, Novi, MI 48377

Please visit us online: 

HARTLAND DEERFIELD FIRE AUTHORITY

FIRE MARSHALS OFFICE

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

Voice: (810) 632-7676
Fax: (810) 632-2176
E-Mail: jwhitbeck@hartlandareafire.com

September 28, 2022

TO: Planning Commission
Hartland Township
2655 Clark Rd.
Hartland, MI 48353

RE: HAYAA Pavilion/Storage Shed
Spranger Fields
3250 Hartland Road, Hartland MI 48353

Based upon review of the plan received electronically by Hartland Township on September 28, 2022, the project was drawn as being within the requirements for accessibility.

Any revised drawings affecting the Fire Department must be submitted for review.

Yours In Fire Safety,

Jennifer Whitbeck

Fire Inspector

Troy Langer

From: Troy Langer
Sent: Wednesday, September 28, 2022 5:19 PM
To: Troy Langer
Subject: FW: FW: HAYAA Shed/Pavilion Plans
Attachments: image001.jpg; image002.jpg; image003.jpg; image004.jpg; image005.jpg

Hello,

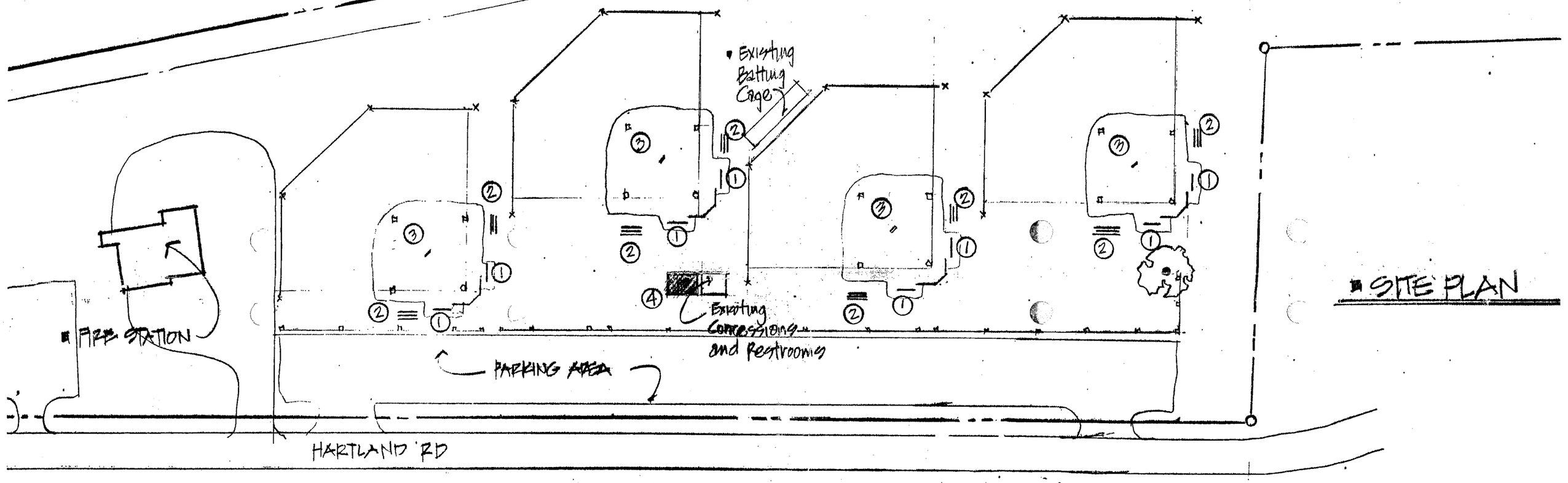
The proposed shed/pavilion project, for HAYAA Baseball/ Softball, is a much needed addition to store our field equipment and tools. This will allow our community program to run more smoothly and efficiently for our many volunteers and players. It will be used to store our removed bases, extra bases, large metal field drags, rakes, field prep equipment, batting cage nets, pitching machines for storage, L-Screen, Practice nets, field chalkers, padded backstops for storage for the winter, etc. This would be utilized daily for the fall, summer and spring seasons: March- October. The storage for the winter will be October-March.

The HAYAA Baseball/ Softball Board and select coaches would have access to this storage space. We would install a battery powered coded door handle, which is similar to the concessions stand currently at Spranger field, to control access and change codes.

Respectfully,

Eman Czubaj

Eman Czubaj
President- HAYAA Baseball/Softball
eman.czubaj@gmail.com
586-322-2635



SITE PLAN

PROPOSED SPRANGER FIELDS IMPROVEMENTS 2002

(1) 8 NEW PLAYER BENCHES (ALUMINUM)

(2) 8 NEW 3 TIER BLEACHER UNITS (ALUMINUM)

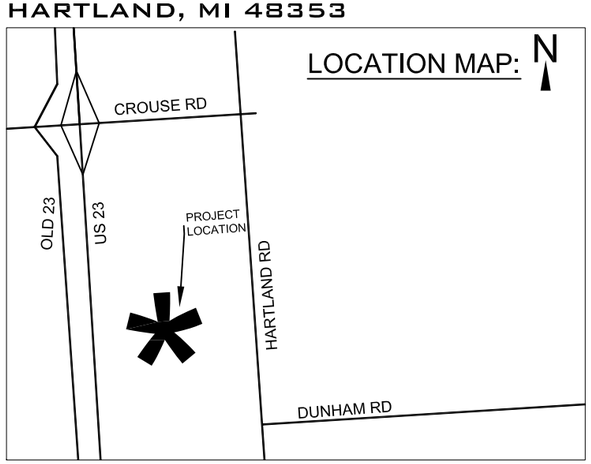
(3) ADDED BASEBALL SAND MIX ON ALL 4 FIELDS

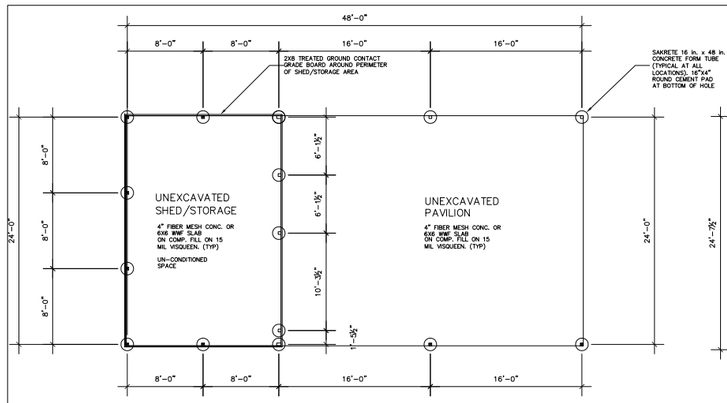
(4) NEW 26'x30' OPEN AIR PAVILION

SP #330
(2002)

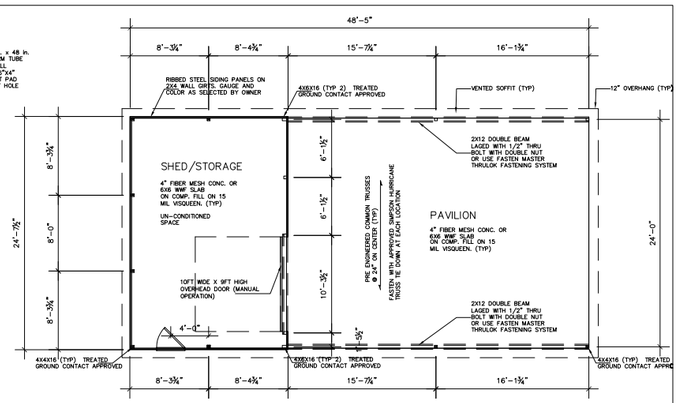
SPRANGER FIELDS - HARTLAND, MI
3250 HARTLAND ROAD
HARTLAND, MI 48353

LOCATION MAP:

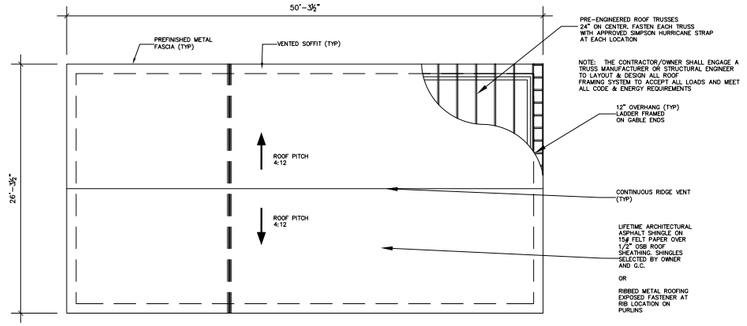




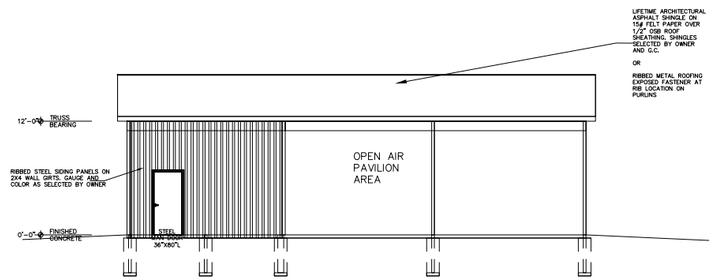
FOUNDATION PLAN
SCALE: 1/16" = 1' – 0"



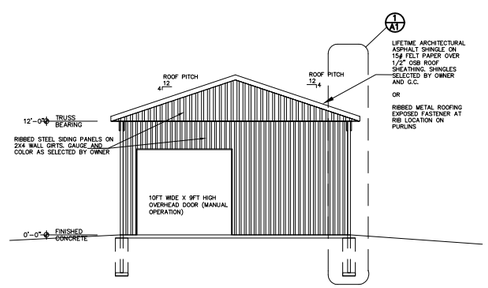
FLOOR PLAN
SCALE: 1/16" = 1' – 0"



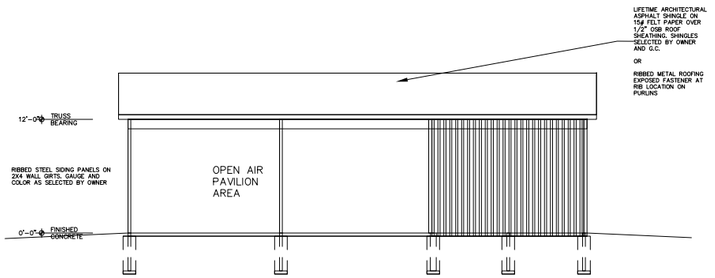
ROOF PLAN
SCALE: 1/16" = 1' – 0"



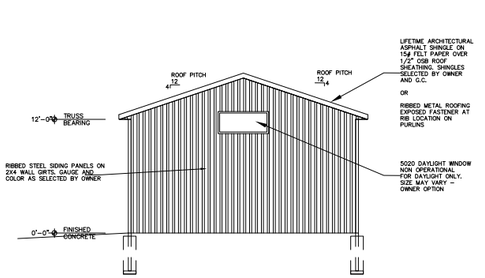
SOUTH ELEVATION
SCALE: 1/16" = 1' – 0"



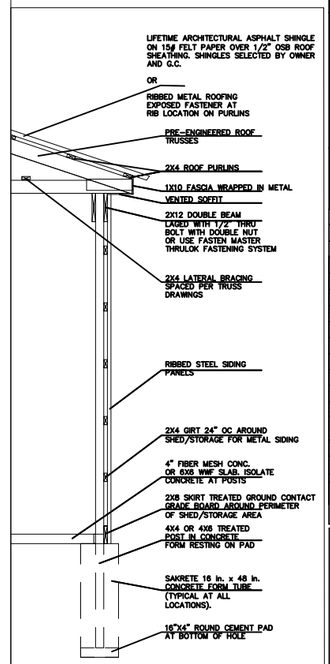
EAST ELEVATION
SCALE: 1/16" = 1' – 0"



NORTH ELEVATION
SCALE: 1/16" = 1' – 0"



WEST ELEVATION
SCALE: 1/16" = 1' – 0"



1/A1 WALL DETAIL
NOT TO SCALE

BASEBALL HAYAA SOFTBALL
hayaasports.com

DRAWING LIST:

A-1: SITE PLAN , BUILDING PLANS, ELEVATIONS

PROJECTED DATES

EXPECTED START DATE: _____

EXPECTED FINISH DATE: _____

#	DATE	DESCRIPTION
12	MM/DD/YY	DESCRIPTION
11	MM/DD/YY	DESCRIPTION
10	MM/DD/YY	DESCRIPTION
9	MM/DD/YY	DESCRIPTION
8	MM/DD/YY	DESCRIPTION
7	MM/DD/YY	DESCRIPTION
6	MM/DD/YY	DESCRIPTION
5	MM/DD/YY	DESCRIPTION
4	MM/DD/YY	DESCRIPTION
3	MM/DD/YY	DESCRIPTION
2	MM/DD/YY	DESCRIPTION
1	08/07/22	OWNER REVIEW

ISSUES / REVISIONS

SCALE:	DRAWN BY:
NOT TO SCALE	

SPRANGER
PAVILION
3250 HARTLAND
ROAD
HARTLAND, MI
48353

A-1 | 11

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application #22-012 restaurant with pick-up window (Hartland Towne Square Planned Development)

Date: October 6, 2022

Recommended Action

Move to approve Site Plan Application #22-012 a request to construct an approximate 2,314 square foot restaurant building with dining-in option and one (1) pick-up window, for pick-up service only. Approval is subject to the following conditions:

1. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated October 6, 2022, on the Construction Plan set, subject to an administrative review by the Planning staff prior to the issuance of a land use permit.
2. Applicant complies with any requirements of the Department of Public Works Director, Township Engineering Consultant, and Hartland Deerfield Fire Authority Fire Marshal.
3. The applicant shall modify the architectural plans as part of the Construction Plan set, based on the information presented in the staff memorandum dated October 6, 2022.
4. *(Any other conditions the Planning Commission deems necessary)*

Discussion

Applicant Kenneth Hicks, Jr.

Site Description

The Hartland Towne Square Planned Development (PD) is located north of Highland Road (M-59) and west of Clark Road in Section 21 of Hartland Township. The entire planned development is approximately 81.34 acres in size and is comprised of multiple parcels. On the development plan for Hartland Towne Square (Final Plan dated June 18, 2008), the subject site is labeled as Outlot #7. The site is currently vacant; however, the site was prepared for development when Hartland Square Drive was constructed. Per Township Assessing records, Outlot #7 is approximately 3.6 acres in size, in its current configuration (Tax Parcel ID #4708-21-400-079).

As background information, a separate application has been filed with the Township to establish four (4) condominium units within the Hartland Towne Square Planned Development (Preliminary and Final Site Condominium Application #22-014). This application will be reviewed separately.

The submitted plans for SP #22-012 indicates the subject site is called Hartland Ring Road Condominium Unit #3. The site is approximately 1.04 acres and has approximately 148 feet of frontage along Hartland Square Drive, and 185.88 feet of frontage along Highland Road. Currently Outlot #7 is under the ownership of Ramco RM Hartland Disposition, LLC.

Hartland Towne Square Planned Development is zoned Planned Development (PD) and was approved in 2008, under Site Plan Application #419F. As part of the approval of the PD, the plan depicted potential development within the subject property, but that plan was not an approved site plan, instead those were placeholders for potential future development on the subject property.

Request

The applicant is requesting approval to construct an approximate 2,314 square foot restaurant building with one (1) pick-up window, for pick-up service only, in the Hartland Towne Square Planned Development (PD). Dine-in options are available as well as an outdoor dining area on the south side of the building, near the main building entry.

Overview and Background Information

The Hartland Towne Square Planned Development was approved by the Township on March 18, 2008, under SP #429F. The approved plans for PD include the Planned Development Agreement (the "Agreement"), the Pattern Book for Hartland Towne Square (site design standards), and the Final Plan (detailed site and landscape plans). Together these documents, and applicable zoning standards, provide the development standards for Hartland Towne Square PD. Eight (8) amendments to the PD have occurred between 2008 and 2019 as outlined below:

1st Amendment

The first amendment to the PD was approved on July 1, 2008. The Agreement, Final Plan (Amended Final Plan, dated June 18, 2008), and Pattern Book (Rev. NO. 3 dated June 18, 2008) were updated in conjunction with the construction of Meijer's.

2nd Amendment

The second amendment to the PD was approved on August 6, 2008 which facilitated the granting of certain alternate access easements within the PD site. The second amendment did not require changes to the previously approved site plans (Amended Final Plan) or Pattern Book.

3rd Amendment

On January 20, 2009, the third amendment to the PD Agreement was approved. The text of Paragraph 21 of the PD Agreement (Integration) was amended to establish the required signatories of any amendment to the PD Agreement. Changes to the Amended Final Plan and Pattern Book were not required.

4th Amendment

The fourth amendment was approved on March 30, 2009, which amended the text of Paragraph 14.3 of the Agreement as it related to the newly configured Hartland Road and the granting of the Highway Easement to the Livingston County Road Commission. Changes to the Amended Final Plan and Pattern Book were not required.

5th Amendment

On August 4, 2010, the fifth amendment was approved. The text of Paragraphs 2 (Intent) and Section 6.6.4 (Signs) were amended to provide for the incorporation of approved amendments to the Agreement into the Final Plan and to provide for the relocation of and replacement of a directional sign to direct traffic to businesses on Rovey Drive. Drawings of the directional sign and revised site plans showing the location of the sign are incorporated into the fifth amendment document and as part of Sign Application #715. The Amended Final Plan and Pattern Book were not formally amended.

6th Amendment
On February 7, 2017, the Township Board approved the sixth amendment, which amended the wall sign standards as outlined in the Hartland RAMCO Planned Development Agreement (Section 6.6.3) and Hartland Towne Square Pattern Book (Page 28), under Site Plan Application #439A.

7th Amendment
On March 5, 2019, the Township Board approved Site Plan #19-002, a request to amend the Planned Development (PD) Agreement for the Hartland Township Square PD to permit up to three (3) drive-through restaurants in the Hartland Towne Square Planned Development (PD) and a total of eight (8) drive-through businesses. The language in the original PD Agreement allows for one (1) drive through for a bagel, donut, or coffee shop, and this language was not amended.

8th Amendment
On September 19, 2019, the Township Board approved the request to amend the Planned Development (PD) Agreement and Pattern Book for the Hartland Towne Square PD as the 8th Amendment. This request was initiated by the Planning Department to address several concerns in the planned development, that had come to staff's attention via several parties. The 8th Amendment established guidelines for the on-going maintenance of private roads withing the development; allowed for improvements to the existing development monument sign at the northwest corner of Hartland Road and Highland Road; allowed for two (2) additional ground signs along Highland Road; allowed selective tree removals along the berm on Highland Road (near Culver's restaurant); adjusted the lighting standards for parking lot lighting (light pole style); and eliminated the restriction on the number of drive-through establishments.

Other History
Currently, Hartland Towne Square includes the following businesses: Meijer's, Taco Bell, Belle Tire, Tim Horton's/Cold Stone Creamery, Culver's, Emagine Theatre, and Panda Express. On January 25, 2018, the Planning Commission approved Site Plan Application #17-019, a request to construct an approximate 2,900 square foot Flagstar Bank, with three (3) drive-through windows, to be located at the northwest corner of Hartland Road and Highland Road (M-59), on Outlot #10. The project did not move forward.

On October 14, 2021, the Township Planning Commission approved Site Plan #21-014, a request to amend the previously approved plans for Hartland Towne Square Planned Development (PD), to construct an approximate 7,980 square foot multi-tenant building with one (1) drive through window (on Outlot #10 and #11). This building is currently under construction.

Planned Development Procedure
New construction within the Hartland Towne Square PD must go through the Township's standard site plan approval process with review and approval by the Planning Commission. The proposed project will be reviewed for compliance with applicable standards with the Planned Development Agreement, Pattern Book, Final Plan, and the Township's Zoning Ordinance as applicable. The Planning Commission has Site Plan review authority and will make a final decision on Site Plan #22-012. As noted above, there have been some amendments to the Planned Development (PD) Agreement to modify the number of drive-through businesses within this development. This particular project does not have a drive-through business, as outlined in the PD Agreement, or as outlined in the Zoning Ordinance. The proposed restaurant has a "pick-up" window, which differs from a "drive-through" window, in that customers must previously place their order before they arrive at the "pick-up" window. As a result, a separate special use permit or amendment to the PD is not required for the proposed pick-up window as it is a permitted use in the PD Agreement.

Current Project Summary

SITE PLAN #22-012 (REQUEST TO CONSTRUCT A RESTAURANT WITH PICK-UP WINDOW, FOR PICK-UP SERVICE ONLY)

Existing Site Conditions
The proposed restaurant is to be constructed on the eastern portion of Outlot #7. Outlot #7 is within Development Area E on the Final Plan. This site is bounded by Highland Road (M-59) on the south and Hartland Square Drive on the north. The site is west of the Panda Express restaurant. The site is vacant of buildings but was prepared for development when Hartland Square Drive was constructed.

The proposed plan shows one (1) access point from Hartland Square Drive and a 25-foot wide internal drive connection along the south side of the subject site, to the Panda Express restaurant on the east, and the adjacent property to the west (a proposed restaurant). The adjacent property to the west is essentially the western portion of Outlot #7, to be created as Hartland Ring Road Condominium Unit #2. Utilities (water and sewer) are available, and a stormwater management plan is in place for the entire Hartland Towne Square PD development.

A landscaped berm is in place on the subject site, along the frontage of Highland Road. The landscaping was installed as part of the development of the PD sites (outlots along Highland Road) and generally follows the 2008 PD Landscape Plan (see Landscape Plan for Outlot #7). The intent is to preserve this landscaping with replacement plants to be installed as necessary.

Overview of the Proposed Use
The applicant proposes to construct an approximate 2,314 square foot restaurant with one (1) pick-up window, for pick-up service only. Patrons will place food orders on-line or by phone ahead of time. The orders will be picked up inside the store or via the pick-up window, which is on the west side of the building. There will not be an option to drive-up to a menu board and place an order. There is a dining-in option and an outdoor patio area on the south side of the building.

Ten (10) stacking spaces are provided in the drive-through lane. The stacking spaces are along the north, east, and west sides of the building. Twenty-eight (28) parking spaces are shown.

The creation of the condominium unit for this site will occur under a separate application which will be reviewed by the Planning Commission, for a recommendation, with a final decision by the Township Board.

Impact Assessment
No separate impact assessment is required for the proposed new use.

Traffic Generation
No separate traffic impact assessment is required for the proposed new use.

Access and Circulation
The site is accessed from a proposed driveway from Hartland Square Drive and an internal access that connects to the adjacent property to the west, and Panda Express on the east.

Requirements

Lot Size (Sec 3.1.18 of Zoning Ordinance)

- Required – Min. 20 acres for a Planned Development (entire development area); minimum lot size undefined for individual parcel or lot
- Proposed – 1.04 acre parcel for subject site, that is within the PD
- Meets Requirement? Minimum lot size undefined for individual lots
- Comments – (none)

Frontage

- Required – Minimum Frontage undefined for individual lots with an approved Planned Development
- Proposed – Approx. 185.88 ft. along Highland Road/M-59; and approx. 148 ft. along Hartland Square Drive
- Meets Requirement? – N/A
- Comments – (none)

Building Setbacks (Per approved Final Plan – Sheet SP 1.04 & Pattern Book – Page 34)

Setback	Required	Proposed	Meets Requirements? (Y / N)	Comment
Front (N) – Hartland Square Drive	20’	93’	Y	
Front (S) – Highland Road (M-59)	20’	84’	Y	
Side (E)	20’	62’	Y	
Side (W)	20’	83’	Y	

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

Parking Lot / Driveway / Internal Roads Setbacks (Per Final Plan – Sheet SP 1.04 & Pattern Book – Page 34)

Setback	Required	Proposed	Meets Requirements? (Y / N)	Comment
Front (N) – Hartland Square Drive	20’	21’	Y (internal drive)	
Front (S) – Highland Road (M-59)	20’	20’	Y (internal drive)	
Side (E)	10’	10’	Y	
Side (W)	10’	10’	Y	

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

Building Height (Per approved Pattern Book – Page 36, for Outlots along Hartland Square Drive)

- Required – Max. 24’ from finished floor to roof parapet & 28’ max. to any exterior feature element
- Proposed – 20’-4” to top of parapet wall of building on west (at pick-up window)
- Meets Requirement? – Yes
- Comments – (none)

Lot Coverage

- Required – Undefined for a Planned Development, 75% for principal building in GC
- Proposed – 5.1%
- Meets Requirements? – Lot coverage undefined in the Planned Development standards
- Comment – (none)

Site Requirements

Off-Street Parking (Per Pattern Book Sec.8.5 & current Ord. standards for restaurant-standard w/o bar, Sec. 5.8.4.H.)

- Required – 1 space per each 100 square feet of gross floor area (Pattern Book), equates to 24 parking spaces (2,314 gross Sq. ft. ÷ 100)

  If use current zoning standards: 14 spaces per 1,000 sq. ft. of usable floor area (80% x 2,314 = 1,851 sq. ft.; 1,851 ÷ 1,000 = 1.85; 1.85 x 14 = 26 spaces, per Ordinance standards)
- Proposed – 28 spaces, 10' X 20' spaces, plus 10 stacking spaces
- Meets Requirements? – Yes, meets Final Plan and current parking standards
- Comments – (none)

Barrier-Free Parking (Per ADA guidelines and approved Pattern Book – Page 44)

- Required – 2 barrier-free spaces in a location most accessible to the building entrance, with at least 1 space van-accessible
- Proposed – 2 van-accessible barrier-free spaces, located near the building entrance (south side of building)
- Meets Requirements? – Yes
- Comments – (none)

Loading (Per approved Pattern Book – Page 41)

- Required – 10' X 50' loading area located away from primary/secondary entrances, not visible from the street, must be screened.
- Proposed – Loading area is not shown
- Meets Requirements? – **To Be Determined by Planning Commission**
- Comments – Although a separate loading area is not provided, it is assumed the deliveries will occur outside the normal business hours for the restaurant, thus avoiding conflicts with parking and vehicular circulation. The plan is similar with other approved sites in the Hartland Towne Square PD which do not show a loading area**. Therefore, the Planning Commission shall determine if a dedicated loading is required.**

Dumpster Enclosure (Per approved Pattern Book – Page 41)

- Required – Service and refuse areas should be incorporated into the structure as much as possible and screened from view via a minimum 6' high masonry enclosure to match building with a solid framed door. If not incorporated into the structure, refuse areas shall be located along the furthest drive to the west of the building and all other provisions shall remain. Final location to be approved by Hartland Township. Remote or detached refuse areas shall be screened with landscape materials.
- Proposed – A screened refuse enclosure, with two stalls, in the northeast corner of the site, with a 7'-6" high screen wall. The screen wall is comprised with 8" Founders Block to match the building. Corrugated metal doors are to be painted to match the building. The Pattern Book calls for solid frame doors but does not state specific products. Small evergreen trees are planted along the perimeter of the screen wall.
- Meets Requirements? – The Founders Block product on the building is to be replaced with a clay brick product per the applicant's explanation. The same clay brick product shall be used on the

dumpster enclosure.

- Comments – **Revised drawings of the dumpster enclosure, using brick to match the building, will be required on the Construction set of plans.**

Outdoor Eating Areas (Per approved Pattern Book – Section 3.6, Pages 39-41; Planned Development Agreement, Section 3.1.15; and Section 4.47 of Zoning Ordinance)

Location

- Required – Outdoor seating and dining areas shall be located immediately adjacent to the establishment with which it is associated and shall not encroach upon any public right-of-way. A minimum 5 feet of sidewalk shall be maintained free of tables and other encumbrances.
- Proposed – Outdoor seating area is provided adjacent to the building entrance (south side of building), with 12-foot by 20-foot patio area. A fence partially surrounds the patio area. Sidewalk area is wider than five (5) feet.
- Meets Requirements? – Yes
- Comments – (none)

Defined Area

- Required – Applicable if alcoholic beverages are to be served in outdoor seating and dining areas.
- Proposed – Alcoholic beverages are not proposed to be served in outdoor seating and dining area.
- Meets Requirements? – NA
- Comments – (none)

Capacity

- Required – Outdoor seating and dining areas shall not exceed 25% of the total seating for the establishment.
- Proposed – Indoor seating plans were not provided. Outdoor seating plan shows five (5) tables and eighteen (18) seats.
- Meets Requirements? – **To Be Determined**
- Comments – The seating plans will be required and reviewed with the Construction set of plans.

Screening

- Required – Appropriate screening or fencing complimentary and aesthetically pleasing to the site shall be provided as determined necessary by the Planning Commission.
- Proposed – A drawing of the fence was not provided.
- Meets Requirements? – **To Be Determined**
- Comments – A detail drawing of the fence will be required and reviewed as part of the Construction set of plans.

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 – A seating plan was provided for the outdoor patio and shows five (5) tables and eighteen (18) seats.
- Meets Requirements? – Yes
- Comments – Seating plan to be reviewed under the land use permit application.

Parking Spaces

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

Furniture (Outdoor furniture, etc.)

- Required (Pattern Book & Zoning Ordinance) – Tables, chairs, table umbrellas, railings, planters, posts, and other items shall be of quality, design, 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.
- Required (Zoning Ordinance) – Display & Advertising: No outdoor seating or dining area may be used for the display or location of merchandise, advertising materials or storage. No permitted canopy, awning, or umbrella shall contain advertising material or signage. Except umbrellas shall be permitted to include the name of the business and/or logo at the outer edge of the fabric with a maximum width of (6) inches.
- Proposed – Furniture specification information was not provided.
- Meets Requirements? – Furniture and other furnishings will be reviewed under the land use permit application.
- Comments – Corporate logo or business name, if provided on the patio umbrella, must comply with the Zoning Ordinance. Applicant has been informed of the regulation. 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 – Information was not provided.
- Meets Requirement? – Staff review will occur under the land use permit application.
- Comments – Dissonant colors are not permitted for waste containers

Hours of Operation (Zoning Ordinance)

- 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 – The restaurant hours of operation were not provided.
- Meets Requirements? – Applicant has been informed of the regulation.
- Comments – (none)

Season of Operation (Zoning Ordinance)

- Required – All outdoor seating and dining areas shall be allowed to operate from April 1st through November 15th of a given year.
- Proposed – Applicant has been informed of the restrictions.
- Meets Requirements? – Yes
- Comments –(none)

Furniture Storage (Zoning Ordinance)

- Required – During the off-season, from November 16th to March 31st of a given year, all tables, chairs, table umbrellas, posts, and other furniture not fastened to the ground shall be removed and shall not be stored outside. It is the responsibility of the establishment to secure adequate storage of these items.
- Proposed – Applicant has been informed of the regulation.
- Meets Requirements? – Yes
- Comments – (none)

Lighting

- Required – Additional lighting on the property shall be designed and erected in accordance with Section 5.13, Lighting of the Zoning Ordinance. Lighting shall be reviewed by the Planning Commission.

- Proposed – A lighting plan for the subject site has been submitted and will be reviewed in the next section of this memorandum.
- Meets Requirements? – Yes
- Comments – (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 on intercom system was not provided.
- Meets Requirements? – Applicant has been informed of the restrictions.
- Comments – (none)

Patron Entrance and Exit

- Required – Regulations pertain to enclosed outdoor seating and dining areas at establishments serving alcohol.
- Proposed – Alcoholic beverages are not proposed for the drive-through establishment/tenant.
- Meets Requirements? – NA
- Comments – (none)

Food and Beverage Services

- 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.
- Proposed – Alcoholic beverages are not proposed for the drive-through establishment/tenant.
- Meets Requirements? – NA
- Comments – (none)

Lighting (Per approved Pattern Book – Pages 23 and 44 and Section 5.13 of Zoning Ordinance)

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 (Sec. 5.13 of Zoning Ordinance)
   - Proposed – Max. 0.9 fc along west property line; Max.0.8 fc along south property line; Max. 1.0 fc along east property line; Max. 0.8 fc along north 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) (Per Pattern Book)
   - Proposed – Average illumination within main parking area (site area) is 3.3 fc; average illumination at building entrance is 4.0 fc; average illumination at the main driveway (Hartland Square Drive) is not listed.
   - Meets Requirement? – Yes, except for average illumination at the main driveway
   - Comments – **Sheet ESP1 should be revised to state the average illumination at the main driveway correct as part of the Construction set of plans.**

C. Maximum Illumination Level
   - Required – Not defined in Pattern Book, max. 10.0 fc per Zoning Ordinance
   - Proposed – Max. 8.0 fc
   - Meets Requirement? – Yes
   - Comments – (none)

D. Fixture Height
   - Required – Max. 28 feet (25-foot fixture on 3-foot base)

- Proposed – 6 poles, with 25-foot overall height
- Meets Requirements? – Yes
- Comments – (none)

E. Fixture Type
- Required – Light pole fixture style shown on Page 6 of Pattern Book (8th Amendment); Black shoe-box fixture, fully recessed, consistent with overall development.
- Proposed – LED light fixtures on square, black light poles (6 double-head light poles); 10 wall-mounted light fixtures on the building; and 1 light fixture within the dumpster enclosure. The wall pack fixture (THW LED, or "W" on plans) is not fully shielded and is not compliant. The photometric plan does not include footcandle values for any wall-mounted light fixtures.
- Meets Requirement? – **No**
- Comments – A compliant wall-mounted light fixture shall be chosen. Photometric plan is to be revised to include all wall-mounted light fixtures in the calculations, and a cut sheet is to be provided for the revised wall-mounted light fixture. **The revised photometric plan and cut sheet for the wall-mounted light fixture shall be submitted with the Construction set of plans.**

Landscaping (Per approved Pattern Book – Pages 10, 42, 43, and 44 as well as approved Final Plan/Landscape Plan for Development Area 'E', for reference of existing plant materials)

A. Adjacent to Roads

<u>Hartland Square Drive</u>
- Required – 1 deciduous or evergreen tree per 40 lineal feet of road frontage, PLUS 1 ornamental tree per 80 lineal feet of road frontage, PLUS 8 shrubs per 40 lineal feet of road. For approx. 148 lineal feet of road frontage, EQUATES TO: 4 deciduous/ evergreen trees, 2 ornamental trees, and 32 shrubs REQUIRED
- Required – evergreen hedge screen, min. 3 ft. wide, along Hartland Square Drive side of parking
- Proposed – 4 deciduous trees; 2 ornamental trees and 35 shrubs, which includes an evergreen hedge screen along the frontage of Hartland Square Drive.
- Meets Requirement? – Yes
- Comments – (none)

<u>Highland Road/M-59</u>
- Required – 1 deciduous or evergreen tree per 40 lineal feet of road frontage, PLUS 1 ornamental tree per 80 lineal feet of road frontage, PLUS 8 shrubs per 40 lineal feet of road frontage. For approx. 185.88 lineal feet of road frontage, EQUATES TO: 3-foot high berm plus 5 deciduous/evergreen trees, 3 ornamental trees, and 37 shrubs REQUIRED
- Proposed – Existing berm and landscaping were previously installed and are to remain. Existing plant count is as follows: 6 deciduous trees and 12 shrubs
- Meets Requirement? – Yes
- Comments – Dead, missing, or diseased plant material should be replaced as applicable, as part of this project.

B. Berm Requirements
- Required – Area adjacent to a public right-of-way (Highland Road/M-59) shall be required to have a berm, with berm to be a minimum three feet in height
- Proposed – Existing landscaped berm along Highland Road /M-59
- Meets Requirements? – Yes
- Comments – (none)

C. Parking Lot Landscaping

- Required – 10 sf of landscape area per parking space (280 sf of landscape area required for 28 parking spaces); 1 tree per 320 sf landscape area (1,719 sf landscape area proposed). EQUATES TO: 6 trees required); 50% (minimum) of each island/landscaped area must be "sod, shrubs, etc." Shredded hardwood mulch is the required type of mulch.
- Proposed – 1,719 sf of parking lot landscaping (280 sf required); and 9 parking lot trees (3 canopy trees and 6 ornamental trees). Some interior landscape areas show shrubs. The remaining area in each parking island, and landscape area on north side of building are not labeled as to what ground coverage is proposed.
- Meets Requirement? – **To Be Determined**
- Comments – Grass or lawn should be planted in each parking island and area north side of the building to achieve the minimum required ground coverage. Large areas of mulch are not acceptable. **The revised landscape plan shall be submitted as part of the Construction set of plans.**

D. Open Space Landscaping
- Required – 1 tree per 3,000 square feet of open space. Per previous landscape standards, the open space landscaping formula pertains to landscaped areas that are unpaved, open areas for which specific landscape requirements not provided. Per the plan, 8,124 sf of open space provided. EQUATES TO: 3 trees required (8,124 ÷ 3,000 = 3 trees).
- Proposed – 7 trees and 7 shrubs (1 decid. tree each on east and west; 1 conifer tree each on east and west; 3 decid. trees and 7 shrubs in large island north of building)
- Meets Requirement? – Yes
- Comments – (none)

E. Foundation Landscaping
- Required –Foundation landscaping required as determined by the Township (Sec. 7.2 of Pattern Book, page 42).
- Provided – 5-ft wide planting beds provided on east and west sides of the building, using 6 shrubs on the east and 10 shrubs on the west.
- Meets Requirement? – Yes
- Comment – (none)

F. Landscaping Species
- Required **–** Follow plant species list in the Pattern Book (page 43)
- Proposed – Proposed plant species generally follow the plant standards called for in the Pattern Book.
- Meets Requirement? – Yes
- Comments – (none)

G. Irrigation
- Required **–** All plant material shall be irrigated, with underground irrigation system
- Proposed – Irrigation system is not noted on the plans.
- Meets Requirement? – **No**
- Comments – **Landscape plans area to be revised to state an irrigation system is provided, on the Construction set of plans.**

Architecture / Building Materials (Per approved Pattern Book, Pages 24, and 36-38)
The following summary of the building materials is based on the building elevations dated September 20, 2022. **The applicant intends to use clay brick in place of Founders Block, using approximately the same percentage of brick on each elevation as listed for Founders Block.**

PD Requirements		**Submitted Materials**		**Meets Requirements? (Y / N)**
Building Articulation. Horizontal and vertical offsets, glazing and canopy and shading systems as well as exposed structural components. Use of a diverse but complimentary color and finish palette will be required		The building materials include the use of clay, modular brick (charcoal gray color), applied in various patterns for visual interest; vertical plank metal panels (rust color); and metal canopies, with shielded LED light bands.		Y
Materials Used as Defined in the Pattern Book dated March 18, 2008		Materials: Clay brick in charcoal grey; standing seam metal panels in rust color; metal canopies; and aluminum/glass storefront window system.		Y
Materials Schedule - Required		**Materials Schedule – Proposed**		
Brick (natural clay)*	100% (40% min.)	East Elevation West Elevation North Elevation South Elevation	76% 77% 68% 54%	Y Y Y Y
Standing Seam Metal (Vertical plank extruded metal panel system (rust color) proposed)	25% Max.	East Elevation West Elevation North Elevation South Elevation	0% 15% 14% 14%	Y Y Y Y
Storefront (Glass)	50% Max.	East Elevation West Elevation North Elevation South Elevation	24% 9% 4% 32%	Y Y Y Y

*The submitted elevations indicate Founders Block as the primary façade material, however the applicant intends to use clay brick in place of Founders Block, on each elevation, in approximately the same grey color and brick patterns. The applicant was unable to update the building elevations; however, this will be reflected on the Construction set of plans. Color photographs of similar Chipotle buildings with this product have been provided. Applicant intends to bring a sample board of materials, including a sample of the clay brick product.

Architecture comments:

- General architectural characteristics – the Founders Block is applied in various patterns (running bond and soldier course) for visual interest, with contrasting metal, rust-tone, panels with vertical lines, as accents. The standing seam metal panel system and storefront glass complies with the allowed percentages. Clay brick to be used in place of Founders Block.

  Building materials – The Pattern Book requires each side of the building to have a minimum 40% standard, clay brick. The proposed elevations show Founders Block as the primary façade material on each elevation, however clay brick is to be used instead. The modular brick size is approximately 2¼" x 3 5/8" x 7 5/8". Photographs of similar Chipotle buildings are provided showing the brick product. **Revised building elevations, with façade material percentages, are required on the**

Construction set of plans.

Metal canopies with shielded LED lighting – metal canopies are shown on the west elevation (at pick-up window) and main entrance on the south elevation. The LED lights are recessed into the canopy along the perimeter of each canopy. A detail drawing of the LED lighting is provided.

- Roof appurtenances – All rooftop equipment is required to be screened with a parapet wall or roof structure in building materials that matches the structure or is visually compatible and shall not be visible from any direction. Sight line sections may be required. Metal panels may not be used for rooftop screening (Page 38 of Pattern Book).

  Proposed – Parapet walls are shown on all elevations, as well as the line of roof beyond the walls, and outline of each rooftop unit. All rooftop HVAC units are properly screened by the parapet walls.

Pedestrian Access (Per the approved Pattern Book)

- Required – 7' sidewalk where adjacent to parking spaces and 5' sidewalk elsewhere; sidewalks required on all sides of the building where adjacent to parking.
- Proposed – A 5-ft wide sidewalk is provided along east and west sides of the building, which are adjacent to a drive aisle on each side. The south side of the building has an approximate 20-ft. wide concrete area, a portion of which is occupied by the outdoor seating area.
- Requirements Met? – Yes
- Comments – (none)

Other Comments:

- Transformer – If a transformer is proposed, the unit should be shown on the plans and all required screening.
- Bike Racks – A 4-bike, bike rack is shown on the south side of the building. A detail drawing of a bike rack is not provided

Hartland Township DPW Review

Please see the review letter from the Hartland Township DPW Director dated September 12, 2022. DPW approves the plans subject to the contingencies noted in his letter.

Township Engineer's Review

Please see the review letter from the Township Engineer (SDA) dated August 30, 2022. The Engineer recommends site plan approval subject to some items being addressed on the construction plans which they will review following site plan approval.

Hartland Deerfield Fire Authority Review

Please see the review letter from the Fire Marshal's office dated August 25, 2022. The Fire Authority recommends approval subject to the contingencies outlined in the letter.

Attachments:

1. Hartland Township DPW, review letter dated 09.12.2022 – PDF version
2. Hartland Township Engineer (SDA) review letter dated 08.30.2022 – PDF version
3. Hartland Deerfield Fire Authority review letter dated 08.25.2022 – PDF version
4. Pattern Book Architectural Guidelines – PDF version
5. Site plans dated 08.23.2022 – PDF version
6. Patio plan and Dumpster plan dated 08.29.2022 – PDF version
7. Photometric Plan dated 07.30.2022 – PDF version

8. LED light detail – PDF version
9. Light Fixture Cut Sheets – PDF version
10. Color building elevations with percentages 09.20.2022 – PDF version
11. Example of Front Elevation photo – PDF version
12. Example of Rear Elevation photo – PDF version
13. Example of Side Elevation photo – PDF version

CC:
Kenneth Hicks, Jr., Applicant
SDA, Twp Engineer (via email)
M. Luce, Twp DPW Director (via email)
A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2022 Planning Commission Activity\Site Plan Applications\SP #22-012 Chipotle\Staff Reports\SP #22-012 staff report 10.06.2022.docx

DEPARTMENT OF PUBLIC WORKS

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

TO:	Planning Department
DATE:	9/12/2022
DEVELOPMENT NAME:	Chipotle
PIN#:	4708-21-400-079
APPLICATION #:	22-012
REVIEW TYPE:	Site Plan

The Department of Public Works (DPW) has reviewed the site plans for the proposed Chipotle Restaurant. This proposed 2,314 square foot fast food restaurant would require 7 Water and 7 Sewer REUs. Parcel 4708-21-400-079 does not have any REUs assigned to it.

	Sewer REUs	Water REUs
Owned	0	0
Required	7	7
# REUs Needed	7	7
Cost Each	$9,439.20	$5,816.01
Total Due Each	$66,074.40	$40,712.07
TOTAL REU COST	**$106,786.47**	

Public Works approves the above plans subject to applicant securing the required number of REUs and the inclusion of the following details on the site plans and construction plans:

1. All review is subject to approval and must comply the Livingston County Drain Commission standards.

2. All Utility easements noted as public as well as a monitoring manhole if so, required by the Livingston County Drain Commission

3. Notes to indicate that all existing utility infrastructure within the development envelope will be required to be upgraded to the current design and engineering standards.

Prior to interior construction, applicant will be required to purchase a 2" water meter from the Township. Please contact the Public Works Department (810-632-7498) to purchase the water meter.

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

Michael Luce
Public Works Director

August 30, 2022

Troy Langer
Planning Director
Hartland Township, MI

Re: Hartland Ring Road Condominium Unit #3 – Site Plan Review
SDA Review No. HL22-106

Dear Troy:

We have received the preliminary site plan submittal for the above referenced project prepared by Van Horn Hoover & Associates, Inc. dated August 25, 2022 and were received by our office on August 25, 2022. The plans were reviewed in accordance with Hartland Township Engineering Standards and the following comments are our observations.

A. General

The site is located along the south side of Hartland Square Drive, north of Highland Road (M-59). It is measured as 1.04 acres total area. The site is currently vacant. The proposed development includes a proposed building for a restaurant, along with a drive thru and parking lots.

1. At this time no topographic survey was submitted. It is stated in the Drawing Index of sheet SP1 but not included in the plan set. Provide the legal description of the property, including sidwell number, as determined by an existing title policy or a recent boundary survey, and net acreage of the site to the nearest tenth of an acre.
2. Show all relevant proposed and existing easements including roadway, water main, sanitary sewer, storm sewer, and franchise utilities per Hartland Township standards.
3. Hartland Township Standard Detail Sheets are to be attached to the proposed plans when applicable.

These comments are to assist in plan preparation in anticipation of your engineering review submittal and are not required at this time for site plan approval:

1. On site pavement, water main, sanitary sewer and storm sewer and quantities must be shown on the plans.
2. Paving and drainage sheet must be included on the plans.

B. Water Main

The plans show an existing unknown size water main located along the south side of Hartland Square Drive. A proposed 1.5" service lead connects to that existing water main.

Based on this water main layout, we have the following comments:

1. When connecting to an existing water main, a tapping sleeve, gate valve and well will be required unless connection to the existing main can be made without interrupting service of the main.
2. The Hartland Fire Marshall shall review and approve the hydrant coverage for the site.

C. Storm Drainage/Grading

Storm water runoff is to be captured via catch basins along the proposed development. Our records indicate that the proposed site is accounted for in the Hartland Towne Square detention basin calculations. Provide comparison calculations between the existing detention system for Hartland Towne Square and proposed runoff coefficient. A comparison of the runoff coefficient between the existing site, proposed site, and assumed value in development of the Hartland Towne Square will be required on the full engineering plans for review.

1. Offsite surface runoff shall not be trapped along the development perimeter. If the existing runoff from adjacent properties pass onto the proposed site, the proposed storm sewer system must be sized to accommodate.
2. On-site drainage must be captured within the proposed development via the storm sewer network and will not be allowed to drain to adjacent properties.
3. Confirm that Livingston County Drain Commission will not require any additional water quality requirements before connection to the existing system.
4. All storm water design calculations are to follow Hartland Township and Livingston County Drain Commissioner standards and details.

These comments are to assist in plan preparation in anticipation of your engineering review submittal and are not required at this time for site plan approval:

1. Storm sewer layouts and profiles must be included on the plans.
2. Slope grades are to be provided on the grading plan.

D. Paving

The site is accessed by three driveways off Hartland Square Drive, and adjacent units on the west and east side of the development. The proposed plans include 38 parking spaces and 10 staking spaces along the 12' and 14' drive thru lanes.

1. The circulation layout must be reviewed and approved by the Hartland Fire Marshall.
2. Identify all proposed pavement and curb type on the plans.
3. A cross access easement will be needed between this development and the property to the east and west for use of the shared driveway connection.

E. Sanitary Sewer

The plans show an existing 8" sanitary sewer west of the proposed site. The proposed 8" sanitary sewer connects to an existing sanitary manhole west of proposed Unit 3, crossing proposed Unit 2.

Based on this sanitary sewer layout, we have the following comments:

1. The proposed layout conflicts with the proposed development in Unit 2 to the west. Coordinate with the neighboring property to show the proposed sewer routing. The attached GIS image shows existing sanitary sewer along the western property line of Unit

2 of Hartland Ring Road Condominium and on the northern side of Hartland Square Drive, across from the proposed development.
2. There are existing 15" and 18" sanitary sewers along Highland Road (M-59) and an existing 8" sanitary sewer on the north side of Hartland Square Drive as shown in the attached GIS.
3. Revise and modify proposed sanitary sewer layout as necessary based on current existing utilities and conditions.
4. All public sanitary sewer outside of the roadway ROW will need to be accompanied by a 20-foot easement.

All sanitary sewer design requirements are to follow current Livingston County Drain Commissioner's (LCDC) standards and details. LCDC sanitary sewer detail sheets shall be attached to the proposed plans when applicable.

Permits Required

Based on those improvements depicted on the plans, the following permits may be required and will need to be provided to the Township once available. Any changes to the approved site plan from the following agencies that impact the design may require reapproval.

Hartland Township:

1. Sanitary sewer easement. Easements must be on Hartland Township Standard Easement document and include a sketch. A current title policy for ownership verification shall be provided with all executed easement submittals, if applicable.

2. A Land Use Permit will be granted after the pre-construction meeting.

3. Storm Water Agreement (for the storm water improvements on the site).

Livingston County:

1. Copy of a Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner (if applicable).

2. County sanitary review confirmation.

Michigan Department of Environment, Great Lakes, and Energy (EGLE):

1. MDEGLE Permit for all public sanitary sewer installation.

Please be aware that additional comments may arise with the submittal of the requested revisions and/or additional information.

RECOMMENDATION

We recommend approval of the Final Site Plan, conditional upon all of the above comments being addressed to the satisfaction of the Planning Commission. Final engineering approval is not recommended at this time. Before final engineering can be granted, the final alignments of all proposed water main, sanitary sewer, and storm sewer must be approved by the Township along with any necessary easements.

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Hartland Township Engineering Design Standards and 2008 Hartland Township Standard Details. Sanitary sewer and water benefit fees may be applicable for this project.

If you have any questions regarding this matter, please contact our office at your convenience.

Sincerely,

SPALDING DEDECKER

Adam Chludzinski
Project Engineer

cc: Jeremy Schrot, Hartland Township Engineer (via email)

HARTLAND DEERFIELD FIRE AUTHORITY

FIRE MARSHALS OFFICE

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

Voice: (810) 632-7676
Fax: (810) 632-2176
E-Mail: jwhitbeck@hartlandareafire.com

August 25, 2022

To: Hartland Township
2655 Clark Road
Hartland Mi 48353

Re: Chipotle
Hartland Ring Road Condominium Unit #3
Site Dimension Plan

We have reviewed the site dimension plans for Chipotle, Hartland Ring Road Condominium Unit #3, for the above project (plans dated August 23, 2022 and as received by Hartland Township on August 25, 2022). The project as drawn meets and/or exceeds the site accessibility requirements of the fire department.

We have no further comments at this time. Please forward any revised drawings affecting the fire department for further review.

Sincerely,

Yours In Fire Safety,

Jennifer Whitbeck
Fire Inspector

3.4 Building Entries

Pedestrian interest and comfort zones at entries should be provided through special designed seating, signage, lighting and features that signal the building use and entry.

3.5 Exterior Building Materials and Colors

a ALLOWABLE MATERIALS:

SCHEDULE REGULATING FAÇADE MATERIALS (Maximum percentage allowed on each side of building)	
Wall Materials	**Percentage**
Brick, natural clay (Standard Size)[A]	100 (40% minimum*)
Glazed brick [B]	25
Ceramic tiles	10
Limestone	50
Stone, field, cobble and other types of stone	50
Granite or marble, polished	50
Decorative concrete masonry unit (split faced)[C]	25
Plywood siding (T-111)	0
Precast exposed aggregate	0
Precast, other	0
Flat metal panels	20
Standing seam metal [D]	25
Ribbed metal panels	0
Spandrel glass	10
Glass block	10
Glass	50
Molded cornices, trim, columns, surrounds	20
Wood siding, painted tongue and groove, batten siding, 4" vinyl siding, and aluminum siding	10
Exterior insulation finishing system (DryVit)	10

Cement Plaster	0
Canvas awnings [E]	10
Asphalt shingles, asphalt-fiberglass shingles, or other similar roofing materials	25
Neon	0

Footnotes to the Schedule Regulating Façade Materials:

A All buildings shall have a minimum of forty percent (40%) clay brick per side.
B Allowed only if earth tone and matte finish.
C Plain-faced striated, fluted and scored concrete masonry units are not permitted. ground, polished or burnished concrete masonry unit forming an accent element in the building's design may be permitted with Planning Commission approval.
D Color must be harmonious with the color of all other façade materials used on the same building, as well as the color of façade materials used on adjacent buildings. The use of dissonant and intense colored façade materials is not permitted.
E Awnings shall be permitted when located directly over a door or window opening. Awnings shall be complimentary to the building architecture and design. The color of any awnings shall be harmonious with the color of all other façade materials used on the same building, as well as the color of façade materials used on adjacent buildings. The use of dissonant and intense colored façade materials is not permitted.

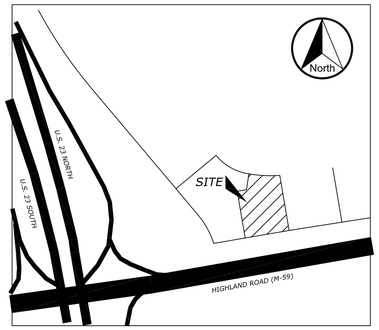
b. Multiple wall materials may be combined horizontally on one façade.

c. Street level windows should be untinted. Mirrored, reflective, or opaque glass is not permitted in any location.

d. Windows shall be of square or vertical proportion. Special windows may be circular or regular polygons.

e. Windows should be set to the inside of the building face wall.

f. All rooftop equipment shall be enclosed or "screened" with parapet wall or roof structure in a building material that matches the structure or is visually compatible with the structure and shall not be visible from any direction. Site line sections may be required. Metal panels may not be used for rooftop screening.



VICINITY MAP
N.T.S.

GENERAL NOTES:

1) CURRENT ZONING ON THE PROPERTY IS PD; PLANNED DEVELOPMENT.

2) SETBACKS SHOWN ON PLAN ARE DERIVED FROM HARTLAND TOWNE SQUARE PD PATTERN BOOK, APPROVED PD PLANS AND HARTLAND RING ROAD CONDOMINIUM PLAT.

PLAT BUILDING ENVELOPE SETBACK LINES ARE 20' FROM ALL UNIT LINES EXCEPT 40' AT HIGHLAND ROAD.

PARCEL SIZE: 1.04 ACRES
EXISTING ZONING: PD DISTRICT
PROPOSED USE: RESTAURANT
REQUIRED FRONT SETBACK: 20'
PROPOSED FRONT SETBACK: 20'
REQUIRED SIDE SETBACK: 20'
PROPOSED SIDE SETBACK: 20'
REQUIRED PARKING SETBACK: 10'
PROPOSED PARKING SETBACK: 10'
MAX. BUILDING HEIGHT: 35'
PROPOSED MAX. BUILDING HEIGHT: 35'
PROPOSED BUILDING AREA: 2314 SF

3) PARKING
REQUIRED PER 2008 PLANS:
14 SPACES PER 1000 SF OF USABLE FLOOR AREA
2314 SF x 80% = 1851 SF/1000 = 1.85 x 14 = 26 SPACES

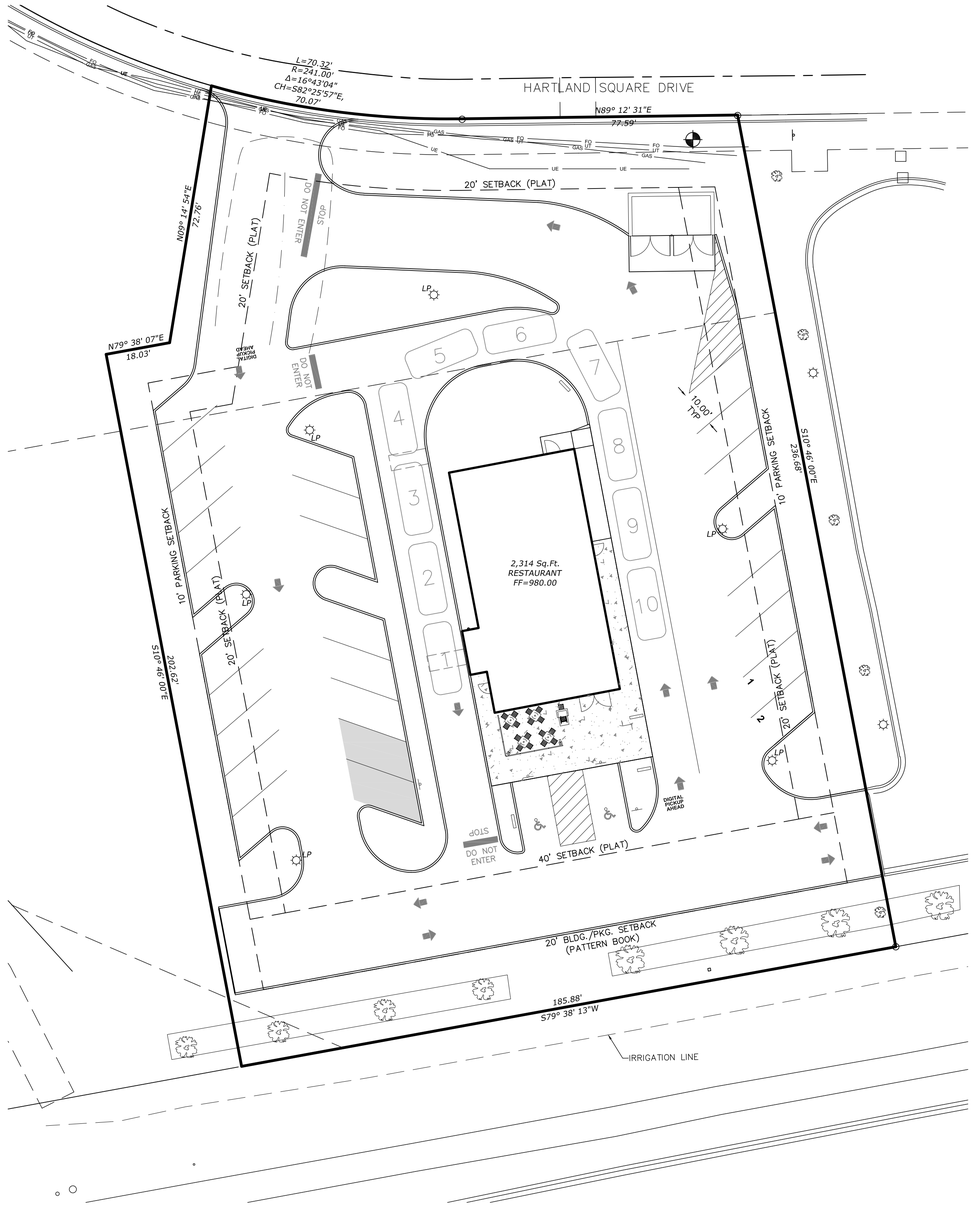
REQUIRED PER PATTERN BOOK SECTION 8.4
1 SPACE PER 100 SF GROSS FLOOR AREA
2314 SF/100 = 23.14 = 24 SPACES

PROVIDED: 28 SPACES + 10 STACKING SPACES
INCLUDING 2 A.D.A. PARKING SPACES

4) LANDSCAPING
REFER TO LANDSCAPE PLAN SHEET L-1

5) FLOOD INFORMATION: SITE IS LOCATED IN ZONE X PER MAP NO. 26093C0238D, DATED SEPTEMBER 17, 2008.

SITE DEVELOPMENT PLAN
FOR
HARTLAND RING ROAD CONDOMINIUM
UNIT #3



LEGEND

- IRON PIPE, MAG NAIL, REBAR FND
- IRON PIPE, MAG NAIL, REBAR SET
- RR SPIKE
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- LIGHT POLE (LP)
- MANHOLE (MH)
- CATCH BASIN (CB)
- HYDRANT
- SIGN
- GUY WIRE
- WATER VALVE
- GAS VALVE
- ELECTRIC TRANSFORMER (ELEC. TRANS.)
- TELEPHONE PEDESTAL (TELE. PED.)
- EXISTING TREE
- EXISTING BUSH
- BUILDING FACE
- CURB INLET
- EDGE OF PAVEMENT
- EX FENCELINE
- EX WATERLINE
- EX SANITARY SEWER
- EX GAS LINE
- EX STORM SEWER
- UNDERGROUND TELEPHONE LINES
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- 600 EXISTING CONTOUR
- (TBR) TO BE REMOVED
- CONCRETE

DRAWING INDEX

DESCRIPTION	PAGE
TITLE SHEET	SP1
SITE DIMENSION PLAN	SP2
SITE UTILITY PLAN	SP3
SITE GRADING PLAN	SP4
GENERAL DETAILS	SP5
LANDSCAPE PLAN	L1
ALTA SURVEY - DGL	

PLANS PREPARED BY

DANIEL R. STONE, P.E. DATE
REG. NO. 6201047049

Van Horn Hoover
& Associates, Inc.
SURVEYING
CIVIL ENGINEERING
LAND USE PLANNING
3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630
www.VanHornHoover.com
E-Mail:
Info@VanHornHoover.com

PHASE OF DOCUMENTS
- [ ] PRELIMINARY
- [x] PERMITTING
- [ ] CONSTRUCTION

North

20 10 0 20
(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
DIVERSE DEVELOPMENT
1428 ALBON RD.
HOLLAND, OH
CONTACT:
KENNETH HICKS, JR.
PHONE: 419-297-7070
EMAIL: hicks656@gmail.com

HARTLAND RING ROAD CONDOMINIUM
UNIT #3
HARTLAND TOWNSHIP, MI

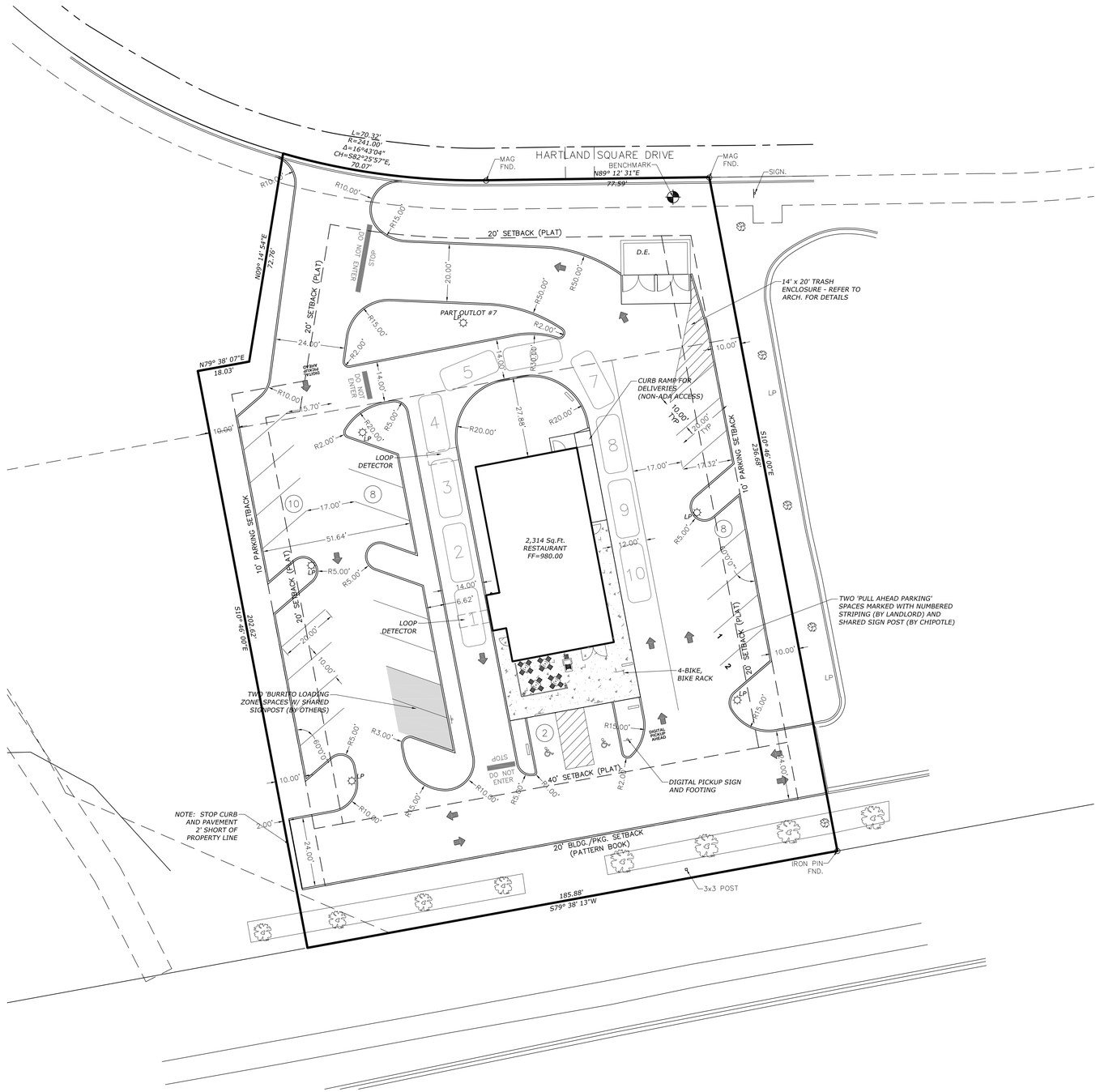
TITLE SHEET

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: JTR
CHECKED: DRS
DRAWING SCALE: 1" = 20'
DATE: 08/23/2022
JOB NUMBER: z:\projects\19210-mi 19210-site.dwg
SHEET NUMBER: SP1

Z:\PROJECTS\19210-MI\19210-SITE.dwg-rgerschutz-Aug 25,2022



LEGEND

IRON PIPE, MAG NAIL, REBAR FND	WATER VALVE	EX FENCELINE
IRON PIPE, MAG NAIL, REBAR SET	GAS VALVE	EX WATERLINE
RR SPIKE	ELECTRIC TRANSFORMER (ELEC. TRANS.)	EX SANITARY SEWER
POWER POLE (PP)	TELEPHONE PEDESTAL (TELE. PED.)	EX GAS LINE
TELEPHONE POLE (TP)	EXISTING TREE	EX STORM SEWER
LIGHT POLE (LP)	EXISTING BUSH	UNDERGROUND TELEPHONE LINES
MANHOLE (MH)	BUILDING FACE	OVERHEAD UTILITY
CATCH BASIN (CB)	CURB INLET	UNDERGROUND ELECTRIC
HYDRANT	EDGE OF PAVEMENT	EXISTING CONTOUR TO BE REMOVED
SIGN		CONCRETE
GUY WIRE		

Van Horn Hoover
& Associates, Inc.
SURVEYING
CIVIL ENGINEERING
LAND USE PLANNING
3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630
www.VanHornHoover.com
E-Mail:
Info@VanHornHoover.com

PHASE OF DOCUMENTS

- [ ] PRELIMINARY
- [x] PERMITTING
- [ ] CONSTRUCTION

North

20 10 0 20

(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
DIVERSE DEVELOPMENT
1428 ALBON RD.
HOLLAND, OH
CONTACT:
KENNETH HICKS, JR.
PHONE: 419-297-7070
EMAIL: hicks656@gmail.com

HARTLAND RING ROAD CONDOMINIUM UNIT #3
HARTLAND TOWNSHIP, MI

SITE DIMENSION PLAN

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: JTR
CHECKED: DRS
DRAWING SCALE: 1"=20'
DATE: 08/23/2022
JOB NUMBER: z: \projects\19210-mi 19210-site.dwg
SHEET NUMBER: SP2

: Z: \PROJECTS\19210-MI\19210-SITE.dwg-rgerschutz-Aug 25,2022

PLANT MATERIALS LIST

Key	Quantity	Botanical Name	Common Name	Type	Planting Size
ARRS	4	Acer rubrum 'Red Sunset'	Red Maple	canopy	3" cal.
TAR	8	Tilia americana 'Redmond'	Redmond Linden	canopy	3" cal.
PG	2	Picea glauca	White Spruce	evergreen	8' h.
JCH	9	Juniperus chinensis 'Hetzii columnaris'	Upright Chinese Juniper	evergreen	3' ht.
MP	4	Malus x 'Prairifire	Prairifire Crabapple	ornamental	2" cal. or 10' h.
AC	4	Amelanchier canadensis	Shadblow Serviceberry	ornamental	2" cal. or 10' h.
FG	17	Fothergyllia gardenii	Dwarf Fothergyllia	shrub	24" ht/spread
SJN	19	Norman Spirea	Spiraea japonica 'Norman'	shrub	#3
TD	23	Taxus x densiformis	Dense Yew	shrub	24" ht/spread
EA	18	Euonymus alatus 'compactus'	Dwarf Burning Bush	shrub	24" ht. /spread

108 Total Plants

Plants are to meet ANSI Standards for Nursery Stock, with planting and staking to conform to the horticultural standards of the American Association of Nurserymen.

Landscaping Notes and Planting Details on this sheet.

LANDSCAPE CALCULATION:
PER HARTLAND TOWNSHIP ZONING ORDINANCE – ZONED PD PLANNED DEVELOPMENT. CALCS BASED ON 2008 APPROVED PLAN.

ADJACENT TO ROADS
REQUIRED:
1 DECIDUOUS/EVERGREEN TREE PER 40 LF
1 ORNAMENTAL TREE PER 80 LF
8 SHRUBS PER 40 LF

HARTLAND SQUARE DRIVE 148 LF OF FRONTAGE
148 LF/40 LF = 4 CANOPY/EVERGREEN TREES
148 LF/80 LF = 2 SUBCANOPY TREES
148 LF/40 LF X 8 = 32 SHRUBS

PROVIDED:
HARTLAND SQUARE DRIVE = 4 CANOPY TREES, 2 SUBCANOPY TREES, AND 35 SHRUBS (INCLUDES EVERGREEN HEDGE)

REQUIRED/PROVIDED:
HIGHLAND ROAD (M-59) FRONTAGE = EXISTING BERM AND EXISTING LANDSCAPING

PER SECTION 8.4 IN THE HARTLAND TOWNE SQUARE PATTERN BOOK, A 3' WIDE MINIMUM EVERGREEN HEDGE ALONG THE HARTLAND SQUARE DRIVE SIDE OF PARKING IS REQUIRED
PROVIDED: 23 EVERGREEN SHRUBS

BERM
REQUIRED: AREA ADJACENT TO A PUBLIC ROW (M-59/HIGHLAND ROAD) SHALL BE MINIMUM OF THREE FEET IN HEIGHT
PROVIDED:
EXISTING BERM (3' HT. MIN.) ALONG M-59/HIGHLAND ROAD EXCEPT WHERE PROHIBITED DUE TO VEHICLE SIGHT DISTANCE AS REQUIRED BY THE LIVINGSTON COUNTY ROAD COMMISSION. EXISTING BERM TO BE REVIEWED BY PLANNING COMMISSION TO DETERMINE IF CONSISTENT WITH THE INTENT OF THE PATTERN BOOK.

PARKING LOT INTERIOR LANDSCAPING
AREA REQUIRED: 10 SF OF LANDSCAPE AREA PER PARKING SPACE
29 PARKING SPACES x 10 SF = 290 SF OF LANDSCAPE AREA REQ'D.
1 TREE PER 320 SF/AREA + 50% OF ISLANDS MUST BE SOD / SHRUBS;
AREA PROVIDED: 1719 SF

TREES REQUIRED: 1719 SF/320 SF = 6 TREES
TREES PROVIDED: 9 TREES (3 DECIDUOUS AND 6 ORNAMENTALS)
SHRUBS PROVIDED: 19 SHRUBS

OPEN SPACE LANDSCAPING
REQUIRED: 1 DECIDUOUS TREE PER 3,000 SF OF OPEN SPACE
8,124 SF / 3,000 SF = 3 TREES

PROVIDED: 2 EVERGREEN AND 5 DECIDUOUS TREES = 7 TREES AND 7 SHRUBS

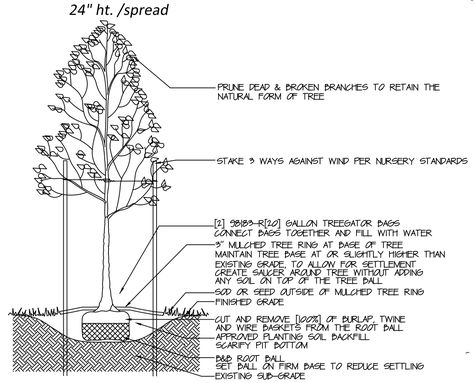
FOUNDATION PLANTING
REQUIRED: TO BE DETERMINED BY THE TOWNSHIP
PROVIDED: 16 SMALL SHRUBS IN 4.5'-5' WIDE PLANTING BEDS IN 352 SF

DUMPSTER SCREENING
PROVIDED: 9 EVERGREEN TREES

TOTAL REQUIRED DECIDUOUS/EVERGREEN TREES: 13
TOTAL REQUIRED ORNAMENTAL TREES: 2
TOTAL REQUIRED SHRUBS: 32

TOTAL PROVIDED DECIDUOUS/EVERGREEN TREES: 23
TOTAL PROVIDED ORNAMENTAL TREES: 8
TOTAL PROVIDED SHRUBS: 77

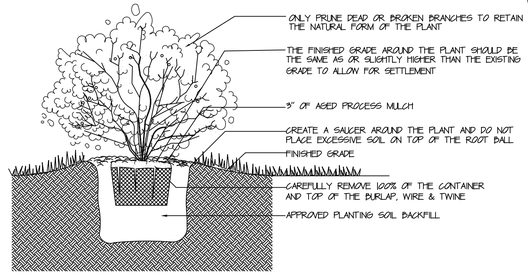
TOTAL EXISTING AT HIGHLAND RD. DECIDUOUS TREES: 6



* REFER TO THE SPEC'S AND DRAWING NOTES FOR ADDITIONAL PLANTING INSTRUCTIONS.

TREE PLANTING DETAIL

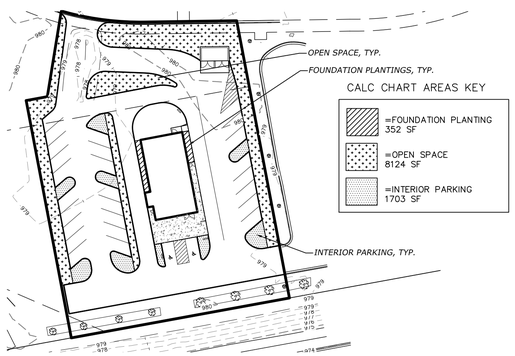
NOT TO SCALE



REFER TO THE SPECIFICATIONS AND THE DRAWING NOTES FOR ADDITIONAL PLANTING INSTRUCTIONS

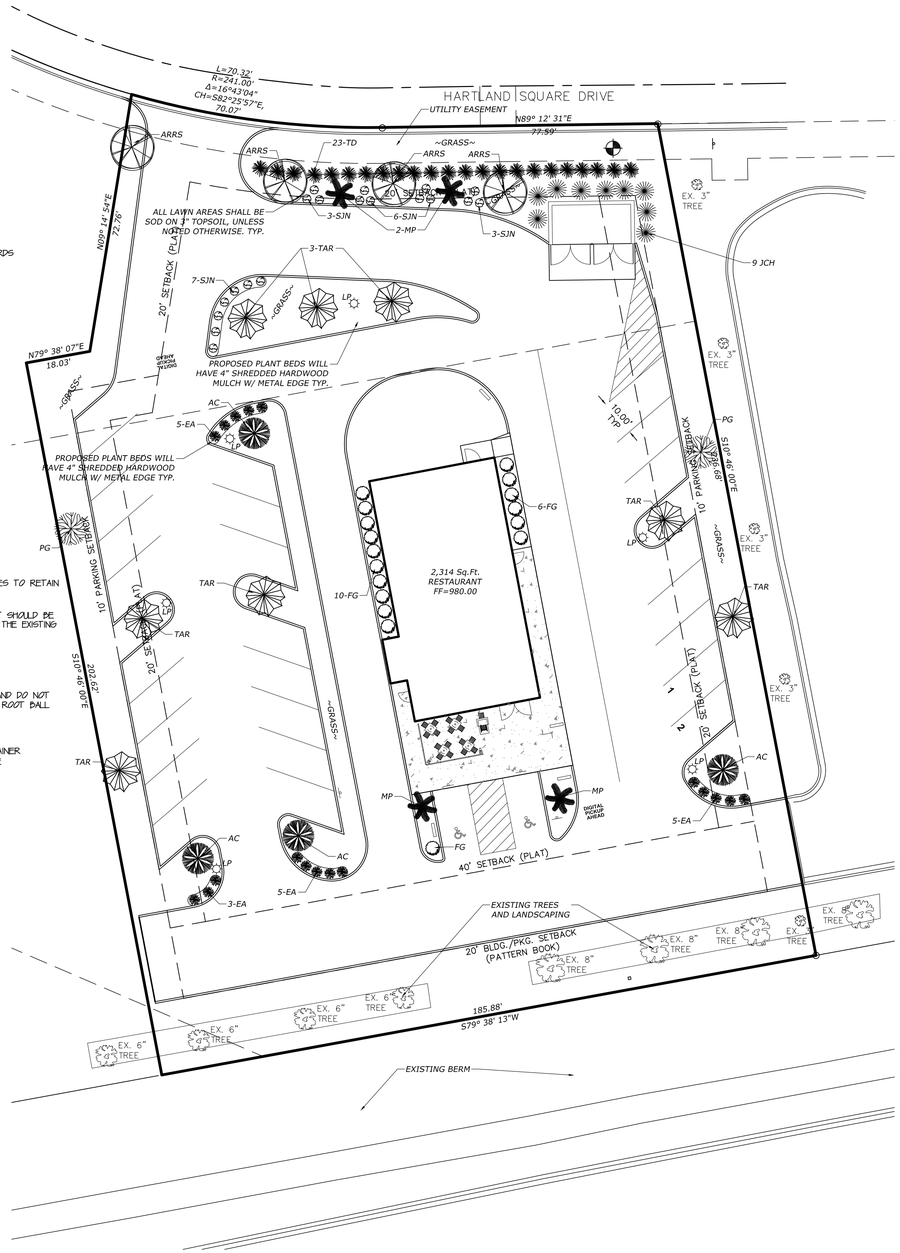
B&B AND CONTAINER SHRUB PLANTING DETAIL

NOT TO SCALE



CALC. CHART AREAS

NOT TO SCALE



LEGEND

- IRON PIPE, MAG NAIL, REBAR FND
- IRON PIPE, MAG NAIL, REBAR SET
- RR SPIKE
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- LIGHT POLE (LP)
- MANHOLE (MH)
- CATCH BASIN (CB)
- HYDRANT
- SIGN
- GUY WIRE
- WATER VALVE
- GAS VALVE
- ELECTRIC TRANSFORMER (ELEC. TRANS.)
- TELEPHONE PEDESTAL (TELE. PED.)
- EXISTING TREE
- EXISTING BUSH
- BUILDING FACE
- CURB INLET
- EDGE OF PAVEMENT
- EX FENCELINE
- EX WATERLINE
- EX SANITARY SEWER
- EX GAS LINE
- EX STORM SEWER
- UNDERGROUND TELEPHONE LINES
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- EXISTING CONTOUR
- (TBR) TO BE REMOVED
- CONCRETE

Van Horn Hoover
& Associates, Inc.
SURVEYING
CIVIL ENGINEERING
LAND USE PLANNING
3200 N. MAIN ST.
FINDLAY, OH 45840
(419) 423-5630
www.VanHornHoover.com
E-Mail:
Info@VanHornHoover.com

PHASE OF DOCUMENTS
- [ ] PRELIMINARY
- [X] PERMITTING
- [ ] CONSTRUCTION

North

20 10 0 20

(IN FEET)
1 inch = 20 ft.

PREPARED FOR:
DIVERSE DEVELOPMENT
1428 ALBON RD.
HOLLAND, OH
CONTACT:
KENNETH HICKS, JR.
PHONE: 419-297-7070
EMAIL: hicks656@gmail.com

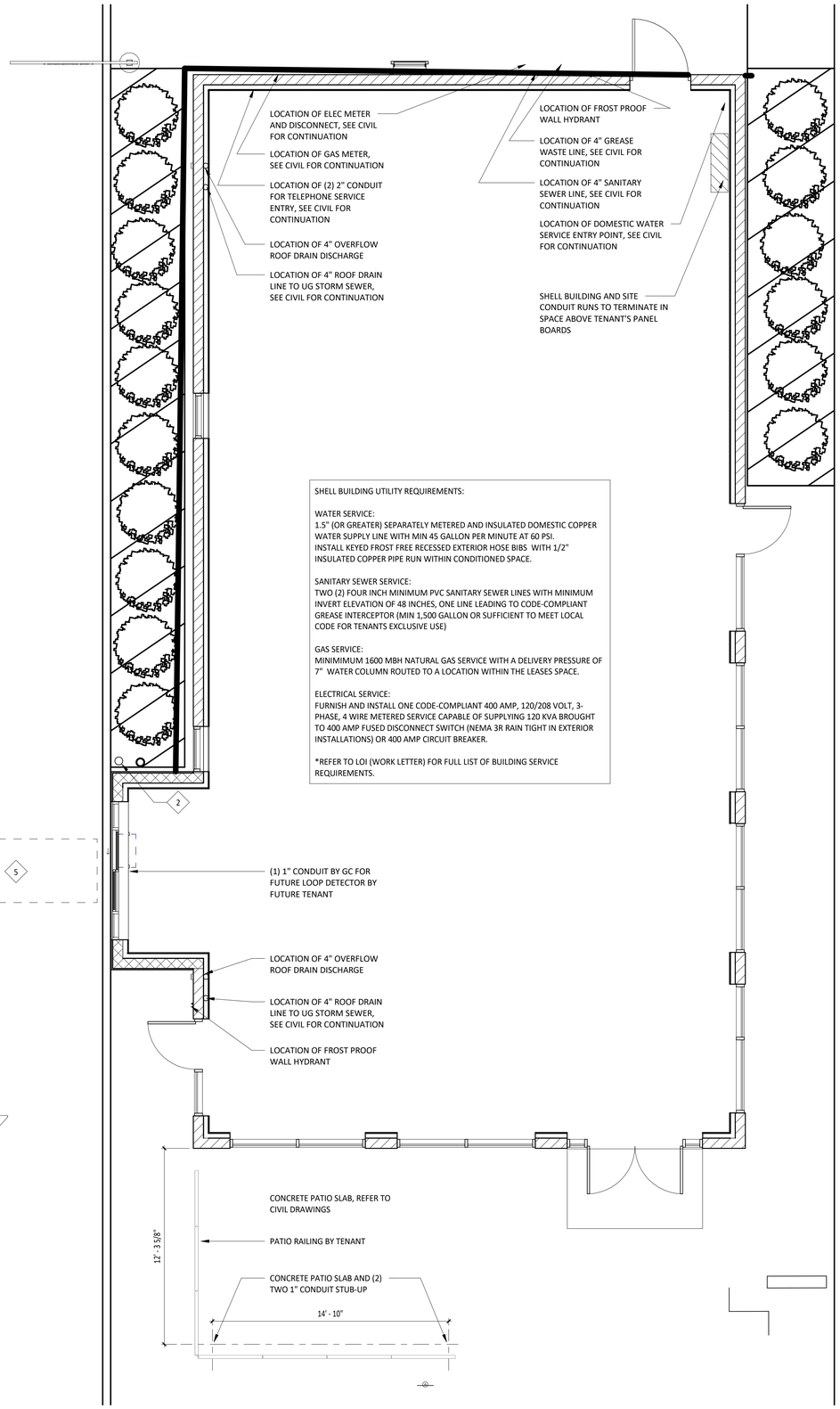
HARTLAND RING ROAD CONDOMINIUM UNIT #3
HARTLAND TOWNSHIP, MI

LANDSCAPE PLAN

MARK	DATE	DESCRIPTION

DRAWN: JTR
CHECKED: DRS
DRAWING SCALE: 1"=20'
DATE: 08/23/2022
JOB NUMBER: z: \projects\19210-mi 19210-site.dwg
SHEET NUMBER: L1

z:\PROJECTS\19210-MI\19210-SITE.dwg-rgerschutz-Aug 25,2022



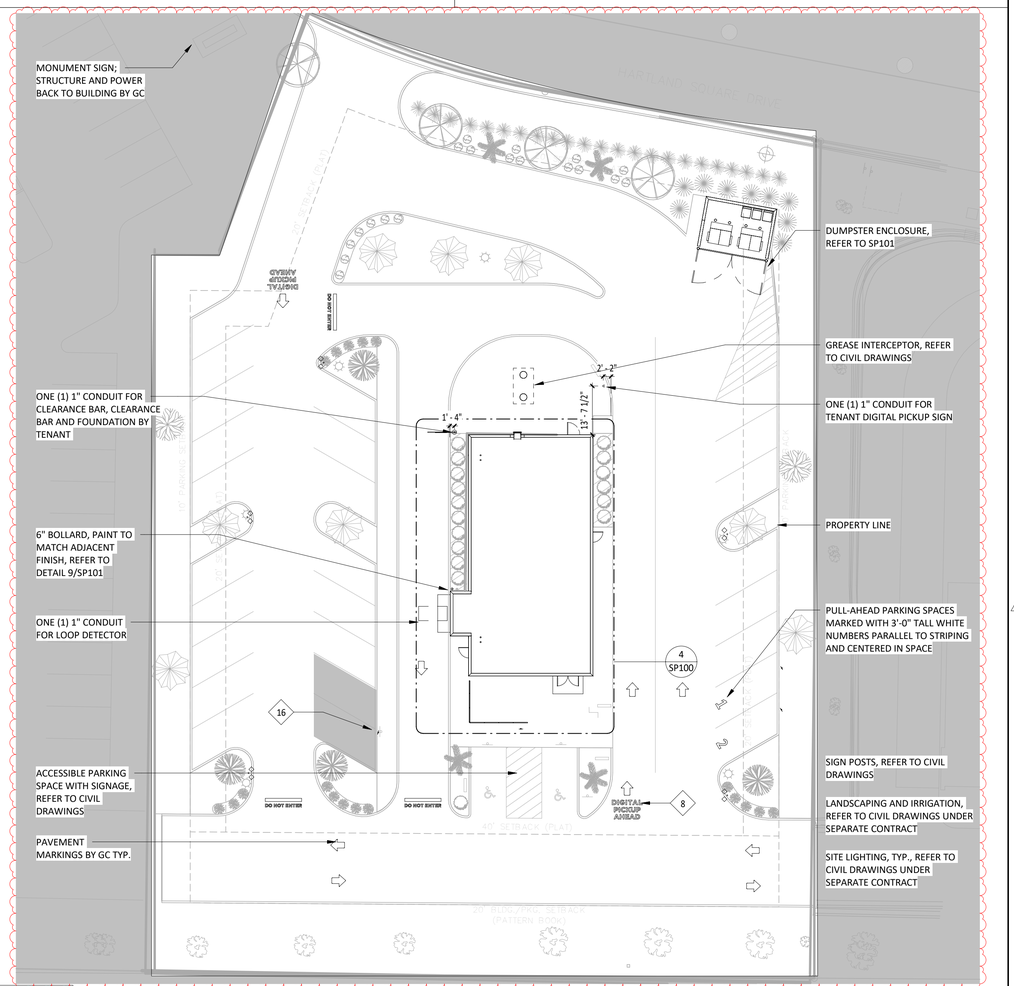
1 SP100 **PATIO PLAN**
1/4" = 1'-0"

GENERAL NOTES

STENCILS FOR PARKING MARKINGS AVAILABLE FROM PAVEMENT STENCIL COMPANY, PHONE: (800) 250-5547, EMAIL: STENCILS@PAVEMENTSTENCIL.COM

ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING AND DUMPSTER ENCLOSURE ARE EXISTING U.N.O.

NOTE: ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GC TO BUILD FROM CIVIL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURE AND CIVIL, CONTACT ARCHITECT IMMEDIATELY.



NOTE: ALL CONDUIT TO BE CENTERED BELOW FUTURE SIGNAGE AND POSTS BY TENANT SIGN VENDOR

1 SP100 **ARCHITECTURAL SITE PLAN**
1" = 20'-0"

Consultant:
WILKUS ARCHITECTS
15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.8660/ www.wilkusarch.com

Seal:
STATE OF MICHIGAN
MATTHEW WILKUS
ARCHITECT
No. 1301065868
LICENSED ARCHITECT
EXPIRES 6/30/2024
SIGNATURE
29 AUGUST, 2022
DATE

© COPYRIGHT WILKUS ARCHITECTS

NEW SHELL CONSTRUCTION
CHIPOTLE HARTLAND
HARTLAND, MICHIGAN

Issue Record:

07/29/2022	PERMIT SET

Revisions:

1	08/29/22	BUILDING COMMENTS

Drawn: D. AUSTIN
Checked: K. MOAN

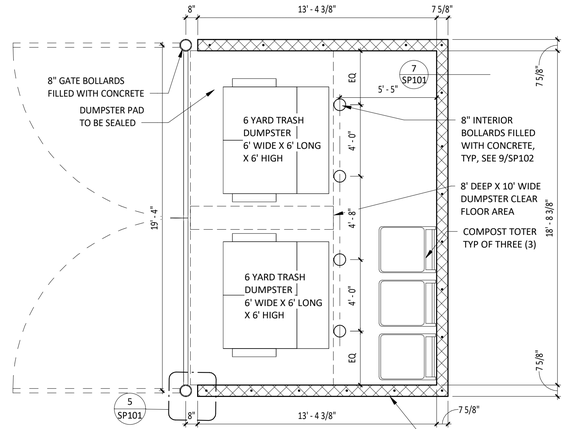
Project No.
2020-0352

Contents:
ARCHITECTURAL SITE PLAN

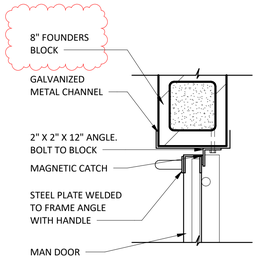
SP100

DUMPSTER ENCLOSURE FINISH SCHEDULE

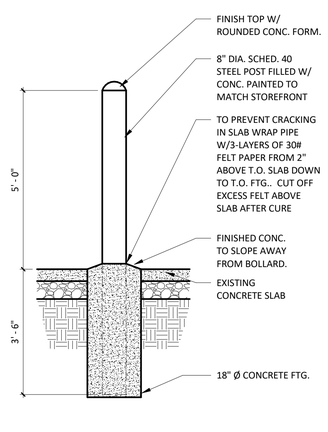
MATERIAL	COLOR/FINISH
CMU	REFER TO PAINT SPECIFICATIONS
CMU - PRIMER	REFER TO PAINT SPECIFICATIONS
METAL COPING	ARCHITECT TO SPECIFY PER PROJECT
CORRUGATED METAL & DOOR FRAMES	PAINTED TO MATCH MAIN BUILDING STOREFRONT



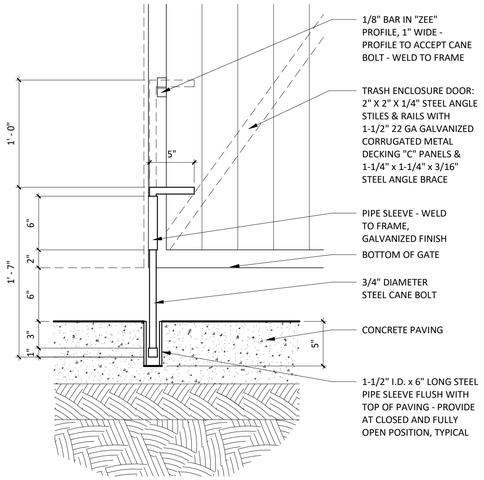
10 SP101 **DUMPSTER PLAN**
1/4" = 1'-0"



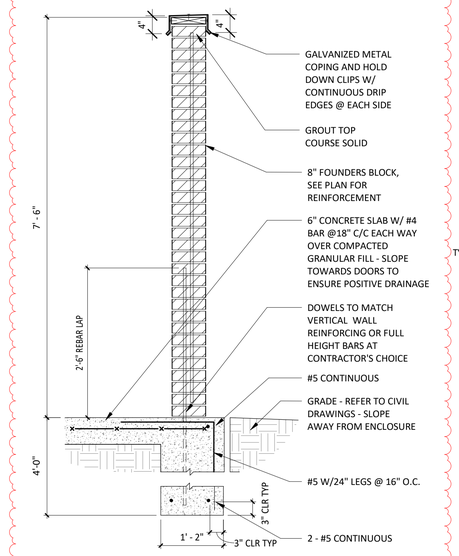
13 SP101 **MAN DOOR LATCH DETAIL**
1 1/2" = 1'-0"



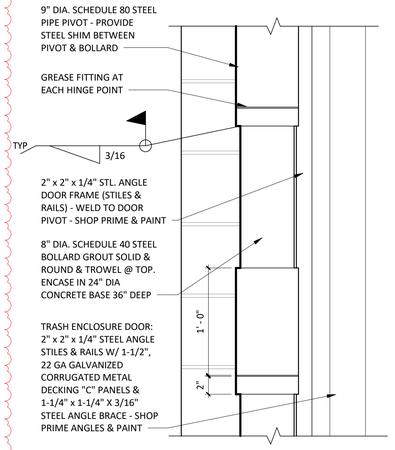
9 SP101 **TYP. BOLLARD DETAIL**
1/2" = 1'-0"



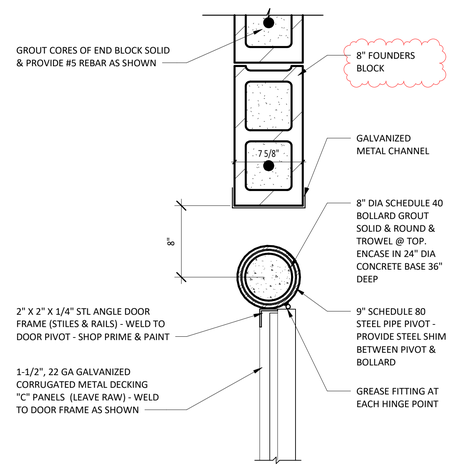
8 SP101 **TYPICAL CANE BOLT DETAIL**
1 1/2" = 1'-0"



7 SP101 **DUMPSTER DETAIL**
3/4" = 1'-0"



6 SP101 **DUMPSTER DOOR PIVOT**
1 1/2" = 1'-0"



5 SP101 **DUMPSTER WALL DETAIL**
1 1/2" = 1'-0"

Consultant:

WILKUS ARCHITECTS

15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.8660/ www.wilkusarch.com

Seal:

STATE OF MICHIGAN
MATTHEW WILKUS
ARCHITECT
No. 1301065868
LICENSED ARCHITECT

EXPIRES 6/30/2024

SIGNATURE

29 AUGUST, 2022
DATE

© COPYRIGHT WILKUS ARCHITECTS

NEW SHELL CONSTRUCTION
CHIPOTLE HARTLAND
HARTLAND, MICHIGAN

Issue Record:

07/29/2022	PERMIT SET

Revisions:

1	08/29/22	BUILDING COMMENTS

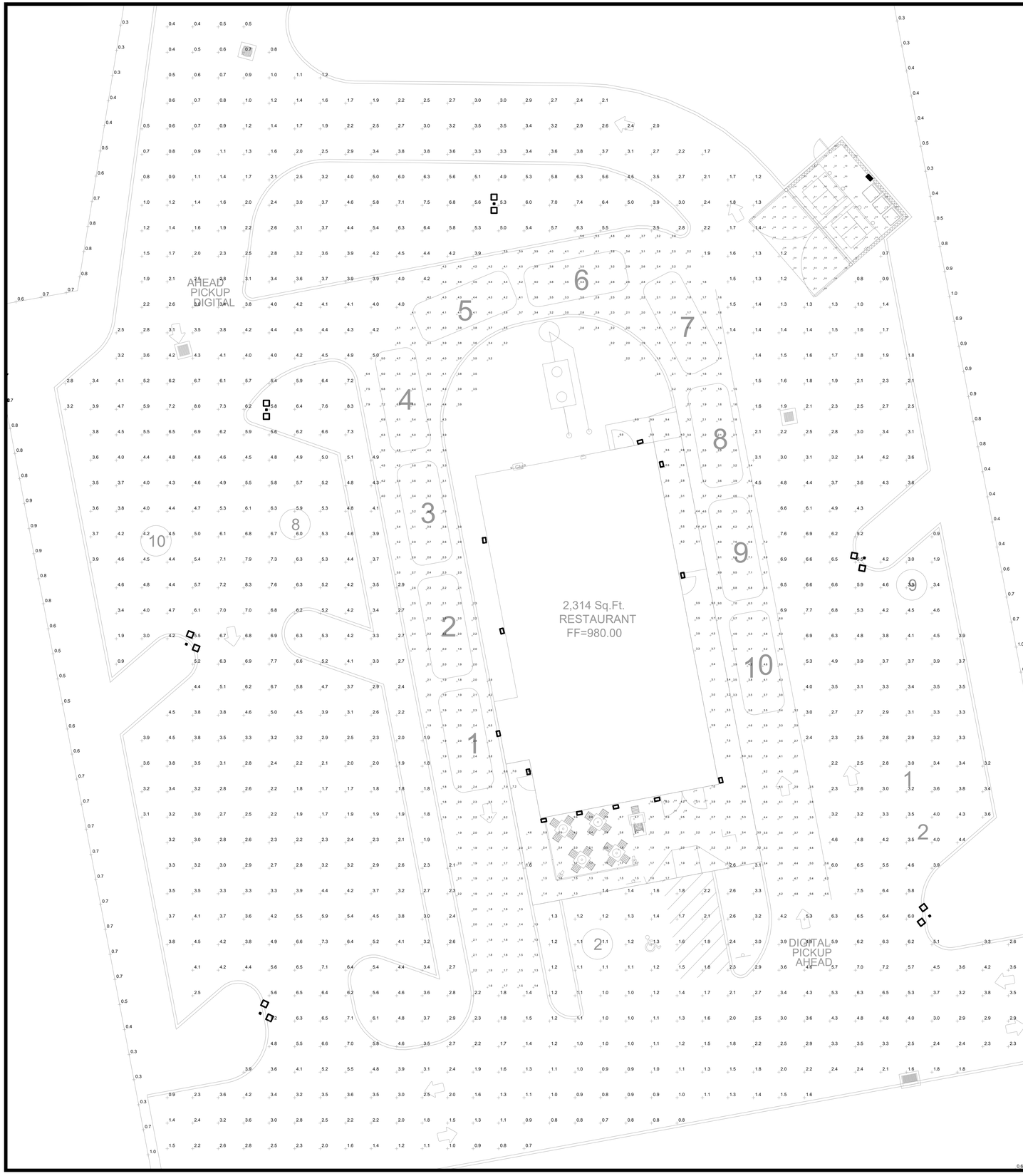
Drawn: D. AUSTIN
Checked: K. MOAN

Project No.
2020-0352

Contents:

DUMPSTER PLAN & DETAILS

SP101



GENERAL SITE LIGHTING NOTES

1. ALL LOCATIONS SHOWN ARE APPROXIMATE.
2. ALL PARKING LOT POLE LIGHTS SHOWN ARE 25' TYPICAL 18,000 LUMENS, 40K, TYPE 3, 70 CRI AREA SITE LIGHTS WITH HOUSE SIDE SHIELD. POLE LIGHTS TO MATCH EXISTING PARKING LOT LIGHTS IN THE DEVELOPMENT. POLES AND HEAD TO BE BLACK COLOR.
3. ALL BUILDING MOUNTED LIGHTS SHOWN ARE 10' TYPICAL 3500 LUMENS, 40K, FORWARD THROW, 70 CRI WALL MOUNTED LIGHTS. LIGHTS AND POLE TO BE BLACK COLOR.
4. PHOTOMETRICS ACCOUNTS FOR SITE LIGHTING AND BUILDING MOUNTED LIGHTS. SITE EDGE IS CALCULATED AT GRADE. ALL OTHERS CALCULATED AT 5'-0" ABOVE GRADE.
5. AVERAGES FOOT CANDLES OF AREAS
   - 5.1. PATIO: 5.5 FC
   - 5.2. MAIN ENTRANCE: 4.7 FC
   - 5.3. GARBAGE:1.7 FC
   - 5.4. DRIVE-THRU: 3.6 FC
   - 5.5. SITE: 3.4 FC
   - 5.6. SITE EDGE: 0.8 FC

SITE
PHOTOMETRICS PLAN

SCALE: NTS

NORTH

STATE OF MICHIGAN
KENT BUEHRER
ENGINEER
NO. 35877
LICENSED PROFESSIONAL ENGINEER

SIGNATURE DATE 07/30/22

NEW SHELL CONSTRUCTION
FOR
CHIPOTLE
HARTLAND

HARTLAND, MICHIGAN

BUEHRERGROUP
architecture & engineering, inc.
314 CONANT ST., IMAUMEE, OH 43537 | P 419.893.9027 | F 419.893.9021 | BUEHRERGROUP.COM

REVISION SCHEDULE

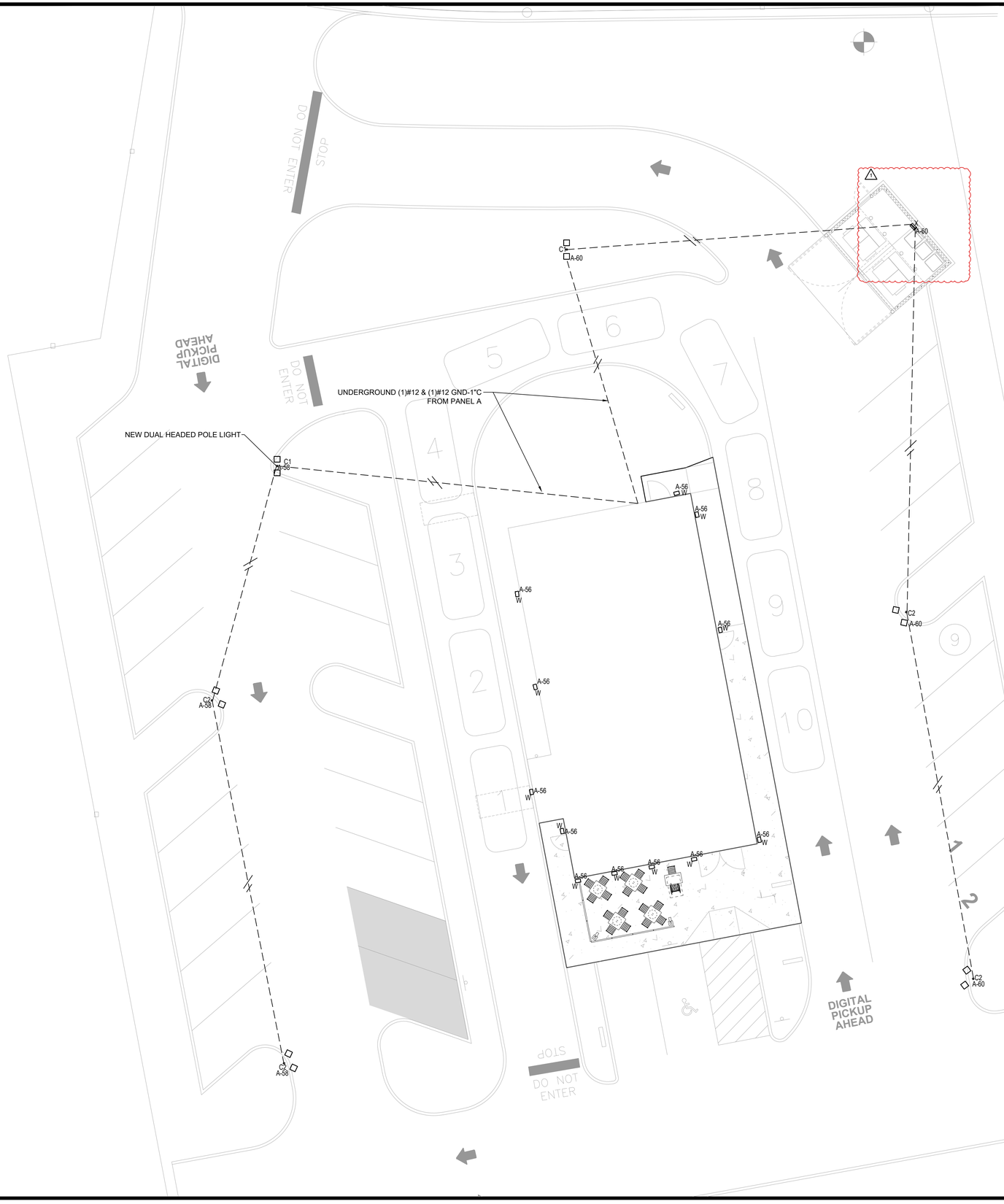
1	08/15/22

ISSUE DATE: 07/30/22

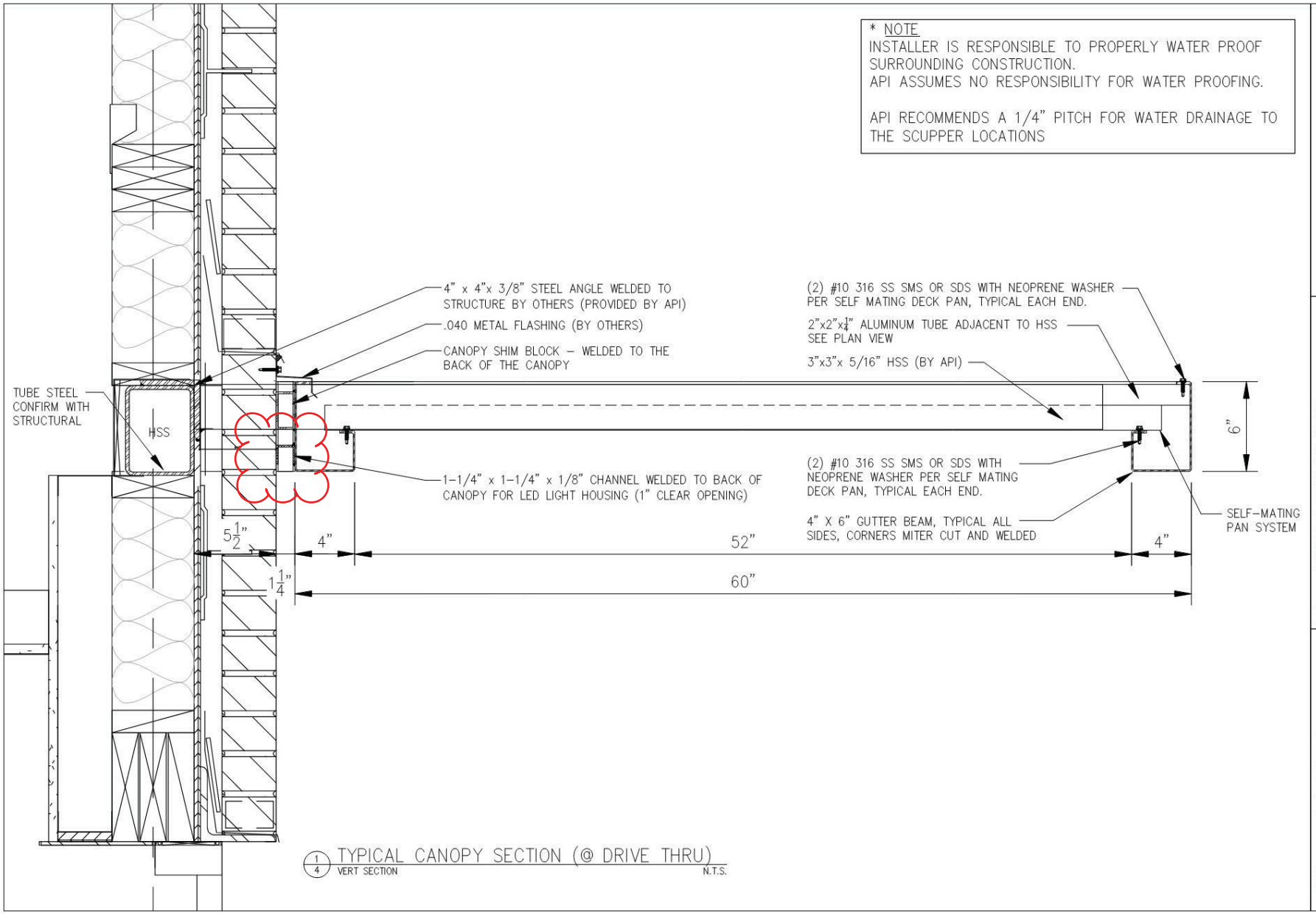
JOB NUMBER: 220108

PERMIT SET

ESP1


DO NOT ENTER
STOP
DIGITAL PICKUP AHEAD
DO NOT ENTER
UNDERGROUND (1)#12 & (1)#12 GND-1"C FROM PANEL A
NEW DUAL HEADED POLE LIGHT
C1 A-58
C2 A-58
C A-60
C2 A-60
C2 A-60
A-56 W
A-58 W
A-56 W
A-56 W
A-56

*NOTE: DRAWING IS NOT TO SCALE



AMERICAN PRODUCTS, INC. (API)
13909 LYNMAR BOULEVARD
TAMPA, FL 33626
CONTACT: KERRI BEALS
PH (813)925-0144
WWW.AMERICANPROD.COM

Customer: CHIPOTLE-HWY 377-ROANOKE, TX
Assembly: CANOPY SHOP DRAWINGS
Drawn By: ER | Date: 05/02/2019
Revision: .... | Date: ....
Scale: N.T.S. | Sheet: 4

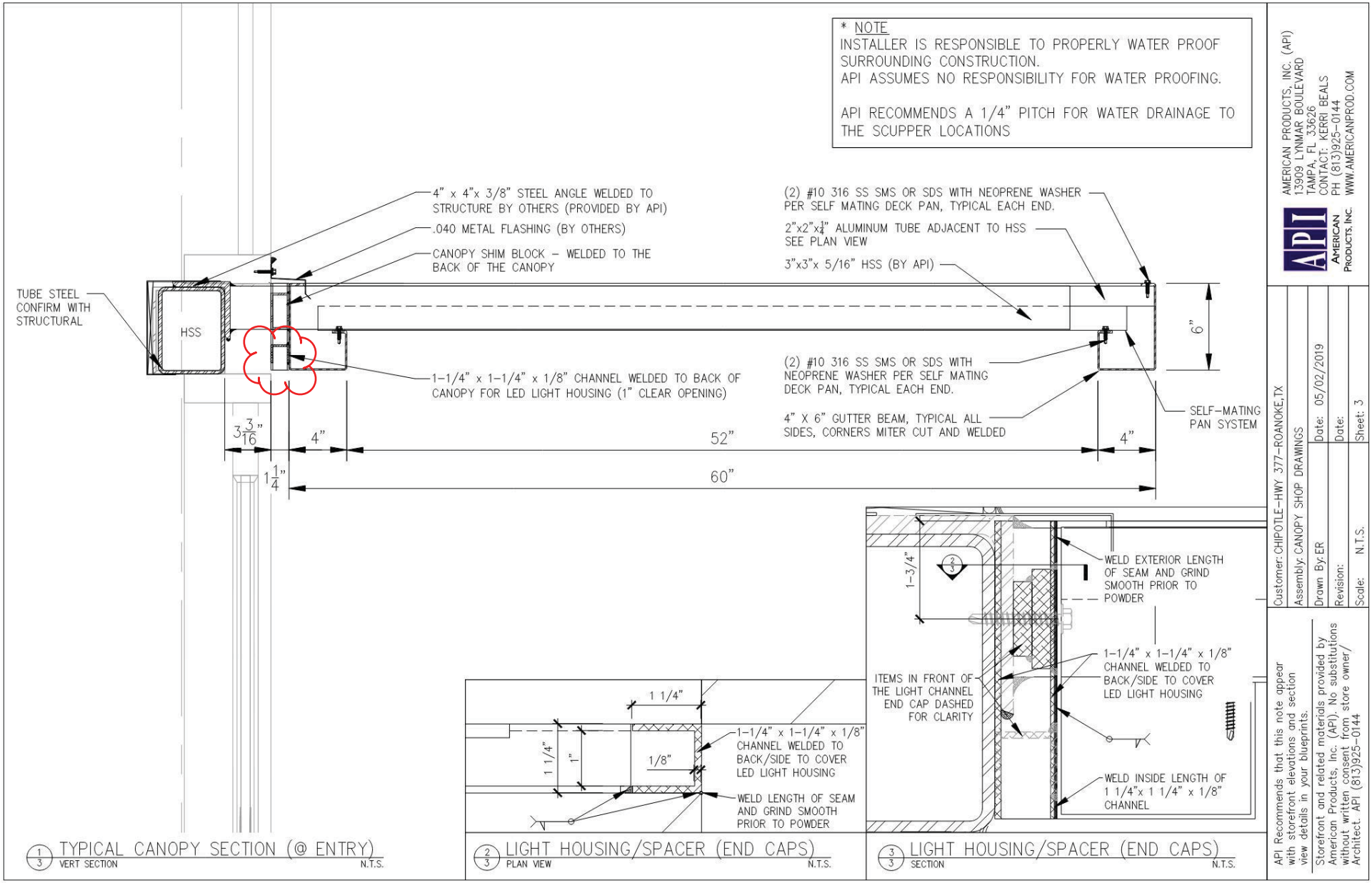
API Recommends that this note appear with storefront elevations and section view details in your blueprints.

Storefront and related materials provided by American Products, Inc. (API). No substitutions without written consent from store owner/ Architect. API (813)925-0144

LEASE EXHIBITS FOR:
"HARTLAND"
HIGHLAND RD & US-23 NORTH
HARTLAND, MI 48353
STORE NO.:4589
9TH JUNE, 2022

CANOPY @ DRIVE TROUGH

*NOTE: DRAWING IS NOT TO SCALE



LEASE EXHIBITS FOR:
"HARTLAND"
HIGHLAND RD & US-23 NORTH
HARTLAND, MI 48353
STORE NO.:4589
9TH JUNE, 2022

CANOPY @ ENTRANCE

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	

Lumark

Prevail LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Product Certifications

Quick Facts

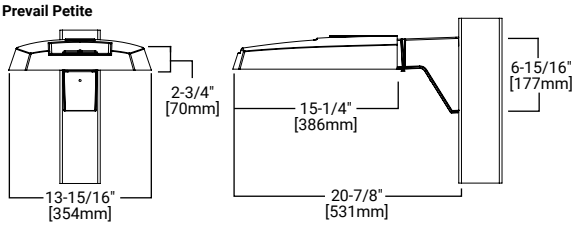
- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

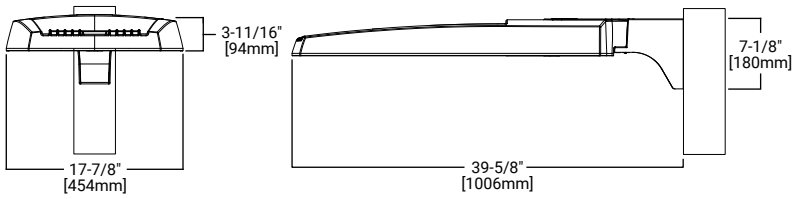
- WaveLinx

Dimensional Details

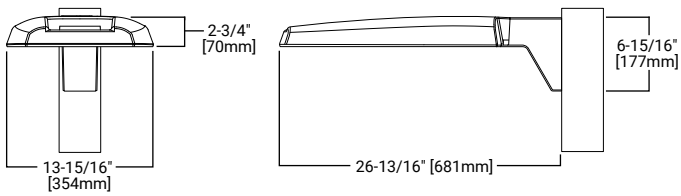
Prevail Petite



Prevail XL



Prevail



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1, 2]	Light Engine [4]	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Compliant [3]	**C10**=(1 LED) 4,900 Nominal Lumens **C15**=(1 LED) 6,900 Nominal Lumens **C20**=(1 LED) 9,800 Nominal Lumens **C25**=(1 LED) 11,800 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [5] **DV**=DuraVolt (277-480V) [5, 6]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm **ADJA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, 3in vertical tenon **ADJA-WM**=Adjustable Arm - Wall Mount	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Compliant [3] **TAA-PRV**=Prevail TAA Compliant [3]	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens					
PRV-XL=Prevail XL **BAA-PRV-XL**=Prevail XL BAA Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Compliant [3]	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [7]
7050=70 CRI / 5000K CCT [7]
HSS=House Side Shield [8]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HA=50°C High Ambient Temperature [9]
CC=Coastal Construction [10]
PER=NEMA 3-PIN Twistlock Photocontrol Receptacle [11]
PER7=NEMA 7-PIN Twistlock Photocontrol R eceptacle [11]
MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting [12, 13]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [12, 13]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [12, 13]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting [12, 14]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting [12, 14]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [12, 14]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [12]
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle [12]
ZW-SWPD4XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 15, 16, 17]
ZW-SWPD5XX=WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 15, 16, 17]
ZD-SWPD4XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 15, 16, 17]
ZD-SWPD5XX=WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 15, 16, 17]
(See Table Below)=LumenSafe Integrated Network Security Camera [18, 19]

Accessories (Order Separately) [20, 21]

PRVSA-XX=Standard Arm Mounting Kit [22]
PRVMA-XX=Mast Arm Mounting Kit [22]
PRVWM-XX=Wall Mount Kit [22]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
PRVXLSA-XX=Standard Arm Mounting Kit [18]
PRVXLMA-XX=Mast Arm Mounting Kit [18]
PRVXLWM-XX=Wall Mount Kit [18]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [18]
PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [18]
PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [18]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 2-3/8" to 3"
PRV/COB-FDV=Full Drop Visor [23]
PRVXL/COB-FDV=Full Drop Visor [18]
HS/VERD=House Side Shield [8, 24]
VGS-F/B=Vertical Glare Shield, Front/Back [24]
VGS-SIDE=Vertical Glare Shield, Side [24]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [15, 16, 17, 26]
SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [15, 16, 17, 26]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [27]

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for alll applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. Use dedicated IES files on product website for non-standard CCTs.
8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package.
9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package.
10. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply.
11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
12. Controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ, or BK).
18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Only for use with PRV and PRV-P.
23. Only for use with PRV. Not available for use with PRV-P or PRV-XL configurations.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card	**V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Stock Ordering Information

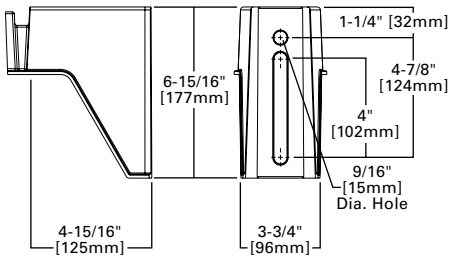
Product Family [1]	Light Engine	Voltage	Distribution
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens		

NOTES:

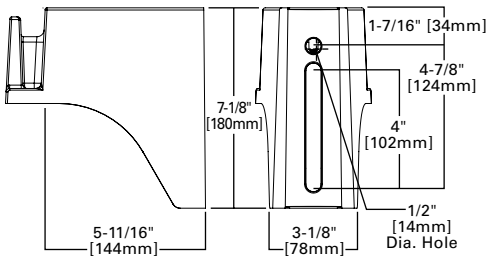
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

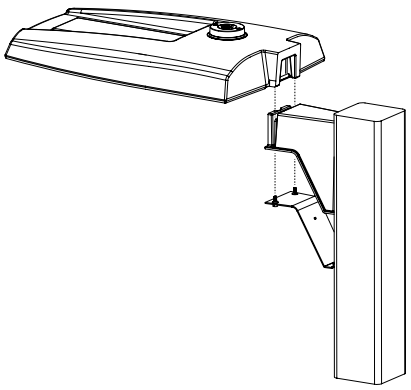
Pole Mount Arm (PRV & PRV-P)



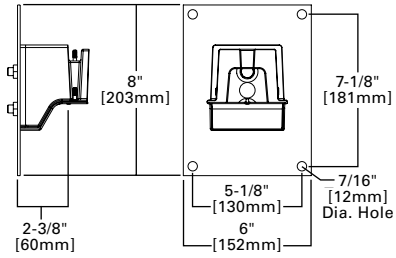
Pole Mount Arm (PRV-XL)



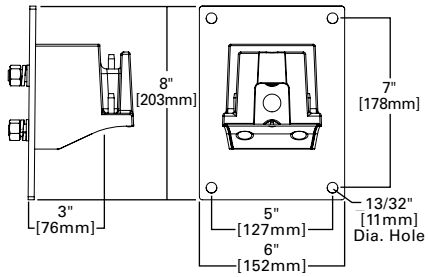
Versatile Mount System



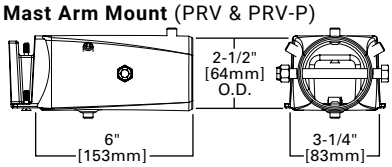
Wall Mount (PRV & PRV-P)



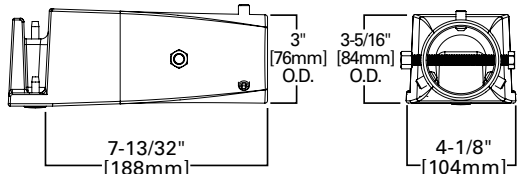
Wall Mount (PRV-XL)



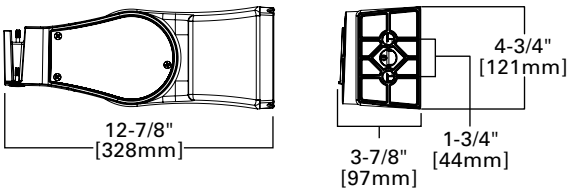
Mast Arm Mount (PRV & PRV-P)



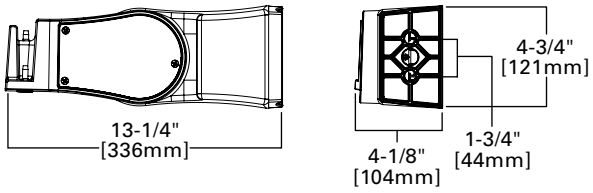
Mast Arm Mount (PRV-XL)



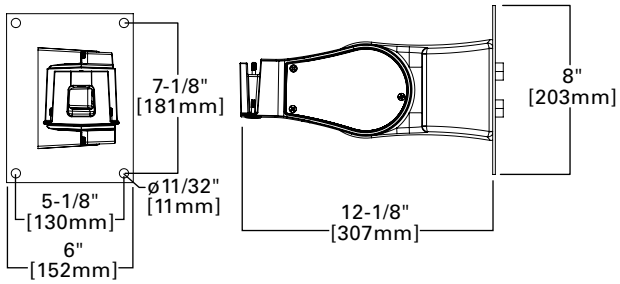
Adjustable Pole Mount Arm (PRV & PRV-P)



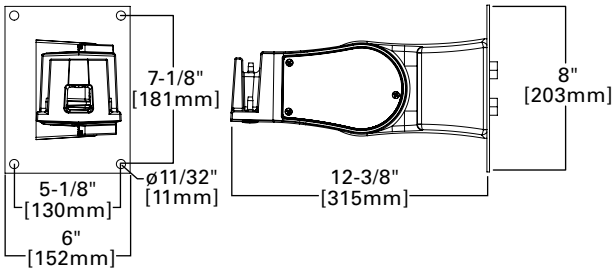
Adjustable Pole Mount Arm (PRV-XL)



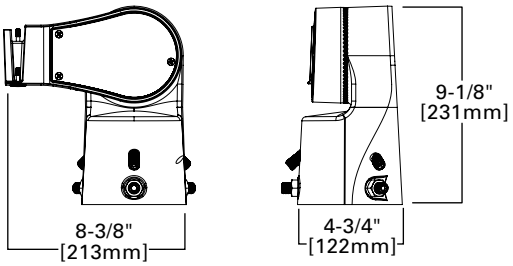
Adjustable Wall Mount (PRV & PRV-P)



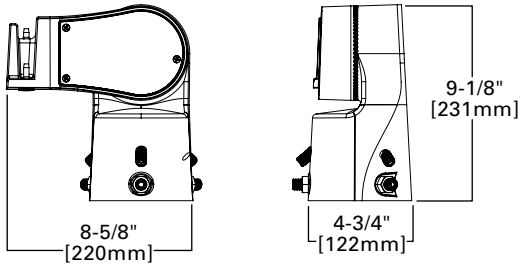
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



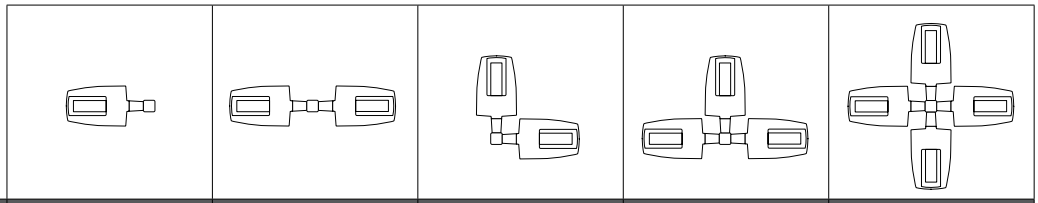
Adjustable Slipfitter (PRV-XL)



Mounting Details

Mounting Configurations and EPAs

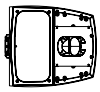
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



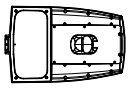
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49

Optical Configurations

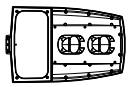
PRV-P-C10/C15/C20/C25 (4,900/6,900/9,800/11,800 Nominal Lumens)



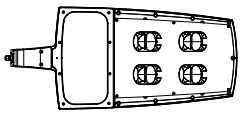
PRV-C15 (7,100 Nominal Lumens)



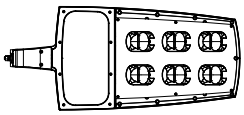
PRV-C25/C40/C60 (13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125 (26,100/31,000/36,300 Nominal Lumens)

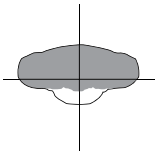


PRV-XL-C150/C175 (41,100/48,600 Nominal Lumens)

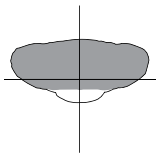


Optical Distributions

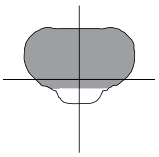
T2 (Type II)



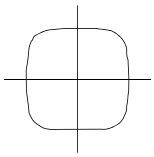
T3 (Type III)



T4 (Type IV)



T5 (Type V)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Power and Lumens

Product Family		Prevail Petite				Prevail				Prevail XL				
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74
Distribution [1]														
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141
	3000K Lumens [1]	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140
	3000K Lumens [1]	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140
	3000K Lumens [1]	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151
	3000K Lumens [1]	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398

NOTES:
1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

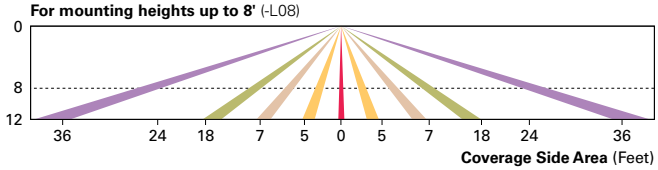
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

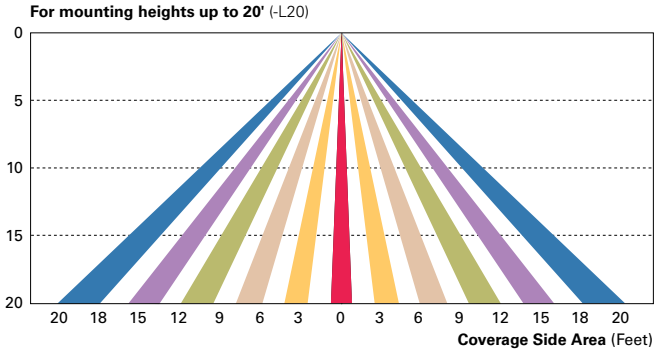
Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

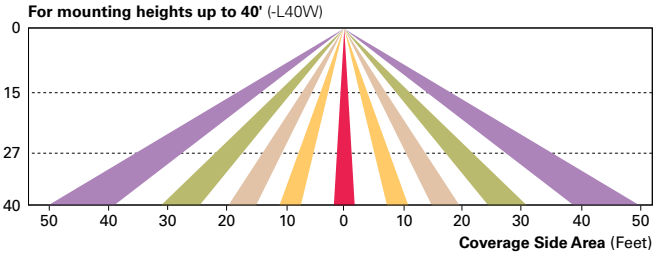
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

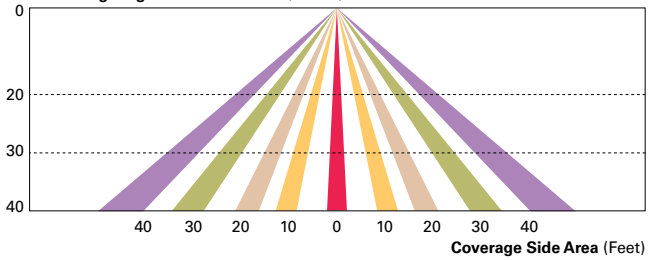


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

© 2022 Cooper Lighting Solutions
All Rights Reserved.

Specifications and dimensions
subject to change without notice.

SSA SQUARE STRAIGHT ALUMINUM

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

FEATURES
- Straight square shaft 6005-T6 aluminum alloy polished
- 356-T6 cast aluminum alloy base with aluminum knock-in bolt covers
- 8'-35' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. Learn more.

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutinos or visit www.cooperlighting.com for available options, accessories and ordering information.

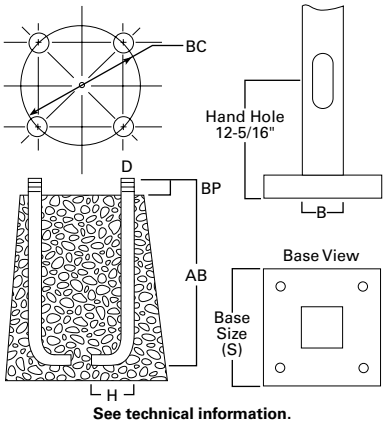
ORDERING INFORMATION

SAMPLE NUMBER: SSA4T08WXM1G

Product Family	Shaft Size (Inches) [1]	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Options (Add as Suffix)
SSA=Square Straight Aluminum	**4**=4" **5**=5" **6**=6" **9**=9" Steel; 6-3/4" Aluminum	**T**=0.125" **M**=0.188" **X**=0.250"	**08**=8' **10**=10' **12**=12' **15**=15' **18**=18' **20**=20' **25**=25' **30**=30' **35**=35'	**W**=Aluminum	**A**=Satin Brushed Aluminum **B**=Clear Anodized **C**=Dark Bronze Anodized **D**=Black Anodized **E**=Medium Bronze Anodized **F**=Dark Bronze **J**=Summit White **K**=Carbon Bronze **L**=Dark Platinum **R**=Hartford Green **S**=Silver **T**=Graphite Metallic **V**=Grey **W**=White **X**=Custom Color **BK**=Black Smooth **BT**=Black Textured	**2**=2-3/8" O.D. Tenon (4" Long) **3**=3-1/2" O.D. Tenon (5" Long) **4**=4" O.D. Tenon (6" Long) **9**=3" O.D. Tenon (4" Long) **6**=2-3/8" O.D. Tenon (6" Long) **7**=4" O.D. Tenon (10" Long) **A**=Type A Drilling **C**=Type C Drilling **E**=Type E Drilling **F**=Type F Drilling **G**=Type G Drilling **J**=Type J Drilling **K**=Type K Drilling **M**=Type M Drilling **N**=Type N Drilling **R**=Type R Drilling	**1**=Single **2**=2 at 180° **3**=Triple [2] **4**=4 at 90° **5**=2 at 90° **X**=None	**A**=1/2" Tapped Hub [3] **B**=3/4" Tapped Hub [3] **C**=Convenience Outlet [4] **E**=GFCI Convenience Outlet [4] **F**=Vibration Pad **G**=Ground Lug **H**=Additional Hand Hole [5] **V**=Vibration Dampener

NOTES: 1. All shaft sizes nominal. **2.** Square poles are 3 at 90°, round poles are 3 at 120°. **3.** Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. **4.** Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. **5.** Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

ANCHORAGE DATA



See technical information.

Pole	Anchor Bolt and Template Package	Template Only	Bolt Circle (inches)	Number of Bolts	Anchor Bolt Size (inches)
SSA4TxxW	317QB404	229354D	9	4	3/4 x 17 x 3
SSA4MxxW	317QB404	229354D	9	4	3/4 x 17 x 3
SSA5TxxW	317QB405	229357D	11	4	3/4 x 17 x 3
SSA5MxxW	317QB405	229357D	11	4	3/4 x 17 x 3
SSA6MxxW	436QB406	229243D	12-1/2	4	1 x 36 x 4
SSA6XxxW	436QB406	229243D	12-1/2	4	1 x 36 x 4
SSA9XxxW	436QB468	228520D	14-1/4	4	1 x 36 x 4

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			**S**	**BC**	**BP**	**B**	**D x AB x H**		**70 mph**	**80 mph**	**90 mph**	**100 mph**	
8	SSA4T08W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	23	26.6	19.9	15.2	11.9	350
12	SSA4T12W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	32	16.0	11.5	8.5	6.3	260
15	SSA4T15W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	39	9.1	6.2	4.2	2.8	200
15	SSA4M15W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	55	14.8	10.6	7.7	5.6	200
15	SSA5T15W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	52	16.0	11.3	8.1	5.8	260
18	SSA4T18W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	46	6.4	4.0	2.3	1.1	100
18	SSA4M18W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	66	11.0	7.4	5.0	3.3	150
18	SSA5T18W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	61	11.8	7.8	5.1	3.2	150
18	SSA5M18W	0.188	11-9/16	11	3-1/4	5	3/4 x 17 x 3	85	19.2	13.5	9.6	6.8	260
20	SSA4M20W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	72	8.8	5.6	3.5	1.9	150
20	SSA5T20W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	66	9.5	5.9	3.5	1.7	100
20	SSA5M20W	0.188	11-9/16	11-1/8	3-1/4	5	3/4 x 17 x 3	94	16.4	11.2	7.6	5.0	150
25	SSA5M25W	0.188	11-1/2	11	3-1/4	5	3/4 x 17 x 3	115	10.2	6.0	3.2	1.1	100
25	SSA6M25W	0.188	12-3/4	12-1/2	4	6	1 x 36 x 4	140	16.6	10.6	6.5	3.5	260
30	SSA6X30W	0.250	12-3/4	12-1/2	4	6	1 x 36 x 4	215	14.8	9.0	5.0	2.1	260
30	SSA9X30W [5]	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	237	21.1	13.5	8.2	4.5	260
35	SSA9X35W [5]	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	274	14.1	7.6	3.1	--	150

Effective Projected Area (18" Above Pole Top)

Mounting Height (Feet)	Catalog Number [1,2]	Wall Thickness (Inches)	Base Square [3] (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection [3] (Inches)	Shaft Size [3] (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) [4]				Max. Fixture Load - Includes Bracket (Pounds)
MH			**S**	**BC**	**BP**	**B**	**D x AB x H**		**70 mph**	**80 mph**	**90 mph**	**100 mph**	
8	SSA4T08W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	23	22.2	16.6	12.7	10	350
12	SSA4T12W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	32	14.1	10.1	7.4	5.5	260
15	SSA4T15W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	39	8.2	5.6	3.8	2.5	200
15	SSA4M15W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	55	13.4	9.6	6.9	5.1	200
15	SSA5T15W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	52	14.4	10.2	7.3	5.2	260
18	SSA4T18W	0.125	10	9	3-1/8	4	3/4 x 17 x 3	46	5.9	3.6	2.1	0.9	100
18	SSA4M18W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	66	10.0	6.8	4.6	3.0	150
18	SSA5T18W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	61	10.8	7.2	4.7	2.9	150
18	SSA5M18W	0.188	11-9/16	11	3-1/4	5	3/4 x 17 x 3	85	17.6	12.4	8.8	6.2	260
20	SSA4M20W	0.188	10	9	3-1/8	4	3/4 x 17 x 3	72	8.1	5.2	3.2	1.7	150
20	SSA5T20W	0.125	11-9/16	11	3-1/4	5	3/4 x 17 x 3	66	8.8	5.5	3.2	1.5	100
20	SSA5M20W	0.188	11-9/16	11-1/8	3-1/4	5	3/4 x 17 x 3	94	15.2	10.3	7.0	4.7	150
25	SSA5M25W	0.188	11-1/2	11	3-1/4	5	3/4 x 17 x 3	115	9.5	5.6	3.0	1.0	100
25	SSA6M25W	0.188	12-3/4	12-1/2	4	6	1 x 36 x 4	140	15.6	9.9	6.1	3.3	260
30	SSA6X30W	0.250	12-3/4	12-1/2	4	6	1 x 36 x 4	215	14.0	8.5	4.7	2.0	260
30	SSA9X30W [5]	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	237	20.0	12.8	7.8	4.3	260
35	SSA9X35W [5]	0.250	15-1/8	14-5/8	4-1/8	6-3/4	1 x 36 x 4	274	13.5	7.2	2.9	--	150

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.

2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.

3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.

4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

5. Factory installed vibration damper.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Canada Sales
5925 McLaughlin Road
Mississauga, Ontario L5R 1B8
P: 905-501-3000
F: 905-501-3172

Specifications and dimensions subject to change without notice.

SSA-H SERIES POLES

SQUARE STRAIGHT ALUMINUM

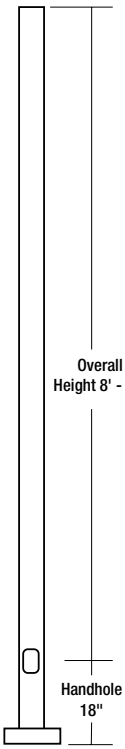
Cat.#

Job

Type

HUBBELL Outdoor Lighting

Approvals



APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

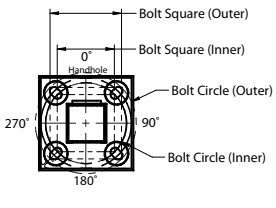
- SHAFT: One-piece straight aluminum with square cross section, flat sides and minimum radius on all corners; Extruded shafts of 6061-T6 aluminum in 1/8", 3/16", or 1/4" thickness. Base plate of 356 cast aluminum.
- BASE COVER: Four (4) individual bolt covers provided, painted to match pole and base finish.
- POLE CAP: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE: Rectangular 3x5 aluminum hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

  Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38

  1 x 36 x 4 — TAB-36-M38

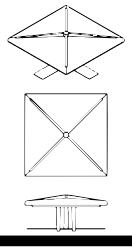
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in seven standard colors; Custom colors available; RAL number preferable.

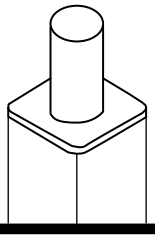


TOP VIEW

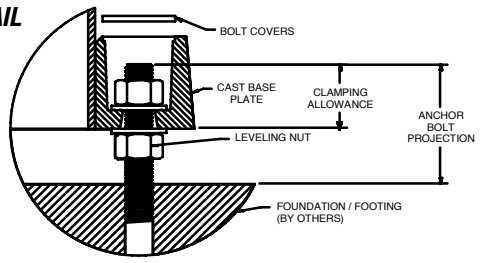
POLE CAP



TENON



BASE DETAIL



ORDERING EXAMPLE:

SSA-H - 20 - 40 - A/B/C - 2L - B3 - DBT - VM2

SERIES	HEIGHT	SHAFT	THICKNESS
SSA-H Square Straight Aluminum Pole Hubbell Outdoor	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix

MOUNTING

- **1** Single arm mount
- **2** Two fixtures at 180°
- **2L** Two fixtures at 90°
- **3T** Three fixtures at 90°
- **4** Four fixtures at 90°
- **TA** Tenon (2.375" OD)
- **TB** Tenon (2.875" OD)
- **OT** Open top (includes pole cap)

FINISH

- **BLT** Black Matte Textured
- **BLS** Black Gloss Smooth
- **DBT** Dark Bronze Matte Textured
- **DBS** Dark Bronze Gloss Smooth
- **GTT** Graphite Matte Textured
- **LGS** Light Grey Gloss Smooth
- **PSS** Platinum Silver Smooth
- **WHT** White Matte Textured
- **WHS** White Gloss Smooth
- **VGT** Verde Green Textured

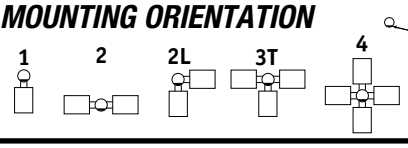
Color Option

- **CC** Custom Color

OPTIONS

- **GFI**[1] 20 Amp GFCI Receptacle and Cover
- **EHH**[1] Extra Handhole
- **C05**[1] .5" Coupling
- **C07**[1] .75" Coupling
- **C20**[1] 2" Coupling
- **VM1**[2] Mode vibration damper
- **VM2** 2nd mode vibration damper
- **LAB** Less Anchor Bolts

MOUNTING ORIENTATION



DRILL PATTERN

- **B1** Cruzer, "AM" arm
- **B3** 2 bolt (2-½" spacing), Viper "A" arm
- **S2** 2 bolt (3-½" spacing), Viper "AD" arm

ACCESSORIES- Order Separately

Catalog Number	Description
VM1[2]	1st mode vibration damper
VM2SXX	2nd mode vibration damper

1 Specify option location using logic found on page 2 **(Option Orientation)**
2 VM1 recommended on poles 20' and taller with EPA of less than 1.

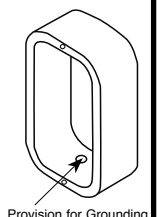
© 2020 HUBBELL LIGHTING, All Rights Reserved • For more information visit our website: **www.hubbelloutdoor.com** • Printed in USA **SSA-H POLES-SPEC 03/2020**

ORDERING INFORMATION Cont.

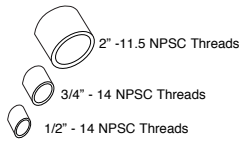
Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight (lbs)
	Feet	Meters									
SSA-H-08-40-A	8	2.4	4" Square	.125"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	32
SSA-H-10-40-A	10	3.0	4" Square	.125"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	37
SSA-H-12-40-A	12	3.7	4" Square	.125"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	42
SSA-H-14-40-A	14	4.3	4" Square	.125"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	47
SSA-H-16-40-A	16	4.9	4" Square	.125"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	52
SSA-H-18-40-A	18	5.5	4" Square	.125"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	57
SSA-H-20-40-A	20	6.1	4" Square	.125"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	62
SSA-H-16-40-B	16	4.9	4" Square	.188"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	74
SSA-H-18-40-B	18	5.5	4" Square	.188"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	80
SSA-H-20-40-B	20	6.1	4" Square	.188"	8.5"	8.5" - 9.5"	6.01" - 6.72"	9.88 x 2"	3/4 x 30 x 3"	3"	85
SSA-H-18-50-B	18	5.5	5" Square	.188"	10.5"	10.5" - 11.5"	7.42" - 8.13"	10.44 x 2.5"	3/4 x 30 x 3"	3.5"	91
SSA-H-20-50-B	20	6.1	5" Square	.188"	10.5"	10.5" - 11.5"	7.42" - 8.13"	10.44 x 2.5"	3/4 x 30 x 3"	3.5"	107
SSA-H-25-50-B	25	7.6	5" Square	.188"	10.5"	10.5" - 11.5"	7.42" - 8.13"	10.44 x 2.5"	3/4 x 30 x 3"	3.5"	130
SSA-H-16-60-B	16	4.9	6" Square	.188"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	105
SSA-H-18-60-B	18	5.5	6" Square	.188"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	130
SSA-H-20-60-B	20	6.1	6" Square	.188"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	155
SSA-H-25-60-B	25	7.6	6" Square	.188"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	180
SSA-H-30-60-B	30	9.1	6" Square	.188"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	210
SSA-H-16-60-C	16	4.9	6" Square	.250"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	121
SSA-H-18-60-C	18	5.5	6" Square	.250"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	144
SSA-H-20-60-C	20	6.1	6" Square	.250"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	166
SSA-H-25-60-C	25	7.6	6" Square	.250"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	224
SSA-H-30-60-C	30	9.1	6" Square	.250"	12"	12" - 13"	8.49" - 9.19"	11.96 x 2.75"	1 x 36 x 4"	3.75"	258

NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

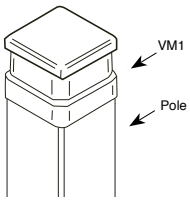
EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

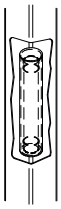


VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is required for pole systems 20' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



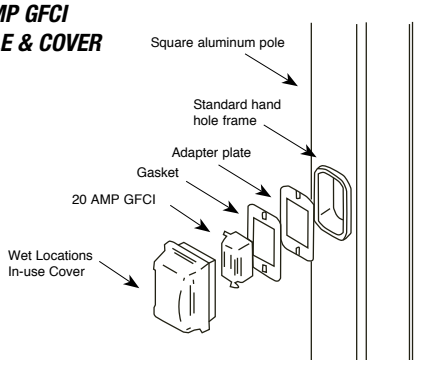
Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX - VIBRATION DAMPER 2ND MODE

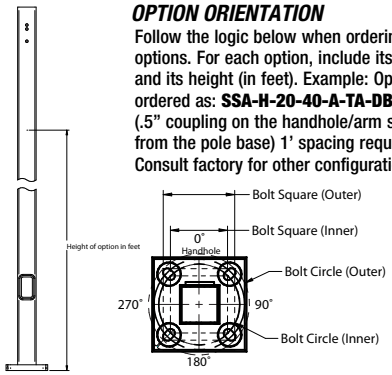
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI – 20 AMP GFCI RECEPTACLE & COVER



OPTION ORIENTATION



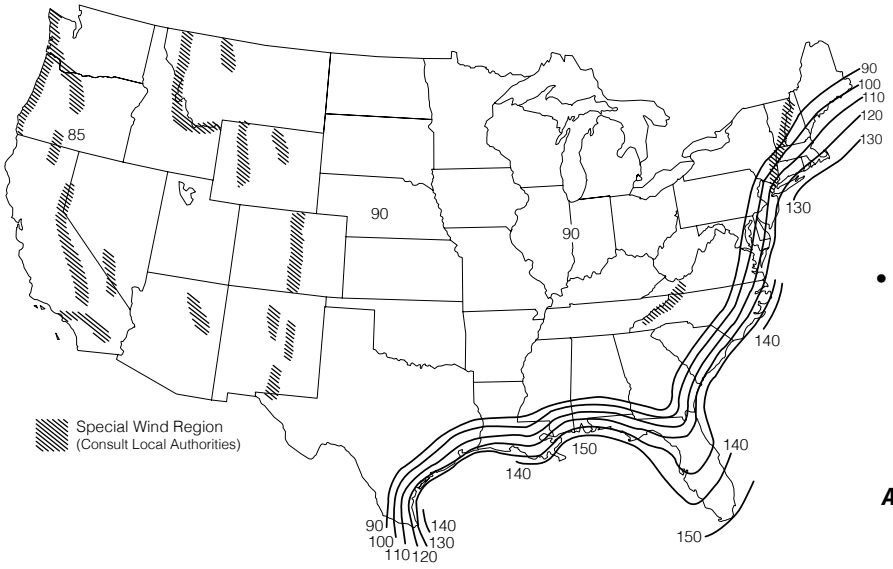
Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSA-H-20-40-A-TA-DBT-C05-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.

For more information about pole vibration and vibration dampers, please consult:
https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2020 HUBBELL LIGHTING, All Rights Reserved • For more information visit our website: **www.hubbelloutdoor.com** • Printed in USA **SSA-H POLES-SPEC 02/2020**

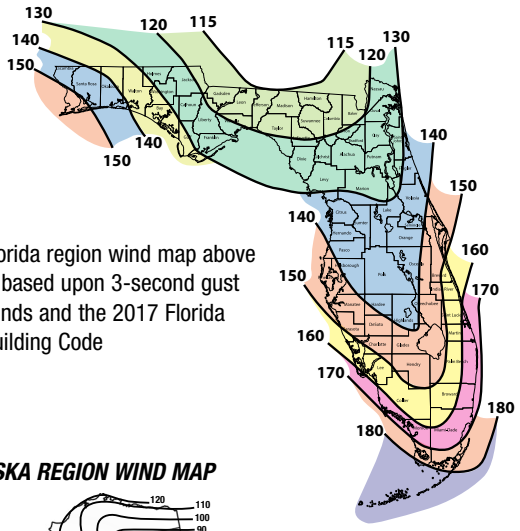
ASCE7-05 WIND MAP



HAWAII – 105 mph
PUERTO RICO – 145 mph

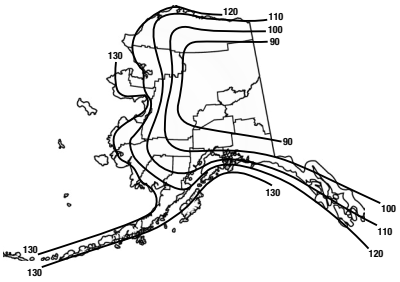
***PRINTED WITH PERMISSION FROM ASCE**

FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds										
Catalog Number	**85**	**90**	**100**	**105**	**110**	**120**	**130**	**140**	**145**	**150**
SSA-H-08-40-A	17.3	15.2	12.0	10.7	9.6	7.7	6.2	5.0	4.5	4.0
SSA-H-10-40-A	12.6	11.0	8.4	7.4	6.5	4.9	3.7	2.8	2.4	2.0
SSA-H-12-40-A	9.3	7.9	5.8	4.9	4.2	2.9	1.9	1.1	0.8	0.5
SSA-H-14-40-A	6.7	5.6	3.8	3.0	2.4	1.3	NR	NR	NR	NR
SSA-H-16-40-A	4.7	3.7	2.1	1.4	0.9	NR	NR	NR	NR	NR
SSA-H-18-40-A	2.9	2.1	0.6	NR	NR	NR	NR	NR	NR	NR
SSA-H-20-40-A	1.4	0.6	NR	NR	NR	NR	NR	NR	NR	NR
SSA-H-16-40-B	9.2	7.7	5.4	4.5	3.7	2.3	1.2	NR	NR	NR
SSA-H-18-40-B	6.8	5.6	3.6	2.7	2.0	0.8	NR	NR	NR	NR
SSA-H-20-40-B	4.8	3.7	1.9	1.2	0.6	NR	NR	NR	NR	NR
SSA-H-18-50-B	12.9	10.9	7.6	6.3	5.1	3.2	1.7	0.5	NR	NR
SSA-H-20-50-B	9.8	8.1	5.2	4.0	3.0	1.3	NR	NR	NR	NR
SSA-H-25-50-B	4.0	2.7	0.5	NR	NR	NR	NR	NR	NR	NR
SSA-H-16-60-B	25.0	22.3	16.9	14.7	12.7	9.6	7.0	5.0	4.2	3.4
SSA-H-18-60-B	20.7	17.7	13.0	11.0	9.3	6.5	4.3	2.6	1.8	1.1
SSA-H-20-60-B	16.4	13.8	9.6	7.9	6.4	3.9	2.0	NR	NR	NR
SSA-H-25-60-B	8.3	6.3	3.1	1.8	0.7	NR	NR	NR	NR	NR
SSA-H-30-60-B	2.5	0.8	NR	NR	NR	NR	NR	NR	NR	NR
SSA-H-16-60-C	25.0	25.0	24.5	21.5	19.0	14.9	11.6	9.0	7.9	6.8
SSA-H-18-60-C	25.0	25.0	19.5	17.1	14.9	11.2	8.3	6.0	5.1	4.2
SSA-H-20-60-C	24.2	20.9	15.4	13.2	11.2	8.0	5.5	3.5	2.6	1.8
SSA-H-25-60-C	14.2	11.6	7.5	5.8	4.3	1.9	NR	NR	NR	NR
SSA-H-30-60-C	7.1	5.0	1.7	NR	NR	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds								
Catalog Number	**115**	**120**	**130**	**140**	**150**	**160**	**170**	**180**
SSA-H-08-40-A	14.8	13.4	11	9.1	7.6	6.3	5.3	4.4
SSA-H-10-40-A	10.9	9.8	7.9	6.3	5.1	4.1	3.2	2.5
SSA-H-12-40-A	7.9	7.0	5.4	4.1	3.0	2.2	1.5	0.9
SSA-H-14-40-A	5.6	4.8	3.4	2.3	1.4	0.6	NR	NR
SSA-H-16-40-A	3.6	2.9	1.7	0.7	NR	NR	NR	NR
SSA-H-18-40-A	1.8	1.2	NR	NR	NR	NR	NR	NR
SSA-H-20-40-A	NR	NR	NR	NR	NR	NR	NR	NR
SSA-H-16-40-B	7.7	6.7	4.9	3.5	2.4	1.5	0.7	NR
SSA-H-18-40-B	5.4	4.5	3	1.8	0.8	NR	NR	NR
SSA-H-20-40-B	3.5	2.7	1.3	NR	NR	NR	NR	NR
SSA-H-18-50-B	10.6	9.2	6.8	4.9	3.3	2	1	NR
SSA-H-20-50-B	7.8	6.5	4.4	2.7	1.3	NR	NR	NR
SSA-H-25-50-B	2.2	1.2	NR	NR	NR	NR	NR	NR
SSA-H-16-60-B	22	19.6	15.5	12.4	9.8	7.7	5.9	4.4
SSA-H-18-60-B	17.2	15.2	11.7	8.9	6.6	4.8	3.3	2
SSA-H-20-60-B	13.4	11.5	8.4	6.4	4	2.4	1	NR
SSA-H-25-60-B	5.7	4.4	2	NR	NR	NR	NR	NR
SSA-H-30-60-B	NR	NR	NR	NR	NR	NR	NR	NR
SSA-H-16-60-C	25	25	22.8	18.6	15.2	12.5	10.1	8.2
SSA-H-18-60-C	25	22.5	18	14.3	11.3	9	7	5.3
SSA-H-20-60-C	20.4	18	14	10.8	8.2	6	4.3	2.8
SSA-H-25-60-C	11.2	9.3	6.2	3.8	1.8	NR	NR	NR
SSA-H-30-60-C	4.3	2.9	NR	NR	NR	NR	NR	NR

© 2020 HUBBELL LIGHTING, All Rights Reserved • For more information visit our website: **www.hubbelloutdoor.com** • Printed in USA **SSA-H POLES-SPEC 02/2020**

NOTES

Wind-speed Website disclaimer:
Hubbell Lighting has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third-party website provides a useful starting point for analyzing wind conditions, Hubbell Lighting has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Hubbell Lighting Inc. does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbellcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HLOI0022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

© 2020 HUBBELL LIGHTING, All Rights Reserved • For more information visit our website: **www.hubbelloutdoor.com** • Printed in USA **SSA-H POLES-SPEC 03/2020**

TWH LED
LED Wall Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

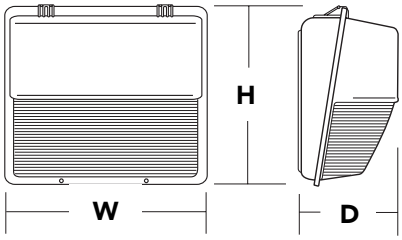
Specifications

Width: 16-1/4" *(41.3 cm)*

Height: 15-3/4" *(40.0 cm)*

Depth: 8" *(20.3 cm)*

Weight: 28 lbs *(12.7 kg)*



A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: TWH LED 30C 1000 50K T3M MVOLT DDBXD

TWH LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control Options	Other Options	Finish *(required)*
TWH LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) 30C 30 LEDs (one engine)	1000 1000 mA (1 A)	40K 4000K 50K 5000K	T3M Type III Medium	MVOLT [1] 120 208 240 277 347 [2] 480 [2]	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) PE Photoelectric cell, button type [3]	**Shipped installed** SF Single fuse (120, 277, 347V) DF Double fuse (208, 240, 480V) TP Tamper proof screws NOM NOM Certified ELSW Emergency battery backup (standard 0°C), CA Title 20 Noncompliant [4,5] ELCW Emergency battery backup (cold weather -20°C), CA Title 20 Noncompliant [4,5] **Shipped separately** VG Vandal guard [6] WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [7]
DLL347 1.5 CUL JU	Photocell - SSL twist-lock (347V) [7]
DLL480 1.5 CUL JU	Photocell - SSL twist-lock (480V) [7]
DSHORT SBK U	Shorting cap [8]
TWHVG U	Vandal guard accessory [6]
TWHWG U	Wire guard accessory [6]

For more control options, visit *DTL* and *ROAM* online.

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available with 10C option.
3. The photocell is not voltage specific when ordering with MVOLT. It will operate from 120-277V.
4. Not available with 30C, 347, 480, PER, or SPD.
5. Cannot be used in California. Not qualified under CEC T20 requirements.
6. VG and WG options cannot be installed together. Requires field modification (only when ordered as a separate accessory). Also available as a separate accessory; see Accessories information at left.
7. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.
8. Included when ordering PER.

© 2012-2022 Acuity Brands Lighting, Inc. All rights reserved.

Performance Data

Lumen Output

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

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	1000	10C 1000 --K	39W	T3M	3,377	0	3	3	87	3,398	0	3	3	87
20C (20 LEDs)	1000	20C 1000 --K	72W	T3M	6,983	1	3	4	97	7,027	1	3	4	97
30C (30 LEDs)	1000	30C 1000 --K	104W	T3M	8,375	1	3	5	81	8,427	1	3	5	81

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **TWH LED 30C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.97	0.93	0.87

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	1000	39 W	0.36	0.21	0.18	0.16	-	-
20C	1000	72 W	0.67	0.38	0.33	0.29	0.23	0.17
30C	1000	104 W	0.96	0.56	0.48	0.42	0.33	0.24

Options and Accessories

VG - Vandal guard

WG - Wire guard

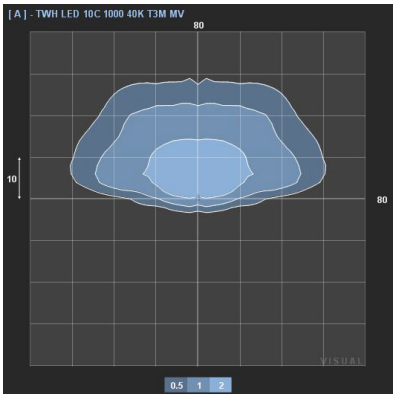
Photometric Diagrams

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

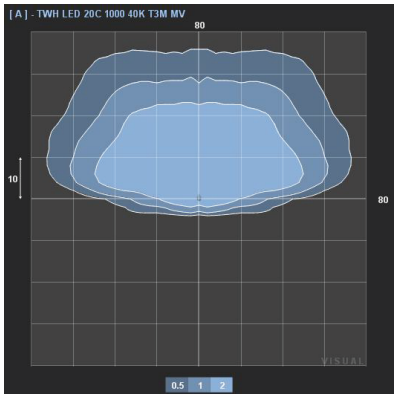
LEGEND

- 0.5 fc
- 1.0 fc
- 2.0 fc

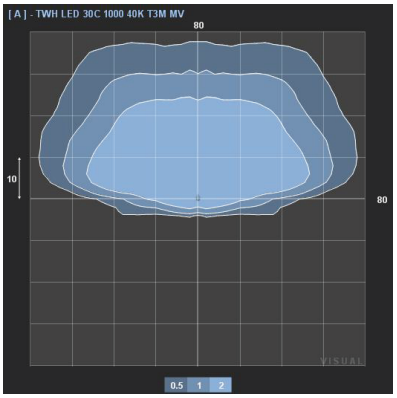
TWH LED 10C 1000 40K T3M MVOLT Mounting height - 10'



TWH LED 20C 1000 40K T3M MVOLT Mounting height - 10'



TWH LED 30C 1000 40K T3M MVOLT Mounting height - 10'



© 2012-2022 Acuity Brands Lighting, Inc. All rights reserved.

FEATURES & SPECIFICATIONS

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

CONSTRUCTION
Die-cast aluminum housing has an impact-resistant, tempered glass lens that is fully gasketed. Modular design allows for ease of maintenance. The LED driver is mounted to the front casting to thermally isolate it from the light engine for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants.

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

OPTICS
Protective glass lens covers the light engine's precision-molded proprietary acrylic lenses. Light engines are available in 4000K and 5000K configurations.

ELECTRICAL
Light engine(s) consist of 10 or 30 high-efficacy LEDs mounted to a metal-core circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (L87/100,000 hrs at 25ºC). The electronic driver has a power factor of >90%, THD <20%, and a minimum 2.5 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Back housing is separated from front housing, eliminating ballast weight and promoting easy handling. Top 3/4" threaded wiring access. Back access through removable 3/4" knockout. Feed-thru wiring can be achieved by using a condulet tee. Mount on any vertical surface. Not recommended in applications where a sprayed stream of water can come in direct contact with glass lens.

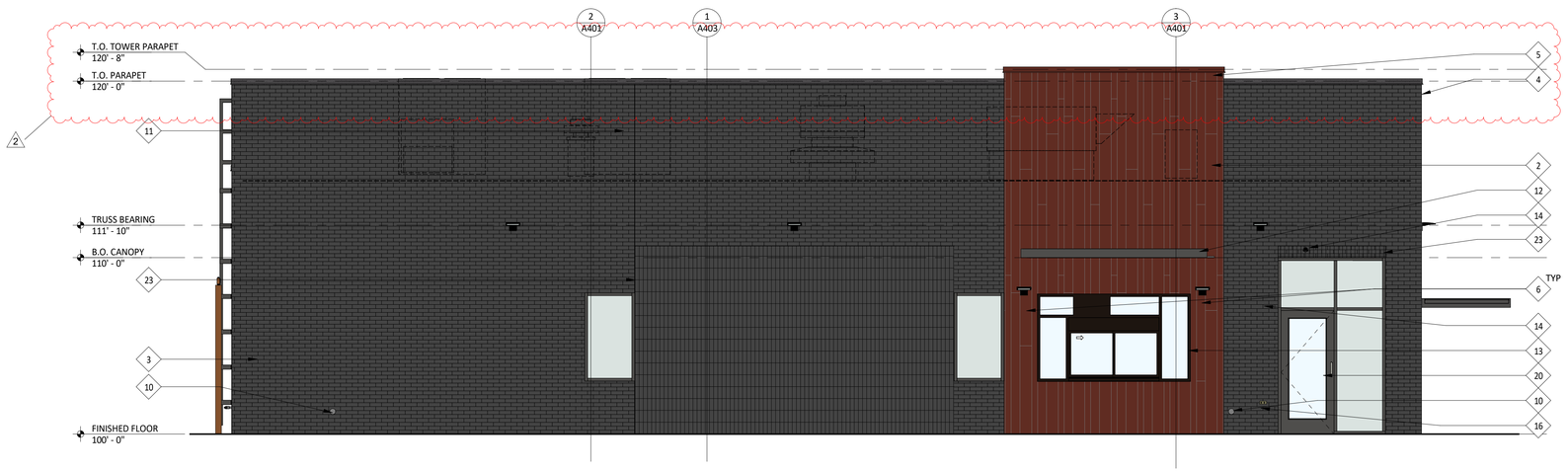
LISTINGS
UL listed for use in the US and Canada. Suitable for use in wet locations. Rated for -40°C minimum operating temperature.

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

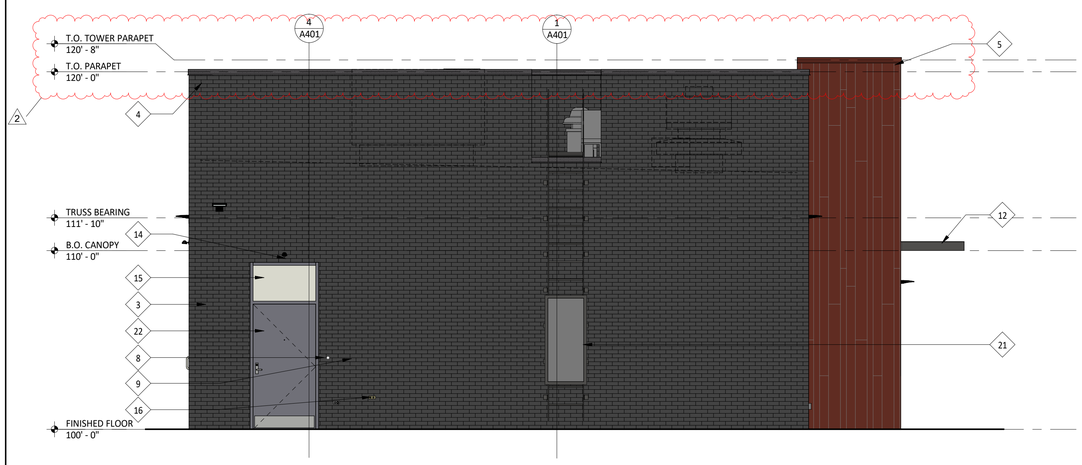
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

© 2012-2022 Acuity Brands Lighting, Inc. All rights reserved.

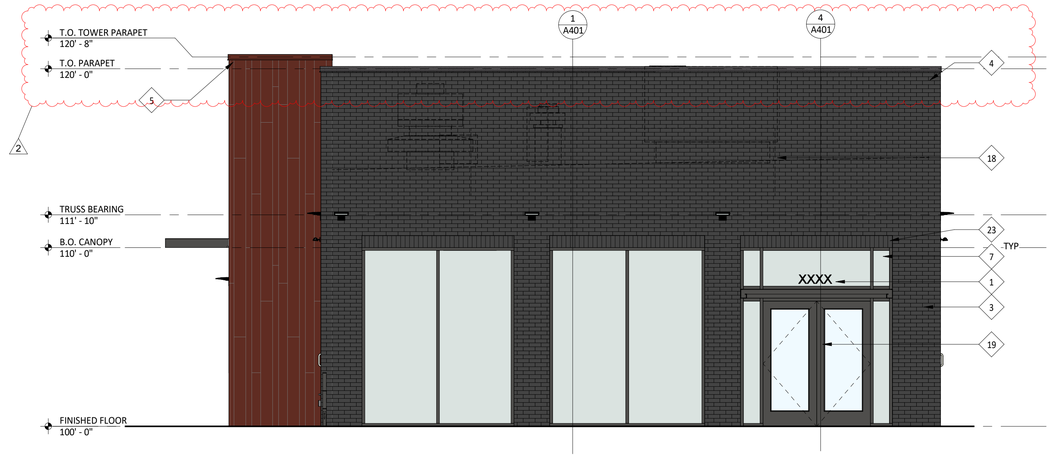
4 A301 **EAST ELEVATION**
1/4" = 1'-0"



2 A301 **WEST ELEVATION**
1/4" = 1'-0"



3 A301 **NORTH ELEVATION**
1/4" = 1'-0"



1 A301 **SOUTH ELEVATION**
1/4" = 1'-0"

GENERAL NOTES

1.	REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2.	EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
3.	METAL CANOPY AND ROOF SCREEN ARE AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813) 925-0144, E-MAIL: BIDS@AMERICANPROD.COM

ELEVATION KEYNOTES

1	VINYL BUILDING ADDRESS NUMBERS; COORDINATE REQUIREMENTS WITH ATHORITIES HAVE JURISDICTION
2	ARCH FAB METAL PANELS; COLOR: RUSTIC TEXTURE
3	8" FOUNDERS BLOCK, HALF BOND, BLOCK TO MATCH PPG 'KNIGHTS ARMOR'
4	PREFINISHED METAL COPING BY LANDLORD; COLOR: MATCH ADJACENT BRICK
5	PREFINISHED METAL COPING TO COLOR MATCH METAL PANELS BELOW
6	DECORATIVE WALL SCONCE
7	PREFINISHED CHARCOAL ALUMINUM STOREFRONT SYSTEM, TYP.
8	DOOR BELL, MOUNT BETWEEN 36" AND 48" ABOVE GRADE
9	REMOTE CO2 FILLER, MOUNT BETWEEN 36" AND 48" ABOVE GRADE
10	OVERFLOW DRAIN WITH COVER
11	BRICK VENEER CONTROL JOINT
12	PREFINISHED METAL CANOPY AND LED STRIP LIGHITNG; CANOPY COLOR TO MATCH STOREFRONT
13	DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM, AND SIDELITES
14	EXTERIOR EMERGENCY LIGHT
15	FROSTED WINDOW FILM
16	WALL HOSE BIB, REFER TO PLUMBING DRAWINGS
17	RAISED PARAPET BEYOND, EXTERIOR FINISHES TO WRAP EXPOSED SIDES, TYP.
18	BLOCKING FOR FUTURE TENANT SIGNAGE
19	CHARCOAL PREFINISHED ALUMINUM STOREFRONT ENTRY DOORS, WOOD HANDLES BY TENANT MILLWORK SUPPLIER
20	3'-0" WIDE STILE CHARCOAL PREFINISHED ALUMINUM RUNNER DOOR
21	EXTERIOR ROOF LADDER WITH LOCKING GATE PAINTED 'KNIGHTS ARMOR'
22	3'-6" HOLLOW METAL SERVICE DOOR FRAME WITH TRANSOM. PAINT EXTERIOR SIDE OF DOOR AND DOOR FRAME PPG 'KNIGHTS ARMOR'
23	8" FOUNDERS BLOCK, SOLDIER COURSE, BLOCK TO MATCH PPG 'KNIGHTS ARMOR'

ELEVATION	BRICK SF	METAL PANELS SF	STOREFRONT SF
EAST	1,025/1,348=76%	0/1,348=0%	322/1,348=24%
WEST	1,053/1,356=77%	212/1,356=15%	132/1,356=9%
NORTH	532/779=68%	105/779=14%	35/779=4%
SOUTH	436/800=54%	105/800=14%	256/800=32%

BUILDING EXTERIOR SQUARE FOOTAGE = 4,286 SF
EAST ELEVATION SQUARE FOOTAGE 1,025
WEST ELEVATION SQUARE FOOTAGE 1,053
NORTH ELEVATION SQUARE FOOTAGE 532
SOUTH ELEVATION SQUARE FOOTAGE 436

Consultant:

WILKUS ARCHITECTS

15 Ninth Avenue North, Hopkins, MN 55343
Phone: 952.941.8660/ www.wilkusarch.com

Seal:

STATE OF MICHIGAN
MATTHEW WILKUS
ARCHITECT
No. 1301065868
LICENSED ARCHITECT

EXPIRES 6/30/2024

SIGNATURE

9 SEPTEMBER, 2022
DATE

© COPYRIGHT WILKUS ARCHITECTS

NEW SHELL CONSTRUCTION
CHIPOTLE HARTLAND
HARTLAND, MICHIGAN

Issue Record:

07/29/2022	PERMIT SET

Revisions:

1	08/29/22	BUILDING COMMENTS
2	09/20/22	BUILDING COMMENTS

Drawn: D. AUSTIN
Checked: K. MOAN

Project No.
2020-0352

Contents:
EXTERIOR ELEVATIONS

A301

CHIPOTLE
MOBILE
ORDER
PICKUP
AHEAD

CHIPOTLE
CHIPOTLE