



Date: May 26, 2026

To: Bingham Township Planning Commission

From: Sarah Ross, P.E., and Nick and Andi Strevel, Owner

RE: Proposed Cidery fronting on E. Pleasant Hill Road
8557 E Erdt Rd. (Pole Bldg), Suttons Bay, MI 49682

Nick and Andi Strevel are the owners of a working, 182.89 acre orchard in Bingham Township. This property currently has one small barn on the south end (near E. Erdt Road, see address above). The property has two small and one large section along the south side of East Pleasant Hill Road. Half of the large section is working orchard, the other half is a vacant field. This is the area where the Strevel's are proposing a cidery.

This proposed cidery has processing facility and a tasting room/kitchen/outdoor seating area. It is also designed to accommodate special events. The building is designed with the outdoor area for patrons between the building and the owner's orchard, so it is shielded from view from the only adjacent residential neighbors. (on the east side).

The attached submission contains the site plan and special use information required per the Bingham Township Zoning Ordinance. The documents provided include:

- Site Plan/Special Use application.
- Special Use (Section 17.3) document.
- Rural Residential (Section 5.5.I & J), Wineries and Cideries document.
- Cut sheets for examples of proposed lighting
- Site plans including:
 - Cover Sheet
 - Topographic Survey
 - Overall Site Plan
 - Landscape Plan
 - Grading/Stormwater/SESC Plan

If there are any questions or if additional information is needed, please contact Sarah K. Ross, P.E. at 231-218-0810 or peinc@centurytel.net.

The Strevels are looking forward to creating a cidery experience in Bingham Township.

BINGHAM TOWNSHIP

APPLICATION FOR SITE PLAN REVIEW / SPECIAL LAND USE PERMIT

OFFICE USE ONLY

DATE RECEIVED: _____
DATE APPLICATION DETERMINED COMPLETE: _____
DATE(S) REVIEWED BY PLANNING COMMISSION: _____
DATE APPROVED: _____

FILE NUMBER _____

FEE: _____

RECEIPT NO: _____

Project/Applicant Information:

Project Title: Strevel Cidery (Formal Name TBD)

Applicant: Nick and Andi Strevel

Address: 12924 Allen Hurst Rd., La Salle, MI 48145

email: roachtonfarms@gmail.com

Phone: (734) 925-6162 Fax: _____

Applicant's Interest / Relationship in the property (circle one): OWNER PURCHASER AGENT

Owner (If other than the Applicant)

Name: _____

Address: _____

Authorized Agent or Representative:

Name: Sarah K. Ross, P.E.

Company: Practical Engineers, Inc.

Address: 9091 Helen White Dr., Lake Ann, MI 49650

email: peinc@centurytel.net

Phone: O:231-275-5064 C:231-218-0810 Fax: _____

Location of Property:

Property (Tax) Number: 45-001- 596-001-00

Street Address of Parcel: 8557 E ERDT RD (POLE BLDG) SUTTONS BAY, MI 49682

Current Zoning of Parcel: Rural Residential (project fronts on E. Pleasant Hill Road)

Acreage of Parcel: 182.89

Existing Structures on Parcel: Pole Barn (South End)

Attach copy of Legal Description of Property

Description of Proposed Project:

The proposed project is a 7,424 square foot cidery. The cider processing is on-site and will be using produce from the current orchard located on most of the 182.89 acres. The building will include a tasting room with retail displays, a separate tasting/dining room, a pergola covered patio and another outdoor courtyard. They will have a kitchen for primarily appetizer type foods. The facility plans to also host special events.

Project Completion Schedule / Description of Phasing:

After site plan/special use approval is obtained, the owner will finish the final commercial building plans for submittal to the building department. When that approval is obtained they plan to be constructed and open within 24 months.

Describe prior Site Plan Reviews, Variances, and Permits related to subject property, including dates:

In 2022 a land use permit was issued on-site for an ag. barn on the south section of the 182 acres.

I certify that the above information is true and authorize officials of Bingham Township to enter the property during Site Plan Review with proper notification.

I also certify that I have the authority to make this request.

Signature:

By:



Name:

Nick Strevel

Title:

Owner

Note: If the Signatory is not the Owner of the subject property, then a letter of authorization from the Owner will be required.

Attachments Required:

- Legal Description of Property
- Application fee and escrow if required.
- Owner's Authorization Letter (if applicable)
- If Special Land Use, include a detailed description of proposed use and impacts.
- If Special land Use, it is recommended that the Applicant provide a narrative of how the Application meets the Governing Standards for Approving Special Land Use Permits. (section 17.13 of ordinance)
- List of any Hazardous Materials that will used or stored on-site.
- Agency permits and/or approvals



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The following information is in reference to the Special Use Governing Standards. Owner responses are immediately following each standard requirement, in italics.

SECTION 17.13 GOVERNING STANDARDS

- A. Be designed, constructed, operated and maintained so that such use will not change the essential character of the district classification in which it is proposed.

This use is an approved special use in the Rural Residential district. The proposed use will be constructed, operated and maintained in a manner consistent with the township guidelines. There are currently several wineries/cideries in Bingham Township in the Rural Residential district, so this use is consistent with the essential character of the district.

- B. Be served adequately by essential public facilities and services, including but not limited to; highways, streets, off-street parking, police, fire protection, drainage district, refuse disposal, water and sewage facilities, schools, etc.

The cidery can be adequately served by all listed public and private facilities. It is on a paved county road, provides its own parking, will not be an added burden to police or fire protection, poses no drainage concerns, takes care of its own refuse disposal, has ample room and good soils for private well and septic systems, and will not overburden the schools.

- C. Not unduly burden the capacities of public services and facilities affected by the proposed special use, nor result in excessive additional public cost for the creation of facilities and services not otherwise available.

The proposed cidery creates no unduly burden on public services and will not result in any excessive additional public cost.

- D. Not adversely affect the natural environment, especially any creek, stream, lake, pond, wetlands area, floodplain or the groundwater.

The proposed cidery does not affect the natural environment, including any creek, stream, lake, pond, wetlands, floodplain or groundwater.

- E. Not adversely affect farmland, but to the extent practicable preserve it as open space or buffer it with open space.

The proposed cidery will no adversely affect farmland. It is in an open area of an existing working farm, and will use on-site produce for the cider production.

- F. Demonstrate in the site plan that there exists sufficient protection to ensure that there will be no additional storm water runoff created by the proposed special land use; or that adequate and full measures have been taken to accommodate such storm water runoff on the proposed site location. For purposes of this standard, the storm water runoff shall be that as designated by the ten year rain standard.

The proposed cidery project is on all sandy and sand/gravel soils and will not create any runoff issues. There are retention and infiltration areas proposed that can handle both the 25-year and 100-year runoff event, so they exceed the required 10-year standard.

- G. Provide that all off-street parking and all loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from neighboring property or public thoroughfares, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height.

The parking, loading, unloading and trash storage areas which face the road and neighboring property are screened with a combination of vegetation and fencing. All fencing is a minimum of 6', and all vegetation will be planted at a minimum of 5' height (for better transfer success), and will be over 6' of height after one growing season.

- H. All night lighting shall conform to the requirements of Section 3.14 Outdoor Lighting Standards.

All proposed lighting meets the required standards. Light pole locations are shown on the plans, and all fixtures are no-glare, directional lighting. Cut sheets are provided for review.

- I. Meet all the district requirements for special land uses in the district for which the special land use is proposed.

The proposed cidery meets both the Rural Residential general requirements and the RR special use; 5.5.I & J, "Wineries and Cideries" requirements. A separate document has been submitted addressing all "Wineries and Cideries" criteria.

- J. Be in compliance with the requirements of the district in which it is proposed and with all other standards in this Ordinance, as well as with the requirements of the County Road Commission, County Building Inspector, County Drain Commissioner, District Health Department, Leelanau County Soil Erosion Control Officer, Suttons Bay/Bingham Fire Department, DNR, and other applicable Township, County, State, and Federal statutes.

This project complies with all listed statutes. The applicable statutes are:

- i. Road Commission: The Road Commission has been contacted and the entrance is designed per their standards.*
 - ii. Building Department: After site plan approval is obtained, the owner can submit building plans to the building department for approval.*
 - iii. Health Department: Test holes with approved septic areas have already been done on this site. After site plan approval, a health department septic and well application will be submitted*
 - iv. Drain Commission: The County Drain commissioner's office has been contacted and a permit will not be required for stormwater management.*
 - v. Erosion Control: The Contractor will use the provided grading and SESC plan to apply for and obtain an erosion control permit prior to the start of construction.*
- K. Be shown on a site plan. If the site plan, along with any required conditions, is approved by the Planning Commission, a Special Land use Permit will be prepared by the Zoning Administrator. The permit will contain any conditions of approval, and will not be valid unless signed by the applicant within ninety (90) days of issuance. No activity in the application shall be allowed until the signed Special Land Use Permit is received by Bingham Township.

The proposed cidery project has been submitted with a full set of site plans, including landscaping and grading/stormwater management plans.



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The following information is in response to the Rural Residential Section 5.5, I and J. These sections specifically outline the Special Use "Wineries and Cideries". The document is set up to specifically address each item in these sections. A copy of these sections is attached to the back of the document for reference.

I. Wineries and Cideries

1. Permitted Use – Cidery

- a. Cidery will be properly licensed by the Michigan Liquor Control Commission (MLCC) and the kitchen will be licensed by Michigan Department of Agricultural and Rural Development. (MDARD)
- b. The parcel is 182.89 Acres. (above the minimum 10 acres). The parcel width for this section is 724 feet (above the minimum 330 feet).
- c. The parcel has approximately 80-100 Acres of fruit trees.
- d. The proposed square footage of the building footprint is 7,424. The square footage of the tent for events and/or seating is 2400 s.f. The outdoor patio area is 2,512 s.f. The building area is 0.09 percent of the total contiguous lot area. With the tent and the patio areas it is 0.15 percent of the total contiguous lot area. This is less than the maximum allowable of 2%.
- e. The above ground portion of the building is 7,424 s.f. on the first floor and 864 s.f. on the second floor over the kitchen.
- f. The building will be open to the public. It is setback more than 100' from any lot line.
- g. N/A
- h. The food service and retail sales area is 1,793 sq.ft. This makes up 24.15% of the total building area. (Less than the maximum 25%)
- i. Hours of operations for processing shall not extend past 8pm.
- j. A restaurant is proposed with the Cidery. It will comply with the following conditions:
 - i. The kitchen is in the permanent structure and will meet all local, state and federal requirements. The final building

plans will be approved by the Leelanau County Building Department.

- ii. The food service area is clearly defined on plan sheet A1.1, the floor plan. It includes a general indoor area, a private tasting/screening room area, a general public outdoor pergola area, an outdoor patio and a private tasting/screening room outdoor area.
 - iii. This proposal is for the initial twenty patrons and the first increase of 50 patrons. The parcel size, parking, location, and road access support the proposed patron uses. The business model includes marketing small, intimate, gatherings (birthday parties, showers, anniversaries, etc.) The layout is such that these events can occur when the general public area is open, so the servers, kitchen, etc. can best utilize the facility.
 - iv. The kitchen will be inspected and approved by the Benzie Leelanau District Health Department (BLDHD).
 - v. All food and beverage service shall end by 10pm.
 - vi. There shall be no amplified sounds or music (with the exception of specialized events).
 - vii. The liquor license will be as required by the MLCC. A Class C license will not be required for a cidery facility.
- k. Only alcoholic beverages produced by the facility will be sold on site.
- l. Parking
- i. Parking is more than 50' from the east property line (C2.0).
 - ii. N/A
 - iii. No parking is proposed on County or State Roads.
 - iv. The entrance area is paved and will be maintained at all times.
 - v. The entrance and handicapped parking spaces are proposed to be paved. The parking area is proposed as a gravel surface.
 - vi. The parking count meets the standards set in section 11.2.
- m. Standards
- i. The proposed screening of the parking area is shown on C2.0 per Section 3.12.4.
 - ii. The parking areas will be delineated via the proposed endcaps. No parking will be allowed in access drive.
 - iii. All proposed exterior lighting complies with Section 3.14.
 - iv. The proposed sign complies with section 3.13.
2. An abbreviated site plan has been provided.

J. The proposed Cidery does plan to host special events and activities.

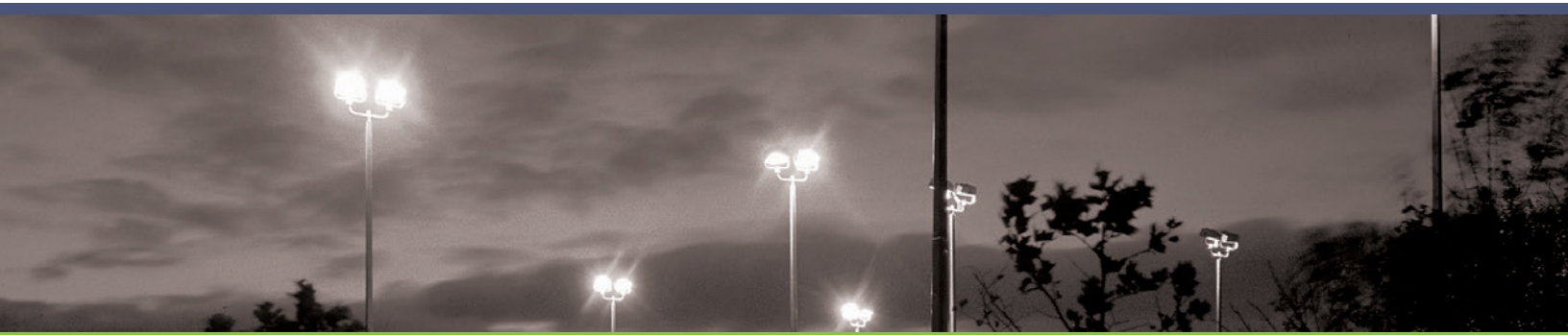
1. Events will be hosted in conjunction with the proposed tasting room/commercial farm.
 - a. This cidery will be licensed by all applicable agencies.
 - b. This parcel has 80+ acres of planted orchards.
 - c. The commercial farm property is 182 acres.
 - d. N/A
2. Parking
 - a. Parking for special events is more than 50 feet from all lot lines.
 - b. Parking for special events is screened on all four sides.
 - i. North – The building, road and roadside landscaping
 - ii. South – Owner property and is mature orchards
 - iii. East – Existing trees.
 - iv. West – Existing orchards
 - c. Parking for special events is on-site.
 - d. Parked vehicles will not block emergency access.
 - e. Parking for special events shall be signed with temporary signs and attendants will be present to direct parking.
 - f. Outside transportation will be encouraged when required.
3. Exterior Lighting complies with section 3.14.
4. Prior to occupancy the following must be transmitted to Bingham Township.
 - a. The main building and tent occupancy are shown on the plans.
 - b. The bathroom capacity for the building is 300 persons (150 for each bathroom) as determined by the plumbing code.
 - c. The capacity of the septic system will be determined by the Benzie-Leelanau District Health Department.
 - d. Additional portable toilets will be brought in for Special Events.
5. Outside activities will conclude at dusk or at the latest 10pm. Indoor activities may be extended until midnight (12pm) for specific special activities.
6. Sound, music and amplification
 - a. Music will be provided at special events but will not be the main focus of the event.
 - b. Sound levels at the property lines shall not be above normal conversation level.
 - c. Prior to all Special Events, an “Event Planning Document” will be prepared and given to the township. On that document there will be a sound management section. Each event will be different, so there is not a standard “Sound Management Plan” as part of this Special

Use Land Use Application. The venue is designed so that all outdoor activities, both regular and special events are surrounded on all sides by a noise buffer. To the east, the only residential neighbor, the building, parking lot and landscape strip are between the outdoor area and the neighboring property. To the south and west, there is a mature orchard. The north side of the road across from the proposed winery is also a mature orchard.

- d. Amplification speakers will be inside the facility or tent area and will be shown on the specific "Event Planning Document".
 - e. The sound levels after 8pm will be contained within the tent or facility area after 8pm.
7. The cidery will maintain a log of all activities occurring at the winery including dates, group identity, times and number of guests. This information will be provided to the township no later than March 1st for the previous year.
8. If required by the Zoning Administrator, for any specific event, the owner will provide notification to the neighboring properties. This notification will include the following:
- a. A cell number for the on-site manager.
 - b. If required, the Zoning Administrator will provide the information to the Leelanau County Sheriff's Department.
9. An abbreviated site plan is provided. On this plan is:
- a. The location of temporary portapotties or bathroom trailer is shown on the plans.
 - b. A written description of planned activities including:
 - i. Special Events will be family or business events.
 - ii. The owner will host up to 20 special events per calendar year.
 - iii. The maximum additional guests for any event (for the tent area) will be 100. Any facility events will meet the building code for occupancy standards.
10. Site Plan Review Standards were followed in preparation of the Abbreviated Site Plan. This document, the plans and the Event Planning Document will incorporate the above information with the specific event information.
- a. The site encompasses 182+ acres and is existing, mature orchards on three of the four sides of the proposed cidery. The special events area is protected on the east side by the building. The area can

support a much bigger tent, but the owners are proposing an outdoor area with events no bigger than 100 persons.

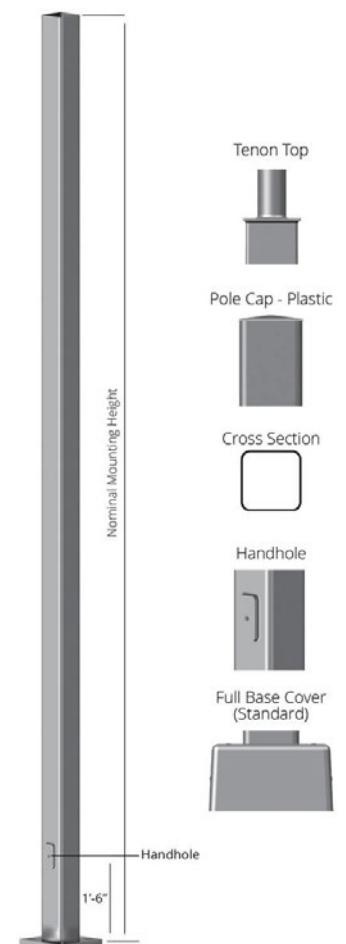
- b. There is ample room on-site for additional parking for special events. The natural openings around and through the existing mature orchards are flat areas, and are able to support large farm machinery. These areas are identified on the plans for parking, with additional protected space to the south if even necessary.
- c. The proposed location of the tent is approximate, with the ground condition as the final factor to where the tent will be placed. The tent will not be placed any closer to the road than the front building line. The tent will be up for special events, and if events are near each other the tent will stay up in-between venues. If there is more than a month gap between events, the tent will be taken down. The tent will not be up during the winter months.
- d. The buffer areas are natural on three sides and additional buffering is shown along the east property line.
- e. If additional types of activities or events are proposed at this location, a written request will be submitted to the Zoning Administrator for Planning Commission review.



Square Straight Steel Light Poles, Anchor Base

Product Overview

- **Pole Shaft** - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - A reinforced hand hole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each hand hole includes a cover and cover attachment hardware. All pole assemblies are provided with a 2.5" x 5" rectangular hand hole (dimensions are nominal).
- **Base Cover** - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including a cast aluminum and fabricated steel cover, are available upon request.
- **Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Standard finishes are either Galvanized or Finish Painted. Additional finish options including Finish Paint over Galvanizing are available upon request.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.



EPA Load Information

BASE MODEL	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST	
	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)	MAX EPA (SQFT)	MAX WEIGHT (LBS)
VS-SSSA-10-4040-11-AB-FP	30.6	765	23.8	595	18.9	473
VS-SSSA-12-4040-11-AB-FP	24.4	610	18.8	470	14.8	370
VS-SSSA-14-4040-11-AB-FP	19.9	498	15.1	378	11.7	293
VS-SSSA-15-4040-11-AB-FP	15.9	398	11.8	295	8.9	223
VS-SSSA-16-4040-11-AB-FP	15.9	398	11.8	295	8.9	223
VS-SSSA-18-4040-11-AB-FP	12.6	315	9.2	230	6.7	168
VS-SSSA-20-4040-11-AB-FP	9.6	240	6.7	167	4.5	150
VS-SSSA-20-4040-07-AB-FP	15.8	240	12.7	167	9	150
VS-SSSA-20-5050-11-AB-FP	17.7	443	12.7	343	9.4	235
VS-SSSA-20-5050-07-AB-FP	28.1	703	21.4	535	16.2	405
VS-SSSA-25-4040-11-AB-FP	4.8	150	2.6	100	1	50
VS-SSSA-25-4040-07-AB-FP	10.8	270	7.7	188	5.4	135
VS-SSSA-25-5050-11-AB-FP	9.8	245	6.3	157	3.7	150
VS-SSSA-25-5050-07-AB-FP	18.5	463	13.3	333	9.5	238
VS-SSSA-30-4040-07-AB-FP	6.7	168	4.4	110	2.6	65
VS-SSSA-30-5050-11-AB-FP	4.7	150	2	50	N/A	N/A
VS-SSSA-30-5050-07-AB-FP	10.7	267	6.7	167	3.9	100
VS-SSSA-30-6060-07-AB-FP	19	475	13.2	330	9	225
VS-SSSA-35-5050-07-AB-FP	5.9	150	2.5	100	N/A	N/A
VS-SSSA-35-6060-07-AB-FP	12.4	310	7.6	190	4.2	105
VS-SSSA-40-6060-07-AB-FP	7.2	180	3	75	N/A	N/A

Designation & Dimensional Information

BASE MODEL	POLE DIMENSIONS					BASE PLATE		ANCHOR BOLTS	
	NOMINAL MOUNTING HEIGHT	TOP SQ (IN)	BASE SQ (IN)	WALL THK (GA)	STRUCTURE WEIGHT (LBS)	BOLTCIRCLE DIA (IN)	SQ (IN) x THICK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)
VS-SSSA-10-4040-11-AB-FP	10'-0"	4	4	11	75	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-12-4040-11-AB-FP	12'-0"	4	4	11	90	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-14-4040-11-AB-FP	14'-0"	4	4	11	100	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-15-4040-11-AB-FP	15'-0"	4	4	11	110	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-16-4040-11-AB-FP	16'-0"	4	4	11	115	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-18-4040-11-AB-FP	18'-0"	4	4	11	125	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-20-4040-11-AB-FP	20'-0"	4	4	11	140	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-20-4040-07-AB-FP	20'-0"	4	4	7	200	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88
VS-SSSA-20-5050-11-AB-FP	20'-0"	5	5	11	185	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-20-5050-07-AB-FP	20'-0"	5	5	7	265	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-25-4040-11-AB-FP	25'-0"	4	4	11	170	8.0 - 9.0	8.25 x 0.75	0.75 x 17.00 x 3.00	3.25 - 3.75
VS-SSSA-25-4040-07-AB-FP	25'-0"	4	4	7	245	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88
VS-SSSA-25-5050-11-AB-FP	25'-0"	5	5	11	225	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-25-5050-07-AB-FP	25'-0"	5	5	7	360	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-30-4040-07-AB-FP	30'-0"	4	4	7	291	8.0 - 9.0	8.25 x 0.875	0.75 x 17.00 x 3.00	3.38 - 3.88
VS-SSSA-30-5050-11-AB-FP	30'-0"	5	5	11	265	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-30-5050-07-AB-FP	30'-0"	5	5	7	380	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-30-6060-07-AB-FP	30'-0"	6	6	7	520	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5
VS-SSSA-35-5050-07-AB-FP	35'-0"	5	5	7	440	10.0 - 12.0	11 x 1	0.75 x 17.00 x 3.00	3.5 - 4
VS-SSSA-35-6060-07-AB-FP	35'-0"	6	6	7	540	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5
VS-SSSA-40-6060-07-AB-FP	40'-0"	6	6	7	605	11.0 - 13.0	12.5 x 1	1.00 x 36.00 x 4.00	4 - 4.5

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side mounted fixtures only. Consult the factory on loading criteria for pole top mounted luminaires and/or brackets.
3. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.

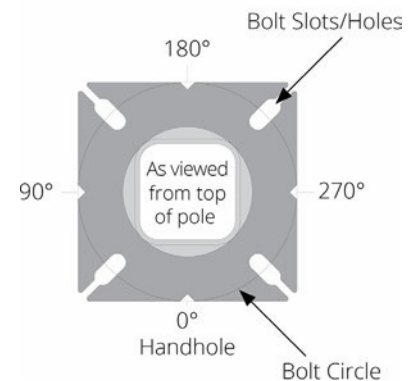
*+ Indicates a vibration dampener is standard

lightpoles PLUS.com

308 N. Brooke St.
Fond du Lac, WI 54935

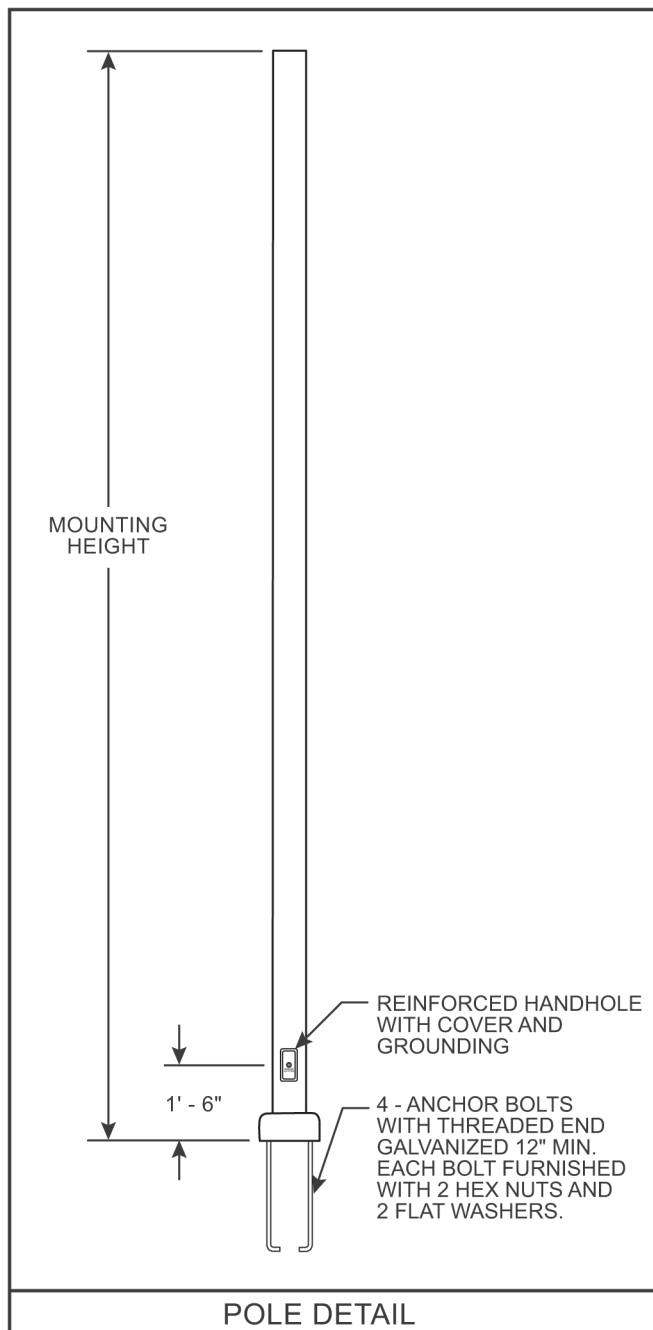
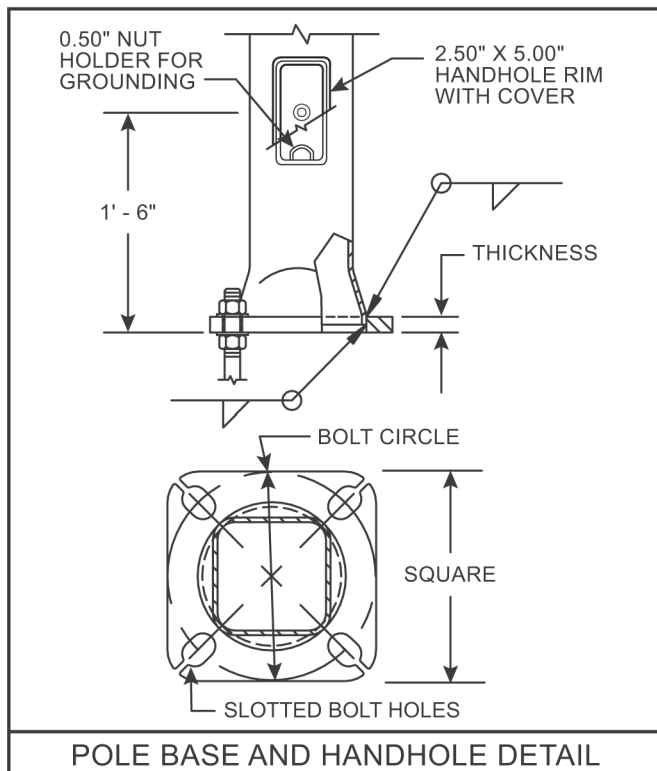
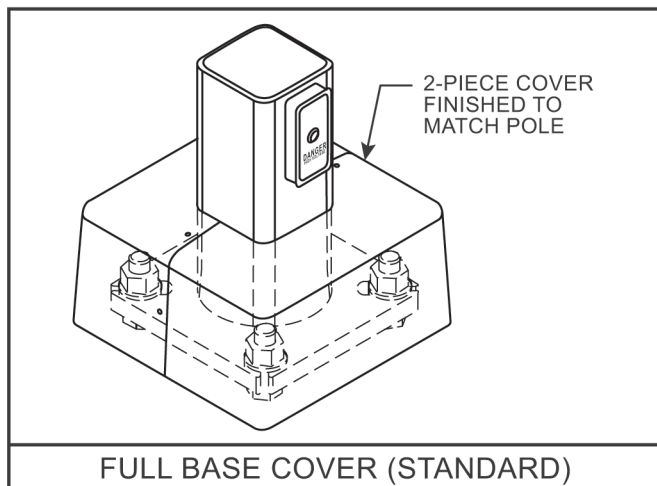
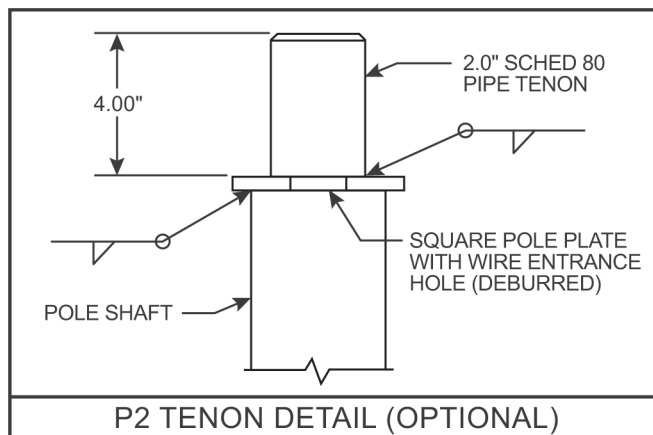
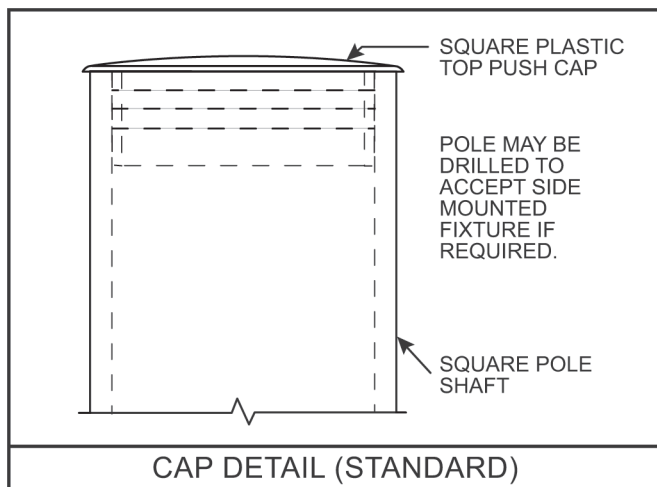
888-791-1463
quotes@lightpolesplus.com
LightPolesPlus.com

Anchor Base Detail



Rev. V08282020

This specification brochure is intended to serve as a general guide. Our products are continually being engineered and improved, and specifications are subject to change without notice.



Ordering Information

Ex. VS-SSSA-10-4040-11-AB-FP-DB-D1-EHH

Designation	Length*	Base OD*	Top OD*	Thickness*	Anchor Bolts	Finish Type	Painted Color	Fixture Mounting
VS-SSSA = Square Straight Steel Anchor Base	10 to 40	40 = 4" 50 = 5" 60 = 6"	40 = 4" 50 = 5" 60 = 6"	07 = 7ga 11 = 11ga	AB = Includes Anchor Bolts LAB = Less Anchor Bolts	GV = Galvanized Only (No Paint) FP = Finish Painted FPGV = Finish Paint over Galvanizing	DB = Dark Bronze MB = Medium Bronze LG = Light Gray DG = Dark Green SG = Slate Gray BK = Black WH = White SL = Silver SC = Custom	Drill Mounting (includes cap) D1 = Single D2 = 2@180 deg. D4 = 4@90 deg. D5 = 2@90 deg. D6 = 3@90 deg. Tenon Mounting P1 = 4" OD x 5" Long Tenon P2 = 2.38" OD x 4" Long Tenon P3 = 3.50" OD x 6" Long Tenon P4 = 4" OD x 6" Long Tenon P5 = 2.88" OD x 4" Long Tenon P6 = 2.88" OD x 5" Long Tenon P7 = 2.38" OD x 5" Long Tenon PQ = 2.38" OD x 12" Long Tenon PD = 3" OD x 3" Long Tenon P9 = Custom Size Tenon Other Options PC = Cap Only, No Side Drilling PL = Open Top, No Cap or Side Drilling

* See previous pages for base model configurations.
Consult factory or your sales rep for deviations from base models.
Additional sizes and configurations available upon request.

Options & Accessories

Description
SPL = Special Cut Length (Please Specify)
BCSPCL = Special Base Plate to Match Existing Bolt Circle (May Add 2 Weeks to Production Lead Time, May Require Special Base Cover)
VDA = Internal Vibration Dampener, Factory Installed
VDF = Internal Vibration Dampener, Field Installable
FBCS = Steel Full Base Cover
FBCP = ABS Plastic Full Base Cover

Description
ULHH = UL Compliant Hand Hole
NECHH = NEC 410.30 Compliant Hand Hole & Cover
EHH = Additional Hand Hole Opening w/ Cover Assembly (Specify Pole Height & Orientation)
FST = Festoon Provision, Electrical by Others (Specify Pole Height & Orientation)
CPL = NPT Pipe Coupling (Specify Pole Height, Orientation & NPT Size)
PXDX = Side Drill + Tenon w/ Additional Hand Hole (Specify Tenon OD & Length)

Description
STAMP = Engineering Services, Signed & Sealed Calcs
STAMP-CA = Engineering Services, CA Signed & Sealed Calcs
PRE750 = Pre-Ship Anchor Bolts - 0.75" x 17" x 3"
PRE100 = Pre-Ship Anchor Bolts - 1.0" x 36" x 4"

Note: Please consult factory or your sales representative to verify options and accessories will work with your light pole part number.

lightpoles PLUS.com

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LightPolesPlus.com



Rev. V08282020

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Scaled data based on original data using
LM-79-08 Approved Method: Electrical and Photometric Measurements of Solid-
State Lighting Products

Test Report Prepared for
Cooper Lighting Solutions
(formerly Eaton)

Brand: LUMARK

Report Number: P286959

Luminaire Tested: **PRV-C25-D-UNV-T3-BZ**

Issue Date: 3/3/2020

Test Information

Test Method: LM-79-08
Report Number: P286959
TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (G2-1810-004-6)
Test Lab: INNOVATION CENTER(G2)
Issue Date: 3/3/2020
Manufacturer: COOPER LIGHTING SOLUTIONS (FORMERLY EATON)
Product Line: LUMARK
Catalog Number: PRV-C25-D-UNV-T3-BZ
Description: PREVAIL AREA AND ROADWAY LUMINAIRE
(2) 70 CRI, 4000K LEDS AND TYPE III OPTICS, BRONZE PAINTED FINISH
Light Source: -
Ballast/Driver: ELECTRONIC DRIVER

Summary

Lumens per Lamp: N/A
Luminaire Lumens: 13183 lumens
Efficiency: N/A
Efficacy: 137.3 lumens/watt
Luminous Opening: Rectangular (W 1.12' x L: 1.1' x H: 0')
IES Classification: Type III - Medium - Non-Cutoff
BUG Rating: B2 - U0 - G3

Input Watts (W): 96
Input Voltage (V): NR
Input Current (Ain): NR
Voltage Rise (V): NR
Power Factor: NR
Total Harmonic Distortion (THDi): NR
Frequency (hertz): 60
Stabilization Time: NR
Operation Time: NR
Ambient Temperature (°C): NR
Test Distance: 25 FT

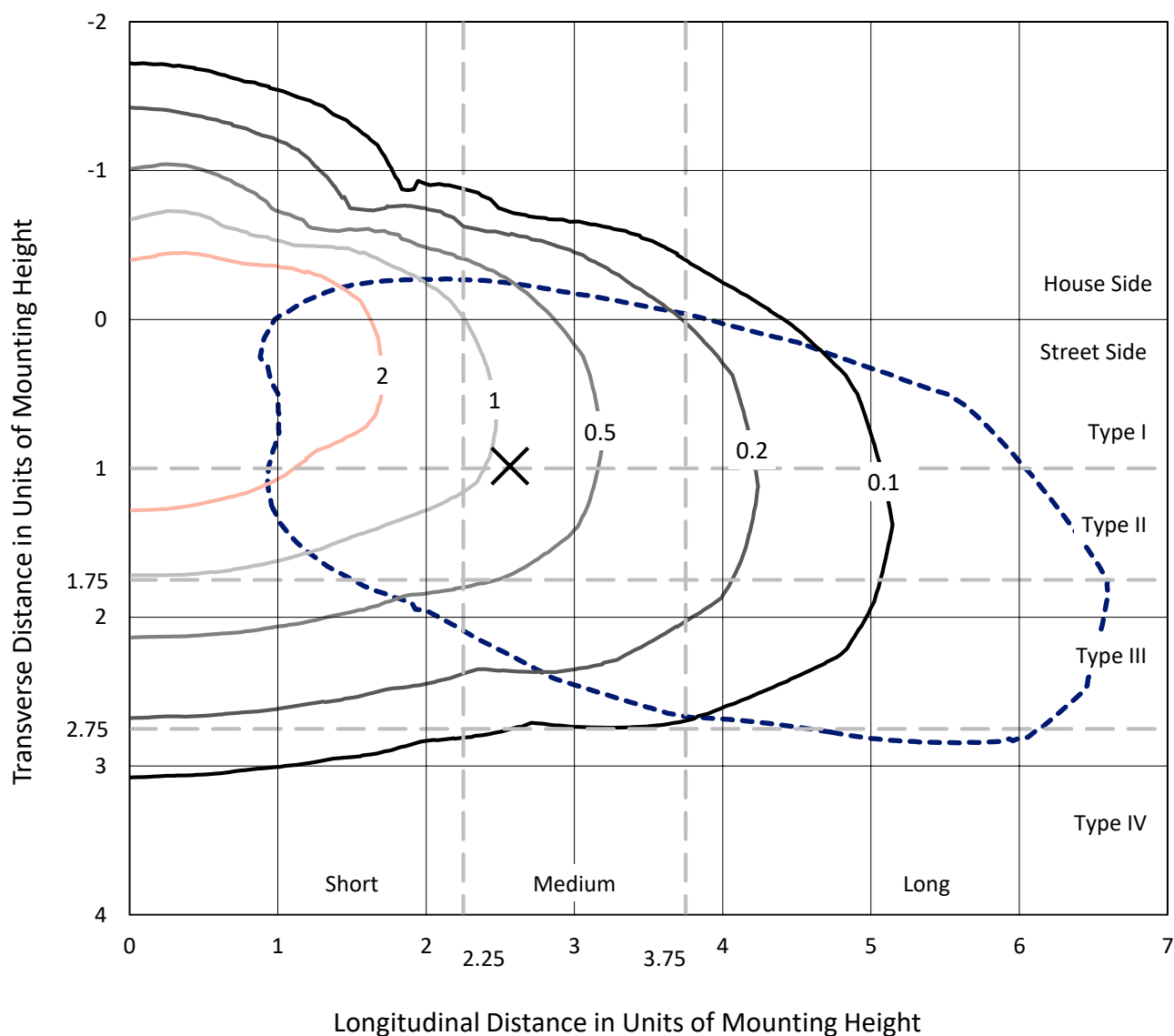


REPORT NUMBER: P286959

CATALOG NUMBER: PRV-C25-D-UNV-T3-BZ

Iso-Footcandle Lines of Horizontal Illumination

× Max cd
 --- 1/2 Max cd

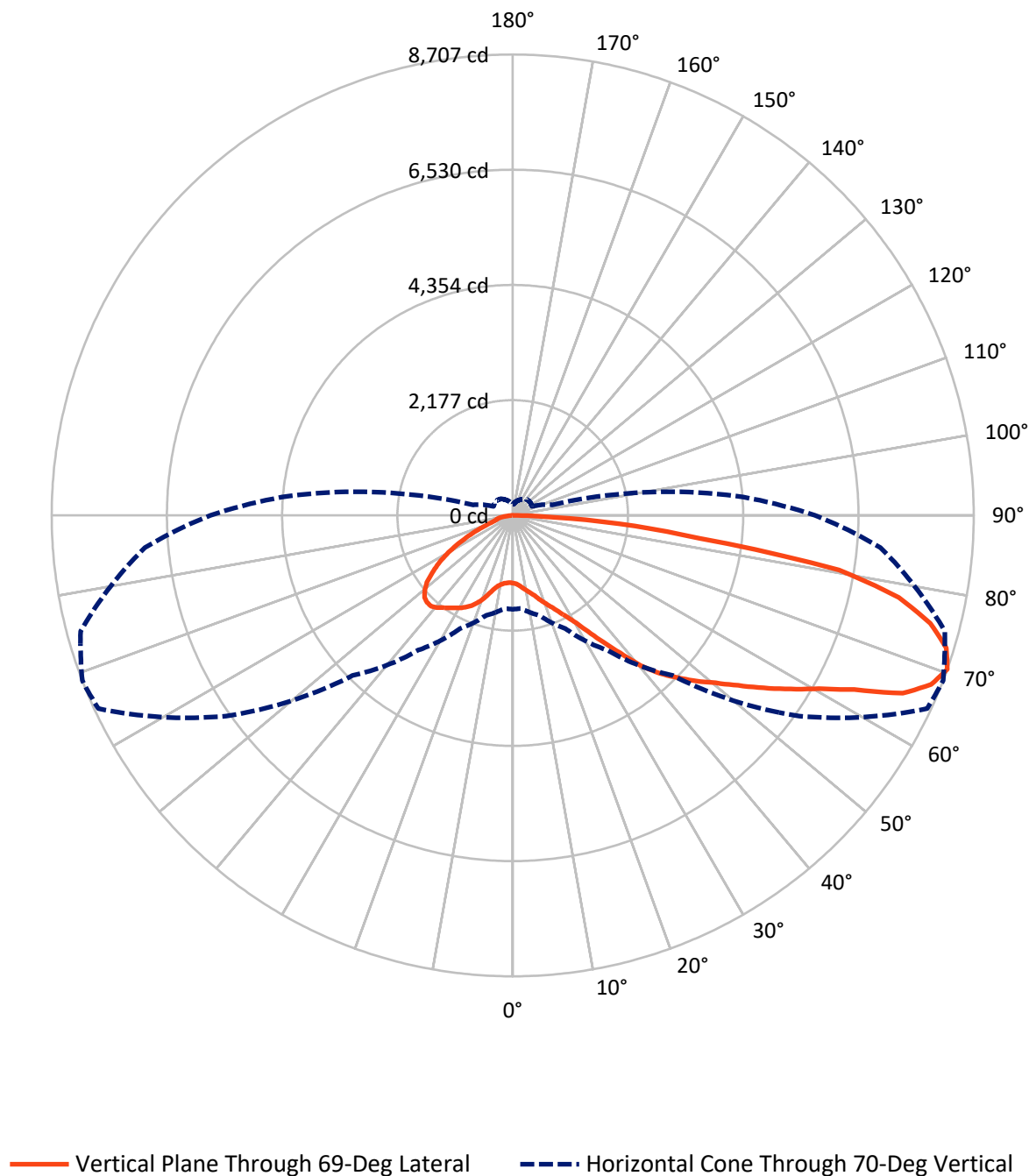


Based on 20 foot mounting height. Maximum calculated value = 4.6 fc
 Type III - Medium - Non-Cutoff

REPORT NUMBER: P286959

CATALOG NUMBER: PRV-C25-D-UNV-T3-BZ

Luminous Intensity Polar Plot



REPORT NUMBER: P286959

CATALOG NUMBER: PRV-C25-D-UNV-T3-BZ

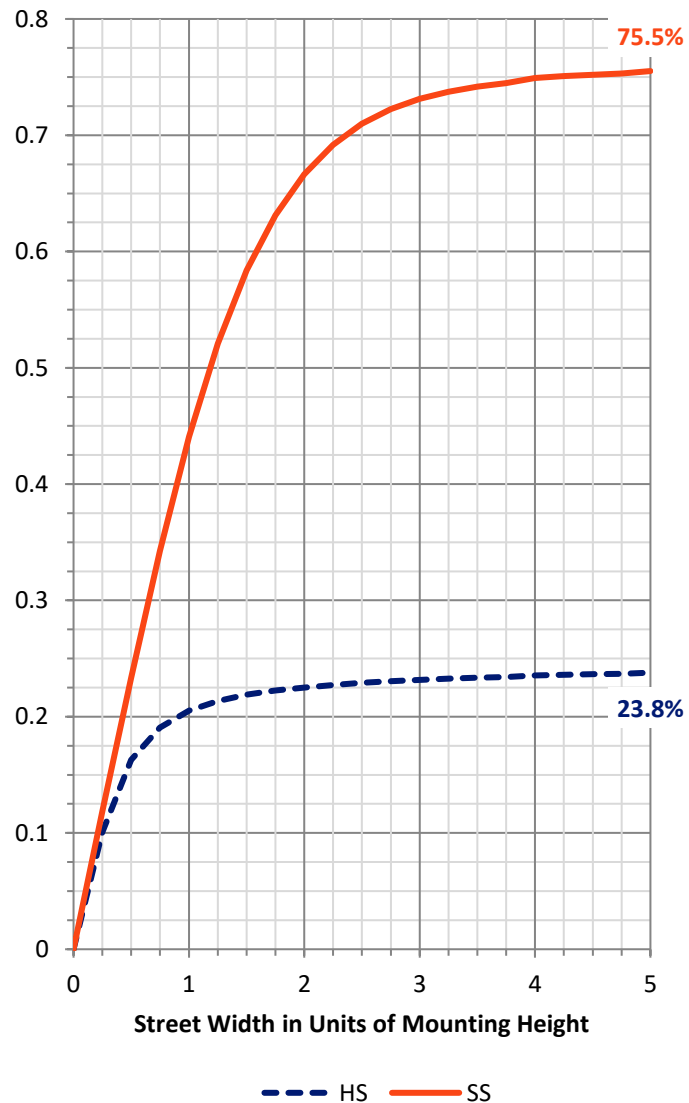
FLUX DISTRIBUTION:

		Downward	Upward	Total
House Side	Lumens	3197.5	0.0	3197.5
	% Fixture	24.3	0.0	24.3
Street Side	Lumens	9985.5	0.0	9985.5
	% Fixture	75.7	0.0	75.7
Total	Lumens	13183.0	0.0	13183.0
	% Fixture	100.0	0.0	100.0

ZONAL LUMENS:

Zone	Lumens	% Fixture
0°-10°	126.8	1.0
10°-20°	416.9	3.2
20°-30°	784.0	5.9
30°-40°	1342.2	10.2
40°-50°	2050.0	15.6
50°-60°	2651.1	20.1
60°-70°	3015.6	22.9
70°-80°	2297.8	17.4
80°-90°	498.5	3.8
90°-100°	0.0	0.0
100°-110°	0.0	0.0
110°-120°	0.0	0.0
120°-130°	0.0	0.0
130°-140°	0.0	0.0
140°-150°	0.0	0.0
150°-160°	0.0	0.0
160°-170°	0.0	0.0
170°-180°	0.0	0.0
0°-90°	13183.0	100.0
0°-180°	13183.0	100.0

Coefficient of Utilization



REPORT NUMBER: P286959

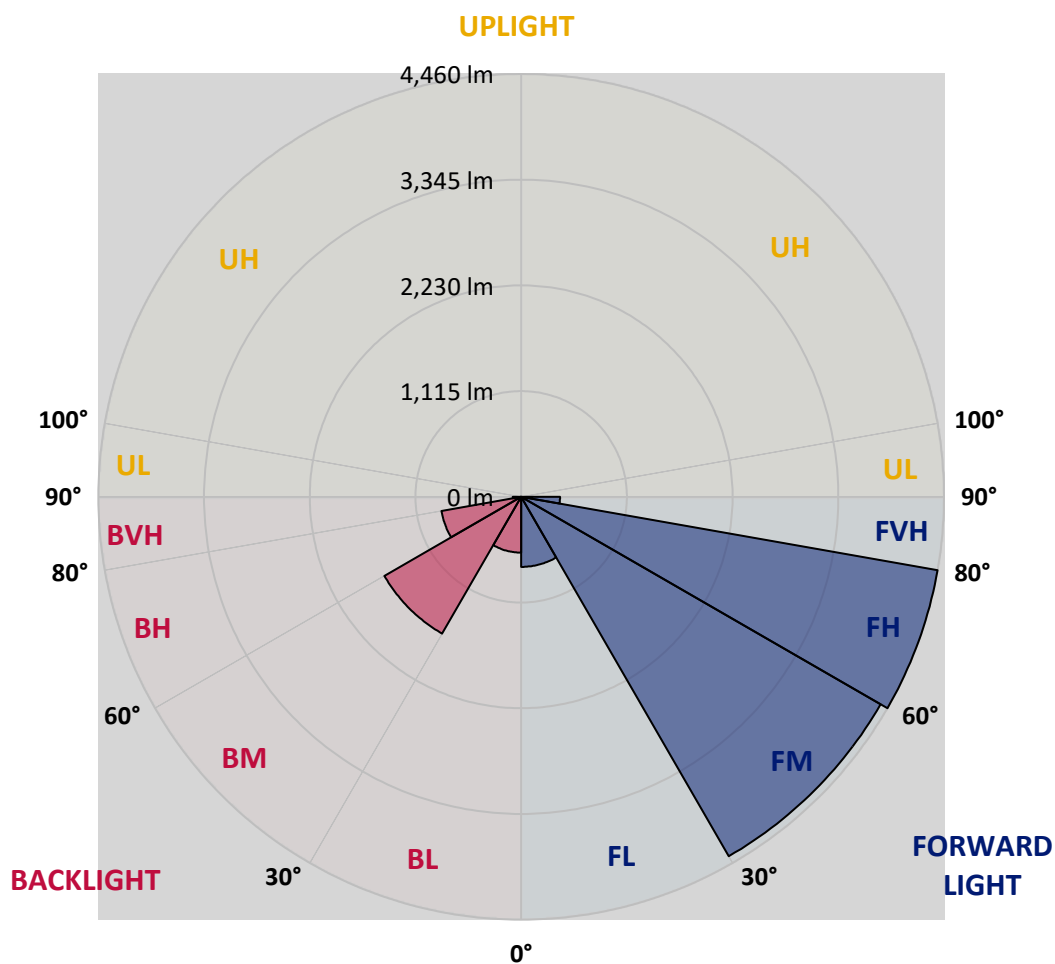
CATALOG NUMBER: PRV-C25-D-UNV-T3-BZ

LUMINAIRE CLASSIFICATION SYSTEM LUMEN TABLE AND BUG RATING:

Zone		Lumens	% Fixture	Zone Rating/Lumen Limit		
				B	U	G
FL	(0°-30°)	739.0	5.6			
FM	(30°-60°)	4377.1	33.2			
FH	(60°-80°)	4459.6	33.8			G2/5000
FVH	(80°-90°)	409.7	3.1			G3/500
BL	(0°-30°)	588.7	4.5	B2/1000		
BM	(30°-60°)	1666.3	12.6	B2/2500		
BH	(60°-80°)	853.8	6.5	B2/1000		G2/1000
BVH	(80°-90°)	88.7	0.7			G1/100
UL	(90°-100°)	0.0	0.0		U0/0	
UH	(100°-180°)	0.0	0.0		U0/0	

BUG Rating: B2-U0-G3

Type III Medium



REPORT NUMBER: P286959

CATALOG NUMBER: PRV-C25-D-UNV-T3-BZ

CANDELA DISTRIBUTION (FULL):

	0°	5°	15°	25°	35°	45°	55°	65°	69°	75°	85°
0°	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5
2.5°	1358.5	1349.5	1350.1	1326.9	1327.6	1318.5	1313.4	1305.7	1292.8	1297.3	1276.0
5°	1424.2	1412.0	1415.9	1388.1	1386.9	1374.6	1361.7	1338.5	1332.7	1330.1	1311.5
7.5°	1467.4	1464.8	1462.9	1448.7	1447.4	1433.3	1421.0	1395.9	1386.2	1374.6	1350.8
10°	1509.3	1511.2	1513.2	1488.7	1504.1	1487.4	1473.9	1453.2	1440.3	1436.5	1399.7
12.5°	1530.6	1532.5	1542.8	1535.7	1544.7	1553.8	1540.2	1519.0	1506.1	1506.1	1463.5
15°	1549.3	1554.4	1571.8	1577.6	1593.7	1601.5	1611.8	1598.2	1578.9	1575.7	1540.2
17.5°	1580.8	1578.3	1593.7	1619.5	1638.2	1653.0	1682.0	1678.1	1676.9	1668.5	1642.7
20°	1623.4	1618.9	1634.3	1645.3	1674.3	1718.7	1758.1	1778.0	1776.8	1772.2	1749.7
22.5°	1669.8	1665.3	1665.9	1674.3	1713.6	1780.6	1841.2	1879.2	1879.9	1882.4	1903.1
25°	1749.0	1730.4	1724.5	1731.6	1778.7	1860.5	1938.5	2001.0	2013.3	2028.1	2093.8
27.5°	1941.1	1950.1	1871.5	1820.6	1859.9	1960.4	2051.9	2144.1	2163.4	2207.9	2339.4
30°	2239.5	2224.6	2184.7	2073.8	1984.3	2073.8	2202.7	2316.8	2353.5	2467.0	2585.5
32.5°	2465.0	2465.7	2446.3	2352.2	2228.5	2206.6	2352.2	2541.1	2613.9	2824.6	2931.0
35°	2693.8	2684.1	2700.9	2612.0	2502.4	2424.4	2515.3	2764.7	2931.6	3243.5	3300.9
37.5°	2908.4	2911.6	2915.5	2829.8	2777.6	2750.5	2740.2	3054.1	3293.8	3632.8	3668.9
40°	3067.6	3085.0	3097.2	3050.2	3031.5	3032.8	2988.3	3397.5	3729.4	4063.3	4022.0
42.5°	3194.5	3214.5	3303.5	3240.3	3267.4	3321.5	3313.8	3669.5	4082.6	4393.2	4345.5
45°	3300.9	3301.5	3363.4	3388.5	3485.2	3587.7	3596.0	3959.5	4375.2	4691.0	4599.4
47.5°	3374.3	3361.5	3409.8	3512.3	3690.1	3810.6	3890.5	4287.5	4677.4	4957.8	4859.2
50°	3396.9	3414.9	3495.5	3625.7	3862.8	4053.0	4221.2	4703.2	4971.9	5218.8	5069.9
52.5°	3438.8	3446.5	3559.3	3729.4	4038.1	4291.4	4459.0	5132.4	5334.1	5486.2	5327.7
55°	3474.2	3496.1	3603.8	3784.2	4149.0	4484.7	4710.9	5523.6	5751.1	5780.7	5597.7
57.5°	3347.3	3368.5	3559.9	3799.7	4241.1	4640.7	4987.4	5903.8	6186.7	6136.5	5833.6
60°	3112.7	3137.2	3366.6	3757.1	4256.0	4814.7	5349.6	6409.1	6646.9	6586.3	6099.1
62.5°	2900.0	2901.3	3149.4	3574.8	4185.7	4933.9	5789.7	7062.5	7241.7	7135.4	6393.6
65°	2619.7	2617.1	2841.4	3281.5	3987.2	4897.2	6133.2	7860.4	8097.5	7795.9	6675.2
67.5°	2240.8	2233.0	2459.9	2867.8	3618.6	4708.4	6424.5	8403.0	8525.4	8278.0	6900.1
70°	1771.6	1763.2	1955.3	2360.0	3105.0	4277.2	6608.2	8635.0	8707.2	8448.7	6971.0
72.5°	1242.5	1237.3	1352.1	1672.3	2375.4	3598.6	6568.9	8519.0	8564.7	8270.2	6762.9
75°	735.3	733.4	840.4	1023.4	1404.3	2681.6	6124.9	8093.7	8148.4	7881.0	6251.8
77.5°	283.6	262.9	410.5	498.2	798.5	1256.0	4685.2	7330.0	7456.9	7205.6	5508.1
80°	92.8	96.0	288.1	351.9	463.4	562.6	2506.9	5948.9	6249.9	6088.8	4172.2
82.5°	67.7	69.6	179.2	237.8	306.8	381.5	948.6	3233.9	3550.9	3496.1	2048.1
85°	44.5	44.5	61.2	84.4	114.7	152.7	266.2	1641.4	2012.0	1952.0	887.4
87.5°	23.8	24.5	35.4	50.9	69.0	80.6	85.1	335.8	458.2	398.9	177.2
90°	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

REPORT NUMBER: P286959

CATALOG NUMBER: PRV-C25-D-UNV-T3-BZ

CANDELA DISTRIBUTION (continued):

	90°	95°	105°	115°	125°	135°	145°	155°	165°	175°	180°
0°	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5	1280.5
2.5°	1269.6	1282.5	1272.8	1265.1	1252.2	1245.1	1247.0	1240.6	1234.8	1249.6	1242.5
5°	1305.0	1313.4	1288.3	1273.4	1252.8	1235.4	1234.1	1219.9	1212.9	1218.7	1221.2
7.5°	1335.3	1341.7	1308.2	1281.8	1261.2	1240.6	1226.4	1201.9	1192.2	1202.5	1206.4
10°	1387.5	1379.8	1339.2	1309.5	1279.2	1254.1	1230.3	1207.1	1189.7	1190.3	1191.6
12.5°	1446.8	1425.5	1389.4	1347.5	1314.7	1289.5	1256.7	1217.4	1189.7	1189.0	1193.5
15°	1529.3	1503.5	1471.9	1422.3	1385.6	1349.5	1296.6	1228.3	1184.5	1169.0	1162.6
17.5°	1632.4	1598.2	1587.3	1529.9	1469.3	1400.4	1316.0	1232.8	1155.5	1126.5	1127.8
20°	1756.1	1745.2	1731.0	1636.9	1549.9	1433.9	1325.0	1212.2	1108.5	1057.5	1052.4
22.5°	1930.1	1925.0	1858.0	1729.1	1595.7	1455.8	1317.3	1168.4	1043.4	980.2	967.3
25°	2131.2	2089.3	1964.9	1807.0	1631.7	1461.6	1286.3	1104.6	966.7	888.1	884.2
27.5°	2331.0	2256.9	2073.8	1856.0	1635.0	1439.1	1221.2	1017.6	890.6	817.2	807.5
30°	2563.6	2463.7	2184.0	1891.5	1627.9	1382.3	1130.4	944.8	840.4	767.5	756.6
32.5°	2857.5	2688.0	2293.0	1907.6	1580.2	1306.3	1033.7	913.2	803.6	719.9	707.0
35°	3209.4	2983.8	2440.5	1906.9	1517.7	1188.4	984.7	895.1	777.9	674.7	655.4
37.5°	3546.4	3315.1	2607.4	1899.2	1417.8	1065.3	950.6	866.1	760.5	665.7	654.8
40°	3857.0	3587.0	2809.8	1885.0	1300.5	990.5	912.5	821.0	739.8	674.1	661.9
42.5°	4146.4	3843.5	2990.9	1849.6	1171.6	937.7	861.0	790.7	717.9	634.8	616.1
45°	4408.0	4060.0	3115.9	1765.8	1030.5	879.0	803.0	750.1	678.0	592.9	578.1
47.5°	4626.5	4257.2	3204.2	1653.0	916.4	817.2	736.0	692.8	629.0	551.0	531.7
50°	4817.9	4452.5	3264.1	1461.0	816.5	754.0	669.6	622.5	565.2	509.8	496.2
52.5°	5004.8	4650.4	3333.7	1204.5	722.4	680.5	593.5	541.3	498.2	472.4	463.4
55°	5251.6	4902.3	3333.7	882.9	636.1	621.9	527.8	458.8	428.6	410.5	415.0
57.5°	5474.6	5057.0	3193.3	657.3	581.3	561.3	456.3	388.6	356.4	360.9	374.4
60°	5721.4	5204.6	2801.4	543.9	534.9	478.2	389.2	341.6	324.8	308.7	306.8
62.5°	5890.9	5225.9	2298.1	480.1	488.5	422.1	364.1	314.5	295.8	272.6	267.4
65°	6080.4	5111.8	1729.1	450.5	447.2	400.8	359.0	310.6	284.8	246.8	240.4
67.5°	6010.8	4774.7	1227.7	417.0	418.2	403.4	367.3	310.0	279.0	237.8	233.3
70°	5708.5	4228.9	769.5	401.5	412.4	408.6	382.2	326.1	277.1	215.9	209.4
72.5°	5282.6	3526.4	430.5	372.5	409.2	411.8	400.2	340.9	253.9	176.6	172.7
75°	4584.0	2691.2	308.0	344.8	393.8	411.2	392.5	328.0	232.6	166.3	161.1
77.5°	3583.8	1577.6	271.3	317.7	364.8	367.3	389.2	340.9	241.7	168.8	163.0
80°	1937.9	652.8	228.1	279.7	299.7	347.4	377.6	318.4	223.6	136.0	127.6
82.5°	786.2	184.3	132.8	177.9	243.0	286.8	336.4	281.6	204.9	113.4	107.0
85°	201.1	63.2	61.9	90.9	145.6	214.6	273.2	241.0	166.9	50.3	3.2
87.5°	25.1	20.6	24.5	50.3	94.7	154.0	200.4	174.0	118.6	0.6	0.0
90°	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

(END OF REPORT)

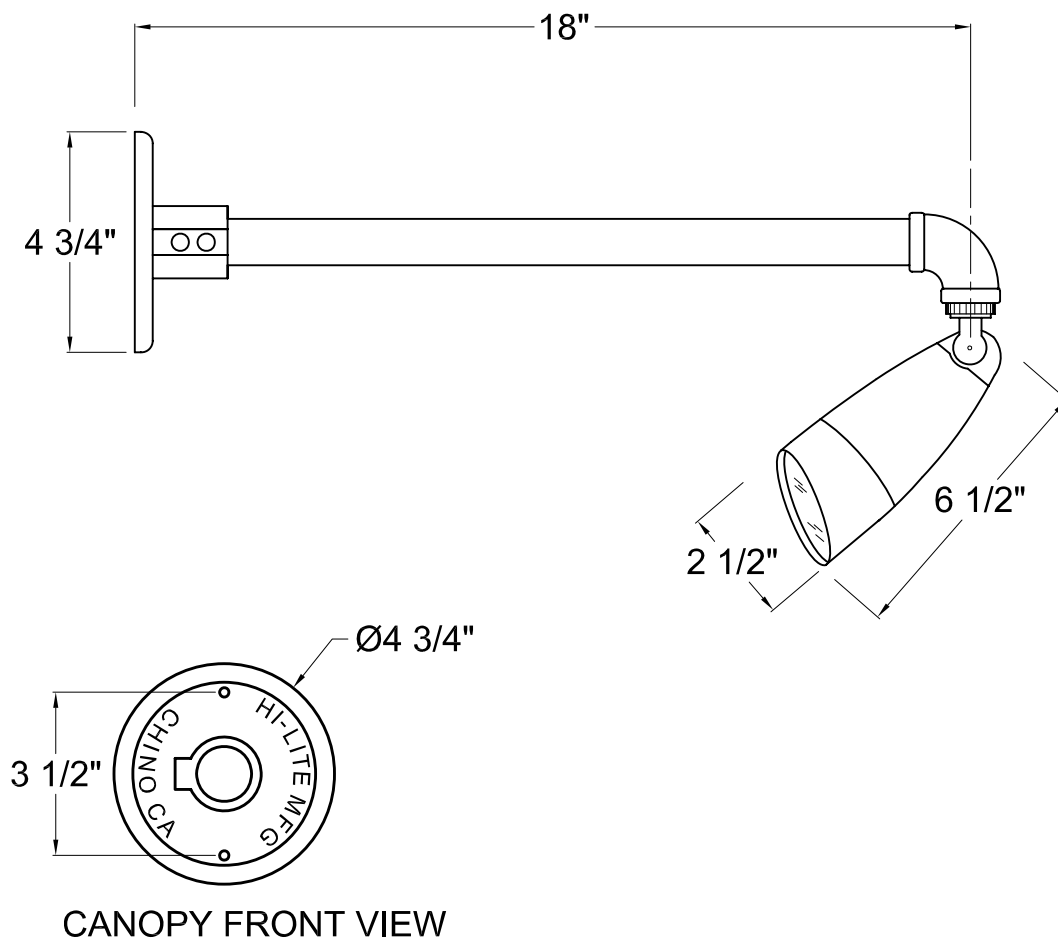


HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue Villa Lighting Supply St Louis, MO
 Chino, California 91710
 Telephone: (909) 465-1999
 Toll Free: (800) 465-0211
 Fax: (909) 465-0907
 www.hilitemfg.com

JOB NAME:		
SCALE: N.T.S.	DATE: 09/25/2014	TYPE: WSCX-2
DRAWN BY: S.M.-D	QTY:	REV:
SHEET:		

Villa Lighting Supply St Louis, MO



Item Number	Wattage	Voltage
GU10-119/18-1-119	50W	120V

Finish
119-Bronze

Mounting
Wall Mount

Lamp/Socket
GU10

HAWK - model: WP-LED2

Endurance Wallpack

WAC LIGHTING

Responsible Lighting®

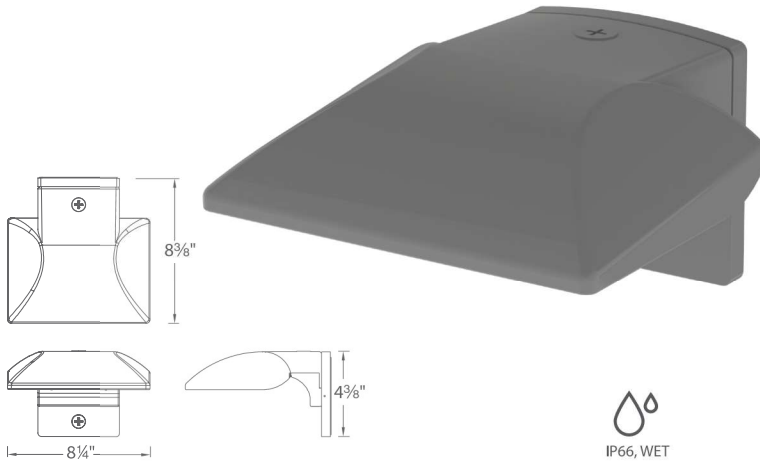
Fixture Type:

EWS-1 & EWS-2

Catalog Number:

Project:

Location:

**SPECIFICATIONS****Construction:** Die-cast aluminum**Power:** Integral driver in luminaire. Universal voltage input (120V-277V)**Dimming:** 100% - 30% with 0 - 10V dimmer (120V - 277V)

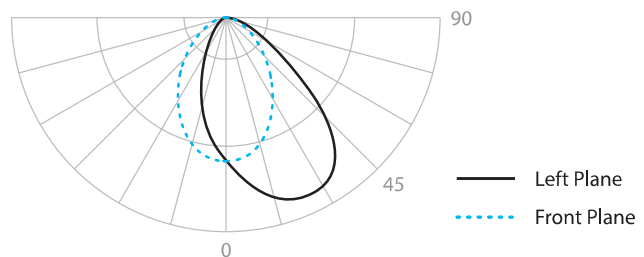
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)

Finish: Architectural Bronze, Graphite, and White**Standards:** IP66, Wet Location, ETL & cETL Listed**Total Harmonic Distortion:** 35%**Operating Temperature:** -40°C (-40°F) to 40°C (104°F)**PRODUCT DESCRIPTION**

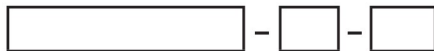
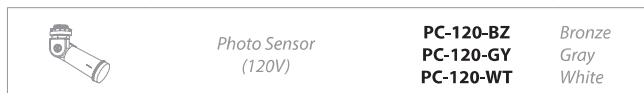
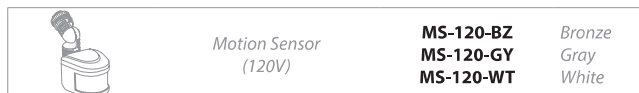
Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES

- Factory-Sealed LED Light Engine
- Die-Cast Aluminum Construction
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

PHOTOMETRY**ORDER NUMBER**

		Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish
	WP-LED219	19W	39W HID	30 3000K	1345	1022	aBZ Architectural Bronze
				50 5000K	1435	1056	
	WP-LED227	27W	70W HID	30 3000K	2050	1436	aGH Architectural Graphite
				50 5000K	2095	1478	aWT Architectural White

Example: **WP-LED219-30-GH****ACCESSORIES****WAC Lighting**

www.waclighting.com

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Headquarters/Eastern Distribution Center

44 Harbor Park Drive • Port Washington, NY 11050

Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center

1750 Archibald Avenue • Ontario, CA 91760

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