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, December 18, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Approval of Meeting Minutes
   a. Planning Commission Work Session Meeting Minutes of November 6, 2025
6. Call to Public
7. Public Hearing
   a. Site Plan/Planned Development Application #26-001 – Proposed restaurant with drive-through service (Chick-fil-A) at 10587 Highland Road Preliminary PD Site Plan
8. Call to Public
9. Planner's Report
10. Committee Reports
11. Adjournment

HARTLAND TOWNSHIP PLANNING COMMISSION DRAFT WORK SESSION MEETING MINUTES

November 6, 2025– 7:00 PM

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1. **Call to Order: Chair Fox called the Work Session meeting to order at 7:00 p.m.**

2. **Pledge of Allegiance:**

3. **Roll Call and Recognition of Visitors:**
   Present – Commissioners Fox, Grissim, Mayer, McMullen, Mitchell, & Eckman
   Absent – Commissioner Murphy

4. **Approval of the Meeting Agenda:**
   A Motion to approve the November 6, 2025, Planning Commission Meeting Agenda was made by Commissioner Mitchell and seconded by Commissioner Grissim. Motion carried unanimously.

5. **Approval of Meeting Minutes:**
   a. Planning Commission Regular Meeting Minutes of October 9, 2025.
   A Motion to approve the Planning Commission Regular Meeting Minutes of October 9, 2025, was made by Commissioner Grissim and seconded by Commissioner Eckman. Motion carried unanimously.

6. **Call to the Public:**
   Residents were in attendance and did not have questions.

7. **Work Session**
   a. Accessory Dwelling Unit Ordinance
   Director Langer gave an overview of a draft zoning ordinance amendment that would permit a second, accessory, dwelling unit on the same parcel as an existing single-family house, and within a single-family zoning district.

   Director Langer stated the following items:
   - Gave an overview of what accessory dwelling units are and in general how they function.
   - Discussed proposed changes to existing terms and definitions of "dwelling unit" and the reason for those changes are to make it more clear on how a dwelling unit is defined.
   - Outlined the requirements in the draft ordinance for accessory dwelling units.

   There was discussion on the setback requirements and lot coverage requirements and other applicable zoning district requirements.

   There was discussion on the size limitations for the proposed accessory dwelling units and how that impacts the existing single family house.

A Motion to initiate the ordinance amendment was made by Commissioner McMullen and supported by Commissioner Mitchell. Motion carried unanimously.

b. Planning Commission 2026 Meeting Calendar.
A Motion was made by Commissioner Grissim to adopt the 2026 Planning Commission Meeting Calendar. Supported by Commissioner Mayer. Motion carried unanimously

8. Call to the Public:
None

9. Planner Report:
None

10. Committee Reports:
None

11. Adjournment:
A Motion to adjourn was made by Commissioner Mitchell and seconded by Commissioner McMullen. Motion carried unanimously. The meeting was adjourned at approximately 8:08 PM.

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/Planned Development Application #26-001 – Proposed restaurant with drive-through service (Chick-fil-A) at 10587 Highland Road
Preliminary PD Site Plan

Date: December 11, 2025

Recommended Action

Move to recommend approval of Site Plan/PD #26-001, the Preliminary Planned Development Site Plan for Chick-fil-A Planned Development, as outlined in the staff memorandum dated December 11, 2025.

Approval is subject to the following conditions:

1. The Preliminary PD Site Plan for Chick-fil-A, SP/PD Application #26-001, is subject to the approval of the Township Board.

2. The applicant shall address the outstanding items noted in the Planning Department's memorandum, dated December 11, 2025, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.

3. Upon the issuance of a Certificate of Occupancy, the Hartland Road access drive shall be temporarily closed for thirty (30) days.

4. Any revisions to the connections to Hartland Road or Highland Road will be considered an amendment to the site plan, to be reviewed by the Planning Commission.

5. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, the Fire Code requirements, Michigan Department of Transportation (MDOT), Livingston County Road Commission (LCRC), Livingston County Drain Commission (LCDC), and all other government agencies, as applicable.

6. (Any other conditions the Planning Commission deems necessary).

Discussion

Applicant: Jordan Chapman

Site Description
The subject property, addressed as 10587 Highland Road, is located north of Highland Road and east of Hartland Road in Section 21 of the Township. The site is zoned GC (General Commercial) and is approximately 1.65 acres in size (Tax Parcel ID #4708-21-400-062).

The site was formerly occupied by Big Boy restaurant from 1979 to around 2023, when the restaurant closed. The existing restaurant building will be removed, and the site will undergo some interior layout changes as part of the proposed construction of a Chick-fil-A restaurant with drive-through service.

This property is considered a corner lot with approximately 200 lineal feet along Highland Road and approximately 327 lineal feet along Hartland Road. The three (3) existing driveway connections to the subject site will remain as currently designed. The connections originate from Highland Road, Hartland Road, and Rovey Drive on the north, which is a private road.

The Future Land Use Map (FLUM) designates the subject site and adjacent properties to the north, south (south side Highland Road), east, and west as Commercial.

Overview and Background Information

Site Plan Applications #10 (1979)
The Big Boy restaurant was approved on June 19, 1979, under SP Application #10.

Site Plan Application #10A (1979)
On October 16, 1979, SP Application #10A was approved for minor revisions to SP Application #10, including revisions to the parking area, storm drain, and well location.

Site Plan Application #30 (1984)
SP Application #30 was approved on March 15, 1984, for an addition to the front (south) of the building, as a Minor/Major modification of SP Application #10.

Site Plan Application #455 (2008)
This application was related to the improvements on Highland Road (widening of Highland Road) which included the elimination of the west driveway; reworking of the east driveway (on Highland Road); and modifications to the parking lot. SP Application #455 was approved on July 1, 2008.

Site Plan Application #466 (2008)
Modifications to the exterior of the building were approved on October 7, 2008.

ZBA #516 (2008)
Hartland Road and the associated road right-of-way were relocated as part of the overall plan for Hartland Towne Square Planned Development. Changes to the right-of-way for Highland Road also occurred. These changes prompted several variances associated with required setbacks for the existing Big Boy building that included a variance for parking to be located in the front yard along the Hartland Road frontage and a variance for the existing monument sign to be located within the 10-foot setback of the right-of-way of Highland Road. The variances were approved on June 18, 2008.

Site Plan with Special Land Use Application #24-008 (Clean Express Car Wash)
SP/SUP #24-008 was a request to redevelop the site at 10587 Highland Road (Big Boy) to construct an approximate 3,677 square foot building for a fully automated car wash. The public hearing was scheduled for the Planning Commission meeting on November 21, 2024; however, the applicant withdrew the application before the date of the public hearing and the project did not proceed.

Site Plan/PD Application #25-015 – Concept PD Chick-fil-A
The Concept PD plan for Chick-fil-A, SP/PD Application #25-015, was reviewed by the Planning Commission on August 28, 2025, and followed up by a review by the Township Board on September 2, 2025, for general comments about the proposed concept plan.

Planned Development Procedure
The property is currently zoned GC (General Commercial) which allows for a restaurant with drive-in or drive-through service, as a Special Land Use. Separate standards for Fast Food and Drive-through Restaurants are found in Section 4.28. Standards for Outdoor Seating and Dining are found in Section 4.47. The applicant has decided to pursue the Planned Development option for the proposed Chick-fil-A project.

Section 3.1.18 of the Township's Zoning Ordinance (PD Planned Development) provides standards and approval procedures for a Planned Development. Approval of a Planned Development is a three-step process. A Concept Plan, Preliminary Plan, and Final Plan are all reviewed by the Planning Commission and the Township Board, with the Planning Commission making a recommendation and the Board having final approval at each step. The process usually requires a rezoning from the existing zoning district to the Planned Development (PD) zoning district.

As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD. Given the requirements for publishing a notice for the planned development, the public hearing has been scheduled for the December 18, 2025, Planning Commission meeting. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

For all intents and purposes, the Preliminary Plan step is essentially the same as a preliminary site plan review for a conventional project in the Township. All the information and details required for a preliminary site plan approval must be provided for the Preliminary PD review and approval. Final PD review will involve detailed plans for those phases for which construction is intended to begin immediately, review of the Planned Development Agreement, and other written documents as applicable.

Overview of the Preliminary Plan and Proposed Use
Proposed Use
The proposed use is a fast-food restaurant with drive-through service, to be developed as Planned Development under Section 3.1.18 (Planned Development). The applicant has submitted Preliminary PD Plans for the redevelopment of the former Big Boy site at 10587 Highland Road (SP/PD #26-001).

The intent is to remove the existing building and applicable existing site elements and construct an approximate 5,027 square foot fast-food restaurant with drive-through service (Chick-fil-A). The majority of the existing parking lot will remain and be restriped for the new layout. The property is currently zoned GC (General Commercial), which permits a restaurant with drive-in or drive-through service as a Special Land Use. Section 4.28 outlines regulations that apply to fast-food and drive-through restaurants.

The subject parcel is approximately 1.65 acres. Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land. The Township Board, upon recommendation from the Planning Commission, may permit a smaller Planned Development subject to meeting the requirements in Section 3.1.18.B.ii, such as the project offers unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development.

The applicant is requesting a waiver to allow the parcel size to be less than twenty (20) acres in area. The waiver request is summarized in the document entitled "Addendum to Application for PD."

Site Layout and Circulation

The site is accessed via existing driveways on Highland Road and Hartland Road. A portion of the existing driveway is located on an adjacent parcel. Staff is unaware of any existing easements for that portion of the driveway. The site can also be accessed from Rovey Drive on the north via an existing drive from Rovey Drive into the subject site. Rovey Drive is a private road. Similar to the Hartland Road access, a portion of the driveway from Rovey Drive is outside of the subject site property. Staff is unaware of any existing access easements in this case as well.

The Highland Road access associated with the site consists of a split driveway with a concrete median to direct traffic in and out of the site. This driveway accommodates one-way traffic into the site from west bound traffic on Highland Road, and one-way, outbound traffic onto Highland Road (west bound). Highland Road is under the jurisdiction of the Michigan Department of Transportation (MDOT). Hartland Road is a public road, under the jurisdiction of the Livingston County Road Commission (LCRC). Changes are not proposed to any existing driveway or access point.

Regarding the site layout for the proposed restaurant, the proposed building is positioned in the southern portion of the site, approximately in the same location as the former Big Boy building. The customer entrance to the restaurant is on the north side of the building. A fenced outdoor patio is also shown, at the northeast corner of the building, with four (4) dining tables. The patio dimensions are approximately eighteen (18) feet by twenty-two (22) feet.

A proposed retaining wall is shown east of the pick-up drive-through lanes. The wall varies in height (generally 1 foot to 2 feet tall) and is approximately one hundred (100) feet in length. Sheet C-500 has a detail drawing of the retaining wall. Sheet L-100 (Landscaping) shows proposed landscape material on the east side of the retaining wall (41 perennial ornamental grass plants), in a planting bed approximately three (3) wide.

Site circulation for drive-through service begins along the west side of the site. Existing parking spaces and parking islands on the west will be removed to accommodate two (2), one-way drive-through lanes that travel north to south. The lanes then wrap around the building on the south and east. These lanes are utilized for the drive-through ordering stations and pick-up service options. The width of the drive lanes varies from 10.5 feet to 12.5 feet.

On the east side of the site, there is a two-way drive aisle within the parking area, east of the pick-up drive-through canopy, which runs north-south between the Highland Road entrance and Rovey Drive access drive. The lane width varies between twenty-five (25) feet to twenty-eight (28) feet.

Two (2) canopy structures are shown, which are related to the drive-through service use. One canopy is on the west (ordering canopy) and the other is on the east side of the site and building (pick up canopy).

Patrons will pull up under the west canopy structure where digital menu boards are available for ordering food. During busy times, employees are available to take the customer's order directly. The customer then drives around the building to the next canopy (on east side of the building) to the pick-up window where the payment transaction occurs, and the food order is picked up, or may be delivered by restaurant staff to the vehicle. The customer can then proceed into the parking area and exit the site to Highland Road (right -out only), Rovey Drive, or Hartland Road (right-out only).

Per the applicant's summary these dual flex lanes allow for flexibility throughout the day by the restaurant operator based on volume, staffing, weather conditions, etc. Both lanes can be used for on-site customer orders and mobile/third party meal delivery orders. A single lane only may be utilized as warranted. In the event of an emergency in the drive-through lane, employees will direct traffic to empty the lane to allow the vehicle to exit.

Parking is found in the center of the site, north of the building. Several of the existing parking islands are to be retained. The existing curbing that borders the parking area and by the retaining wall on the east are to be retained, where proposed grading activities allow for the preservation of the existing curbing. As noted, the existing parking spaces and parking islands along the west will be removed in order to accommodate the proposed drive-through lanes. The existing retaining walls on the east and west sides of the site will remain as currently configured.

Parking
Parking standards are outlined in Section 5.8. A restaurant (Fast Food) with drive-through window requires twenty-two (22) spaces per 1,000 square feet of usable floor area, plus spaces for employees of a peak shift, plus ten (10) stacking spaces, five (5) of which must be in advance of the order station, and which do not conflict with access to required parking spaces per order pick-up station. Per the plans, twenty (20) employees are on the peak shift and the usable floor area plan states that area as 1,432 square feet (see Sheet A-201 SE). Using this data and the parking formula, fifty-two (52) off-street parking spaces are required, plus ten (10) stacking spaces.

Sixty-nine (69) off-street parking spaces are provided, including three (3) barrier free spaces. The dimensions of the standard parking spaces are stated as 9 feet by 20 feet. A total of forty-two (42) stacking spaces are provided in the two (2) drive-through lanes. Additional parking information is found under the Site Requirements section in this memorandum.

Architectural Details
The building elevations note that the primary façade materials consist of two (2) brick veneer products, in light brown and dark brown colors. Bronze-tone elements are used as accent features on the building (coping, metal canopies, and window frames). The building is approximately 22'-0" tall as stated on the plans.

The drive-through canopy structures are comprised of prefinished metal in a bronze color. The metal decking (underside of canopy) is white. The canopy structure is approximately 9'-6" tall, to the underside of the canopy (as stated on the drawing). Additional information on the facade materials is found in this memorandum under Architecture/Building Materials.

A double dumpster enclosure with an attached, roofed storage room is shown on the east side of the site, north of the building. The overall dimensions of the dumpster enclosure with storage room is approximately twenty-five (25) feet by twenty-eight (28) feet. Brick veneer is used for the façade material, to match the same product used on the building. Metal panels, painted dark bronze, are used for the dumpster enclosure gates. The door to the storage room appears to be dark bronze.

Other Details
The hours of operation are Monday through Saturday, from 5:30 a.m. to 11:00 p.m. and are determined by the owner/operator based on demand and volume. The restaurant is proposed to be closed on Sunday.

The plans list building setbacks as required for GC (General Commercial) zoning and parking setbacks per the Zoning Ordinance. Section 3.1.18.C.vi.a. (PD section) provides the minimum yard setbacks for a

planned development. Further discussion on this topic occurs in the Design Standards section of the memorandum.

Municipal water and sanitary sewer will be required for this development. The applicant will need to work with the Township and Livingston County regarding municipal water and sanitary sewer. The applicant will also need to work with the Hartland Township Department of Public Works (DPW) to acquire the necessary Residential Equivalency Units (REUs) for this development.

Stormwater management plans are not included in the civil plan set; however, these plans are typically reviewed during the construction phase of the project.

Eligibility Criteria (Section 3.1.18.B.)

To be eligible for PD approval, the applicant must demonstrate that the criteria in Section 3.1.18.B. will be met.

1. **Recognizable Benefits.** *The planned development shall result in a recognizable and substantial benefit to the ultimate uses of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.*

   The applicant has provided an explanation of the recognizable benefits in the submittal entitled "Addendum to Application for PD." Other submittals from the applicant are referenced for additional information. Per the applicant, the recognizable benefits include the following:

   - Local ownership/team member experience
   - Giving Back Programs (see the list in the "Addendum to Application for PD" document)
   - Redevelopment of a vacant site
   - New landscaping

2. **Minimum Size.** *Planned Developments must be a minimum of 20 acres of contiguous land.*

   The parcel is approximately 1.65 acres and does not comply with the minimum size of 20 acres of contiguous land for a planned development. Per the applicant, Chick-fil-A is requesting a waiver for the 20-acre requirement due to the redevelopment of a vacant parcel and associated site constraints.

3. **Use of Public Services.** *The proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities, and utilities, and shall not place an unreasonable burden upon the subject site, surrounding land, property owners and occupants, or the natural environment.*

   The proposed restaurant is accessed from existing driveways from Highland Road, Hartland Road, and Rovey Drive.

   Municipal water and sanitary sewer services are in place on the site and will continue with the redevelopment of the site. The Township Director of Public Works has provided comments in the review letter dated November 20, 2025.

   The Hartland Deerfield Fire Authority provided comments on the project in the letter dated November 25, 2025.

4. **Compatibility with Comprehensive Plan.** *The proposed development shall not have an adverse impact upon the Comprehensive Plan for the Township. Notwithstanding this requirement, the*

Township may approve a Planned Development proposal that includes uses which are not called for on the Future Land Use Map, provided that the Planning Commission and Township Board determine that such a deviation from the Future Land Use Map is justified in light of the current planning and development objectives of the Township.

The subject property is designated as Commercial on the 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment. Per the Comprehensive Plan, the majority of commercial land uses within the Township are intended to be concentrated around the M-59 and US-23 interchange. The intended uses in the Commercial category include the sale of convenience goods, personal /business services for the day-to-day needs of the immediate neighborhood as well as providing for auto-oriented services. The proposed project appears to be consistent with the intent of the Commercial designation in the FLUM and Comprehensive Plan.

5. **Unified Control**. *The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with the Ordinance.*

   The proposed development will be leased by Chick-fil-A from a single ownership.

Planned Development Design Standards (Section 3.1.18.C.)

This section outlines the design standards for a planned development. Additional site standards will be discussed from applicable sections of the Zoning Ordinance.

1. **Permitted Uses.** *The predominant use on the site shall be consistent with the uses specified for the parcel on the Township's Comprehensive Plan for Future Land Uses.*

   The proposed use is a fast-food restaurant with drive-through service which is consistent with the Comprehensive Plan.

2. **Residential Density.** *Residential density in a planned development shall be consistent with the density designation within the Township's Comprehensive Plan.*

   This standard does not apply to the proposed project.

3. **Design Details.** *The applicant shall prepare a detailed description of design details to be implemented in the proposed planned development, to be presented in a Pattern Book.*

   The design details are provided for the proposed project via the submitted site plans, architectural drawings, and sign program.

4. **Minimum Yard Requirements.** The minimum yard requirements for the restaurant building are noted in the chart below per Section 3.1.18.C.vi.a. (PD standards for Non-Residential)

Yard Location* *Restaurant Building*	Minimum PD Standard	Proposed distance or setback*	Complies Yes/No
Along perimeter adjacent to public road (Front/South – Highland Rd.)	75 ft.	40.78 ft.	**No**
Along perimeter adjacent to public road (Front/West – Hartland Rd.)	75 ft.	44 ft.	**No**
Along perimeter, but not adjacent to a road Side (east) Rear (north)	40 ft.	 70 ft. (east) 254 ft. (north)	 Yes Yes

*Measured to closest point of the building.

Comment: On Sheet C-200, in the Site Data Table, the stated required setbacks are for the GC (General Commercial) standards, and not the PD (Planned Development) standards as noted above. Also, in some cases, the stated measurements are taken from the edge of a drive-through canopy to the property line, and not from the edge of the building. This should be revised on the Construction Plan set.

Required setbacks for the drive-through canopies are in the next section of this memorandum. The Site Data Table shall be revised on the Construction Plan set.

The applicant requested a waiver for the deviations in the building setbacks. The Planning Commission to determine if the deviations to the building setbacks are acceptable.

Other structures and setbacks (Drive-through Canopies and Dumpster Enclosure)
Staff applied the following minimum setbacks for the drive-through canopies and dumpster enclosure, as outlined below by topic.

Drive-through Canopies
Although the Zoning Ordinance does not provide setback specific standards for a canopy structure similar to what is proposed for Chick-fil-A, each canopy could be considered similar to a fuel island canopy/overhead canopy. The standards established in Section 4.58 (Automobile Fueling and Convenience Station) state an overhead canopy shall be setback at least twenty (20) feet from the right-of-way. Setback standards for the side yard and rear yard are not found in this section. In this case, the required side and rear yard setbacks could default to the GC (General Commercial) standards, which are fifteen (15) feet for the side yard and forty (40) feet for the rear yard (site with sewer).

Setbacks for the drive-through canopies are summarized below, for the Planning Commission's consideration.

Yard Location *Drive-through Canopies*	Required Setback	Proposed Setback	Complies Yes/No
West canopy Front – Hartland Rd.	20 ft. (front yard)	11.52 ft.	**No**
West canopy Front – Highland Rd.	20 ft. (front yard)	60 ft.	Yes
West canopy Rear – (north prop. line)	40 ft. (rear yard)	257 ft.	Yes
East canopy Front – Highland Rd.	20 ft. (front yard)	45 ft.	Yes
East canopy – Rear (north prop. line)	40 ft. (rear yard)	252.25 ft.	Yes
East canopy Side – East prop. line	15 ft. (side yard)	42.07 ft.	Yes

Comment: The Planning Commission is to determine if the placement of the west drive-through canopy is acceptable as presented (Front Yard – Hartland Road).

Dumpster enclosure

The required off-street parking setbacks have been applied for a dumpster enclosure. The required front setback is twenty-five (25) feet, from the street right-of-way, or Highland Road ROW in this case. The proposed enclosure is approximately 146 feet from the Highland Road right-of-way line and complies. The required side and rear setbacks are ten (10) feet, and the dumpster enclosure complies.

5. **Building Height.** *No building in a planned development shall be greater than thirty-five (35) feet in height.*

   Per the architectural plans, the restaurant building height is stated as 22'-0". The plans state the canopies over the drive-through lanes are 9'-6" in height, as measured to the underside of the canopy.

6. **Parking and Loading.** *Planned Developments shall comply with the parking and loading requirements specified in Section 5.8, Off-Street Parking Requirements, and Section 5.9, Loading Space Requirements of the Zoning Ordinance.*

   Parking requirements are listed in Section 5.8.4.H (Table of Minimum Parking Space Requirements). In this case the applicable formula is for Restaurant – Fast Food with Drive-Through Window. This use requires twenty-two (22) parking spaces per 1,000 square feet of usable floor area, plus spaces for employees of a peak shift, plus ten (10) stacking spaces, five (5) of which must be in advance of the order station, and which do not conflict with access to required parking spaces per order station. Based on this formula, of usable floor area (1,432 square feet), and 20 employees at peak shift, fifty-two (52) parking spaces are required.

   Sixty-nine (69) parking spaces are proposed, three (3) of which are barrier-free parking spaces. The parking spaces are nine (9) feet in width by twenty (20) feet in length. Per Section 5.8.D, the required parking space dimensions are ten (10) feet in width and twenty (20) feet in length (for 75-to-90-degree parking space design). The applicant has provided a summary of the need for the proposed parking space dimensions. Eleven (11) stacking spaces are shown per drive-through lane, all before the ordering station. A total of forty-two (42) stacking spaces are shown, for the two (2) drive-through lanes. The parking analysis is summarized in the table below.

Parking Category	**Required**	**Proposed**	**Complies**
Off-Street Parking spaces	52 spaces	69 spaces (3 are BF)	Yes
Stacking Spaces	10 spaces	42 spaces	Yes

   One (1) loading space is required, ten (10) feet in width by fifty (50) feet in length. A loading space is not shown on the plan. Additional discussion on parking and loading is found in the Site Requirements portion of this memorandum.

7. **Landscaping.** Landscaping requirements are found in Section 3.1.18.C.vi.e. These are considered minimum design standards, typically for a commercial or office development. A more detailed review of the landscaping is provided in this memorandum using applicable landscape standards as outlined in Section 5.11 (Landscaping and Screening - Updated Landscape Ordinance version).

8. **Open Space.** *Open space shall be provided to complement and accentuate the high-quality design of the proposed planned development. At minimum the planned development shall provide open space consistent with the previous zoning designation for the site.*

   Per this section of the Zoning Ordinance (Section 3.1.18.C.vi.f,), the planned development shall provide open space consistent with the previous zoning designation for the site, at a minimum. Currently the site is zoned GC (General Commercial). In GC, lot coverage is limited to seventy-five percent (75%) for the principal structure. Per Sheet C-200, the lot coverage is 6.98%, using the square footage of the principal structure/building footprint (5,027 square feet).

   A separate open space plan is provided which shows that landscape areas are being counted as open space (Sheet C-206). The site area is approximately 71,975 square feet. Per the plan the site has approximately 11,419 square feet of open space (landscape areas) which equates to 15.87% of the site (11,419 ÷ 71,975). Per the site plan information, the existing open space is approximately 18.9%.

9. **Natural Features**. *Consistent with the stated intentions for the creation of these regulations, the preservation of the natural features of the Township is an important planning consideration. A PD proposal must consider the natural topography and geologic features, scenic vistas, trees and other vegetation and natural drainage patterns that exist on the site and propose a development pattern which preserves and avoids disruption of those natural features as much as possible.*

   Currently the site is occupied by the former Big Boy restaurant, associated parking, and circulation drives. The redevelopment plans include modifications to the existing parking lot and removal of the building and some existing landscaping in order to construct a new restaurant and associated site features.

10. **Sidewalks and Pedestrian Access.** *The applicant must demonstrate the PD site, and all uses within the site, will be connected to any existing pedestrian and nonmotorized vehicle paths and trails within a public right-of-way or easement open to the public.*

    Currently, there are 7-foot-wide sidewalks along the Highland Road and Hartland Road frontages, within the road right-of-way. No modifications are proposed.

    Internally, concrete sidewalks are shown on all sides of the building. The sidewalk width ranges from three (3) feet on the east to ten (10) feet on the north (main customer entrance).

Requirements for Preliminary Review (Section 3.1.18.E.ii)

The following section is a summary of items that have not been addressed in the previous review as part of the Design Standards section.

1. **Sewer and Water.**
   The Department of Public Works has provided a review letter dated November 20, 2025, which outlines the number of REUs required for the proposed development.

2. **Stormwater and Drainage Systems.**
   The stormwater management plans will be required as part of the Construction Plan set.

3. **Traffic Impacts.**
   The applicant submitted a Traffic Impact Study (TIS), prepared by Fisbeck, dated November 20, 2025. The summary in the document notes that the proposed development will not result in any significant

operational impacts to the adjacent road system. Additionally, the study concludes that the existing road network will accommodate the proposed use and operate similarly to the no-build condition. Per the study, existing access points to the site are appropriate and will accommodate ingress and egress.

The applicant submitted the plans and TIS to the Michigan Department of Transportation (MDOT) and Livingston County Road Commission (LCRC). MDOT responded by email noting they do not have any comments or require any revisions. MDOT further stated that the traffic study is acceptable.

Any proposed work within the road right-of-way on Highland Road or Hartland Road requires separate permits and approvals from the applicable agency. Any revisions to the connections to Hartland Road or Highland Road will be considered an amendment to the site plan, to be reviewed by the Planning Commission.

4. Vehicular Circulation.

The proposed business is directly accessed from the existing access driveways on Highland Road, Hartland Road, and Rovey Drive. Internally, parking is situated in the center of the site and adjacent to the building. Two (2) drive-through lanes, with one-way vehicular traffic, navigate around the perimeter of the site. The drive-through lanes are intended for placing food orders on the west side of the site and picking up food orders on the east side of the building.

5. Fiscal Impacts.

The applicant has provided a response to this topic in the submittal entitled "Site Features Narrative." The per the applicant the proposed project will provide employment opportunities, generate revenue due to the redevelopment of the site, economic growth, a revitalized site with new landscaping, and impacts to the community through programs offered by Chick-fil-A.

Site Requirements

This section reviews the proposed project and all applicable standards from the Zoning Ordinance.

Fast-food and Drive-through Restaurants (Sec. 4.28)

The following regulations apply to Fast-Food and Drive-Through restaurants.

Minimum Frontage:

- Required – Minimum 200 feet of frontage on a paved major thoroughfare unless accessed via a service drive or marginal access road
- Proposed (existing) – 201.55 ft. frontage on Highland Road and 327 ft. frontage on Hartland Road
- Meets Requirement? – Yes, for frontage on Highland Road and Hartland Road.
- Comment – (none)

Location of driveways

- Required – Ingress/egress points shall be located at least 60 ft. from the intersection of any 2 streets (measured from the nearest right-of-way line).
- Proposed (existing) – Existing access drive on Highland Road is approximately 215 ft. from intersection of Highland Road and Hartland Road. Existing access drive on Hartland Road is approximately 378 ft. from intersection of Highland Road and Hartland Road; and approximately 180 ft. from intersection of Hartland Road and Rovey Drive.
- Meets Requirement? – Yes
- Comment – (none)

Control of Sound Level

- Required – Devices for the transmission of voices shall be so directed of muffled as to prevent sound from being audible beyond the boundaries of the site.

- Proposed – Information was not provided regarding devices for transmission of voices.
- Meets Requirement? – TBD
- Comment – Applicant to be informed of the regulation. Applicable information to be provided by the applicant with Construction Plan set.

Stacking Space and Lanes

- Required – Stacking space and lanes shall be provided as specified in Sec. 5.8, Off-Street Parking Requirements. Site design must allow for unimpeded circulation around the building outside of the drive-through lanes.
- Proposed – 42 stacking spaces total for the 2 drive-through lanes that wrap around the site for food ordering and food pick-up (20 stacking spaces in one lane and 22 in the other lane). A minimum of 10 stacking spaces provided in each lane before the order station. Site design allows for unimpeded circulation.
- Meets Requirement? – Yes
- Comment – (none)

Outdoor Seating and Dining (Sec. 4.47)

Section 4.47 outlines outdoor seating and dining standards. These standards apply to the outdoor patio and seating area on the north side of the building. A detailed review of the standards is not provided in this memorandum, but the applicant has been made aware of the standards. The applicant submitted a Patio Plan which shows four (4) tables each with four (4) chairs. A 3-foot-high fence is shown on three (3) sides of the patio. All applicable details and information shall be addressed on the Construction Plan set.

Dumpster Enclosure (Sec. 5.7)

- Required – Dumpster designed, enclosed, and screened per requirements; decorative masonry screen wall on 3 sides to match exterior façade materials of the building; and steel reinforced, opaque, lockable wooden gates. Enclosure height sufficient to screen dumpsters; minimum enclosure height is 6 feet.
- Proposed – Dumpster enclosure with space for 2 trash containers, and an attached enclosed/roofed room for storage. A concrete pad is in front of enclosure/storage room (27’ by 26’). Enclosure wall height is stated as 8’-8” and comprised of brick veneer product to match that used on the building. Metal gates are shown and painted dark bronze.
- Meets Requirement? – Yes
- Comment – (none)

Off-Street Parking (Sec. 5.8.4.H – Fast food restaurant with drive-through service)

- Required – 22 spaces per 1,000 sq. ft. usable floor area PLUS spaces for employees at peak shift PLUS 10 stacking spaces per order station, 5 of which must be in advance of order station and must not block required parking spaces.

  Usable floor area = 1,432 sq. ft. per applicant’s plan. EQUATES to 52 parking spaces (32 sp. for floor area calculation + 20 employees) PLUS 10 stacking spaces per order station REQUIRED. Required parking space dimensions: 10’ by 20’.
- Proposed – 69 parking spaces with 3 spaces being barrier-free parking. A total of 42 stacking spaces proposed that wrap around the perimeter of the site in the 2 drive-through lanes (ordering lanes and pick-up lanes). Eleven (11) stacking spaces provided in each lane prior to ordering station. Parking space dimensions shown as 9’ by 20’.
- Meets Requirement? – Yes, for number of spaces.
- Comment – Applicant provided a statement on the rationale for using parking dimensions of 9’ by 20’ instead of required dimensions of 10’ by 20’ (see Parking Dimension Summary by Applicant email 11.12.2025). Planning Commission to consider the applicant’s request for the proposed parking space dimensions.

Barrier-Free Parking

- Required – 3 barrier-free spaces in a location most accessible to the building entrance, with at least 1 space van-accessible (1 barrier-free space required per 25 parking spaces).
- Proposed – 3 barrier-free spaces by main building entrance (north), 2 spaces are van accessible with 8-ft. access aisle.
- Meets Requirement? – Yes
- Comment – (none)

Loading (Sec. 5.9)

- Required – 1 loading space (10' X 50') required for up to 10,000 sq. ft. of gross floor area (for industrial use)
- Proposed – Loading space for the facility is not shown
- Meets Requirement? – **No**
- Comment – Typically this has not been required to be shown on a plan. Planning Commission to determine if a loading space is necessary.

Landscaping (Sec. 5.11 – Updated Landscape Ordinance version)

Applicable sections of Section 5.11 (Landscaping and Screening), updated version, will be applied to the PD, as outlined below. This site has frontage on the Highland Road (north) and Blaine Road (west).

A. Landscape plan requirements (Sec. 5.11.1.D.)
   - Required – Landscape plans are to be prepared by a Registered Landscape Architect (plans with seal and signature).
   - Proposed – Landscape plans are prepared by a Registered Landscape Architect.
   - Meets Requirement? – Yes
   - Comment – (none)

B. Irrigation (Sec. 5.11.2.A.viii.)
   - Required – All landscaped areas (including lawns) shall be provided with an automatic, underground or drip irrigation system.
   - Proposed – Note saying all landscaped areas must be irrigated with an underground irrigation system (see Sheet L-100).
   - Meets Requirement? – Yes
   - Comment – An irrigation plan is required as part of the Construction Plan set.

C. Greenbelt Landscaping (Sec. 5.11.2. C.)

   Calculations for Greenbelt along Highland Road – 201.55 ft. of frontage

   - Required – Within the first 30 feet of the property, minimum 20-foot-wide area, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. Frontage = 201.55 ft.
     EQUATES TO: 7 canopy trees and 3 ornamental trees, or large deciduous or evergreen shrubs in first 40 ft., PLUS 8 additional ornamental trees or large deciduous or evergreen shrubs, or combination thereof, REQUIRED *(TOTAL plant count: 7 canopy trees PLUS 11 ornamental trees, or large deciduous or evergreen shrubs).*
   - Proposed – Existing 7-ft. wide landscape bed for Greenbelt area; 0 canopy trees (2 shown within ROW of Highland Road); 3 ornamental trees; 28 large deciduous shrubs (including 6 counted by monument sign); and lawn.
   - Meets Requirement? – Yes, for required number of shrubs. **No, for required 20-foot-wide landscape area and required number of canopy trees.**

- Comment – Applicant is maintaining existing 7-ft. wide landscape bed for Greenbelt plantings. Per the applicant's explanation, the existing overhead wires and ITC easement and prevent additional trees from being planted in the Greenbelt area. Planning Commission to determine if the proposed plan meets the intent of the Greenbelt requirements.

Calculations for Greenbelt along Hartland Road – 327.04 ft. of frontage

- Required – Within the first 30 feet of the property, minimum 20-foot-wide area, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. Frontage = 327.04 ft.
  EQUATES TO: 11 canopy trees and 3 ornamental trees, or large deciduous or evergreen shrubs in first 40 ft., PLUS 14 additional ornamental trees or large deciduous or evergreen shrubs, or combination thereof, REQUIRED *(TOTAL plant count: 11 canopy trees PLUS 17 ornamental trees, or large deciduous or evergreen shrubs).*
- Proposed – Existing 10-ft. wide landscape bed for Greenbelt area; 6 canopy trees (6 existing maple trees); 7 existing ornamental trees; 26 large deciduous shrubs (including 10 large shrubs by the monument sign); 23 small shrubs (proposed); existing low juniper shrubs by retaining wall (to be trimmed); and lawn.
- Meets Requirement? – Yes, for required number of shrubs; **No, for required 20-foot-wide landscape area and required number of canopy trees.**
- Comment – Applicant is maintaining existing 10-ft. wide landscape bed for Greenbelt plantings. Per the applicant's explanation, the existing DTE 10-ft. wide easement prevents additional trees from being planted in the Greenbelt area. Planning Commission to determine if proposed plan meets the intent of the Greenbelt requirements.

D. Foundation Landscaping (Sec. 5.11.2.D.)

- Required – Length must equal 60% of the front and sides of the building length along front and sides of building where facing road or adjacent parking lot or other areas which provide access to building; must be 8 ft. in width and located adjacent to building, and consist of 1 ornamental or columnar tree, and 6 large or 8 small shrubs for every 30 lineal feet of building length or portion thereof.
  Total building perimeter (all sides of building used) = 304 lineal ft.
  Foundation perimeter calcs.: 304 ft. X 60% = 183 lineal ft.
  EQUATES TO: 6 ornamental/columnar trees; PLUS 36 large shrubs or 48 small shrubs REQUIRED
- Proposed – 6 ornamental trees (2 trees not next to building); 28 large shrubs; 21 small shrubs; and 23 perennial grasses – in beds located near the building or around outdoor patio. Planting bed width ranges from 2 ft. to 10 ft.
- Meets Requirement? – Yes, for required number of plants. **No, for location of some plants and required planting bed width (8 ft.) in some areas.**
- Comment –Planning Commission to determine if the proposed plan meets the intent of the Foundation Landscaping requirements regarding the locations of 3 trees and other plant material (plants by outdoor patio), and planting bed width.

E. Parking Lot Landscaping (Sec. 5.11.2.E.i.)

- Required – Landscaped end caps for parking areas of 10 or more spaces; landscape island required at intervals not to exceed 15 parking spaces; landscape areas in parking lots shall not be less than 10 ft. in any direction, nor less than 180 sq. ft.; 1 canopy tree per 180 sq. ft. of interior area, with parking lot island crowned and covered with lawn or live plant material to meet minimum ground coverage requirements (80% coverage).
  Parking islands sq. ft.: 1,803 sq. ft. (stated on Sheet L-100)

EQUATES TO: 10 canopy trees (1,803 ÷ 180 = 10)

- Proposed – 9 canopy trees and 1 columnar deciduous tree, plus a combination of shrubs and lawn for 80% ground coverage requirement for the parking islands.
- Meets Requirement? – Yes
- Comment – (none)

F. Perimeter Landscaping (Sec. 5.11.2.E.ii.4.b.)– For areas not visible from a public road that do not have other screening requirements such as screening between properties – along north and east sides of site.

Calculations for north side of site – 222.58 lineal ft.

- Required – 15-foot-wide perimeter area to include 1 canopy tree with 4 large shrubs or 1 evergreen tree per 30 lineal ft. Lineal feet = 222.58 ft.
  EQUATES TO: 7 canopy trees PLUS 30 large shrubs; or 7 evergreen trees REQUIRED.
- Proposed – 7 existing evergreen trees and 1 existing canopy tree; 17 large deciduous shrubs (NW area by parking); plus 8 large shrubs and 5 small shrubs (all deciduous) in the NE parking island (by Rovey Drive access drive), for a total of 30 shrubs. Existing planting area on the north to be kept as is and is 8 ft. wide. Planting bed at NW corner ranges in width from 3 ft. to 20 ft.
- Meets Requirement? – TBD for planting area width.
- Comment – Width of existing planting area is less than 15 feet wide in some places. Planning Commission to determine if proposed plan meets the intent of the Perimeter Landscaping requirements.

Calculations for east side of site – 352.02 lineal ft.

- Required – 15-foot-wide perimeter area to include 1 canopy tree with 4 large shrubs or 1 evergreen tree per 30 lineal ft. Lineal feet = 352.02 ft.
  EQUATES TO: 12 canopy trees plus 47 large shrubs; or 12 evergreen trees REQUIRED.
- Proposed – 5 existing canopy trees; 16 proposed large shrubs; existing deciduous and evergreen shrubs (if deemed in good condition- TBD later); and lawn. All plant material is located above the retaining wall. The existing landscape planting area is approximately 5 ft. wide between the east property line and top of retaining wall.
- Meets Requirement? –**No, for number of required trees and shrubs and width of the existing perimeter area (width is less than 15 feet in some areas)**
- Comment – No changes are proposed to the width of the existing planting area which is narrow and restricts planting options. Planning Commission to determine if the proposed plan meets the intent of the Perimeter Landscaping requirements.

G. Screening of Ground Mounted Equipment (Sec. 5.11.2.G.iii.)

- Required – Screening on three sides for utility cabinets (if 30 inches or more in height)
- Proposed – 12 large evergreen shrubs are shown on three sides of the transformer.
- Meets Requirement? – Yes
- Comment – The height of the transformer should be stated on the Construction Plan set to confirm if the proposed shrubs will be of sufficient height to screen the transformer on three sides.

Other Landscaping and Site Comments

None at this time.

Lighting (Sec. 5.13)

A. Intensity – Overall site

- Required – Light intensity to be measured at 5 ft. above ground level on a vertical plane. Max. 0.5 fc along property line adjacent to residential; or max.1.0 fc along property line adjacent to non-residential. Average fc between 2.4 and 3.6 in main parking area and an average of 5.0 fc at main building entrance and at exit/entry drive. Level of lighting may not exceed 10 fc at any location on the site.

- Proposed – Footcandle values are measured at 5 ft. above ground level. Photometric plan indicates footcandle values exceed 1.0 footcandle in some spots along the north and west property lines. Per the data summary, the average footcandle value for the site is 3.5 fc. Footcandle value exceeds 10 fc in several places the site, under the wall mounted light fixtures on the building (east and south sides). Average footcandle value in the main parking area is 3.1 fc and complies. Average footcandle at main building entrance is 4.6 fc and complies. Average footcandle at Hartland Road access drive is 5.5 fc and does not comply. Average footcandle at Rovey Drive access drive is 5.2 fc and does not comply. Average footcandle at Highland Road access drive was not provided.
- Meets Requirement? – **Light intensity exceeds 1 fc at north property line in some spots and exceeds maximum average footcandle value at 2 access drives.**
- Comment – Average footcandle value for the Highland Road access shall be added to the Construction Plan set. The applicant has submitted a waiver request for light intensity deviations at the property lines for the Planning Commission to consider. Planning Commission to determine if the photometric plan is acceptable.

Intensity – Under Vehicular Canopies

- Required – Light intensity to be measured at 5 ft. above ground level on a vertical plane. Level of lighting may not exceed an average of 5.0 fc. The canopy fixtures shall be installed so that the lens cover is recessed so that the fixture is adequately shielded.
- Proposed – Footcandle values are measured at 5 ft. above ground level. Average footcandle value under the ordering canopy is 16.5 fc; and under pick-up canopy, average footcandle value is 18.8 fc.
- Meets Requirement? – TBD
- Comment – The average footcandle value under each canopy exceeds the maximum allowed (average of 5 fc). The applicant has submitted a Lighting Narrative that explains the reasons for the deviations for lighting under each canopy for the Planning Commission to consider.

B. Fixture Height
- Required – Lighting fixtures shall not exceed a height of 25', or the height of the principal building, whichever is less, measured from the ground level to the centerline of the light source.
- Proposed – The overall stated height of the light pole and base is 20ft.
- Meets Requirement? – Yes
- Comment – (none)

C. Fixture Type
- Required – Details of all lighting fixtures needed including specifications for shielding, wattage, and illumination.
- Proposed – Technical information on light fixtures provided.
- Meets Requirement? – Yes
- Comment – (None)

Water Supply and Wastewater Disposal (Sec. 5.16)

The site will be served by municipal water and sanitary sewer.

Architecture / Building Materials (Sec. 5.24)

Architecture Comments:

- Façade Materials Calculation – façade materials must comply with the specifications for Façade Materials Group #1; percentages for each elevation are provided on Sheet X-900B.

Materials Group #1: Proposed Façade Materials by Percentage by Elevation for the Building

Elevation	Brick, Natural Clay (30% min.) – Total % of 2 brick colors (Brick Veneer product)	Glass (50% max.)	Metal* (Category not listed in Ord.)
South	87%	9%	4%
West	95%	0%	5%
North	83%	11%	6%
East	81%	17%	2%

*Per the plan, the Metal category includes metal components for the door openings

- Colors: Color renderings of the building are provided. Specific product information for each façade material is stated on Sheet X-900B. Earthtone colors are proposed for all products. Metal canopies and trim elements/coping are a dark bronze color.
- Materials: Percentages are listed for each elevation side as indicated by the table; specifications on all materials are provided. Brick veneer is proposed in two colors-dark brown and light brown.
- Meets Requirement? – Yes
- Comment – All architectural drawings shall have the correct drawing scale assigned to each drawing. Currently the stated scale is incorrect for several drawings on Sheet A-102, A-103, A-104, A-105, and A-301. The plans shall be revised as part of the Construction Plan set.

Sheet X-402 shows perspective drawings of the building with sight lines of the roof-mounted mechanical units (RTUs), as taken from the property lines at Hartland Road and Highland Road. The mechanical units appear to be sufficiently screened per the drawing.

Drive-through canopies

Architectural standards from Section 5.24 are not applied to the drive-through canopies regarding façade material percentages, The canopy structures are comprised of prefinished metal in a bronze color with support posts to match. The bronze color is intended to match the bronze elements on the building. The metal decking (underside of canopy) is white. The canopy structure is approximately 9’-6” tall, to the underside of the canopy. Flush mounted light fixtures are installed on the underside of each canopy to illuminate the service areas. Fans and heating units are also provided under each canopy to provide air circulation and heat as needed per the weather/season. Sheet A-104 and A-105 have detailed drawings of the canopies. The west drive-through canopy (food ordering) is free-standing with support posts. The canopy is approximately 25’-8” wide by 54’-8” long. The east drive-through canopy (food order pick-up) abuts the building and has support posts. The canopy is approximately 32’-3” wide by 60’-0” long.

Sign Program – Monument Sign and Wall Signs

A sign program is presented in a separate document. The sign program includes one (1) double-faced monument sign at the southwest corner of the parcel, along the Highland Road frontage; three (3) wall signs; a sign on the wall comprised of metal letters; internal directional signs; menu boards; and other minor signs. A comparison of the proposed signs and the sign requirements in the Zoning Ordinance was not pursued as part of the review of the proposed sign program. Some signs may not comply with the zoning standards. The intent here is to present the proposed sign program for the Planning Commission’s review and determination.

The following chart summaries the main elements of the proposed sign program.

Sign Type	Sign Size*	Sign Height (overall)	Other Comments
Monument sign (Highland Road): Brick base to match building; Internally illuminated panel sign plus changeable copy sign	Above base: 64 SF (6' x 10'- 8") Outer dimensions of sign cabinet	7'- 0" (Base + sign)	Leading edge of monument sign: 5'-6" from Highland Rd. ROW line 10' from Hartland Rd. ROW line
Wall sign – 3 wall signs (Chick-fil-A) Internally illuminated channel letters West elevation (Sign B1) North Elevation (Sign B2) South Elevation (Sign B3)	 59 sq. ft. 59 sq. ft. 59 sq. ft.	 NA NA NA	Outer sign dimensions: 5'-0" by 11'-9.25"
Welcome Sign – Sign C Metal letters on east elevation by main building entrance illuminated by wall sconces - Welcome Friends/Neighbors	26.01 sq. ft.	NA	Sign area as measured to outer dimensions of letters 4'- ¾" by 5'-6"

*Sign size as measured to outer dimensions, sign length and height.

Directional Signs

Internal Directional Signs

Several signs are proposed to aid in directing vehicular traffic within the subject site, such as stop signs, signs to direct internal traffic to the drive-through lanes, Do Not Enter signs, Caution Team Member Crossing, and pedestrian crossing signs.

Menu Board

Two (2) menu boards are proposed, with one menu board shown in each drive-through lane under the ordering canopy (Signs D1 and D2). The menu boards shall comply with the Zoning Ordinance regulations and will be reviewed as part of the Construction Plan set.

Other Comments

The Sign Program document shows that a flagpole with a USA flag is proposed, to be located on the south side of the building. The flagpole is thirty (30) feet in height and the flag size is stated as 40 square feet in area. The pole height and flag size comply with the Zoning Ordinance.

Other Requirements-Zoning Ordinance Standards

Nothing additional at this time.

Hartland Township DPW Review

The DPW Director has provided a review letter dated November 20, 2025.

Hartland Township Engineer's Review (Spaulding DeDecker)

The Township Engineer (SDA) has reviewed the Preliminary Site Plan and provided comments in the letter dated November 24, 2025.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority has provided comments in the review letter dated November 25, 2025.

Attachments:
1. Township DPW review letter dated 11.20.2025 – PDF version
2. Township Engineer (SDA) review letter dated 11.24.2025 – PDF version
3. Hartland Deerfield Fire Authority review letter dated 11.25.2025 – PDF version
4. MDOT email 12.03.2025 – PDF version
5. Addendum to Application for PD – PDF version
6. Standard Site Features and Operations – PDF version
7. Public Benefits – PDF version
8. Site Features Narrative – PDF version
9. CFA Traffic Impact Study Summary – PDF version
10. Parking Dimension Summary by Applicant email 11.12.2025– PDF version
11. Lighting Cutsheets – PDF version
12. Lighting Narrative & Waiver 11.11.2025 – PDF version
13. Sign Program received 11.06.2025 – PDF version
14. Site Plans dated 11.18.2025

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2026 Planning Commission Activity\Site Plan Applications\SP PD #26-001 CFA at Big Boy Prelim PD\Staff Reports\PC\SP PD #26-001 CFA Prelim PD staff report PC 12.11..2025.docx

DEPARTMENT OF PUBLIC WORKS

Scott Hable, Public Works Director
2655 Clark Road
Hartland MI 48353
Phone: (810) 632-7498
www.hartlandtwp.com

TO:	Planning Department
DATE:	11/20/2025
DEVELOPMENT NAME:	Chick Fil A
PIN#:	10587 Highland Rd.
APPLICATION #:	SP PD #26-001
REVIEW TYPE:	Site Plan

The Department of Public Works (DPW) has reviewed the site plans for the proposed Chick Fil A Restaurant. This proposed 5,027 square foot drive through fast food restaurant would require 7 Water and 7 Sewer REUs. Parcel 4708-21-400-062 currently owned REU's are shown below.

	Sewer REUs	Water REUs
Owned	7.38	15.1
Required	7	7
# REUs Needed	0	0
Cost Each	$9,439.20	$5,816.01
Total Due Each	$0	$0
TOTAL REU COST	**$0**	

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, flanges, and MXU from the Township. Please contact the Public Works Department (810-632-7498) to purchase these.

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

Scott Hable
Hartland Township
Public Works Director

Site Plan Review

November 24, 2025

Mr. Troy Langer
Planning Director
Hartland Township
2655 Clark Road
Hartland, Michigan 48353

Re: Chick-Fil- A– (10587 Highland Rd) Site Plan Review #2
SDA Review No. HL25-108

Dear Commission Members:

We have received the PD site plan submittal for the above referenced project prepared by PEA Group dated November 18, 2025 and received by our office on November 18, 2025. The plans were reviewed in accordance with the Site Plan Review Checklist, Current Design and Engineering Standards, Standard Details, and Code of Ordinances and the following comments are our observations.

Recommendation
Approval of the Final Site Plan is recommended conditional upon all of the below comments being addressed to the satisfaction of the Planning Commission.

Project Summary

- Construction of a Chick-Fil-A restaurant located at 10587 Highland Rd. east of US-23 in the Hartland Towne Square on the north side of Highland Rd. It is currently an existing Big Boy building. Site access would be provided via public and private roadways which include Rovey Dr., Hartland Rd. and Highland Rd. The site is noted as 1.625 acres.
- Water service would be provided from the existing 12-inch diameter water main located along the north side of Highland Rd. A 2-inch water service and 6-inch fire service are provided to serve the restaurant.
- Sanitary service would be provided from the existing 18-inch diameter sanitary sewer along the south side of Highland Rd. A 6-inch sanitary sewer would be provided from the existing Big Boy's sewer service.
- Storm water would be collected by existing storm sewer collection systems and discharged to an unknown location. It is possible that the area is served by a regional stormwater management detention system.

General

1. Indicate the directional arrow of the driveway of Hartland Road in the proposed site plan.
2. Indicate that all existing utility infrastructure within the development envelope will be required to be upgraded to the current design and engineering standards.
3. Confirm that all proposed site additions do not conflict with the proposed utilities such as the drive-thru clearance bar.

Water Main

1. A separate water service tap shall be provided from the existing 12-inch water main.
2. There shall be a fire hydrant located within 100 feet of any building fire department connection. Revise the FDC location as well as the text box arrow.

Sanitary Sewer

1. 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.

Storm Drainage

1. The existing storm sewer is to remain. It is possible that the area is served by a regional stormwater management, but this has not been investigated. The original plans for Hartland Towne Square should be obtained and analyzed. A copy of the drainage plan and calculations shall be provided for review along with a comparison of the existing and proposed runoff coefficients for the site.
2. The current plans indicate a disturbance of approximately 0.9 acres. A review and permit from Livingston County will be required if there is a disturbance of one acre or larger, Livingston Drain Commission will need to confirm that no additional detention capacity and water quality pre-treatment will be required before connection to the existing system. There appears to be available underground space in the parking lot on site should an underground detention system be required by the County.
3. All storm water design calculations are to follow Hartland Township and Livingston County Drain Commissioner standards and details. Offsite surface runoff shall not be trapped along the development perimeter.
4. A drainage plan will be required during engineering review.
5. Provide additional information about what type of drainage will be leaving the dumpster area. Approval for dumpster drains may require Livingston County Building approval.

Permits and Agreements Required

Based on those improvements depicted on the plans, the following permits and agreements may be needed to be provided for review and approval:

- A draft copy of the Storm Drain Agreement. If required.
- A Land Use Permit will be granted after the pre-construction meeting.
- Livingston County Drain Commissioner approval and permit (Sanitary and Storm).
- Livingston County Road Commission approval and permit. If required.
- Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner.
- Genesee County Drain Commissioner water and waste services approval and permit.
- MDOT Permit for proposed within M-59.

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

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 Current Design and Engineering Standards, Standard Details, and Code of Ordinances.

If you have any questions regarding this letter, please contact Mark Collins or Luisa Amici at (248) 844-5400 with any questions.

Sincerely,

SPALDING DEDECKER

Luisa Amici
Engineer

Mark Collins, PE
Project Manager

cc: Troy Langer, Hartland Township Planning Director (via email)
Martha Wyatt, Hartland Township Planning Planner - Landscape Architect (via email)
Scott Hable, Hartland Township Public Works Director (via email)
Michael Luce, Hartland Township Manager (via email)

HARTLAND DEERFIELD FIRE AUTHORITY

HARTLAND AREA FIRE DEPT.

3205 Hartland Road
Hartland, MI. 48353-1825

Voice: (810) 632-7676
E-Mail: firemarshal@hartlandareafire.com

November 25, 2025

To: Hartland Township Planning Commission
Attn: Planning Department

Re: Chick-Fil-A, 10587 Highland Rd.

The Hartland Deerfield Fire Authority has reviewed the Site Plan Chick-Fil-A dated November 18, 2025.

These are the following are recommendations:

1. Two Supra Boxes to be installed, one at the main entrance and the other at the Riser room unless both entrances are in proximity. Order form obtained from fire department.
2. Any suppression and alarm plans, including suppression hood system to be submitted to the fire department for review and acceptance prior to submitting to Livingston County Building Department.

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

Jon Dehanke
Fire Marshal

Martha Wyatt

To: Martha Wyatt
Subject: FW: 06249 Hartland MI Chick-fil-A P14SE (P25-0983.00): Traffic Study

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From: Mike Goryl <mgoryl@livingstonroads.org>
Sent: Wednesday, December 3, 2025 2:07 PM
To: Leslie Accardo <laccardo@peagroup.com>
Cc: Troy Langer <TLanger@hartlandtwp.com>; Martha Wyatt <MWyatt@hartlandtwp.com>
Subject: RE: 06249 Hartland MI Chick-fil-A P14SE (P25-0983.00): Traffic Study

Hi Leslie,

We just completed our review of the traffic study for the proposed Chick-fil-A. We do not have any comments or require any revisions and consider the traffic study acceptable.

Regards,

Mike Goryl
Traffic and Safety Director
Livingston County Road Commission
3535 Grand Oaks Drive
Howell, MI 48843

Addendum to Application for PD – Planned Development

Applicant is requesting Rezoning from GC – General Commercial to PD – Planned Development for the parcel located at 10587 Highland Road, Hartland, approximately 1.625 acres. The applicant is proposing to redevelop the former Big Boy site for the purpose of developing and leasing the parcel to Chick-fil-A for a fast-food restaurant.

Chick-fil-A proposes to develop and construct a 5,208 s.f. one-story, fast-food restaurant with a drive-through door and outdoor patio.

3.1.18 PD PLANNED DEVELOPMENT / B. ELIGILITY REQUIREMENTS
To be eligible for Planned Development approval, the applicant must demonstrate that the following criteria will be met: (Applicant response in blue text)

i. **Recognizable Benefits.** The Planned Development shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.

Refer to attached document "Public Benefits" and Exhibit D - Photographs
Chick-fil-A offers the following public benefits:

- **Local Ownership / Team Member Experience**
- **Giving Back**
  - **Caring for Our Planet**
  - **Caring for others with Food**
  - **Caring for People**
  - **Caring for Communities**
- **Redevelopment of vacant site**
- **New landscaping**

ii. **Minimum Size:** These provisions are generally intended for implementation on a land area of at least twenty (20) acres of contiguous land. However, the Township Board, upon recommendation from the Planning Commission, may permit a smaller Planned Development if:

a. The proposed project has unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development, such as unusual topography, tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements which cross the parcel.

The site elevation (approximately 6' higher than sidewalk along Highland Road) and associated retaining walls, provides a unique challenge relating to utilities and stormwater management. Site currently drains to MDOT ROW and leaving the building in the same location as the existing building provides an opportunity to disturb less land during re-development.
Refer to Exhibits A and D

b. If the applicant desires an area of less than twenty (20) acres to be considered by the Township, the applicant shall submit a letter to the Township requesting a waiver of the minimum Planned Development size requirements and explaining the basis for the request. In particular, the applicant must describe the proposed benefits to the community, the unique characteristics of the site or project and any other reasons for waiver of the minimum area provision. The request shall be submitted as part of the request for conceptual approval of the Planned Development. The Planning Commission shall review the request for the smaller area as part of the overall concept plan and make a recommendation to the Township Board. The Township Board shall make the final decision concerning a request to waive the Planned Development minimum size requirement.

Chick-fil-A is requesting a waiver for the 20-acre requirement due to the redevelopment of a vacant parcel. There is a precedent within the Township to utilize the Planned Development Zoning for site less than 20 acres due to related site constraints and redevelopment.

iii. **Use of Public Services.** The proposed type and density of use shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject site, surrounding land, property owners and occupants, or the natural environment.

The existing site was previously developed as a restaurant with public water and sanitary. These services would continue with the redevelopment of the site and will not result in an unreasonable increase or burden.

iv. **Compatibility with Comprehensive Plan.** The proposed development shall not have an adverse impact upon the Comprehensive Plan for the Township. Notwithstanding this requirement, the Township may approve a Planned Development proposal that includes uses which are not called for on the Future Land Use Map, provided that the Planning Commission and Township Board determine that such a deviation from the Future Land Use Map is justified in light of the current planning and development objectives of the Township.

- **The proposed development is consistent with the future land use for commercial use. Refer to Exhibit B.**
- **The site is consistent with adjacent uses. Refer to Exhibit E**

v. **Unified Control.** The proposed development shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project, or assuring completion of the project, in conformity with this Ordinance. The applicant shall provide legal documentation of single ownership or control in the form of agreements, contracts, covenants, and deed restrictions which indicate that the development can be completed as shown on the plans, and further, that all portions of the development that are not to be maintained or operated at public expense will continue to be operated and maintained by the developers or their successors. These legal documents shall bind all development successors in title to any commitments made as a part of the documents. This provision shall not prohibit a transfer of ownership or control, provided notice of such transfer is provided to the Township in advance of the transfer.

The proposed development shall be leased by Chick-fil-A from a single ownership.

EXHIBIT A

Site Plan

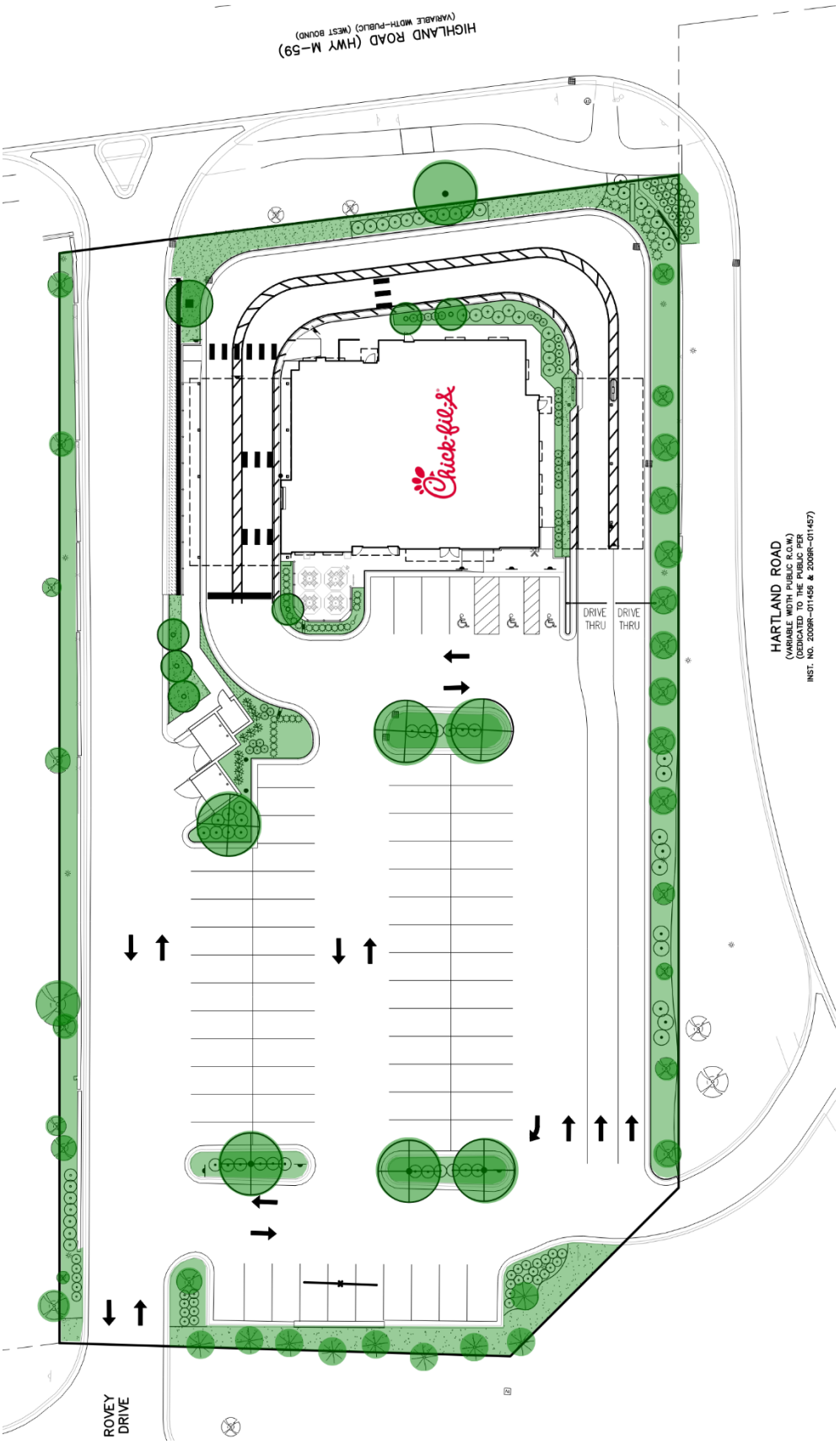
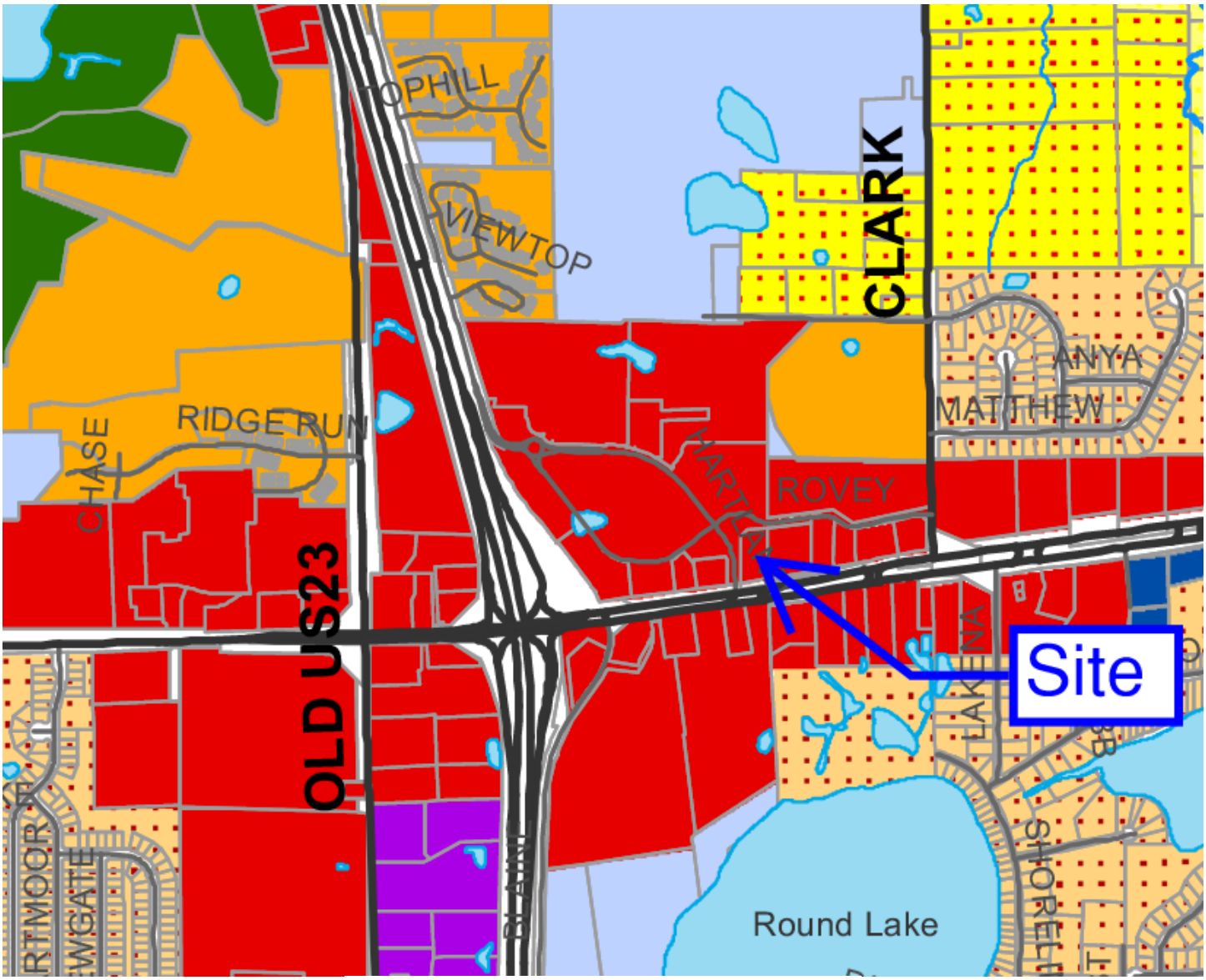


EXHIBIT B

Future Land Use Map



Future Land Use Categories

Commercial

EXHIBIT C

Elevations

EXHIBIT D

Photographs of Existing site

WRONG WAY

EXHIBIT E

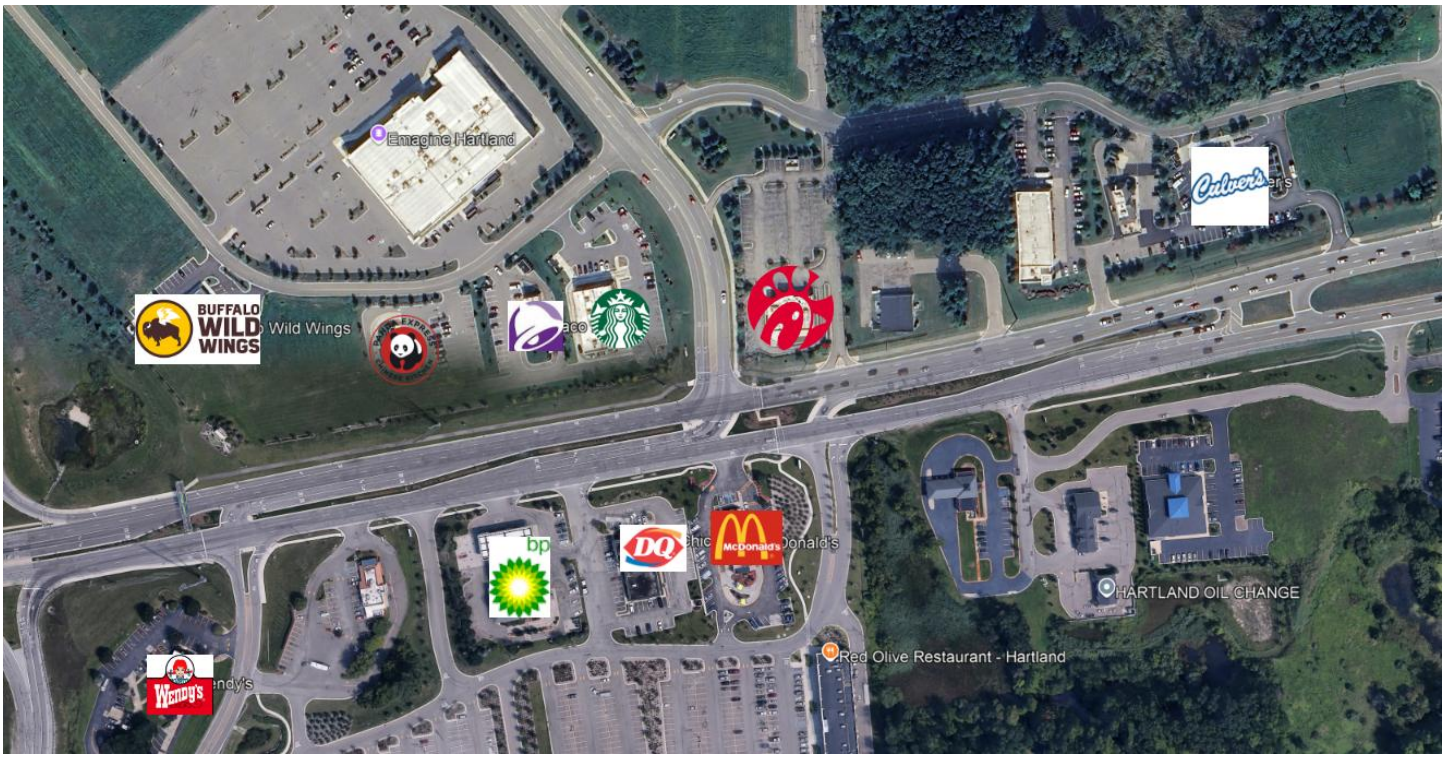
Adjacent Parcels

EXHIBIT G

Aerial View of Site

EXHIBIT H

Aerial – Adjacent Uses



Buffalo Wild Wings
Panda Express
Taco Bell
Wendy's
McDonald's
Smoothie King
Dairy Queen
Starbuck's
Culver's

STANDARD SITE FEATURES / OPERATIONS

Introduction to Chick-fil-A

- Closed on Sundays, a tradition honored as a day of rest by the founder, S. Truett Cathy.
- In 1946, founder S. Truett Cathy opened his first restaurant the Dwarf Grill. It was a small ten-stool diner located in Hapeville, GA.
- As Truett's Chicken Sandwich recipe gained popularity, he opened the first Chick-fil-A restaurant in an enclosed shopping mall in 1967, one of the first of its kind in Atlanta.
- As Chick-fil-A restaurants grew, Local Owner-Operators were selected to operate the restaurants. Truett had a vision to give entrepreneurs the opportunity to own a business without financial barriers which is why the franchise fee is still $10,000.
- In September 2015, Chick-fil-A opened its first restaurant in New York City – a three-story, 5,000 square-foot restaurant that was the largest in the country at the time.
- Currently, more than 200K Team Members are employed in more than 3K restaurants across the US, Canada, and Puerto Rico.
- Chick-fil-A is still a privately held company with leadership in the third generation of the Cathy family with Andrew Cathy as current CEO.

Local Ownership / Team Member Experience

- Our business model is built on local owners who come from a variety of backgrounds and work experiences. Most Chick-fil-A franchise owners have only one restaurant, and they live in the community where their restaurant is located.
- We have a franchise fee of $10,000 to ensure finances are not a barrier to attracting the most capable, passionate local Owner-Operators.
- Most local owner-operators have Team Member experience, showing an importance placed on upward mobility and opportunity with 76% of Operators hired in the last two years have previous Team Member experience.
- Working at Chick-fil-A restaurant means flexible work hours and leadership growth opportunities, competitive wages and benefits, hands-on training and mentoring and the chance to apply for scholarships to support their continuing education
- Since 1973, Chick-fil-A, Inc. has awarded more than $162 million in scholarships to more than 93,000 Team Members.

Giving Back:

- Food Donation - Each time a franchised Chick-fil-A restaurant opens, Chick-fil-A, Inc. donates $25,000 to a LOCAL food bank. In addition, through its Shared Table program, participating Chick-fil-A restaurants donate their surplus food to local shelters, soup kitchens and charities. In just the last few years, our Operators have donated approximately ten million meals.
- A genuine commitment to serving others is core to who we are, and have shared more about what we do and how we give through our Global Impact Report.
- We focus on four main areas including:

- **Caring for Our Planet** – ex. Recycled used cooking oil from more than 1680 participating Chick-fil-A restaurants into the manufacture of renewable diesel fuel. This cleaner-burning biofuel can reduce greenhouse gas emissions by up to 80%. We were the first U.S. QSR to join the Association of Plastic Recyclers Demand Champions and to pilot a solar-powered microgrid system, shows are desire to be leaders and learners in sustainability.
- **Caring for others with Food** – ex. Helped create more than 18 million meals from surplus food donated by nearly 2,000 Chick-fil-A restaurants that participate in Chick-fil-A Shared Table program.
- **Caring for People** – Awarded more than $25 million in Remarkable Futures Scholarships to over 13,000 Team Members in 2023 and since 1973 we've been able to donate more than $191 million to 105,000 Team Members.
- **Caring for Communities**- We've engaged 31,500 Chick-fil-A Leader Academy students in a nationwide service effort to give one million books to local elementary schools, nonprofits and children's hospitals.

Hours of Operation:

- Monday through Saturday – 5:30am to 11:00pm. Hours of operation are determined by the Owner/Operator based on demand and volume.
- Sunday – Closed

Number of Employees (Typical Shift): 15-20 employees

Number of Company Vehicles: One (1) catering van may be utilized if the owner/operator chooses to use this service

Deliveries / Loading Areas:

- After hours key drop deliveries with WB-62 truck are typically made between 12:00am and 5:00am. Deliveries are dropped inside the building.
- During the normal business day (typically scheduled for off-peak hours) a box truck delivery of fresh bread, produce, etc. will be made.

Parking:

- Parking Space – 9'-0" x 20'-0" typ. min.
- Parking – Typically would like 70+ space for a 5,000 sf building. Parking space count is based on experience at various locations and to allow customers with maximum flexibility and ease of navigation.

Refuse:

- Dumpster Enclosure provides space for two trash containers –Pickup day/time is based on vendor schedule by intended to be completed during off-peak hours.
- Hose bibb provided in the dumpster enclosure to allow for regular cleaning / maintenance

- Enclosed room at dumpster enclosure is locked and utilized to store site related maintenance equipment (ie. Shovels, blower, salt, brooms, extra traffic cones, etc)

Building

- 100% brick in light and dark brown
- Building canopy, columns, dumpster enclosure doors and building trim are dark bronze

Drive-through lane circulation

- Chick-fil-A continues to evolve the way fast food is delivered efficiently to their customers by providing the best customer experience and speed of service. The dual flex drive-through lanes allow for flexibility throughout the day by the restaurant operator based on volume, staffing, weather conditions, etc.
- Volume
    - During COVID: Many of the Michigan locations opened during COVID and thus experienced a huge burden on the drive-through.
    - Today: In-store vs drive-through orders (typical of most locations in Michigan):
        - 40-45% dine-in / third-party (Doordash, Grubhub, etc) / order pickup
        - 55-60% drive-through orders
- Drive-through orders may be taken and fulfilled in a variety of ways:
    - Both lanes may be utilized to allow customers to enter either lane and stay in the same lane from the order canopy to pickup canopy
    - Either lane may be used for mobile / third-party meal delivery orders only
    - Both lanes may be utilized for ordering and funneled down to one lane for order pickup
    - Single lane only may be utilized
    - Etc.
- Employees deliver orders to both lanes via the meal delivery door.
- The drive-through canopies have been designed to keep the customers and employees sheltered from Michigan's various weather conditions.

Drive-through in Emergency:

- In the event of an emergency in the drive-through lane, employees will direct traffic to empty the lane to allow the vehicle to exit.

Site Lighting:

- 25' light poles are standard height with internal house shields that provide cut-off and reducing lighting spillage at property lines.
- Footcandles at Order Point Canopy and Meal Delivery Canopy are typically higher than parking lot lighting to provide team members with a safe, well lit area while taking orders, handling monetary transactions and delivering food in the drive-through lane. These lights are turned off when the building is closed.
- Building mounted sconces on either side of entry door.
- Spotlight for flag/flagpole (ground or roof mounted depending on location).

Hartland Township – Public Benefits

Chick-fil-A is excited for the opportunity to develop a new restaurant in Hartland Township, we offer the following public benefits related to the development.

Local Ownership / Team Member Experience

- Our business model is built on local owners who come from a variety of backgrounds and work experiences. Most Chick-fil-A franchise owners have only one restaurant, and they live in the community where their restaurant is located.
- We have a franchise fee of $10,000 to ensure finances are not a barrier to attracting the most capable, passionate local Owner-Operators.
- Most local owner-operators have Team Member experience, showing an importance placed on upward mobility and opportunity with 76% of Operators hired in the last two years have previous Team Member experience.
- Working at Chick-fil-A restaurant means flexible work hours and leadership growth opportunities, competitive wages and benefits, hands-on training and mentoring and the chance to apply for scholarships to support their continuing education.
- The new location will employ between 80 and 120 new team members.

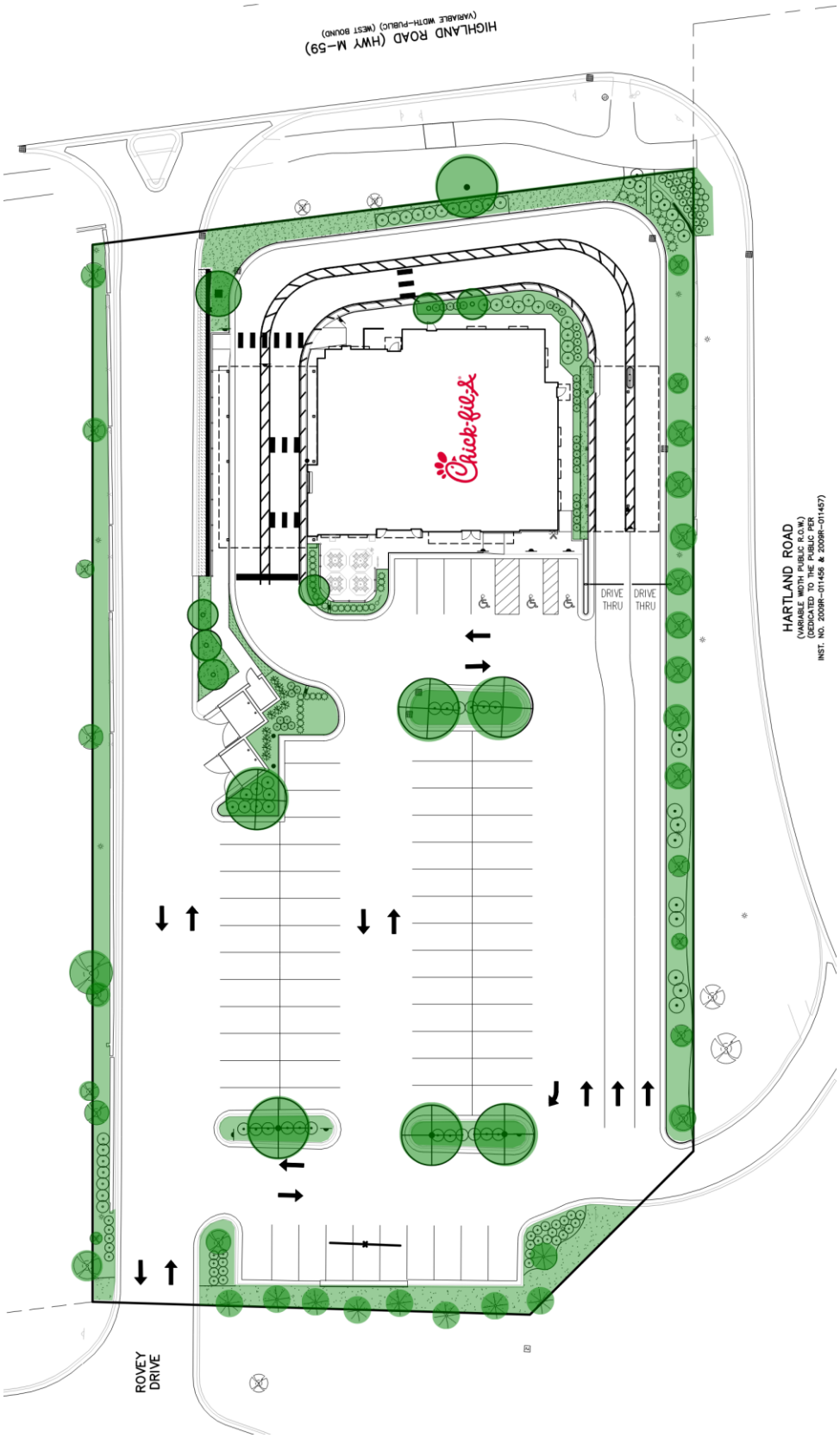
Giving Back:

- Food Donation - Each time a franchised Chick-fil-A restaurant opens, Chick-fil-A, Inc. donates $25,000 to a LOCAL food bank. In addition, through its Shared Table program, participating Chick-fil-A restaurants donate their surplus food to local shelters, soup kitchens and charities. In just the last few years, our Operators have donated approximately ten million meals.
- A genuine commitment to serving others is core to who we are, and have shared more about what we do and how we give through our Global Impact Report.
- We focus on four main areas including:
    - **Caring for Our Planet** – ex. Recycled used cooking oil from more than 1680 participating Chick-fil-A restaurants into the manufacture of renewable diesel fuel. This cleaner-burning biofuel can reduce greenhouse gas emissions by up to 80%. We were the first U.S. QSR to join the Association of Plastic Recyclers Demand Champions and to pilot a solar-powered microgrid system, shows are desire to be leaders and learners in sustainability. Composting of kitchen waste may be utilized at this location depending on availability of services.
    - **Caring for others with Food** – ex. Helped create more than 18 million meals from surplus food donated by nearly 2,000 Chick-fil-A restaurants that participate in Chick-fil-A Shared Table program.
    - **Caring for People** – Awarded more than $25 million in Remarkable Futures Scholarships to over 13,000 Team Members in 2023 and since 1973 we've been able to donate more than $191 million to 105,000 Team Members.
    - **Caring for Communities**- We've engaged 31,500 Chick-fil-A Leader Academy students in a nationwide service effort to give one million books to local elementary schools, nonprofits and children's hospitals.

Redevelopment of vacant site

- Big Boy site is vacant and has been neglected since closing.
- New brick building with bronze accents and drive through canopies

- New landscaping will be provided throughout the site to improve the overall appearance of the site and surrounding area. Plantings along Hartland Road will enhance the overall development including plantings at entrance corner.
- Outdoor Patio surrounded by plants (plants not depicted on rendering – refer to landscape plan)


HIGHLAND ROAD (HWY M-59)
(VARIABLE WIDTH-PUBLIC) (WEST BOUND)
HARTLAND ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)
(DEDICATED TO THE PUBLIC PER
INST. NO. 2009R-011456 & 2009R-011457)
DRIVE THRU
DRIVE THRU
ROVEY DRIVE

Site Features Narrative

Applicant is requesting Rezoning from GC – General Commercial to PD – Planned Development for the parcel located at 10587 Highland Road, Hartland, approximately 1.625 acres. The applicant is proposing to redevelop the former Big Boy site for the purpose of developing and leasing the parcel to Chick-fil-A for a fast-food restaurant.

Chick-fil-A proposes to develop and construct a 5,208 s.f. one-story, fast-food restaurant with a drive-through door and outdoor patio.

Fiscal Impacts:

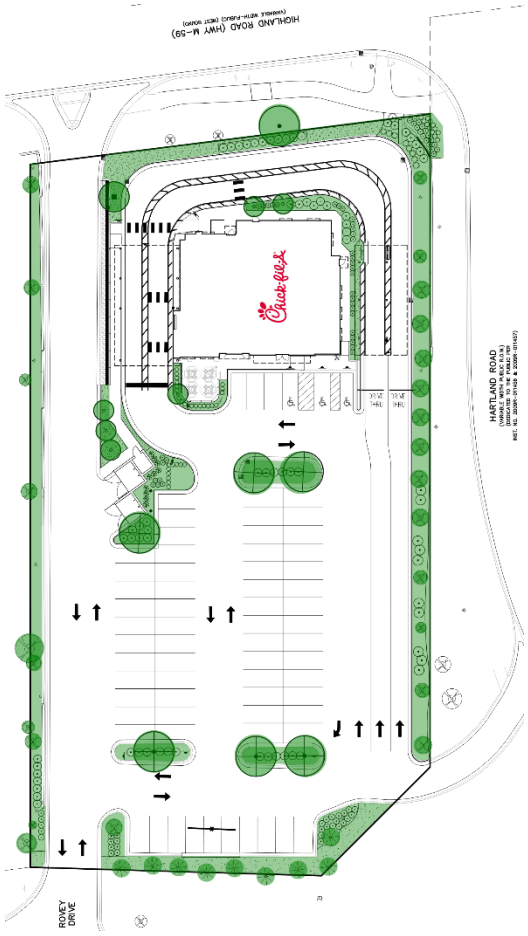
- **Employment:**
  - Location is expected to employ between 80 and 120 new team members.
  - Working at Chick-fil-A restaurant means flexible work hours and leadership growth opportunities, competitive wages and benefits, hands-on training and mentoring and the chance to apply for scholarships to support their continuing education.
  - Since 1973, Chick-fil-A has been able to donate more than $191 million to help more than 105,000 Team Members pursue a higher education and achieve their remarkable future.
- **Revenue Generation:** The existing building is vacant and is not generating the same revenue in property taxes and sales taxes that a thriving business will provide.
- **Economic Growth:** Development of the site may attract new businesses and stimulate existing businesses in the area.
- **Environmental Impact:**
  - The property will be redeveloped to include new landscape throughout the site, in addition to removing non-desirable species.
- **Community Impact:** Chick-fil-A is known for the impact they make on their local communities through various programs:
  - Local-owner operator has a vested interest in the success of the business and their employees. The Chick-fil-A business model is built on local owners who come from a variety of backgrounds and work experiences. Most Chick-fil-A franchise owners have only one restaurant, and they live in the community where their restaurant is located.
  - Each time a franchised Chick-fil-A restaurant opens, Chick-fil-A, Inc. donates $25,000 to a LOCAL food bank.
  - Through the Chick-fil-A Shared Table® program, local Chick-fil-A Owner-Operators fight food insecurity in their neighborhoods by donating surplus food from their restaurants to local soup kitchens, shelters and nonprofits to feed those in need.

Signage:

- Three (3) building signs have been provided with script channel letters due for visibility
- Two (2) 6’ high menu boards have been provided at the Meal Order Canopy
- Monument sign has proposed along Highland Road.

Landscape:

- Foundation plantings: Plantings have been proposed adjacent to the building to meet the ordinance requirements
- Perimeter plantings: Plantings have been maximized where possible around the perimeter and parking lot.
- Greenbelt on Highland Road and Hartland Road: Mature plantings have been preserved where possible including training evergreens to hide retaining walls. Planting space is limited along frontage and landscaping has been added in other locations to comply with the ordinance.
- Entrance to Hartland Road: New plantings have been proposed to enhance the entry to the shopping area.



Photometrics:

- Canopy lighting: Light levels have been reduced but still exceeds the code required levels. Our meal order canopy has an average of 17 footcandles and our meal delivery canopy has an average of 17.7 footcandles. This area is a major area for safety concerns considering there are employees who will have to walk in driving areas to take orders and deliver meals. A 5 footcandle average does not provide enough lighting under the canopies to provide safety for employees.
- Site Lighting: Photometrics have been provided to show lighting intensity measured at 5 ft above ground level in parking area, entry/exit areas, and property line, as required.

fishbeck

Engineers | Architects | Scientists | Constructors

Chick-fil-A Hartland
Traffic Impact Study

Project No. 2501581
November 20, 2025

fishbeck
Engineers | Architects | Scientists | Constructors

31440 Northwestern Highway, Suite 250
Farmington Hills, Michigan 48334

248.324.2090 | fishbeck.com

Chick-fil-A Hartland
Traffic Impact Study

Prepared For:
PEA Group
Auburn Hills, MI

November 20, 2025
Project No. 2501581

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List of Abbreviations/Acronyms

AADT	Average Annual Daily Traffic
EB	eastbound
HCM	Highway Capacity Manual
ITE	Institute of Transportation Engineers
LOS	Level of Service
LUC	Land Use Code
MDOT	Michigan Department of Transportation
mph	miles per hour
NB	northbound
RIRO	right-in/right-out (driveway)
SB	southbound
s/veh	seconds per vehicle
sf	square feet
TIS	traffic impact study
Township	Hartland Township
v/c	volume to capacity ratio
vpd	vehicles per day
WB	westbound
LCRC	Livingston County Road Commission

References

Institute of Transportation Engineers, 2017, *Trip Generation Handbook*, 3rd Edition.
Institute of Transportation Engineers, 2025, *Trip Generation Manual*, 12th Edition.
Michigan Department of Transportation, 2024, *Electronic Traffic Control Device Guidelines.*
Michigan Department of Transportation, 2017, *Geometric Design Guidance*.
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Transportation Research Board, 2000, *Highway Capacity Manual: 2000.*

Executive Summary

Fishbeck has conducted a traffic impact study (TIS) for the development of a Chick-fil-A located in the northeast quadrant of M-59 (Highland Road) and Hartland Road in Hartland Township (Township), Livingston County, Michigan. The existing site was a former Big Boy Restaurant, which is not currently in operation. The development will be completed in one phase, assumed to be open and fully operational in 2026.

The proposed development will be accessed via an existing right-in right-out (RIRO) driveway on M-59, an existing right-in-only driveway on Hartland Road, and a full-access driveway on Rovey Drive.

This study was conducted according to the methodologies and guidance published by the Institute of Transportation Engineers (ITE), American Association of State Highway and Transportation Officials (AASHTO), the Michigan Department of Transportation (MDOT), Livingston County Road Commission (LCRC), and the Township. MDOT standards and guidelines were referenced where local standards/guidelines are not defined.

Vehicular, pedestrian, and cyclist turning-movement counts were collected at the study intersections during the weekday midday (11 a.m. to 1 p.m.), weekday afternoon (4 p.m. to 6 p.m.), and Saturday (11 a.m. to 1 p.m.) peak periods of the road network on Saturday, September 27, 2025, Tuesday, September 30, 2025, Thursday, October 9, 2025, and Saturday, October 11, 2025:

Site-generated traffic was forecast using the information and methodologies specified in the ITE *Trip Generation Manual*. Existing traffic volumes, site layout, and engineering judgement were used to develop a trip distribution model for the weekday midday, p.m., and Saturday peak hours for the new traffic that would be generated by the proposed development.

A portion of the site-generated trips are anticipated to be "pass-by" in nature, meaning they already exist on the adjacent road network and are interrupted to visit the site.

Operational analyses were conducted for existing, background, and total future conditions based on the *Highway Capacity Manual* (HCM), 7th Edition, and HCM 2000 methodologies using Synchro traffic analysis software. Synchro network models were also simulated using SimTraffic to evaluate network operations including intersection queueing.

The analyses conducted for this TIS indicate the proposed development will not result in any significant operational impacts to the adjacent road network. The proposed site-access configuration is appropriate and will acceptably facilitate site ingress and egress.

The opinions, findings, and conclusions expressed in this TIS are those of Fishbeck and not necessarily those of the Owner/Applicant, MDOT, LCRC, or the Township.

Prepared By: Jill Bauer

Jill Bauer, PE, PTOE – Fishbeck

1.0 Introduction

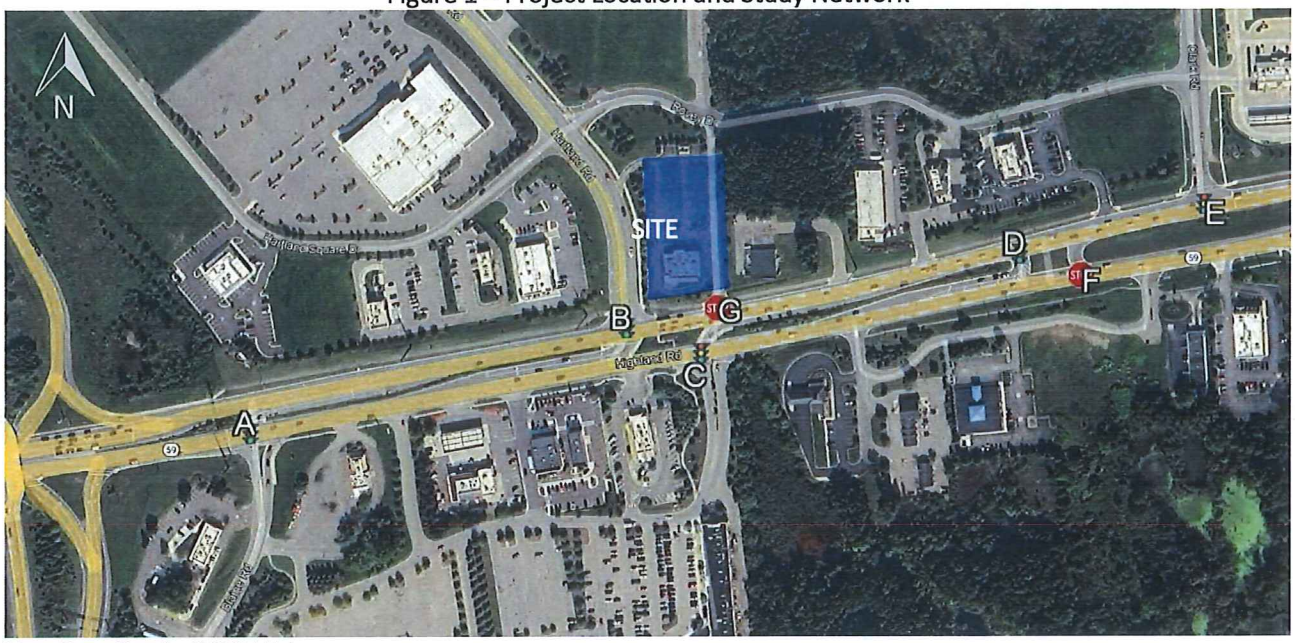
1.1 Project Overview

On behalf of PEA Group, Fishbeck has conducted a TIS for the development of a Chick-fil-A located in the northeast quadrant of M-59 (Highland Road) and Hartland Road in Hartland Township, Livingston County, Michigan. The existing site was a former Big Boy Restaurant, which is not currently in operation. The development will be completed in one phase, assumed to be open and fully operational in 2026.

The proposed development will be accessed via an existing RIRO driveway on M-59, an existing right-in-only driveway on Hartland Road, and a full-access driveway on Rovey Drive.

The project location and study intersections are displayed in Figure 1.

Figure 1 – Project Location and Study Network



Maps Data: Google, ©2025 Airbus

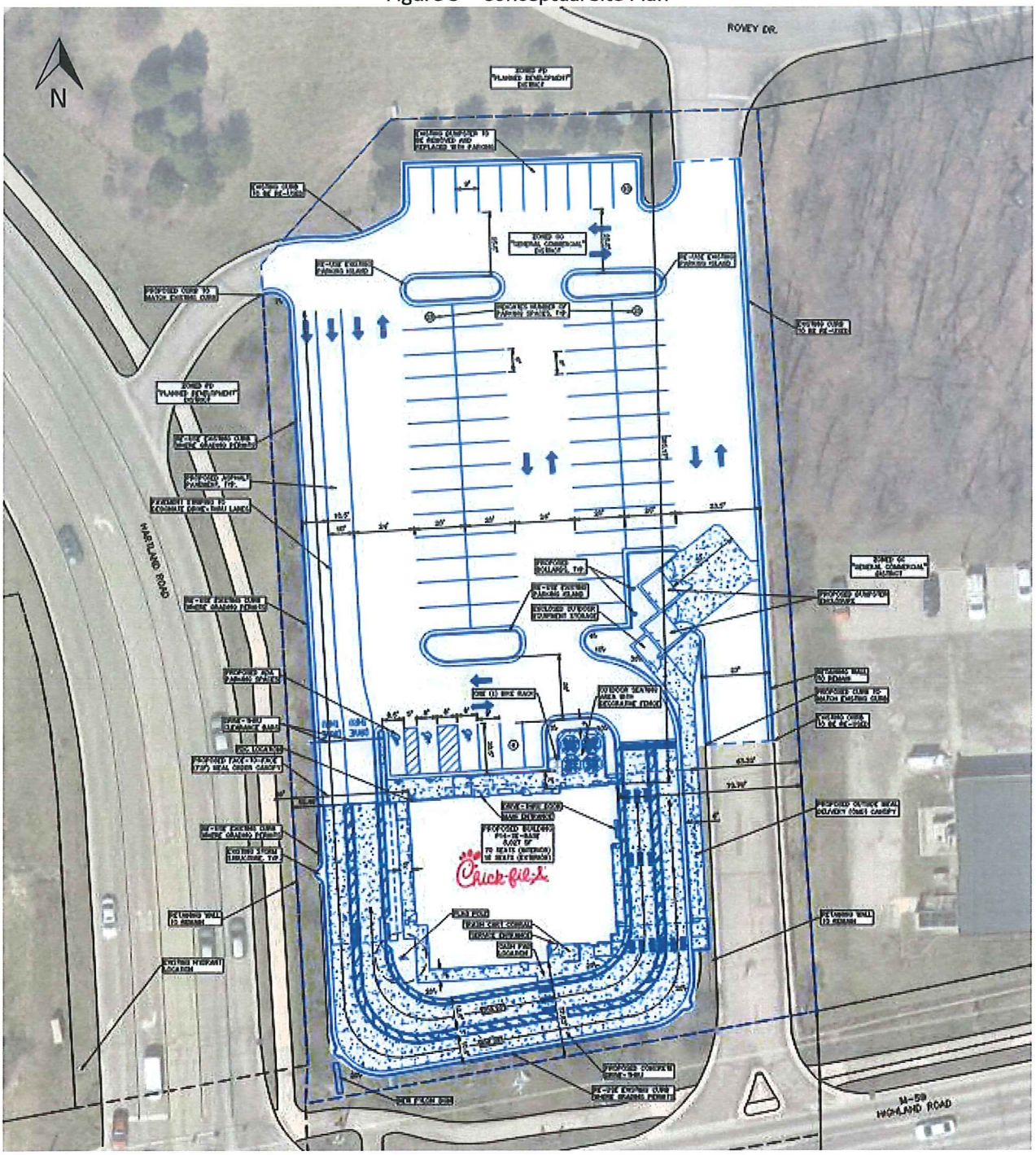
A. EB M-59 and Blaine Road/WB to EB crossover
B. WB M-59 and Hartland Road/EB to WB crossover
C. EB M-59 and Hartland Plaza/WB to EB crossover
D. WB M-59 and EB to WB crossover
E. WB M-59 and Clark Road
F. EB M-59 and WB to EB crossover
G. WB M-59 and Site Driveway/WB to EB crossover

1.2 Study Methodology

The objectives of this TIS were to determine what impacts the proposed project would have on adjacent roadway-traffic operations, and to develop recommendations for any improvements necessary to mitigate the project impacts on the studied intersections. Study analyses were completed relative to typical weekday midday weekday p.m., and Saturday peak periods.

This study was conducted according to the methodologies and guidance published by ITE, AASHTO, MDOT, and the Township. MDOT standards and guidelines were referenced where local standards/guidelines are not defined. Key study assumptions including trip generation and trip distribution were presented to MDOT via email on October 28, 2025. MDOT provided concurrence with the assumptions and methodologies for this TIS via email on November 4, 2025.

Figure 5 – Conceptual Site Plan



4.1 Trip Generation

Using the information and methodologies specified in the ITE *Trip Generation Manual*, Fishbeck forecast the weekday midday, weekday p.m. peak hour, and Saturday peak hour trips associated with the proposed development.

A portion of the site-generated trips are anticipated to be "pass-by" in nature, meaning they already exist on the adjacent road network and are interrupted to visit the site. According to ITE methodology, new trips are assumed to return to their direction of origin, whereas pass-by trips continue in their original direction of travel. The ITE *Trip Generation Manual* was used to calculate what percentage of the trips would be pass-by trips, meaning they are vehicles already on the network that would access the development and are not additional trips added to the network. For specific land uses where pass-by data are not provided by ITE, pass-by rates for comparable land uses were referenced.

Table 5 presents the resulting trip generation for the development. Refer to Appendix 4 for additional information.

Table 5 – Trip Generation for Proposed Development

ITE Land Use	LUC	Units	Midday Peak Hour			p.m. Peak Hour			Saturday Peak Hour			Weekday
			In	Out	Total	In	Out	Total	In	Out	Total	
High-Volume Fast-Food Restaurant	929	5,027 sf	192	194	386	147	147	294	187	187	374	3,284
Pass-By Rates, LUC 934: 55% Midday, p.m., Saturday			106	107	213	81	81	162	103	103	206	-
Total New Trips			86	87	173	66	66	132	84	84	168	-

LUC Land Use Code

4.2 Trip Distribution

The directions that site traffic will travel to and from were based upon existing traffic patterns during the weekday midday, weekday p.m., and Saturday peak hours. The existing traffic patterns reflect the gravity between origins and destinations in the study area, and therefore are an accurate indication of where the proposed trips would be coming from and going to. Table 6 and Table 7 provides the probable distribution based on existing traffic patterns.

Table 6 – Trip Distribution for New Trips

Direction	Via	Midday Peak Hour		p.m. Peak Hour		Saturday Peak Hour	
		To	From	To	From	To	From
North	Hartland Road	13%	11%	14%	8%	14%	9%
	Clark Road	4%	7%	4%	7%	4%	7%
South	Blaine Road	5%	5%	3%	2%	5%	4%
East	M-59	35%	35%	42%	35%	35%	37%
West	M-59	43%	42%	37%	48%	42%	43%

Table 7 – Trip Distribution for Pass-By Trips

Direction	Via	Midday Peak Hour	p.m. Peak Hour	Saturday Peak Hour
NB	Hartland Road	13%	15%	14%
SB	Hartland Road	12%	8%	10%
EB	M-59	36%	42%	35%
WB	M-59	39%	35%	41%

The trip distribution for the site is indicated in Figure 6. The pass-by volumes are indicated in Figure 7. These trips were added to the background volumes (Figure 4) to result in the future conditions volumes in Figure 8.

5.0 2026 Future Conditions Analysis

5.1 Turn Lane Analysis

An evaluation of the criteria for right-turn treatments was not performed. WB M-59 at the site driveway is currently three lanes with the curbside lane acting as a through/right-turn lane. At the intersection of WB M-59 and Hartland Road/EB to WB crossover immediately west of the site driveway, there is not have a separate right-turn lane with right-turn volumes much higher than those at the site driveway. Installation of a separate right-turn lane would impact pedestrian facilities on the north side of M-59 and require complete reconstruction of a retaining wall on the neighboring property.

5.2 2026 Future Conditions Traffic Analysis

The resulting LOS and delay for the future conditions are presented in Table 8.

Table 8 – LOS Analysis for 2026 Future Conditions

Approach	Lane Group	LOS/Delay (s/veh)					
		Midday Peak Hour		p.m. Peak Hour		Saturday Peak Hour	
EB M-59 and Blaine Road/WB to EB Crossover (Signalized)							
EB M-59	Through	A	6.9	A	8.7	A	7.8
	Right	A	5.1	A	4.7	A	5.3
	Overall	A	6.7	A	8.5	A	7.6
NB Blaine Road	Right/Overall	D	39.6	D	44.5	D	39.0
SB WB to EB Crossover	Left	D	47.1	D	48.9	D	45.2
	Through	D	40.8	D	42.4	D	40.0
	Overall	D	45.2	D	47.4	D	43.4
Overall		B	13.5	B	13.6	B	13.7
WB M-59 and Hartland Road/EB to WB Crossover (Signalized)							
WB M-59	Through/Right/Overall	A	5.4	A	7.1	A	7.0
NB EB to WB Crossover	Through/Overall	C	31.3	C	34.3	C	32.5
SB Hartland Road	Right/Overall	D	37.4	C	33.4	C	34.6
Overall		B	16.0	B	17.0	B	16.5
EB M-59 and Hartland Plaza/WB to EB Crossover (Signalized)							
EB M-59	Through	A	3.4	A	7.3	A	3.5
	Right	A	1.4	A	0.8	A	1.3
	Overall	A	3.3	A	7.2	A	3.4
NB Hartland Plaza	Right/Overall	D	35.2	D	40.1	D	36.1
SB WB to EB Crossover	Through/Overall	D	37.4	D	46.3	D	40.7
Overall		A	8.6	B	11.9	A	9.1
WB M-59 and EB to WB Crossover (Signalized)							
WB M-59	Through/Overall	A	2.6	A	3.2	A	3.2
NB EB to WB Crossover	Left/Overall	C	30.1	C	34.6	C	33.5
Overall		A	7.2	A	8.1	A	7.8

Table 8 – LOS Analysis for 2026 Future Conditions

Approach	Lane Group	LOS/Delay (s/veh)					
		Midday Peak Hour		p.m. Peak Hour		Saturday Peak Hour	
WB M-59 and Clark Road (Signalized)							
WB M-59	Through	A	8.5	B	14.8	B	12.2
	Right	A	5.4	A	8.0	A	6.3
	Overall	A	8.1	B	13.9	B	11.5
SB Clark Road	Right/Overall	D	48.2	D	50.0	E	62.4
	Overall	B	14.7	B	19.8	B	19.6
EB M-59 and WB to EB Crossover (Minor Stop-Controlled)							
EB M-59	Through/Overall	Free Flow		Free Flow		Free Flow	
SB WB to EB Crossover	Left/Overall	C	22.4	F	115.15	D	31.0
	Overall	A	3.7	B	13.5	A	4.5
WB M-59 and Site Driveway/WB to EB Crossover (Minor Stop-Controlled)							
WB M-59	Left	Free Flow		Free Flow		Free Flow	
	Through/Right	Free Flow		Free Flow		Free Flow	
	Overall	Free Flow		Free Flow		Free Flow	
SB Site Driveway	Right/Overall	D	27.5	D	32.2	E	48.9
	Overall	A	2.3	A	1.7	A	3.1

The LOS results for future conditions revealed that most movements, approaches, and intersections are expected to continue to operate at an acceptable LOS D or better during the weekday midday, weekday p.m., and Saturday peak hours. SimTraffic simulations were reviewed to observe network operations and vehicle queues. The following observations were made at the approaches operating at LOS E or F.

- WB M-59 and Clark Road.
  - The SB approach continues to operate at a LOS E during the Saturday peak hour. Simulations revealed a 95th-percentile queue of 243 feet (10 vehicles).
- EB M-59 and WB to EB Crossover.
  - The SB approach continues to operate at a LOS F during the p.m. peak hour. Simulations revealed a 95th-percentile queue of 379 feet (15 vehicles), which exceeds the available storage length for approximately five minutes (8%) of the peak hour. The average queue is 201 feet (8 vehicles).
- WB M-59 and Site Driveway/WB to EB Crossover.
  - The SB approach would operate at LOS E during the Saturday peak hour. Simulations revealed a 95th-percentile queue of 81 feet (3 vehicles).

For future conditions, the remaining study network operations are acceptable, with no significant vehicle queues or spill-back from available storage lanes. See Appendix 5 for the future conditions LOS reports and queueing analysis reports.

6.0 Drive-Through Queue Analysis

The forecast number of trips for high-volume fast-food restaurant indicates 192 vehicles inbound during the weekday midday peak hour, which is the maximum number of forecast inbound vehicles comparing the weekday midday, weekday p.m., and Saturday peak hours. Based on information from the American Planning Association (APA) and Quantum Real Estate Advisors, Inc., 70% of vehicles would use the drive-through compared to going

inside the high-volume fast-food restaurant. This results in an arrival rate of 135 vehicles per hour to the drive-through window.

The service time for the drive-through was estimated using data from the 2024 QSR magazine report which studied speed of service at several fast food and coffee shop drive-throughs. In 2024, the total average time a vehicle spent in the Chick-fil-A drive-through was 298.27 seconds (4.97 minutes) and an estimated service time of 24.5 seconds per vehicle.

These variables were used in the high-volume fast-food restaurant queue analysis to represent the conservative scenario wherein the estimated service time of 24.5 seconds per vehicle was reached for all vehicles. Table 9 shows the results of the queue analysis calculations.

Table 9 – Chick-fil-A Queue Analysis

Performance Measures	Result	
Average Number of Vehicles Waiting in the Queue	10.3	Vehicles
Average Amount of Time a Vehicle Will Spend in the Queue	4.6	Minutes
Average Number of Vehicles in the System (Queue and Service)	11.3	Vehicles
Average Amount of Time a Vehicle Will Spend in the System (Queue and Service)	5.0	Minutes
95th-Percentile Queue	22.4	Vehicles
Probability of Zero Vehicles in the System	8.2	Percent

The results of the queue analysis show on average less than 11 vehicles will be waiting in the queue with less than 12 vehicles in the system. The 95th-percentile queue is 23 vehicles. The conceptual site plan presents approximately 496 feet (outer lane) and 209 feet (inner lane) of drive through space. Using 25 feet as the length of a vehicle and the gap between vehicles, the drive through can accommodate approximately 28 vehicles, which exceeds the forecast 95th-percentile queue.

The queuing analysis calculations can be found in Appendix 6.

7.0 Findings and Recommendations

The analyses conducted for this TIS indicate the proposed development will not result in any significant operational impacts to the adjacent road network. With the proposed development, the adjacent roadway network will continue to operate similarly to the no-build condition. The proposed site access configuration is appropriate and will acceptably facilitate site ingress and egress.

Martha Wyatt

To: Martha Wyatt
Subject: FW: 06249 Hartland MI Chick-fil-A P14SE (P25-0983.00): Creative Permitting

From: Justin Lurk
Sent: Wednesday, November 12, 2025 10:34 AM
To: Troy Langer <TLanger@hartlandtwp.com>
Cc: Martha Wyatt <MWyatt@hartlandtwp.com>
Subject: RE: 06249 Hartland MI Chick-fil-A P14SE (P25-0983.00): Creative Permitting

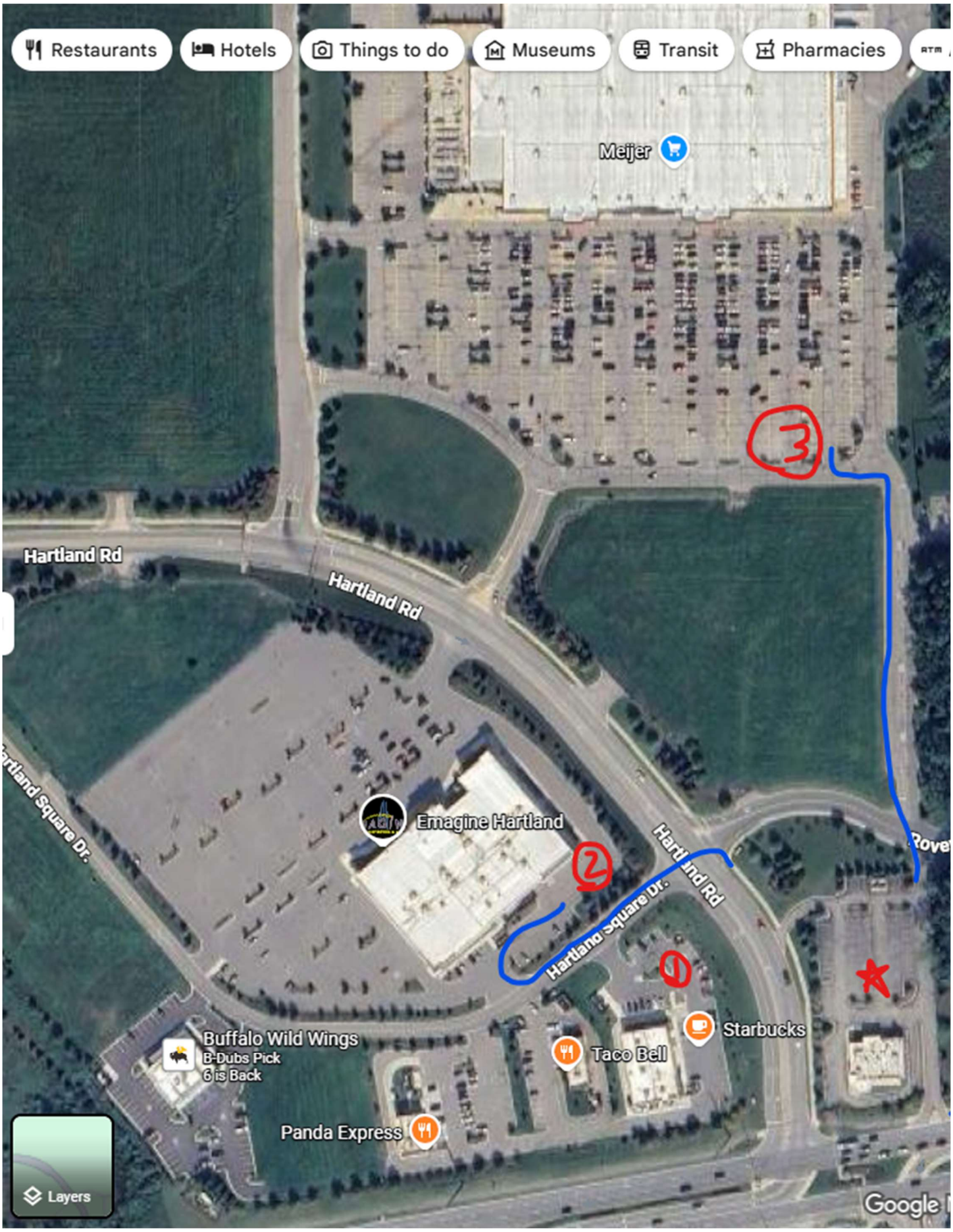
Thanks Troy - I've modified the original message a bit… see updated version:

At the previous site, we had the ability to get offsite parks (that were easy/convenient and safe) to meet our company minimum requirement for parking spaces (which is greater than Hartland Town Code requirements). We can accomplish that with cross parks so long as they are easy/convenient and safe for team members to get to/from.

At this location, we currently show 69 parks with them being 9'x20'. Our typical standard at CFA is 9'x18' and we do not have issues on our site with SUVs, trucks, etc. for our other sites in the state of Michigan. As noted above, our Company minimum parks for a site can be a mix of onsite and offsite (as long as they are easy/convenient and safe for our team members to use). To convert the spaces to 10'x20', we would reduce the parks onsite from 69 to 62 falling below our company stated minimum.

And with this site, there would be 4 options for offsite parks, none of which fall within our criteria of "easy/convenient and safe" – see the 4 points below.

1. Starbucks – likely would not get them to agree to lease us spaces as it's a pretty busy lot over there – even if they do, team members would have to cross Hartland Rd
2. Theatre – this is likely the best option from an 'availability' standpoint, but team members would have to cross Hartland Rd via the blue line to get to the sidewalk to our site.
3. Meijer parking lot – we have leased from them before, so could likely work out a deal, but there is no sidewalk from Meijer lot to our site – they would have to walk on the private drive to our site via the blue line
4. AT&T building – We might be able to work out a deal with them, but with the grade differences between sites, team members would have to walk down their entrance onto the public sidewalk.


Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
Meijer
Hartland Rd
Hartland Rd
Hartland Square Dr.
Emagine Hartland
Hartland Rd
Hartland Square Dr.
Starbucks
Taco Bell
Buffalo Wild Wings
B-Dubs Pick
6 is Back
Panda Express
Layers
Google
3
2
1

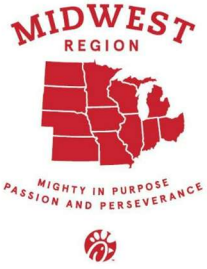
So, with all this being said, this is why we are re-submitting with 9'x20' spaces. On our previous site – we had a mix of 10' wide spaces and 9' wide spaces – the majority being 9' wide spaces so we are hopeful this can get supported with 69 nine foot wide spaces. I'm happy to have a conversation with the chairperson to explain all of this as well and you are welcome to forward this onto him too for our "reasoning"/"hardship" for this request.

Thank you,

. . .

Justin Lurk
Development & Construction – Midwest Region
M 573-268-0957

Chick-fil-A, Inc.
5200 Buffington Road, Atlanta, GA 30349



FLL LED FLOODLIGHT

Cat.#

Job

Type

HUBBELL Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:
Large LED flood with beam distribution for lighting applications such as safety/security, facade, area, or signs

Construction:
- Corrosion resistant, rugged die-cast aluminum housing with powder coat paint finish
- Tempered glass lens protects LEDs and allows for cleaning/debris removal
- Vented housing isolates LED module from driver, maximizing product life and performance
- Visor, louver and vandal accessories available

LED:
- 28 high power LED's (Stock/MTO)
- 42 high power LED's (MTO)
- 140 mid power LED's (Stock)
- Ambient operating temperature -35°C to 40°C
- Stock Versions: 4000K and 5000K CCT
- MTO Versions: 3000K nominal with 80 CRI, 4000K and 5000K CCT nominal with 70 CRI

Optical/Electrical:
- Variety of NEMA distributions - N (3x3), M (4x4), RM (5x4) and W (6x6) - for wide range of lighting applications; Stock version Wide (6x6) only
- IP65 fixture, Driver IP66 and RoHS compliant
- 10KV surge protector comes standard

Optical/Electrical (Cont.)
- 0-10V dimming driver standard, continuous dimming option to have leads pulled out for easy connection (knuckle only)

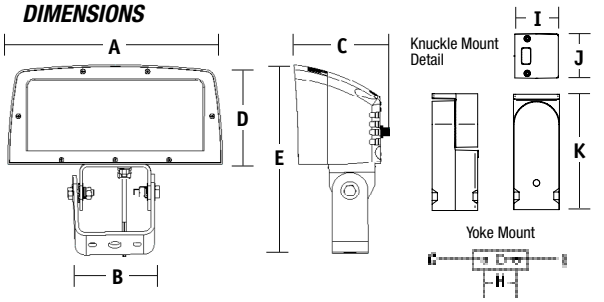
Installation:
- Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes
- Heavy duty steel yoke with adjustable stainless steel hardware, mounting holes for one center - 3/4" bolt or two side - 3/8" bolts
- 3' SEOOW cord with yoke mount

Listings:
- IP65, Listed to UL1598 for use in wet locations
- Select Models DLC Standard and DLC Premium Qualified. Consult DLC website for more details: https://www.designlights.org/QPL
- EPA = 1.0ft^2
- This product qualifies as both (i) a "domestic construction material" per FAR §52.225-9 Buy American-Construction Materials and a "(COTS) item" per FAR §2.101 and (ii) a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020. See Buy American Solutions

Warranty:
For more information visit:
http://www.hubbelllighting.com/resources/warranty/

PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	D	E	F	G	H	I	J	K
14.9"	5.5"	6.0"	7.0	14.57"	17/32"	7/8"	3-1/8"	3.0"	2.9"	7.57"
378mm	140mm	152mm	177mm	370mm	14mm	22mm	79mm	77mm	75mm	192mm

CERTIFICATIONS/LISTINGS

c SP us · DLC QPL LISTED · DLC QPL LISTED PREMIUM · BUY AMERICAN SOLUTIONS — See Certification Specifications

IP65

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
FLL (Single Carton)	25 (12.3) lbs	17.72" (45)	13.0" (33)	10.00" (25.5)

Carton dimensions for shipping purposes only

ORDERING INFORMATION - STOCK VERSION

Catalog Number	Mount	Max Candle Power	Beam Pattern	Wattage	LED Count	Voltage	Color Temperature/CRI	Lumens	LPW	Weight lbs. (kg)	Finish
FLL-95-Y	Yoke	7789	Wide	95w	28	120-277V	5000K/70	10576	109	20 (9.0)	Bronze
FLL-95-4K-Y	Yoke	7265	Wide	95w	28	120-277V	4000K/70	10330	105	20 (9.0)	
FLL-150-4K-U-Y	Yoke	5627	Wide	150w	140	120-277V	4000K/80	14665	98	20 (9.0)	
FLL-150-5K-U-Y	Yoke	5731	Wide	150w	140	120-277V	5000K/80	14764	98.4	20 (9.0)	
FLL-150-4K-U-K	Knuckle	5627	Wide	150w	140	120-277V	4000K/80	14665	98	20 (9.0)	
FLL-150-5K-U-K	Knuckle	5731	Wide	150w	140	120-277V	5000K/80	14764	98.4	20 (9.0)	

ORDERING INFORMATION - MADE TO ORDER

FLL - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

FAMILY
- **FLL** FACTOR Flood Large

 # LEDS
- **28L** 28 LED
- **42L** 42 LED

WATTS
- **95** 95W

CCT
- **3K** 3000K
- **4K** 4000K
- **5K** 5000K

CRI
- **7** 70 CRI
- **8**[2] 80 CRI

DISTRIBUTION
- **N** 3x3
- **M** 4x4
- **RM** 5x4
- **W** 6x6

VOLTAGE
- **U** 120V-277V
- **1** 120V
- **2** 208V
- **3** 240V
- **4** 277V
- **5**[1] 480V
- **F**[1] 347V

MOUNTING
- **K** Knuckle
- **Y** Yoke

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
- **F** Fusing 120 or 277V only (determined by voltage field)

CONTROL OPTION
- **PC** Photocontrol (voltage specified and determined by voltage field)
- **CD**[3] Continuous dimming

[1] 42L only
[2] Only available on 3K configurations
[3] Knuckle configurations only

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ACCESSORIES & REPLACEMENT PARTS - Order Separately

Catalog Number	Description
FLL-VISOR-DB	Bronze top visor (Tap holes in lens frame for field installation)
93053186	FLL28, 95w, 120-277V Dimming driver, 1050mA (1 Qty)
93053187	FLL42 , 95w, 120-277V Dimming driver, 700mA (1 Qty)
FLL-LOUVER-BL	Black adjustable louver
ARF-SPC	Polycarbonate vandal shield
4024C	Steel slipfitter for 2" pipe, 2 3/8" OD yoke mount, bronze finish
4040	Heavy-duty steel wall/pole bracket; bronze Lektrocote®

FLL-LOUVER-BL

ARF-SPC

FLL-VISOR-XX

PERFORMANCE DATA - MTO

						5K (5000K nominal, 70 CRI)			4K (4000K nominal, 70 CRI)			3K (3000K nominal, 80 CRI)		
# OF LEDS	**DRIVE CURRENT**	**SYSTEM WATTS**	**DIST. TYPE**	**NEMA**	**FIELD ANGLE H° X V°**	**LUMENS**	**LPW[1]**	**MAX BEAM CANDLEPOWER**	**LUMENS**	**LPW[1]**	**MAX BEAM CANDLEPOWER**	**LUMENS**	**LPW[1]**	**MAX BEAM CANDLEPOWER**
28	1050mA	96W	N	3 x 3	32° x 32°	9774	102	82593	9725	101	80544	6842	71	57764
			M	4 x 4	53° x 53°	9552	100	39244	9504	99	30867	6686	70	22889
			RM	5 x 5	84° x 86°	8971	93	15907	8926	93	14794	6279	65	10677
			W	6 x 6	107° x 107°	10576	104	7316	10330	104	7106	7000	73	4981
42	700mA	97W	N	3 x 3	32° x 32°	10860	114	91770	10263	108	85000	7473	80	63093
			M	4 x 4	53° x 53°	11400	119	46836	10335	108	33566	7654	81	26201
			RM	5 x 5	84° x 86°	9806	102	17388	8889	93	14733	6702	71	11395
			W	6 x 6	107° x 107°	10967	113	8024	10173	105	7265	7694	79	5475

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS – FLL-28L					
AMBIENT TEMP.	**0**	**25,000**	**50,000**	**[1]TM-21-11 60,000**	**100,000**	**Calculated L70 (HOURS)**
25°C / 77°C	1.00	0.94	0.91	0.88	0.79	>149,000
40°C / 104°F	1.00	0.92	0.90	0.87	0.76	>132,000

Nichia 219B, 1080mA, 85°C

	OPERATING HOURS – FLL-42L					
AMBIENT TEMP.	**0**	**25,000**	**50,000**	**[1]TM-21-11 60,000**	**100,000**	**Calculated L70 (HOURS)**
25°C / 77°F	1.00	0.98	0.96	0.96	0.94	>625,000
40°C / 104°F	1.00	0.96	0.94	0.93	0.90	>435,000

	OPERATING HOURS – FLL-150					
AMBIENT TEMP.	**0**	**25,000**	**50,000**	**[1]TM-21-11 60,000**	**100,000**	**Calculated L70 (HOURS)**
25°C / 77°C	1.00	0.96	0.94	0.93	0.89	>331,000
40°C / 104°F	1.00	0.95	0.92	0.90	0.85	>237,000

Nichia NFSL757DT-V1, 150mA, 85°C

ELECTRICAL DATA

# OF LEDS	NUMBER OF DRIVERS	DRIVE CURRENT (mA)	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (W)
28	1	1050mA	120	0.82	95
			277	0.36	95
42	1	700mA	120	.80	96
			277	.35	96
140	1	158mA	120	1.25	150
			277	0.54	150

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		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	0.99

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

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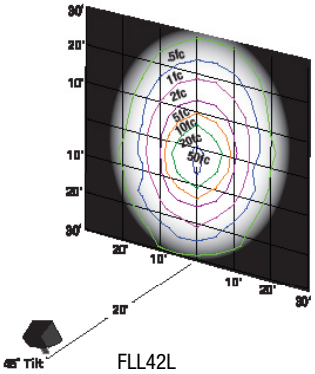
0° Tilt

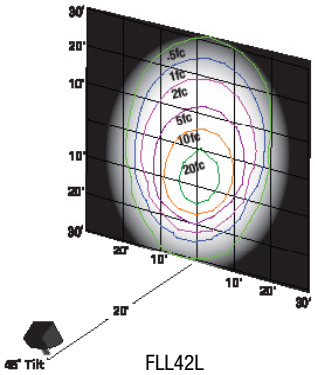
FLL140L,
6x6 Wide



FLL42L
3x3 Narrow

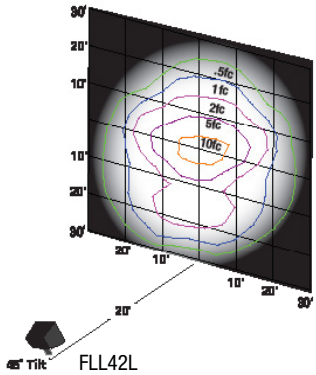
45° Tilt

FLL140L,
6x6 Wide



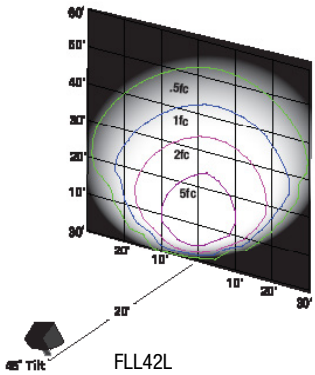
FLL42L
4x4 Medium

45° Tilt



FLL42L
5x5 Rectangular Medium

FLL28L,
6x6 Wide



FLL42L
6x6 Wide

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PROGRESS LIGHTING™

Project:

Fixture Type:

Location:

Contact:

P5675-31
Cylinder

5" up/down cylinder/ outdoor lantern in Black. with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Wet location listed when used with P860045 top cover lens.

- Black finish.
- Powder coat finish.
- Ideal for a wide variety of interior and exterior applications.
- Die-cast aluminum wall brackets and heavy duty aluminum framing.
- Wet location listed when used with P860045 top cover lens (sold separately)

Category: Outdoor
Finish: Black (powder coat paint)
Construction: cast aluminum Construction

Width: 5 in
Height: 14 in
Depth: 7-7/8 in
H/CTR: 7 in

DOWNLIGHT ONLY
NO UPLIGHTING ALLOWED

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included back plate covers a standard 4" recessed outlet box: 4.5" W.,	Prewired 6 inches of wire supplied 120 V	Quantity: two 75 W max. PAR-30 or BR-30 or LED equivalent E26 base porcelain sockets	cCSAus Damp Location Listed 1-year Limited Warranty

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

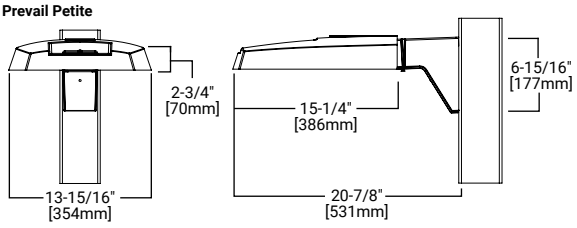
- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

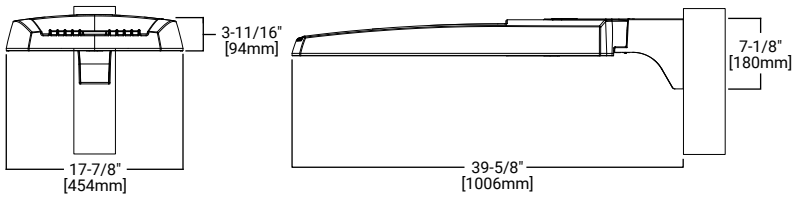
- WaveLinx

Dimensional Details

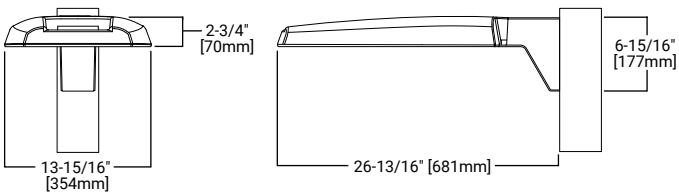
Prevail Petite



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

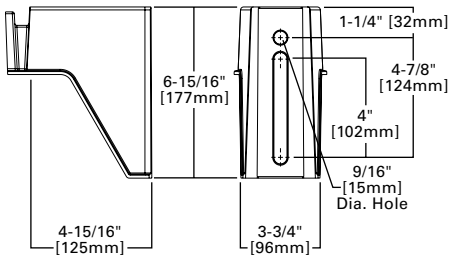
Product Family [1]	Light Engine	Voltage	Distribution
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV
PRVS-XL=Prevail 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:

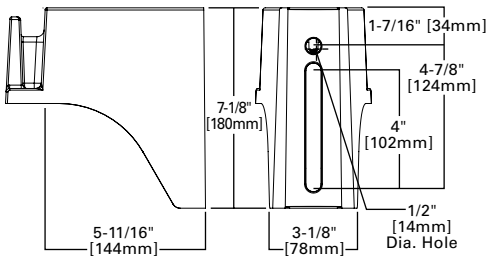
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

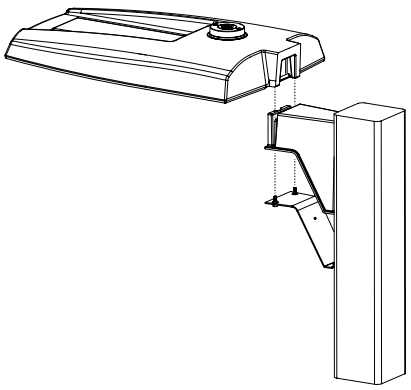
Pole Mount Arm (PRV & PRV-P)



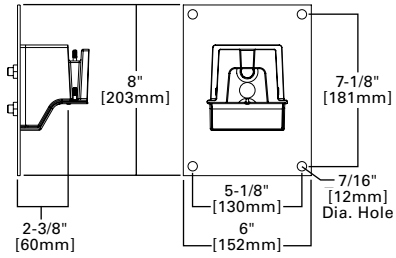
Pole Mount Arm (PRV-XL)



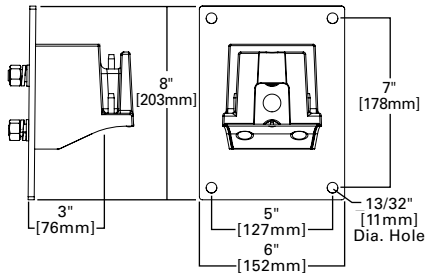
Versatile Mount System



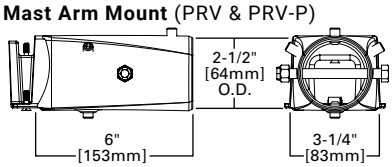
Wall Mount (PRV & PRV-P)



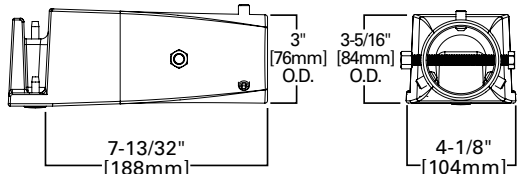
Wall Mount (PRV-XL)



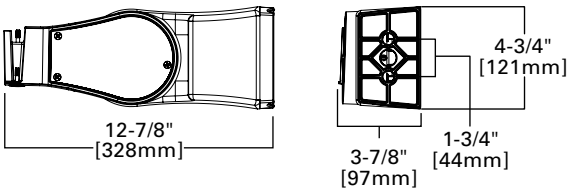
Mast Arm Mount (PRV & PRV-P)



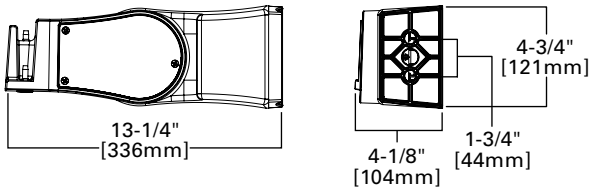
Mast Arm Mount (PRV-XL)



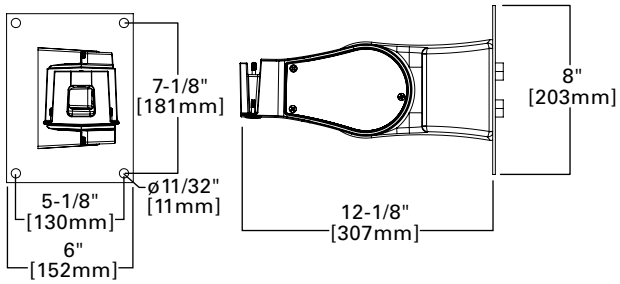
Adjustable Pole Mount Arm (PRV & PRV-P)



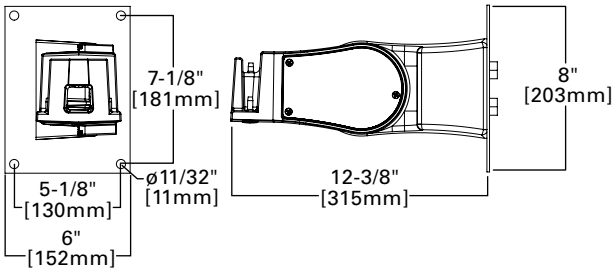
Adjustable Pole Mount Arm (PRV-XL)



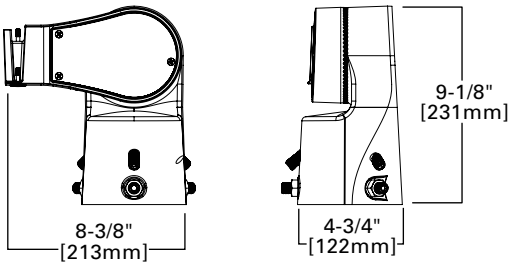
Adjustable Wall Mount (PRV & PRV-P)



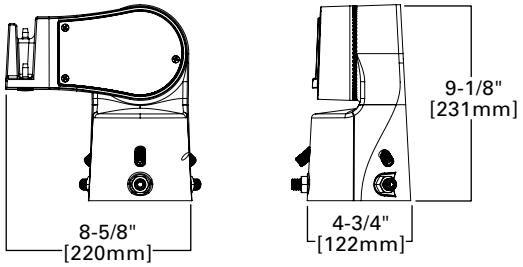
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



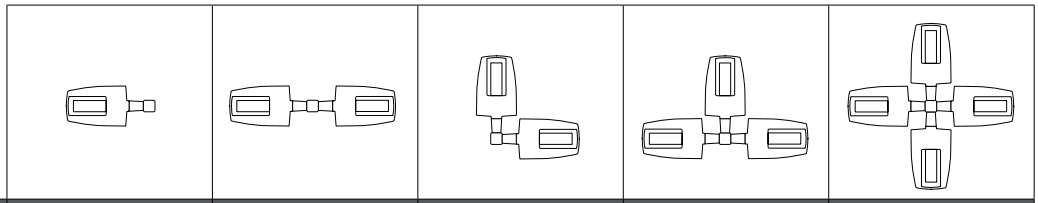
Adjustable Slipfitter (PRV-XL)



Mounting Details

Mounting Configurations and EPAs

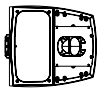
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.



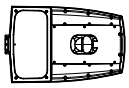
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	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

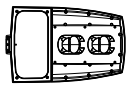
PRV-P-C10/C15/C20/C25 (4,900/6,900/9,800/11,800 Nominal Lumens)



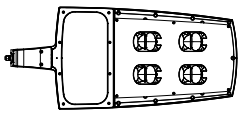
PRV-C15 (7,100 Nominal Lumens)



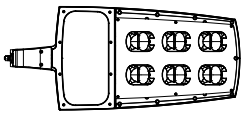
PRV-C25/C40/C60 (13,100/17,100/20,000 Nominal Lumens)



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

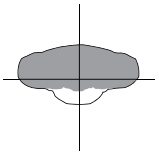


PRV-XL-C150/C175 (41,100/48,600 Nominal Lumens)

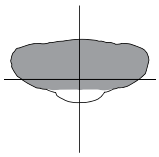


Optical Distributions

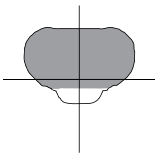
T2 (Type II)



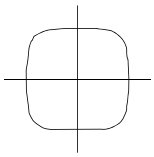
T3 (Type III)



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

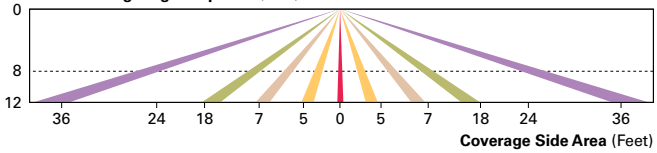
Control Options

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

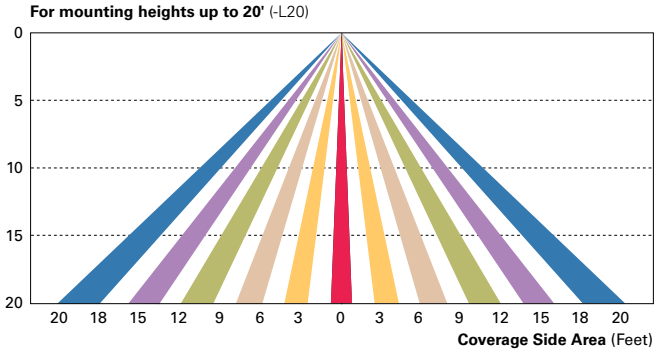
Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

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.

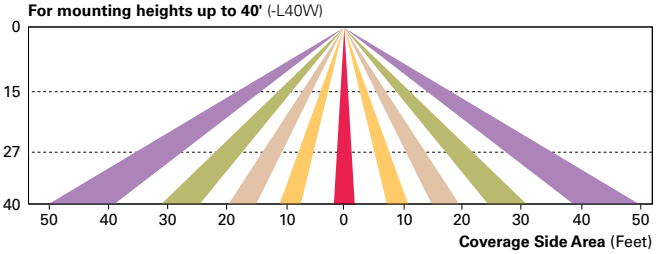
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

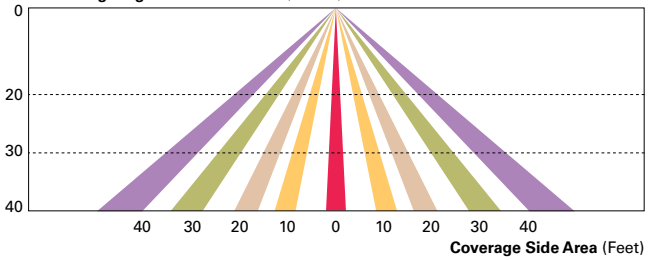


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required 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
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Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

LNC

COMPACT LED LITEPAK

FEATURES

- Compact LNC LED is designed for perimeter illumination and available in 3 lumen packages for safety, security and identity
- 3000K, 4000K, 5000K and Amber color temperatures
- Up to 4:1 spacing to mounting height ratio means fewer fixtures to install
- Acrylic diffuser included! Use for applications near entrances or locations where reduced brightness is desired. (Maximum spacing with diffuser 30ft)
- Die-cast aluminum housing with decorative Laredo styling
- Full cut-off neighbor friendly
- Listed to UL1598 for use in wet locations

*3000K and warmer CCTs only

LNC-5L

LNC-7L

LNC-9L

With diffuser

RELATED PRODUCTS

LNC2 INC3 LNC4

SPECIFICATIONS

CONSTRUCTION

- Decorative die-cast aluminum housing and door
- Rugged design protects internal components and provides excellent thermal management for long life
- Powder paint finishes provide lasting appearance in outdoor environments
- Full cut-off distribution; Ambient diffuser included, use for applications near enterances or locations where reduced brightness is desired

OPTICS

- Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

INSTALLATION

- Quick mount adapter provides quick installation, designed for recessed box 4" square junction box

ELECTRICAL

- 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11
- Minimum operating temperature is -40˚C/-40˚F
- 0-10V dimming 120-277V only
- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details

CONTROLS

- Photocontrol option is available to provide dusk-to-dawn control for additional energy savings

CERTIFICATIONS

- Listed and labeled to UL 1598 for wet locations, 25˚C ambient environments

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	800–2100
Wattage Range	13–22
Efficacy Range (LPW)	64–95
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LNC

COMPACT LED LITEPAK

ORDERING GUIDE

Example: LNC-5L-U-3K-2-BLT-PCU

CATALOG # _____

ORDERING INFORMATION

Series	# LEDs	Voltage	CCT/CRI	IES Distribution	Finish	Mounting
LNC LNC Zero Uplight	**5L** 5 LEDs	**U** 120-277V	**3K** 3000K nominal, 70 CRI	**2** Type II	**BLT** Black Matte Textured	**PCU** Universal Button Photocell
	7L 7 LEDs	**1** 120V	**4K** 4000K nominal, 70 CRI	**3** Type III	**BLS** Black Gloss Smooth	
	9L 9 LEDs	**2** 208V	**5K** 5000K nominal, 70 CRI	**4** Type IV	**DBT** Dark Bronze Matte Textured	
		3 240V	**AM** Amber (590 µm available for "Turtle Friendly"/ observatory applications, 350mA (consoult factory) [1]		**DBS** Dark Brone Gloss Smooth	
		4 277V			**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	

Notes:

1 Amber LEDs only available on 7L and 9L configurations, 350mA

REPLACEMENT PARTS AND ACCESSORIES

	Catalog Number	Description
☐	**93039574**	Frosted comfort shield, improved uniformity with only 5% reduction

PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)		4K (4000K NOMINAL 70 CRI)		3K (3000K NOMINAL 80 CRI)		AM (<580 nm wave-length)		
				Lumens	LPW*	Lumens	LPW	Lumens	LPW	Lumens	System Watts	LPW*
5	STD. (700mA) AM (350mA)	13W	2	1,150	88.5	1,052	81	883	68	–	–	–
			3	1,132	87	1,077	83	833	64	–	–	–
			4	1,146	88	1,053	81	849	65	–	–	–
7		17W	2	1,515	89	1,369	80.5	1,272	75	–	–	–
			3	1,500	88	1,539	90.5	1,392	82	268	6.6	59
			4	1,557	91.5	1,535	90	1,425	84	–	–	–
9		22W	2	2,069	94	2,033	92	1,588	72	–	–	–
			3	2,024	92	1,989	90	1,623	74	–	–	–
			4	2,095	95	2,059	93.5	1,680	76	382	8.3	46

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. Please consult IES files for BUG ratings.

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.96	0.96	0.96	0.94	>635,000

* Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

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HUBBELL Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LNC

COMPACT LED LITEPAK

ELECTRICAL DATA

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
9	STD. (700mA)	120	0.11	13
		277	0.05	
12	STD. (700mA)	120	0.14	17
		277	0.07	
12	STD. (700mA)	120	0.17	22
		277	0.09	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

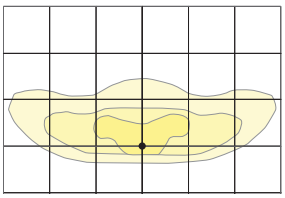
Ambient Temperature		Lumen Multiplier
0˚ C	32˚ F	1.02
10˚ C	50˚ F	1.01
20˚ C	68˚ F	1.00
25˚ C	77˚ F	1.00
30˚ C	86˚ F	1.00
40˚ C	104˚ F	0.99
50˚ C	122˚ F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

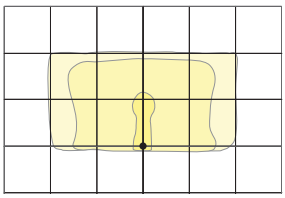
PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

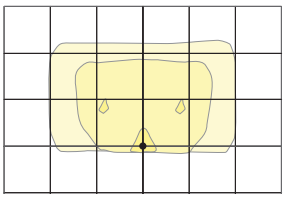
LNC9LU – Type II



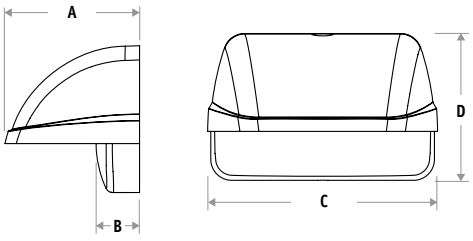
LNC9LU – Type III



LNC9LU – Type IV



DIMENSIONS



A	B	C	D
4.81” (122 mm)	1.55” (39 mm)	8.22” (209 mm)	5.25” (133 mm)

ADDITIONAL INFORMATION

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire

IP66

OVERVIEW	
Lumen Package (lm)	5,000 - 22,000
Wattage Range (W)	38 - 152
Efficacy Range (LPW)	114 -156
Weight lbs (kg)	23 (10.4)

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Features a ultra-slim 11/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Unit is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
- Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.
- Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

Optical System

- Features an array of select, mid-power, high brightness, high efficiency LED; 3000K, 4000K, 5000K color temperature, 80 CRI (nominal).
- Choice of Symmetric or Asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
- Forward Throw distribution provides an industry leading unique distribution pattern that illuminates the area under the gas canopy and beyond. The forward through optic directs the light to the forecourt from the gas canopy eliminating the need for supplemental floodlights and extensive perimeter lighting.
- Diffuse lens available as an option to soften brightness of the luminaire.
- Six Lumen Packages: 5,000, 9,000, 10,000, 13,000, 18,000 and 22,000 Lumens.

Electrical

- High performance factory programmable driver features over-voltage, under voltage, short-circuit and over temperature protection with integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards. Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/ IEEE C62.41.2). Custom lumen and wattage packages available.
- Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.
- Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and acts as the primary heatsink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
- Universal voltage power supply, 120-277 VAC, 50/60 HZ and 347-480 VAC, 50/60 HZ input.
- -40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Varies based on lumen package and mounting style see performance data for specifics.)
- Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics.)

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Divisions 2 only when properly installed per LSI installation instructions. See lsicorp.com for specific guidance. Not available on SLW.

Installation

- One-person installation.
- Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit.
- Retro panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant with 3000K or lower color temperature.

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Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: CRUS SCFT LED VHO 50 UE WHT DFL

Prefix	Distribution	Light Source	Driver	Color Temperature	Input Voltage	Finish	Options[4]
CRUS - LED Canopy Luminaire	**SC** - Symmetric **AC**[1] - Asymmetric **SCFT**[2] - Combination Standard Symmetric and Forward Throw	**LED**	**SLW** - 5,000 Lumens **VLW** - 9,000 Lumens **LW** - 11,000 Lumens **SS** - 13,000 Lumens **HO** - 19,000 Lumens **VHO** - 22,000 Lumens[2] **Custom Lumen Packages**[3] **VHO** - 22,000 Lumens	**30** - 3000K **40** - 4000K **50** - 5000K	**UE** - Universal Voltage (120 - 277V) **HV** - High Voltage (347 - 480V)	**WHT** - White **BRZ** - Bronze **BLK** - Black	**HL**[5] - Hazardous Location **DFL** - Diffuse Lens

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Order Number	Description
525946	Retrofit Panels - EC / ECTA / SCF to CRUS, for 16" Deck Panel
530281	Retrofit Panels - ECTA / SCF to CRUS, for 12" Deck Panel
357282	Retrofit 2x2 Cover Panel Blank (no holes)

Order Number	Description
354702	Retrofit RIC Cover Panel Blank (no holes)
1320540	Kit - Hole Plugs and Silicone (enough for 25 retrofits)*

*Consists of (25) 7/8" hole plugs, (100) 5/16" hole plugs and (1) tube of RTV

1 AC distribution utilizes a reflector which alters the look from a standard SC distribution.
2 FT distribution option only available with VHO 22,000 lumen package.
3 Custom lumen and wattage packages available consult factory Values are within industry standard tolerances but not DLC listed.
4 Not available with SCFT.
5 Not available on SLW.

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Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

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PERFORMANCE

Back to Quick Links

Delivered Lumens

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
VHO	SC	21,301	140	B4-U0-G2	21,835	144	B4-U0-G2	22,697	150	B4-U0-G2	152
	AC	17,355	114	B3-U0-G3	17,799	117	B3-U0-G3	18,502	122	B3-U0-G3	
	SCFT	22,192	146	B3-U0-G3	22,598	149	B3-U0-G3	23,269	153	B3-U0-G3	
HO	SC	17,889	143	B3-U0-G1	18,346	146	B3-U0-G2	19,071	152	B4-U0-G2	125
	AC	14,582	116	B3-U0-G2	14,955	119	B3-U0-G2	15,546	124	B3-U0-G2	
SS	SC	13,113	141	B3-U0-G1	13,449	144	B3-U0-G1	13,980	150	B3-U0-G1	93
	AC	11,468	123	B3-U0-G2	11,761	126	B3-U0-G2	12,226	131	B3-U0-G2	
LW	SC	10,457	144	B3-U0-G1	10,724	148	B3-U0-G1	11,148	154	B3-U0-G1	73
	AC	9,145	126	B2-U0-G2	9,379	129	B2-U0-G2	9,749	134	B2-U0-G2	
VLW	SC	8,783	146	B3-U0-G1	9,008	149	B3-U0-G1	9,364	155	B3-U0-G1	60
	AC	7,681	127	B2-U0-G1	7,878	131	B2-U0-G1	8,189	136	B2-U0-G1	
SLW	SC	5,585	146	B2-U0-G1	5,728	150	B2-U0-G1	5,954	156	B2-U0-G1	38
	AC	4,884	128	B1-U0-G1	5,009	131	B1-U0-G1	5,207	136	B1-U0-G1	

*LEDs are frequently updated therefore values are nominal.

Electrical Data (AMPS)

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
VHO	152	1.27	0.73	0.64	0.55	0.44	0.32
HO	124	1.03	0.6	0.52	0.45	0.36	0.26
SS	92	0.77	0.44	0.38	0.33	0.27	0.19
LW	72	0.6	0.35	0.3	0.26	0.21	0.15
VLW	60	0.5	0.29	0.25	0.22	0.17	0.13
SLW	38	0.32	0.18	0.16	0.14	0.11	0.08

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

OPERATING TEMPERATURE

Lumen Package	Mounting	Max
VHO	Metal/Wood Canopy	45 C
HO	Metal/Wood Canopy	45 C
SS	Metal/Wood Canopy	55 C

Recommended Lumen Maintenance[1] CRUS VHO

Ambient Temperature °C	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
20 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
30 C	102%	97%	92%	88%	84%
40 C	101%	95%	90%	85%	80%
50 C	101%	94%	89%	83%	78%

Recommended Lumen Maintenance[1] CRUS SS

Ambient Temperature °C	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
0	102%	97%	92%	88%	84%
10	102%	97%	92%	88%	84%
20	102%	97%	92%	88%	84%
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
50	101%	95%	91%	86%	82%

1 Lumen maintenance values at 25 ° C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED).

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PHOTOMETRICS

Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

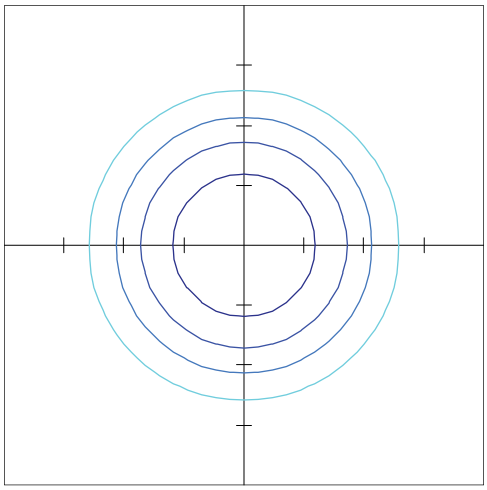
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

CRUS-SC-SS-50

Luminaire Data	
Type 5 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	13,980
Watts	93
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3,479.6	26.7%
Medium (30-60°)	7,109.8	54.5%
High (60-80°)	2,334.8	17.9%
Very High (80-90°)	114.4	0.9%
Uplight (90-180°)	0.0	0.0%
Total Flux	13,038.6	100%

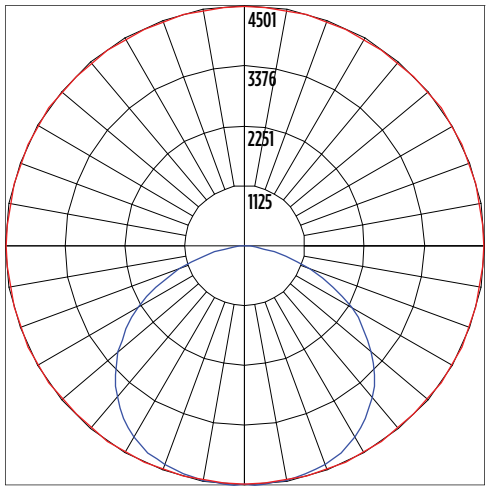
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



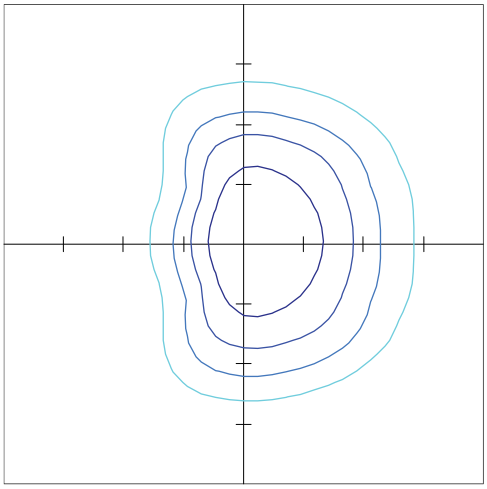
Vertical Plane Horizontal Cone

CRUS-AC-SS-50

Luminaire Data	
Type 3 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	12,226
Watts	93
Efficacy	131
IES Type	Type III, Very Short
BUG Rating	B3-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	3,240.3	27%
Medium (30-60°)	6,245.5	51%
High (60-80°)	2,594.6	21%
Very High (80-90°)	146.1	1%
Uplight (90-180°)	0	0%
Total Flux	12,227	100%

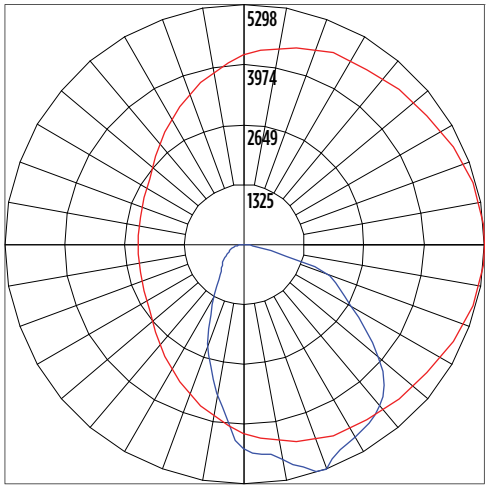
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

Have questions? Call us at (800) 436-7800

PHOTOMETRICS

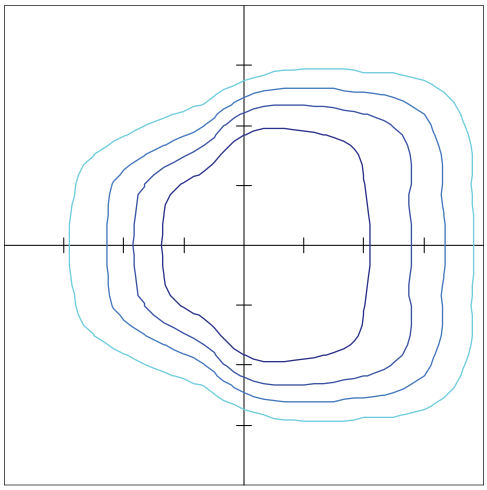
Back to Quick Links

CRUS-SCFT-SS-50

Luminaire Data	
Type 5 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	13,980
Watts	93
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	2,397.7	10.30%
Medium (30-60°)	8,658.8	37.20%
High (60-80°)	4,914.2	21.10%
Very High (80-90°)	225.7	1.00%
Uplight (90-180°)	0	0%
Total Flux	23,269.3	100%

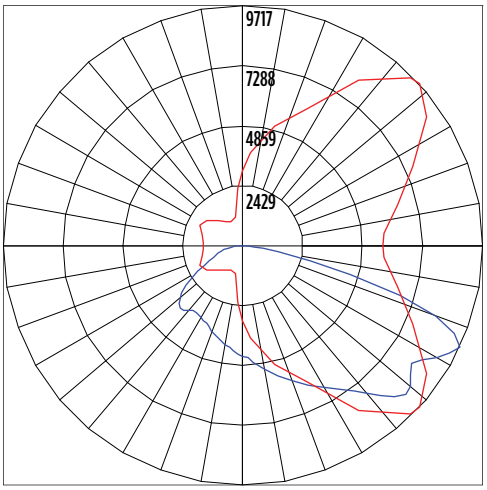
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

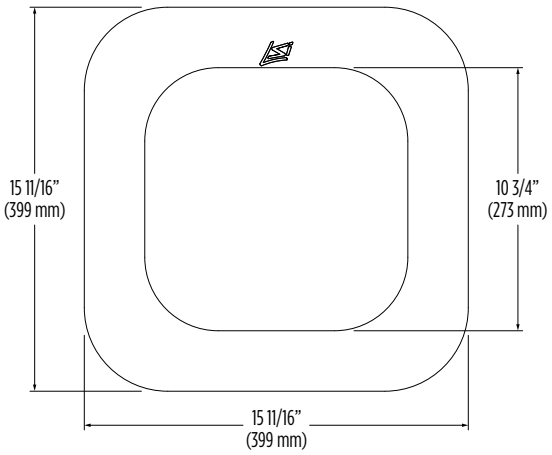
Polar Curve

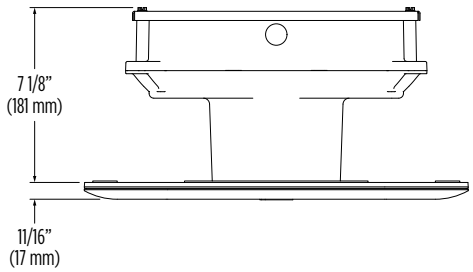


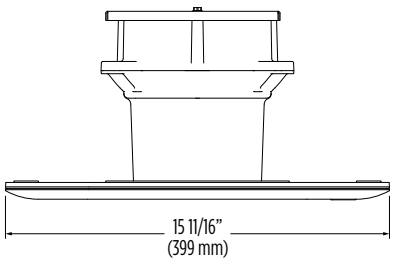
Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

Back to Quick Links







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Novermber 11, 2025
Job Number 2025223.44

Hartland Township
2655 Clark Road
Hartland, MI 48353

CFA 06249 Hartland

Lighting Narrative

The submitted Photometric design complies with Chick-Fil-A standards as well as Site Development and Hartland Township zoning requirements for exterior lighting, specifically on the following criteria:

- Fully shielded fixtures
- Site Pole heights of 20’
- 2.4 to 3.6 footcandle average in the main parking area (See overall statistics in schedule)
- 4.6 footcandle average at Main Building Entrance (See overall statistics in schedule)
- Calculation levels measured at 5' from finish grade (vertical plane)

Photometrics exceed the 10 foot-candle (fc) lighting requirement under the canopies to ensure the safety of both customers and employees. This area needs to be well-lit as employees frequently walk to deliver meals to customers in vehicles. The average foot-candle for both the meal delivery and order canopies is below 20fc, aligning with the industry standard recommended by the Illuminating Engineering Society (IES).

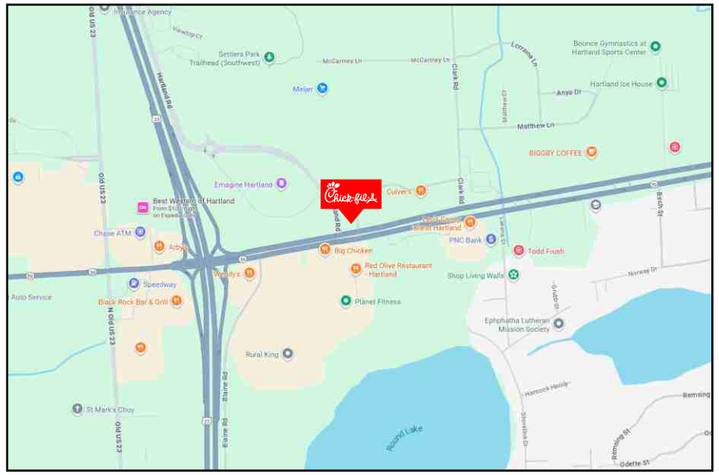
Additionally, there is a 1fc max. property line requirement. While the average property line output is 1.1fc, the maximum output reaches 5.0fc, which exceeds the jurisdictional limit. Despite using shielded fixtures in this area, light spillage occurs due to the proximity of the property line and the need to maintain good visibility at the drive-thru lanes and vehicular entrances/exits. However, the 1fc requirement is met in most locations throughout the site.

Lastly, the main building entrance has been reduced to an average of 4.6 foot-candles with standard location of wall sconces. These sconces are fully down-lit so the calculations are directly underneath the lights which will not spill onto neighboring properties and will not impede pedestrian vision.

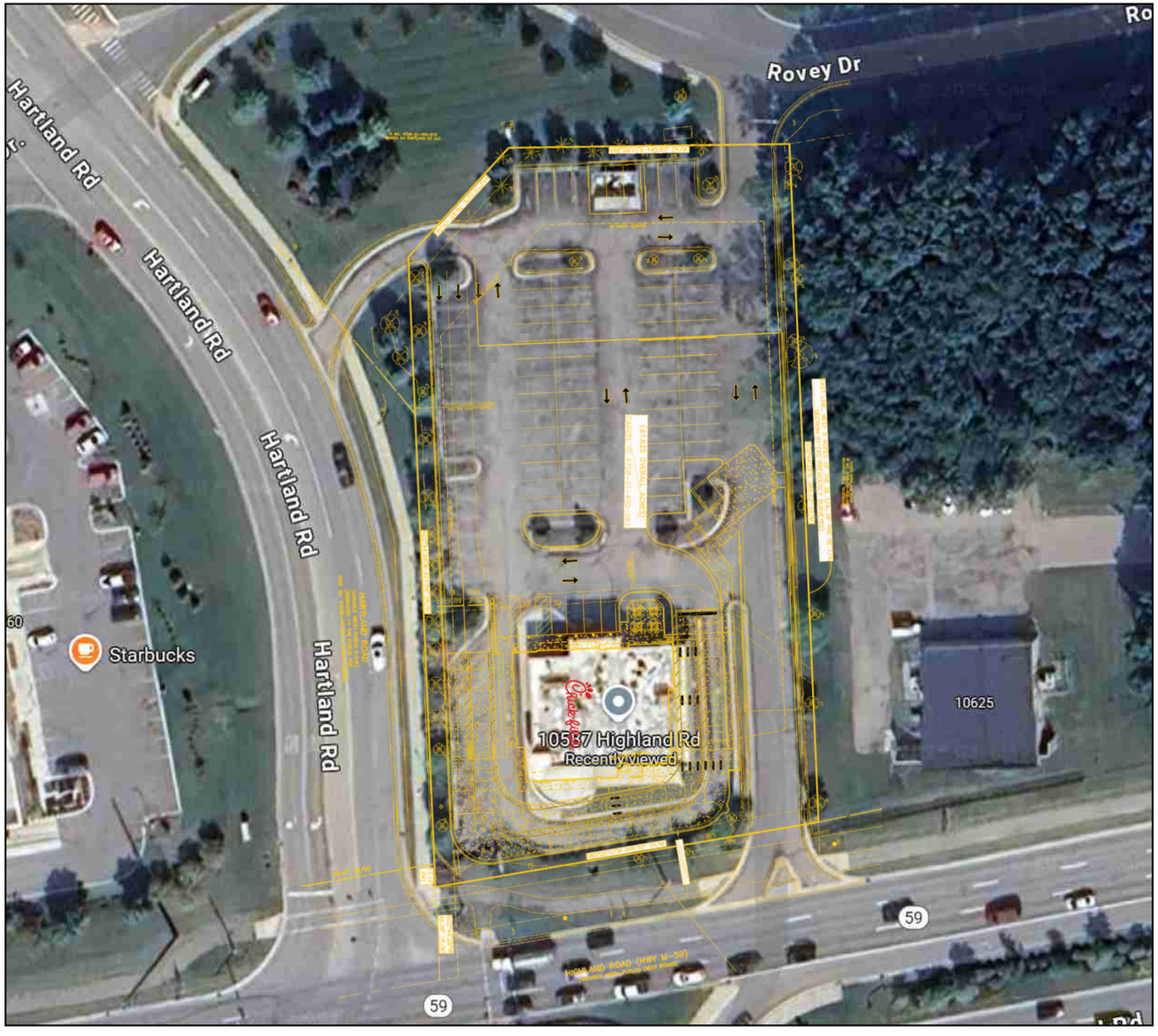
Flagpole lighting is to be ground mounted, and it is located 3’ – 5’ from the base of the flagpole. All lights are pointed downward, there is no uplighting on the building. Refer to lighting cut sheets for more information on lighting fixtures used.

Sincerely,

GPD Group - Glaus, Pyle, Schomer, Burns & DeHaven, Inc.



VICINITY MAP N.T.S.



AERIAL VIEW N.T.S. NORTH

ROGER GHANTOUS - 613-889-8135
RGhantous@pattisonid.com
BRIAN HEAD - 210-349-3804
BHead@pattisonid.com

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date:	10/02/2025
SALES:	ROGER GHANTOUS
PM:	BRIAN HEAD
Designer:	ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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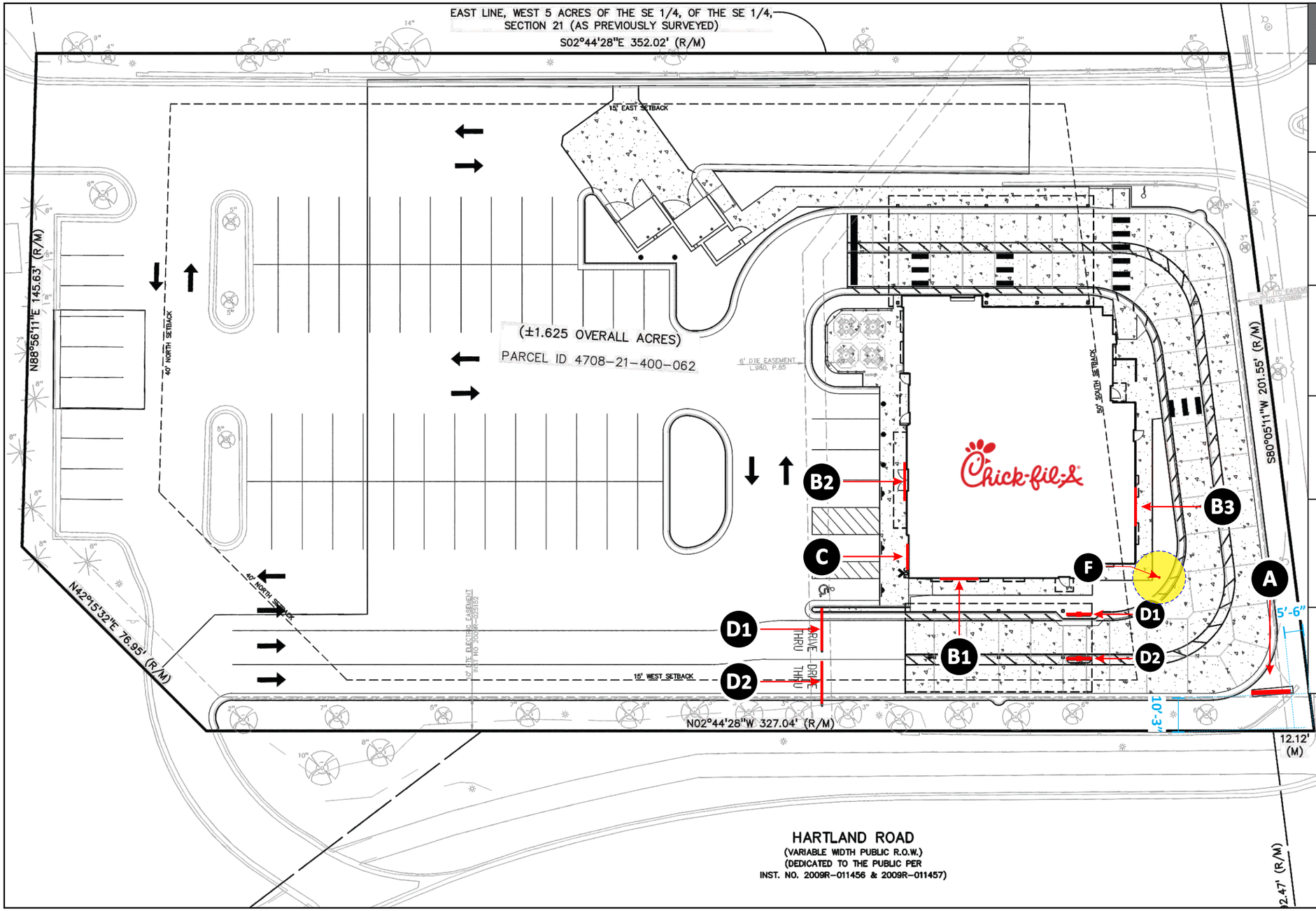
Chick-fil-A

Sign Item 82

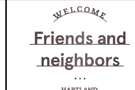
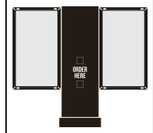
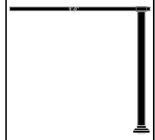
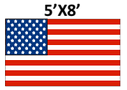
AERIAL VIE



SITE PLAN 1

SCALE: 1/32" = 1'-0"

NORTH

SIGN I-D LETTER	FACE A	FACE B
A		
B1-3	5'-0"	N/A
C		N/A
D1-2		N/A
E1		N/A
E2		N/A
F	5'X8' 	N/A

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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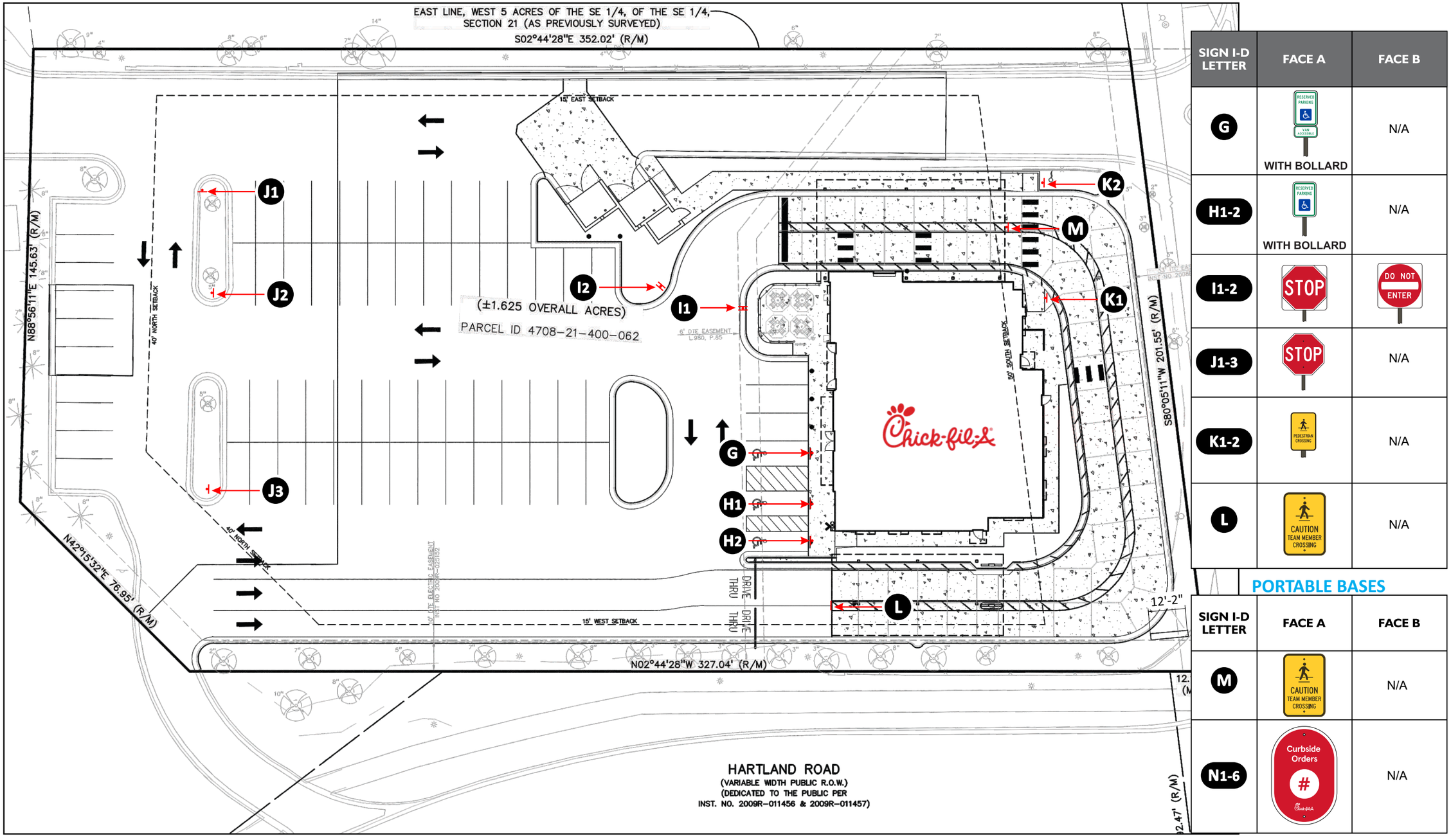
Sign Item 83
SITE PLAN/E



SIGN I-D LETTER	FACE A	FACE B
G	RESERVED PARKING / VAN ACCESSIBLE — WITH BOLLARD	N/A
H1-2	RESERVED PARKING — WITH BOLLARD	N/A
I1-2	STOP	DO NOT ENTER
J1-3	STOP	N/A
K1-2	PEDESTRIAN CROSSING	N/A
L	CAUTION TEAM MEMBER CROSSING	N/A

PORTABLE BASES

SIGN I-D LETTER	FACE A	FACE B
M	CAUTION TEAM MEMBER CROSSING	N/A
N1-6	Curbside Orders #	N/A

SITE PLAN 2

SCALE: 1/32" = 1'-0"

NORTH

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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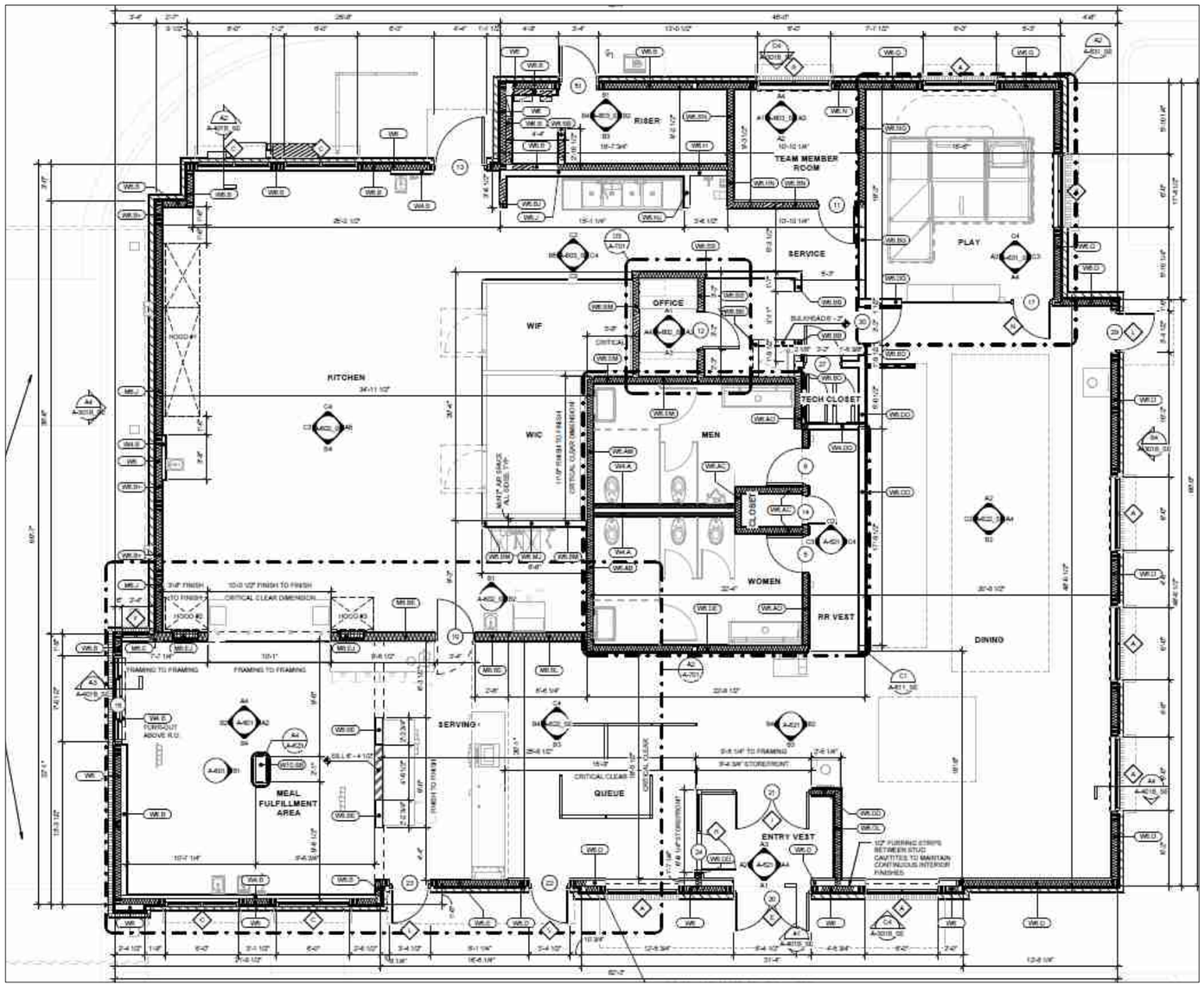
Sign Item 84
SITE PLAN/



FLOOR PLAN SCALE: 3/32" = 1'-0"

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

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Customer Approval

Signature

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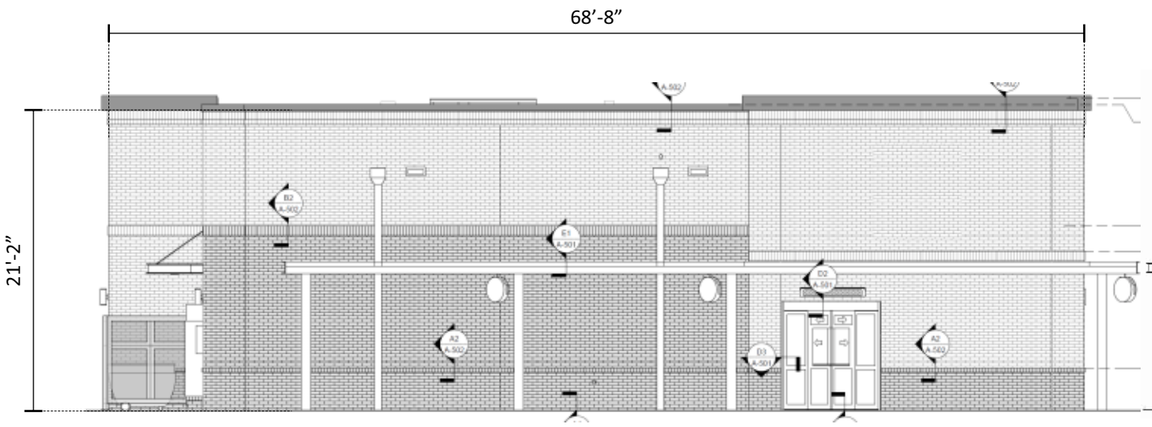
Chick-fil-A

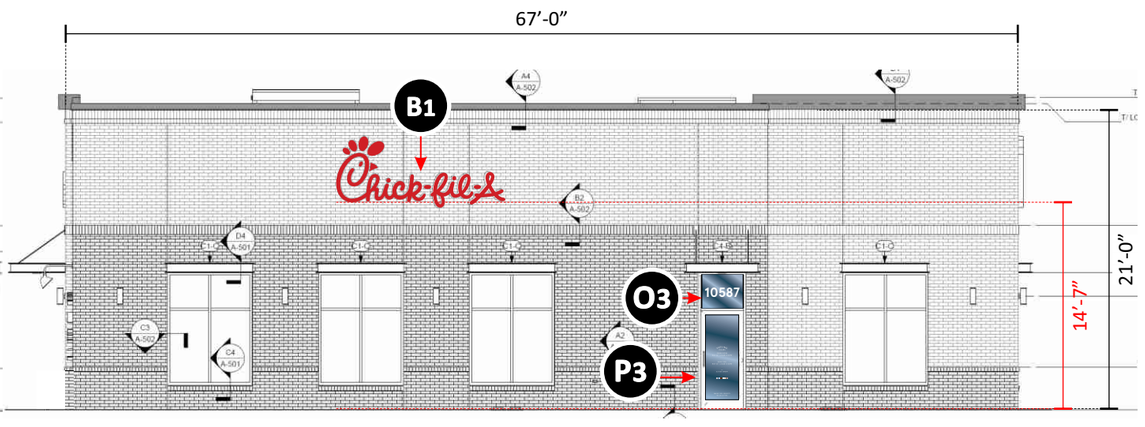
Sign Item 85

FLOOR PLA



DRIVE THRU BLDG. ELEVATION - EAST SCALE: 3/32" = 1'-0"

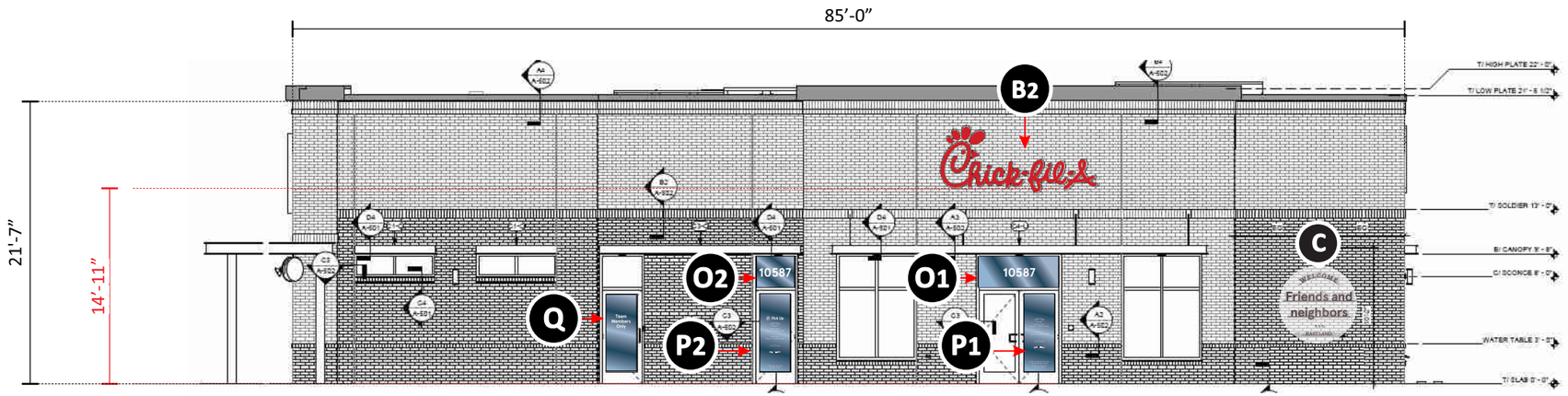
BLDG. SQ. FT. 1443.77



SIDE ELEVATION - WEST SCALE: 3/32" = 1'-0"

SIGN: 38 SQ. FT.

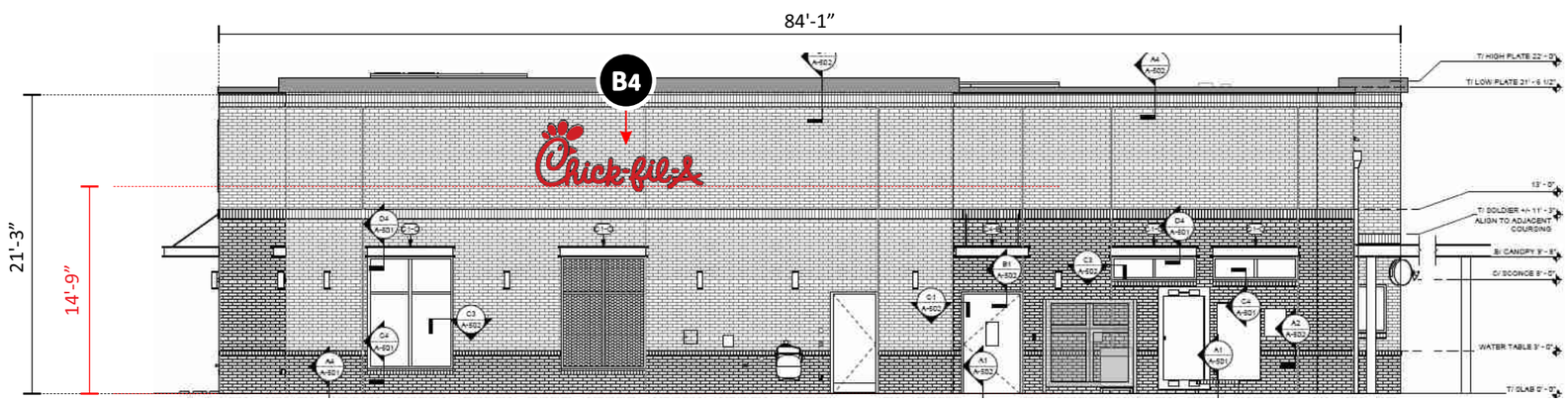
BLDG. SQ. FT. 1408.4



MAIN ENTRY ELEVATION - NORTH SCALE: 3/32" = 1'-0"

SIGN: CHANNEL LETTER 38 SQ. FT.

BLDG. SQ. FT. 1834.63



REAR ELEVATION - SOUTH SCALE: 3/32" = 1'-0"

SIGN: CHANNEL LETTER 38 SQ. FT.

BLDG. SQ. FT. 1786.25

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Sign Item 86

ELEVATION

A D/F MONUMENT WITH READERBOARD

SCALE: 3/8" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

64 SQ. FT. (CABINET ONLY)

MAIN ID LOGO FACES
DOUBLE FACED CABINET AND RETAINERS PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.
WHITE PLEX FACES WITH 3M #3630-53 CARDINAL RED OPAQUE VINYL APPLIED 1ST SURFACE. INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS AS REQUIRED.

READER BOARD DISPLAY
WHITE FACE TO ACCOMMODATE FOUR (4) LINES OF CHANGEABLE 8" COPY BLACK COMMERCIAL SET OF 334 LETTERS.

.080" ALUM. FACE PAN PANEL WITH ROUTED OUT OPENING FOR READER BOARD AND R.O.S.T. COPY READING "CLOSED SUNDAY" BACKED WITH 3/16" WHITE PLEX, AND HINGED LOCKABLE F-TRACK VANDAL COVER PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CLEAR LEXAN FACE, SECURED TO FACE OF ALUM. PANEL.

DFW TECHNICAL DESIGNERS, PLEASE NOTE THAT ALL READER BOARD COVERS NEED 2 LOCKS, NEAR THE CORNERS ON THE OUTSIDE OR BOTTOM OF THE DOOR.
ALL LOCKS TO BE KEYED ALIKE.
INCLUDE ONE KICKER BAR PER HINGED FACE.

INTERNALLY ILLUMINATED SAME AS ABOVE.

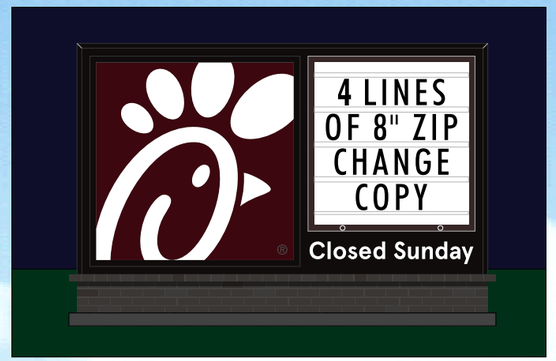
FOUNDATION SYSTEM
SPREAD FOOTER FOUNDATION PER STATE STAMPED ENGINEERING

MASONRY / BRICK: BY G.C.
THE MONUMENT BRICK MATERIAL AND DESIGN SHALL MATCH THE BUILDING MATERIAL AND MORTAR FINISH.

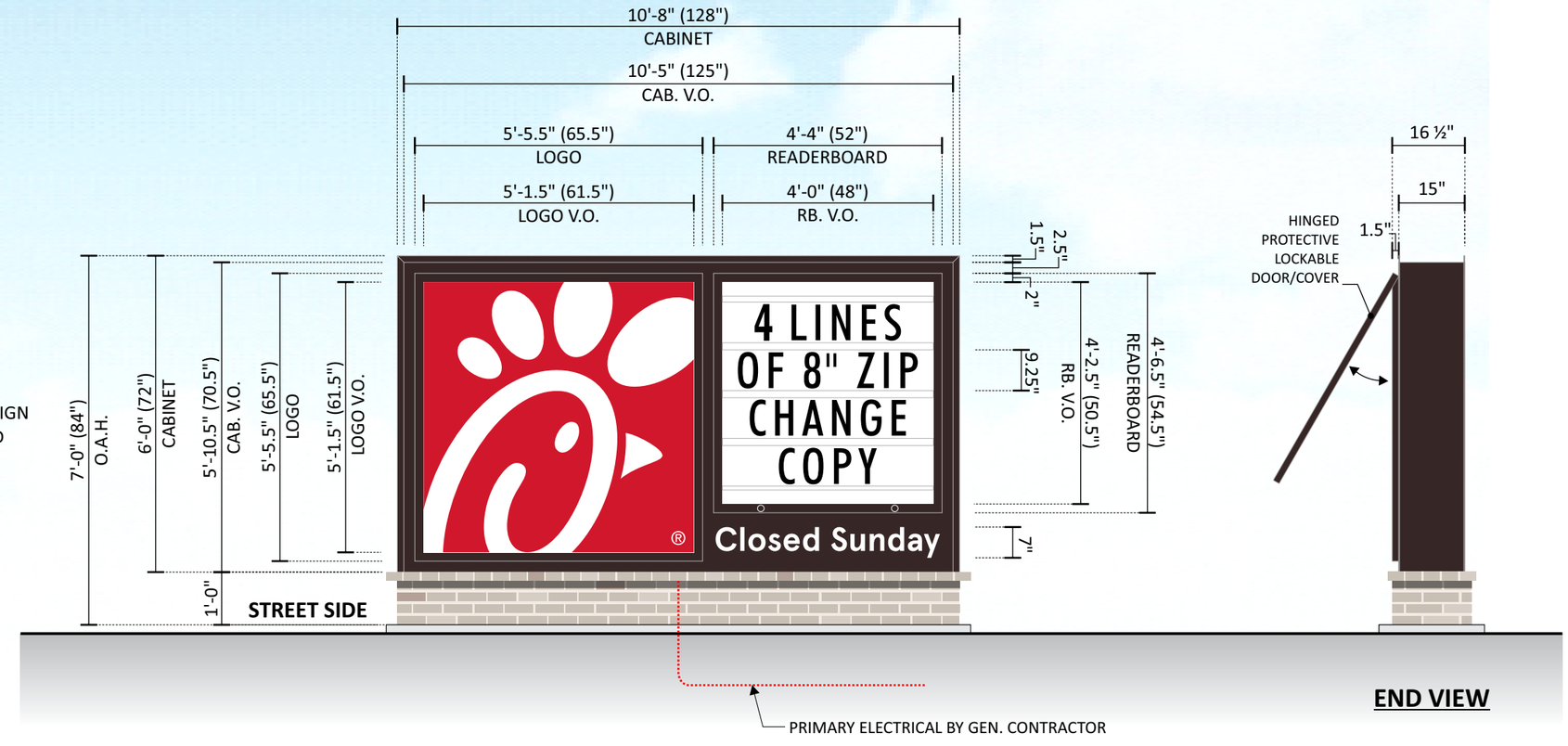
BRICK SIZE: 2 ¼" X ³ ⅝" X ⁷ ⅝"

PRIMARY ELECTRIC RUN THRU NEC APPROVED WEATHER-PROOF CONDUIT - COORDINATE PRIOR TO CONCRETE FOUNDATION / PAD POUR.

REVERSE VIEW



NIGHT VIEW



END VIEW

DAL - MANUFACTURING
NEW RB FONT

Project ID
0431321Ar3
CFA # - 6249
10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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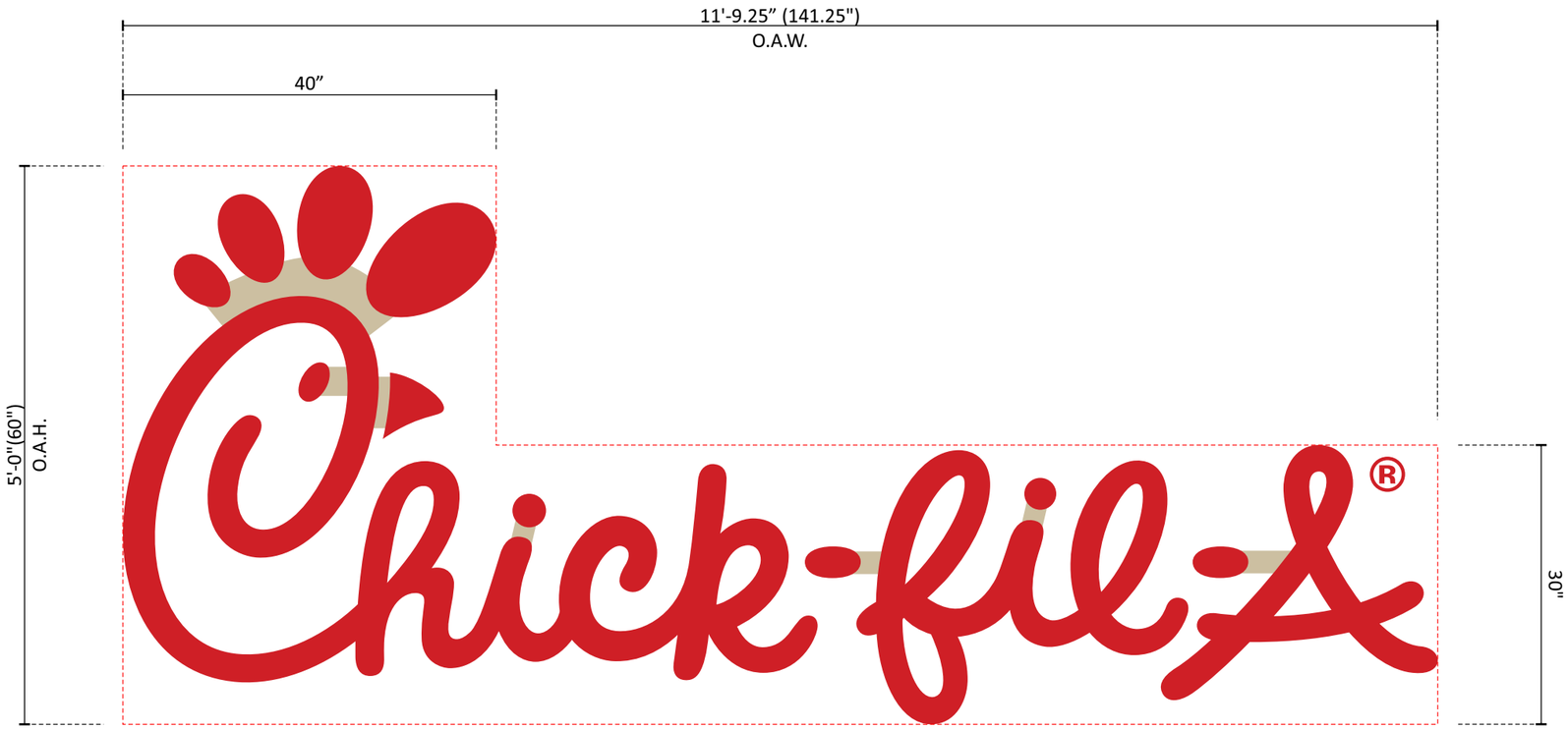
Chick-fil-A
Sign Item
A
87



B1-3

CFA - (5FT) P.C.L. “SCRIPT” SIGN

SCALE: 3/4" = 1'-0"

THREE (3) REQUIRED - MANUFACTURE & INSTALL

LIVE AREA: 38 SQ. FT.

OVERALL AREA: 59 SQ. FT.

SEE SECTION DETAIL ON FOLLOWING PAGE

23VIS 5' CHANNEL LETTERS LATTE
800199

DAL - MANUFACTURING
NEW CFA LOGO

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

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R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

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Customer Approval

Signature

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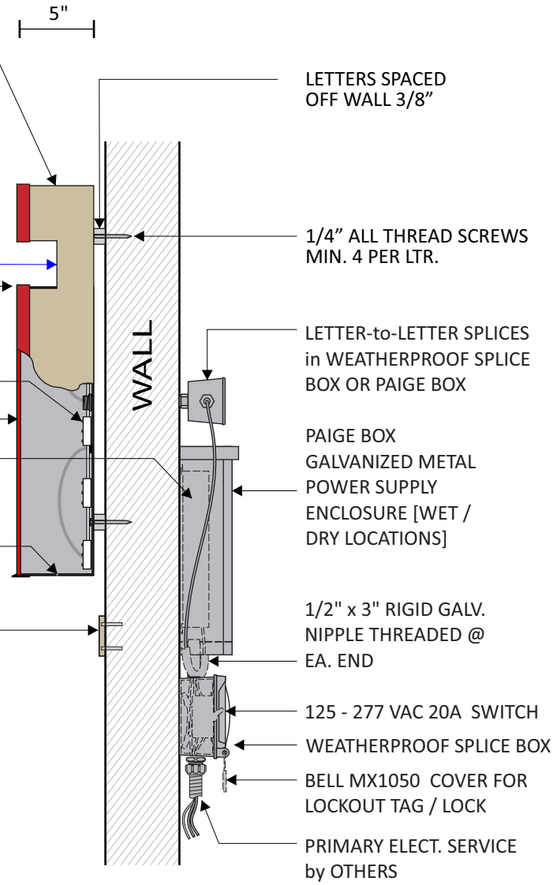
Sign Item
B1-3 88



.040" ALUMINUM RETURN STAPLED TO .063" LTR. BACKS AND PAINTED TO MATCH SHERWIN WILLIAMS #6108 LATTE

NOTE: MINIMIZE PENETRATIONS ON THE WALL WITH INSET BRIDGES (PAINTED TO MATCH RETURN COLOR) FROM COMB, BEAK, EYE AND DOTS ON THE 'i' AND ELECTRICAL WIRING THRU THEM

1" JEWELITE TRIM - RED

RED LED MODULES

3/16" THK. - #2793 RED ACRYLIC FACES

FULLY ENCLOSED REMOTE MOUNTED POWER SUPPLY

¼" DIA. WEEP HOLES LOCATED IN LOW POINT OF CHANNELS.

REGISTERED TRADEMARK SYMBOL:
3/8" THK. #7328 WHITE ACRYLIC DISK PTM. RETURNS W/1ST SURFACE APPLIED #180C-53 CARDINAL RED VINYL ® GRAPHICS. STUD MOUNTED FLUSH TO WALL. PLACE ACCORDING TO PREVIOUS PAGE.

NOTE: ONLY THREE (3) ELECTRICAL PENETRATIONS ALLOWED PER EACH SET OF CHANNEL LETTERS.

LETTERS SPACED OFF WALL 3/8"

1/4" ALL THREAD SCREWS MIN. 4 PER LTR.

LETTER-to-LETTER SPLICES in WEATHERPROOF SPLICE BOX OR PAIGE BOX

PAIGE BOX GALVANIZED METAL POWER SUPPLY ENCLOSURE [WET / DRY LOCATIONS]

1/2" x 3" RIGID GALV. NIPPLE THREADED @ EA. END

125 - 277 VAC 20A SWITCH

WEATHERPROOF SPLICE BOX

BELL MX1050 COVER FOR LOCKOUT TAG / LOCK

PRIMARY ELECT. SERVICE by OTHERS

P.C.L. SECTION DETAIL

N.T.S.

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Chick-fil-A

Sign Item
B1-3 89

COLORS

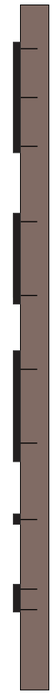
MATTHEWS PAINT
EQUUS BRONZE METALLIC
MP20181

EXAMPLE-NOT TO SCALE

ELEVATION

SCALE - 1" = 1'- 0"

WIDTH OF BAR TO BE 4" WIDER THAN WIDTH OF MESSAGE. ALL TO BE ONE PIECE.



END VIEW

CHICK-FIL-A TO PROVIDE LOCAL STORE NAME WITH APPROVED FINAL ART FILE PER PROJECT
THIS EXAMPLE IS FOR STORE NAMES THAT NEED ONE LINE

C **CFA- WELCOME F.C.O'S- 5'-6"-ONE LINE** SCALE: 1" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

SPECIFICATIONS

.5" THK. ALUM. F.C.O'S PAINTED MATTHEWS #20181 EQUUS BRONZE METALLIC PIN MOUNTED FLUSH TO WALL.

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
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PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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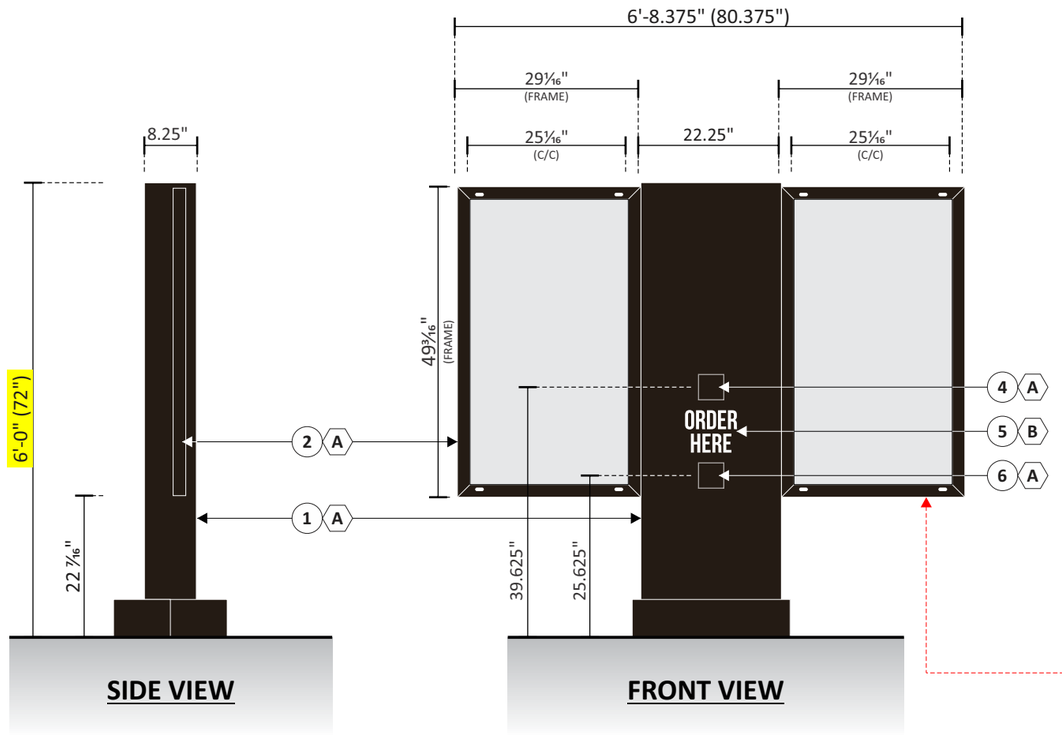
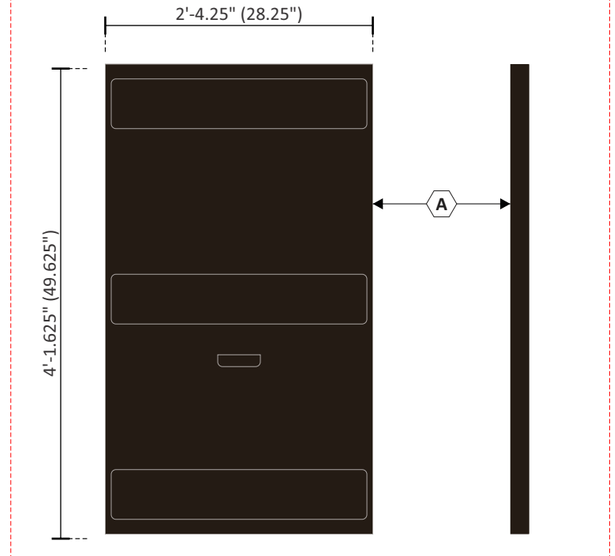
Chick-fil-A

Sign Item

C 90





7 **MENU BOARD**
SCALE :3/4"=1'-0"

NONSTANDARD 6FT OVERALL HEIGHT

D1-2 CFA - GEN 2 - (6FT) C7 DIGITAL ORDERING STATION

SCALE: 1/2" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & INSTALL

CHFI0ME3AX0001				
DRIVE-THRU MENU BOARD				
INSTALLATION:	☐ INTERIOR	☑ EXTERIOR		
ELECTRICAL SPECIFICATIONS:				
VOLTS:	120	AMP.:	1.4	CIRC.: 2
#	DESCRIPTIONS:			
1	FABRICATED C-CHANNEL STRUCTURE COVERED WITH ALUMINUM			
2	2"X 2" STEEL ANGLES FRAME BOLTED TO STRUCTURE (TO HOLD DISPLAYS)			
3	PLASTIC BUSHINGS (ONE EACH SIDE)			
4	SPEAKER			
5	MICROPHONE			
6	VINYL DECAL APPLIED TO FIRST SURFACE			
7	ALUMINUM ENCLOSURE FOR DISPLAY (2X)			
#	COLORS:			
A	PAINTED SW 6258 TRICORN BLACK			
B	WHITE REFLECTIVE VINYL #680-10			

ORDERING STATIONS SUPPLIED BY PATTISON ID.

PATTISON ID TO PROVIDE TEMPLATES AND ANCHOR BOLTS.

GEN. CONTRACTOR TO SET ANCHOR BOLTS AND POUR CONCRETE.

PATTISON ID TO INSTALL ORDERING STATION STRUCTURE.

INTERNAL ELECTRONICS TO BE INSTALLED BY CUSTOMER.

NEC COMPLIANT LABEL

WARNING LABEL/ BREAKER LOCATION

Project ID
0431321Ar3
CFA # - 6249
10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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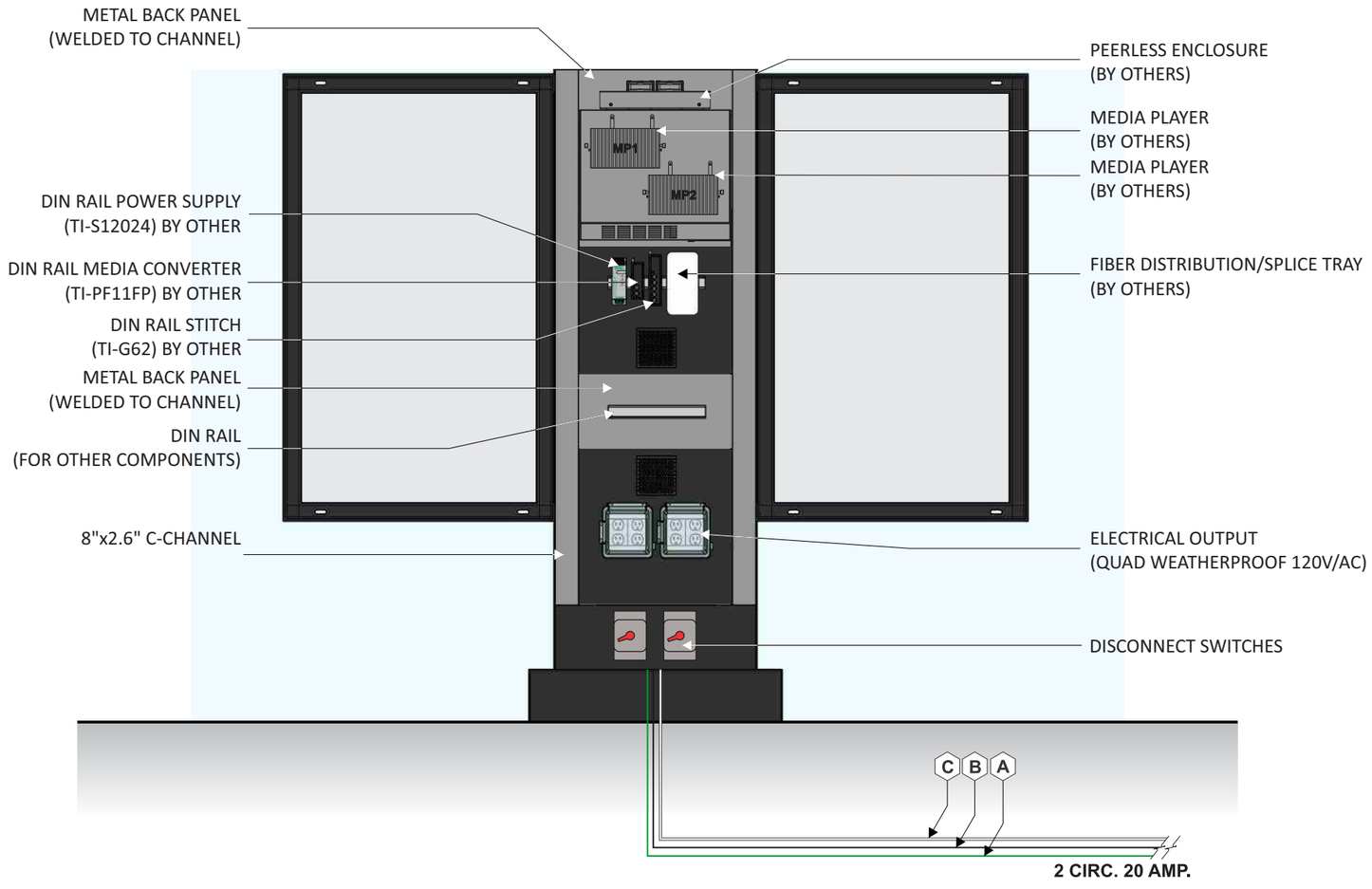
Chick-fil-A

Sign Item
D1-D2 91



(6FT) C7 DIGITAL ORDERING STATION - SECTION DETAIL

N.T.S.

#		Colors:
A		GREEN ELECTRICAL WIRE
B		BLACK ELECTRICAL WIRE
C		WHITE ELECTRICAL WIRE

NONSTANDARD 6FT OVERALL HEIGHT

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
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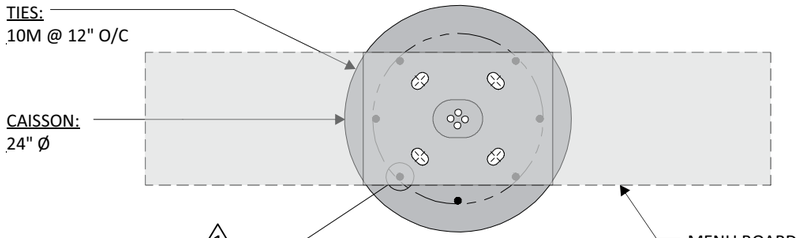
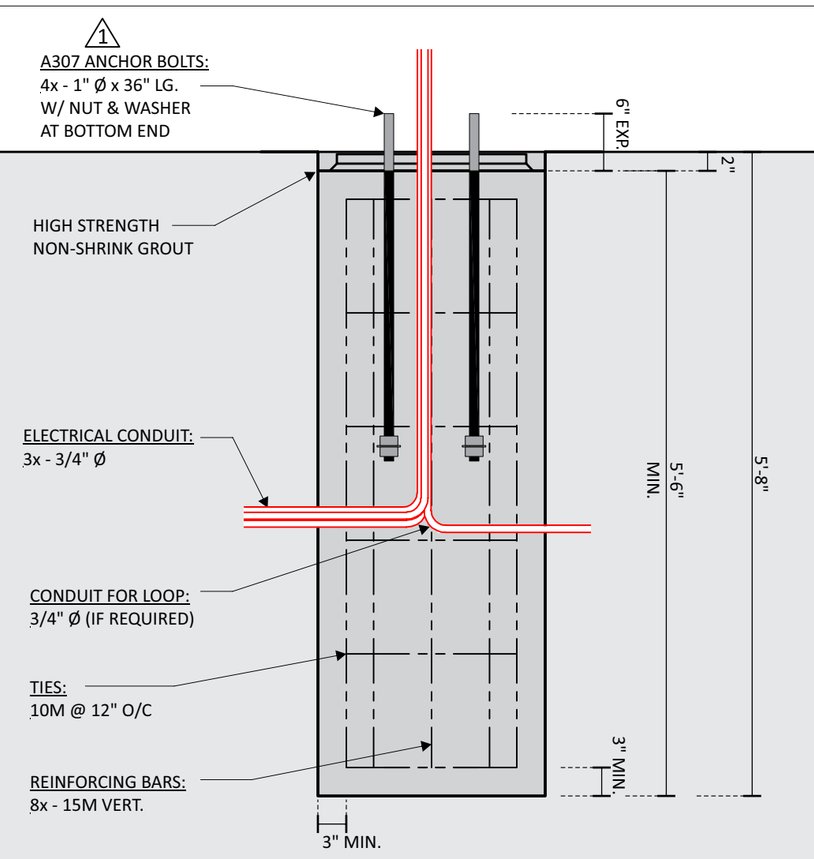
Chick-fil-A

Sign Item
D1-D2 92



TOP VIEW

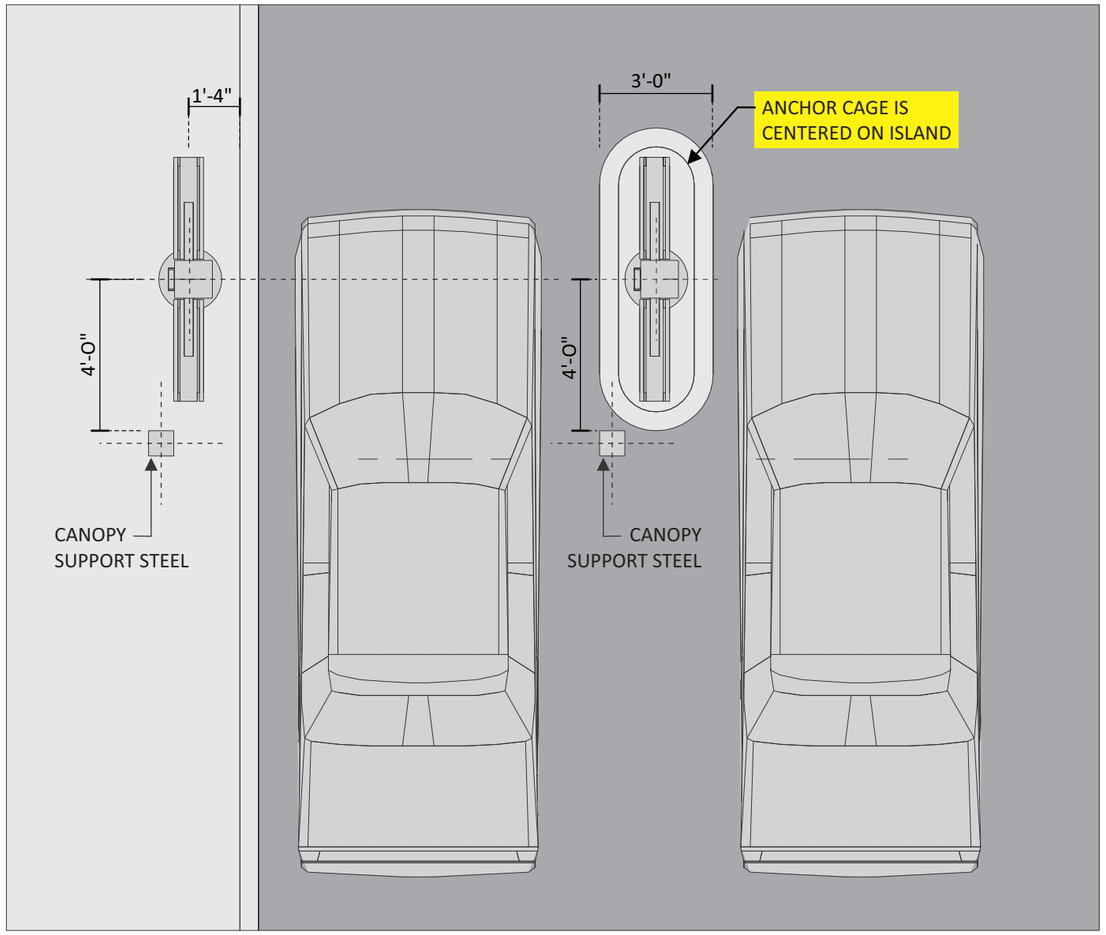


FRONT VIEW

BASE PLATE & ANCHOR DETAILS

SCALE: 3/4"=1'-0"

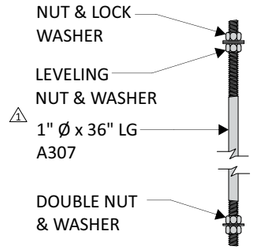
23VIS C7 MB PRE-INSTALL KIT
808499



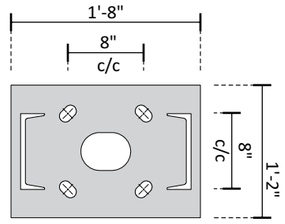
PATTISONID TO PROVIDE TEMPLATES AND ANCHOR BOLTS.
GEN. CONTRACTOR TO INSTALL ANCHOR BOLTS AND POUR CONCRETE.
PATTISONID TO INSTALL ORDERING STATIONS.

HH1-44086-5			
CONCRETE BASE PLAN FOR CFA ORDER POINT 6'-5"			
INSTALLATION:	– INTERIOR	X EXTERIOR	
ELECTRICAL SPECIFICATIONS:		WEIGHT:	000lbs
VOLTS: ---	AMP: ---	CIRC:	---
POST: BY OTHERS	HSS 6" x 6" x 0.12" Tk. A500		
PLATE: BY OTHES	14"Ø x 5/8" Tk.		
VOLUME:	0.64 CU. YD.		
q 1/50 = 0.37 kPa	Qs = 2.00 kPa	Qr = 0.40 kPa	

GENERAL NOTES:
- MINIMUM CONCRETE RESISTANCE OF 3600 PSI AFTER 28 DAYS.
- THE GROUND MUST NOT BE ALTERED AND MUST BE WELL DRAINED.
- FOUNDATION IS BASE ON SAFE LATERAL SOIL BERING PRESSURE MINIMUM OF 150 PSF PER FOOT OF DEPTH. SOIL REPORT WAS NOT FURNISHED. ALLOWABLE BEARING PRESSURE SHOULD BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE. DO NOT PLACE FOUNDATION FILL.
- ALL BACKFILLED TO BE PLACE IN COMPACTED LAYERS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ELECTRICAL CONDUIT TO BE AS PER CITY CODE.
- ALL VOIDS BETWEEN COLUMN BASE PLATE AND FOUNDATION SURFACE SHALL BE COMPLETELY FILLED WITH HIGH STRENGTH, NON-SHRINK GROUT.



ANCHOR BOLT DETAIL
QTY: 4x



1
BASE PLATE DETAIL
SCALE: 3/4" = 1'-0"

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison id
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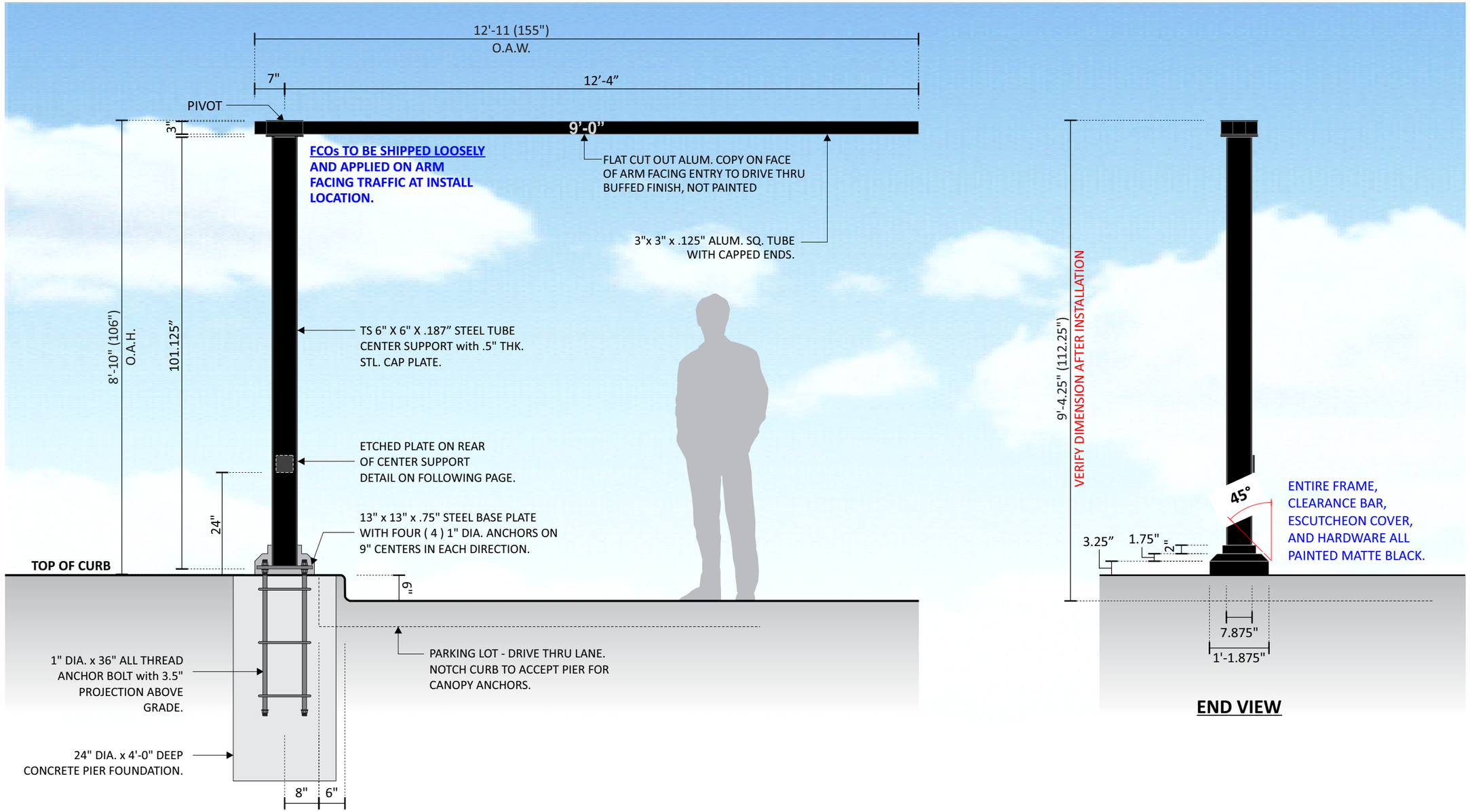
Chick-fil-A
Sign Item
D1-D2 93



END VIEW

E1 CFA - GEN. 3 - (13FT) EXTENDED CLEARANCE BAR (LEFT CURB)

SCALE: 1/2" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE & INSTALL

23VIS CLEARANCE BAR SINGLE ARM 13' LEFT
808199

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date:	10/02/2025
SALES:	ROGER GHANTOUS
PM:	BRIAN HEAD
Designer:	ANGELICA

Revision Note

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R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

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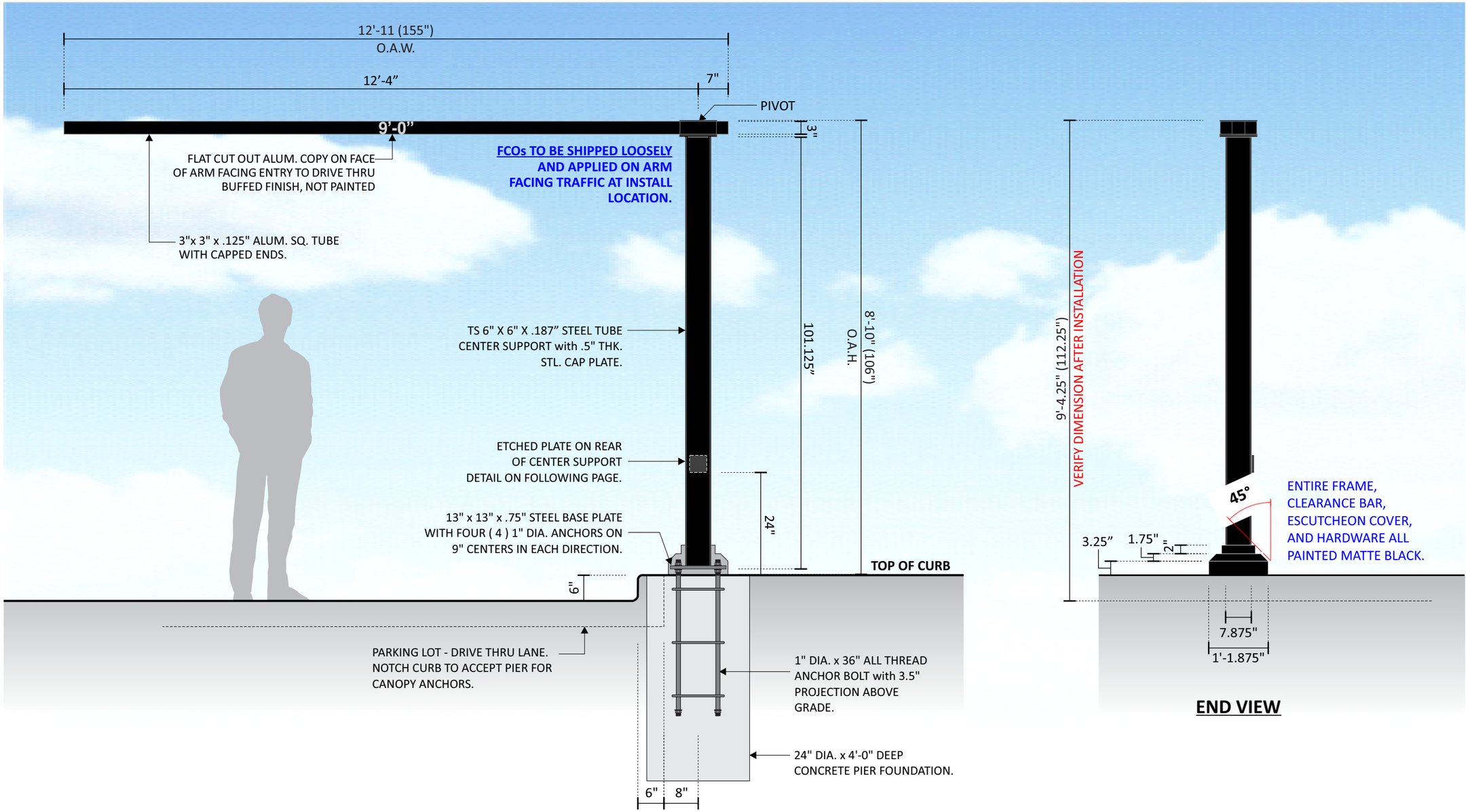
Chick-fil-A

Sign Item
E1 94



E2 CFA - GEN. 3 - (13FT) EXTENDED CLEARANCE BAR (RIGHT CURB)

SCALE: 1/2" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE & INSTALL

23VIS CLEARANCE BAR SINGLE ARM 13' RIGHT
808199

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date:	10/02/2025
SALES:	ROGER GHANTOUS
PM:	BRIAN HEAD
Designer:	ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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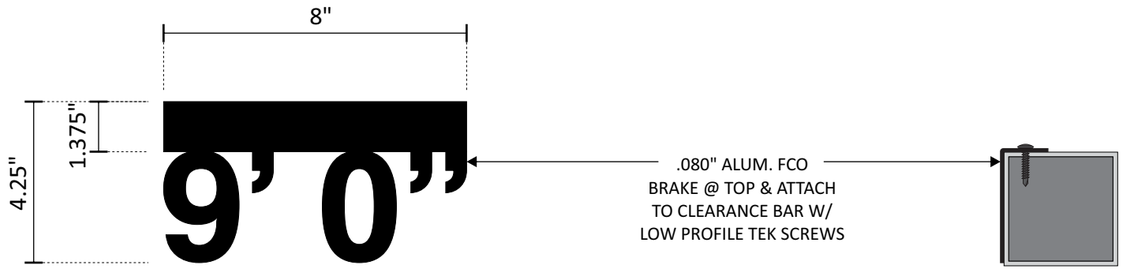
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

E2 95



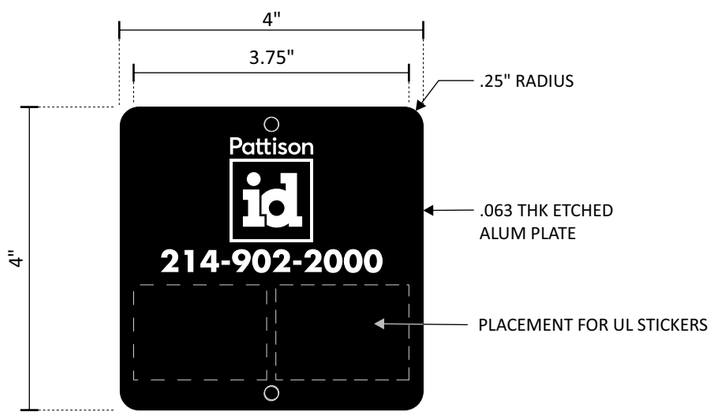
F.C.O. DETAIL

SCALE: 3"=1'-0"

ONE (1) REQUIRED PER BAR

BUFFED FINISH, NOT PAINTED
(SHOWN BLACK FOR ILLUSTRATIVE PURPOSES.)

F.C.O.’s TO BE SHIPPED LOOSE AND INSTALLED ON SITE

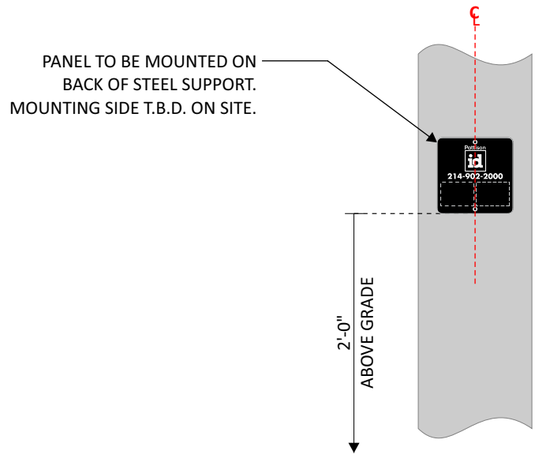


PATTISONID ETCHED PLATE

SCALE: 6" = 1'-0"

ONE (1) PER CLEARANCE BAR

ETCHED ALUMINUM PLATES WITH BLACK BACKGROUND. ETCHED COPY.
MOUNTING TO BE COMPLETED ON SITE AFTER BARS HAVE BEEN INSTALLED.



REAR OF SUPPORT

**ETCHED PLATE TO BE APPLIED
WHEN ORDER PULLED.
DIRECTION T.B.D.**

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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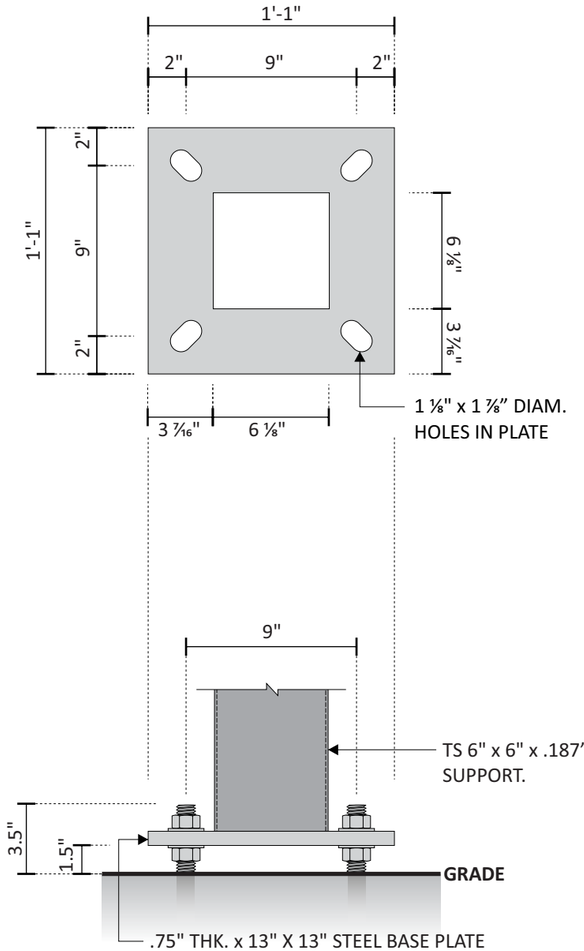
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

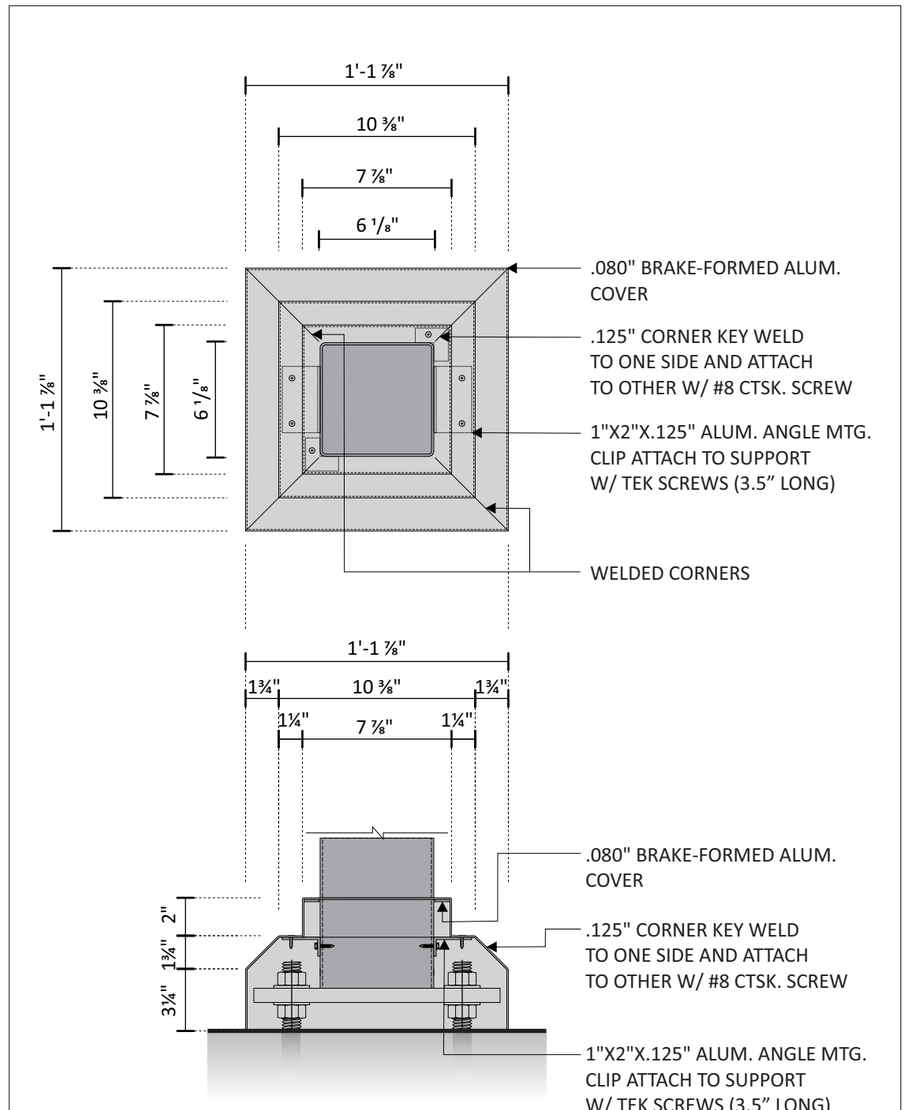
Sign Item

E1-2 96



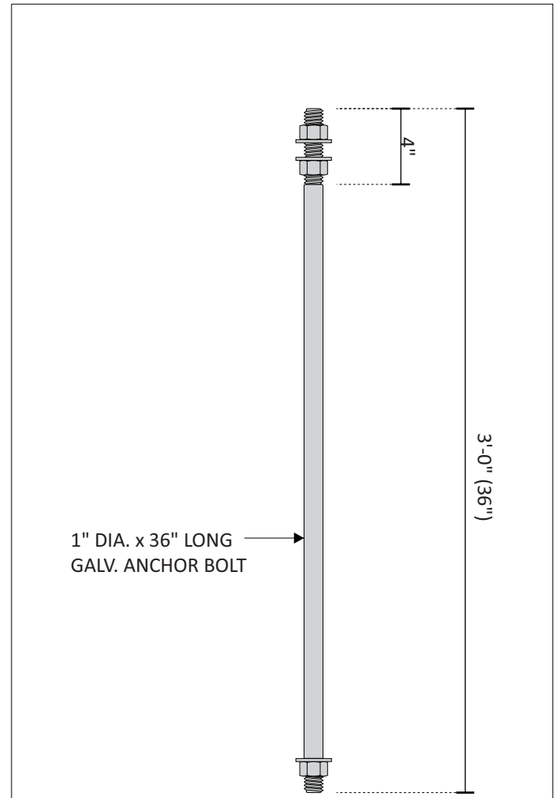
BASE PLATE DETAIL

SCALE: 1-1/2" = 1'-0"



BASE PLATE COVER SECTION DETAIL

SCALE: 1-1/2" = 1'-0"



ANCHOR BOLT DETAIL

SCALE: 1-1/2" = 1'-0"

FOUR (4) REQUIRED PER SIGN

23VIS GEN 3 CB PRE-INSTALL KIT
808399

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date:	10/02/2025
SALES:	ROGER GHANTOUS
PM:	BRIAN HEAD
Designer:	ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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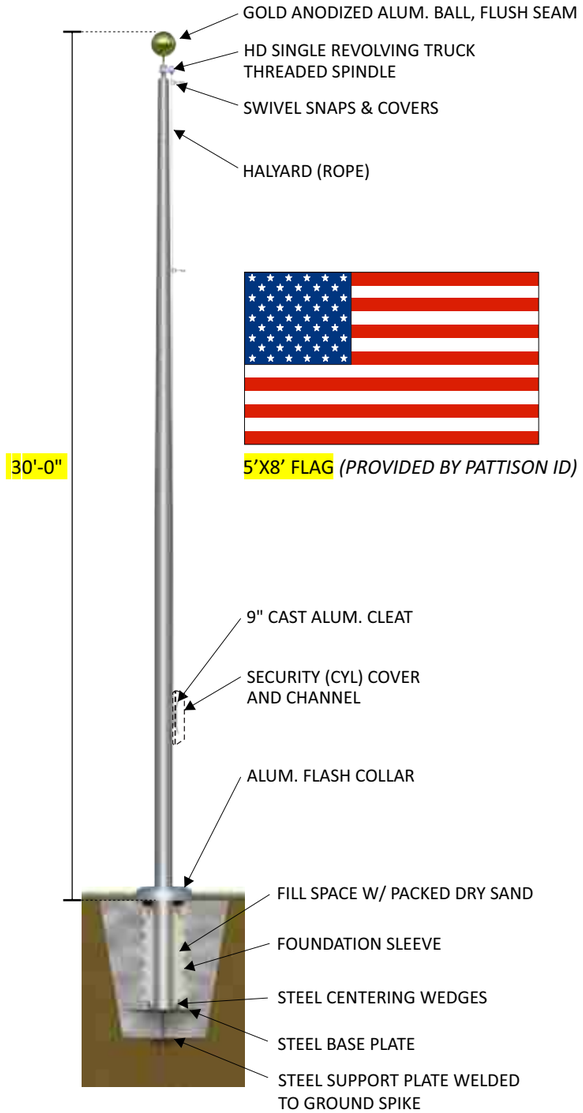
Chick-fil-A

Sign Item

E1-2 97

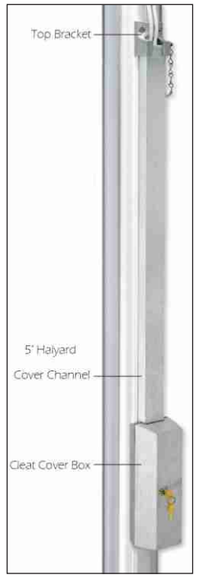


GOLD ANODIZED ALUM. BALL, FLUSH SEAM

HD SINGLE REVOLVING TRUCK THREADED SPINDLE

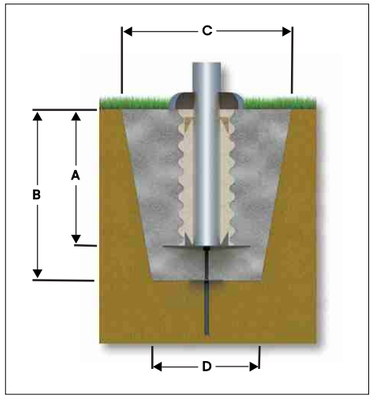
SATIN FINISH

ALUM. FLASH COLLAR



SECURITY (CYL) COVER AND CHANNEL

HURRICANE SERIES FLAGPOLE SPECIFICATIONS					
Mounting Height:	25’	30’	35’	40’	50’
Set Depth:	2’-6”	3’-0”	3’-6”	4’-0”	5’-0”
Total Length:	27’-6”	33’-0”	38’-6”	44’-0”	55’-0”
Butt Diameter:	6”	6”	7”	8”	10”
Wall Thickness:	0.250”	0.250”	0.250”	0.250”	0.250”
Top Diameter:	3.5”	3.5”	3.5”	3.5”	4”
Flagpole Sections:	1	1	1	2	3
Shaft Weight:	174lbs	197lbs	260lbs	334lbs	498lbs
Hardware Weight:	25lbs	25lbs	25lbs	27lbs	28lbs
Ground Sleeve Weight:	32lbs	36lbs	39lbs	55lbs	83lbs
Max Flag Size:	5’x8’	6’x10’	6’x10’	8’x12’	10’x15’
Max Wind Speed w/Nylon Flag:	197 mph	150 mph	153 mph	146 mph	140 mph
Max Wind Speed No Flag:	287 mph	229 mph	219 mph	207 mph	191 mph
Wind Speed Specifications from ANSI/NAAMM FP 1001-07					



GROUND SLEEVE WITH GROUND SPIKE INSTALLATION

GROUND SET SPECIFICATIONS				
EXPOSED MOUNTING HEIGHT	A	B	C	D
25’-0”	2’-6”	3’-0”	36”	24”
30'-0”	3’-0”	3’-6”	36”	24”
35’-0”	3’-6”	4’-0”	36”	30”
40'-0”	4’-0”	4’-6”	45”	36”
50'-0”	5’-0”	5’-6”	50”	42”

FLAG AND GROUND SLEEVE PROVIDED AND SHIPPED BY PATTISONID DFW.

GROUND SLEEVE AND CONCRETE INSTALLED BY THE GENERAL CONTRACTOR.

POLE INSTALLED ON PRE-INSTALLED GROUND SLEEVE BY PATTISONID DFW.

F CFA - “HURRICANE RATED” FLAGPOLE KIT - 30’

N.T.S.

ONE (1) REQUIRED - PROVIDE AND INSTALL

CUSTOM FLAG SIZE

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison id
1.866.635.1110
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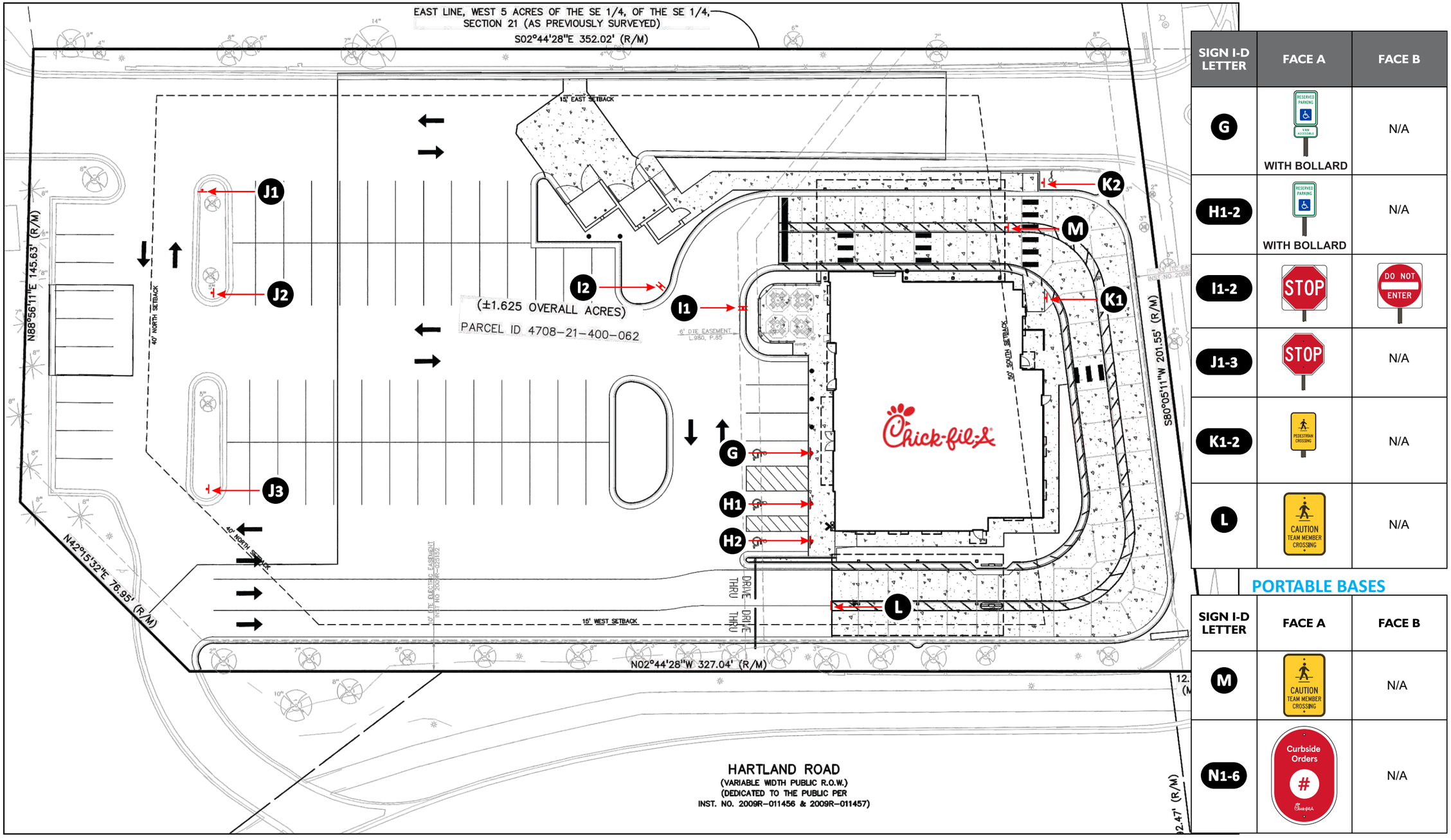
Chick-fil-A

Sign Item
F
98



SIGN I-D LETTER	FACE A	FACE B
G	RESERVED PARKING / VAN ACCESSIBLE — WITH BOLLARD	N/A
H1-2	RESERVED PARKING — WITH BOLLARD	N/A
I1-2	STOP	DO NOT ENTER
J1-3	STOP	N/A
K1-2	PEDESTRIAN CROSSING	N/A
L	CAUTION TEAM MEMBER CROSSING	N/A

PORTABLE BASES

SIGN I-D LETTER	FACE A	FACE B
M	CAUTION TEAM MEMBER CROSSING	N/A
N1-6	Curbside Orders # Chick-fil-A	N/A

SITE PLAN 2

SCALE: 1/32" = 1'-0"

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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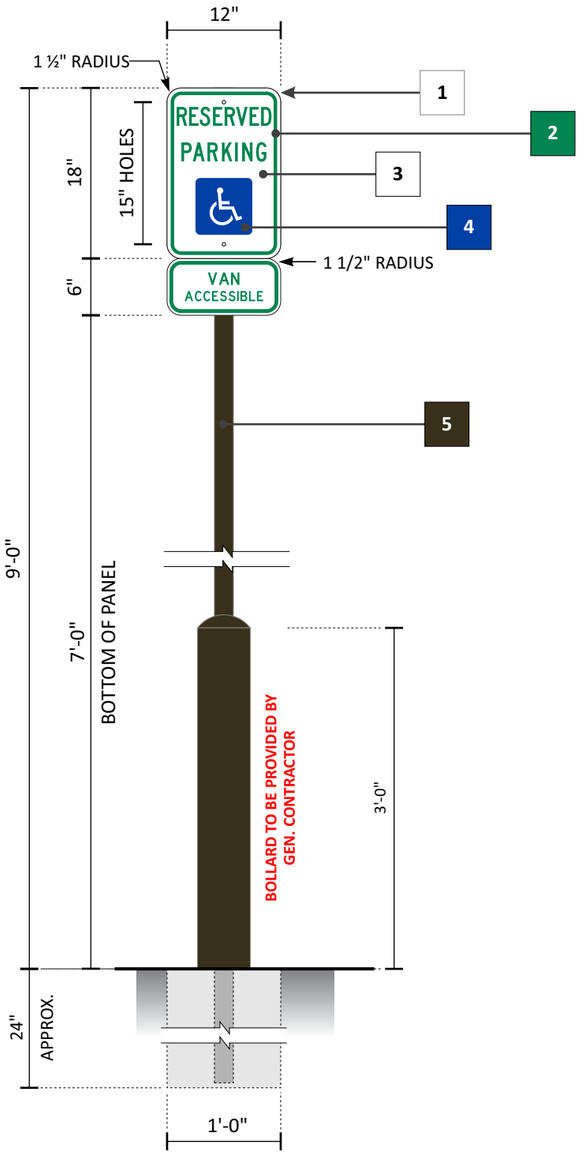
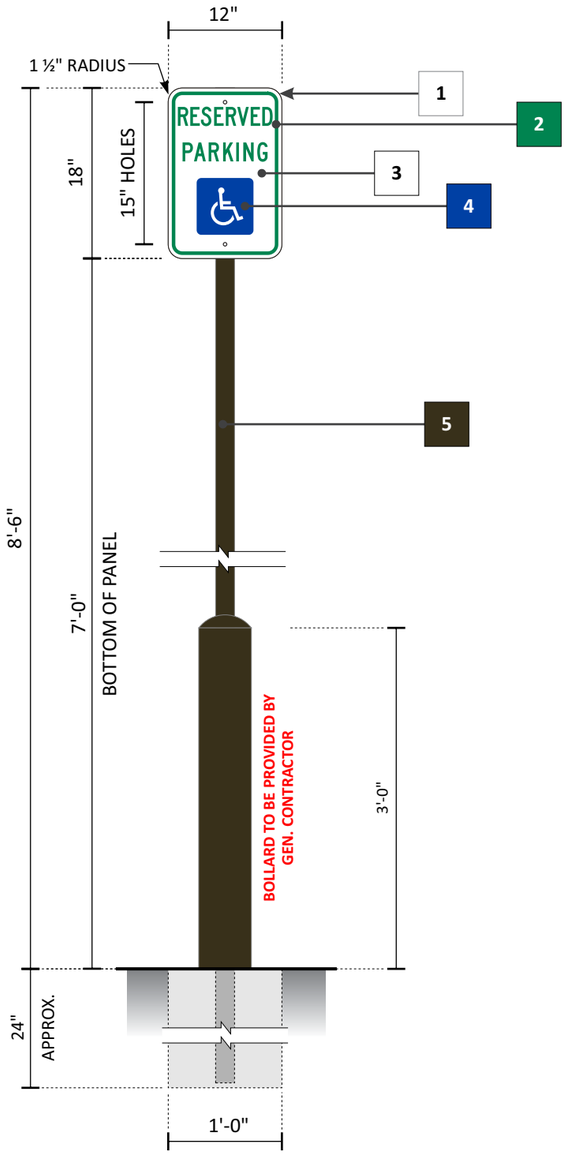
BOLLARD MOUNTED HANDICAP SIGNS



#	Description
	.080 ALUMINUM PANEL WITH BACKS PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE 2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948 BOLLARD-TO BE PROVIDED BY GEN. CONTRACTOR 5 9/16" O.D. x .280 WALL THICKNESS STEEL PIPE. BOLLARD AND CONCRETE TOP TO BE PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.

	Colors:
1	.080 ALUMINUM PANEL
2	3M #680-77 REFLECTIVE GREEN
3	3M #680-10 REFLECTIVE WHITE
4	3M #680-75 REFLECTIVE BLUE
5	MATTHEWS #20181 EQUUS BRONZE, SATIN



G CFA - S/F HCVA SIGN

ONE (1) REQUIRED - MANUFACTURE AND INSTALL — 2 SQ. FT.

23VIS HC VAN ACC KIT ON POST
805299

H1-2 CFA - S/F HC SIGN

SCALE: 3/4" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE AND INSTALL — 1.5 SQ. FT.

23VIS HC KIT ON POST
805499

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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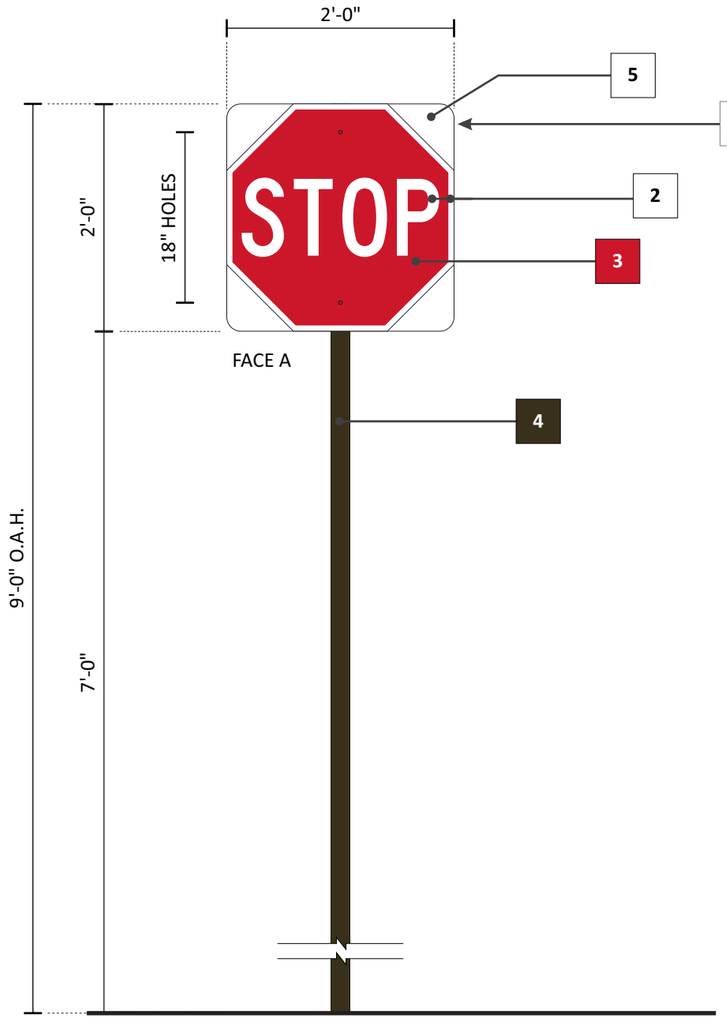
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item 100

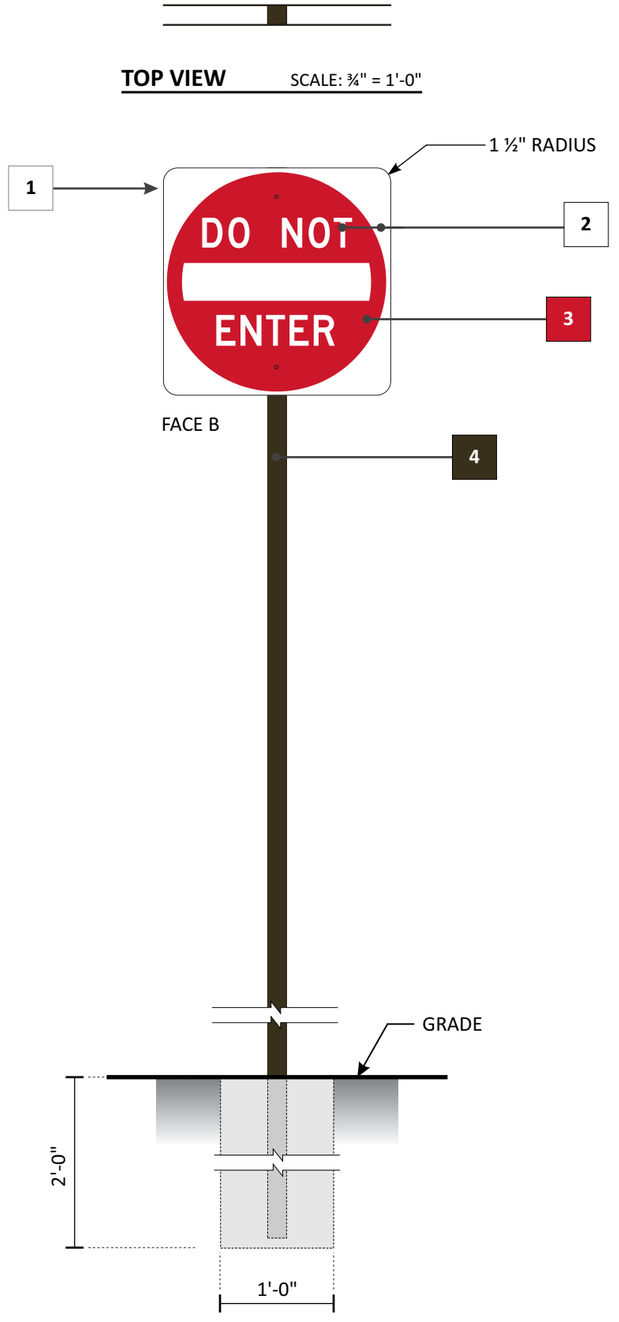
G, H1-2



#	Description
	.080 ALUMINUM PANEL WITH BACKS PAINTED MATTHEWS N202 WHITE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE 2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

	Colors:
1	.080 ALUMINUM PANEL
2	3M #680-10 REFLECTIVE WHITE
3	3M #680-82 REFLECTIVE RED
4	MATTHEWS #20181 EQUUS BRONZE, SATIN
5	MATTHEWS N202 WHITE, SATIN

TOP VIEW SCALE: ¾" = 1'-0"



I1-2 **D/F STOP/DNE POST AND PANEL** SCALE: 3/4" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE AND INSTALL 4 SQ. FT.

23VIS MUTCD D/F STOP/DNE
807199

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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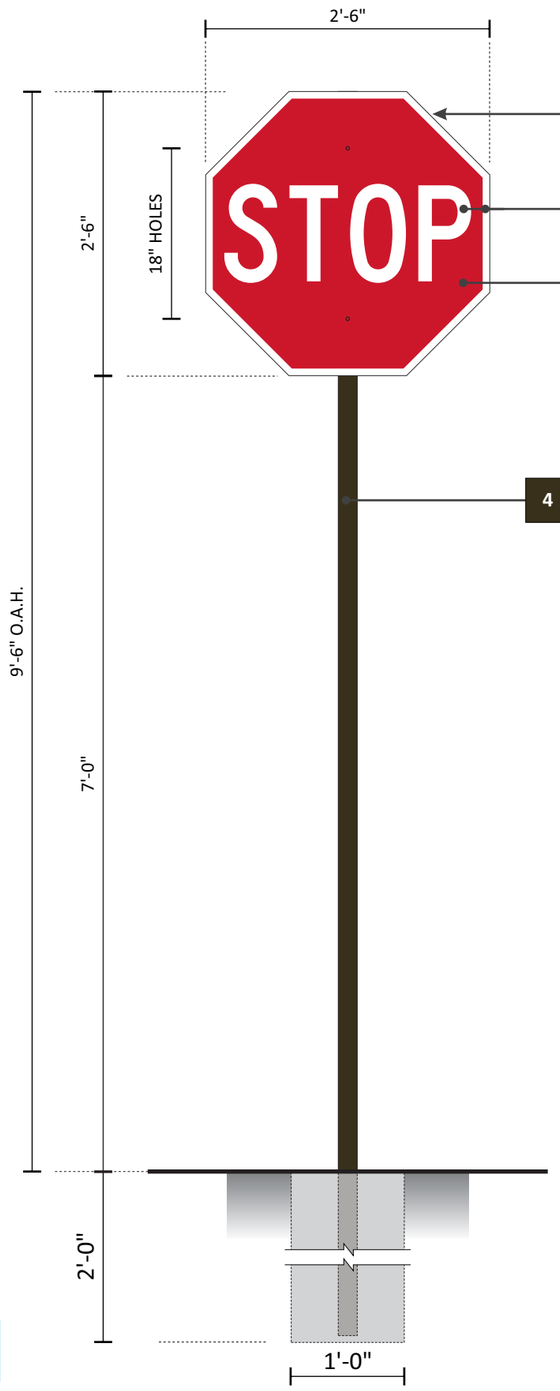
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item 101

I1-2



23VIS MUTCD STOP
806799

J1-3 CFA - DOT S/F STOP SIGN

SCALE: 3/4" = 1'-0"

THREE (3) REQUIRED - MANUFACTURE AND INSTALL

5 SQ. FT.

#	Description
	.080 ALUMINUM PANEL WITH BACKS PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE **2" x 2"x .125”(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.** **CAP IS A BUYOUT FROM MCMASTER CARR #9565K31** **INVENTORY #02948**

Colors:	
1	.080 ALUMINUM PANEL
2	3M #680-10 REFLECTIVE WHITE
3	3M #680-82 REFLECTIVE RED
4	MATTHEWS #20181 EQUUS BRONZE, SATIN

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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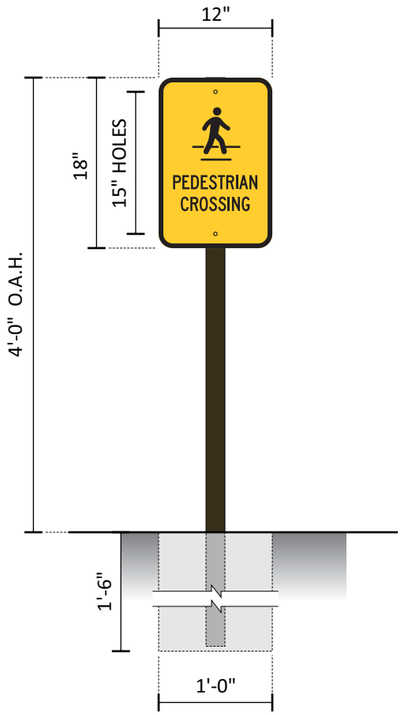
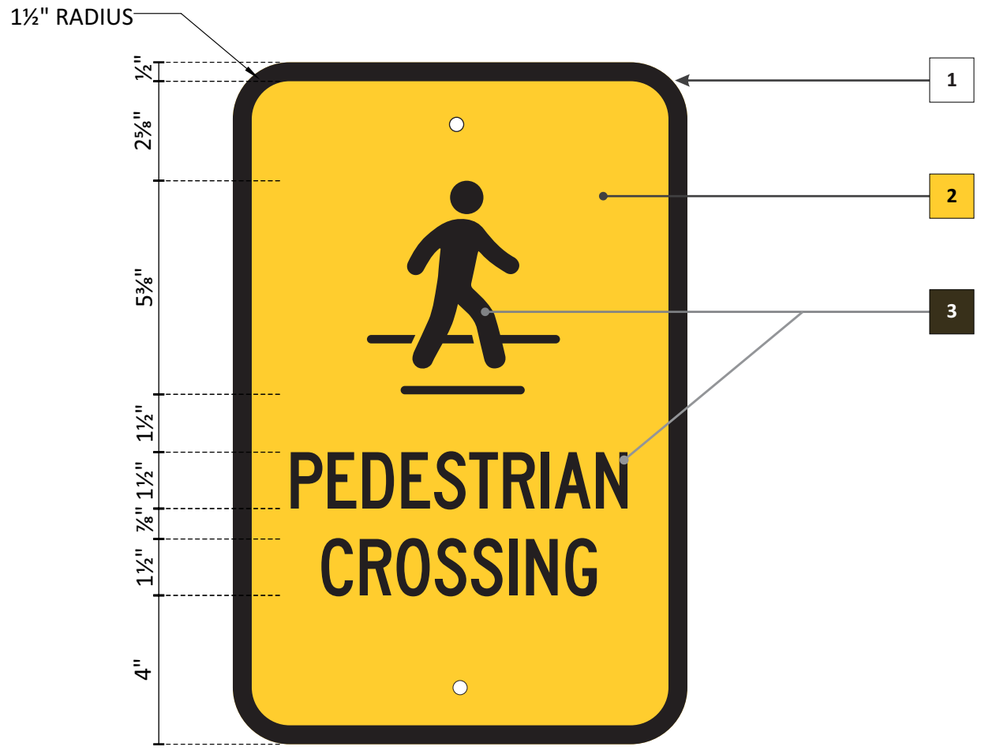
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item
J1-3 102





PANEL DETAIL - PEDESTRIAN CROSSING
SCALE: 3" = 1'-0"

K1-2 CFA - S/F PED-X 4’ POST AND PANEL

SCALE: 3/4" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE & INSTALL

1.5 SQ. FT.

#	Description
	.080 ALUMINUM PANEL WITH BACKS PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE **2" x 2"x .125”(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.** **CAP IS A BUYOUT FROM MCMASTER CARR #9565K31** **INVENTORY #02948**

Colors:	
1	.080 ALUMINUM PANEL
2	3M #680-71 REFLECTIVE YELLOW VINYL
3	MATTHEWS #20181 EQUUS BRONZE, SATIN

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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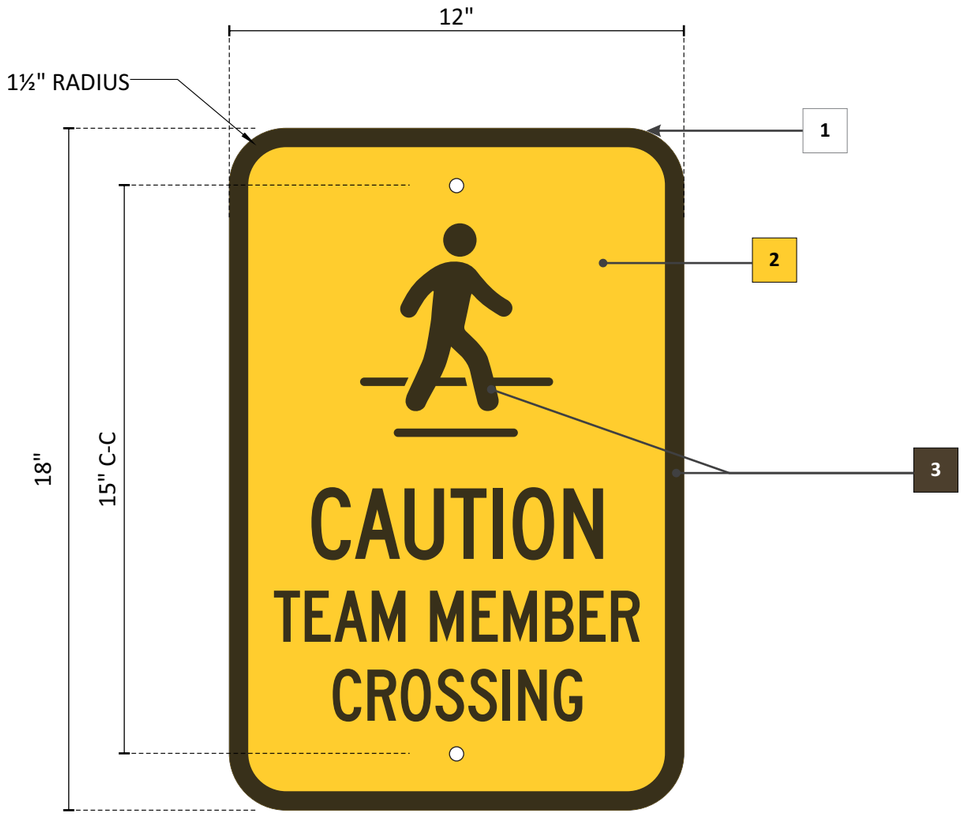
pattisonid.com

Chick-fil-A

Sign Item
J1-2 103



L SAFETY SIGN - TEAM MEMBER CROSSING PANEL

SCALE: 3” = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

INSTALL ON CANOPY WITH HEAVY VHB TAPE.

#	Description
	.080 ALUMINUM PANEL WITH BACKS, SIDES AND FRONT PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE WITH WEEDED OUT/SHOW THRU GRAPHICS

	Colors:
1	.080 ALUMINUM PANEL
2	3M #680-71 REFLECTIVE YELLOW VINYL
3	MATTHEWS #20181 EQUUS BRONZE, SATIN

23VIS CAUTION TEAM MEMBER CROSSING
805099

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

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Signature

MM/DD/YYYY

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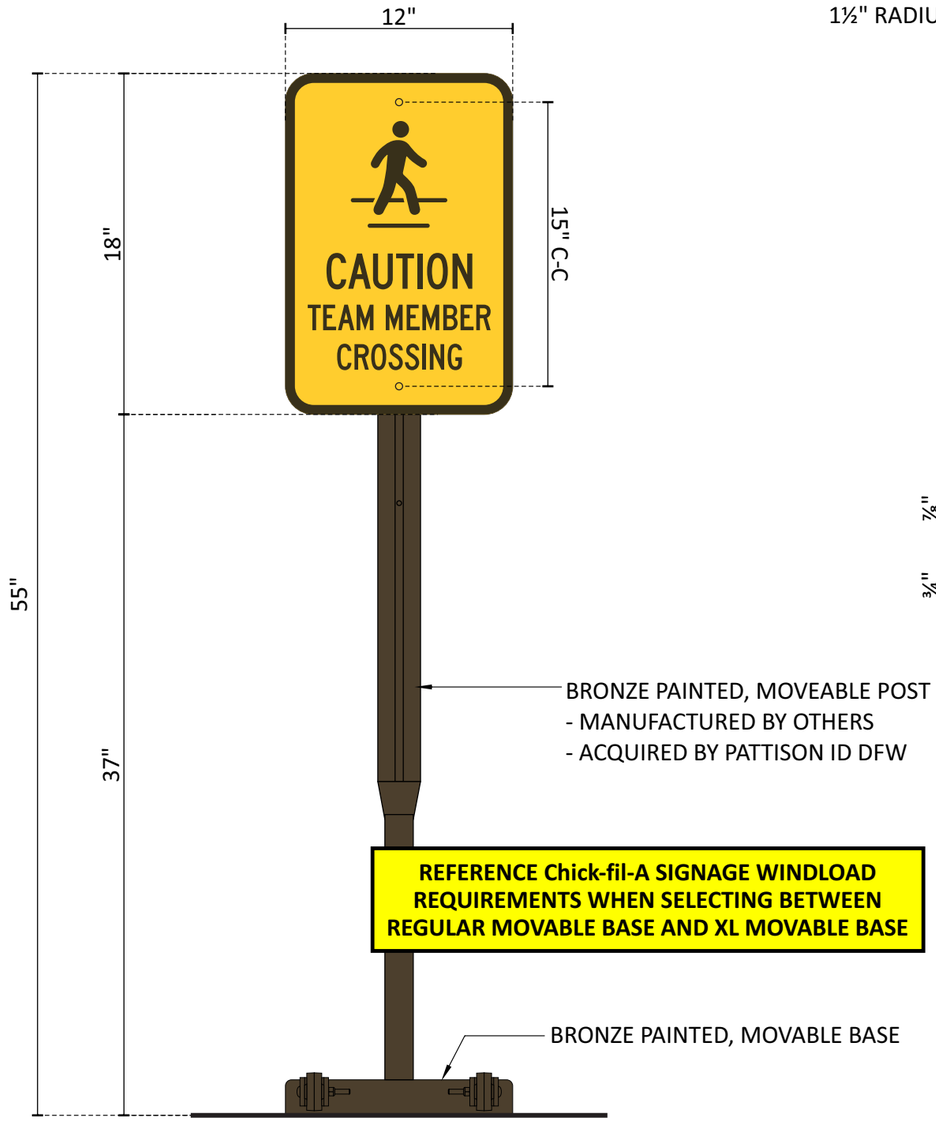
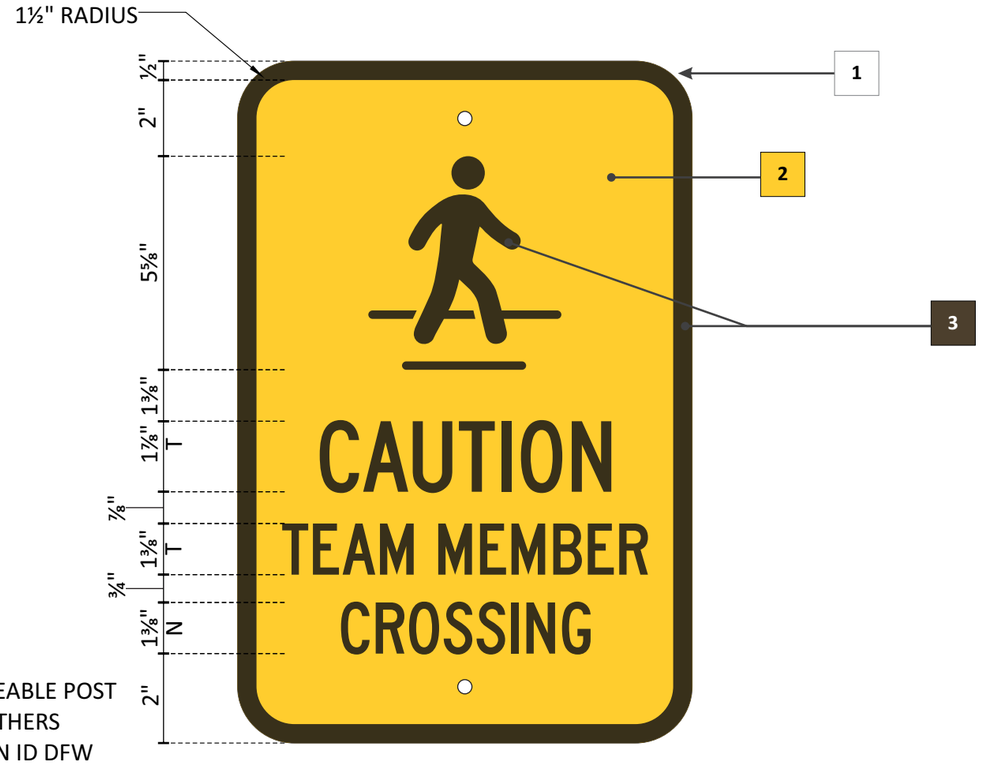
Pattison id
1.866.635.1110
pattisonid.com

Chick-fil-A

Sign Item

L 104





PANEL DETAIL
SCALE: 3" = 1'-0"

M SAFETY SIGN - TEAM MEMBER CROSSING

SCALE: 1-1/2" = 1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

#	Description
	.080 ALUMINUM PANEL WITH BACKS, SIDES AND FRONT PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE WITH WEEDED OUT/SHOW THRU GRAPHICS

	Colors:
1	.080 ALUMINUM PANEL
2	3M #680-71 REFLECTIVE YELLOW VINYL
3	MATTHEWS #20181 EQUUS BRONZE, SATIN

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0431321Ar3
CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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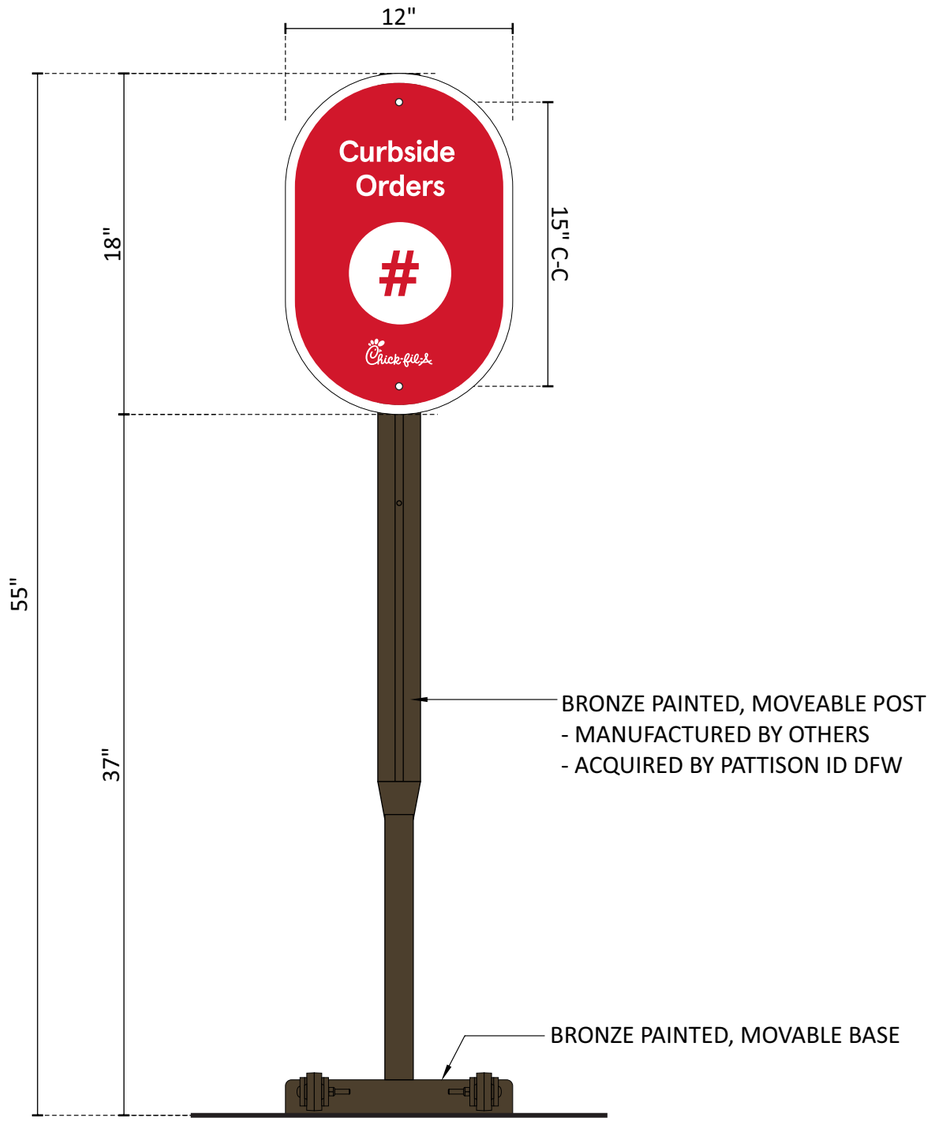
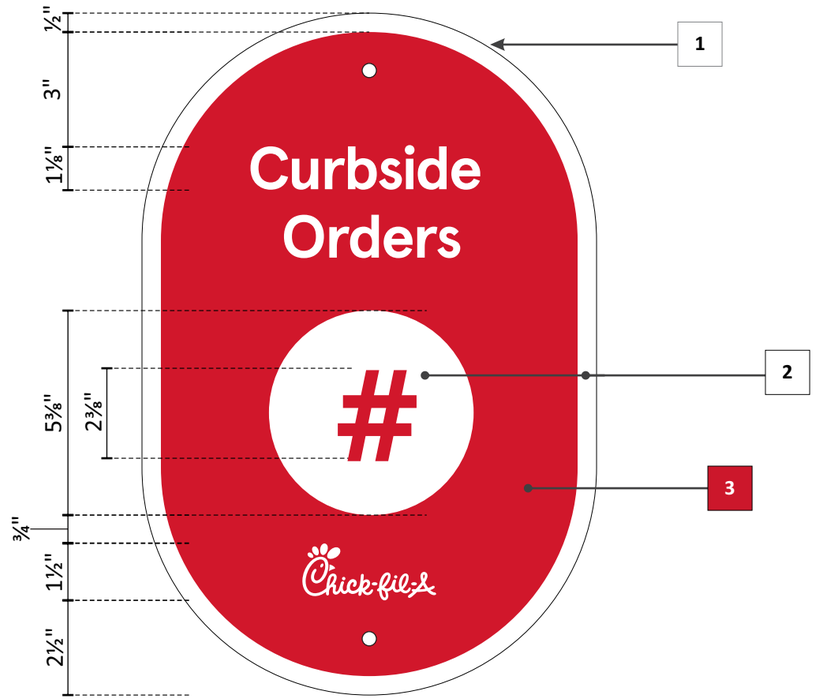
pattisonid.com

Chick-fil-A

Sign Item
M 105





PANEL DETAIL
SCALE: 3" = 1'-0"

#	Description
	.080 ALUMINUM PANEL WITH BACKS PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE

Colors:	
1	.080 ALUMINUM PANEL
2	3M #680-10 REFLECTIVE WHITE
3	3M #680-82 REFLECTIVE RED

N1-6 **MEAL DELIVERY SIGN - CURBSIDE ORDERS** SCALE: 1-1/2" = 1'-0"
SIX [6] REQUIRED - MANUFACTURE & INSTALL

ALTERNATE LAYOUTS ON THE FOLLOWING PAGE. PANELS WILL BE NUMBERED 1-6.

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

Project ID
0431321Ar3
CFA # - 6249
10587 HIGHLAND ROAD, HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON
R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE
R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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Pattison id
1.866.635.1110
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Chick-fil-A
Sign Item
N1-6 106

N1

N2

N3

N4

N5

N6

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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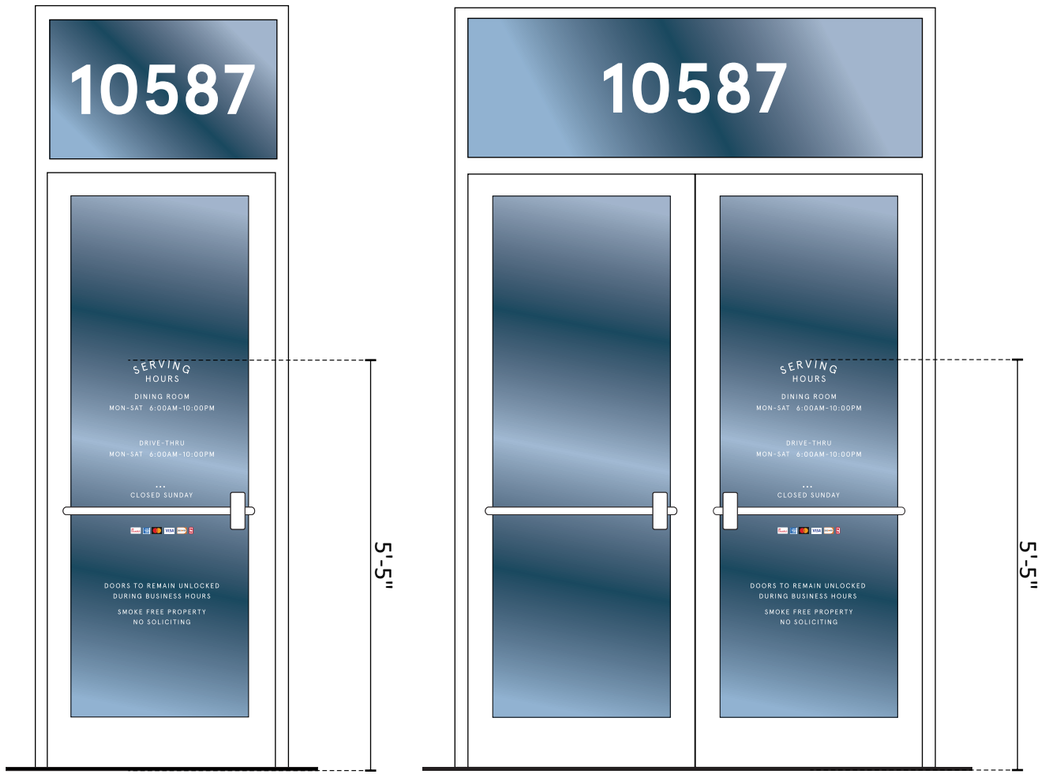
Pattison id
1.866.635.1110
pattisonid.com

Sign Item
N1-6
107



DOOR ELEVATIONS, TYP

SCALE: 1/2" = 1' - 0"

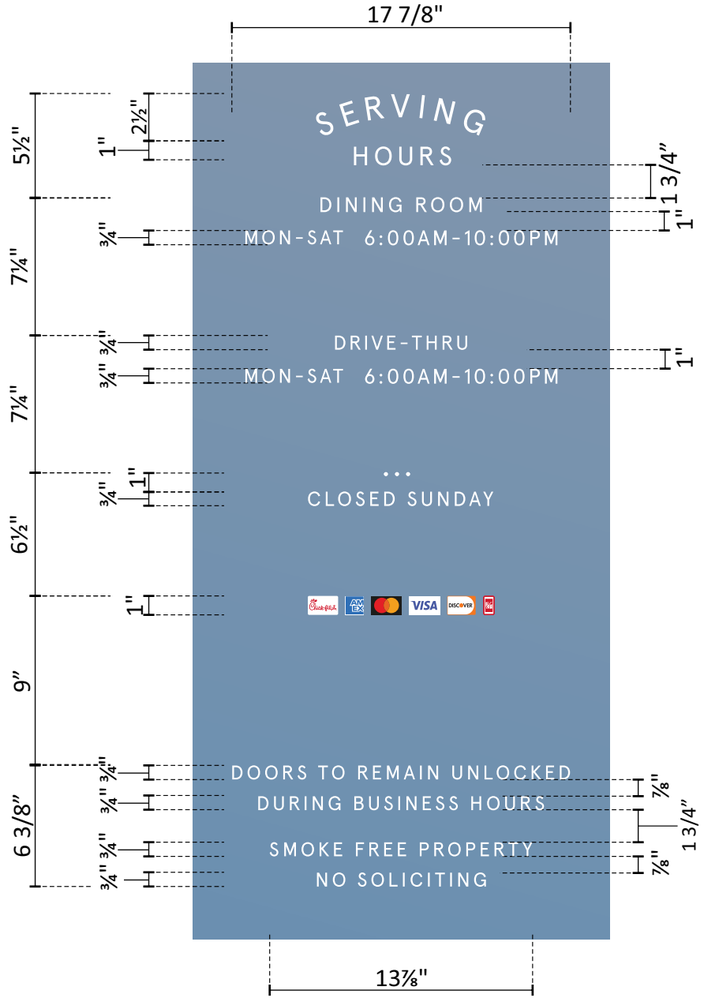
O1-3 **CFA - ADDRESS VYL**

SCALE: 1 1/2" = 1'-0"

THREE (3) REQUIRED - MANUFACTURE & INSTALL

COPY TO BE OPAQUE WHITE VINYL,
APPLIED 1ST SURFACE. (EXTERIOR OF DOOR)

EACH DIGITAL PRINT LOGO TO BE CUT INDIVIDUALLY



P1-3 **CFA - DOOR VINYL - 1 DAY-2 CHANNEL - ALT**

SCALE: 1-1/2" = 1'-0"

THREE (3) REQUIRED - MANUFACTURE & INSTALL

GENERAL SPECIFICATIONS

COPY TO BE OPAQUE WHITE VINYL APPLIED 1ST SURFACE TO DOOR GLASS

CREDIT CARD STRIP IS DIGITALLY PRINTED VINYLS, EACH LOGO CUT INDIVIDUALLY

TYPEFACE: APERCU + CUSTOM KERNING

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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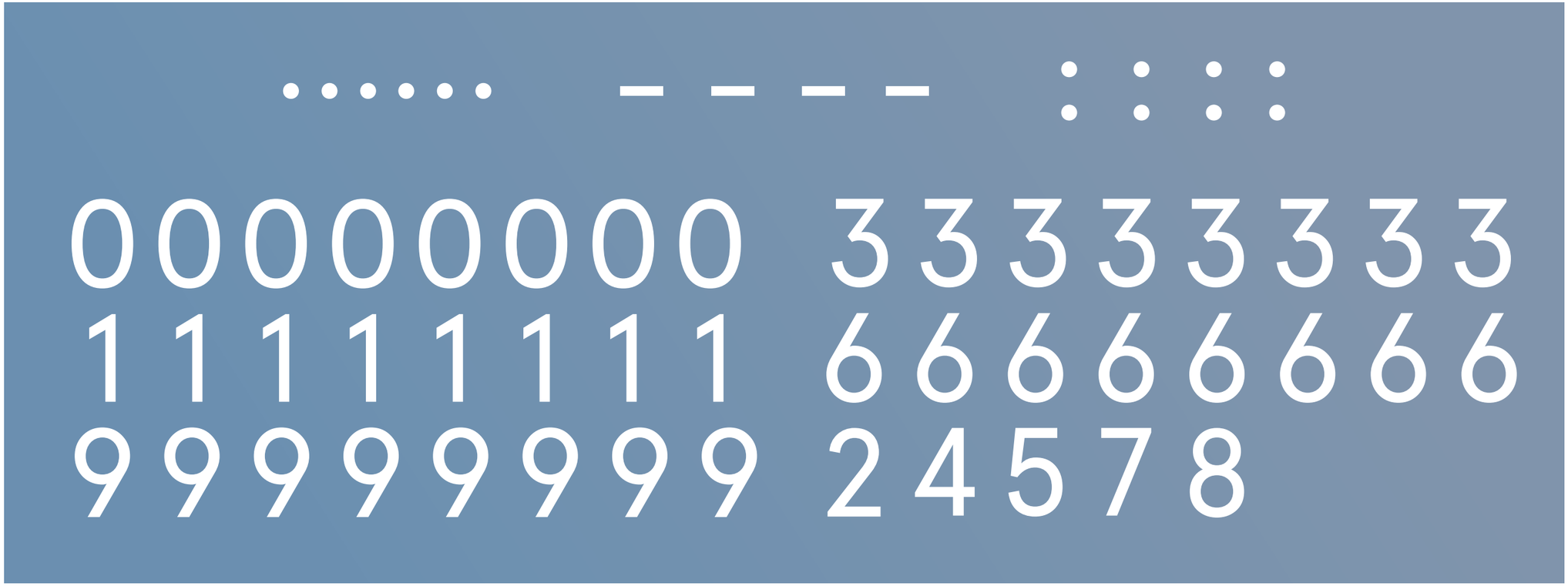
Chick-fil-A

Sign Item 108

O1-3, P1



EXTRA VINYL COMPONENTS

SCALE: 1" = 1" ACTUAL SIZE

ONE SET [1] REQUIRED- MANUFACTURE AND PROVIDE

INCLUDE ONE SET OF EXTRA VINYL COMPONENTS PER VINYL SET ORDERED

ONE SET INCLUDES
(2) ELLIPSIS
(4) DASHES
(4) COLON
(8) NUMBER 0’S
(8) NUMBER 1’S
(8) NUMBER 3’S
(8) NUMBER 6’S
(8) NUMBER 9’S
(1) NUMBER 2’S
(1) NUMBER 4’S
(1) NUMBER 5’S
(1) NUMBER 7’S
(1) NUMBER 8’S

FONT: APERCU CUSTOM KERNING

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

R1(10-17-25)LL: UPDATED MONUMENT TO PYLON

R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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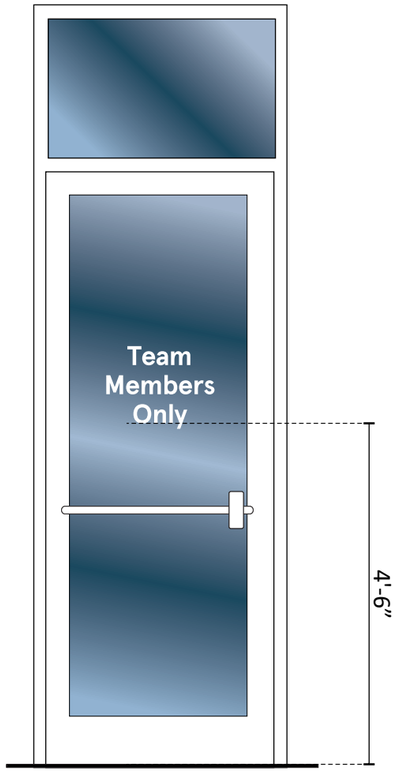
Chick-fil-A

Sign Item

EXTRA CO

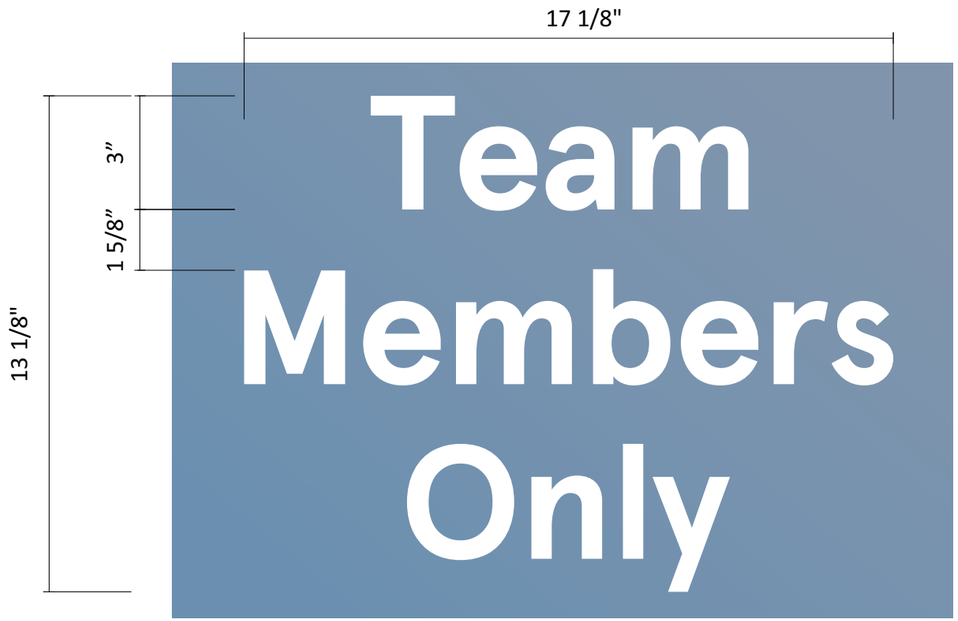
109



DOOR ELEVATIONS

SCALE: 1/2" = 1'-0"

23VIS TEAM MEMBERS ONLY VINYL
899999



Q TEAM MEMBERS ONLY - DOOR VYL

SCALE: 3" = 1'-0"

ONE (1) SET REQUIRED - MANUFACTURE & INSTALL

COPY TO BE OPAQUE WHITE VINYL,
APPLIED 1ST SURFACE. (EXTERIOR OF DOOR)

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

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R2(11/4/25)LL: MOVED FLAGPOLE AND REDUCED FLAG SIZE

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Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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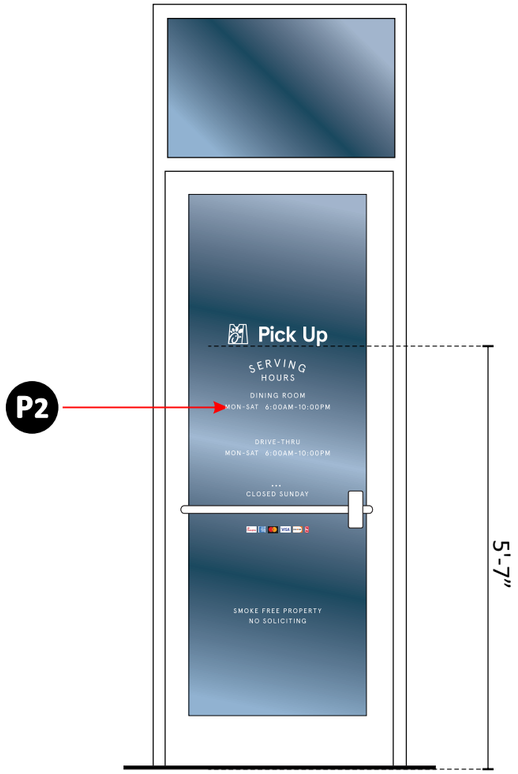
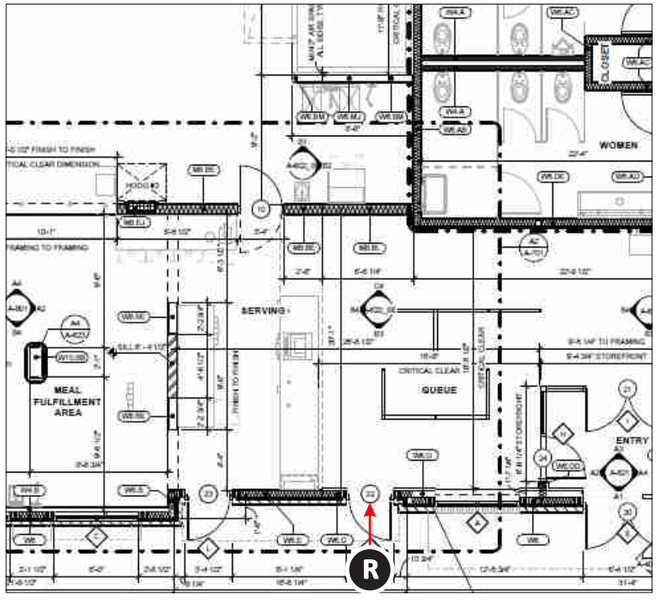
Chick-fil-A

Sign Item
Q 110



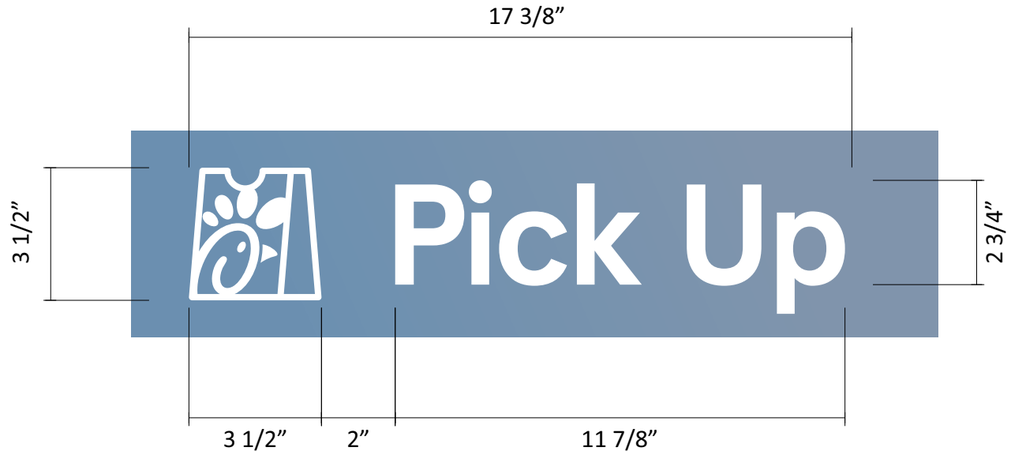
DOOR ELEVATIONS

SCALE: 1/2” = 1'-0"



FLOOR PLAN

SCALE: 3/32” = 1'-0"



R PICK UP VINYL

SCALE: 3" = 1'-0"

ONE (1) SET REQUIRED - MANUFACTURE & SHIP

COPY TO BE OPAQUE WHITE VINYL 3M 7726-10,
APPLIED 1ST SURFACE. (EXTERIOR OF DOOR)

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
Designer: ANGELICA

Revision Note

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R3(11/4/25)LL: CHANGED PYLON TO MONUMENT. REMOVED B4

Information Required for Production

Customer Approval

Signature

MM/DD/YYYY

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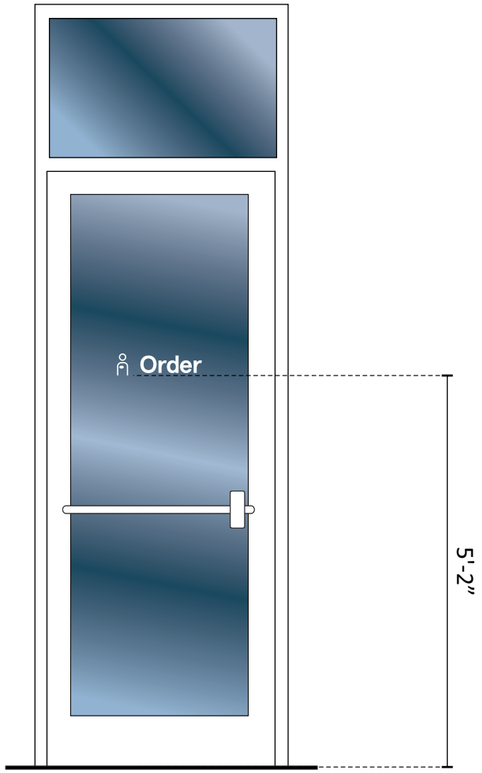
Chick-fil-A

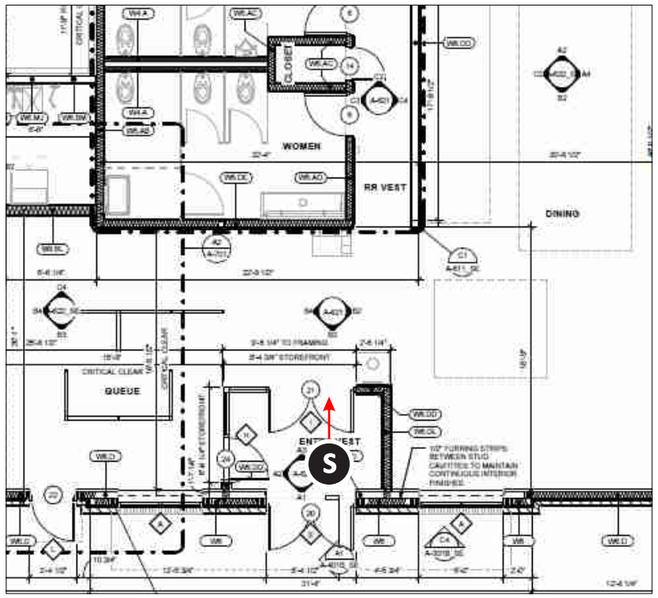
Sign Item

R 111



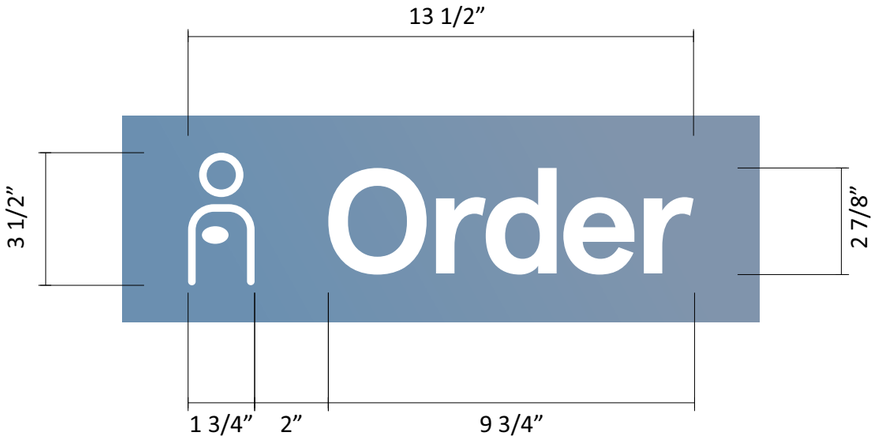
DOOR ELEVATIONS

SCALE: 1/2" = 1'-0"



FLOOR PLAN

SCALE: 3/32" = 1'-0"



S ORDER HERE VINYL

SCALE: 3" = 1'-0"

ONE (1) SET REQUIRED - MANUFACTURE & SHIP

COPY TO BE OPAQUE WHITE VINYL 3M 7726-10,
APPLIED 1ST SURFACE. (EXTERIOR OF DOOR)

Project ID
0431321Ar3

CFA # - 6249

10587 HIGHLAND ROAD,
HARTLAND, MI

Date: 10/02/2025
SALES: ROGER GHANTOUS
PM: BRIAN HEAD
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Chick-fil-A

Sign Item

S

112

PRELIMINARY SITE PLANS

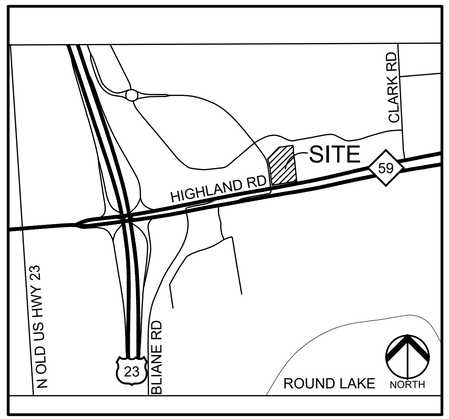
CHICK-FIL-A HARTLAND

10587 HIGHLAND RD - HARTLAND TOWNSHIP

LIVINGSTON COUNTY, MI 48353

FSU#06249

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
8/13/2025		PRELIMINARY SITE PLAN REVIEW
10/22/2025		HARTLAND TOWNSHIP SITE PLAN APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
C-000	COVER SHEET
C-100	TOPOGRAPHIC SURVEY
C-101	DEMOLITION PLAN
C-200	PRELIMINARY SITE PLAN
C-201	ENLARGED PLAN
C-202	TRUCK TURNING - WB 62
C-203	TRUCK TURNING - FIRE TRUCK
C-204	TRUCK TURNING - REFUSE TRUCK
C-205	DRIVE-THRU STACKING PLAN
C-206	OPEN SPACE AREAS PLAN
C-300	PRELIMINARY GRADING PLAN
C-301	PRELIMINARY STORM SEWER PLAN
PS-100	PRELIMINARY PLUMBING PLAN
C-400	CFA STANDARD DETAILS - 1
C-401	CFA STANDARD DETAILS - 2
C-402	CFA STANDARD DETAILS - 3
C-403	CFA STANDARD DETAILS - 4
C-500	NOTES AND DETAILS
	LANDSCAPING PLANS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPING DETAILS
	ARCHITECTURAL PLANS
E-102	PHOTOMETRIC PLAN
X-900B	DESIGN OVERVIEW
A-102	PATIO PLAN & DETAILS
A-103	REFUSE ENCLOSURE
A-104	ORDER POINT CANOPY
A-105	OUTSIDE MEAL DELIVERY CANOPY
A-201	FLOOR PLAN
A-301	EXTERIOR ELEVATIONS
X-402	RTU SIGHTLINE SECTIONS - TRANE
A-201 SE	USABLE FLOOR AREA PLAN

DESIGN TEAM

APPLICANT

CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349-2998
CONTACT: JUSTIN LURK
PHONE: 573.268.0957
EMAIL: JUSTIN.LURK@CFACORP.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: LESLIE ACCARDO
PHONE: 844.813.2949
EMAIL: LACCARDO@PEAGROUP.COM

ARCHITECT

GPD GROUP
1117 PERIMETER CENTER WEST, STE. W306
ATLANTA, GA 30338
CONTACT: ERIK RIOS
PHONE: 678.781.5075
EMAIL: ERIOS@GPDGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

UTILITY CONTACTS

ELECTRICAL SERVICE

DTE
ONE ENERGY PLAZA ROOM 1240 WCB
DETROIT, MI 48226
PHONE: 313.235.6421

SANITARY SEWER SERVICE

HARTLAND TOWNSHIP PUBLIC
WORKS DEPT
2655 CLARK ROAD
HARTLAND, MI 48353
CONTACT: SCOTT HABLE
PHONE: 810.632.7498
EMAIL: SHABLE@HARTLANDTWP.COM

WATER SERVICE

HARTLAND TOWNSHIP PUBLIC
WORKS DEPT
2655 CLARK ROAD
HARTLAND, MI 48353
CONTACT: SCOTT HABLE
PHONE: 810.632.7498
EMAIL: SHABLE@HATLANDTWP.COM

GAS SERVICE

CONSUMERS ENERGY
ONE ENERGY PLAZA, EP-10-227
JACKSON, MI 49201-2357
PHONE: 800.477.5050

STORM SEWER SERVICE

LIVINGSTON COUNTY DRAIN COMMISSION
2300 E. GRAND RIVER AVE. SUITE 105
HOWELL, MI 48843
CONTACT: BRIAN JONCKHEERE
PHONE: 517.546.0040
EMAIL: BUILDING@LIVGOV.COM

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
HARTLAND TOWNSHIP COMMENTS	11/25/2025

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT # 25-0983
PRINTED FOR SPA
DATE 10/22/2025
DRAWN BY BV

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SHEET
COVER SHEET

SHEET NUMBER
C-000

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT #47126097 2NTS)

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF LIVINGSTON, TOWNSHIP OF HARTLAND.

SECTION 21, TOWN 3 NORTH, RANGE 6 EAST, COMMENCING SOUTH 1/4 CORNER SECTION 21, THENCE NORTH 02 DEG. 55' 00" WEST 214.93 FEET ALONG THE NORTH-SOUTH 1/4 LINE SECTION 21; THENCE NORTH 80 DEG. 05' 11" EAST 1266.62 FEET (MEASURED 1266.61 FEET) ALONG NORTHERLY LINE HIGHLAND ROAD, THENCE NORTH 02 DEG. 44' 28" WEST 48.38 FEET TO POINT OF BEGINNING; THENCE NORTH 02 DEG. 44' 28" WEST 327.04 FEET; THENCE NORTH 42 DEG. 15' 32" EAST, 76.95 FEET; THENCE NORTH 88 DEG. 56' 11" EAST, 145.63 FEET TO THE EAST LINE OF WEST 5 ACRES *OF SECTION 1/4 OF SECTION 1/4 SECTION 21; THENCE ALONG EAST LINE, SOUTH 02 DEG. 44' 28" EAST, 352.02 FEET; THENCE SOUTH 80 DEG. 05' 11" WEST 201.55 FEET TO POINT OF BEGINNING.

*SHOULD READ: OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21

BENCHMARKS:
(NAVD 88, GPS DERIVED)

BM 303 - NORTH ANCHOR BOLT OF STEEL GUY POLE, LOCATED 50'± SOUTH OF THE SOUTHEAST CORNER OF MAIN BUILDING.
ELEVATION: 973.60

BM 304 - MAG NAIL TOP OF THE EAST SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 60'± EAST OF THE SOUTHWEST CORNER OF MAIN BUILDING.
ELEVATION: 979.47

BM 305 - CHISELED "+" TOP OF THE SOUTH SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 230'± NORTH OF THE NORTHWEST CORNER OF MAIN BUILDING.
ELEVATION: 985.14

SURVEYOR'S NOTES:
A. BEARINGS WERE ESTABLISHED BY HOLDING A COURSE OF N02°44'28"W ALONG THE WEST LINE OF THE SURVEYED PROPERTY PER THE DESCRIPTION OF RECORD.

B. NO EASEMENT DOCUMENTATION WAS PROVIDED FOR THAT PORTION OF THE DRIVEWAY THAT EXTENDS FROM THE WESTERLY LINE OF THE SURVEYED PROPERTY THROUGH TAX PARCEL 4708-21-400-076 TO THE EASTERLY RIGHT OF WAY OF HARTLAND ROAD.

C. NO LEGAL ACCESS TO ROVEY DRIVE PER DOCUMENTATION PROVIDED.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26093C0238D DATED SEPTEMBER 17, 2008.

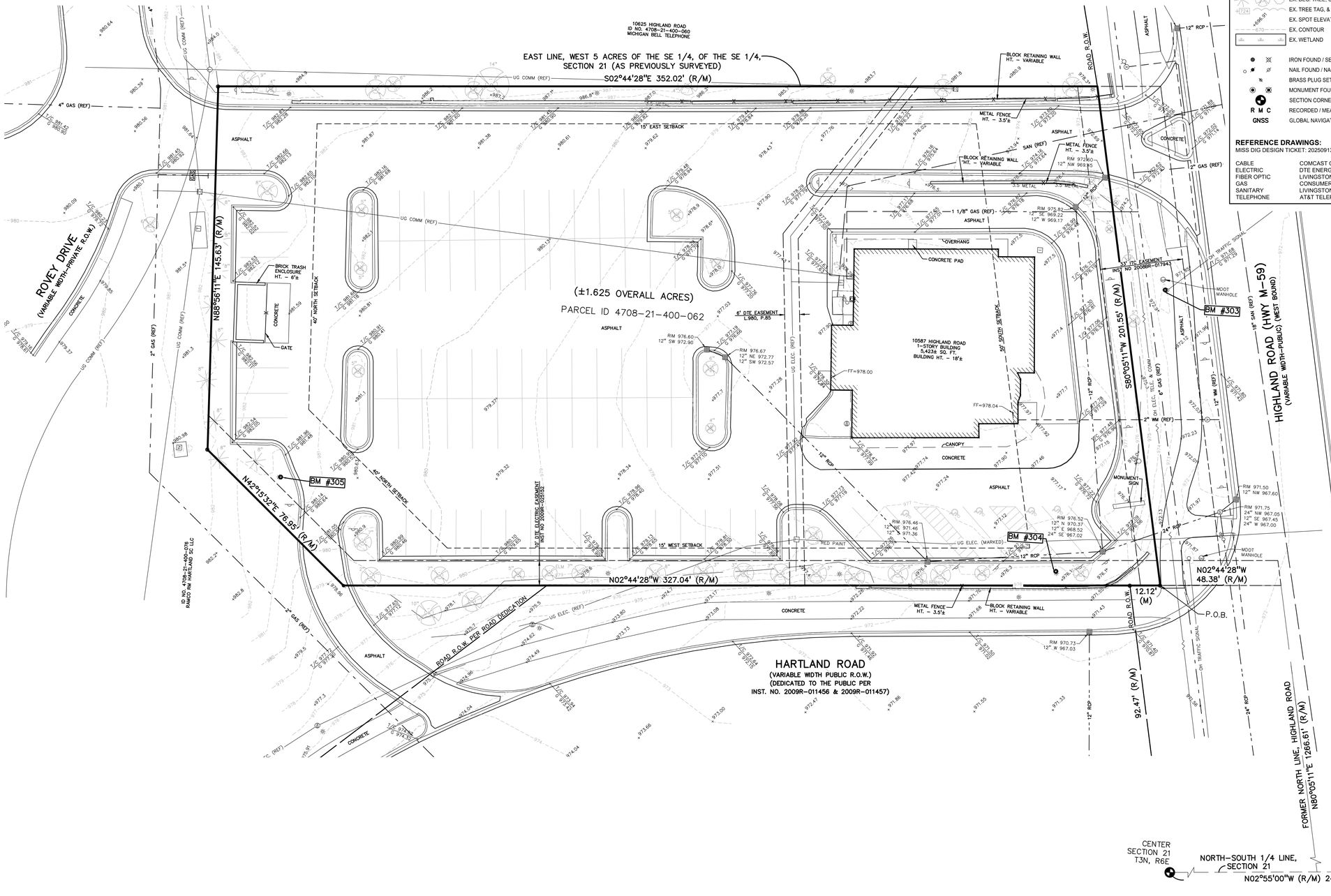
LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

REFERENCE DRAWINGS:
MISS DIG DESIGN TICKET: 2025091300556, DATED: 9/13/2025

CABLE	COMCAST CABLE TV
ELECTRIC	DTE ENERGY
FIBER OPTIC	LIVINGSTON COUNTY
GAS	CONSUMERS ENERGY
SANITARY	LIVINGSTON COUNTY DRAIN COMMISSION
TELEPHONE	AT&T TELEPHONE



NORTH

0 10 20 40
SCALE: 1" = 20'

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LUCAS DRIESSEN
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License No. 6201309300

CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
PRINTED FOR	SPA
DATE	10/22/2025
DRAWN BY	BV

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SHEET
TOPOGRAPHIC SURVEY

SHEET NUMBER
C-100

BENCHMARKS:
(NAVD 88, GPS DERIVED)

BM 303 - NORTH ANCHOR BOLT OF STEEL GUY POLE, LOCATED 50'± SOUTH OF THE SOUTHEAST CORNER OF MAIN BUILDING.
ELEVATION: 973.60

BM 304 - MAG NAIL TOP OF THE EAST SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 60'± EAST OF THE SOUTHWEST CORNER OF MAIN BUILDING.
ELEVATION: 979.47

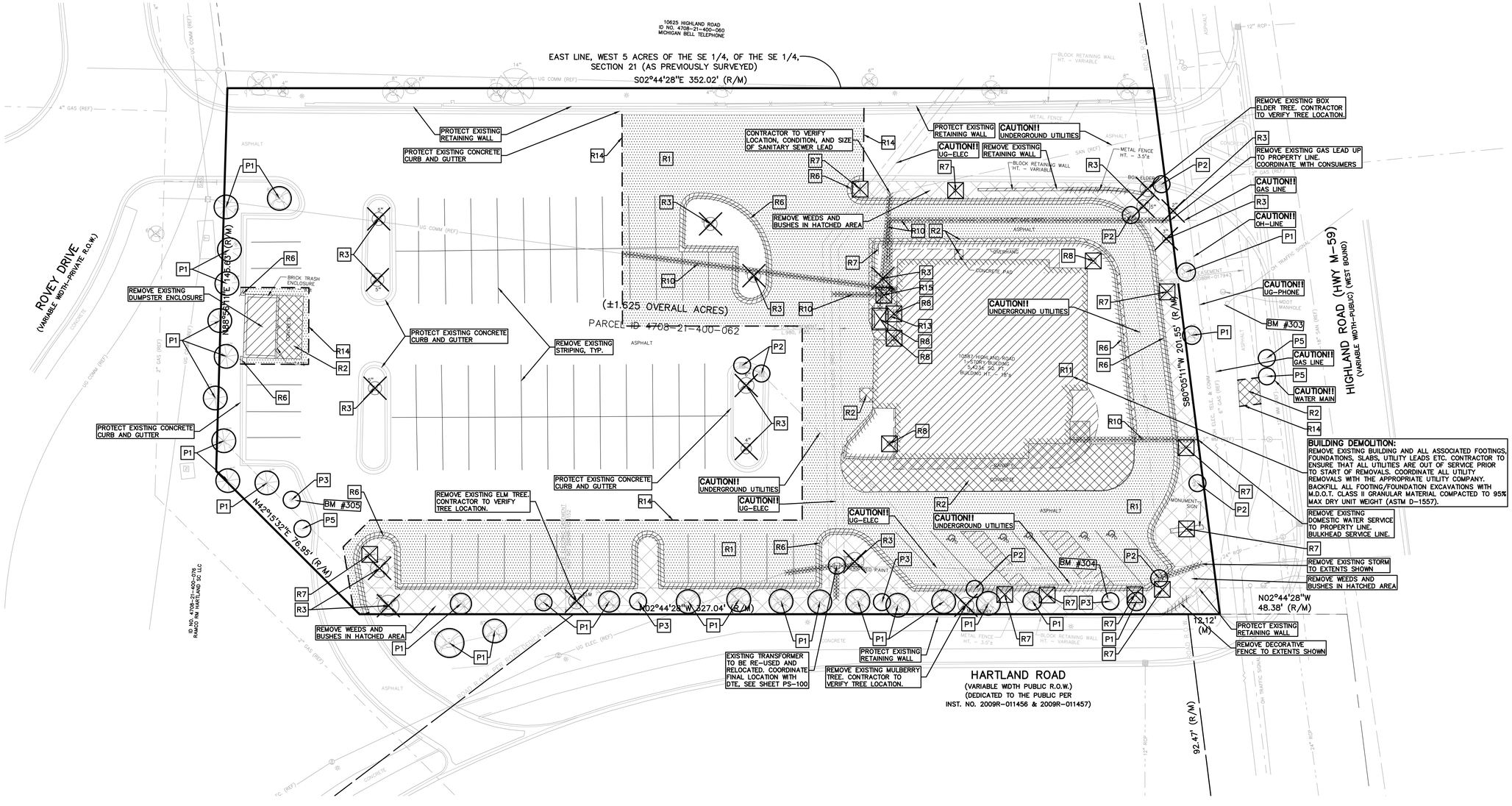
BM 305 - CHISELED "+" TOP OF THE SOUTH SIDE OF CONCRETE LIGHT POLE BASE, LOCATED 230'± NORTH OF THE NORTHWEST CORNER OF MAIN BUILDING.
ELEVATION: 985.14

KEY NOTES:

P1	PROTECT TREE (REFER TO LANDSCAPE PLANS FOR DETAIL)	R7	REMOVE SIGN
P2	PROTECT UTILITY STRUCTURE	R8	REMOVE UTILITY STRUCTURE
P3	PROTECT LIGHT POLE	R9	~~REMOVE COLUMNS~~
P4	~~PROTECT UTILITY POLE~~	R10	REMOVE UTILITY LINE
P5	PROTECT SIGN	R11	REMOVE STRUCTURE (SEE BUILDING DEMOLITION NOTE)
R1	REMOVE ASPHALT PAVEMENT	R12	~~REMOVE LANDSCAPING~~
R2	REMOVE CONCRETE PAVEMENT/ SIDEWALK	R13	REMOVE POST/ TUBE
R3	REMOVE TREE	R14	SAWCUT EXISTING PAVEMENT
R4	~~REMOVE CHAINLINK/ IRON FENCE~~	R15	REMOVE TRANSFORMER
R5	REMOVE LIGHT POLE	R16	~~REMOVE SCREEN WALL~~
R6	REMOVE CONCRETE CURB AND GUTTER		

DEMOLITION LEGEND:

- ITEM TO BE PROTECTED
- ITEM TO BE REMOVED
- CURB/FENCE REMOVAL
- CONCRETE PAVEMENT AND SIDEWALK REMOVAL
- AREA OR ITEMS TO BE REMOVED
- UTILITY REMOVAL
- ASPHALT REMOVAL
- TREE REMOVAL
- SAWCUT LINE



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REGISTERED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

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SHEET
DEMOLITION PLAN

SHEET NUMBER
C-101

SITE DATA TABLE:

SITE AREA: 1.65 ACRES (71,975 SQ.FT.)

PARCEL ID #: 08-21-400-062

ZONING: GC GENERAL COMMERCIAL

OPEN SPACE REQUIRED: 20.0%
OPEN SPACE PROVIDED: 15.9%
EXISTING OPEN SPACE: 18.9%
WAIVER REQUESTED

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 35 FEET
PROPOSED BUILDING HEIGHT = 1 STORY

BUILDING FOOTPRINT AREA = 5,027 SQ.FT.

BUILDING LOT COVERAGE = 5,027 / 71,975 = 6.98%

BUILDING SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
NORTH	40'	252.25'
SOUTH	50'	40.78'
EAST	15'	42.07'
WEST	15'	11.52'

WAIVER REQUESTED

PARKING CALCULATIONS:
- REQUIRED: TWENTY-TWO (22) SPACES PER 1,000 SQ.FT. OF USABLE FLOOR AREA, PLUS SPACES FOR EMPLOYEES ON PEAK SHIFT 22*(1,432/1000)+20 = 52 SPACES
- PROPOSED: 69 SPACES (INCLUDES 3 BARRIER FREE SPACES)

STACKING CALCULATIONS:
- REQUIRED = 10
- DRIVE-THRU STACKING = 24 SPACES
- OVERFLOW STACKING = 18 SPACES
- TOTAL PROPOSED = 42 SPACES

BIKE RACKS
- REQUIRED: 0
- PROVIDED: 1
  - (2) BIKE PARKING SPACES PER (1) BIKE RACK -

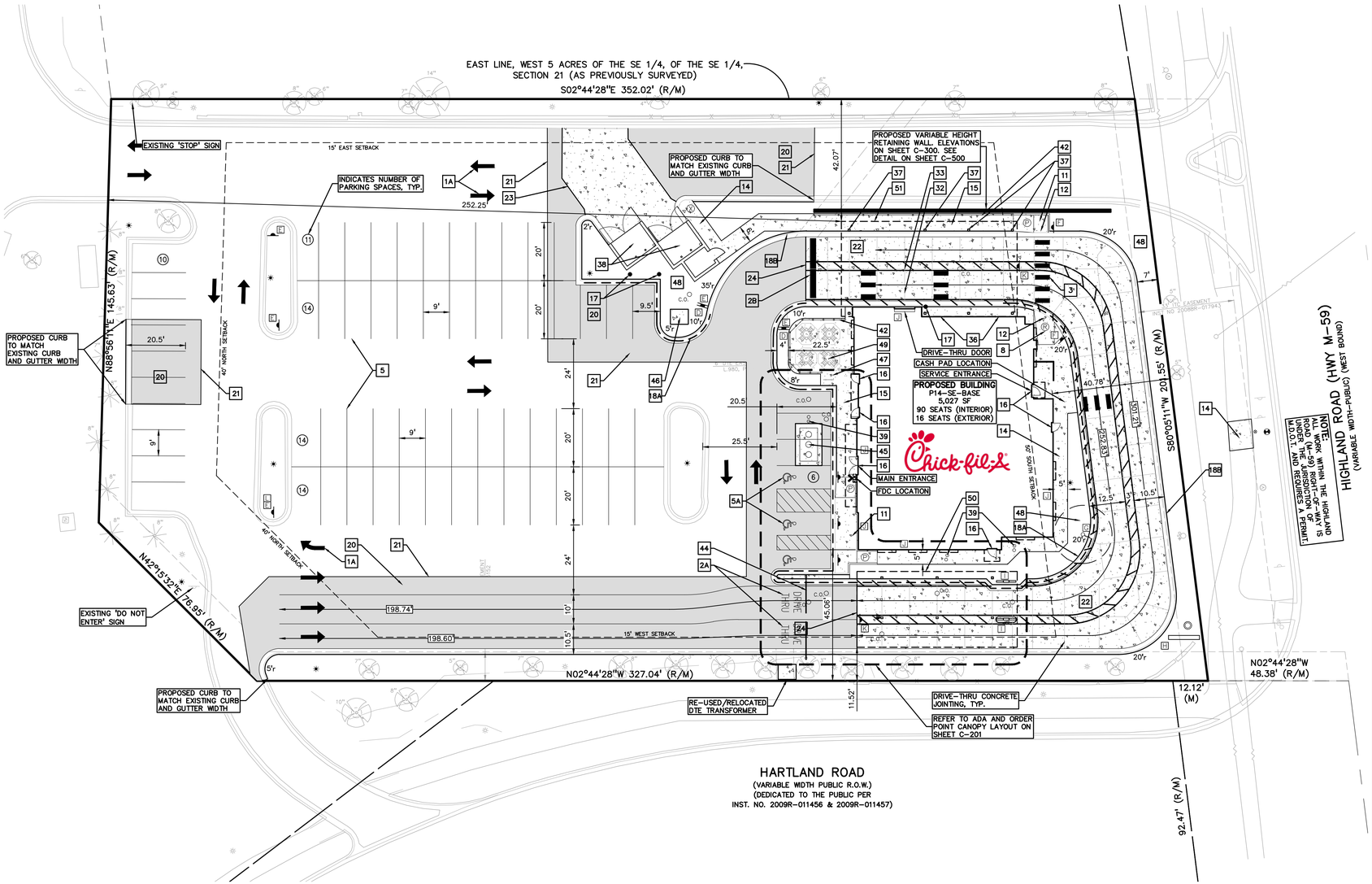
LEGEND:

- CONCRETE PAVEMENT (STD DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE

SIDEWALK RAMP LEGEND:

- CURB RAMP W/ SHORT FLARED SIDES (R)
- SIDEWALK ACCESSIBLE RAMP (P)
- CURB DROP ONLY (X)
- REFER TO SHEET C-400 AND C-401 FOR DETAILS

NOTE:
ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, UNLESS OTHERWISE NOTED.



SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B PAINTED HANDICAP PARKING SYMBOL (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
3 CROSSWALK MARKINGS (3 C-400)
~~4 MULTI LANE DIRECTIONAL GRAPHICS (4 C-400)~~
5 STANDARD OR HANDICAP PARKING STALL PER CODE (5 C-400)
5A 4" SOLID WHITE STRIPING
~~5B 4" SOLID YELLOW STRIPING~~
~~5C 4" SKIP DASH YELLOW STRIPING~~
~~6 SOLID PLASTIC WHEEL STOP (6 C-400)~~
7 BOLLARD MOUNTED SIGN (7 C-400)
8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS) (8 C-400)
~~9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK) (9 C-400)~~
~~10 RETURNED CURB HANDICAP RAMP (10 C-400)~~
11 SIDEWALK ACCESSIBLE RAMP (1 C-401)
12 DETECTABLE WARNING DEVICE (2 C-401)
~~13 TYPICAL ADA RAMP & HANDRAIL (3 C-401)~~
14 CONCRETE SIDEWALK (4 C-401)
15 CONCRETE SIDEWALK w/ CURB & GUTTER (5 C-401)
16 ENTRY DOOR FROST SLAB DETAIL (6 C-401)
17 CONCRETE BOLLARD (7 C-401)
18 CONCRETE CURB & GUTTER (8 C-401)
18A SPILLING CURB & GUTTER
18B CATCHING CURB & GUTTER
18C DEPRESSED SPILLING CURB & GUTTER
18D DEPRESSED CATCHING CURB & GUTTER
18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
~~18G MOUNTABLE CURB & GUTTER~~
~~19 LANDSCAPE & IRRIGATION PROTECTOR (9 C-401)~~
20 TYPICAL HMAC PAVEMENT SECTION (1 C-402)
21 BUTT JOINT (2 C-402)
22 CONCRETE PAVEMENT DRIVE-THRU LANE (3 C-402)
23 CONCRETE APRON AT TRASH ENCLOSURE (4 C-402)
24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (5 C-402)
25 CONCRETE PAVEMENT SECTIONS (6 C-402)
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30 LONGITUDINAL BUTT JOINT (11 C-402)
31 EXPANSION JOINT (12 C-402)
FOR CONCRETE PAVING
32 DRIVE-THRU PLAN - FLUSH WITH FFE (1 C-403)
33 DRIVE-THRU ISOMETRIC (2 C-403)
34 DRIVE-THRU ORDER POINT ISLAND (3 C-403)
35 MENU BOARD LOOP DETECTION SYSTEM (4 C-403)
36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (5 C-403, 6 C-403)
37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (7 C-403)
39 CLEAN-OUT (OUTSIDE OF BUILDING) (8 C-403)
~~40 THICKENED PAVEMENT @ STRUCTURES (9 C-403)~~
~~41 STORM STRUCTURE WEEP HOLE DETAILS (10 C-403)~~
42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
~~43 BUILDING DOWNSPOUT CONNECTION~~
44 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
45 GREASE TRAP
46 PROPOSED TRANSFORMER
47 BIKE RACK
48 LANDSCAPED AREA
49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
50 FREE-STANDING ORDER POINT CANOPY
51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

SIGN LEGEND

** CONTRACTOR TO REFER TO THE SIGNAGE PACKAGE FOR PLACEMENT AND SPECIFICATIONS OF ALL SIGNS **

A HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" X 18" (TYP.)
B HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" X 12" (TYP.)
C "VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-8P; 6" X 12" (TYP.)
D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
G FLAG POLE (SEE SIGNAGE PACKAGE)
H CFA MONUMENT SIGN (SEE SIGNAGE PACKAGE)
I DIGITAL DRIVE-THRU MENU BOARDS
J WALL SIGN (SEE SIGNAGE PACKAGE)
K CFA TEAM MEMBER CROSSING SIGN (SEE SIGNAGE PACKAGE)
L "NO LEFT TURN" SIGN

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License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

NORTH
0 10 20 40
SCALE: 1" = 20'

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

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CONSULTANT PROJECT # 25-0983
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DRAWN BY BV

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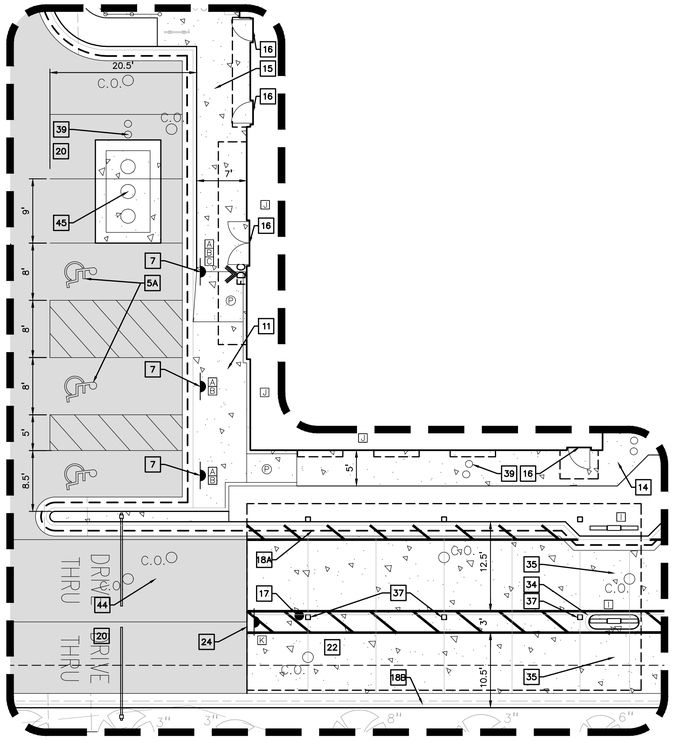
SHEET
PRELIMINARY SITE PLAN

SHEET NUMBER
C-200



ADA AND ORDER POINT CANOPY LAYOUT

SCALE: 1"=10'

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE

SIDEWALK RAMP LEGEND:

- CURB RAMP W/ SHORT FLARED SIDES (R)
- SIDEWALK ACCESSIBLE RAMP (P)
- CURB DROP ONLY (X)
- REFER TO SHEET C-400 AND C-401 FOR DETAILS

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.

SITE PLAN DESIGN NOTES & KEY PLAN

1A DIRECTIONAL ARROW (1A C-400)
1B PAINTED HANDICAP PARKING SYMBOL (1B C-400)
2A DRIVE-THRU GRAPHICS (2A C-400)
2B STOP BAR GRAPHIC (2B C-400)
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18C DEPRESSED SPILLING CURB & GUTTER
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SIGN LEGEND

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D "DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" X 24" (TYP.)
E STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" X 30" (TYP.)
F CFA PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)
G FLAG POLE (SEE SIGNAGE PACKAGE)
H CFA MONUMENT SIGN
I DIGITAL DRIVE-THRU MENU BOARDS
J WALL SIGN (SEE SIGNAGE PACKAGE)
K CFA TEAM MEMBER CROSSING SIGN (SEE SIGNAGE PACKAGE)

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NORTH

0 10 20 40
SCALE: 1" = 20'

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CHICK-FIL-A HARTLAND

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HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

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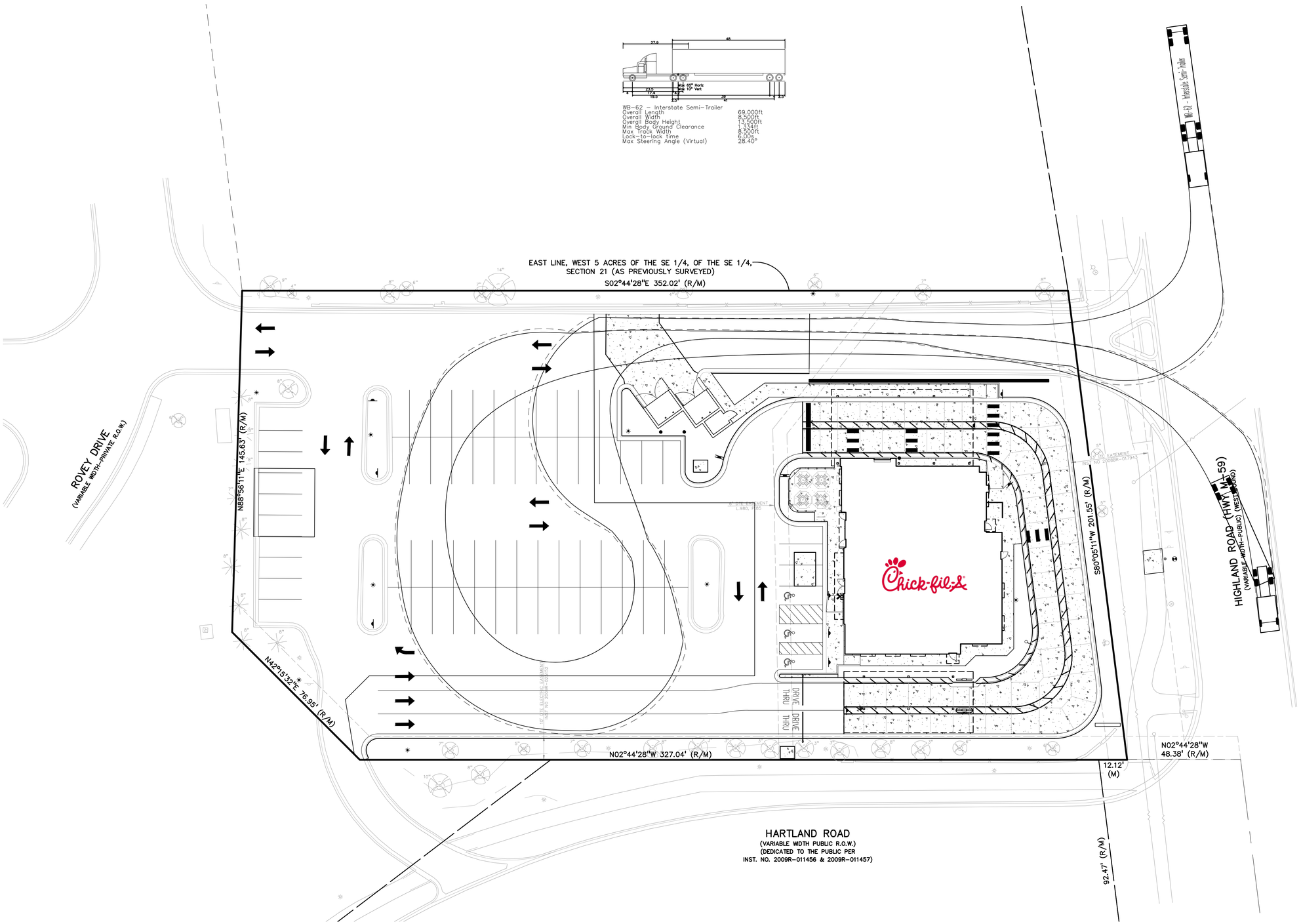
SHEET
ENLARGED PLAN

SHEET NUMBER
C-201



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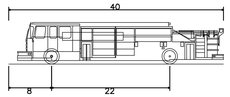
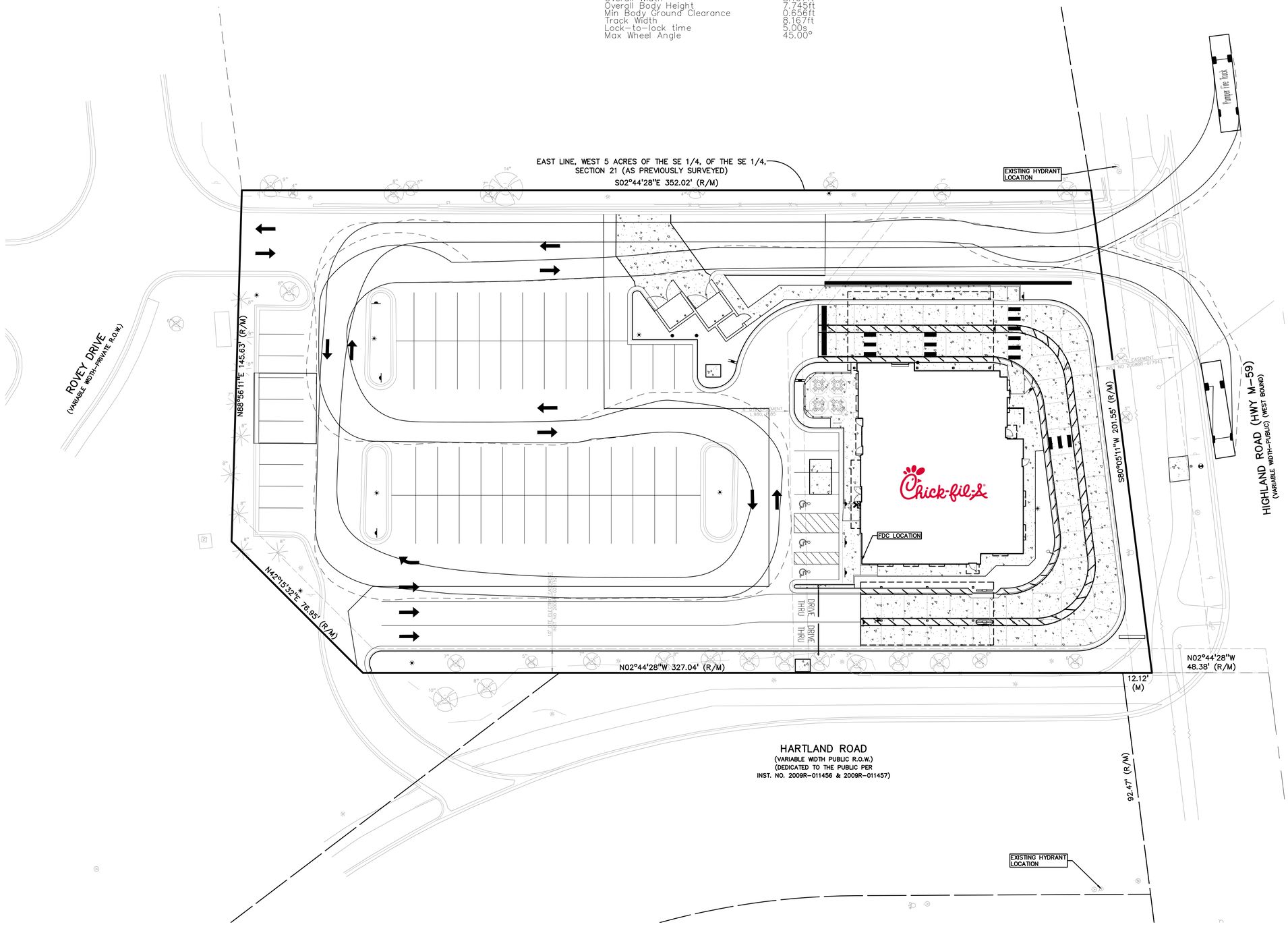
SHEET
TRUCK TURNING PLAN - WB-62

SHEET NUMBER
C-202



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LUCAS DRIESENGA
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A HARTLAND

10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
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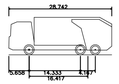
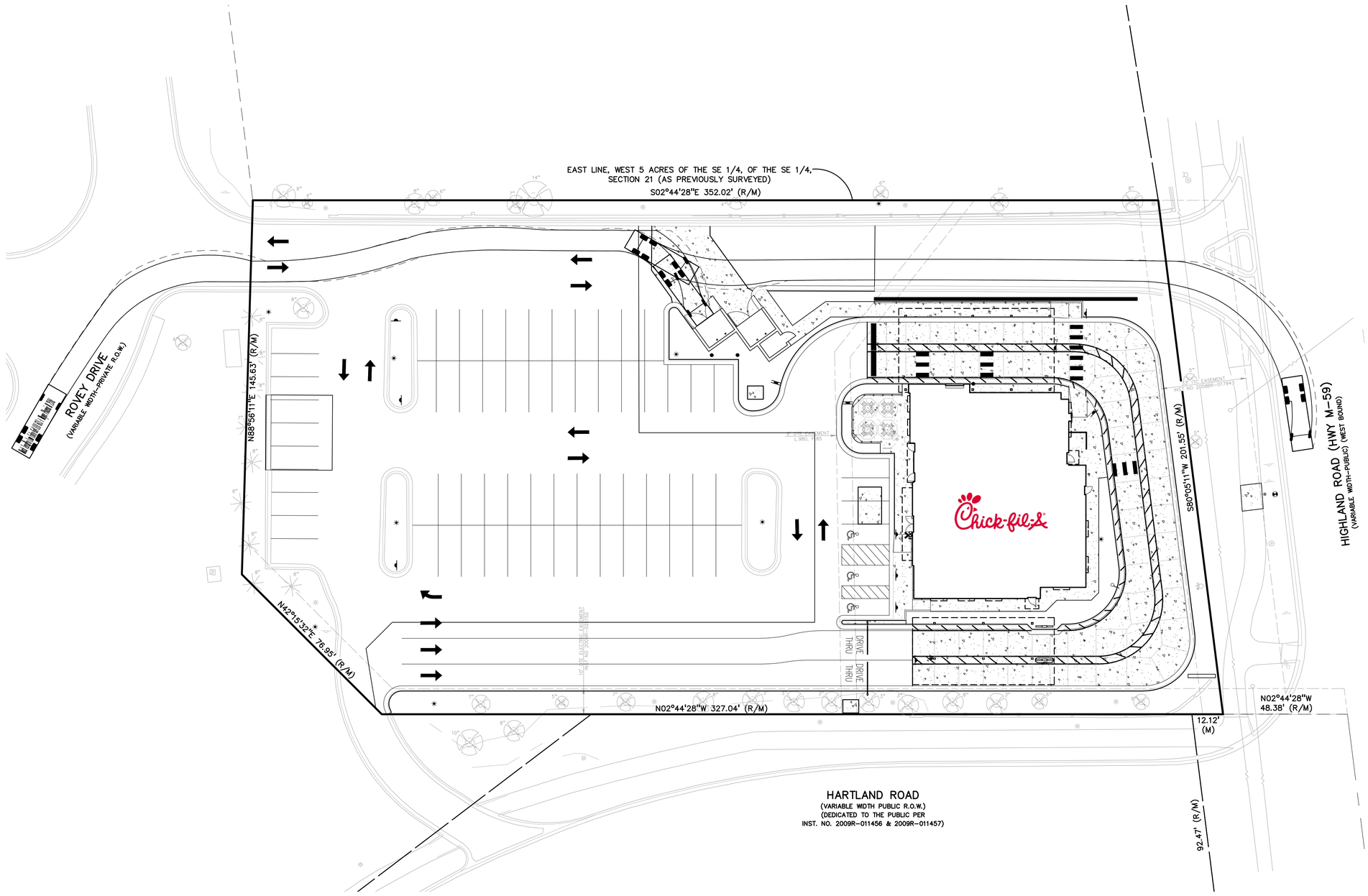
SHEET
TRUCK TURNING PLAN - FIRE

SHEET NUMBER
C-203



Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd

Overall Length	28.742ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	34.000ft



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REGISTERED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
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CHICK-FIL-A HARTLAND

10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

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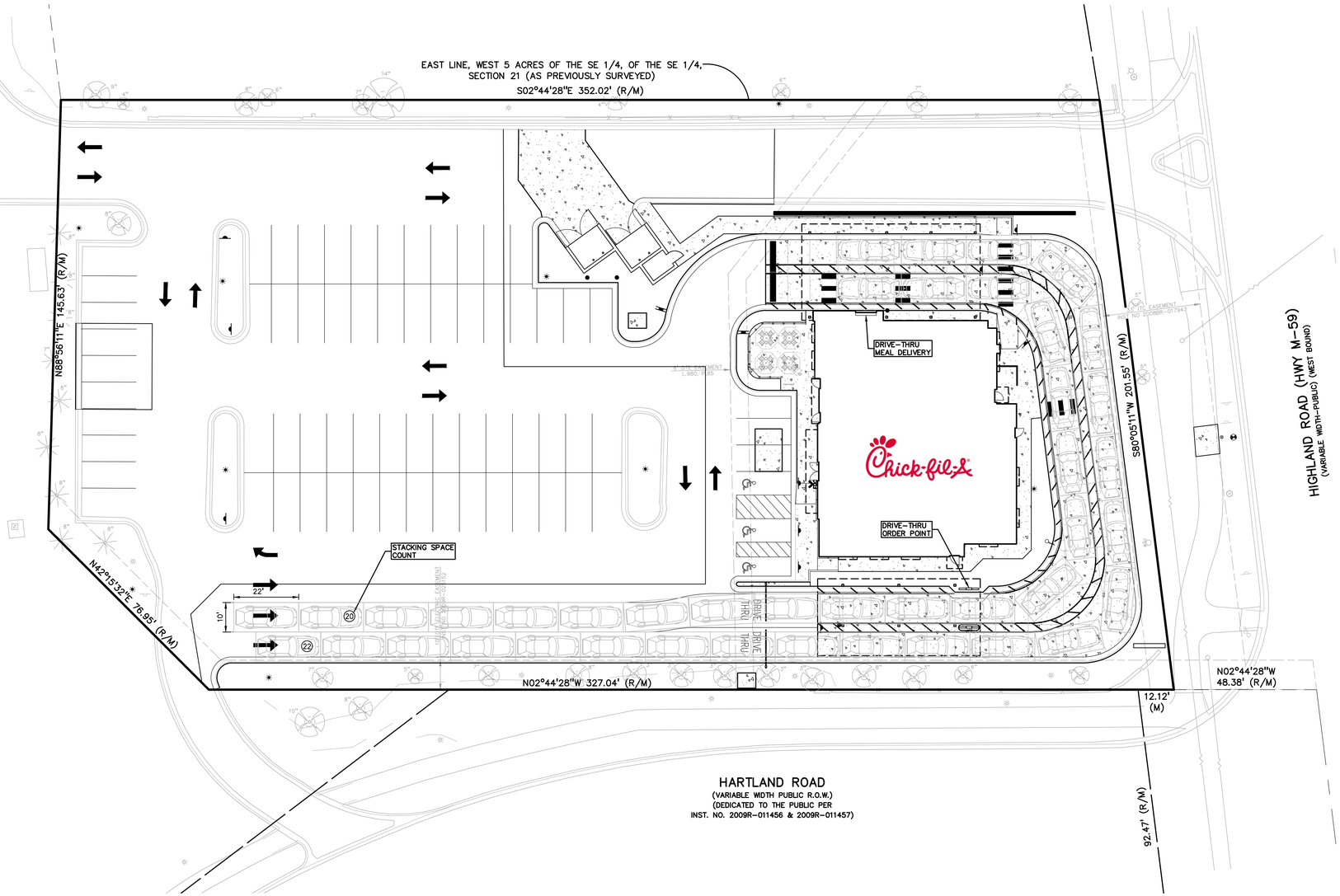
SHEET
TRUCK TURNING PLAN - REFUSE

SHEET NUMBER
C-204



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NORTH

0 10 20 40
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CHICK-FIL-A HARTLAND

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FSR#06249

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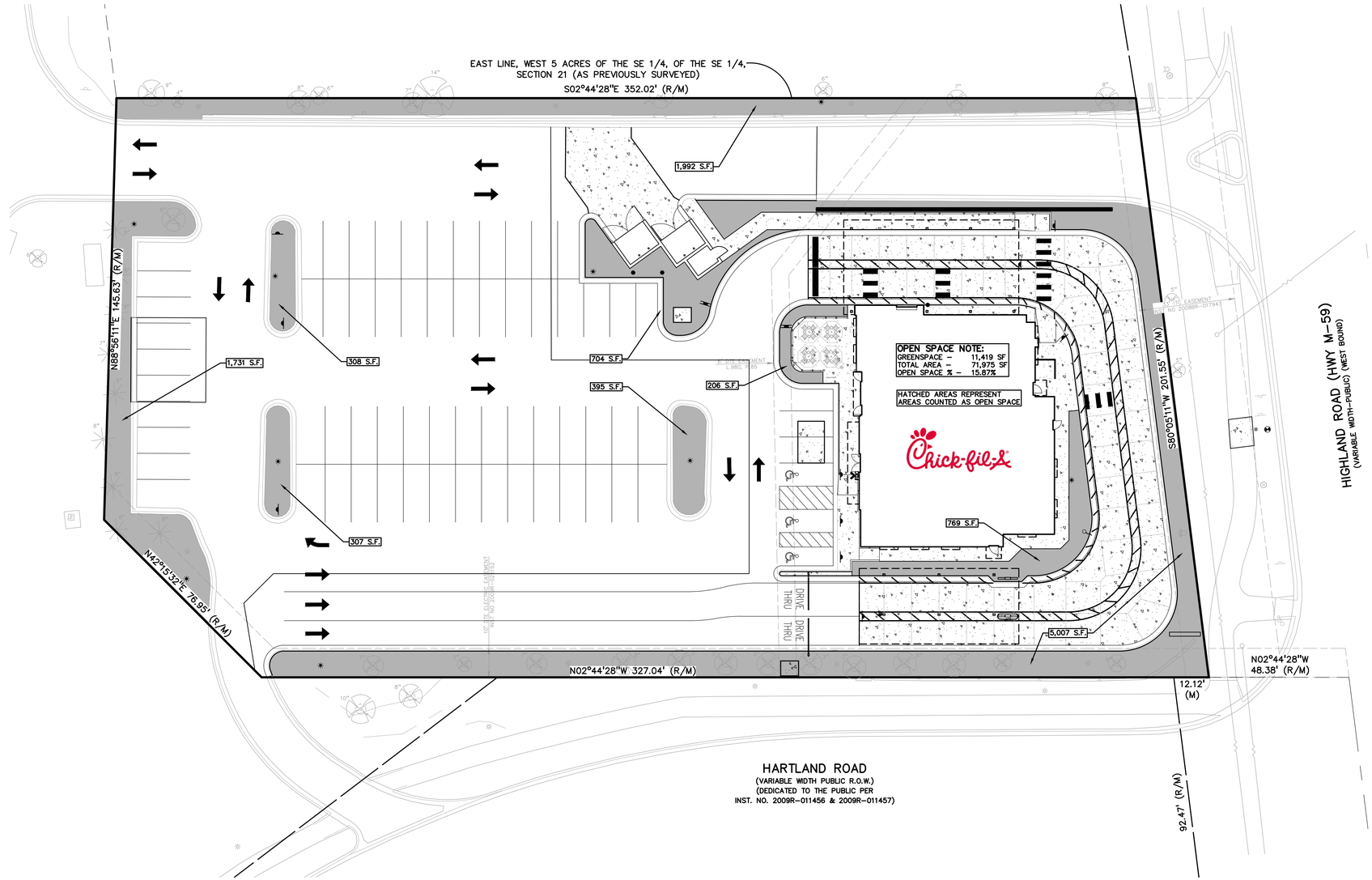
SHEET
DRIVE-THRU STACKING PLAN

SHEET NUMBER
C-205



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NORTH

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SHEET
OPEN SPACE AREAS PLAN

SHEET NUMBER
C-206

SIDEWALK RAMP LEGEND:

CURB RAMP W/ SHORT FLARED SIDES	Ⓡ
SIDEWALK ACCESSIBLE RAMP	Ⓟ
CURB DROP ONLY	Ⓧ

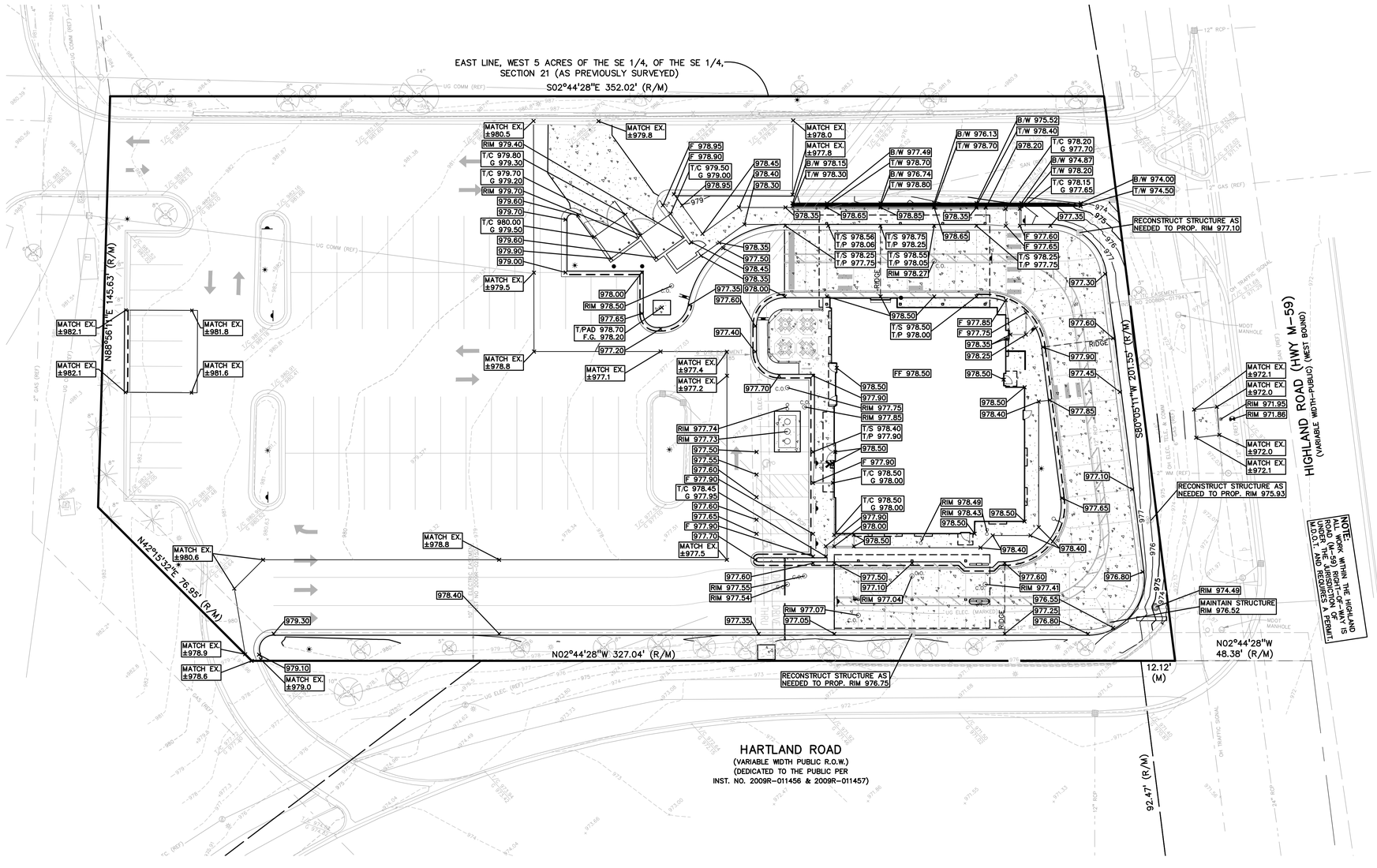
REFER TO SHEET C-400 AND C-401 FOR DETAILS

GRADING LEGEND:

+(978.3)	EXISTING SPOT ELEVATION
622.50	PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
670	EXISTING CONTOUR
922	PROPOSED CONTOUR
	PROPOSED REVERSE GUTTER PAN
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION



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SHEET
PRELIMINARY GRADING PLAN

SHEET NUMBER
C-300

STORM DESIGN NOTE:

EXISTING SITE DRAINS TO A SERIES OF CATCH BASINS AT THE SOUTHERN END OF THE PROPERTY, CATCH BASINS DIRECT THE RUNOFF INTO SEWERS WITHIN THE M-59 R.O.W., AND THEN CONTINUES DOWNSTREAM TO THE WEST.

THE PROPOSED CHICK-FIL-A's EXTENTS OF DISTURBANCE TOTAL LESS THAN 1 ACRE (< 1 ACRE), THEREFORE NO DETENTION SYSTEMS ARE BEING PROVIDED.

HARTLAND TOWNSHIP STORM SEWER FRAME & COVER NOTES

CATCH BASIN/INLET IN CURB
EJIW #7045 WITH M1 GRATE & 7050 T1 BACK

CATCH BASIN/INLET IN MOUNTABLE CURB AND INTEGRAL CURB
EJIW #7065 WITH M1 GRATE & 7060 T1 BACK

CATCH BASIN/INLET IN PAVED AREA
EJIW #1040 WITH TYPE 02 GRATE

CATCH BASIN/INLET IN GRASS AREAS
EJIW #1030 WITH TYPE 01 GRATE

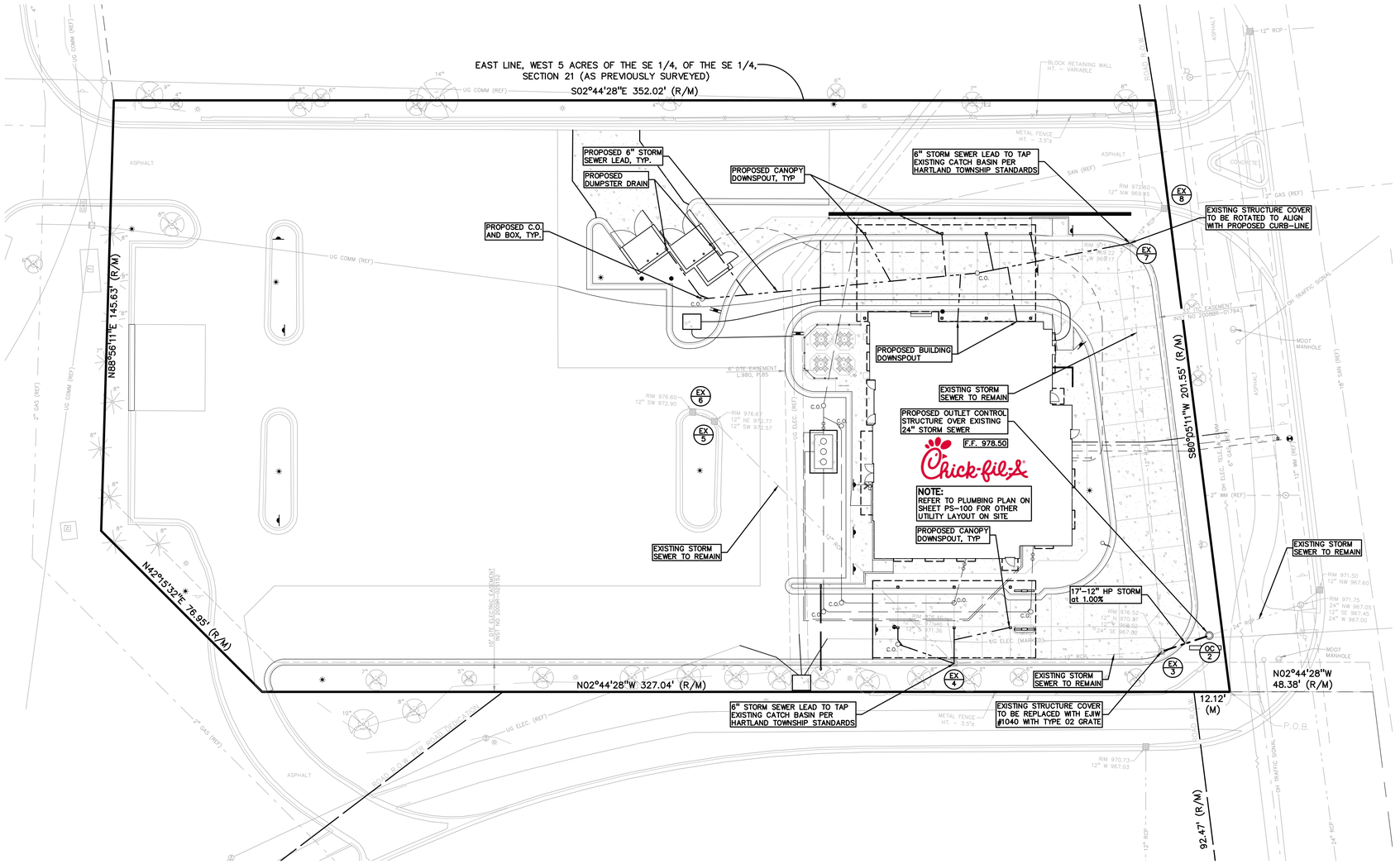
CLEANOUT AND SUMP PUMPS
EJIW #1030 WITH TYPE A GRATE OR
EJIW #1060 WITH TYPE A GRATE

MANHOLE
EJIW #1040 WITH TYPE B VENTED COVER

STORM STRUCTURES		
OC	2	(6' DIA./2' SUMP) RIM = 974.49 12" N 967.05 24" S 967.05

UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN



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CHICK-FIL-A HARTLAND

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HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
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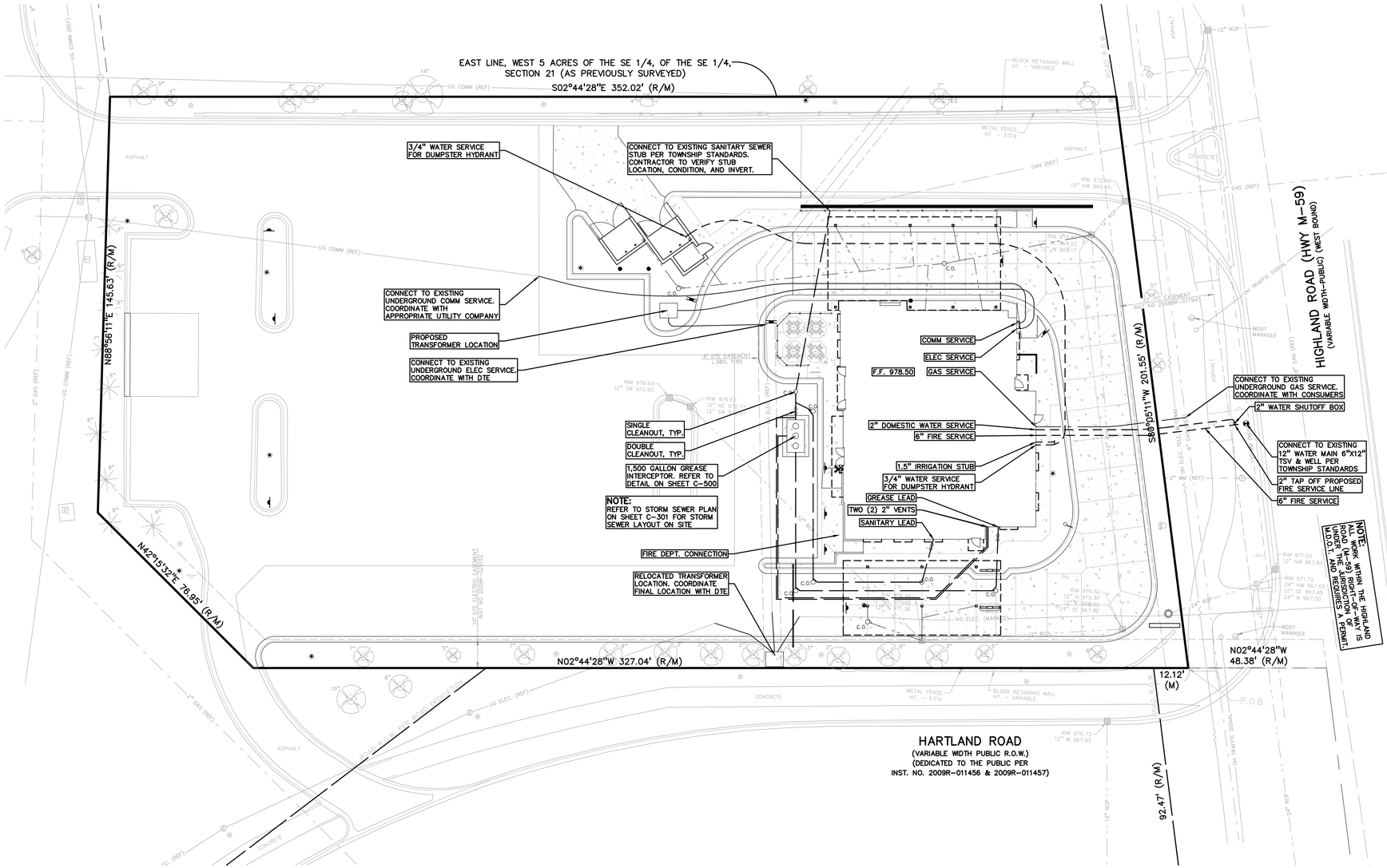
SHEET
PRELIMINARY STORM SEWER PLAN

SHEET NUMBER
C-301

UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN



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NORTH

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CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

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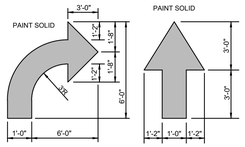
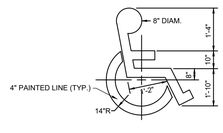
SHEET
PRELIMINARY PLUMBING PLAN

SHEET NUMBER
PS-100



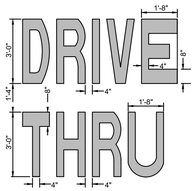
1A C-400 DIRECTIONAL ARROW
NOT TO SCALE



1B C-400 ACCESSIBILITY SYMBOL
NOT TO SCALE

NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

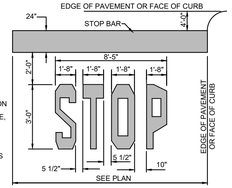
1 C-400 PAVEMENT MARKINGS - 1
NOT TO SCALE



2A C-400 DRIVE-THRU
NOT TO SCALE

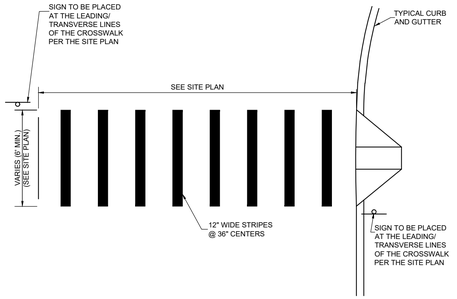
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

NOTE:
IF STOP SIGN IS PROPOSED, "STOP" LETTERING GRAPHIC IS NOT REQUIRED.



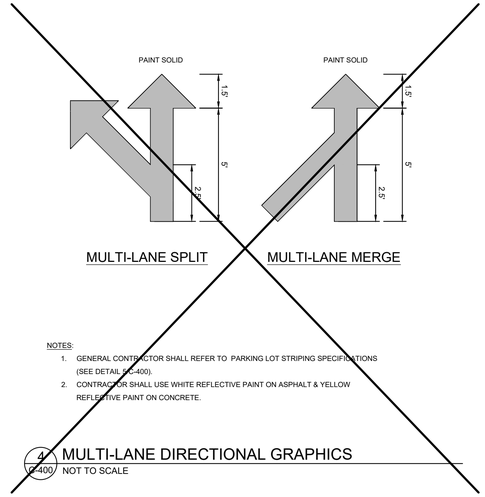
2B C-400 STOP BAR
NOT TO SCALE

2 C-400 PAVEMENT MARKINGS - 2
NOT TO SCALE



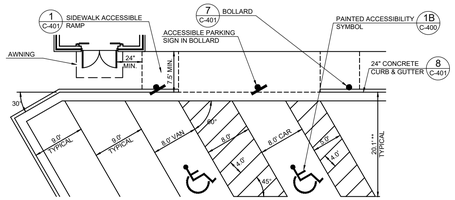
NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT AND YELLOW REFLECTIVE PAINT ON CONCRETE.

3 C-400 CROSSWALK MARKINGS
NOT TO SCALE



NOTES:
1. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
2. CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

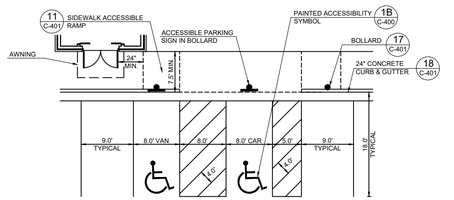
4 C-400 MULTI-LANE DIRECTIONAL GRAPHICS
NOT TO SCALE



** 60° PARKING STALL CAN BE REDUCED TO 18' MINIMUM IF SITE CONDITIONS REQUIRE IT.

NOTES
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1.5% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS AISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S AND ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, THIS DETAIL.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. ACCESSIBLE PARKING AND ACCESSIBLE AISLE STRIPING COLOR SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
7. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
8. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
9. ALL DIMENSIONS ARE TO CENTER OF STRIPE UNLESS OTHERWISE NOTED.
10. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5 C-400 PARKING STALL LAYOUT AND STRIPING
NOT TO SCALE



PARKING LOT STRIPING SPECIFICATIONS:

STANDARDS:
1. ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
2. SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT. REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
3. APPLY SHERWIN-WILLIAMS SETFAST PREMIUM ALKYD ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE-ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION:

AIRLESS

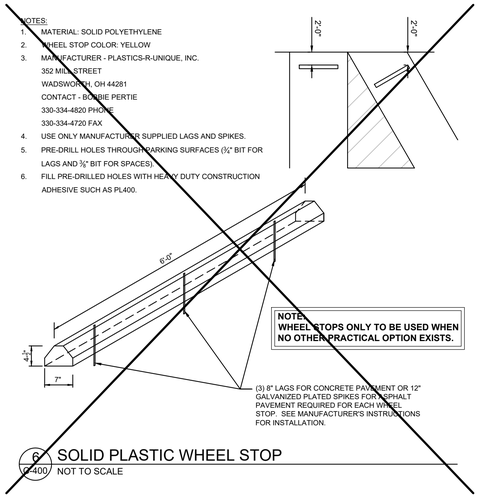
• PRESSURE	1800-2700 PSI
• HOSE	¼"-3" ID
• TIP	0.015"-0.017"
• FILTER	60 MESH
• REDUCTION	ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

CONVENTIONAL

• GUN	BLINKS 21 (BLEEDER) OR EQUIVALENT
• FLUID NOZZLE	#68
• AIR NOZZLE	INTERNAL MIX, #709
• ATOMIZATION PRESSURE	45-80 PSI
• FLUID PRESSURE	40-70 PSI
• REDUCTION	ONLY IF NECESSARY, UP TO 1PT/GAL VM&P NAPTHA R1K3

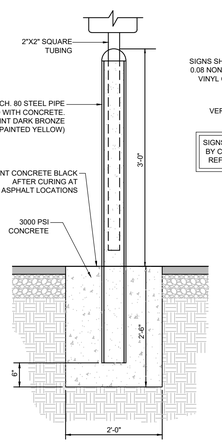
- SHERWIN WILLIAMS, H&C SHARK GRIP SLIP RESISTANT ADDITIVE TO BE MEASURED AND ADDED TO ALL PAINT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. MIX THOROUGHLY PER MANUFACTURER'S RECOMMENDATIONS SO THAT NO CLUMPING IS APPARENT AND UNTIL EVEN DISTRIBUTION IS ACHIEVED. MAINTAIN EVEN DISTRIBUTION OF ADDITIVE IN PAINT THROUGHOUT THE APPLICATION PROCESS.
- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4" STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- GENERAL CONTRACTOR TO RE-STRIPE THE LOT 45 DAYS AFTER OPENING.

NOTES:
1. MATERIAL: SOLID POLYETHYLENE
2. WHEEL STOP COLOR: YELLOW
3. MANUFACTURER - PLASTICS-R-UNIQUE, INC.
   352 MILL STREET
   WADSWORTH, OH 44281
   CONTACT - BONNIE PERTIE
   330-334-4820 PHONE
   330-334-4720 FAX
4. USE ONLY MANUFACTURER SUPPLIED LAGS AND SPIKES.
5. PRE-DRILL HOLES THROUGH PARKING SURFACES (½" BIT FOR LAGS AND ⅜" BIT FOR SPACES).
6. FILL PRE-DRILLED HOLES WITH HEAVY DUTY CONSTRUCTION ADHESIVE SUCH AS PL400.



NOTE:
WHEEL STOPS ONLY TO BE USED WHEN NO OTHER PRACTICAL OPTION EXISTS.

6 C-400 SOLID PLASTIC WHEEL STOP
NOT TO SCALE



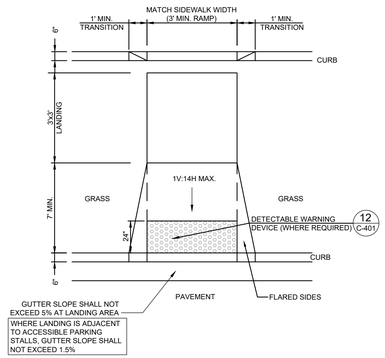
NOTE:
SIGNS SHALL BE FABRICATED USING S/F 0.08 NON-ILLUMINATED ALUMINUM WITH VINYL COPY APPLIED TO THE FIRST SURFACE.

NOTE:
VERIFY COLORS WITH LOCAL MUNICIPALITY.

SIGNS PROVIDED AND INSTALLED BY CFA SIGNAGE CONTRACTOR. REFER TO SIGNAGE PACKAGE.

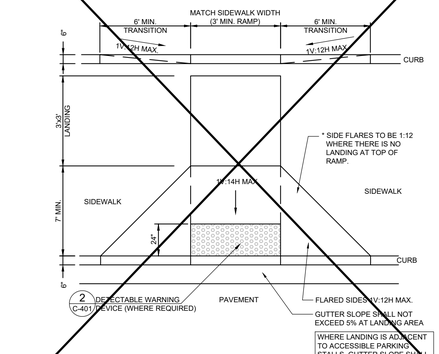
7 C-400 BOLLARD MOUNTED SIGN
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.



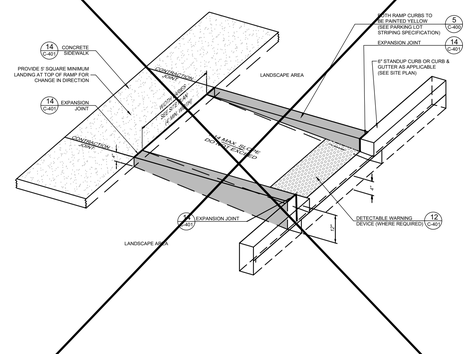
8 C-400 CURB RAMP w/ SHORT FLARED SIDES
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.



9 C-400 CURB RAMP w/ FLARED SIDES
NOT TO SCALE

CIVIL TO VERIFY RAMP REQUIREMENTS BY STATE.



10 C-400 RETURNED CURB RAMP
NOT TO SCALE

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

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t: 844.813.2949
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NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A HARTLAND

10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
PRINTED FOR	SPA
DATE	10/22/2025
DRAWN BY	BV

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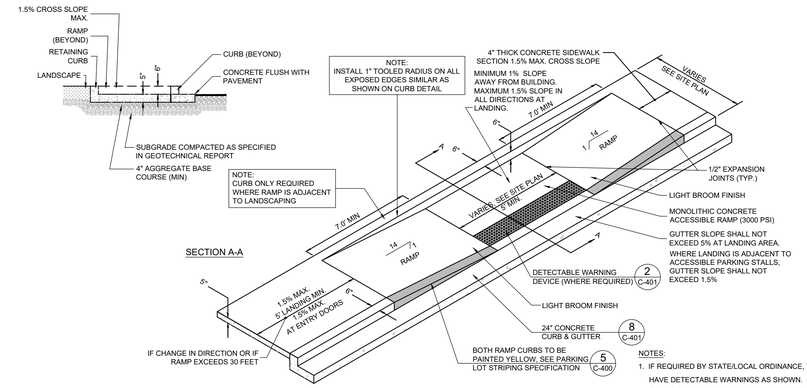
SHEET
CFA STANDARD DETAILS - 1

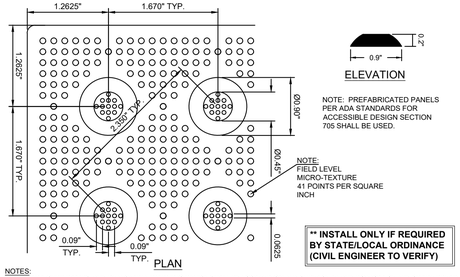
SHEET NUMBER
C-400



NOTES:

1. IF REQUIRED BY STATE/LOCAL ORDINANCE, THE SURFACE OF THE RAMP LANDING SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. CONSTRUCT PER A.D.A. STANDARDS.
3. REFER TO PLANS FOR ADJACENT SLOPES.
4. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1.5%.
5. CONSTRUCTION OF THE RAMP SHALL MATCH ADJOINING SIDEWALK DETAIL.
6. CONCRETE SHALL BE P.C.C. 3000 PSI.

1 C-401 SIDEWALK ACCESSIBLE RAMP
NOT TO SCALE



NOTE: PREFABRICATED PANELS PER ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 705 SHALL BE USED.

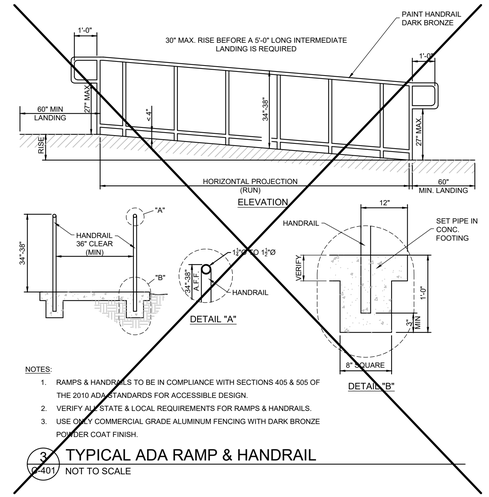
NOTE: FIELD LEVEL MICRO-TEXTURE 41 POINTS PER SQUARE INCH

**** INSTALL ONLY IF REQUIRED BY STATE/LOCAL ORDINANCE (CIVIL ENGINEER TO VERIFY)**

NOTES:

1. AT ADA CURB RAMPS, THE DETECTABLE WARNING DEVICE SHALL BE LOCATED ON THE SURFACE AT THE BOTTOM OF THE GRADE BREAK OR AT THE LOWER LANDING. FOR LANDINGS AND BLENDED TRANSITIONS, DETECTABLE WARNING DEVICES SHALL BE LOCATED ON THE LANDING OR BLENDED TRANSITION AT THE BACK OF CURB.
2. DETECTABLE WARNING DEVICE SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE RAMP OR FLUSH SURFACE.
3. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING PRODUCTS CONFORMING TO PROWAG R305. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS. CONTRACTOR SHALL CONFIRM LOCAL CODES ARE MET.
4. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB & GUTTER AND/OR SIDEWALK, THE EXISTING CURB & GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB & GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
5. THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT, OR LIGHT-ON-DARK. STANDARD DOME COLOR IS BRICK RED.
6. TRUNCATED DOMES TO BE INSTALLED USING ARMOR TILE CAST IN PLACE DOME TACTILE TILE. PART NUMBER ADA-2424 OR OTHER EQUIVALENT APPROVED MATERIAL. PREFERRED MANUFACTURER ARMOR TILE TACTILE SYSTEMS LANCE MITCHELL(919)622-4615 UNLESS PAVERS ARE REQUIRED, CONTRACTOR TO VERIFY THAT CURB RAMPS MEET LOCAL CODES AND ADA REQUIREMENTS.

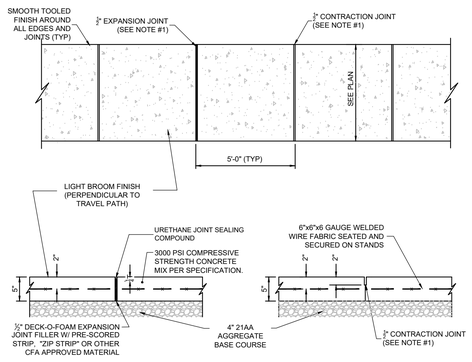
2 C-401 DETECTABLE WARNING DEVICE
NOT TO SCALE



NOTES:

1. RAMPS & HANDRAILS TO BE IN COMPLIANCE WITH SECTIONS 405 & 505 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. VERIFY ALL STATE & LOCAL REQUIREMENTS FOR RAMPS & HANDRAILS.
3. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH.

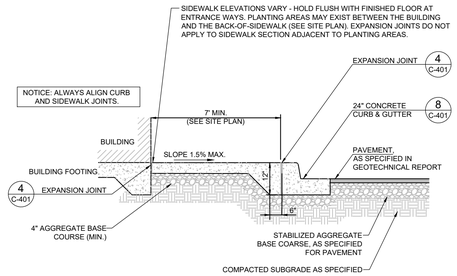
3 C-401 TYPICAL ADA RAMP & HANDRAIL
NOT TO SCALE



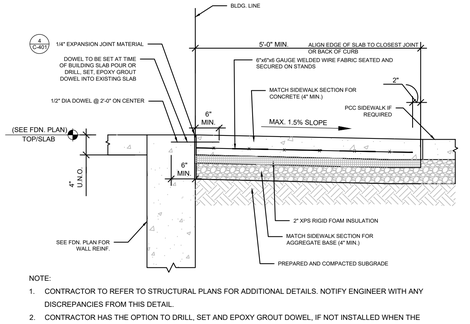
NOTES:

1. CONTRACTION JOINTS AT 5'-0" O.C. TOOLED ½" WIDE, 1" DEEP OR MAX. ¼ DEEP, WHICHEVER IS GREATER. EXPANSION JOINTS AT 20' MAX. & ALL P.C.s, UNLESS APPROVED OR INDICATED OTHERWISE ON PLAN VIEW JOINT PATTERN.

4 C-401 CONCRETE SIDEWALK
NOT TO SCALE



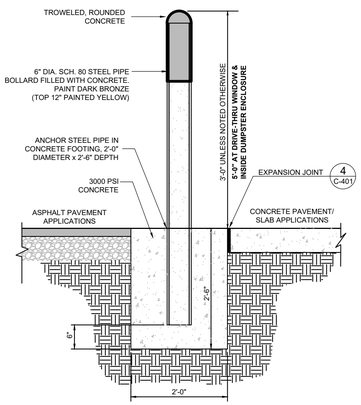
5 C-401 CONCRETE SIDEWALK w/ CURB & GUTTER
NOT TO SCALE



NOTE:

1. CONTRACTOR TO REFER TO STRUCTURAL PLANS FOR ADDITIONAL DETAILS. NOTIFY ENGINEER WITH ANY DISCREPANCIES FROM THIS DETAIL.
2. CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE BUILDING SLAB WAS POURED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS. DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN. STOOP IS TO BE SEPARATED ON ALL SIDES WITH 1/4" EXPANSION JOINT MATERIAL, TOPPED WITH SEALANT.
4. USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY.
5. USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.
5. DOWELS TO BE INSTALLED INTO THE BUILDING FOUNDATION ONLY. THE REMAINING THREE SIDES OF THE SLAB DO NOT GET TIED TO THE SURROUNDING SIDEWALK.

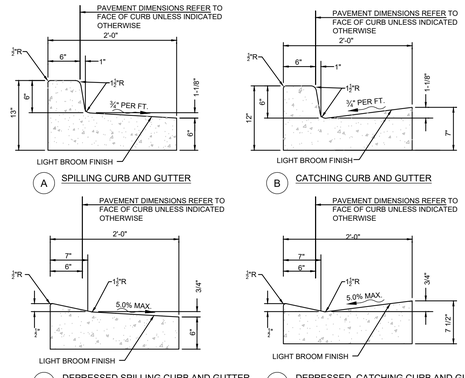
6 C-401 ENTRY DOOR FROST SLAB DETAIL
NOT TO SCALE

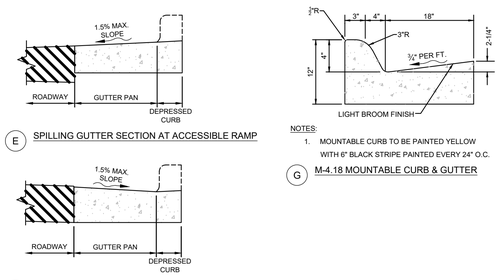


NOTE:

1. BOLLARD HEIGHT SHALL BE 5'-0" AT DRIVE-THRU WINDOW AND INSIDE DUMPSTER ENCLOSURE.

7 C-401 CONCRETE BOLLARD
NOT TO SCALE





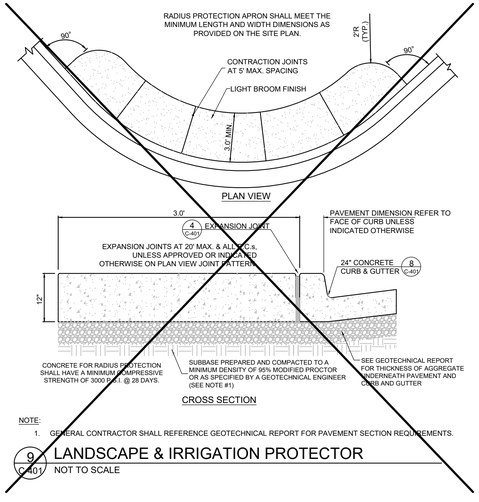
NOTES:

1. CONCRETE FOR CURBING SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER PARALLEL WITH PAVING OF BASE COURSE.
4. CONTRACTION JOINTS @ 10'-0" O.C. TOOLED ½" (± 1/16", -0) WIDE, 1" OR MAX. D/4 DEPTH WHICHEVER IS GREATER. EXPANSION JOINTS @ 40'-0" MAX., AT ENDS OF RADIUS, AND A MINIMUM OF 5 FEET FROM INLET STRUCTURES, UNLESS APPROVED OR INDICATED OTHERWISE ON PLANS.
5. GUTTER SLOPE AT ACCESSIBLE SPACES TO MATCH ADJACENT PAVEMENT, TRAVERSE & LONGITUDINAL.
6. CONSTRUCTION STAKING FOR CURBING INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
7. LIGHT BROOM FINISH; PERPENDICULAR TO CURB.

8 C-401 CONCRETE CURB & GUTTER
NOT TO SCALE

NOTES:

1. MOUNTABLE CURB TO BE PAINTED YELLOW WITH 6" BLACK STRIPE PAINTED EVERY 24" O.C.



NOTE:

1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 C-401 LANDSCAPE & IRRIGATION PROTECTOR
NOT TO SCALE

Chick-fil-A
5200 Buffington Road
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CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
PRINTED FOR	SPA
DATE	10/22/2025
DRAWN BY	BV

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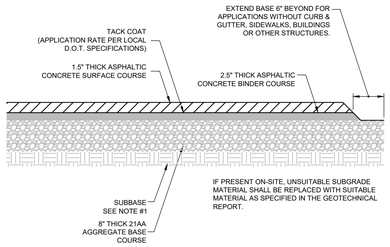
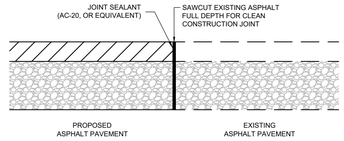
SHEET
CFA STANDARD DETAILS - 2

SHEET NUMBER
C-401

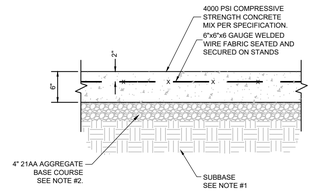


NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHOULD BE 8" GRADED AGGREGATE BASE, 2.5"ASPHALT PAVEMENT BINDER, 1.5" ASPHALT PAVEMENT SURFACE COURSE, AND TACK COAT.

1 C-402 TYPICAL HMAC PAVEMENT SECTION
NOT TO SCALE

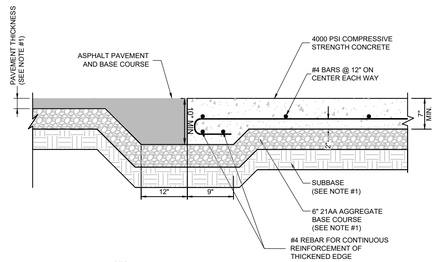


2 C-402 BUTT JOINT
NOT TO SCALE



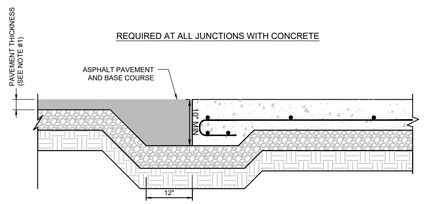
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHALL BE 6" CONCRETE, 4" AGGREGATE BASE.

3 C-402 CONCRETE PAVEMENT DRIVE-THRU LANE
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

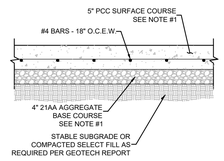
4 C-402 CONCRETE APRON AT TRASH ENCLOSURE
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

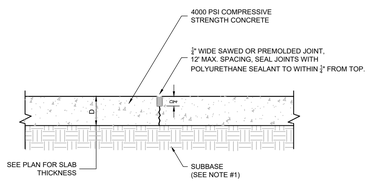
5 C-402 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
NOT TO SCALE

NOTES:
1. DESIGN PER GEOTECH REPORT PREPARED BY _____, DATED _____.
2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.



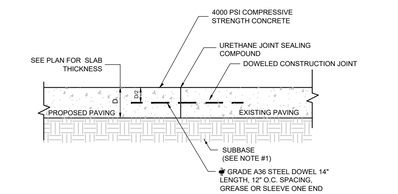
NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. MINIMUM PAVEMENT THICKNESS SHALL BE 5" CONCRETE, 4" AGGREGATE BASE.

6 C-402 CONCRETE PAVEMENT
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

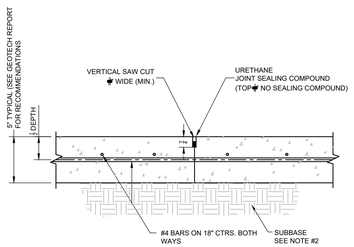
7 C-402 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
NOT TO SCALE



NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

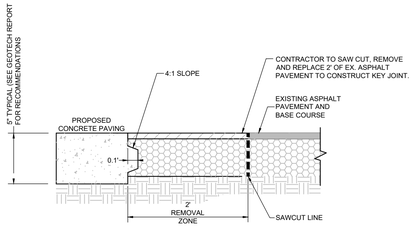
8 C-402 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
NOT TO SCALE

THESE DETAILS APPLY TO CONCRETE PAVED LOTS



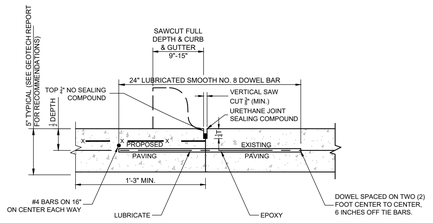
NOTES:
1. JOINT SPACING TO BE 12' x 12' WITH EVERY OTHER JOINT BEING AN EXPANSION JOINT.
2. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 C-402 CONTRACTION JOINT
NOT TO SCALE



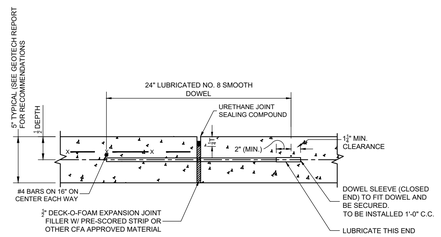
NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

10 C-402 KEYED CONSTRUCTION JOINT
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.
4. PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.

11 C-402 LONGITUDINAL BUTT JOINT
NOT TO SCALE



NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.
5. JOINT SPACING TO BE 24'X24' (EVERY OTHER JOINT).

12 C-402 EXPANSION JOINT
NOT TO SCALE

Chick-fil-A
5200 Buffington Road
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CHICK-FIL-A HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
PRINTED FOR	SPA
DATE	10/22/2025
DRAWN BY	BV

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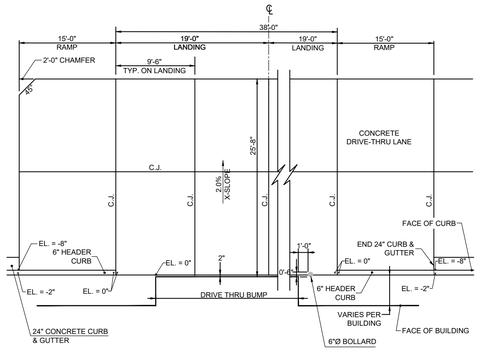
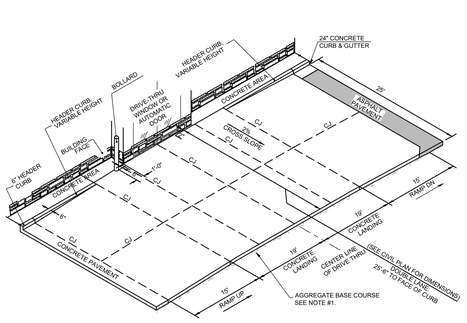
SHEET
CFA STANDARD DETAILS - 3

SHEET NUMBER
C-402



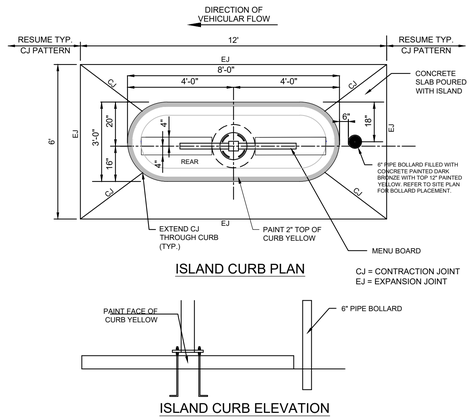
NOTE:
1. ALL ELEVATIONS ON THIS DETAIL ARE RELATIVE TO FFE = 0'.
2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

1 C-403 DRIVE-THRU PLAN - FLUSH WITH FFE
NOT TO SCALE

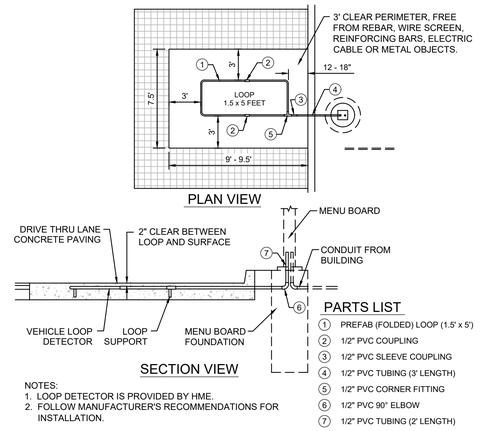


NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. FOR LC FOOTPRINT DECREASE LANDING FROM 38' TO 30'. LANDING SHOULD REMAIN CENTERED ON DRIVE-THRU WINDOW.

2 C-403 DRIVE-THRU ISOMETRIC
NOT TO SCALE

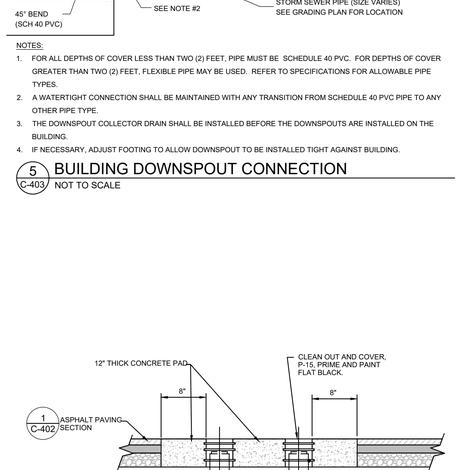


3 C-403 DRIVE-THRU ORDER POINT ISLAND
NOT TO SCALE



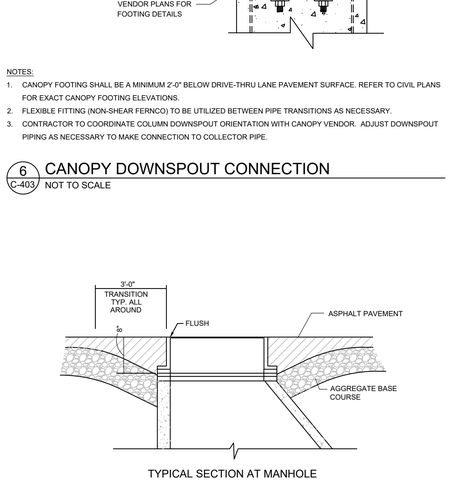
NOTES:
1. LOOP DETECTOR IS PROVIDED BY HME.
2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

4 C-403 MENU BOARD LOOP DETECTION SYSTEM
NOT TO SCALE



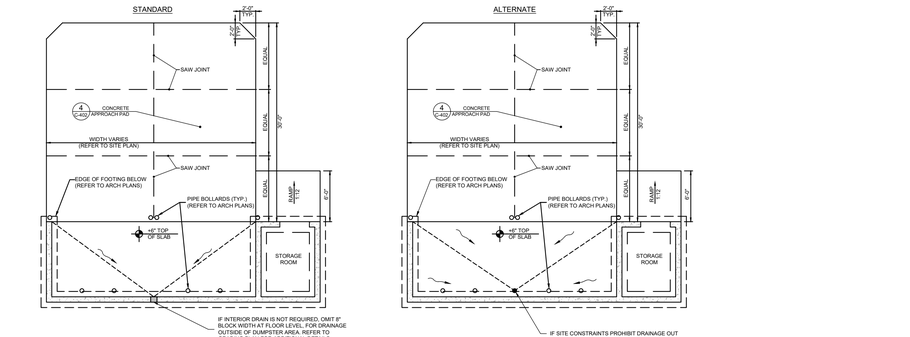
NOTES:
1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING.
4. IF NECESSARY, ADJUST FOOTING TO ALLOW DOWNSPOUT TO BE INSTALLED TIGHT AGAINST BUILDING.

5 C-403 BUILDING DOWNSPOUT CONNECTION
NOT TO SCALE



NOTES:
1. CANOPY FOOTING SHALL BE A MINIMUM 2'-0" BELOW DRIVE-THRU LANE PAVEMENT SURFACE. REFER TO CIVIL PLANS FOR EXACT CANOPY FOOTING ELEVATIONS.
2. FLEXIBLE FITTING (NON-SHEAR FERNCO) TO BE UTILIZED BETWEEN PIPE TRANSITIONS AS NECESSARY.
3. CONTRACTOR TO COORDINATE COLUMN DOWNSPOUT ORIENTATION WITH CANOPY VENDOR. ADJUST DOWNSPOUT PIPING AS NECESSARY TO MAKE CONNECTION TO COLLECTOR PIPE.

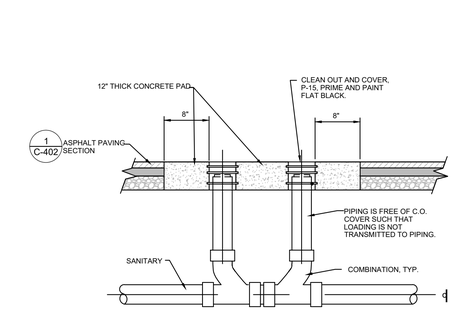
6 C-403 CANOPY DOWNSPOUT CONNECTION
NOT TO SCALE



REFUSE ENCLOSURE PLAN NOTES:
1. SEE SITE PLAN FOR LAYOUT OF CONCRETE APPROACH PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER. (SEE GRADING PLAN)
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS & DETAILS ON ENCLOSURE; COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.

CONTRACTOR TO REFER TO CIVIL PLANS FOR ORIENTATION & LOCATION OF STORAGE ROOM & RAMP.

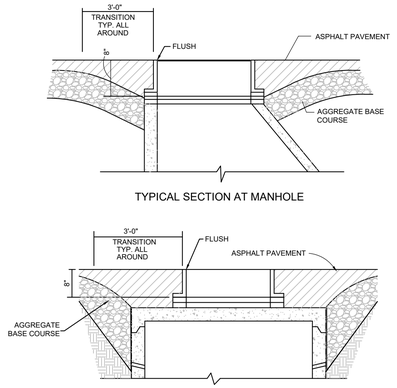
7 C-403 SCREENED REFUSE ENCLOSURE
NOT TO SCALE



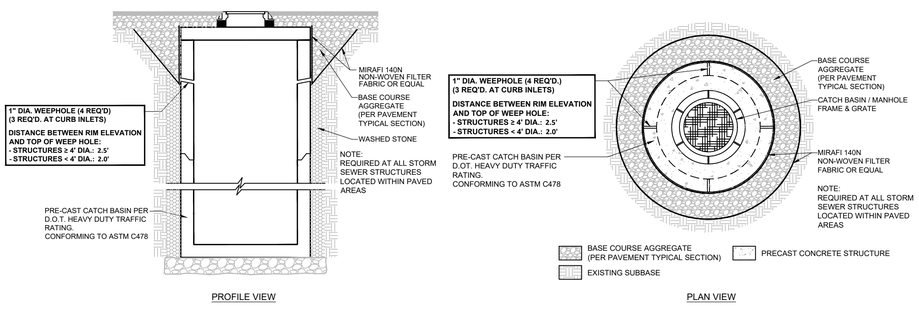
NOTES:
1. SEE PLUMBING PLANS FOR GREASE TRAP DETAIL.
2. CLEAN-OUT COVERS SHALL BE PROVIDED ON ALL CLEAN-OUTS REGARDLESS OF LOCATION.
3. CONCRETE COLLAR ALSO REQUIRED FOR SINGLE CLEAN-OUTS IN PAVEMENT.

8 C-403 CLEAN-OUT (OUTSIDE OF BUILDING)
NOT TO SCALE

NOTE: SEE PLUMBING PLANS FOR GREASE TRAP DETAIL



9 C-403 THICKENED PAVEMENT @ STRUCTURES
NOT TO SCALE



10 C-403 STORM STRUCTURE WEEP HOLE DETAILS
NOT TO SCALE

Chick-fil-A
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STATE OF MICHIGAN
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License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

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CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT # 25-0983
PRINTED FOR SPA
DATE 10/22/2025
DRAWN BY BV

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SHEET
CFA STANDARD DETAILS - 4

SHEET NUMBER
C-403

SPECIFICATIONS

Notes:

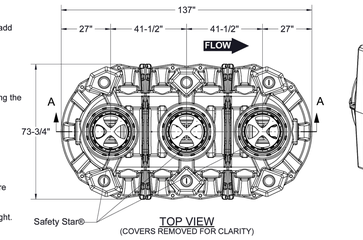
1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 1,290 lbs. (for wet weight add 12,525 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 1,500 gal.:
   Grease: 10,061 lbs. (1,379 gal.) @100GPM
   Grease: 9,446 lbs. (1,294 gal.) @200GPM
   Solids: 318 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99% efficiency:
   9,897 lbs. (1,356 gal.) @100GPM
   8,093 lbs. (1,109 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

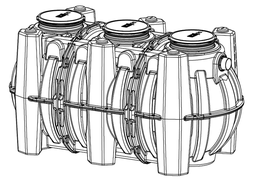
Schier Great Basin™ grease interceptor model # GB-1500 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. This unit is certified for hydromechanical performance to ASME A112.14.3/CSA B481.1-2022 (Type D) as well as certified to ANSI/CAN/IAPMO Z1001-2021 for gravity grease interceptors. Flow control not required. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 10,061 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

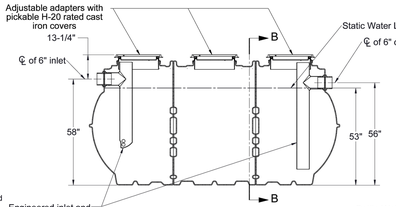
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3/CSA B481.1-2022 (Type D) grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



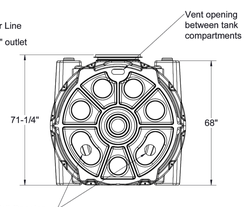
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A



SECTION B-B

MIAMI-DADE COUNTY

Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4085-001-01
GB-1500	DESCRIPTION: GREASE INTERCEPTOR 100 GPM / 200 GPM, 6" PLAIN INLET/OUTLET, H-20 RATED PICKABLE CAST IRON COVERS

PROPRIETARY AND CONFIDENTIAL

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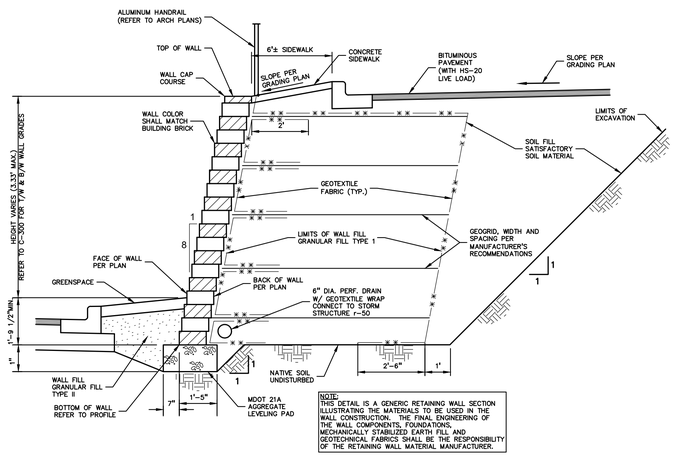
DWG BY:	T.ASAY	DATE:	12/13/2022	REV:	C	ECO:	121423CS

UPC ® UPC C ®

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

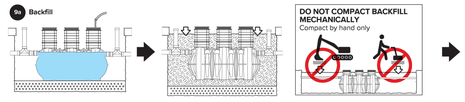


SEGMENTED RETAINING WALL

NOT TO SCALE

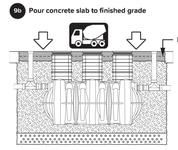
9 Backfill and Finished Grade

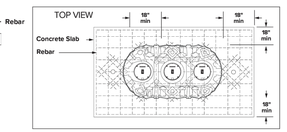
9a Backfill



Fill unit with water for stabilization and float-out prevention. Backfill evenly around tank using crushed aggregate (approximately 3/4" size rock or sand with no fines)or flowable fill. **Do not mechanically compact backfill around unit.**

9b Pour concrete slab to finished grade





Vehicular Traffic Areas:
Minimum 8" thick concrete slab with rebar required. Thickness of concrete around covers to be determined by specifying engineer. If traffic loading is required the concrete slab dimensions shown are for guideline purposes only. Concrete to be 28 day compressive strength to 4,000 PSI. Use No. 4 rebar (ø 1/2") grade 60 steel per ASTM A615; connected with tie wire. Rebar to be 2-1/2" from edge of concrete and spaced in a 12" grid with 4" spacing around access openings.

Pedestrian Traffic or Greenspace Areas:
Minimum 4" thick concrete slab with rebar required.

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
PRINTED FOR	SPA
DATE	10/22/2025
DRAWN BY	BV

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SHEET

NOTES AND DETAILS

SHEET NUMBER

C-500

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

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STATE OF MICHIGAN
LUCAS DRIESSEN
License No. 6201309300
LICENSED PROFESSIONAL ENGINEER

PLANT SCHEDULE LANDSCAPE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARS3	1	ACER RUBRUM 'SCARSEN'	SCARLET SENTINEL MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
GBM3	4	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
LSS3	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	3" CAL.	B&B	PER PLAN	NON-NATIVE	
MM3	3	MALUS X 'JARMIN'	MARILEE® CRABAPPLE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
QG3	4	QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY GENES® OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TA3	4	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
	19	SUBTOTAL:						
SHRUBS								
AL18	16	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" HT	B&B OR CONT.	24" O.C.	NATIVE	
CAH24	19	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	24" HT.	B&B OR CONT.	4` O.C.	NON-NATIVE	
DG30	23	DEUTZIA GRACILIS 'NIKKO'	NIKKO DEUTZIA	30" HT.	B&B OR CONT.	36"O.C.	NON-NATIVE	
DK30	11	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	30"HT.	B&B OR CONT.	4` O.C.	ADAPTED NATIVE	
HPB30	10	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	30" HT.	B&B OR CONT.	4` O.C.	NON-NATIVE	
HPL30	15	HYDRANGEA PANICULATA 'SMHPLQF'	LITTLE QUICK FIRE® PANICLE HYDRANGEA	30" HT.	B&B OR CONT.	36"O.C.	NON-NATIVE	
IG30	18	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	30" HT.	B&B OR CONT.	3` O.C.	ADAPTED NATIVE	
PF30	5	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD BUSH CINQUEFOIL	30" HT.	B&B OR CONT.	36"O.C.	NATIVE	
RG24	18	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	B&B OR CONT.	4` O.C.	NATIVE	
SCC24	16	SPIRAEA JAPONICA 'NCSX1'	DOUBLE PLAY® CANDY CORN® SPIREA	24" HT.	B&B OR CONT.	24" O.C.	NON-NATIVE	
SP30	11	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	2.5` HT.	B&B OR CONT.	5` O.C.	NON-NATIVE	
TM30	8	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	30" HT.	B&B OR CONT.	42" O.C.	NON-NATIVE	
TH36	17	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	3` HT.	B&B OR CONT.	30" O.C.	NON-NATIVE	
VC36	11	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	36" HT.	B&B OR CONT.	4` O.C.	NON-NATIVE	
VO36	15	VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRYBUSH	36" HT.	B&B OR CONT.	36"O.C.	NATIVE	
	213	SUBTOTAL:						
PERENNIALS								
CK2	64	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL.	POT	30" O.C.	NON-NATIVE	
NC	5	NEPETA 'CATS PAJAMAS'	CATS PAJAMAS CATMINT	1 GAL.	POT	24" O.C.	NATIVE	
	69	SUBTOTAL:						

KEY NOTES:

1. IRRIGATED SOD LAWN, TYP.
2. RESTORE SEED LAWN, TYP.
3. ALUMINUM EDGING BETWEEN LAWN/ROCK AND PLANT BED, TYP.
4. 25' CLEAR VISION TRIANGLE
10. TREE PROTECTION FENCING AROUND EX. TREE TO REMAIN, TYP.
12. 3" DEPTH SHREDDED HARDWOOD MULCH WITH PRE-EMERGENT, SHREDDED HARDWOOD MULCH TO BE INSTALLED IN BEDS. NO ROCK PERMITTED PER TOWNSHIP ORDINANCE.
14. POTENTIAL SITE OF CHICK-FIL-A BLDG SIGN; VERIFY FINAL LOCATION OF BUILDING SIGN; NO PLANTINGS TO BLOCK FINAL LOCATION, SHIFT SHRUBS AND TREES AS NECESSARY
15. TRANSFORMER, DO NOT BLOCK ACCESS DOORS, IF PRESENT. SHIFT PLANTS AS NECESSARY FOR ACCESS. SEE L-101 FOR TRANSFORMER DETAIL
18. TREES TO NOT CONFLICT WITH OVERHEAD CANOPIES AT DRIVE THRU AND BLDG. COLUMNAR TYPE TREE PROPOSED OR SHIFT TREE AS NECESSARY.
22. BIKE RACK
23. OUTDOOR PATIO
25. SIGN, REFER TO CIVIL DRAWINGS
26. FLAGPOLE SEE CIVIL SHEETS

KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED SHRUBS

= PROPOSED ORNAMENTAL GRASSES AND PERENNIALS

= IRRIGATED SOD LAWN APPROX. 3390 SF, FIELD VERIFY QTY.

= RESTORE SEED LAWN APPROX. 1286 SF, FIELD VERIFY QTY.

= FOUNDATION LANDSCAPE AREA

= SHREDDED HARDWOOD MULCH APPROX. 6105 SF, FIELD VERIFY QTY. (ALL PLANT BEDS)

SHREDDED HARDWOOD MULCH SEE KEY NOTE #12 PER CLIENT STDS:

NO ROCKS PERMITTED PER TOWNSHIP ORDINANCE

ALUMINUM EDGING; = APPROX. 600 LF, FIELD VERIFY QTY.

= EXISTING TREE AND SHRUB MASS

= PARKING LOT LANDSCAPE AREA

LETTER DESIGNATION FOR LANDSCAPE ORDINANCE TREES

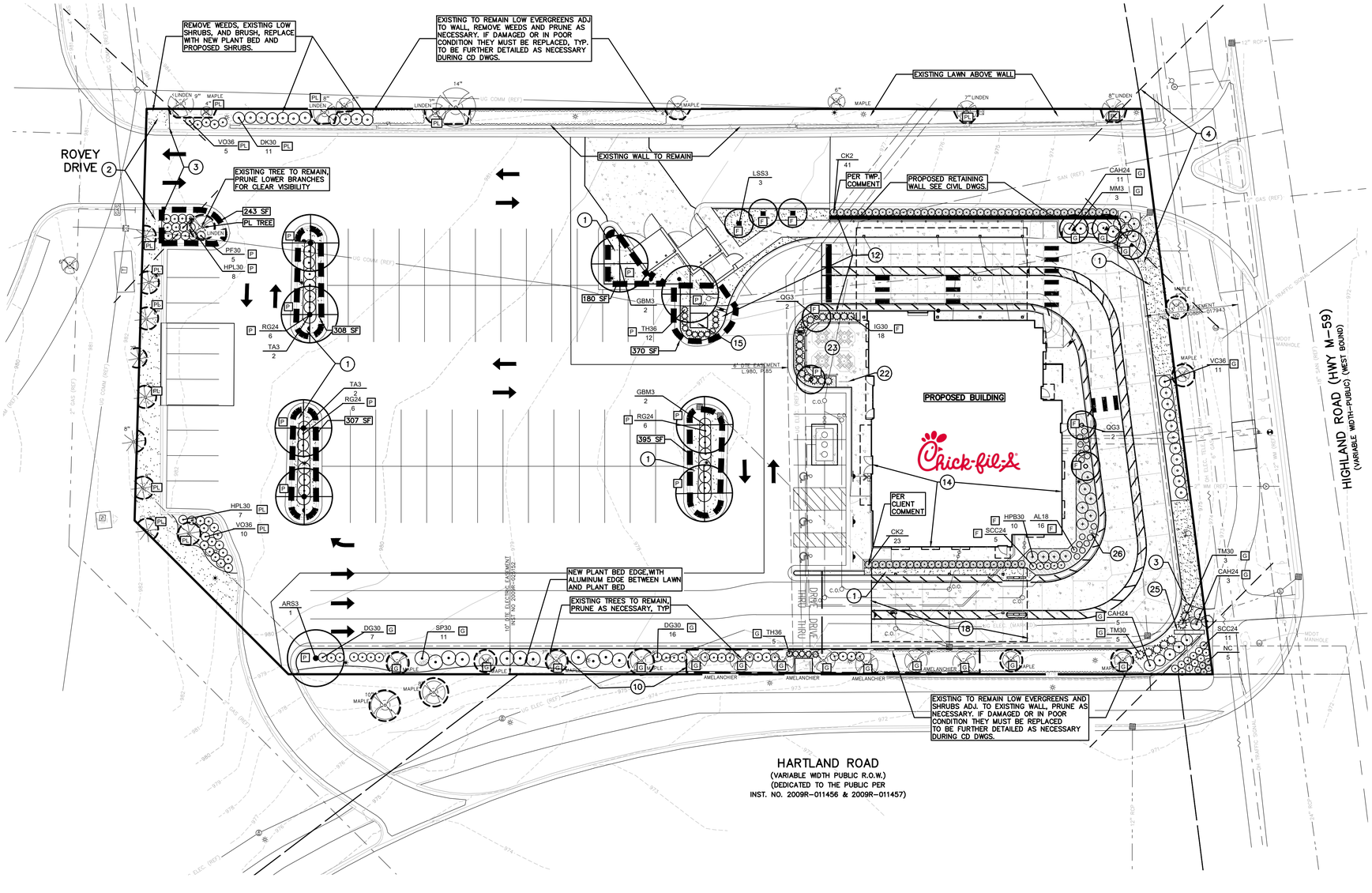
G = GREENBELT TREES
PL = PERIMETER LANDSCAPE TREES
F = FOUNDATION LANDSCAPE TREES
P = INTERIOR LANDSCAPE TREES

SEE L-101 FOR GENERAL PLANTING NOTES AND LANDSCAPE DETAILS

NOTE: ALL LANDSCAPED AREAS MUST BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM.

NO ROCKS PERMITTED PER TOWNSHIP ORDINANCE

WINTER PROTECTION REQUIRED FOR EVERGREEN SHRUBS ADJACENT TO TRANSFORMER AND PARKING AREA



LANDSCAPE CALCULATIONS:

PER HARTLAND TOWNSHIP ZONING ORDINANCE-ZONED (GC) GENERAL COMMERCIAL

NOTE: FOR DETERMINING MIN. LIVE PLANTS REQUIRED, ANY LINEAR FRACTION LESS THAN ½ MAY BE DISREGARDED. MEASUREMENTS SHALL INCLUDE ANY OPENINGS FOR FOR DRIVEWAYS, SIDEWALK, OR EASEMENT.

LANDSCAPING AND SCREENING

§ 5.11.2C GREENBELT = G
REQUIRED: MIN. 20' WIDE LANDSCAPE AREA AND ONE (1) CAN. TREE / 30 LF AND THREE (3) DEC. ORN OR LARGE DEC. SHRUB / FIRST 40 LF, THEREAFTER ONE (1) DEC. ORN. OR LG. DEC SHRUB / 20 LF.
THE GREENBELT SHALL BE PLANTED WITH GRASS, GROUNDCOVER, SHRUBBERY OR OTHER LIVE PLANT MATERIALS.

HIGHLAND ROAD:
201.55 LF/30 = 7 CAN. TREES
201.55-40 = 161.55/20 = 8+3(FIRST 40 LF) = 11 ORN. TREES OR LG. SHRUBS

HARTLAND ROAD:
327.04 LF/30 = 11 CAN. TREES
327.04-40 = 287.04/20 = 14.35+3(FIRST 40 LF)= 17 ORN. TREES OR LG. SHRUBS

PROVIDED HIGHLAND RD.: 3 PROPOSED TREES,
22 PROPOSED SHRUBS AND 6 PROPOSED SHRUBS AT SIGN
(DUE TO OVERHEAD ELECTRIC & ITC EASEMENT, NO OTHER TREES PROPOSED)

PROVIDED HARTLAND RD.: 13 EXISTING TREES, 39 PROPOSED SHRUBS AND 10 PLANTINGS AT SIGN(EXISTING LOW EVERGREENS AND DEC SHRUB ADJ TO WALL TO REMAIN, PRUNE AS NECESSARY IF DAMAGED OR POOR CONDITION NEW PLANTINGS WILL BE PROPOSED DURING CD DWGS)
(NOTE, 10' WIDE DTE EASEMENT PRESENT)

§ 5.11.2.E.ii.a(4)B PERIMETER LANDSCAPE AREAS NOT VISIBLE FROM THE ROAD
REQUIRED: = PL
MIN 15' WIDE LANDSCAPE AREA
ALL UNPAVED PORTIONS SHALL BE PLANTED WITH GRASS, GROUNDCOVER SHUBBERY OR OTHER SUITABLE LIVE PLANT MATERIAL
MIN. 1 CAN. TREE WITH 4 LG. SHRUBS OR 1 LG EVG. / 30 LF

EAST SIDE:
352.02 LF/30= 12 CAN. TREES
352.02/30*4= 47 LG SHRUBS OR 352.02/30= 12 EVG. TREES

NORTH SIDE:
222.58 LF/30= 7.4 CAN. TREES
222.58 LF/30*4= 30 LG SHRUBS OR 222.58 LF/30= 7.4 EVG TREES

PROVIDED:
EAST SIDE: 16 PROPOSED SHRUBS, 5 DESIGNATED EXISTING TREES, EXISTING WALL WITH FENCE & EXISTING TREE LINE BUFFER & SHRUB MASS
(ADDITIONAL PLANTINGS TO BE ADDRESSED DURING CD DWGS. AT AREAS OF EXISTING TREES AND SHRUB MASS)

PROVIDED
NORTH SIDE: 8 EXISTING TREES AND 17 PROPOSED LG SHRUBS.

§ 5.11.2.D FOUNDATION LANDSCAPE:= F
REQUIRED: PLANTING AREA LENGTH MUST EQUAL MIN. 60% OF FRONT AND SIDES OF BUILDING WHICH FACE PUBLIC OR PRIVATE ROAD, IS ADJACENT TO A PARKING LOT OR OTHER AREAS WHICH PROVIDE ACCESS TO THE BUILDING OR A DEVELOPABLE SITE.
MIN. 8' WIDE PLANTING AREA AND ADJACENT TO THE BUILDING.
MIN. 1 DEC. ORN. OR COLUMNAR TREE AND 6 LG SHRUBS OR 8 SM. SHRUBS / 30 LF OF BUILDING OR PORTION THEREOF. PERMANENT RAISED LANDSCAPE PLANTERS MAY BE USED.

60% OF 304 LF BUILDING = 183 LF X 8' WIDE
183/30 = 6 DEC. ORN. TREES OR COLUMNAR TREE
183/30*6 = 36 LG. SHRUBS OR 183/ 30 * 8 = 49 SM. SHRUBS

PROVIDED: 6 DEC. COL. TREES 18 LG SHRUBS, 31 SM SHRUBS, 945 SF; REFER TO HATCHING TO IDENTIFY AREAS.

§5.11.2.E PARKING LOT LANDSCAPING = P
REQUIRED: PARKING NOT TO EXCEED 15 PARKING SPACES IN A ROW. ALL PARKING ISLANDS NO LESS THAN 10' IN ANY DIRECTION AND NO LESS THAN 180 SQ FT. SHALL BE PLANTED WITH 1 CAN. / 180 SQ FT AND BE COVERED WITH LIVE PLANT MATERIAL. 1803/180= 10 TREES

PROVIDED:
10 DEC. TREES, 43 SHRUBS & 1803 SF LANDSCAPE AREA WITH LIVE PLANT MATERIAL COVERING 100%.

NOTE: CROWN ALL PARKING ISLANDS PER ORDINANCE §5.11.2.E(b)

EVG. SHRUBS PROVIDED AT TRANSFORMERS

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

PEA GROUP
t: 844.813.2949
www.peagroup.com

JANET L. EVANS LANDSCAPE ARCHITECT — STATE OF MICHIGAN — REGISTERED LANDSCAPE ARCHITECT — NO. 1301 — EXPIRES 12/31/2025

NORTH
0 10 20 40
SCALE: 1" = 20'

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
PRINTED FOR	SPA
DATE	10/22/2025
DRAWN BY	CAL

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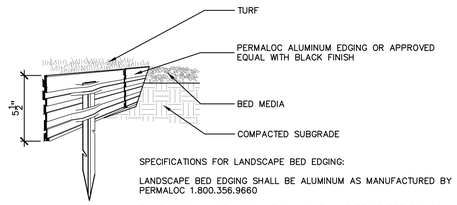
SHEET
LANDSCAPE PLAN

SHEET NUMBER
L-100

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

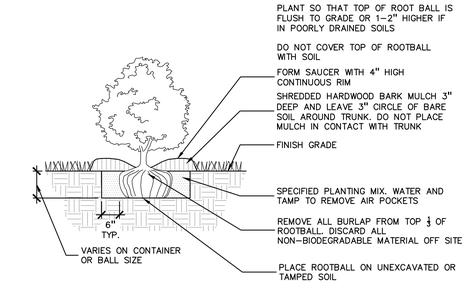
EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{3}{8}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

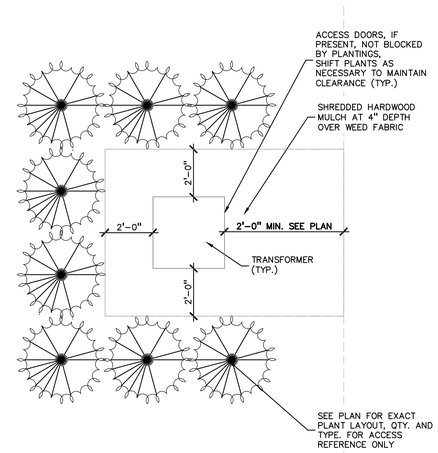
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING $\frac{1}{2}$"-$\frac{1}{2}$" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

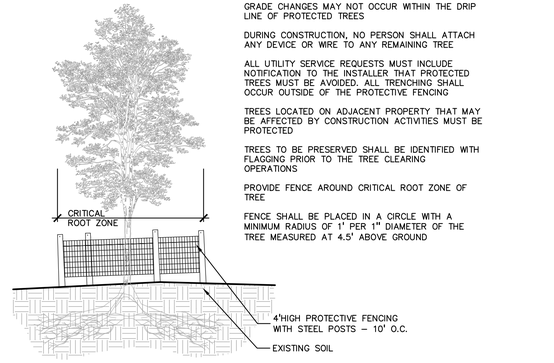
6 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



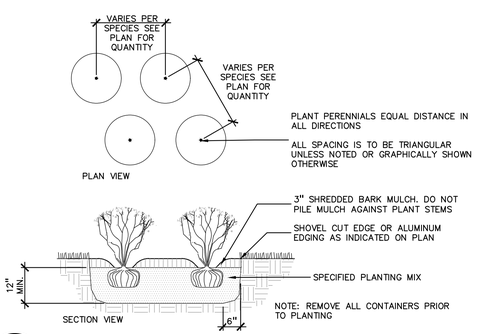
3 SHRUB PLANTING DETAIL
SCALE: 1" = 1'-0"



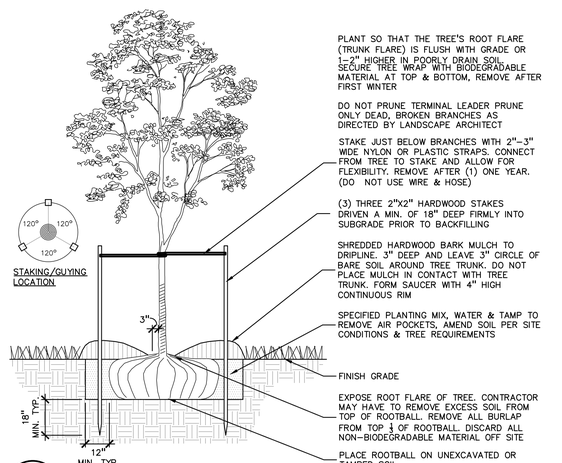
5 TRANSFORMER SCREENING DETAIL
SCALE: 1" = 3'-0"



2 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



4 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

PEA GROUP
t: 844.813.2949
www.peagroup.com

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A HARTLAND

10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT #	25-0983
PRINTED FOR	SPA
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DRAWN BY	CAL

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SHEET
LANDSCAPE DETAILS

SHEET NUMBER
L - 101

PHOTOMETRIC NOTES

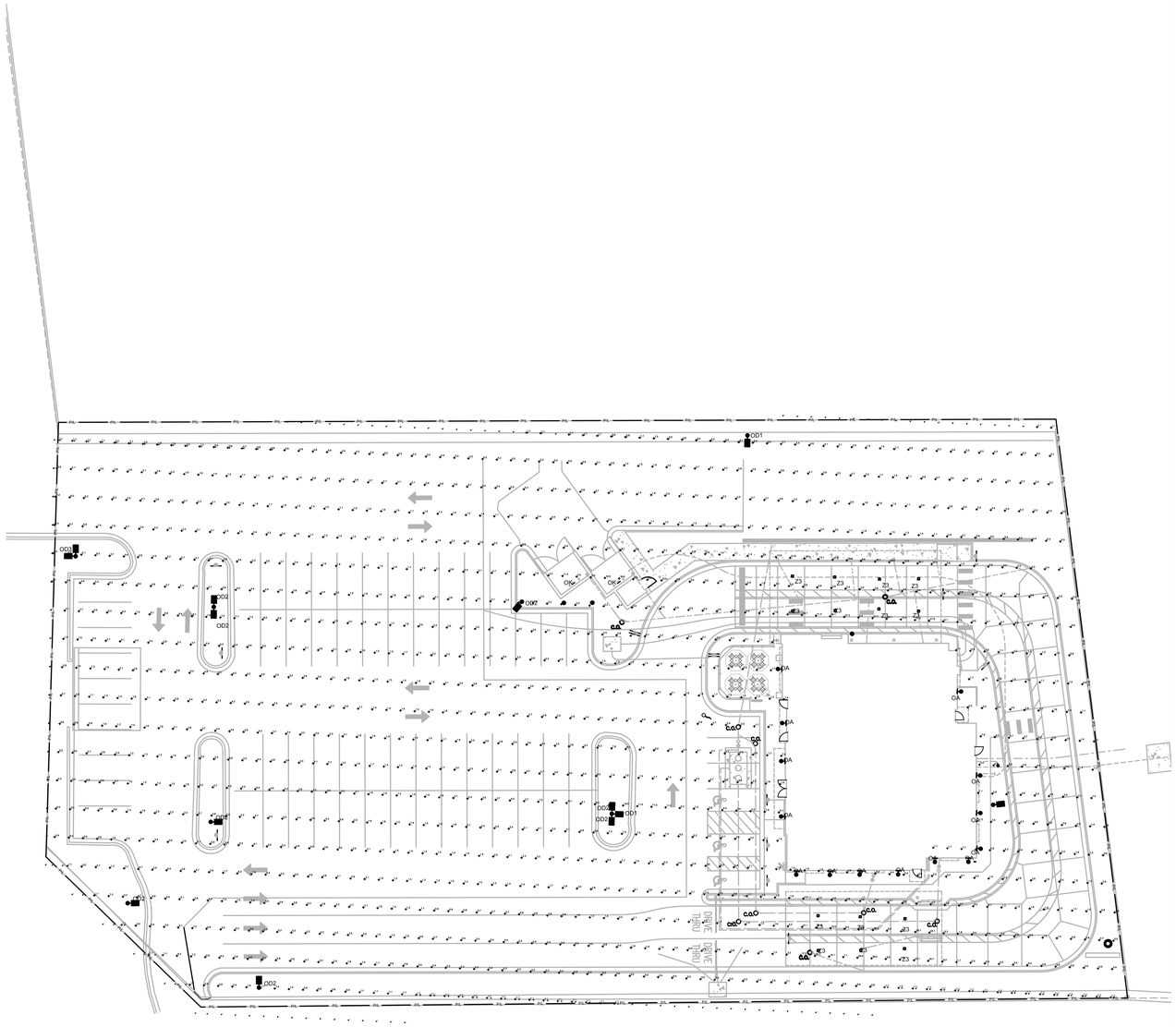
1. ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC ARE FULL CUTOFF.
2. MOUNT AREA LUMINAIRE 'OD' SERIES AT 25' AFG (INCLUDING POLE BASE) UNLESS OTHERWISE NOTED.
3. COLOR TEMPERATURES OF FIXTURES SHALL BE PER LIGHT FIXTURE SCHEDULE.
4. PHOTOMETRIC STATISTICS IN COMPLIANCE WITH CHICK-FIL-A LIGHTING STANDARDS AND HARTLAND TOWNSHIP LIGHTING REQUIREMENTS.
5. STATISTICAL ZONES ARE MEASURED 5' ABOVE FINISH GRADE.

PHOTOMETRIC STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CFA HARDSCAPE	+	2.7fc	9.8fc	0.2fc	49.0:1	13.5:1
PROPERTY LINE	+	1.1fc	5.0fc	0.1fc	50.0:1	11.0:1
SIDEWALK	+	4.7fc	60.3fc	0.0fc	N/A	N/A
OVERALL SITE	+	3.5fc	67.3fc	0.0fc	N/A	N/A
MAIN PARKING AREA	+	3.1fc	9.8fc	0.7fc	14.0:1	4.4:1
NE ENTRANCE/EXIT	+	5.2fc	7.2fc	3.2fc	2.3:1	1.6:1
NW ENTRANCE/EXIT	+	5.5fc	7.4fc	3.9fc	1.9:1	1.4:1
MAIN BLDG ENTER	+	4.6fc	7.8fc	1.4fc	5.6:1	3.3:1
OMD CANOPY	+	18.8fc	51.8fc	3.0fc	17.3:1	6.3:1
ORDER CANOPY	+	16.5fc	51.9fc	1.9fc	27.1:1	8.7:1

LIGHTING FIXTURE SCHEDULE

SYMBOL	LABEL	QTY	CATALOG NUMBER	MANUFACTURER	DESCRIPTION	LAMP	WATTS	VOLTS	MOUNTING
	OA	15	P5675-31 WITH P8799 TOP COVER LENS	PROGRESS LIGHTING	5" DIAMETER, 14" HEIGHT, WET LOCATION, DOWN ONLY CYLINDER W/ 12 WATT PAR30 3K NFL LED LAMPS DIMMED TO 15% OUTPUT	2-(/GE)LED12P30RWB3025	24	120	WALL
	OD3	1	LUMINAIRE: PRV-C40-D-UNV-T3-BZ-MS/DIM-L40W (TYPE 3 DISTRIBUTION) POLE: SSP20-4.0-7-BZ-DM2180-BC (TWO LUMINAIRES AT 90 DEGRESS) ANCHOR BOLT SET: ABSSS-6	COOPER/LUMARK KW INDUSTRIES	TWIN AREA LIGHT FIXTURE WITH TYPE 3 MEDIUM DISTRIBUTION. FIXTURES, BRACKETS, AND POLES TO HAVE DARK BRONZE FINISH. DRILL MOUNT THE ARMS/BRACKETS TO THE POLES. PROVIDE SINGLE POLE FUSE HOLDER AND 3A FUSES IN HAND HOLE OF POLE.	LED FURNISHED WITH FIXTURE	262	120	20'
	OD2	7	LUMINAIRE: PRV-C40-D-UNV-T4-BZ-MS/DIM-L40W (TYPE 4 DISTRIBUTION) POLE: SSP20-4.0-7-BZ-DM2180-BC (SINGLE LUMINAIRES) ANCHOR BOLT SET: ABSSS-6	COOPER/LUMARK KW INDUSTRIES	SINGLE AREA LIGHT FIXTURE WITH TYPE 4 FORWARD-THROW DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURES, BRACKETS, AND POLES TO HAVE DARK BRONZE FINISH. DRILL MOUNT THE ARMS/BRACKETS TO THE POLES. PROVIDE SINGLE POLE FUSE HOLDER AND 3A FUSES IN HAND HOLE OF POLE.	LED FURNISHED WITH FIXTURE	131	120	20'
	OD1	1	LUMINAIRE: PRV-C40-D-UNV-T3-BZ-MS/DIM-L40W (TYPE 3 DISTRIBUTION) POLE: SSP20-4.0-7-BZ-DM2180-BC (SINGLE LUMINAIRE) ANCHOR BOLT SET: ABSSS-5	COOPER/LUMARK KW INDUSTRIES	SINGLE AREA LIGHT FIXTURE WITH TYPE 4 FORWARD-THROW DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURES, BRACKETS, AND POLES TO HAVE DARK BRONZE FINISH. DRILL MOUNT THE ARMS/BRACKETS TO THE POLES. PROVIDE SINGLE POLE FUSE HOLDER AND 3A FUSES IN HAND HOLE OF POLE.	LED FURNISHED WITH FIXTURE	131	120	20'
	OK	2	LNC-6LU-3K-3-1	HUBBELL	LED WALLPACK W/ CENTERLINE OF FIXTURE AT 8'-0" ABV 0'-0" (FINISH FLOOR LINE)	FURNISHED	12.9	120	WALL
	Z3	14	CRUS-AC-SS-30	LSI	CEILING LIGHT FIXTURE PROVIDED BY THE CANOPY SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.	FURNISHED	93	120	9.5'


OD1
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Z3
Z3
Z3

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW

EXTERIOR FINISHES

BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

CP-1
EXTERIOR PAINT
COLOR: DARK BRONZE

ST-1
STOREFRONT
COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE SE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	10	6' - 4"	1' - 0"	0' - 0"	No
C3-C	Exterior Canopy	1	15' - 4"	2' - 6"	0' - 0"	Yes
C4-B	Exterior Canopy	2	5' - 4"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"	Yes
Grand total		14				

PROJECT DATA

Prototype Edition: *Acceptable Values: LS, LSR, LE, SE, DTL, DT-S	SE
Exterior Finish Type: *Acceptable Values: TOWER BRICK, TOWER STUCCO, TOWER BOARD, WRAP BRICK, WRAP STUCCO	TOWER BRICK
Wall Framing Type: *Acceptable Values: WOOD STUD, PANELIZED WOOD FAB, METAL STUD, METAL STUD - PREFAB STEEL FRAME, CMU, VOLUMETRIC MODULAR	WOOD STUD
Kitchen Type: *Acceptable Values: CENTERLINE 2.0, CENTERLINE 3.0	CENTERLINE 3.0
Water Filtration Type: *Acceptable Values: TYPE A, TYPE A+S, TYPE A+C, ETC	TYPE A
Industrialized Construction: *Acceptable Values: YES, NO	YES
Number of Parking Spaces: *Acceptable Values: (Digits)	53
Number of Accessible Parking Spaces: *Acceptable Values: (Digits)	3
Cross Parking: *Acceptable Values:	NO
Menu Board - Interior: *Acceptable Values: YES, NO	YES
Menu Board - Interior - Count: *Acceptable Values: (Digits)	4
Menu Board - Interior - Type: *Acceptable Values: DIGITAL, STATIC, OTHER	DIGITAL
Menu Board - Walk-up: *Acceptable Values: YES, NO	NO
Menu Board - Walk-up - Count: *Acceptable Values: (Digits)	0
Menu Board - Walk-up - Type: *Acceptable Values:	N/A
Menu Board - Order Point: *Acceptable Values: YES, NO	YES
Menu Board - Order Point - Count: *Acceptable Values: (Digits)	4
Menu Board - Order Point - Type: *Acceptable Values: DIGITAL, STATIC, OTHER	DIGITAL
Planned Classification: *Acceptable Values: BASE, MODIFIED-LOW, MODIFIED-MEDIUM, MODIFIED-HIGH, CUSTOM-LOW, CUSTOM-HIGH	
Playground *Acceptable Values: NO, LARGE, MEDIUM, SMALL, TREEHOUSE	LARGE
Restroom *Acceptable Values: BASE, CALIFORNIA, FLORIDA	BASE
Landscaping Type *Acceptable Values: STANDARD	STANDARD
LEED Rating *Acceptable Values: NOT CERTIFIED, CERTIFIED, SILVER, GOLD, PLATINUM	NOT CERTIFIED
Drive Thru Stack Count: *Acceptable Values: (Digits)	49
Drive Thru Number of Approach Lanes: *Acceptable Values: (Digits)	2
Drive Thru Number of Ordering Lanes: *Acceptable Values: (Digits)	2
Drive Thru Number of Fulfillment Lanes: *Acceptable Values: (Digits)	2
Drive Thru Dedicated Bypass Lane: *Acceptable Values:	NO
Drive Thru Door: *Acceptable Values: YES, NO	YES
Canopy Structure: *Acceptable Values: STEEL, CONCRETE	STEEL
Canopy Type - Order Point: *Acceptable Values:	DOUBLE
Canopy Type - Meal Delivery: *Acceptable Values: SINGLE, DOUBLE	DOUBLE
Seat Count - Interior: *Acceptable Values: (Digits)	90
Seat Count - Exterior: *Acceptable Values: (Digits)	24
Number of Walk-up Windows: *Acceptable Values: (Digits)	0
Number of Registers: *Acceptable Values: (Digits)	4
Building Area Square Footage: *Acceptable Values: (Digits)	4847

DESIGN APPROVAL

SUP | SD | DD | CD

- NOT APPROVED - REVISE AND RESUBMIT
- APPROVED AS NOTED - REVISE AND RESUBMIT
- APPROVED FOR DESIGN INTENT

INITIAL: DATE:

PROJECT NOTES

*Record any personal notes with text, views, or schedules

EXTERIOR ELEVATION - EAST
3/16" = 1'-0"

EXTERIOR ELEVATION - WEST
3/16" = 1'-0"

EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	SIZE	NOTE
BR-A	BRICK VENEER (PRIMARY)	GLEN-GERY	MODULAR	KHAKI-MATT	ARGOS, SAN TAN	MODULAR	
BR-B	BRICK VENEER (ACCENT)	GLEN-GERY	MODULAR	WHITEHALL	ARGOS, SAN TAN	MODULAR	
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE		OIL RUBBED BRONZE METALLIC TEXTURE PVD
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE		
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE		FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)		

MATERIAL CALCULATION TABLE

	SOUTH	WEST	NORTH	EAST
TOTAL FACADE SF:	1378 SF	1083 SF	1380 SF	1174 SF
BRICK SF:	1205 SF (87%)	1029 SF (95%)	1145 SF (83%)	952 SF (81%)
GLASS / FRAMING SF:	124 SF (9%)	0 SF (0%)	151 SF (11%)	222 SF (17%)
METAL/GLASS (DOOR OPENINGS) SF:	49 SF (4%)	54 SF (5%)	84 SF (6%)	21 SF (2%)

DISCLAIMER:
THIS PANORAMA IS FOR THE PROTOTYPICAL TEMPLATE AND MAY NOT REPRESENT SITE SPECIFIC CHANGES.

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

CHICK-FIL-A HARTLAND

10587 Highland Road
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
PRINTED FOR

PRELIMINARY DESIGN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 10/22/25
DRAWN BY JRL

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SHEET
DESIGN OVERVIEW

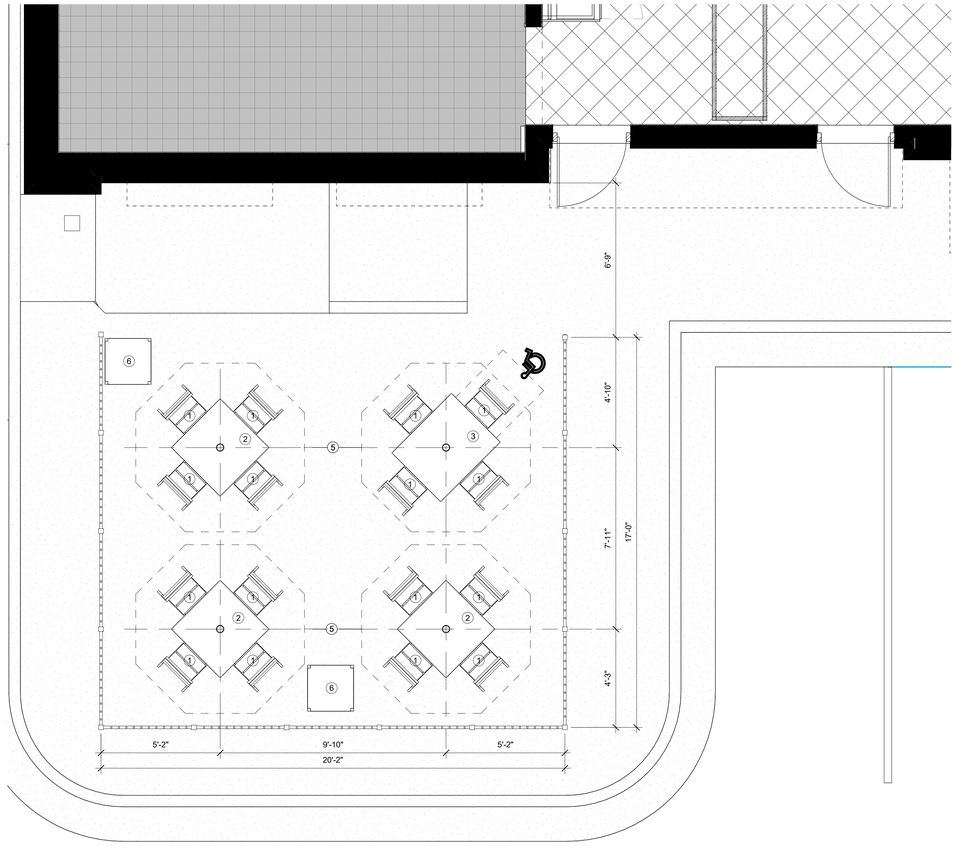
SHEET NUMBER
X-900B

11/6/2025 11:59:03 AM Autodesk Docs://MI_06249_Hartland (MI) FSU_2025.10_FSR/06249-Hartland MI_SE-ARC-B_Preliminary.rvt
XX-SE-06249-X-900B-DESIGN OVERVIEW

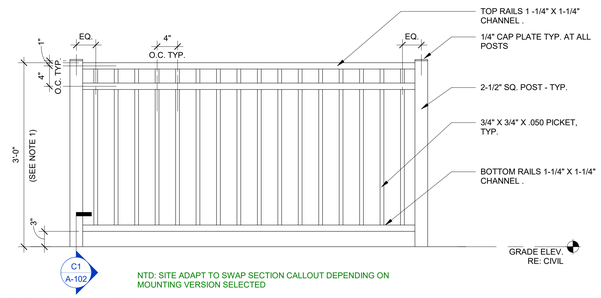
PERSPECTIVE VIEW

PATIO SEATING SCHEDULE

Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish
1	Patio Chair	16	Benchmark Design Group	WENDOVER CHAIR					
2	Patio Table - 4 Top	3	Benchmark Design Group	TAB3055-3636-AAL-WJ-UH-BDT	3' - 0"	3' - 0"	2' - 5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
3	Patio Table - 4 Top - ADA	1	Benchmark Design Group	TBL3056-3644-AL-UH	3' - 8"	3' - 0"	2' - 5 1/4"	Aluminim - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
5	Patio Umbrella	4	Tuuci	OCEAN MASTER PARASOL					
6	Trash Receptacle	2	Benchmark Design Group	CFA-AL-2444	2' - 0"	2' - 0"	3' - 11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)



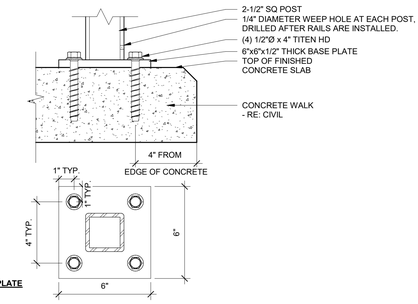
A4 PATIO PLAN
3/8" = 1'-0"



NTD: SITE ADAPT TO SWAP SECTION CALLOUT DEPENDING ON MOUNTING VERSION SELECTED

D2 TYP ALUMINUM RAIL
1" = 1'-0"

NOTES:
1. 3'-0" HANDRAIL HEIGHT TO BE USED ALONG OPEN SIDED LEVEL WALKING SURFACES THAT ARE LOCATED LESS THAN 2'-6" ABOVE A FLOOR OR GRADE BELOW. 3'-6" GUARDRAIL HEIGHT REQUIRED ALONG OPEN SIDED LEVEL WALKING SURFACES THAT ARE LOCATED 2'6" OR GREATER ABOVE A FLOOR OR GRADE BELOW OR WHERE REQUIRED BY A.H.J. OR OTHER GOVERNING CODE/REGULATION. ARCHITECT TO VERIFY SITE SPECIFIC CONDITIONS & COORDINATE.
2. ALL ALUMINUM TO BE .062" TOP WALL, .078 SIDE WALL UNLESS NOTED OTHERWISE
3. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH.



C1 TYP EXTERIOR RAILING FIELD BOLT-DOWN DETAIL_SE
3" = 1'-0"

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CHICK-FIL-A HARTLAND

10587 Highland Road
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
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PRELIMINARY DESIGN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 10/22/25
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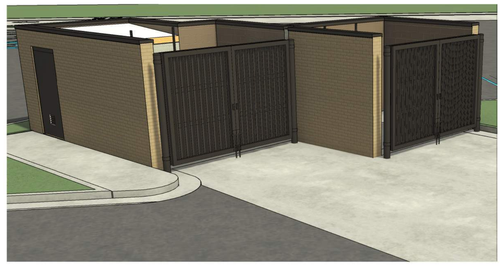
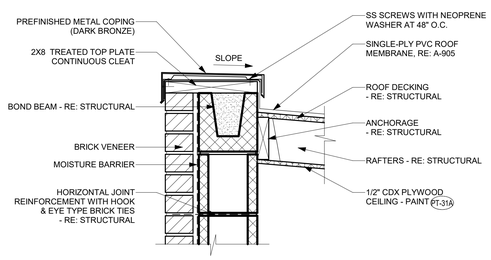
SHEET
PATIO PLAN AND DETAILS

SHEET NUMBER
A-102

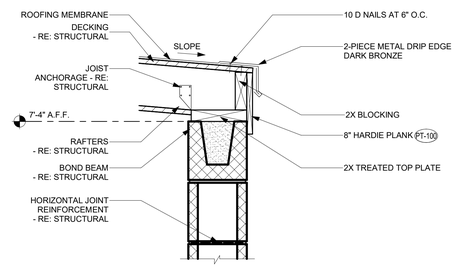
10/22/2025 5:45:59 PM Autodesk Docs://MI_06249_Hartland (MI) FSU_2025.10_FSR06249-Hartland.MI_SE-ARC-B_Preliminary.rvt
10-SE-06249-A-102-PATIO PLAN AND DETAILS



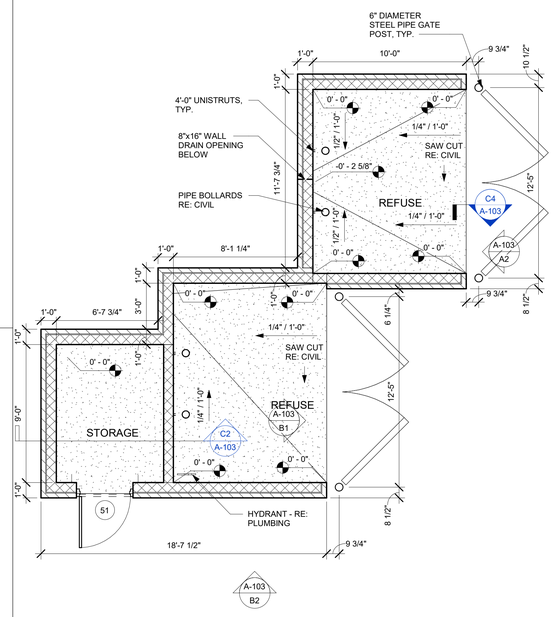
PERSPECTIVE VIEW - REFUSE ENCLOSURE



E3 REFUSE ENCLOSURE ROOF EDGE DETAIL
1 1/2" = 1'-0"



E2 REFUSE ENCLOSURE DRIP EDGE
1 1/2" = 1'-0"



D1 REFUSE ENCLOSURE PLAN
1/4" = 1'-0"

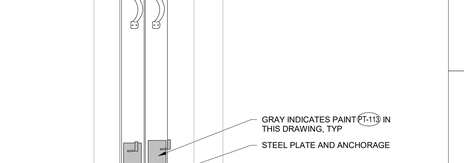
REF. ENCLOSURE FINISHES

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

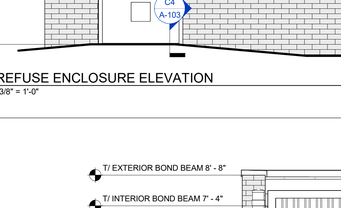
BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

REFUSE ENCLOSURE NOTES

1. ** IN THE ARCHITECTURAL DRAWINGS, REFUSE ENCLOSURE AND MAIN BUILDING ARE BOTH NOTED WITH FINISH SLAB AT 0'-0". ACTUAL FINISH SLAB HEIGHTS WILL VARY BETWEEN MAIN BUILDING AND REFUSE ENCLOSURE. REFER TO CIVIL FOR ALL FINISH SLAB HEIGHTS.



D3 REFUSE ENCLOSURE DOOR HEAD DETAIL
1 1/2" = 1'-0"

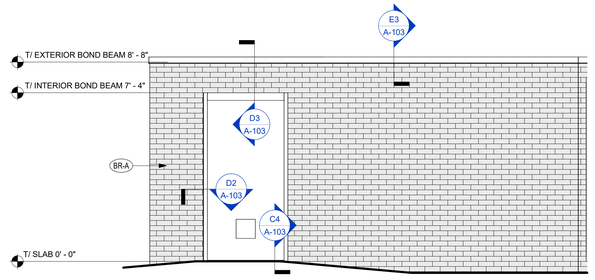


D2 REFUSE ENCLOSURE DOOR JAMB DETAIL
1 1/2" = 1'-0"

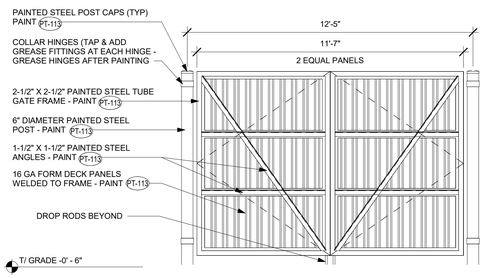
C4 REFUSE PAD AT CONCRETE PAVING DETAIL
3/4" = 1'-0"

C3 REFUSE ENCLOSURE BASE DETAIL
1 1/2" = 1'-0"

C2 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"

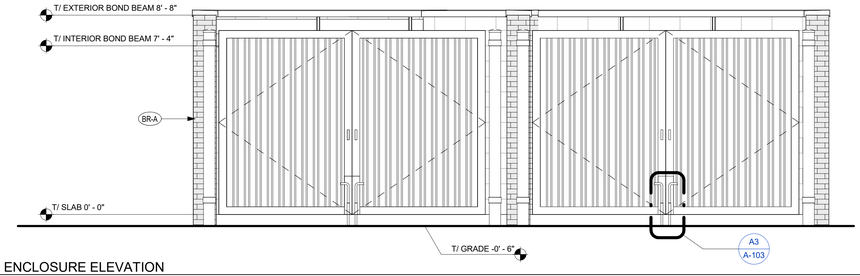


B2 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"



B1 REFUSE ENCLOSURE GATE REAR ELEVATION
3/8" = 1'-0"

A3 REFUSE ENCOSURE DROP ROD 3-D DECK PANEL DETAIL
1/2" = 1'-0"



A2 REFUSE ENCLOSURE ELEVATION
3/8" = 1'-0"

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CHICK-FIL-A HARTLAND

10587 Highland Road
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
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PRELIMINARY DESIGN

REVISION SCHEDULE

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CONSULTANT PROJECT # 2024223.53
DATE 10/22/25
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SHEET
REFUSE ENCLOSURE

SHEET NUMBER
A-103

10/23/2025 1:20:49 PM Autodesk Docs://MI_06249_Hartland (MI) FSU_2025.10_FSR06249-Hartland(MI)_SE-ARC-B_Preliminary.rvt
10-SE-06249-A-103-REFUSE ENCLOSURE

PERSPECTIVE VIEW - ORDER POINT

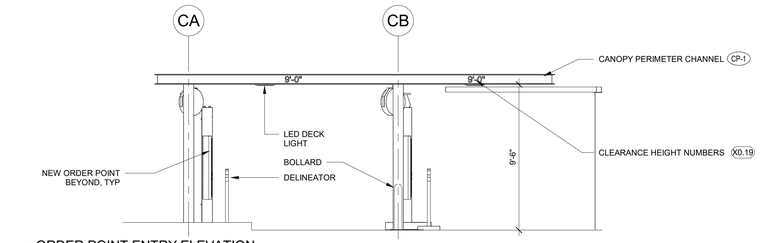
OP CANOPY FINISHES

CP-1
PREFINISHED METAL
COLOR: DARK BRONZE

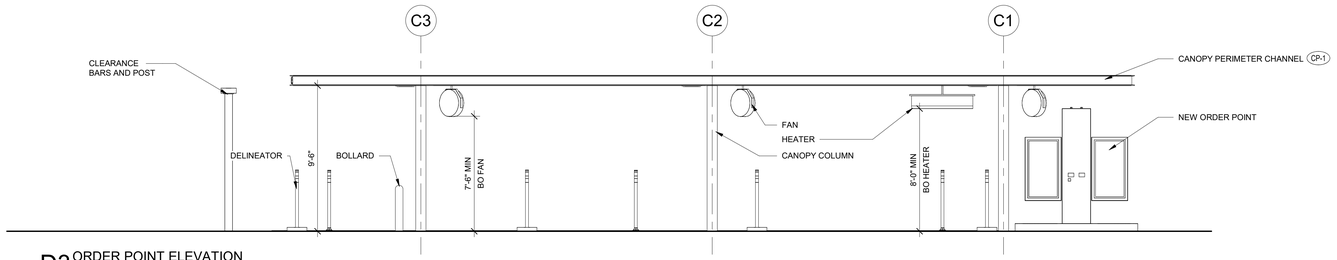
CP-2
METAL DECKING
COLOR: WHITE

ORDER POINT EQUIPMENT SCHEDULE

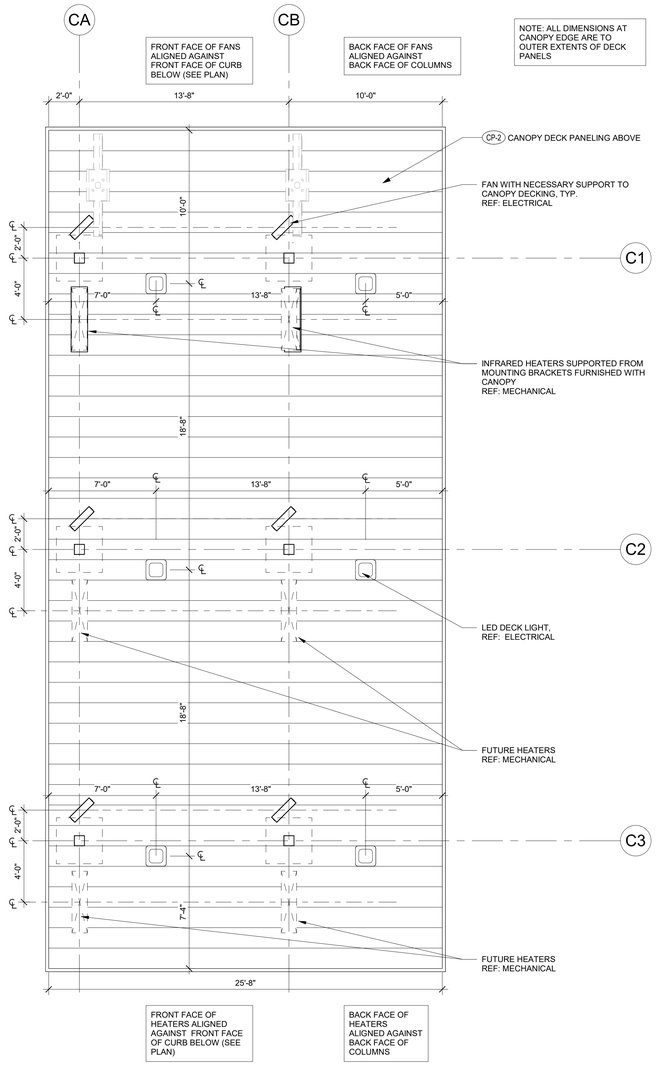
TAG	EQUIPMENT	APPLICABLE TIER 1	2	3	SUPPLIER	CONTACT	MANUFACTURER	MODEL NUMBER	COMMENTS
X0.3	BOLLARD SLEEVE	-	X	X	GC	-	INTERSTATE PRODUCTS OR EQUAL	1736YRS - EAGLE 6"	-
X0.4	OP DIGITAL MENU BOARD	-	X	X	PATTISON	Helene Hammond (613-247-5379) hhammond@pattisonsign.com	PATTISON	-	
X0.5	SINGLE CLEARANCE BAR	-	BY SITE	BY SITE	UNISTRUCTURES OR CHANDLER SIGNS	Carolyn Ward (678-974-1759) c.ward@unistructures.com OR Kristen Hamilton, Amy McCann, or Scarlett Quintero (210-349-3804) CFA@chandlersigns.com	UNISTRUCTURES OR CHANDLER SIGNS		14'-6 1/2" L x 9'-0" H; See shop drawings for more information; Dark Bronze textured finish
X0.19	CLEARANCE TEXT	-	X	X	LANE OR FASHION	Larry Tolbert (705-545-7615) ltolbert@lanesupplyinc.com OR Jason Holmes (765-242-8111) jholmes@fashioninc.com	LANE OR FASHION	-	-



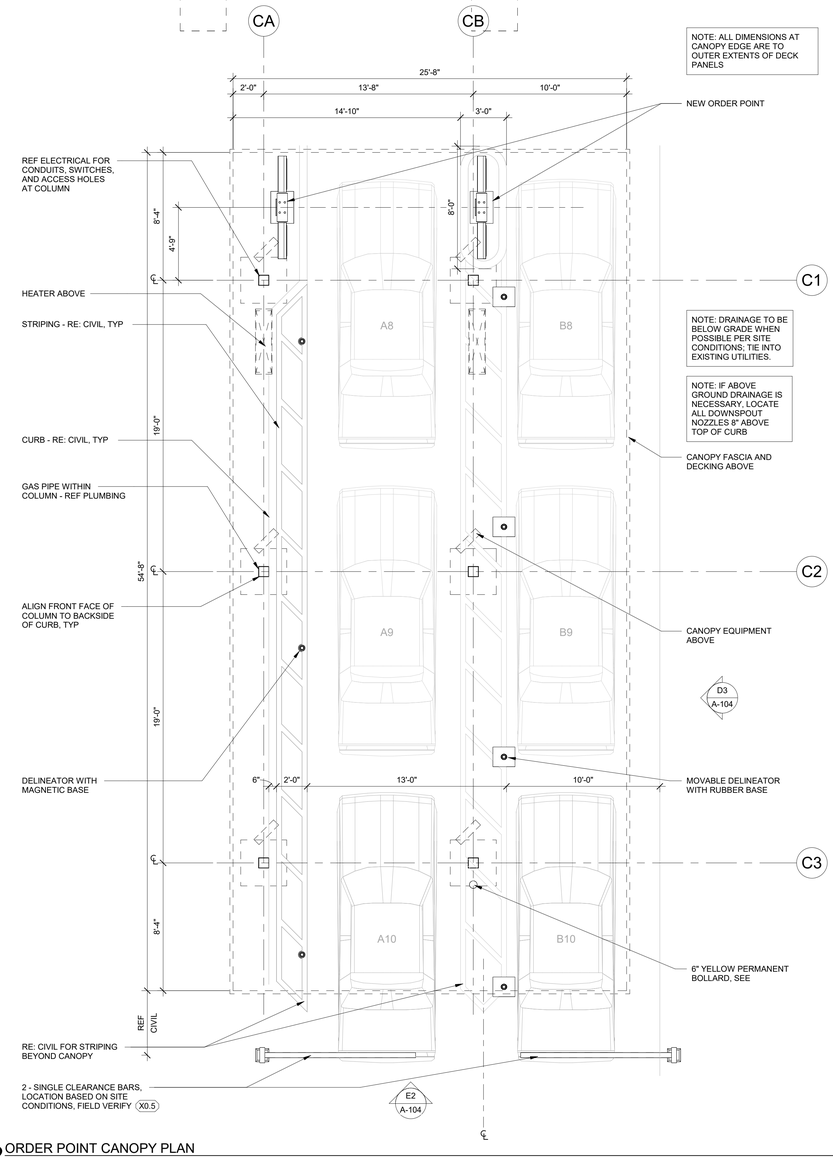
E2 ORDER POINT ENTRY ELEVATION
1/4" = 1'-0"



D3 ORDER POINT ELEVATION
1/4" = 1'-0"



A3 ORDER POINT CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



A2 ORDER POINT CANOPY PLAN
1/4" = 1'-0"

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CHICK-FIL-A HARTLAND

10587 Highland Road
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
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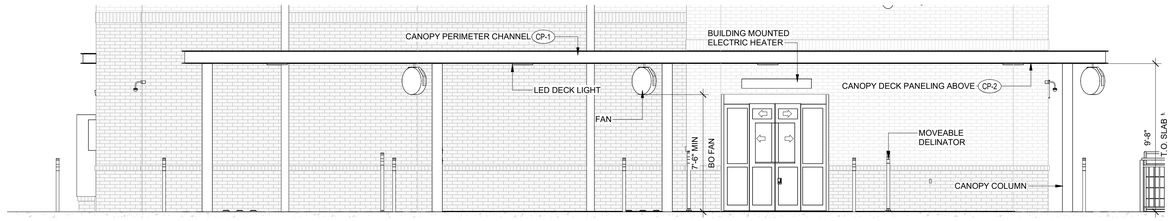
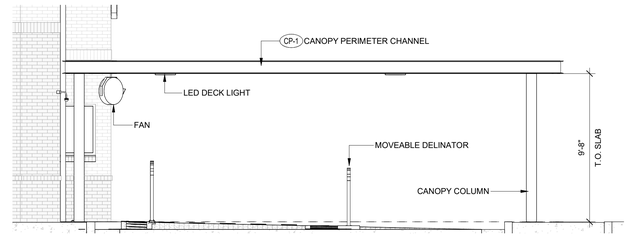
SHEET
ORDER POINT CANOPY

SHEET NUMBER
A-104

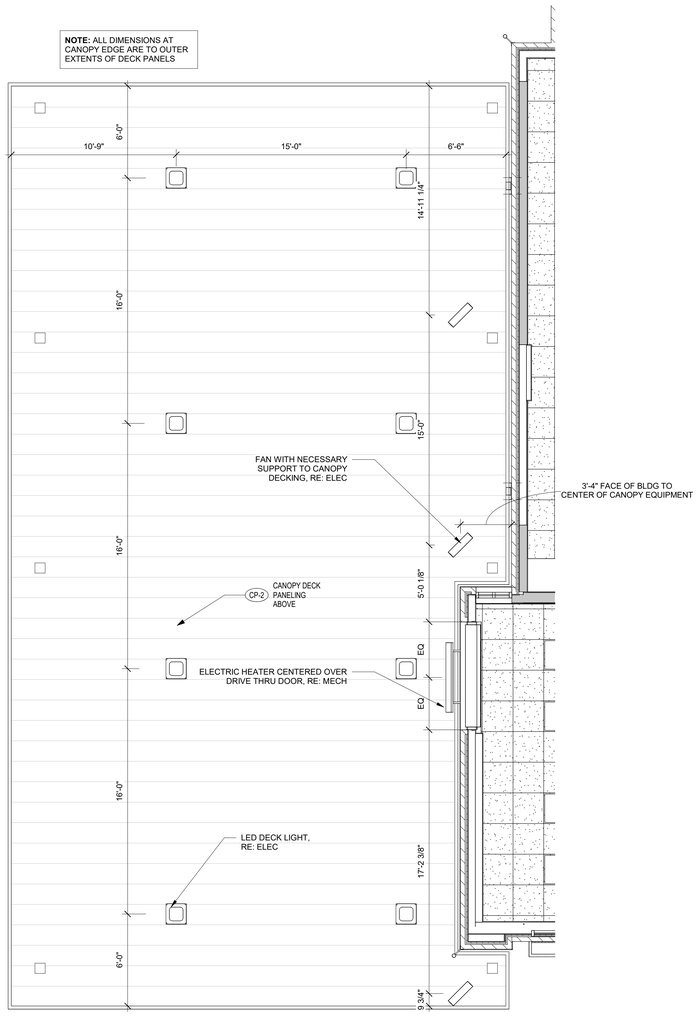
10/22/2025 5:46:19 PM Autodesk Docs://MI_06249_Hartland (MI) FSU_2025.10_FSR/06249-Hartland,MI_SE-ARC-B_Preliminary.rvt
10-SE-06249-A-104-ORDER POINT CANOPY



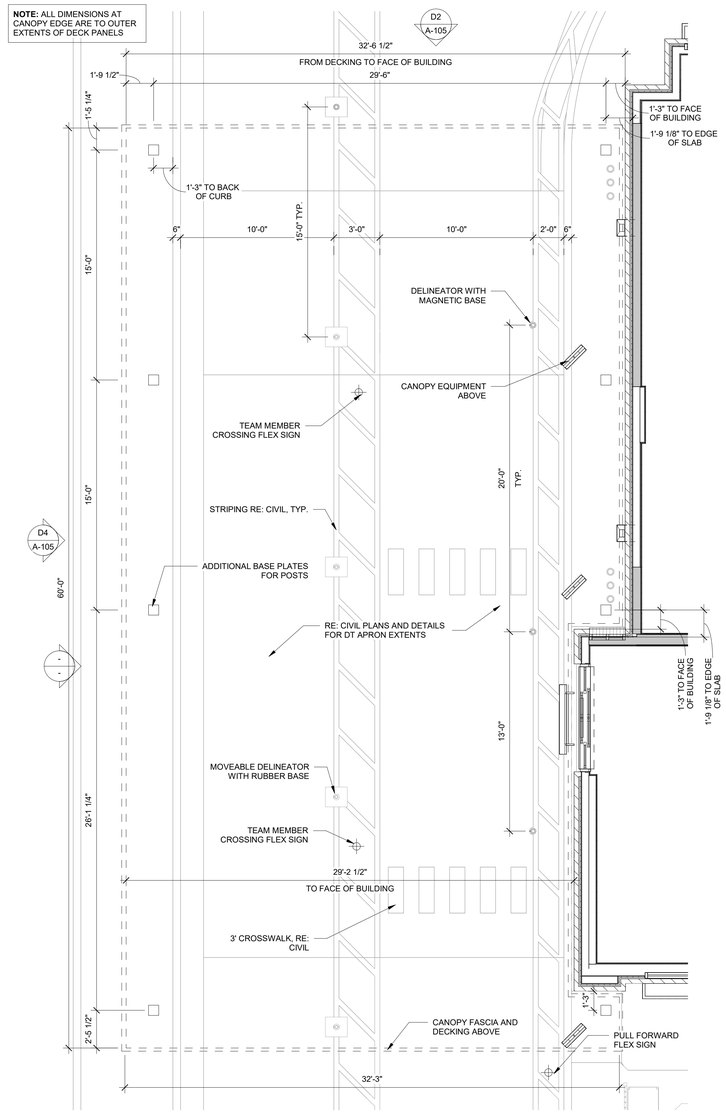
D4 ORDER MEAL DELIVERY - SIDE ELEVATION
1/4" = 1'-0"



D2 ORDER MEAL DELIVERY - FRONT ELEVATION
1/4" = 1'-0"



A4 OUTSIDE MEAL DELIVERY CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



A2 OUTSIDE MEAL DELIVERY CANOPY PLAN
1/4" = 1'-0"

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CHICK-FIL-A HARTLAND

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FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
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REVISION SCHEDULE

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SHEET
OUTSIDE MEAL DELIVERY CANOPY

SHEET NUMBER
A-105

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10-SE-06249-A-105-OUTSIDE MEAL DELIVERY CANOPY

FLOOR PLAN GENERAL NOTES

A.1 ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
A.2 FASTENERS, ANCHORS, CLIPS, STRAPS, ETC WHICH ARE IN CONTACT WITH PRESERVATIVE AND/OR FIRE TREATED WOOD SHALL BE OF G-185 HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR AN APPROVED EQUAL.
A.3 REFER TO CIVIL AND LANDSCAPE FOR LOCATIONS OF WALKS, BOLLARDS, LANDSCAPING AREAS, FLAG POLE, AND OTHER SITE ITEMS.
A.4 REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
A.5 CONTRACTOR TO COORDINATE LOCATION OF POLE MOUNTED EXTERIOR CAMERA WITH STRONG SYSTEMS AND INSTALL UNDERGROUND CONDUIT AS REQUIRED. RE: ELECTRICAL.
A.6 REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS. CONTACT: OWNER.
A.7 REFER TO ACCESSIBILITY PLAN AND OWNER DRAWINGS FOR CONDIMENT COUNTERS AND TRASH RECEPTACLES.
A.8 REFER TO IT WALLBOARD USER GUIDE FOR WALLBOARD INSTALLATION, IF APPLICABLE.
A.9 REFER TO MILLWORK PLAN FOR RAISED CONCRETE CURB LOCATIONS.
A.10 FREEZER AND COOLER DOORS AND HARDWARE SUPPLIED BY FREEZER/COOLER MANUFACTURER

FLOOR PLAN LEGEND:

CT CABINET
RE: ELECTRICAL

MDP RE: ELECTRICAL

STEEL WALL BY OWNER
RE: FURNITURE PLANS FOR DIMENSIONS AND DETAILS

ITEM BY OWNER

SOFFIT OR BULKHEAD ABOVE RE: REFLECTED CEILING PLAN

TRIM OPENING

2-SIDED BRAND ICON
RE: OWNER DRAWINGS

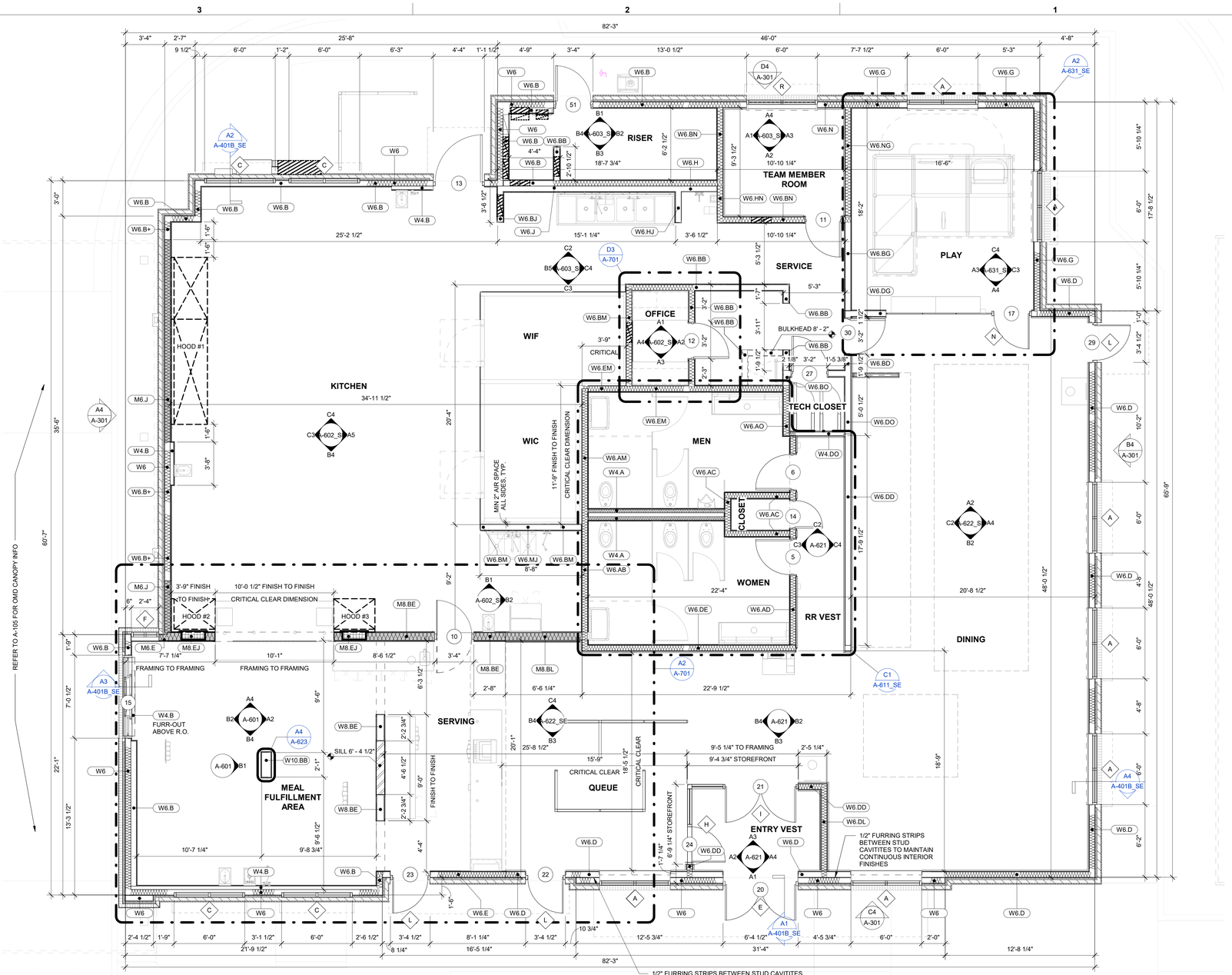
RECESSED PIN AND SLEEVE BOX. RE:A2 / A-604 & MEP DRAWINGS.

ELECTRICAL PANEL RE: ELECTRICAL

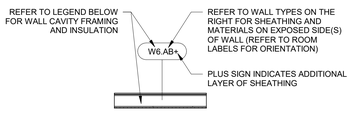
INSULATION SCHEDULE

LOCATION	R-VALUE	THICKNESS
ROOF	R- 29	5" RIGID
WALL (CONTINUOUS)	R-5	1" RIGID
WALL (CAVITY)	R-19	6" BATT
SLAB	R-10	2" RIGID

NOTES:
1. REFER TO FLOOR PLAN AND WALL SECTION SHEETS FOR INSULATION EXTENTS AND LOCATIONS.
2. REFER TO SPECIFICATIONS FOR INSULATION PRODUCT INFORMATION.



B3 FLOOR PLAN
1/4" = 1'-0"



WOOD STUD WALL	
W4	2x4 WOOD STUDS
W6	2x6 WOOD STUDS
W8	2x8 WOOD STUDS
METAL STUD WALL	
M4	3 5/8" METAL STUDS
M6	6" METAL STUDS
M8	8" METAL STUDS
BATT INSULATION	

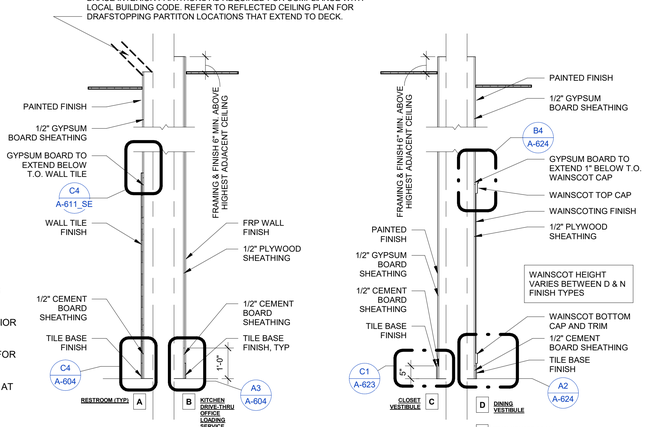
NOTE 1: WALL BLOCKING SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. BLOCKING SHALL INCLUDE, BUT IS NOT LIMITED TO: AREAS INDICATED ON INTERIOR ELEVATIONS FOR GRAB BARS, SHELVING BRACKETS, MONITORS, FIXTURES, ETC, AS WELL AS BLOCKING FOR WINDOWS, CANOPIES ROOF FRAMING, ROOF TOP UNITS, ETC.

NOTE 2: REFER TO STRUCTURAL DRAWINGS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

NOTE 3: REFER TO FINISH PLAN FOR WALL FINISH INFO AND SPECIFICATIONS FOR WALL SHEATHING INFO. DIMENSIONS SHOWN ARE FROM FLOOR FINISH, TYP.

NOTE 4: GENERAL CONTRACTOR TO PROVIDE AND/OR VERIFY FIRE BLOCKING AT 10' MAX VERTICAL SPACING AND AT CEILING HEIGHT, ROOF LINES, AND ANY CONNECTION OF VERTICAL AND HORIZONTAL CONCEALED SPACES IN ALL COMBUSTIBLE STUD WALLS, ACCORDING TO LOCAL CODE REQUIREMENTS.

BRACE INTERIOR PARTITIONS AS REQUIRED FOR COMPLIANCE WITH LOCAL BUILDING CODE. REFER TO REFLECTED CEILING PLAN FOR DRAFSTOPPING PARTITON LOCATIONS THAT EXTEND TO DECK.



WALL TYPES LEGEND
N.T.S.

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CHICK-FIL-A
HARTLAND

10587 Highland Road
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
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SHEET
FLOOR PLAN

SHEET NUMBER
A-201

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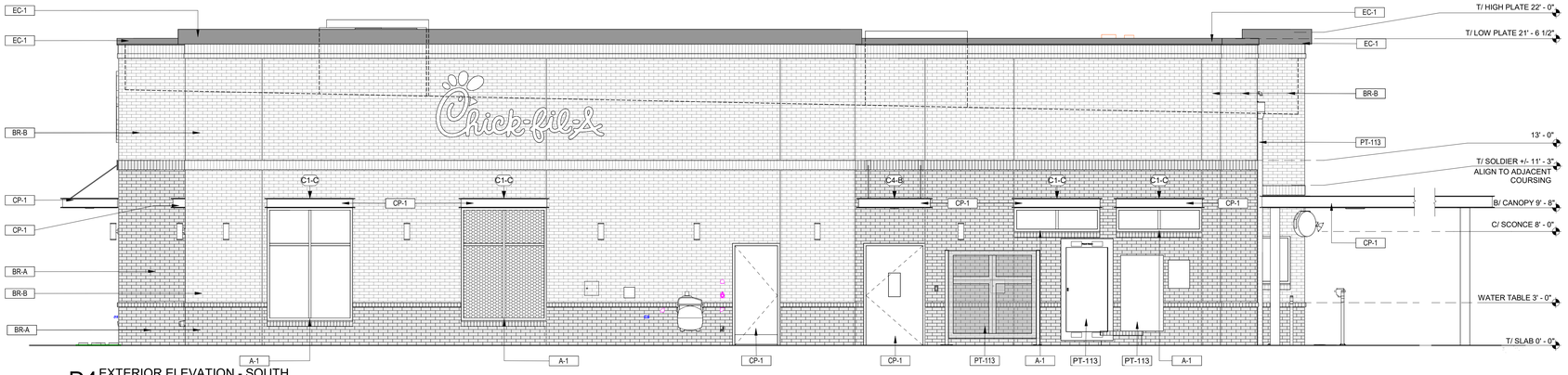
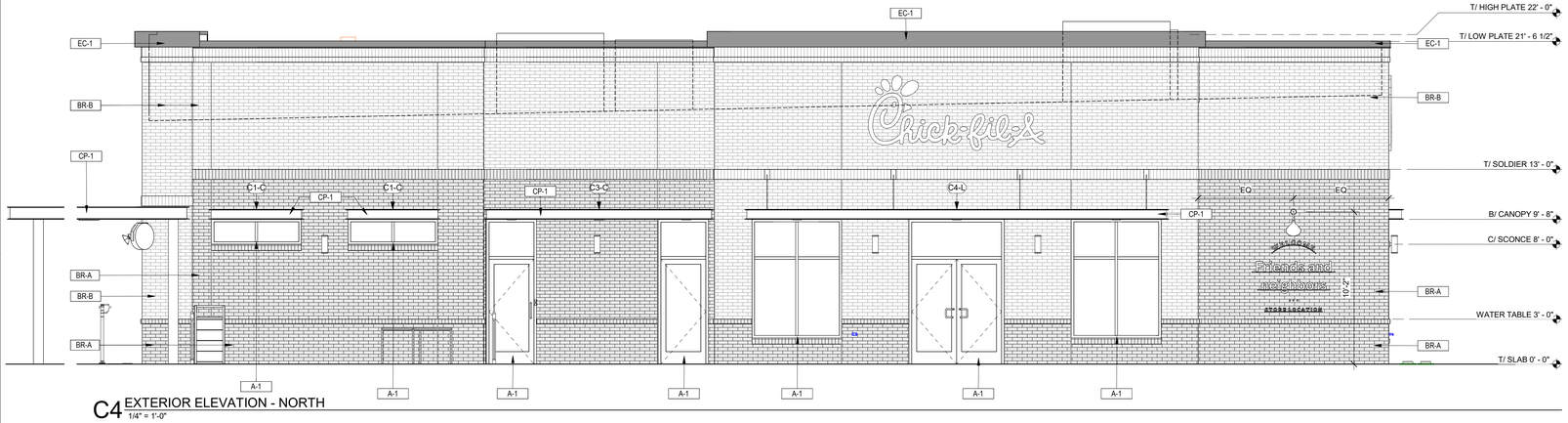
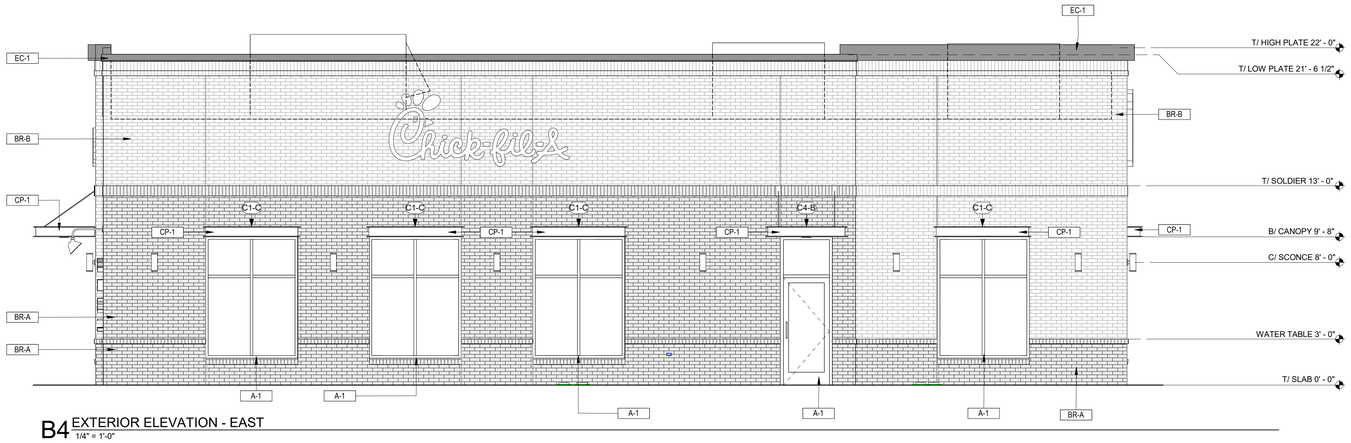
10-SE-06249-A-201-FLOOR PLAN



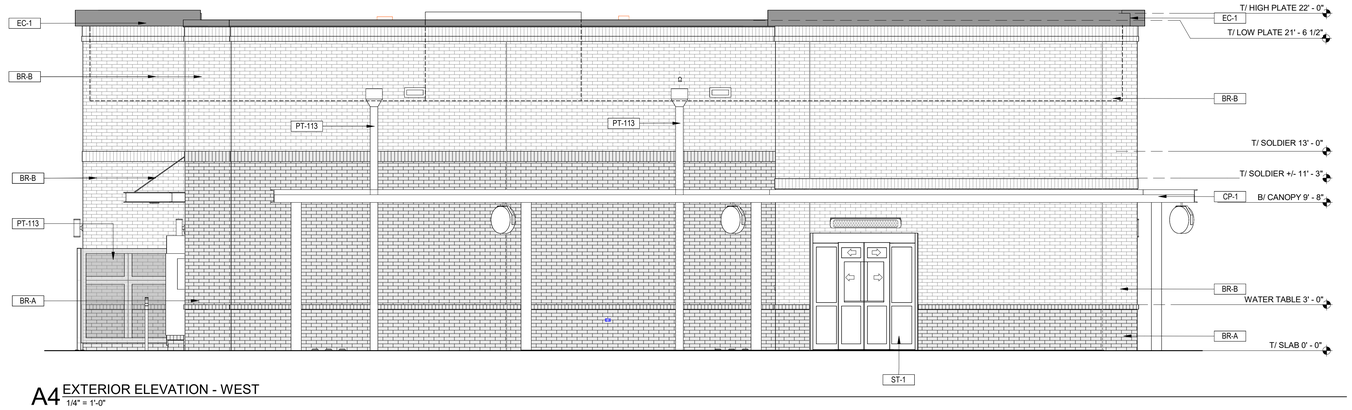
D4 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



C4 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



B4 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



A4 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

MATERIAL CALCULATION TABLE

	SOUTH	WEST	NORTH	EAST
TOTAL FACADE SF:	1378 SF	1083 SF	1380 SF	1174 SF
BRICK SF:	1205 SF (87%)	1029 SF (95%)	1145 SF (83%)	952 SF (81%)
GLASS / FRAMING SF:	124 SF (9%)	0 SF (0%)	151 SF (11%)	222 SF (17%)
METAL/GLASS (DOOR OPENINGS) SF:	49 SF (4%)	54 SF (5%)	84 SF (6%)	21 SF (2%)

FINISH SCHEDULE - EXTERIOR

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	SIZE	NOTE
BR-A	BRICK VENEER (PRIMARY)	GLEN-GERY	MODULAR	KHAKI-MATT	ARGOS, SAN TAN	MODULAR	
BR-B	BRICK VENEER (ACCENT)	GLEN-GERY	MODULAR	WHITEHALL	ARGOS, SAN TAN	MODULAR	
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-27/03	DARK BRONZE		OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECKING				DARK BRONZE		OIL RUBBED BRONZE METALLIC TEXTURE PVD
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE		
EQ	EQUIPMENT SCREEN	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE		FINISH: SEMI-GLOSS EXTERIOR METALS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW BRONZETONE	DARK BRONZE		FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)		

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

ATTACHED CANOPY SCHEDULE SE

Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	10	6' - 4"	1' - 0"	0' - 0"	No
C3-C	Exterior Canopy	1	15' - 4"	2' - 6"	0' - 0"	Yes
C4-B	Exterior Canopy	2	5' - 4"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 4"	4' - 0"	2' - 4"	Yes
Grand total		14				

CANOPY NOTES:

BUILDING MOUNTED CANOPIES
- 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)

COLUMN MOUNTED CANOPIES
- 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

LEGEND

BR-B
BR-A
EC-1

EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR, RE: SPECIFICATIONS
CARD READER BY SECURITY VENDOR - RE: ELEC
BRONZE SCUPPER - (PT-113) SEE A2 / A-503
BRONZE DOWNSPOUT - (PT-113) SEE A4 / A-503
MDP - (PT-113) RE: ELECTRICAL

OIL EXTRACTION PORT ACCESS BOX
CO2 FILL BOX - RE: KITCHEN
LIGHT FIXTURE - RE: ELECTRICAL
CT CABINET - (PT-113) RE: ELECTRICAL
LIGHT FIXTURE - RE: ELECTRICAL
KNOCK BOX - RE: FIRE PROTECTION
HOSE BIB - RE: PLUMBING

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

GPD GROUP
Professional Corporation
520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.

CHICK-FIL-A HARTLAND

10587 Highland Road
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
PRINTED FOR

PRELIMINARY DESIGN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 10/22/25
DRAWN BY Author

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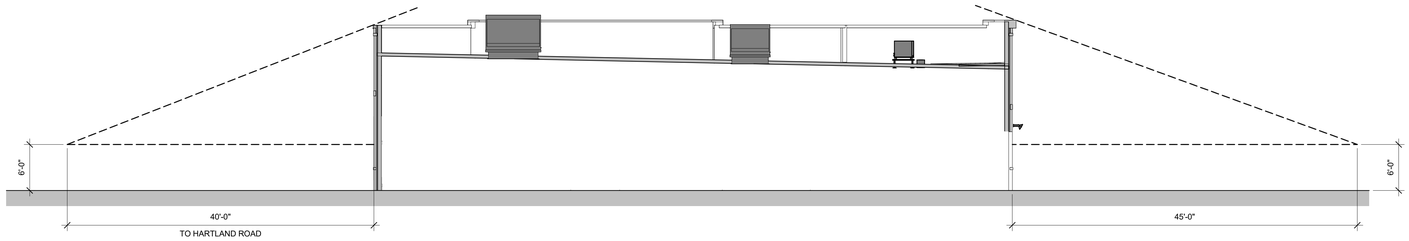
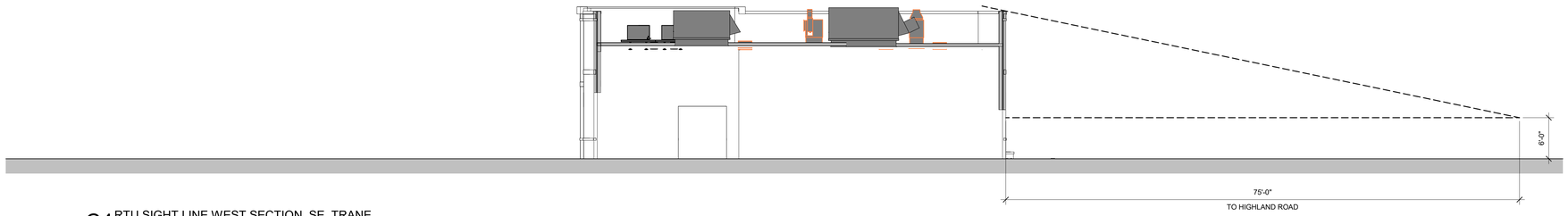
SHEET
EXTERIOR ELEVATIONS

SHEET NUMBER
A-301

11/6/2025 11:57:46 AM Autodesk Docs://MI_06249_Hartland (MI) FSU_2025.10_FSR\06249-Hartland,MI_SE-ARC-B_Preliminary.rvt
10-SE-06249-A-301-EXTERIOR ELEVATIONS



D4 RTU SIGHT LINE SOUTH SECTION_SE_TRANE
1/8" = 1'-0"



C4 RTU SIGHT LINE WEST SECTION_SE_TRANE
1/8" = 1'-0"

Chick-fil-A
5200 Buffington Road
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CHICK-FIL-A
HARTLAND

10587 Highland Road
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14 SE BASE
RELEASE: 25.06
PRINTED FOR

PRELIMINARY DESIGN

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 10/22/25
DRAWN BY Author

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SHEET
RTU SIGHT LINE
SECTIONS - TRANE

SHEET NUMBER
X-402

10/22/2025 5:46:28 PM Autodesk Docs://MI_06249_Hartland (MI) FSU_2025.10_FSR/06249-Hartland,MI_SE-ARC-B_Preliminary.rvt
XX-SE-06249-X-402-RTU SIGHT LINE SECTIONS - TRANE

FLOOR PLAN GENERAL NOTES

A.1 ALL DIMENSIONS SHOWN ARE FRAMING DIMENSIONS (FACE OF STUD/JAMB) UNLESS OTHERWISE NOTED.
A.2 FASTENERS, ANCHORS, CLIPS, STRAPS, ETC WHICH ARE IN CONTACT WITH PRESERVATIVE AND/OR FIRE TREATED WOOD SHALL BE OF G-185 HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, OR AN APPROVED EQUAL.
A.3 REFER TO CIVIL AND LANDSCAPE FOR LOCATIONS OF WALKS, BOLLARDS, LANDSCAPING AREAS, FLAG POLE, AND OTHER SITE ITEMS.
A.4 REFER TO INTERIOR ELEVATIONS FOR LOCATIONS AND TYPES OF CORNER GUARDS.
A.5 CONTRACTOR TO COORDINATE LOCATION OF POLE MOUNTED EXTERIOR CAMERA WITH STRONG SYSTEMS AND INSTALL UNDERGROUND CONDUIT AS REQUIRED. RE: ELECTRICAL.
A.6 REFER TO ACCESSIBILITY PLAN AND FURNITURE DRAWINGS FOR SEATING LAYOUT & SPECIFICATIONS. CONTACT: OWNER.
A.7 REFER TO ACCESSIBILITY PLAN AND OWNER DRAWINGS FOR CONDIMENT COUNTERS AND TRASH RECEPTACLES.
A.8 REFER TO IT WALLBOARD USER GUIDE FOR WALLBOARD INSTALLATION, IF APPLICABLE.
A.9 REFER TO MILLWORK PLAN FOR RAISED CONCRETE CURB LOCATIONS.
A.10 FREEZER AND COOLER DOORS AND HARDWARE SUPPLIED BY FREEZER/COOLER MANUFACTURER

FLOOR PLAN LEGEND:

CT CABINET
RE: ELECTRICAL

MDP RE: ELECTRICAL

STEEL WALL BY OWNER
RE: FURNITURE PLANS FOR DIMENSIONS AND DETAILS

ITEM BY OWNER

SOFFIT OR BULKHEAD ABOVE RE: REFLECTED CEILING PLAN

TRIM OPENING

2-SIDED BRAND ICON
RE: OWNER DRAWINGS

RECESSED PIN AND SLEEVE BOX. RE:A2 /A-604 & MEP DRAWINGS.

ELECTRICAL PANEL RE: ELECTRICAL

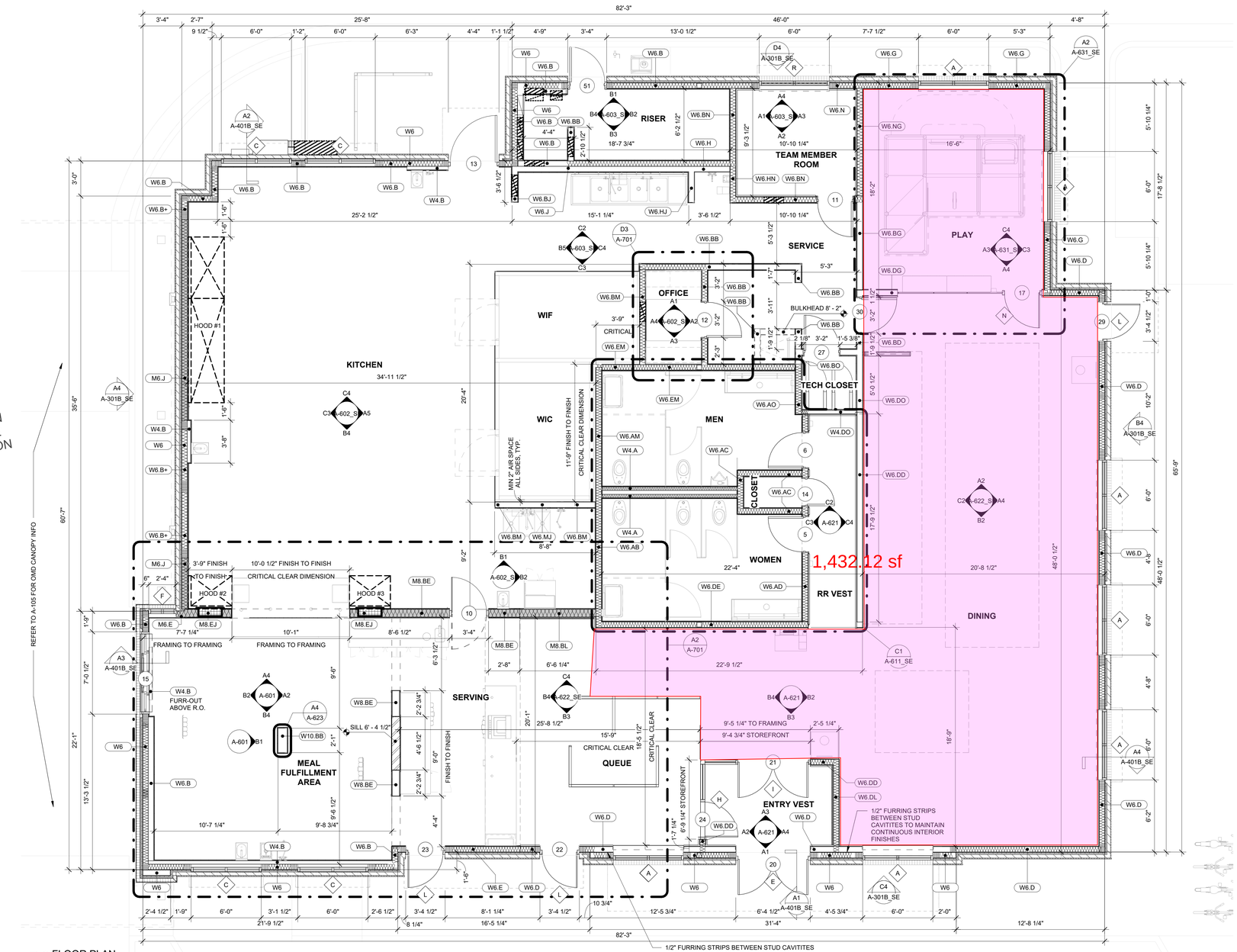
INSULATION SCHEDULE

LOCATION	R-VALUE	THICKNESS
ROOF	R- 29	5" RIGID
WALL (CONTINUOUS)	R-5	1" RIGID
WALL (CAVITY)	R-19	6" BATT
SLAB	R-10	2" RIGID

NOTES:
1. REFER TO FLOOR PLAN AND WALL SECTION SHEETS FOR INSULATION EXTENTS AND LOCATIONS.
2. REFER TO SPECIFICATIONS FOR INSULATION PRODUCT INFORMATION.

UPDATE THE R-VALUE AND THICKNESS INFORMATION IN THE INSULATION SCHEDULE PER LOCATION/JURISDICTION REQUIREMENTS.

REFER TO A-105 FOR DMD CANOPY INFO

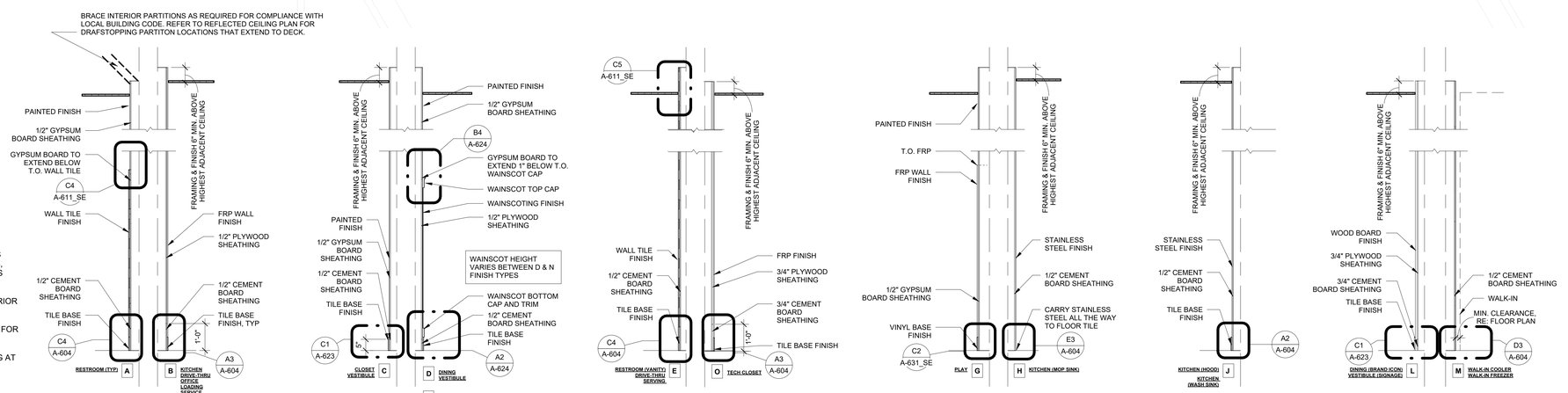


B3 FLOOR PLAN
1/4" = 1'-0"

REFER TO LEGEND BELOW FOR WALL CAVITY FRAMING AND INSULATION
W6.AB+
REFER TO WALL TYPES ON THE RIGHT FOR SHEATHING AND MATERIALS ON EXPOSED SIDE(S) OF WALL (REFER TO ROOM LABELS FOR ORIENTATION)
PLUS SIGN INDICATES ADDITIONAL LAYER OF SHEATHING

WOOD STUD WALL	
W4	2x4 WOOD STUDS
W6	2x6 WOOD STUDS
W8	2x8 WOOD STUDS
METAL STUD WALL	
M4	3 5/8" METAL STUDS
M6	6" METAL STUDS
M8	8" METAL STUDS
BATT INSULATION	

BRACE INTERIOR PARTITIONS AS REQUIRED FOR COMPLIANCE WITH LOCAL BUILDING CODE. REFER TO REFLECTED CEILING PLAN FOR DRAFSTOPPING PARTITON LOCATIONS THAT EXTEND TO DECK.



WALL TYPES LEGEND
N.T.S.

NOTE 1: WALL BLOCKING SHALL BE THE GENERAL CONTRACTOR`S RESPONSIBILITY. BLOCKING SHALL INCLUDE, BUT IS NOT LIMITED TO: AREAS INDICATED ON INTERIOR ELEVATIONS FOR GRAB BARS, SHELVING BRACKETS, MONITORS, FIXTURES, ETC, AS WELL AS BLOCKING FOR WINDOWS, CANOPIES ROOF FRAMING, ROOF TOP UNITS, ETC.

NOTE 2: REFER TO STRUCTURAL DRAWINGS AND WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.

NOTE 3: REFER TO FINISH PLAN FOR WALL FINISH INFO AND SPECIFICATIONS FOR WALL SHEATHING INFO. DIMENSIONS SHOWN ARE FROM FLOOR FINISH, TYP.

NOTE 4: GENERAL CONTRACTOR TO PROVIDE AND/OR VERIFY FIRE BLOCKING AT 10' MAX VERTICAL SPACING AND AT CEILING HEIGHT, ROOF LINES, AND ANY CONNECTION OF VERTICAL AND HORIZONTAL CONCEALED SPACES IN ALL COMBUSTIBLE STUD WALLS, ACCORDING TO LOCAL CODE REQUIREMENTS.

6/12/2025 12:01:55 PM R:\Dpt 27 Chick-fil-A\Prototype_Model Assembly\20250618\00000_NewStore_SE_ARC_B0B.rvt
10-SE-00000-A-201_SE-FLOOR PLAN

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

SITE ADAPT LOGO AND ADDRESS

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

CHICK-FIL-A
HARTLAND
10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 25.06

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	11/18/2025	TWP COMMENTS

CONSULTANT PROJECT # ####
DATE
DRAWN BY Author

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SHEET
USABLE FLOOR AREA PLAN

SHEET NUMBER
A-201_SE