Board of Trustees

William J. Fountain, Supervisor
Larry N. Ciofu, Clerk
Kathleen A. Horning, Treasurer
Brett Lubeski, Trustee
Summer L. McMullen, Trustee
Denise M. O'Connell, Trustee
Joseph M. Petrucci, Trustee

Board of Trustees Regular Meeting Agenda
Hartland Township Hall
Tuesday, September 02, 2025
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to the Public
6. Approval of the Consent Agenda
    a. Approve Payment of Bills
    b. Approve Post Audit of Disbursements Between Board Meetings
    c. 08-19-25 Hartland Township Board Regular Meeting Minutes
7. Pending & New Business
    a. Fiscal Year 2024-2025 Audit Presentation
    b. Site Plan/PD #25-015 - Chick-fil-A Planned Development (PD) Concept Plan at 10587 Highland Road (former Big Boy)
    c. Site Plan #25-005 – Request to amend the approved Final Planned Development (PD) Site Plan for 10081 Highland Road and Amend Planned Development Agreement (Sheetz Fuel Station/Convenience Store)
    d. 2025 Booster Station Generator Purchase and Install
8. Board Reports

[BRIEF RECESS]

9. Information / Discussion
    a. Manager's Report
10. Adjournment

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Payment of Bills

Date: August 26, 2025

Recommended Action
Move to approve the bills as presented for payment.

Discussion
Bills presented total $105,355.36. The bills are available in the Finance office for review.

Notable invoices include:
$20,839.22 – Chloride Solutions, LLC – (Dust control)
$43,045.70 – Evergreen Outdoor, Inc – (Veterans Memorial Hardscape/Lighting)
$13,931.50 – Spalding Dedecker – (Engineering invoice)

Financial Impact
Is a Budget Amendment Required? ☐Yes ☒No
All expenses are covered under the adopted FY26 budget.

Attachments
Bills for 09.02.2025

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
CHLORIDESO	CHLORIDE SOLUTIONS, LLC	08/15/2025	81525	FOA	DUST CONTROL	
53091	672 NORTH M-52	09/02/2025		N		9,189.77
08/15/2025	WEBBERVILLE MI, 48892	/ /	0.0000	N		0.00
		09/02/2025		Y		9,189.77

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-463-969.002	ROAD CHLORIDE	6,892.33
204-000-969.002	ROAD CHLORIDE	2,297.44
		9,189.77

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
CHLORIDESO	CHLORIDE SOLUTIONS, LLC	08/22/2025	82225	FOA	DUST CONTROL	
53104	672 NORTH M-52	09/02/2025		N		11,649.45
08/22/2025	WEBBERVILLE MI, 48892	/ /	0.0000	N		0.00
		09/02/2025		Y		11,649.45

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-463-969.002	ROAD CHLORIDE	8,737.09
204-000-969.002	ROAD CHLORIDE	2,912.36
		11,649.45

VENDOR TOTAL: 20,839.22

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
CINTAS	CINTAS CORPORATION	08/18/2025	4240399177	FOA	MATS	
53082	P.O. BOX 630910	09/02/2025		N		48.11
08/18/2025	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		09/02/2025		N		48.11

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	48.11

VENDOR TOTAL: 48.11

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
EVERGREENO	EVERGREEN OUTDOOR, INC.	08/25/2025	2479	FOA	VETERANS MEMORIAL HARDSCAPE/LIGHTING	
53105	386 LUCY RD	09/02/2025		N		43,045.70
08/25/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/02/2025		N		43,045.70

Open

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.009	SETTLERS PARK	43,045.70

VENDOR TOTAL: 43,045.70

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
FENTONMEMO	FENTON MEMORIALS & VAULTS, INC.	08/12/2025	14333	FOA	LASER PLAQUES	
53055	3236 OWEN RD	09/02/2025		N		270.00
08/12/2025	FENTON MI, 48430	/ /	0.0000	N		0.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
		09/02/2025		N		270.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.009	SETTLERS PARK	270.00

VENDOR TOTAL: 270.00

5888	FOSTER, SWIFT, COLLINS & SMITH	08/15/2025	921157	FOA	JULY 2025	
53056	313 S. WASHINGTON SQUARE	09/02/2025		N		1,709.53
08/15/2025	LANSING MI, 48933-2193	/ /	0.0000	N		0.00
		09/02/2025		Y		1,709.53
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-209-826.000	LEGAL FEES	1,314.28
101-400-826.000	LEGAL FEES	318.75
101-101-826.000	LEGAL FEES	76.50
		1,709.53

VENDOR TOTAL: 1,709.53

GRISSIM	GRISSIM METZ ANDRIESE ASSOCIATES	07/17/2025	11814	FOA	GATEWAY PROJECT	
53094	15000 EDWARD N HINES DRIVE, STE A	09/02/2025		N		1,159.37
07/17/2025	PLYMOUTH MI, 48170	/ /	0.0000	N		0.00
		09/02/2025		N		1,159.37
Open						

GL NUMBER	DESCRIPTION	AMOUNT
401-463-969.012	M59 IMPROVEMENTS	1,159.37

GRISSIM	GRISSIM METZ ANDRIESE ASSOCIATES	08/20/2025	11848	FOA	GATEWAY LANDSCAPE	
53096	15000 EDWARD N HINES DRIVE, STE A	09/02/2025		N		1,526.25
08/20/2025	PLYMOUTH MI, 48170	/ /	0.0000	N		0.00
		09/02/2025		N		1,526.25
Open						

GL NUMBER	DESCRIPTION	AMOUNT
401-463-969.012	M59 IMPROVEMENTS	1,526.25

VENDOR TOTAL: 2,685.62

HAYAA-F	HARTLAND AREA YOUTH ATHLETIC ASSOC	09/01/2025	SEPTEMBER 2025	FOA	SEPTEMBER 2025 PAYMENT PER AGREEMENT	
51890	HAYAA - FOOTBALL	09/02/2025		N		289.97
	P.O. BOX 359					
09/01/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/02/2025		N		289.97
Open						

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
GL NUMBER	DESCRIPTION				AMOUNT	
101-703-883.200	HERITAGE PARK: HARTLAND PARTNERS				289.97	
					VENDOR TOTAL:	289.97
HAYAA-B	HARTLAND AREA YOUTH ATHLETIC ASSOC.	09/01/2025	SEPTEMBER 2025	FOA	SEPTEMBER 2025 PAYMENT PER AGREEMENT	
51869	HAYAA - BASEBALL	09/02/2025		N		1,285.68
	P.O. BOX 110					
09/01/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/02/2025		N		1,285.68
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-703-883.100	HAYAA: SPRANGER FIELD CONTRACT				1,285.68	
					VENDOR TOTAL:	1,285.68
HCSA	HARTLAND COMMUNITY SOCCER ASSN	09/01/2025	SEPTEMBER 2025	FOA	SEPTEMBER 2025 PAYMENT PER AGREEMENT	
51876	HARTLAND COMMUNITY EDUCATION	09/02/2025		N		674.96
	9525 HIGHLAND RD					
09/01/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/02/2025		N		674.96
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-703-883.200	HERITAGE PARK: HARTLAND PARTNERS				674.96	
					VENDOR TOTAL:	674.96
0150	HARTLAND CONSOLIDATED SCHOOLS	08/12/2025	175367	FOA	JULY 2025	
53057	9525 E HIGHLAND ROAD	09/02/2025		N		709.85
08/12/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/02/2025		N		709.85
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
536-000-860.000	GASOLINE				438.80	
101-239-860.000	GASOLINE				271.05	
					709.85	
					VENDOR TOTAL:	709.85
HTVMF	HARTLAND TWP VETERANS MEMORIAL FUND	08/18/2025	081825	FOA	8/1 - 8/15/25 CREDIT CARD PURCHASES	
53084		09/02/2025		N		300.00
08/18/2025	,	/ /	0.0000	N		0.00
		09/02/2025		N		300.00
Open						
GL NUMBER	DESCRIPTION				AMOUNT	

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
101-000-001.000	GF CHASE 790006381			300.00		
					VENDOR TOTAL:	300.00
HYL	HARTLAND YOUTH LACROSSE	09/01/2025	SEPTEMBER 2025	FOA	SEPTEMBER 2025 PAYMENT PER AGREEMENT	
51883	P.O. BOX 56	09/02/2025		N		289.97
09/01/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/02/2025		N		289.97
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
101-703-883.200	HERITAGE PARK: HARTLAND PARTNERS			289.97		
					VENDOR TOTAL:	289.97
1548	HORIZON LANDSCAPE INC.	08/07/2025	17437	FOA	MOWING MEDIANS	
53087	11765 HIBNER RD	09/02/2025		N		5,092.17
08/07/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/02/2025		N		5,092.17
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
101-463-802.000	LAWN/SNOW MAINTENANCE			5,092.17		
1548	HORIZON LANDSCAPE INC.	08/07/2025	17438	FOA	MOWING FIRE STATION #61	
53086	11765 HIBNER RD	09/02/2025		N		1,532.17
08/07/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		09/02/2025		N		1,532.17
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
206-000-802.000	LAWN/SNOW MAINTENANCE			1,532.17		
					VENDOR TOTAL:	6,624.34
HUBBARD	HUBBARD, TONYA	08/18/2025	081825	FOA	MEAL PER DIEM	
53058	1230 DOUGLAS FIR DR	09/02/2025		N		75.00
08/18/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/02/2025		N		75.00
Open						
GL NUMBER	DESCRIPTION			AMOUNT		
101-441-957.000	EDUCATION/TRAINING/CONVENTION			75.00		
					VENDOR TOTAL:	75.00
JOHNSONL	JOHNSON, LISA	08/18/2025	081825	FOA	MILEAGE/MEAL PER DIEMS	
53059	2859 BLACK EAGLE VALLEY DR	09/02/2025		N		106.64
08/18/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/02/2025		N		106.64

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-209-957.000	EDUCATION/TRAINING/CONVENTION	106.64

VENDOR TOTAL: 106.64

LOUISC	LOUIS, CASEY	08/18/2025	081825	FOA	MEAL PER DIEMS FOR CONFERENCE	
53081		09/02/2025		N		75.00
08/18/2025	,	/ /	0.0000	N		0.00
		09/02/2025		N		75.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-215-957.000	EDUCATION/TRAINING/CONVENTION	75.00

VENDOR TOTAL: 75.00

LOWES	LOWES BUSINESS ACCT/SYNCB	07/17/2025	73913	FOA	BOOSTER STATION/PARK REPAIR	
53100	P.O. BOX 669824	09/02/2025		N		87.22
07/17/2025	DALLAS TX, 75266-0781	/ /	0.0000	N		0.00
		09/02/2025		N		87.22
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	76.92
101-751-930.000	REPAIRS & MAINTENANCE	10.30
		87.22

VENDOR TOTAL: 87.22

1180	PETER'S TRUE VALUE HARDWARE	08/19/2025	K78797	FOA	LIGHT BULBS	
53093	3455 W. HIGHLAND ROAD	09/02/2025		N		3.29
08/19/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		09/02/2025		N		3.29
Open						

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	3.29

1180	PETER'S TRUE VALUE HARDWARE	08/21/2025	K78849	FOA	VETERANS MEMORIAL	
53101	3455 W. HIGHLAND ROAD	09/02/2025		N		32.94
08/21/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		09/02/2025		N		32.94
Open						

GL NUMBER	DESCRIPTION	AMOUNT
401-751-970.009	SETTLERS PARK	32.94

1180	PETER'S TRUE VALUE HARDWARE	08/25/2025	K78894	FOA	HERO TEEN CTR BATHROOM REPAIR

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
53103	3455 W. HIGHLAND ROAD	09/02/2025		N		21.98
08/25/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		09/02/2025		N		21.98
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.001	REPAIRS & MAINT - HERO TEEN CTR	21.98

VENDOR TOTAL: 58.21

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
PBGFS	PITNEY BOWES GLOBAL FINANCIAL SERV.	08/12/2025	3321145014	FOA	7/1/25 - 9/30/25 METER RENTAL	
53060	P.O. BOX 981022	09/02/2025		N		440.73
08/12/2025	BOSTON MA, 02298-1022	/ /	0.0000	N		0.00
		09/02/2025		N		440.73
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-172-930.000	REPAIRS & MAINTENANCE	440.73

VENDOR TOTAL: 440.73

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
POINT	POINT & PAY	08/20/2025	082025	FOA	REFUND	
53097	ATTN: STEPHANIE I	09/02/2025		N		39.80
	110 STATE STREET E					
08/20/2025	OLDSMAR FL, 34677	/ /	0.0000	N		0.00
		09/02/2025		N		39.80
Open						

GL NUMBER	DESCRIPTION	AMOUNT
001-000-214.000	DUE TO MISCELLANEOUS	39.80

VENDOR TOTAL: 39.80

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
PRECISIONC	PRECISION COMFORT HEATING & AC	08/27/2025	082725	FOA	HVAC MAINTENENCE AGREEMENT	
53106	5454 BYRON RD	09/02/2025		N		2,838.00
08/27/2025	HOWELL MI, 48855	/ /	0.0000	N		0.00
		09/02/2025		N		2,838.00
Open						

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	2,838.00

VENDOR TOTAL: 2,838.00

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
JOHNSON	ROSATI,SCHULTZ,JOPPICH&AMTSBUECHLER	08/13/2025	1084033	FOA	JULY 2025 - ORDINANCE ENFORCEMENT MA	
53073	27555 EXECUTIVE DRIVE, SUITE 250	09/02/2025		N		208.00
08/13/2025	FARMINGTON HILLS MI, 48331	/ /	0.0000	N		0.00
		09/02/2025		Y		208.00
Open						

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
GL NUMBER	DESCRIPTION				AMOUNT	
101-722-826.000	LEGAL FEES				208.00	
					VENDOR TOTAL:	208.00
SERVICEPRO	SERVICEPRO	08/19/2025	JULY 2025	FOA	TWP HALL CLEANING SERVICES	
53092	7510 PARKWOOD DRIVE	09/02/2025		N		880.00
08/19/2025	FENTON MI, 48430	/ /	0.0000	N		0.00
		09/02/2025		Y		880.00
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-265-801.000	CONTRACTED SERVICES				880.00	
					VENDOR TOTAL:	880.00
SPALDING	SPALDING DEDECKER	08/14/2025	104661	FOA	M59 EAST OF US23 SIDEWALK GAP THRU 7	
53070	905 SOUTH BLVD EAST	09/02/2025		N		13,931.50
08/14/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		09/02/2025		N		13,931.50
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
401-444-969.005	SIDEWALKS				13,931.50	
					VENDOR TOTAL:	13,931.50
STAPLES	STAPLES	08/23/2025	6040329928	FOA	MISC SUPPLIES	
53102	PO BOX 660409	09/02/2025		N		64.89
08/23/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		09/02/2025		N		64.89
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-172-727.000	SUPPLIES & POSTAGE				14.94	
101-265-740.000	OPERATING SUPPLIES				32.07	
101-192-727.000	SUPPLIES & POSTAGE				17.88	
					64.89	
					VENDOR TOTAL:	64.89
SUPERIOREX	SUPERIOR EXCAVATING	08/18/2025	2025-11	FOA	REFUND OF WATER ESCROW	
53083	2420 AUBURN ROAD	09/02/2025		N		2,318.17
08/18/2025	AUBURN HILLS MI, 48326	/ /	0.0000	N		0.00
		09/02/2025		N		2,318.17
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
536-000-287.000-0066	SUPERIOR EXCAVATING (WALDENWOODS)				2,318.17	

Vendor Code / Ref # / Invoice Date	Vendor name / Address / City/State/Zip	Post Date / CK Run Date / Disc. Date / Due Date	Invoice / PO / Disc. %	Bank / Hold / Sep CK / 1099	Invoice Description	Gross Amount / Discount / Net Amount
					VENDOR TOTAL:	2,318.17
SCADA	UIS SCADA, INC.	08/18/2025	530380409	FOA	WELL HOUSE	
53085	2290 BISHOP CIRCLE EAST	09/02/2025		N		1,569.50
08/18/2025	DEXTER MI, 48130	/ /	0.0000	N		0.00
		09/02/2025		N		1,569.50
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM				1,569.50	
					VENDOR TOTAL:	1,569.50
WATERTECH	WATER TECH	08/10/2025	65226	FOA	JULY 2025	
53061	718 S MICHIGAN	09/02/2025		N		186.00
08/10/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		09/02/2025		N		186.00
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
536-000-740.000	OPERATING SUPPLIES				186.00	
					VENDOR TOTAL:	186.00
WSP	WSP USA INC	08/14/2025	40233022	FOA	WWTP THROUGH 8/1/25	
53098	P.O. BOX 74008618	09/02/2025		N		3,703.75
08/14/2025	CHICAGO IL, 60674-8618	/ /	0.0000	N		0.00
		09/02/2025		N		3,703.75
Open						
GL NUMBER	DESCRIPTION				AMOUNT	
101-441-801.007	TREATMENT PLANT SAMPLING				3,703.75	
					VENDOR TOTAL:	3,703.75
					TOTAL - ALL VENDORS:	105,355.36

FUND TOTALS:

Fund 001 - CLEARING FUND	39.80
Fund 101 - GENERAL FUND	34,015.15
Fund 204 - MUNICIPAL STREET FUND	5,209.80
Fund 206 - FIRE OPERATING	1,532.17
Fund 401 - CAPITAL PROJECTS FUND	59,965.76
Fund 536 - WATER SYSTEM FUND	4,592.68

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Post Audit of Disbursements Between Board Meetings

Date: August 26, 2025

Recommended Action
Move to approve the presented disbursements under the post-audit resolution.

Discussion
The following disbursements have been made since the last board meeting:

Accounts Payable – $106,048.29

August 28, 2025 Payroll - $97,271.95

Financial Impact
Is a Budget Amendment Required? ☐Yes ☒No
All expenses are covered under the adopted FY26 budget.

Attachments
Post Audit Bills List 08.12.2025
Post Audit Bills List 08.14.2025
Post Audit Bills List 08.21.2025
Payroll for 08.28.2025

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 08/12/2025 - 08/12/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/12/2025	FOA	46379	CHASE BANK	SUPPLIES & POSTAGE	101-172-727.000	2,648.94
		46379		SUPPLIES & POSTAGE	101-192-727.000	(55.46)
		46379		EDUCATION/TRAINING/CONVENTION	101-215-957.000	575.00
		46379		REPAIRS & MAINTENANCE	101-239-930.000	1,862.68
		46379		EDUCATION/TRAINING/CONVENTION	101-253-957.000	399.00
		46379		OPERATING SUPPLIES	101-265-740.000	19.99
		46379		CONTRACTED SERVICES	101-265-801.000	198.00
		46379		TELEPHONE	101-265-851.000	18.95
		46379		OPERATING SUPPLIES	101-751-740.000	489.00
		46379		SETTLERS PARK	401-751-970.009	2,400.00
		46379		WATER TREAT. CHEMICALS	536-000-740.001	3,059.99
		46379		CONTRACTED SERVICES	536-000-801.000	99.00
		46379		INTERNET	536-000-805.000	141.36
		46379		TELEPHONE	536-000-851.000	83.48
		46379		INTERNET	577-000-805.000	385.87
		46379		CABLE TV FEES	577-000-806.000	168.62
						12,494.42
			TOTAL - ALL FUNDS	TOTAL OF 1 CHECKS		12,494.42

--- GL TOTALS ---

101-172-727.000	SUPPLIES & POSTAGE	2,648.94
101-192-727.000	SUPPLIES & POSTAGE	(55.46)
101-215-957.000	EDUCATION/TRAINING/CONVENTION	575.00
101-239-930.000	REPAIRS & MAINTENANCE	1,862.68
101-253-957.000	EDUCATION/TRAINING/CONVENTION	399.00
101-265-740.000	OPERATING SUPPLIES	19.99
101-265-801.000	CONTRACTED SERVICES	198.00
101-265-851.000	TELEPHONE	18.95
101-751-740.000	OPERATING SUPPLIES	489.00
401-751-970.009	SETTLERS PARK	2,400.00
536-000-740.001	WATER TREAT. CHEMICALS	3,059.99
536-000-801.000	CONTRACTED SERVICES	99.00
536-000-805.000	INTERNET	141.36
536-000-851.000	TELEPHONE	83.48
577-000-805.000	INTERNET	385.87
577-000-806.000	CABLE TV FEES	168.62
	TOTAL	12,494.42

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 08/14/2025 - 08/14/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/14/2025	FOA	46380	CONSUMERS ENERGY	UTILITIES - GAS	101-265-920.001	43.96
		46380		STREET LIGHTS	101-448-921.000	218.52
		46380		UTILITIES - ELECTRIC	206-000-920.002	49.06
		46380		UTILITIES - GAS	536-000-920.001	18.00
						329.54
08/14/2025	FOA	46381	DEERE & COMPANY	CAPITAL OUTLAY	401-751-970.000	59,821.95
08/14/2025	FOA	46382	DTE ENERGY	UTILITIES - ELECTRIC	101-751-920.002	39.60
		46382		UTILITIES - ELECTRIC	536-000-920.002	20.80
						60.40
08/14/2025	FOA	46383	GANNETT MICHIGAN LOCALIQ	PRINTING & PUBLICATIONS		** VOIDED **
08/14/2025	FOA	46384	GANNETT MICHIGAN LOCALIQ	PRINTING & PUBLICATIONS	101-400-900.000	141.81
			TOTAL - ALL FUNDS	TOTAL OF 5 CHECKS (1 voided)		60,353.70

--- GL TOTALS ---

101-265-920.001	UTILITIES - GAS	43.96
101-400-900.000	PRINTING & PUBLICATIONS	141.81
101-448-921.000	STREET LIGHTS	218.52
101-751-920.002	UTILITIES - ELECTRIC	39.60
206-000-920.002	UTILITIES - ELECTRIC	49.06
401-751-970.000	CAPITAL OUTLAY	59,821.95
536-000-920.001	UTILITIES - GAS	18.00
536-000-920.002	UTILITIES - ELECTRIC	20.80
	TOTAL	60,353.70

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK DATE FROM 08/21/2025 - 08/21/2025

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/21/2025	FOA	46417	DELTA DENTAL	ACCRUED DENTAL BENEFITS	001-000-257.101	328.99
		46417		EMPLOYMENT EXPENSE	101-172-716.000	134.89
		46417		EMPLOYMENT EXPENSE	101-192-716.000	78.62
		46417		EMPLOYMENT EXPENSE	101-209-716.000	39.31
		46417		EMPLOYMENT EXPENSE	101-215-716.000	209.06
		46417		EMPLOYMENT EXPENSE	101-253-716.000	148.34
		46417		EMPLOYMENT EXPENSE	101-400-716.000	283.23
		46417		EMPLOYMENT EXPENSE	101-441-716.000	269.78
		46417		EMPLOYMENT EXPENSE	536-000-716.000	152.79
						1,645.01
08/21/2025	FOA	46418	DTE ENERGY	UTILITIES - ELECTRIC	101-265-920.002	1,770.85
		46418		STREET LIGHTS	101-448-921.000	49.36
		46418		UTILITIES	101-567-920.000	23.10
		46418		UTILITIES - ELECTRIC	101-751-920.002	750.09
		46418		UTILITIES - ELECTRIC	206-000-920.002	28.96
		46418		UTILITIES - ELECTRIC	536-000-920.002	6,172.00
						8,794.36
08/21/2025	FOA	46419	KIANDER, SHILA	EDUCATION/TRAINING/CONVENTION	101-209-957.000	25.00
08/21/2025	FOA	46420	MUTUAL OF OMAHA	ACCRUED STD/LTD BENEFITS	001-000-257.103	222.50
		46420		EMPLOYMENT EXPENSE	101-172-716.000	47.42
		46420		EMPLOYMENT EXPENSE	101-192-716.000	116.49
		46420		EMPLOYMENT EXPENSE	101-209-716.000	165.62
		46420		EMPLOYMENT EXPENSE	101-215-716.000	79.33
		46420		EMPLOYMENT EXPENSE	101-253-716.000	81.89
		46420		EMPLOYMENT EXPENSE	101-400-716.000	129.21
		46420		EMPLOYMENT EXPENSE	101-441-716.000	112.02
		46420		EMPLOYMENT EXPENSE	536-000-716.000	158.10
						1,112.58
08/21/2025	FOA	46421	PRIORITY HEALTH	ACCRUED MEDICAL BENEFITS	001-000-257.100	4,273.25
		46421		EMPLOYMENT EXPENSE	101-172-716.000	2,098.50
		46421		EMPLOYMENT EXPENSE	101-192-716.000	1,526.14
		46421		EMPLOYMENT EXPENSE	101-209-716.000	763.07
		46421		EMPLOYMENT EXPENSE	101-215-716.000	3,777.27
		46421		EMPLOYMENT EXPENSE	101-253-716.000	763.07
		46421		EMPLOYMENT EXPENSE	101-400-716.000	763.07
		46421		EMPLOYMENT EXPENSE	101-441-716.000	4,197.00
		46421		EMPLOYMENT EXPENSE	536-000-716.000	3,204.91
						21,366.28

Check Date	Bank	Check #	Payee	Description	GL #	Amount
08/21/2025	FOA	46422	VSP INSURANCE CO. (CT)	ACCRUED VISION BENEFITS	001-000-257.102	51.39
		46422		EMPLOYMENT EXPENSE	101-172-716.000	19.67
		46422		EMPLOYMENT EXPENSE	101-192-716.000	14.20
		46422		EMPLOYMENT EXPENSE	101-209-716.000	7.10
		46422		EMPLOYMENT EXPENSE	101-215-716.000	31.62
		46422		EMPLOYMENT EXPENSE	101-253-716.000	23.90
		46422		EMPLOYMENT EXPENSE	101-400-716.000	43.57
		46422		EMPLOYMENT EXPENSE	101-441-716.000	39.34
		46422		EMPLOYMENT EXPENSE	536-000-716.000	26.15
						256.94
			TOTAL - ALL FUNDS	TOTAL OF 6 CHECKS		33,200.17

--- GL TOTALS ---

001-000-257.100	ACCRUED MEDICAL BENEFITS	4,273.25
001-000-257.101	ACCRUED DENTAL BENEFITS	328.99
001-000-257.102	ACCRUED VISION BENEFITS	51.39
001-000-257.103	ACCRUED STD/LTD BENEFITS	222.50
101-172-716.000	EMPLOYMENT EXPENSE	2,300.48
101-192-716.000	EMPLOYMENT EXPENSE	1,735.45
101-209-716.000	EMPLOYMENT EXPENSE	975.10
101-209-957.000	EDUCATION/TRAINING/CONVENTION	25.00
101-215-716.000	EMPLOYMENT EXPENSE	4,097.28
101-253-716.000	EMPLOYMENT EXPENSE	1,017.20
101-265-920.002	UTILITIES - ELECTRIC	1,770.85
101-400-716.000	EMPLOYMENT EXPENSE	1,219.08
101-441-716.000	EMPLOYMENT EXPENSE	4,618.14
101-448-921.000	STREET LIGHTS	49.36
101-567-920.000	UTILITIES	23.10
101-751-920.002	UTILITIES - ELECTRIC	750.09
206-000-920.002	UTILITIES - ELECTRIC	28.96
536-000-716.000	EMPLOYMENT EXPENSE	3,541.95
536-000-920.002	UTILITIES - ELECTRIC	6,172.00
	TOTAL	33,200.17

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/28/2025	FOA	18504	MISSION SQUARE	1,796.10	1,796.10	0.00	Open
08/28/2025	FOA	18505	MISSION SQUARE	3,348.08	3,348.08	0.00	Open
08/28/2025	FOA	18506	MISSION SQUARE	3,812.16	3,812.16	0.00	Open
08/28/2025	FOA	18507	MISSION SQUARE	300.00	300.00	0.00	Open
08/28/2025	FOA	DD10139	ALLEN, DANIEL K	1,220.70	0.00	1,075.44	Cleared
08/28/2025	FOA	DD10140	BERNARDI, MELYNDA A	1,943.84	0.00	1,526.15	Cleared
08/28/2025	FOA	DD10141	BROOKS, TYLER J	3,461.75	0.00	2,408.83	Cleared
08/28/2025	FOA	DD10142	CARRIGAN, AMANDA K	3,830.25	0.00	2,846.11	Cleared
08/28/2025	FOA	DD10143	CASE, SUSAN E	2,397.80	0.00	1,254.02	Cleared
08/28/2025	FOA	DD10144	CIOFU, LARRY N	3,604.17	0.00	2,433.31	Cleared
08/28/2025	FOA	DD10145	COSGROVE, HEATHER H	2,019.50	0.00	1,428.55	Cleared
08/28/2025	FOA	DD10146	DRYDEN-HOGAN, SUSAN A	4,204.33	0.00	2,974.25	Cleared
08/28/2025	FOA	DD10147	ECKMAN, MATTHEW A	142.50	0.00	125.54	Cleared
08/28/2025	FOA	DD10148	FOUNTAIN, WILLIAM J	3,354.17	0.00	2,810.54	Cleared
08/28/2025	FOA	DD10149	FOX, LAWRENCE E	428.25	0.00	377.29	Cleared
08/28/2025	FOA	DD10150	GRISSIM, SUSAN L	142.50	0.00	131.60	Cleared
08/28/2025	FOA	DD10151	HAASETH, GWYN M	1,174.43	0.00	1,044.94	Cleared
08/28/2025	FOA	DD10152	HABLE, SCOTT R	3,777.88	0.00	2,586.92	Cleared
08/28/2025	FOA	DD10153	HORNING, KATHLEEN A	3,604.17	0.00	2,515.66	Cleared
08/28/2025	FOA	DD10154	HUBBARD, TONYA S	2,030.74	0.00	1,315.81	Cleared
08/28/2025	FOA	DD10155	JOHNSON, LISA	2,611.92	0.00	1,430.84	Cleared
08/28/2025	FOA	DD10156	KENDALL, ANTHONY S	53.67	0.00	49.57	Cleared
08/28/2025	FOA	DD10157	LANGER, TROY D	4,393.29	0.00	3,106.90	Cleared
08/28/2025	FOA	DD10158	LIPKE, BRADY W	899.00	0.00	764.62	Cleared
08/28/2025	FOA	DD10159	LOUIS, CASEY	1,095.73	0.00	854.03	Cleared
08/28/2025	FOA	DD10160	LUBESKI, BRETT J	683.33	0.00	606.05	Cleared
08/28/2025	FOA	DD10161	LUCE, MICHAEL T	5,745.83	0.00	4,192.26	Cleared
08/28/2025	FOA	DD10162	MAYER, JAMES L	142.50	0.00	125.54	Cleared
08/28/2025	FOA	DD10163	MCMULLEN, SUMMER L	773.33	0.00	657.36	Cleared
08/28/2025	FOA	DD10164	MITCHELL, MICHAEL E	142.50	0.00	131.59	Cleared
08/28/2025	FOA	DD10165	MORGANROTH, CAROL L	2,121.00	0.00	1,570.02	Cleared
08/28/2025	FOA	DD10166	MURPHY, THOMAS A	163.00	0.00	143.61	Cleared
08/28/2025	FOA	DD10167	NIXON, MITCHELL A	2,508.00	0.00	1,763.97	Cleared
08/28/2025	FOA	DD10168	O'CONNELL, DENISE	683.33	0.00	485.92	Cleared

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
08/28/2025	FOA	DD10169	PETRUCCI, JOSEPH M	683.33	0.00	578.07	Cleared
08/28/2025	FOA	DD10170	RADLEY, JAMES W	2,676.50	0.00	1,980.76	Cleared
08/28/2025	FOA	DD10171	SHOLLACK, DONNA M	2,277.00	0.00	1,648.47	Cleared
08/28/2025	FOA	DD10172	SOSNOWSKI, SHERI R	2,434.84	0.00	1,846.63	Cleared
08/28/2025	FOA	DD10173	VETTRAINO, ALEXANDER D	775.00	0.00	667.77	Cleared
08/28/2025	FOA	DD10174	WYATT, MARTHA K	3,457.83	0.00	2,301.26	Cleared
08/28/2025	FOA	EFT772	FEDERAL TAX DEPOSIT	16,357.70	16,357.70	0.00	Cleared
Totals:			Number of Checks: 041	97,271.95	25,614.04	51,760.20	

Total Physical Checks: 4
Total Check Stubs: 37

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 08-19-25 Hartland Township Board Regular Meeting Minutes

Date: August 26, 2025

Recommended Action
Move to approve the Hartland Township Board Regular Meeting Minutes for August 19, 2025

Discussion
Draft minutes are attached for review.

Financial Impact
None

Attachments
8-19-25 HTB Minutes

DRAFT

1. **Call to Order**

The meeting was called to order by Supervisor Fountain at 7:00 p.m.

2. **Pledge of Allegiance**

3. **Roll Call**

PRESENT: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee O'Connell, Trustee Petrucci
ABSENT: Trustee McMullen

Also present were Township Manager Mike Luce and Public Works Director Scott Hable.

4. **Approval of the Agenda**

Move to approve the agenda for the August 19, 2025 Hartland Township Board meeting as presented.
Motion made by Trustee O'Connell, Seconded by Treasurer Horning.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: Trustee McMullen

5. **Approval of the Consent Agenda**

Move to approve the consent agenda for the August 19, 2025 Hartland Township Board meeting as presented.
Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: Trustee McMullen

a. Approve Payment of Bills
b. Approve Post Audit of Disbursements Between Board Meetings
c. 08-05-25 Hartland Township Board Regular Meeting Minutes
d. Flow Meter Project Budget Amendment

6. **Call to the Public**

Ethan Whitesell of Thorn Ridge Drive in San Marino came forward stating he has been a resident in Hartland Township since 2015. He stated he is a Commercial Real Estate Broker with a focus in Hartland and Fenton. He stated his goal is to be a resource for the Township, local businesses, and property owners. He stated he looks forward to finding ways to contribute positively to help continue to build the community.

7. Pending & New Business

a. 2025 Hartland Township Vehicle Purchase

Manager Luce stated that the Township currently has two vehicles, a Minivan and an Escape that are used by Assessing, Code Enforcement, and for Township staff general transportation needs. He stated with the purchase of a new DPW truck last year, we kept an older pickup truck to use for Code Enforcement, and for the Hartland Deerfield Fire Department to use for plowing in the winter. He stated we are having repair issues regarding the old pickup truck and the minivan. Due to their age, repair cost, and utilization, staff looked at what we could do to replace these vehicles. Staff received quotes for new vehicles under the MIDeal program for municipalities. It was determined through discussions and the quotes that a half-ton crew cab pickup would be the most ideal for the needs of the Township. This truck would be utilized for Township staff transportation and Code Enforcement daily work. He stated we would be trading in both the Minivan and the old pickup truck to purchase this new vehicle. Manager Luce stated we received the best price from LaFontaine in Lansing considering the trade in value for the two vehicles. He stated we would be looking to purchase a 2024 Ford Crew Cab Pickup for a net cost of just over $22,120. He stated we are requesting $25,000 for the purchase, to add magnetic Township signs, a cover for the bed, and small ancillary items. He stated the list price for a GMC pickup was slightly lower than the Ford, but the trade in value was lower, making the net cost higher than the Ford, and there would be a six-month lead time to get the GMC.

Move to approve the purchase of a new Township vehicle, with the trade-in of two older model Township vehicles, in an amount not to exceed $25,000 with the related budget amendment.
Motion made by Clerk Ciofu, Seconded by Treasurer Horning.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: Trustee McMullen

b. Computer and Software Upgrades for Windows 10 Remediation Project

Manager Luce gave an update on the changeout of computers at the Township Hall for migrating from Windows 10 to Windows 11. He stated this was originally approved last fiscal year and we need to move the funds to this fiscal year. This will include a slight increase in the amount to cover any miscellaneous supplies, such as new monitor cords. This is just an amendment to move the funds from last fiscal year to this year as we ordered the equipment last year, but we did not pay for it until it arrived, which was last week.

Move to approve the budget amendment as presented for the purchase of new computers and equipment to complete the Windows Upgrades project in the amount of $30,000.
Motion made by Treasurer Horning, Seconded by Trustee Petrucci.
Voting Yea: Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee O'Connell, Trustee Petrucci
Voting Nay: None
Absent: Trustee McMullen

8. Board Reports

Trustee O'Connell - Stated the Veteran's Memorial is looking fantastic. Manager Luce stated we are on time with the adjusted schedule due to monument delivery delays. He stated it should be completed by the end of the month, but we have canceled the September 6th Dedication and have moved it to next spring, around Memorial Day.
Trustee Lubeski - No report
Trustee Petrucci - Stated that the Hartland Deerfield Fire Authority did not take up the offer to purchase the Township pickup truck we are trading in for the new Township vehicle, as they have a truck they can use, and it is much cheaper to refit this truck with a plow than to purchase the old Township truck.
Clerk Ciofu - No report.
Treasurer Horning - Provided an update on the Veterans Memorial stating we have contributions of $25,900 and have sold 142 bricks. She also stated the plaques from all the wars are in Manager Luce's office if any Board member wished to look at them.
Supervisor Fountain - Inquired of Clerk Ciofu as to the grant they are working on from the Michigan Municipal Clerks Association and it's purpose. Clerk Ciofu stated the grant is related to Elections and ADA Compliance. With Early Voting taking place here at the Township Hall we applied for funds to repair the front automatic door opener and to make the Township Hall restrooms more ADA compliant. He stated the maximum amount of the grant is $10,000 per municipality and we have received notification that we have been approved for a grant, but no funds will be distributed until the MAMC receives the funds from the Federal grant that was approved.

[BRIEF RECESS]

9. **Information / Discussion**

a. Manager's Report

Manager Luce stated he has had discussions with State Representative Jason Woolford's office regarding the issues we face with the M-59 corridor and development, and how we move forward with these issues. The delays in getting approvals from MDOT is affecting development in Hartland. Manager Luce stated Mr. Woolford's office has provided dates for us to meet with him and MDOT representatives. He stated he would work to get Howell Township and Oceola Township to attend. Trustee Petrucci inquired as to whether other municipalities are encountering these same issues and Manager Luce stated he has had discussions with other municipalities who may be getting quicker turnaround time, but they are still encountering the same issues we are encountering. Supervisor Fountain stated MDOT districts are also treated differently as Oakland County can get things done on M-59 that we in Livingston County cannot. Manager Luce stated that on the next Board meeting on September 2nd we will have Chick-Fil-A and Sheetz. They will be on the Planning Commission (PC) meeting on August 28th and this will be a quick turnaround for the Board. Sheetz will only be a PD Amendment to add Sheetz to the PD. Manager Luce stated they will have the Sheetz site plan in the package as a reference. Manager Luce stated Urban Air indoor adventure park will be on the September 16th Board meeting. He provided an update on the resurfacing of north Old US-23 and that the resurfacing will come within 1200 feet of M-59 and the Livingston County Road Commission (LCRC) stated there is a good chance of a three-to-five-day complete shutdown of Old US-23 north of M-59. They stated this is due to the inability to safely flag such a wide area near the intersection of M-59 and Old US-23 and that traffic lights would not line up properly. He stated they discussed detours to Hartland Road or north on US-23 to Clyde Rd. Manager Luce stated he brought up the process of the repaving of south Old US-23

which had no complete shutdowns and the LCRC stated that bid included night work which the north side does not include. Manager Luce stated this would be very expensive to add night work to this project at this time. He stated our options are basically to accept the shutdown or postpone the project to next year. Supervisor Fountain suggested paving to a certain point this season and do the area near M-59 next year when they may be doing work in this area for the Sheetz project.

Manager Luce stated residents have been calling in about discolored water in Hartland Estates. He gave a brief overview of the layout of the water main in Hartland Estates highlighting various dead ends in the cul-de sacs where water does not flow through the lines on a consistent basis. He stated currently, public works staff has been flushing certain hydrants weekly. which is working now but is not sustainable in the long term. He stated we are working with the Township Engineers as to how we can alleviate this problem. Manager Luce gave an update on the San Marino road paving discussions stating there are six Homeowner Associations (HOA), four on county roads and two on private roads in San Marino. He stated three public road HOA's and one private road HOA are considering going forward with an SAD. He stated there would be issues regarding SAD allocation citing the two private roads that the county would not engineer. He stated we could contract with the engineer on the project for the private roads, but payment would have to come from the Township. Manager Luce stated there is work to be done on this but there is an interest from the parties to move forward. Discussion was held on the process, if we were to go forward with this project, as to the SAD process, engineering costs, construction costs, SAD allocation amount, and timing of the project. Manager Luce gave a brief update on the Veterans Memorial stating the walls are up, the lights are installed, and the war plaques have been completed. He stated the all partners Partners in Progress meeting is tomorrow, August 20th at 7:30 am at the Old High School. Supervisor Fountain stated there is a sign down under the M-59 / US-23 overpass. Manager Luce gave a brief update on the Welcome to Hartland signs providing an overview of the two quotes we received, and the general consensus was to go with the company that provided the lower quote provided installation meets the state requirements.

10. Adjournment

Move to adjourn the meeting at 7:57 p.m.
Motion made by Trustee O'Connell, Seconded by Trustee Lubeski.

Voting Yea:	Supervisor Fountain, Clerk Ciofu, Treasurer Horning, Trustee Lubeski, Trustee O'Connell, Trustee Petrucci
Voting Nay:	None
Absent:	Trustee McMullen

Submitted by:

Larry N. Ciofu - Clerk

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Dryden-Hogan, Finance Director

Subject: Fiscal Year 2024-2025 Audit Presentation

Date: August 27, 2025

Recommended Action
Move to accept the Audit Report for Fiscal Year 2024-2025 from Pfeffer, Hanniford & Palka, CPAs as presented.

Discussion
Attached is the fiscal year 2024-2025 audit report, management comment letter and presentation, prepared by Pfeffer, Hanniford & Palka, CPAs. John Pfeffer will be reviewing the results of the audit and financial position of the Township.

Financial Impact
Is a Budget Amendment Required? ☐Yes ☒No

Attachments
Audit Presentation
Audited Financial Statements
Hartland Comment Letter
Communication with Governance Letter

Hartland Township

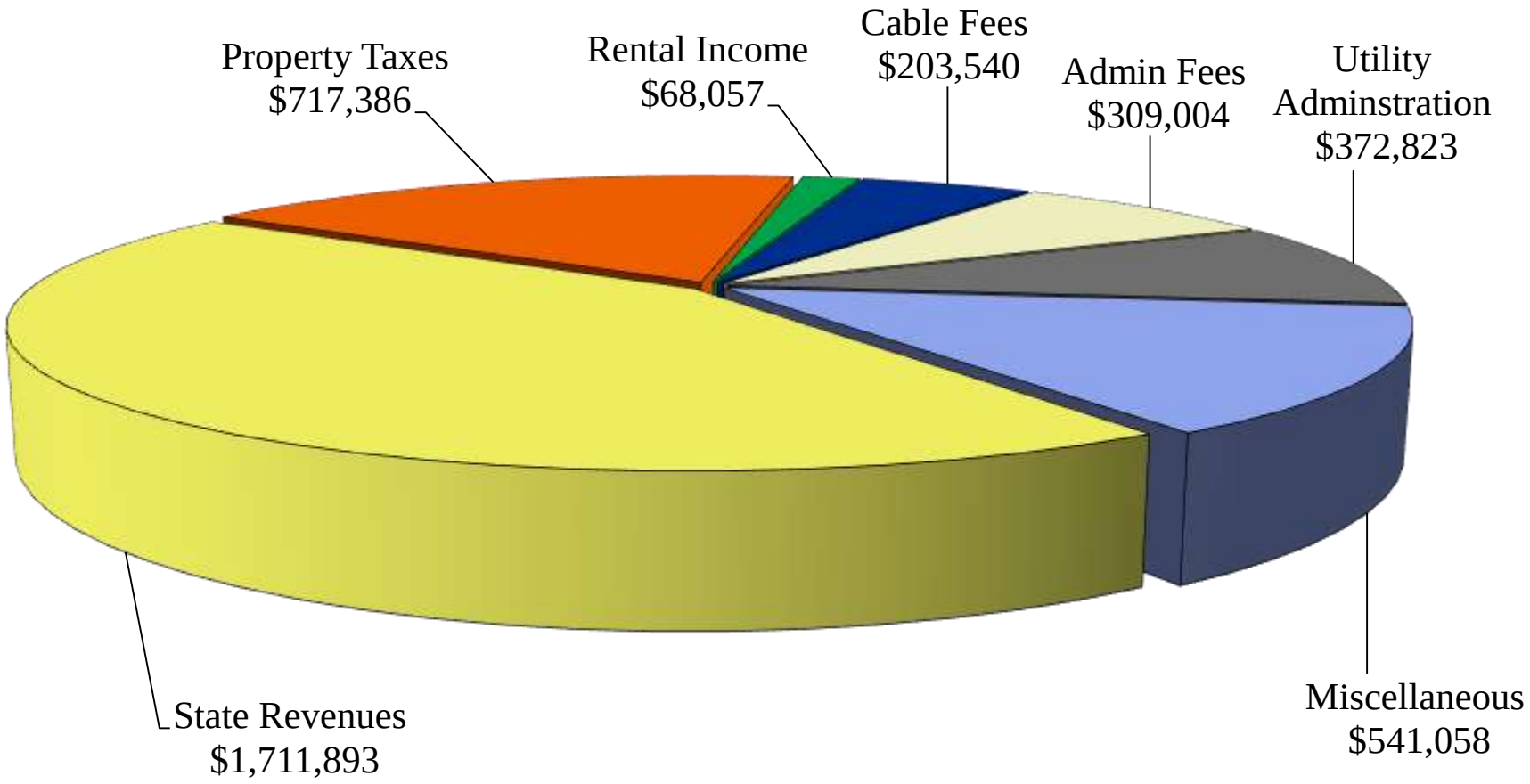
Audit Presentation

March 31, 2025

PFEFFER, HANNIFORD & PALKA
Certified Public Accountants

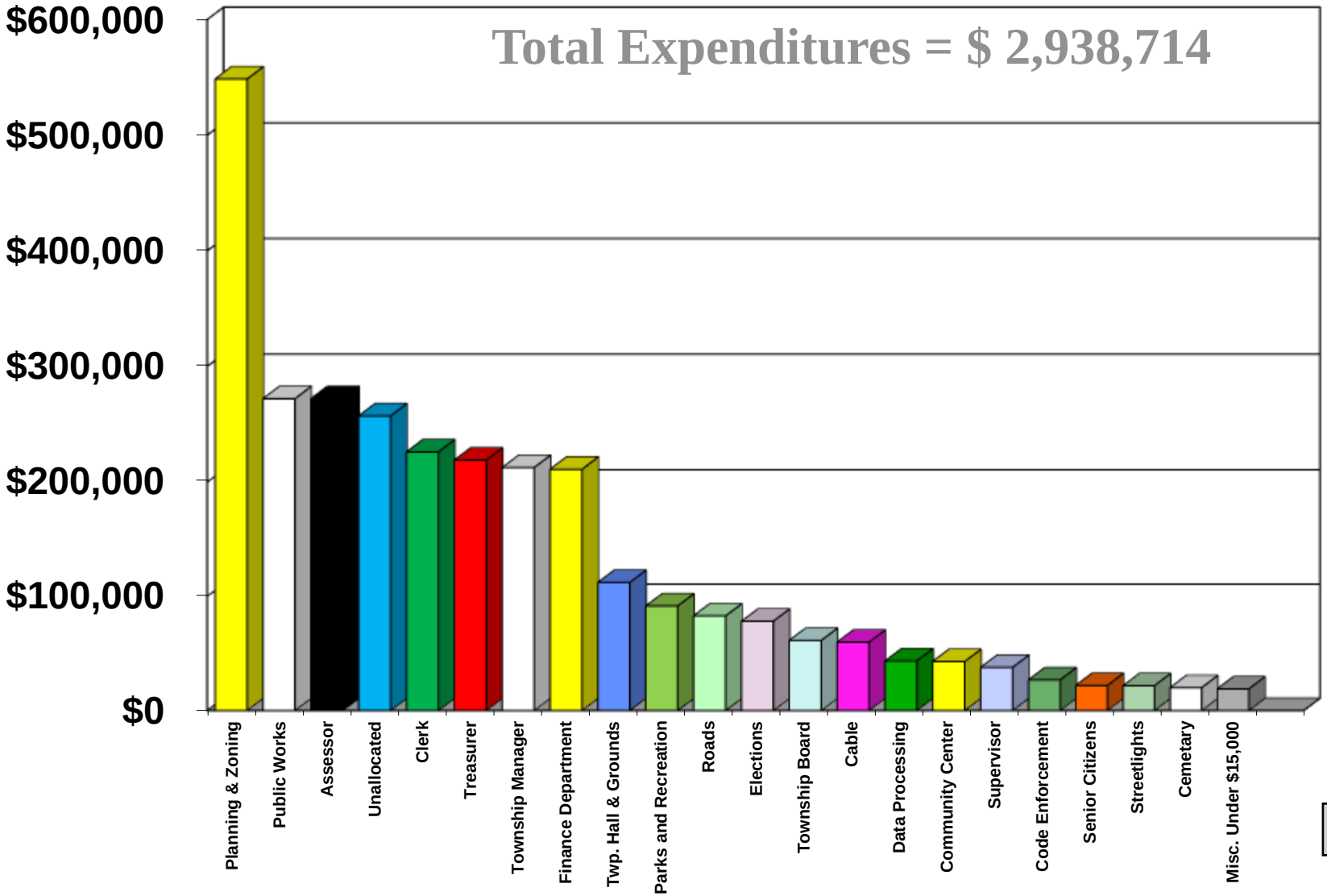
BRIGHTON, MICHIGAN

Hartland Township
General Fund Revenues – Pre GASB 54
For The Year Ended March 31, 2025

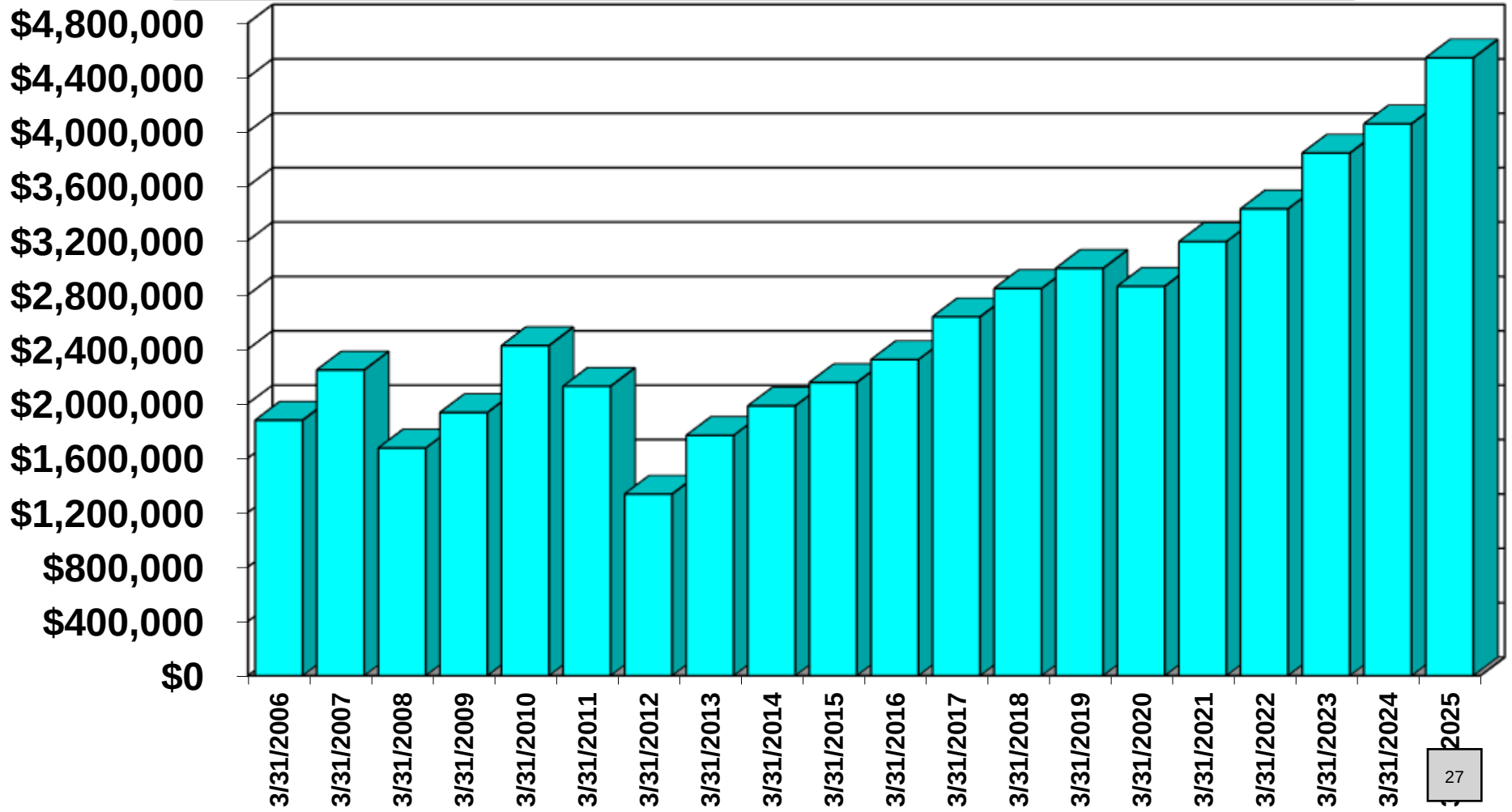


Total Revenues $ 3,923,761

Hartland Township
General Fund Expenditures – Pre GASB 54
For The Year Ended March 31, 2025



Hartland Township
General Fund - Fund Balance – Pre GASB 54
March 31, 2006-2025



HARTLAND TOWNSHIP

Report on Audit of Financial Statements

For the Year Ended March 31, 2025

HARTLAND TOWNSHIP

TOWNSHIP OFFICIALS

Supervisor - William Fountain
Clerk - Larry Ciofu
Treasurer - Kathleen Horning

TOWNSHIP BOARD

Larry Ciofu
William Fountain
Kathleen Horning
Brett Lubeski
Summer McMullen
Denise O'Connell
Joseph Petrucci

TOWNSHIP ATTORNEY

Foster, Swift, Collins & Smith, P.C.

TOWNSHIP AUDITORS

Pfeffer, Hanniford & Palka
Certified Public Accountants

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PFEFFER ▪ HANNIFORD ▪ PALKA
Certified Public Accountants

John M. Pfeffer, C.P.A.
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225 E. Grand River - Suite 104
Brighton, Michigan 48116-1575
(810) 229-5550
FAX (810) 229-5578

INDEPENDENT AUDITOR'S REPORT

September 2, 2025

To the Board of Trustees
Hartland Township
2655 Clark Road
Hartland, Michigan 48353

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Hartland Township, Michigan, as of and for the year ended March 31, 2025, and the related notes to the financial statements, which collectively comprise the Township's basic financial statements as listed in the table of contents. In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Hartland Township, Michigan, as of March 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Township and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- exercise professional judgment and maintain professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Township's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 8-13 and 51-53 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Township's basic financial statements. The accompanying supplementary information such as the combining and individual fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Pfeffer, Hanniford & Palka, P.C.

PFEFFER, HANNIFORD & PALKA
Certified Public Accountants

MANAGEMENT DISCUSSION AND ANALYSIS

Within this section of Hartland Township's annual financial report, the Township's management is providing a narrative discussion and analysis of the financial activities of the Township for the fiscal year ended March 31, 2025. This narrative discusses and analyzes the activity within the context of the accompanying financial statements and disclosures following this section. The discussion focuses on the Township's primary government and, unless otherwise noted, component units reported separately from the primary government are not included.

Overview of the Financial Statements

Management's Discussion and Analysis introduces the Township's basic financial statements. The basic financial statements include government-wide financial statements, fund financial statements, and notes to the financial statements. The Township also includes in this report additional information to supplement the basic financial statements.

Government-wide Financial Statements

The Township's annual reports include two government-wide financial statements. These statements provide both long-term and short-term information about the Township's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of these government-wide statements is the Statement of Net Position. This is the Township-wide statement of position presenting information that includes all the Township's assets and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Township as a whole is improving or deteriorating. Evaluation of the overall health of the Township may extend to various non-financial factors as well.

The second government-wide statement is the Statement of Activities which reports how the Township's net position changed during the current fiscal year. The design of this statement is to show the financial reliance of the Township's distinct activities or functions on the revenues generated by the Township.

Both government-wide financial statements distinguish governmental activities of the Township that are principally supported by taxes and revenue sharing, and from the business-type activities that are intended to recover all or a significant portion of their costs through user fees and charges. Governmental activities include such activities as general government, public safety, and planning and zoning departments. Business-type activities include water and sewer system operations. Fiduciary activities such as tax collection are not included in the government-wide statements since these assets are not available to fund Township programs.

The Township's financial reporting includes all the funds of the Township (primary government) and, additionally, organizations for which the Township is accountable (component units).

Fund Financial Statements

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The Township uses funds to ensure and demonstrate compliance with finance-related laws and regulations. Within the basic financial statements, fund financial statements focus on the Township's most significant funds rather than the Township as a whole. Major funds are separately reported while all others are combined into a single, aggregated presentation. Individual fund data for non-major funds is provided in the combining statements later in this report.

The Township has three kinds of funds:

Governmental funds are reported in the financial statements and encompass essentially the same functions as governmental activities in the government-wide financial statements except with a different focus on the financial activity. These statements report short-term fiscal accountability focusing on the use of available resources and balances of these resources available at the end of the year. They are useful in evaluating annual financing requirements of governmental programs and the commitment of spendable resources for the near-term. Since the focus of the government-wide financial statements includes a long-term view, a reconciliation of these fund balances has been completed to detail its relation to net position.

Proprietary funds are reported in the fund financial statements and are used to account for operations (a) that are financed and operated in a manner similar to private business enterprises - where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

Fiduciary funds are reported in the fiduciary fund financial statements but are excluded from the government-wide statements. Fiduciary fund financial statements report resources that are not available to fund Township activities.

Notes to the financial statements

The accompanying notes to the financial statements provide information essential to a full understanding of both the government-wide and fund financial statements.

Other information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. Other supplementary information includes detail by fund for receivables, payables, transfers, and payments within the reporting entity.

Major funds are reported in the basic financial statements as discussed. Combining and statements for individual fund activity are presented in a subsequent section of this report.

The Township as a Whole - Government-Wide Financial Analysis

The Township's net position at the end of the fiscal year was $52,261,236. This is a $4,121,680 increase over last year's net position of $48,139,556.

The following tables provide a summary of the Township's financial activities and changes in net position:

Summary of Net Position

	Governmental Activities		Business-type Activities		Totals	
	3/31/2025	3/31/2024	3/31/2025	3/31/2024	3/31/2025	3/31/2024
ASSETS						
Current and other assets	$ 15,548,749	$ 15,916,559	$ 18,145,218	$ 15,444,283	$ 33,693,967	$ 31,360,842
Capital assets	8,797,112	8,631,589	22,481,457	22,496,846	31,278,569	31,128,435
Total assets	24,345,861	24,548,148	40,626,675	37,941,129	64,972,536	62,489,277
LIABILITIES						
Other liabilities	560,182	694,730	456,746	335,021	1,016,928	1,029,751
Long-term liabilities	1,980,400	2,305,450	9,434,150	10,691,089	11,414,550	12,996,539
Total liabilities	2,540,582	3,000,180	9,890,896	11,026,110	12,431,478	14,026,290
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows from leases	279,822	323,431			279,822	323,431
NET POSITION						
Net investment in capital assets	8,797,112	8,631,589	12,671,514	11,967,043	21,468,626	20,598,632
Restricted	3,619,653	3,776,344			3,619,653	3,776,344
Unrestricted	9,108,692	8,816,604	18,064,265	14,947,976	27,172,957	23,764,580
Total net position	$ 21,525,457	$ 21,224,537	$ 30,735,779	$ 26,915,019	$ 52,261,236	$ 48,139,556

Summary of Changes in Activities

	Governmental Activities		Business-type Activities		Totals	
	3/31/2025	3/31/2024	3/31/2025	3/31/2024	3/31/2025	3/31/2024
REVENUES						
Program revenues						
Charges for services	$ 756,168	$ 674,023	$ 3,782,014	$ 3,765,888	$ 4,538,182	$ 4,439,911
Capital contributions			3,738,621	273,334	3,738,621	273,334
General revenues and transfers						
State revenues	1,719,784	1,729,125			1,719,784	1,729,125
Property taxes	3,991,651	3,719,757			3,991,651	3,719,757
Interest and rent	261,795	264,701	495,848	273,920	757,643	538,621
Grant income		233,878				233,878
Transfers in (out)		1,750		(1,750)		
Other	714,193	793,791	132,491	80,161	846,684	873,952
Total revenues	7,443,591	7,417,025	8,148,974	4,391,553	15,592,565	11,808,578
EXPENSES						
General government	2,625,536	2,411,001			2,625,536	2,411,001
Public safety	2,012,047	1,730,729			2,012,047	1,730,729
Parks and recreation	434,771	405,753			434,771	405,753
Public works	1,941,751	1,016,490			1,941,751	1,016,490
Community development	64,978	70,282			64,978	70,282
Interest on governmental long-term debt	63,588	89,657			63,588	89,657
Water system			1,214,812	1,012,067	1,214,812	1,012,067
Sewer system			3,113,402	3,115,207	3,113,402	3,115,207
Total expenses	7,142,671	5,723,912	4,328,214	4,127,274	11,470,885	9,851,186
Change in net position	300,920	1,693,113	3,820,760	264,279	4,121,680	1,957,392
Beginning net position	21,224,537	19,531,424	26,915,019	26,650,740	48,139,556	46,182,164
Ending net position	$ 21,525,457	$ 21,224,537	$ 30,735,779	$ 26,915,019	$ 52,261,236	$ 48,139,556

Financial Analysis of the Township's Funds

The Township has four major governmental funds for the year ended March 31, 2025. These funds are the General Fund, Municipal Street Fund, Fire Operating Fund, and M-59/Hartland Road Debt Service Fund.

- The General Fund increased by $347,009. Property tax revenues and State Shared Revenue remained strong, community investments were increased, and additional funds set aside for future capital projects.
- The Municipal Street Fund decreased by $97,145. This fund is supported by a 10-year millage, which was renewed in 2024 November election. Current year expenses of $1,464,061 focused on paving and repairs to several roads in partnership with the Livingston County Road Commission. Most notably, the board authorized the widening of Old US23 from M-59 to the Brighton border, as well as major improvements to the Old US23 and M-59 intersection.
- The Fire Operating Fund decreased by $49,135. A 5-year millage of 2.06, expiring in 2025, was approved by the voters in November 2020. The board intends to request a millage renewal on the November 2026 election ballot. The board approved an additional contribution of $325,000 to the Hartland Deerfield Fire Authority for the forgiveness of the 2022 loan for the purchase of a new fire truck.
- The M-59/Hartland Road Debt Service Fund increased by $31,420, as expected. A 2019 bond refunding resulted in interest savings on the assessed parcels and is accounted for in the budget.

The Township has two major business-type funds for the year ended March 31, 2025. These funds are the Water System Fund and the Sewage Disposal System Fund.

- The Water System Fund's net position decreased by $77,104. Water operations continue to perform well due to better-than-expected cost savings.
- The Sewage Disposal System Fund increased its net position by $3,897,864, mainly due to connection fees purchased by Livingston County.

General Fund Budgetary Highlights

The General Fund's budget was adopted prior to the start of the fiscal year ended March 31, 2025. The overall funds were in compliance with the Board approved budget resolution. The budget was amended during the year to account for various projected changes due to Board decisions and economic reality.

Capital Asset and Debt Administration

Governmental Funds

The Township acquired $707,624 of capital assets during the year. The Township completed the Station 52 bathroom for $6,000 and Station 62 concrete improvement of $60,527. The Township completed the paving of the Township parking lot for $263,259, purchased new carpet for the Township Hall for $11,054, as well as completed Settler's Park for $203,409 and Heritage Park for $124,900. Additionally, the Township made payment for new software for the cemetery for $4,475, and $34,000 for a veteran's monument down payment both of which are included in construction in progress at March 31, 2025.

The Township did not dispose of any assets during the year.

The Township made bond principal payments of $320,000 during the fiscal year, bringing the total governmental debt balance to $1,940,000 for the year end March 31, 2025. The Township did not issue any new debt during the fiscal year.

Business-Type Funds

The Township has two business-type funds – Water System Fund and Sewage Disposal System Fund. The Water System Fund purchased a lawnmower for $13,906, a 2024 GMC Sierra for $57,098 and a salt spreader for $6,404. Additionally, the Water System Fund spent $244,098 on water system improvements. Well #1 replacement of $37,115 was put into service in fiscal year 2025 with no additional costs, and was transferred out of construction in process in the current fiscal year. Construction in progress of $534,262 at March 31, 2025 relates to the purchase and installation of a new pressure reducing valve (PRV), which is expected to be completed mid-year 2025, and upgrades to the plant media filter.

On September 1, 2021, the Township issued the Sanitary Sewer Series 2021 Refunding bonds in the amount of $4,775,000. The bond matures on March 31, 2034. Series principal paid on the remaining outstanding bonds totaled $1,156,530 in the current fiscal year. Principal outstanding for the year ended March 31, 2025 is $8,653,413. Current cash reserves in the Sewer Fund are greater than the outstanding debt related to the connection to Genesee County's sewer treatment system, due to the purchase of 433 additional REUs by Livingston County in the amount of $3,616,006.

Economic Conditions and Future Activities

New construction on commercial and residential homes continues at a moderate pace, helping to stabilize the Township's property tax revenues. Sewer and water rate studies are underway for the next five years to ensure that both systems' requirements, including necessary improvements, will be met.

Contacting the Township's Financial Management

This report is designed to provide a general overview of the Township's financial position and comply with finance-related regulations. If you have any further questions about this report or to request additional information, please contact Hartland Township at 2655 Clark Road, Hartland, Michigan 48353. Find us on the web at www.hartlandtwp.com.

BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

HARTLAND TOWNSHIP

STATEMENT OF NET POSITION
MARCH 31, 2025

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Current assets			
Cash and investments	$ 12,272,262	$ 15,017,023	$ 27,289,285
Cash and investments - restricted		761,494	761,494
Receivables			
Taxes	110,165		110,165
State shared revenues	280,914		280,914
Special assessments	2,427,444	1,256,487	3,683,931
Accounts	97,319	1,082,917	1,180,236
Lease receivable	308,175		308,175
Interest	3,221	19,288	22,509
Prepaid items	14,787	7,533	22,320
Intergovernmental	(476)	476	
Bond discount - net of amortization	34,938		34,938
Non-current assets			
Capital assets			
Non-depreciable	2,525,357	834,263	3,359,620
Depreciable - net of accumulated depreciation	6,271,755	21,647,194	27,918,949
Total assets	24,345,861	40,626,675	64,972,536
LIABILITIES			
Current liabilities			
Accounts payable	173,104	381,913	555,017
Accrued wages/taxes	40,299		40,299
Accrued interest payable		74,833	74,833
Unearned revenue	296,272		296,272
Compliance reserve	50,507		50,507
Long-term liabilities			
Bond premium - net of amortization	40,400	780,737	821,137
Other due within one year	310,000	1,065,000	1,375,000
Other due in more than one year	1,630,000	7,588,413	9,218,413
Total liabilities	2,540,582	9,890,896	12,431,478
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows from leases	279,822		279,822
NET POSITION			
Net investment in capital assets	8,797,112	12,671,514	21,468,626
Restricted	3,619,653		3,619,653
Unrestricted	9,108,692	18,064,265	27,172,957
Total net position	$ 21,525,457	$ 30,735,779	$ 52,261,236

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED MARCH 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Capital Contributions	Net (Expenses) Revenue and Changes in Net Assets: Governmental Activities	Net (Expenses) Revenue and Changes in Net Assets: Business-type Activities	Net (Expenses) Revenue and Changes in Net Assets: Total
Governmental activities:						
General government	$ (2,625,536)	$ 756,168	$	$ (1,869,368)	$	$ (1,869,368)
Parks and recreation	(434,771)			(434,771)		(434,771)
Police protection	(32,338)			(32,338)		(32,338)
Fire protection	(1,979,709)			(1,979,709)		(1,979,709)
Public works	(1,941,751)			(1,941,751)		(1,941,751)
Community development	(64,978)			(64,978)		(64,978)
Interest on long-term debt	(63,588)			(63,588)		(63,588)
Total governmental activities	(7,142,671)	756,168		(6,386,503)		(6,386,503)
Business-type activities:						
Water system	(1,214,812)	937,518			(277,294)	(277,294)
Sewer system	(3,113,402)	2,844,496	3,738,621		3,469,715	3,469,715
Total business-type activities	(4,328,214)	3,782,014	3,738,621		3,192,421	3,192,421
Total	$ (11,470,885)	$ 4,538,182	$ 3,738,621	(6,386,503)	3,192,421	(3,194,082)
		General revenues and transfers				
		Property taxes		3,991,651		3,991,651
		State shared revenues		1,719,784		1,719,784
		Licenses and permits		318,692		318,692
		Interest and rents		261,795	495,848	757,643
		Grant income				
		Transfers in (out)				
		Other income		395,501	132,491	527,992
		Total general revenues		6,687,423	628,339	7,315,762
		Changes in net position		300,920	3,820,760	4,121,680
		Net position, April 1, 2024		21,224,537	26,915,019	48,139,556
		Net position, March 31, 2025		$ 21,525,457	$ 30,735,779	$ 52,261,236

The accompanying notes are an integral part of these financial statements.

FUND FINANCIAL STATEMENTS

HARTLAND TOWNSHIP

BALANCE SHEET - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED MARCH 31, 2025

	General	Municipal Street	Fire Operating	M-59/Hartland Road Debt Service	Other Nonmajor Funds	Total
ASSETS						
Cash and investments	$ 6,535,472	$ 2,319,009	$ 2,121,721	$ 546,238	$ 749,822	$ 12,272,262
Receivables						
Taxes	25,339	35,067	49,759			110,165
State shared revenues	280,914					280,914
Special assessments				1,846,864	580,580	2,427,444
Accounts	50,507				20,014	70,521
Loan - Hartland Deerfield Fire Authority						
Lease receivable	308,175					308,175
Interest	3,221					3,221
Due from other funds	26,798					26,798
Prepaid expenditures	10,213				4,574	14,787
Total assets	$ 7,240,639	$ 2,354,076	$ 2,171,480	$ 2,393,102	$ 1,354,990	$ 15,514,287
LIABILITIES						
Accounts payable	$ 96,362	$	$	$	$ 4,748	$ 101,110
Accrued wages and absences	40,299					40,299
Compliance reserves	50,507					50,507
Unearned revenue	296,272					296,272
Due to others	71,994					71,994
Due to other funds	476					476
Total liabilities	555,910				4,748	560,658
DEFERRED INFLOW OF RESOURCES						
Unavailable revenue				1,846,864	576,282	2,423,146
Deferred inflows from leases	279,822					279,822
Total deferred inflows or resouces	279,822			1,846,864	576,282	2,702,968
FUND BALANCES						
Nonspendable - prepaid items	10,213				4,574	14,787
Restricted						
Roads		360,076				360,076
Public safety			2,171,480		113,518	2,284,998
Debt service				546,238	428,341	974,579
ARPA						
Committed						
Capital improvement	1,058,936					1,058,936
Cable					190,054	190,054
Cemetery						
Assigned for future deficit	802,508	1,994,000			37,473	2,833,981
Unassigned	4,533,250					4,533,250
Total fund balances	6,404,907	2,354,076	2,171,480	546,238	773,960	12,250,661
Total liabilities and deferred inflow of resources and fund balances	$ 7,240,639	$ 2,354,076	$ 2,171,480	$ 2,393,102	$ 1,354,990	$ 15,514,287

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION MARCH 31, 2025

Total fund balance per balance sheet		$ 12,250,661
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.		
Historical cost	$ 15,112,463	
Depreciation	(6,315,351)	
Capital assets net of depreciation		8,797,112
Some liabilities are not due and payable in the current period and therefore are not reported in the funds. These include:		
Bonds payable		(1,940,000)
Assessments not collected are reported as unavailable revenue in the fund statements, and are reported as income as levied in the Statement of Activities.		2,423,146
Unamortized bond discount and premiums are not recognized in the fund statements.		(5,462)
Net position of governmental activities		$ 21,525,457

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED MARCH 31, 2025

	General	Municipal Street	Fire Operating	M-59/Hartland Road Debt Service	Other Nonmajor Funds	Total
REVENUES						
Taxes	$ 717,386	$ 1,354,423	$ 1,919,842	$	$	$ 3,991,651
Special assessments - principal				230,858	146,338	377,196
Special assessments - interest				72,309	20,108	92,417
State revenues	1,711,893	4,790	3,101			1,719,784
Licenses and permits	225,250				93,442	318,692
Interest and rents	161,607	6,912	418	253	188	169,378
Charges for services	756,168					756,168
Miscellaneous	392,991	791	1,719			395,501
Total revenues	3,965,295	1,366,916	1,925,080	303,420	260,076	7,820,787

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS (continued)
FOR THE YEAR ENDED MARCH 31, 2025

	General	Municipal Street	Fire Operating	M-59/Hartland Road Debt Service	Other Nonmajor Funds	Total
EXPENDITURES						
Current:						
General government	2,354,168					2,354,168
Parks and recreation	91,562					91,562
Capital improvement	145,666					145,666
Police protection/public safety	26,838				5,500	32,338
Fire protection			1,907,688			1,907,688
Public works	396,693	1,464,061			80,997	1,941,751
Community development	64,978					64,978
Capital outlay:						
General government	278,788					278,788
Cable						
Fire protection			66,527			66,527
Parks and recreation	362,309					362,309
Debt service:						
Principal				220,000	100,000	320,000
Interest and fees				52,000	11,588	63,588
Total expenditures	3,721,002	1,464,061	1,974,215	272,000	198,085	7,629,363
Excess of revenues over (under) expenditures	244,293	(97,145)	(49,135)	31,420	61,991	191,424
OTHER FINANCING SOURCES (USES)						
Transfers in	102,716					102,716
Transfers (out)					(102,716)	(102,716)
Net changes in fund balances	347,009	(97,145)	(49,135)	31,420	(40,725)	191,424
FUND BALANCE, APRIL 1, 2024	6,057,898	2,451,221	2,220,615	514,818	814,685	12,059,237
FUND BALANCE, MARCH 31, 2025	$ 6,404,907	$ 2,354,076	$ 2,171,480	$ 546,238	$ 773,960	$ 12,250,661

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED MARCH 31, 2025

Net change in fund balance - governmental funds		$ 191,424
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlay as expenditures. However, in the Statement of Activities the cost of those assets are allocated over their useful lives as depreciation expense. The amount by which depreciation exceeded capital outlay is as follows:		
Capital outlay	$ 707,624	
Depreciation expense	(542,101)	
Total		165,523
Issuance of new debt and the repayment of long-term debt are recorded as revenues and expenditures in the governmental funds, but change the outstanding long-term liabilities in the Statement of Net Position.		
Contracts/bonds payable		320,000
Bond discounts and bond premiums are amortized over the life of the bonds on the Statement of Activities.		
Current year amortization		1,168
Assessment not collected are reported as deferred revenue in the fund statements, and are reported as income levied in the Statement of Activities.		
Principal collected during the year		(377,195)
Change in net position of governmental activities		$ 300,920

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
MARCH 31, 2025

	ENTERPRISE FUNDS		
	Water System	Sewage Disposal System	Total
CURRENT ASSETS			
Cash and cash equivalents	$ 2,046,696	$ 2,271,232	$ 4,317,928
Investments	1,046,428	9,652,667	10,699,095
Special assessment receivable		52,052	52,052
Accounts receivable - billing	277,163	805,754	1,082,917
Prepaid		7,533	7,533
Interest receivable	19,288		19,288
Due from other funds	31,961		31,961
Total current assets	3,421,536	12,789,238	16,210,774
RESTRICTED ASSETS			
Cash and cash equivalents		761,494	761,494
Special assessments receivable		1,204,435	1,204,435
Total restricted assets		1,965,929	1,965,929
CAPITAL ASSETS			
Land	300,000		300,000
Construction in progress	534,263		534,263
Utility systems, net	7,641,296	14,005,898	21,647,194
Net capital assets	8,475,559	14,005,898	22,481,457
Total assets	11,897,095	28,761,065	40,658,160
CURRENT LIABILITIES			
Accounts payable	154,597	193,984	348,581
Accrued expenditures	19,332		19,332
Accrued interest payable		74,833	74,833
Due to others	14,000		14,000
Chargeback payable			
Bonds and contracts - current portion		1,065,000	1,065,000
Due to other funds		31,485	31,485
Total current liabilities	187,929	1,365,302	1,553,231
LONG-TERM LIABILITIES			
Bonds and contracts payable long term portion		7,588,413	7,588,413
Bond premiums, net of amortization		780,737	780,737
Total long-term liabilties		8,369,150	8,369,150
Total liabilities	187,929	9,734,452	9,922,381
NET POSITION			
Invested in capital assets, net of related debt	8,475,559	4,195,955	12,671,514
Unrestricted	3,233,607	14,830,658	18,064,265
Total net position	$ 11,709,166	$ 19,026,613	$ 30,735,779

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED MARCH 31, 2025

	ENTERPRISE FUNDS		
	Water System	Sewage Disposal System	Total
OPERATING REVENUES			
User charges	$ 937,518	$ 2,844,496	$ 3,782,014
OPERATING EXPENSES	1,214,812	2,911,036	4,125,848
Operating gain (loss)	(277,294)	(66,540)	(343,834)
NON-OPERATING REVENUES AND (EXPENSES)			
Interest income - cash and cash equivalents	67,699	380,862	448,561
Interest income - special assessments		47,287	47,287
Other income (expense)	132,491		132,491
Interest expense and bond fees		(202,366)	(202,366)
Total non-operating revenues and (expenses)	200,190	225,783	425,973
CAPITAL CONTRIBUTIONS			
Connection fees, net of refund		3,666,223	3,666,223
Surcharge fees		72,398	72,398
Total capital contributions		3,738,621	3,738,621
Changes in net position	(77,104)	3,897,864	3,820,760
NET POSITION AT APRIL 1, 2024	11,786,270	15,128,749	26,915,019
NET POSITION AT MARCH 31, 2025	$ 11,709,166	$ 19,026,613	$ 30,735,779

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED MARCH 31, 2025

	ENTERPRISE FUNDS		
	Water System	Sewage Disposal System	Total
CASH FLOW FROM OPERATING ACTIVITIES			
Cash received from customers	$ 911,804	$ 2,860,253	$ 3,772,057
Payments to other suppliers for goods or services	(566,378)	(2,429,068)	(2,995,446)
Payments made to employees	(212,820)		(212,820)
Net cash (used) provided by operating activities	132,606	431,185	563,791
CASH FLOW FROM (USED IN) CAPITAL AND FINANCING ACTIVITIES			
Principal and interest paid on capital debt		(1,459,305)	(1,459,305)
Collections of special assessment (principal and interest)		291,525	291,525
Connection fees		3,814,029	3,814,029
Acquisition of fixed assets	(778,643)		(778,643)
Other revenue	132,491		132,491
Net cash from capital and related financing activities	(646,152)	2,646,249	2,000,097
CASH FLOW FROM INVESTING ACTIVITIES			
Net proceeds from sale/purchase of investments	534,822	(3,379,006)	(2,844,184)
Interest received on cash and cash equivalents	4,556	1,836	6,392
Net cash (used) provided by investing activities	539,378	(3,377,170)	(2,837,792)
Net increase (decrease) in cash and cash equivalents	25,832	(299,736)	(273,904)
CASH AND CASH EQUIVALENTS AT APRIL 1, 2024	2,020,864	3,332,462	5,353,326
CASH AND CASH EQUIVALENTS AT MARCH 31, 2025	$ 2,046,696	$ 3,032,726	$ 5,079,422
ADJUSTMENTS TO OPERATING GAIN (LOSS) TO NET CASH PROVIDED (USED BY) OPERATING ACTIVITIES			
Operating gain (loss)	$ (277,294)	$ (66,540)	$ (343,834)
Adjustments to reconcile operating income to net cash provided (used by) operating activities:			
Depreciation	357,362	436,670	794,032
Change is assets and liabilities			
(Increase) decrease in accounts receivable	(25,714)	15,757	(9,957)
(Increase) decrease in due from others	5,000		5,000
(Increase) decrease in prepaid expense		1,825	1,825
(Increase) decrease due from other funds	(31,485)	31,485	
Increase (decrease) accounts payable	100,760	11,988	112,748
Increase (decrease) in accrued expenditures	3,977		3,977
Total adjustments	409,900	497,725	907,625
Net cash provided by operating activities	$ 132,606	$ 431,185	$ 563,791

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF ASSETS AND LIABILITIES
FIDUCIARY FUNDS
MARCH 31, 2025

	Current Tax Collection	General Custodial Fund	Totals
ASSET			
Cash	$ 26,798	$ 17,558	$ 44,356
LIABILITIES			
Due to other funds	$ 26,798	$	$ 26,798
Due to others		17,558	17,558
Total liabilities	$ 26,798	$ 17,558	$ 44,356

The accompanying notes are an integral part of these financial statements.

HARTLAND TOWNSHIP

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED MARCH 31, 2025

	Current Tax Collection
ADDITIONS	
Tax collections for others	$ 32,307,327
DEDUCTIONS	
Payments of tax to others	32,307,327
Net increase (decrease) in fiduciary net position	
NET POSITION, APRIL 1, 2024	
NET POSITION, MARCH 31, 2025	$

Note that the Trust & Agency Fund had no additions or deductions during the year.

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting and reporting policies of the Township relating to the funds and account groups included in the accompanying combined financial statements conform to generally accepted accounting principles applicable to state and local governments. The more significant accounting policies of the Township are described below.

A. BASIC FINANCIAL STATEMENTS

In accordance with GASB standards, the basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (Statement of Net Position and Statement of Activities) report on the Township as a whole, excluding fiduciary activities. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. All activities, both governmental and business-type, are reported in the government-wide financial statements using the economic resources measurement focus and the accrual basis of accounting, which includes long-term assets and receivables as well as long-term debt and obligations. The government-wide financial statements focus more on the sustainability of the Township as an entity and the change in aggregate financial position resulting from the activities of the fiscal period.

Generally, the effect of interfund activity has been removed from the government-wide financial statements. Net interfund activity and balances between governmental activities and business-type activities are shown in the government-wide financial statements.

The government-wide Statement of Net Position reports all financial and capital resources of the Township (excluding fiduciary funds). It is displayed in a format of assets less liabilities equal net position, with the assets and liabilities shown in order of their relative liquidity. Net positions are required to be displayed in three components: 1) invested in capital assets, net of related debt, 2) restricted, and 3) unrestricted. Invested in capital assets, net of related debt is capital assets net of accumulated depreciation and reduced by outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. Restricted net positions are those with constraints placed on their use by either: 1) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations or other governments, or 2) imposed by law through constitutional provisions or enabling legislation. All net positions not otherwise classified as restricted, are shown as unrestricted. Generally, the Township would first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

The Government-Wide Statement of Activities demonstrates the degree to which both direct and indirect expenses of the various functions and programs of the Township are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or identifiable activity. Indirect expenses for administrative overhead are allocated among the functions and activities using a full cost allocation approach and are presented separately to enhance comparability of direct expenses between governments that allocate direct expenses and those that do not. Interest on general long-term debt is not allocated to the various functions. Program revenues include: 1) charges to customers or users who purchase, use or directly benefit from goods, services or privileges provided by a particular function or program and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Taxes, unrestricted investment income and other revenues not identifiable with particular functions or programs are included as general revenues. The general revenues support the net costs of the functions and programs not covered by program revenues.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Also, part of the basic financial statements are fund financial statements for governmental funds and proprietary funds. The focus of the fund financial statements is on major funds, as defined by GASB Statement No. 34. Although this reporting model sets forth minimum criteria for determination of major funds (a percentage of assets, liabilities, revenues, or expenditures/expenses of fund category and of the governmental and enterprise funds combined), it also gives governments the option of displaying other funds as major funds. Other non-major funds are combined in a single column on the fund financial statements.

The Township reports the following major governmental funds:

The General Fund is the Township's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Fire Operating Fund accounts for property taxes collected for and the related costs to provide fire protection to the Township residents.

The Municipal Street Fund accounts for property taxes collected for and related costs to improve Township roads.

The M-59/Hartland Road Debt Service Fund accounts for the activity related to the debt and assessments to finance a road project.

The Township reports the following major proprietary funds:

The Sewage Disposal System Fund accounts for all the activity associated with the operations and maintenance of operating a sewage treatment system.

The Water System Fund accounts for all the activity associated with the operations and maintenance of operating a water distribution system.

B. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The governmental fund financial statements are prepared on a current financial resources measurement focus and modified accrual basis of accounting. To conform to the modified accrual basis of accounting, certain modifications must be made to the accrual method. These modifications are outlined below:

A. Revenue is recorded when it becomes both measurable and available (received within 60 days after year-end). Revenue considered susceptible to accrual includes: property taxes, sales and use taxes, transient occupancy taxes, licenses, fees and permits, intergovernmental revenues, charges for services, fines, forfeits and penalties, and interest.

B. Expenditures are recorded when the related fund liability is incurred. Principal and interest on general long-term debt are recorded as fund liabilities when due or when amounts have been accumulated in the debt service fund for payments to be made early in the following year.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Disbursements for the purchase of capital assets providing future benefits are considered expenditures. Bond proceeds are reported as another financing source.

With this measurement focus, operating statements present increases and decreases in net current assets and unreserved fund balance as a measure of available resources. This is the traditional basis of accounting for governmental funds and also is the manner in which these funds are normally budgeted. This presentation is deemed most appropriate to: 1) demonstrate legal and covenant compliance, 2) demonstrate the sources and uses of liquid resources, and 3) demonstrate how the Township's actual revenues and expenditures conform to the annual budget. Since the governmental funds financial statements are presented on a different basis than the governmental activities column of the government-wide financial statements, a reconciliation is provided immediately following each fund statement. These reconciliations briefly explain the adjustments necessary to transform the fund financial statements into the governmental activities' column of the government-wide financial statements.

The proprietary funds financial statements are prepared on the same basis (economic resources measurement focus and accrual basis of accounting) as the government-wide financial statements. Therefore, most lines for the total enterprise funds on the proprietary funds financial statements will directly reconcile to the business-type activities column on the government-wide financial statements. Because the enterprise funds are combined into a single business-type activities column on the government-wide financial statements, certain interfund activities between these funds are eliminated in the consolidation for the government-wide financial statements, but are included in the fund columns in the proprietary funds financial statements.

Enterprise funds account for operations where the intent of the Township is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Under GASB Statement No. 34, enterprise funds are also required for any activity whose principal revenue sources meet any of the following criteria: 1) any activity that has issued debt backed solely by the fees and charges of the activity, 2) if the cost of providing services for any activity, including capital costs such as depreciation or debt service, must legally be recovered through fees and charges of the activity, or 3) it is the policy of the Township to establish activity fees or charges to recover the cost of providing services, including capital costs.

On the proprietary funds financial statements, operating revenues are those that flow directly from the operations of the activity, i.e. charges to customers or users who purchase or use the goods or services of that activity. Operating expenses are those that are incurred to provide those goods or services. Non-operating revenues and expenses are items such as investment income and interest expense that are not a result of the direct operations of the activity.

Under GASB standards, the Township has elected for proprietary funds not to apply Financial Accounting Standards Board statements issued after November 30, 1989.

When both restricted and unrestricted revenues are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fiduciary funds account for assets held by the Township in a trustee or agency capacity on behalf of others and, therefore, are not available to support Township programs. Fiduciary funds are not included in the government-wide financial statements as they are not an asset of the Township available to support Township programs. The Township currently maintains an agency fund to account for the monies collected and paid on behalf of developer's escrow accounts.

C. CAPITAL ASSETS

Under GASB Statement No. 34, all capital assets, whether owned by governmental activities or business-type activities are recorded and depreciated in the government-wide financial statements. No long-term capital assets or depreciation are shown in the governmental fund's financial statements.

Capital assets, including public domain infrastructure (e.g., roads, bridges, sidewalks and other assets that are immovable and of value only to the Township) are defined as assets with an initial, individual cost of more than $5,000 and an estimated useful life greater than one year. Capital assets are recorded at cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at the estimated fair market value at the date of donation. Real properties are considered capital assets regardless of initial cost.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major improvements are capitalized and depreciated over the remaining useful lives of the related capital assets.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Buildings, structures and improvements	5 to 50 years
Utility plant	5 to 50 years
Machinery and equipment	2 to 40 years
Infrastructure	25 to 75 years

Capital assets transferred between funds are transferred at their net book value (cost less accumulated depreciation), as of the date of the transfer.

D. BUDGETARY DATA

The Board of Trustees follows the procedures as outlined in the Uniform Budgeting Manual for Local Units of Government in Michigan in the establishment of the various annual budgets.

The budget process is detailed in the approval of the General Appropriations Act adopted by the Board. The proposed budget is then submitted for discussion and approved by the entire Township Board. The budget is approved by activity rather than line item. If and when it becomes necessary to amend certain amounts in the budget, a proposal outlining the desired changes is made to and approved by the Township Board at any of their regular meetings. Budget appropriations made, but not expended by year end, will lapse with the fiscal year end.

For the year ended March 31, 2025, expenditures did exceed appropriations immaterially in the General Fund.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. PROPERTY TAXES

The Township's property taxes are levied and become a lien on each December 1st based on the taxable value of property located in the Township as of the preceding December 31st. These taxes are due on February 14 with the final collection date of February 28 before they are added to the county delinquent tax rolls. The Township recognized the amount levied December 1, 2024 as revenue for the year ended March 31, 2025.

The 2024 taxable valuation of the Township totaled $952,364,360. The delinquent real property taxes of the Township are purchased by Livingston County. The county sells tax notes, the proceeds of which will be used to pay the Township for these property taxes. The county disbursed the delinquent taxes to the Township in June 2025.

The Township levies the following millage:

General Township	.7533
Fire and fire capital improvements	2.0159
Road improvement	1.422
Total millage	4.1912

F. MANAGEMENT'S ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

G. CASH EQUIVALENTS

For purposes of the statement of cash flow, demand deposits and short-term investments with a maturity date of three months or less when acquired are considered to be cash equivalents.

H. RISK MANAGEMENT

The Township is exposed to various risks of loss pertaining to property loss, torts, errors and omissions and employee injuries (workers' compensation), as well as medical benefits provided to employees. The Township has purchased commercial insurance for these claims. Management believes such coverage is sufficient to preclude any significant uninsured losses to the Township. Settled claims related to the commercial insurance have not exceeded the amount of insurance coverage in any of the past three fiscal years.

I. INVENTORIES AND PREPAID ITEMS

Inventories are valued at cost. Cost is determined using the first-in, first-out method. Inventory consists of expendable supplies held for consumption. Inventories are capitalized under the consumption method, whereby expenditures are capitalized as inventory until used.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

J. CAPITALIZATION OF INTEREST

A portion of the interest cost incurred on capital projects is capitalized on assets that require a period of time for construction or to otherwise prepare them for their intended use. Such amounts are amortized over the useful lives of the assets. No such interest has been incurred during the year ended March 31, 2025.

K. INCOME TAXES

As a governmental agency, the Township is exempt from income taxes.

L. RECEIVABLES

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. See Note 9 for further discussion on special assessment receivables and related allowance for uncollectable receivables.

M. INVESTMENTS

Investments are stated at market value; except investments in high quality commercial paper or negotiable certificates of deposit with maturities of 270 days or less at date of acquisition are stated at cost as such does not differ significantly from fair value.

N. FUND EQUITY

According to GASB standards, the Township wishes to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund-type definitions. This standard establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed on the use of the resources reported in governmental funds. Under this standard, the fund balance classifications of reserved, designated, and unreserved/undesignated were replace with five new classifications - nonspendable, restricted, committed, assigned, and unassigned.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

N. FUND EQUITY (continued)

In the fund financial statements, governmental funds report the following components of fund balance:

- Nonspendable - Amounts that are not in spendable form or are legally or contractually required to be maintained intact.

- Restricted - Amounts that are legally restricted by outside parties, constitutional provisions, or enabling legislation for use for a specific purpose.

- Committed - Amounts that have been formally set aside by the Township Board for use for specific purposes. Commitments are made and can be rescinded only via resolution of the Township Board.

- Assigned - Intent to spend resources on specific purposes expressed by the Township Board; or Supervisor, Clerk, and Treasurer; who are authorized by policy approved by the Township Board to make assignments. All current year assignments have been made by the Supervisor, Clerk, and Treasurer.

- Unassigned - Amounts that do not fall into any other category above. This is the residual classification of amounts in the General Fund and represents fund balance that has not been assigned to other funds and has not been restricted, committed, or assigned to specific purposes in the General Fund. In other governmental funds, only negative unassigned amounts are reported, if any, and represent expenditures incurred for specific purposes exceeding the amounts previously restricted, committed, or assigned to those purposes.

O. DEFERRED INFLOW AND OUTFLOW OF RESOURCES

The Township has previously adopted GASB No. 65 “Items Previously Reported as Assets and Liabilities”. Under this standard the Township will report two new sections in the Statement of Net Position (Government Wide Statements) and in the Balance Sheet (Fund Statements) which are called Deferred Outflow of resources (previously called assets) and Deferred Inflow of resources (previously called liabilities).

These separate financial statement elements which meet the definition of deferred outflow and inflow of resources, are no longer considered assets or liabilities.

Deferred outflow of resources represents a consumption of net position that applies to a future period. The element will not be recognized as an expense and (or) expenditure until the time restriction is met. The Township did not have any deferred outflows as of March 31, 2025.

Deferred inflow of resources represents an acquisition of net position that applies to a future period. The element will not be recognized as revenue until the time restriction is met.

For the year ended March 31, 2025, the Township records deferred inflows of resources on the Statement of Net Position related to leases.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. BOND ISSUANCE COSTS AND BOND DISCOUNTS

On government-wide financial statements, bond discounts and premiums are deferred and amortized over the term of the bonds using the straight-line method, which approximates the effective interest method. The unamortized portion is recorded as unamortized bond discounts or premiums on the statement of net positions.

On the governmental fund financial statements, issuance costs and bond discounts or premiums are recognized in the current period. Bond issuance costs are classified as expenditures.

Q. LEASES

The Township is a lessor for noncancelable leases of land upon which the lessee has constructed a cell tower. The Township recognizes a lease receivable and a deferred inflow of resources in the government-wide and fund financial statements.

At the commencement of the lease, the Township initially measures the lease receivable at present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgements include how the Township determines the discount rate it used to discount the expected lease receipts to present value, lease term and lease receipts.

The Township uses an imputed interest rate, which approximates its incremental borrowing cost as the discount rate for leases.

The lease term includes the noncancelable period of the lease as well as the option period to the extent it is reasonable that the option to extend the lease will be exercised. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The Township monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significant affect the amount of the lease receivable.

NOTE 2 - DESCRIPTION OF REPORTING ENTITY

In accordance with Governmental Accounting Standards Board (GASB) standards, all funds, agencies, and activities of Hartland Township have been included in the basic financial statements.

The following potential component unit has been evaluated under the criteria established by GASB statement number 39 and determined not to be a component unit based upon financial independence and accountability:

HARTLAND DEERFIELD FIRE AUTHORITY

Hartland Township appoints two members of the Authority's four-member Board. The Authority is fiscally independent from the Township. The Authority is audited as an independent entity in compliance with Public Act. 2.

NOTE 3 - CAPITAL ASSETS

Capital asset activity for the year ended March 31, 2025, was as follows:

	Balance 4/1/2024	Additions	Deletions	Reclassification	Balance 3/31/2025
Governmental activities:					
Capital assets not being depreciated					
Construction in progress	$ 4,475	$ 38,475	$	$	$ 42,950
Land	2,482,407				2,482,407
Total assets not being depreciated	2,486,882	38,475			2,525,357
Other capital assets:					
Buildings and improvements	5,900,937	340,840			6,241,777
Parks	5,261,933	328,309			5,590,242
Vehicles and equipment	755,087				755,087
Total other capital assets	11,917,957	669,149			12,587,106
Less accumulated depreciation for:					
Buildings and improvements	(3,186,446)	(170,444)			(3,356,890)
Parks	(1,940,755)	(343,209)			(2,283,964)
Vehicles and equipment	(646,049)	(28,448)			(674,497)
Total accumulated depreciation	(5,773,250)	(542,101)			(6,315,351)
Other capital assets, net	6,144,707	127,048			6,271,755
Governmental capital assets, net	$ 8,631,589	$ 165,523	$	$	$ 8,797,112

There is no related long-term debt outstanding.

Depreciation was charged to functions as follows:

Governmental activities:	
General government	$ 126,871
Public safety	72,021
Parks and recreation	343,209
Total	$ 542,101

NOTE 3 - CAPITAL ASSETS (continued)

	Balance 4/1/2024	Additions	Deletions	Reclassification	Balance 3/31/2025
Business-type activities:					
Capital assets not being depreciated					
Land - water	$ 300,000	$	$	$	$ 300,000
Construction in progress	114,242	457,136		(37,115)	534,263
Total other capital assets not being depreciated	414,242	457,136		(37,115)	834,263
Other capital assets:					
Intangible-sewer system and related equipment	21,839,792				21,839,792
Water plant and distribution system	12,715,183	321,507		37,115	13,073,805
Total other capital assets at historical cost	34,554,975	321,507		37,115	34,913,597
Less accumulated depreciation for:					
Sewer system	(7,397,224)	(436,670)			(7,833,894)
Water system	(5,075,147)	(357,362)			(5,432,509)
Total accumulated depreciation	(12,472,371)	(794,032)			(13,266,403)
Other capital assets, net	22,082,604	(472,525)		37,115	21,647,194
Business-type capital assets, net	$ 22,496,846	$ (15,389)	$	$	22,481,457
Related long-term debt outstanding at March 31, 2025					(9,809,943)
Business-type capital assets, net related long-term debt					$ 12,671,514

Depreciation was charged to functions as follows:

Business-type activities:	
Sewer	$ 436,670
Water service	357,362
Total	$ 794,032

NOTE 4 - INTERFUND ACTIVITIES AND BALANCES

Interfund receivables and payables exist at March 31, 2025. These represent short-term borrowings and amounts owed for reimbursements between other funds.

INTERFUND RECEIVABLE		INTERFUND PAYABLE	
General Fund	$ 26,798	Current Tax Collection Fund	$ 26,798
Water System Fund	476	General Fund	476
Water System Fund	31,485	Sewage Disposal System Fund	31,485
General Fund	566,293	Capital Improvement Fund	566,293
	$ 625,052		$ 625,052

Interfund transfers for the year ended March 31, 2025 were as follows:

Transfer In	Transfer Out	Amount
Capital Improvements Fund	General Fund	$ 500,000
General Fund	ARPA Fund	257
Capital Improvements Fund	Bullard Lake Road SAD Fund	102,459
Totals		$ 602,716

NOTE 5 - LONG TERM LIABILITIES

General Obligation Bonds

The Township has issued general obligation special assessment bonds to provide funds used for road construction projects, and water and sewer system expansion projects. General obligation bonds are outstanding as of March 31, 2025 for governmental and business-type activities as follows:

Purpose	Issuance Amount	Annual Principal Installments	Final Maturity	Interest Rate(s)	Debt Outstanding
Governmental activities:					
Refunding Bonds, Series 2019	$ 2,790,000	$150,000 - $250,000	5/1/33	.05 -3.00%	$ 1,625,000
Capital Improvement, Series 2015	1,650,000	170,000 - 205,000	4/1/24	3.00%	
Capital Improvement, Series 2016	2,750,000	325,000 - 375,000	4/1/24	3.00%	
Road Special Assessment, Series 2018	860,000	85,000 - 110,000	6/1/27	3.00 - 3.125%	315,000
Total for governmental activities					1,940,000
Business-type activities:					
Sewer System - Refunding Series 2016	11,430,000	400,000 - 1,175,000	11/1/30	1.50 - 3.00%	3,160,000
Sewer System Series 2021 Refunding	4,775,000	560,000- 620,000	3/31/34	3.75% avg	4,775,000
Sewer System - Lake Tyrone 2016	1,312,640	52,740 - 79,673	4/1/35	2.50%	718,413
Total for business-type activities					8,653,413
Total general obligation bonds payable					$ 10,593,413

NOTE 5 - LONG TERM LIABILITIES (continued)

Changes in Long-Term Liabilities

The following is a summary of changes in long-term liabilities for the year ended March 31, 2025:

	Balance 4/1/2024	Additions	Reductions	Balance 3/31/2025	Due Within One Year
Governmental activities:					
General obligation bonds payable					
Refunding Bonds, Series 2019	$ 1,845,000	$	$ (220,000)	$ 1,625,000	$ 210,000
Road Special Assessment, Series 2018	415,000		(100,000)	315,000	100,000
Governmental activities long-term liabilities	2,260,000		(320,000)	1,940,000	310,000
Business-type activities:					
General obligation bonds payable					
Sewer System - Refunding Series 2016	4,255,000		(1,095,000)	3,160,000	1,065,000
Sewer System Series 2021 Refunding	4,775,000			4,775,000	
Sewer System - Lake Tyrone 2016	779,943		(61,530)	718,413	64,460
Business-type activities long-term liabilities	9,809,943		(1,156,530)	8,653,413	1,129,460
Total long-term liabilities	$ 12,069,943	$	$(1,476,530)	$ 10,593,413	$ 1,439,460

Annual debt service requirements to maturity for general obligation bonds are as follows:

Year Ending March 31,	Governmental Activities		Business-type Activities	
	Principal	Interest	Principal	Interest
3/31/2026	310,000	53,688	1,129,460	287,960
3/31/2027	310,000	44,388	1,124,460	254,399
3/31/2028	305,000	35,094	1,107,390	219,187
3/31/2029	190,000	27,600	1,100,320	180,152
3/31/2030	180,000	22,050	1,085,320	141,395
4/1/2030 - 3/31/2035	645,000	37,425	3,106,463	231,478
	$ 1,940,000	$ 220,245	$ 8,653,413	$ 1,314,571

NOTE 6 - EMPLOYEE RETIREMENT PLAN

The Township participated in three 401(a) defined contribution plans with International City/County Management Association Retirement Corporation (ICMA-RA).

ICMA- RA 401(a) plan #109341 covers all full-time employees hired prior to July 1, 2017, the Clerk, Treasurer, Supervisor and four Trustees. Full-time employees, the Clerk and the Treasurer are required to contribute 2.5% of his/her compensation and the Township contributes 10%. The Supervisor and four Trustees are required to contribute $25 monthly and the Township contributes $75 monthly. The plan vests 100% immediately. The plan members and Township contributed $15,170 and $59,857, respectively during the fiscal year ended March 31, 2025.

IRMA-RA 401(a) plan #109348 covers all full-time employee hired after July 1, 2017. Employees are required to contribute 2.5% and the Township contributes 10%. The plan vests 100% at year 5. The plan members and Township contributed $16,712 and $66,849, respectively during the fiscal year ended March 31, 2025.

IMCA-RA 401(a) plan #109350 covers all officials elected after July 1, 2017. The Clerk and Treasurer are required to contribute 2.5% and the Township contributes 10%. The Supervisor and Trustee are required to contribute $25 monthly and the Township contributes $75 monthly. The plan vests 100% at year 4. The plan members and Township contributed $675 and $2,025, respectively during the fiscal year ended March 31, 2025.

The Township also participates in the IMCA-RA 457 Deferred Compensation Plan (a defined contribution plan). Substantially all full-time employees, elected official and trustees are included in the Plan. Plan eligibility is a minimum age of 18 (and not more than a maximum age of 75). Employee contributions to the Plan are voluntary and the Township does not contribute to the Plan. For the year ended March 31, 2025, employees contributed $32,045 to the Plan.

Amounts in the defined contribution plans are available to participants in accordance with Internal Revenue Service guidelines for such plans.

NOTE 7 - DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS

Michigan Compiled Laws, Section 129.91, authorizes the Township to deposit and invest in the accounts of Federally insured banks, credit unions, and savings and loan associations; bonds, securities and other direct obligations of the United States, or any agency or instrumentality of the United States; United States government or Federal agency obligation repurchase agreements; bankers' acceptance of United States banks; commercial paper rated by two standard rating agencies within the two highest classifications, which mature not more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions which are rated investment grade; and mutual funds composed of investment vehicles which are legal for direct investment by local units of government in Michigan. Financial institutions eligible for deposit of public funds must maintain an office in Michigan. The deposits are in accordance with statutory authority.

The investment policy adopted by the Board in accordance with Public Act 196 of 1997 has authorized investments in all the investments mentioned in the preceding paragraph.

NOTE 7 - DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS (continued)

As of March 31, 2025, cash, cash equivalents, and investments consist of the following:

	Total	Cash	Investments
Deposits			
Checking accounts	$ 4,206,561	$ 4,206,561	$
Money market and savings accounts	12,991,683	12,991,683	
Non-negotiable CDs	2,396,793		2,396,793
Total deposits	$ 19,595,037	$ 17,198,244	$ 2,396,793
Investments			
Cash awaiting investment at brokerage	$ 76,542	$ 76,542	$
Money market fund at brokerage	169,412	169,412	
US Treasury securities	9,406,713		9,406,713
Total investments	9,652,667	245,954	9,406,713
Total deposits and investments	$ 29,247,704	$ 17,444,198	$ 11,803,506

Cash and investments are presented in the financial statements in the following areas:

Statement of Net Position	
Cash and investments	$ 28,050,779
Fiduciary Funds	
Cash	44,356
Total cash and investments	$ 28,095,135

The carrying amount of cash is stated at $28,095,135 as of March 31, 2025. The difference between the carrying amounts and amounts mentioned above stem from outstanding checks and outstanding deposits and accrued interest.

Custodial Credit Risk

Deposits - This is the risk that in the event of a bank failure, the Township will not be able to recover its deposits. The Township evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Insured by FDIC	$ 3,936,995
Uninsured and uncollateralized	15,658,042
	$ 19,595,037

NOTE 7 - DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS (continued)

Investment - This is the risk that in the event of the failure of the counterparty to a transaction, the Township will not be able to recover the value of its investments. The Township does not have a policy to cover custodial credit risk of investments. As of March 31, 2025, investments totaled $9,652,667, which was not exposed to custodial credit risk as follows:

Investments	Amount
Insured by FDIC	$ 76,542
Insured by SPIC	500,000
Uninsured	8,906,713
Total	**$ 9,483,255**

The Township's monies held in money market funds ($169,412) are not subject to custodial credit risk and are the therefore not included in the chart above.

The Township evaluates each financial institution with which it invests and assesses the level of risk of each institution. Investments are made only with those institutions with an acceptable risk.

The Township's $9,406,713 investments in U.S. treasuries are backed by the full faith and credit of the U.S. government.

Concentration of Credit Risk

Concentration of credit risk is the risk attributable to the magnitude of a Township's investment in a single issuer. The Township's investment policy requires diversification with a primary focus on safety. However the policy does not place a fixed percentage limit on any one issuer.

Investments issued or explicitly guaranteed by the U.S. government are excluded from this requirement. As of March 31, 2025, the Township does not have any investments that exceed 5% of total assets available for investment.

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair values of investments and cash deposits. The Township does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates. As of March 31, 2025, the Township had the following investments:

Investment Type	Fair Value	Less than 1 year	1-5 years	6 - 10 years
Non-negotiable certificate of deposit	$ 2,396,793	$ 2,125,242	$ 271,551	$
US Treasury securities	9,406,713	3,966,244	3,698,950	1,741,519
Total	$ 11,803,506	$ 6,091,486	$ 3,970,501	$ 1,741,519

NOTE 7 - DEPOSITS WITH FINANCIAL INSTITUTIONS AND INVESTMENTS (continued)

Credit Risk

Credit Risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Township investment policy limits investment to those authorized by Public Act 20 of 1943. Commercial paper must be rated with in the two (2) highest classifications established by not less than two (2) standard ratings services. Ratings are not required for U.S. Government obligations and money market accounts. As of March 31, 2025, the Township's investment were exposed to credit risk as follows:

Investment Type	Ratings by Standard & Poor	Amount
Non-negotiable certificate of deposit	Unrated	$ 2,396,793
Money Market Fund	Unrated	169,412
		$ 2,566,205

NOTE 8 - FAIR VALUE MEASUREMENTS

Accounting standards require certain assets and liabilities to be reported at fair value in the financial statements and provide a framework for establishing that fair value. The framework for determining fair value is based on a hierarchy that prioritized the inputs and valuation techniques used to measure fair value.

The standards define fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Additionally, the standards require the use of valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs. These inputs are prioritized as follows:

- Level 1 - Observable inputs such as quoted prices in active markets for identical assets or liabilities.
- Level 2 - Observable market-based inputs or unobservable inputs that are corroborated by market data.
- Level 3 - Unobservable inputs for which there is little or no market data, which requires the use of the reporting entity's own assumptions.

Level 1 - Fair Value Measurements

The fair value of cash awaiting investment, money market funds, U.S. treasuries and non-negotiable certificates of deposits is based on readily available quoted prices for identical assets.

The Township investments are reported at fair value in the accompanying balance sheets. The following table presents fair value measurement information for certain financial instruments. The carrying value of receivables, cash and cash equivalents, and the current liabilities included in the accompanying balance sheets approximated fair value at March 31, 2025 and are thus not included in the following table.

NOTE 8 - FAIR VALUE MEASUREMENTS (continued)

The table below shows the fair values of the Township's investments as of March 31,2025.

	Fair Value Measurments			
	Level 1	Level 2	Level 3	3/31/2025
Investments by fair value level				
Cash awaiting investment	$ 76,542	$	$	$ 76,542
Money market fund	169,412			169,412
Non-negotiable certificates of deposit	2,396,793			2,396,793
US Treasury securities	9,406,713			9,406,713
Total	$ 12,049,460	$	$	$ 12,049,460

NOTE 9 - SEGMENT INFORMATION FOR ENTERPRISE FUNDS

The Township maintains two enterprise funds, which provide water and sewer services. Segment information for the year ended March 31, 2025, was as follows:

	Water System Fund	Sewer Disposal System Fund	Total Enterprise Funds
Operating revenues	$ 937,518	$ 2,844,496	$ 3,782,014
Depreciation	357,362	436,670	794,032
Operating income (loss)	(277,294)	(66,540)	(343,834)
Non-operating revenues (expenses)	200,190	225,783	425,973
Net income (loss)	(77,104)	3,897,864	3,820,760
Total assets	11,897,095	28,761,065	40,658,160
Accounts payable	154,597	193,984	348,581
Net working capital	3,233,607	11,423,936	14,657,543
Total equity	11,709,166	19,026,613	30,735,779

NOTE 10 - SPECIAL ASSESSMENTS RECEIVABLE

Special assessments are levied on various properties within the Township that benefit from certain capital improvements. Generally, such assessments are established in accordance with Public Act 188 of 1954 and collected from property owners in annual installments over a period of five (5) to twenty (20) years. The annual receipts of such assessments are typically used to service debt which financed capital improvements in the assessment district.

The current economic environment has caused a number of property owners in various special assessment districts to become delinquent on their obligation to pay the annual installments in a timely manner. In normal times these delinquent assessments would be satisfied through a lien and foreclosure process. However, due to the decline in the value of the property collateralizing such assessments it has become apparent a portion, if not all, of certain assessments will ultimately be uncollectable.

NOTE 10 - SPECIAL ASSESSMENTS RECEIVABLE (continued)

Management has estimated that the following long-term special assessments receivable will be uncollectable:

	Water System	Sewage Disposal System	Total
Gross special assessments receivable	$	$ 1,256,487	$ 1,256,487
Less: allowance for uncollectable assessments			
Net special assessments receivable	$	$ 1,256,487	$ 1,256,487
Total debt	$	$ 8,653,413	$ 8,653,413

NOTE 11- HEALTH SAVINGS ACCOUNT

The Township adopted a Health Savings Account (HSA) effective July 1, 2009. A Health Savings Account was created for the purpose of saving and paying for qualified medical expenses in connection with a high deductible health plan (HDHP). The Township's HDHP is a health plan that: (1) has an annual deductible of $2,000 for single coverage or (2) has an annual deductible of $4,000 for family (coverage of more than one individual). In addition, the annual out-of-pocket expenses required to be paid under the plan cannot exceed $4,000 for individual coverage and $8,000 for family coverage.

Only employees that are eligible for the HDHP are eligible to participate in the HSA. The Township contributes $1,600 annually for individual coverage, and $3,200 for couple/family coverage. Deposits are made directly into the participating individual's personal account in four equal installments at the beginning of each quarter. Employees can elect to contribute to their personal accounts, but are not required to do so. There is no third party involved with the HSA, the personal accounts are held at a national bank. Payments of qualified medical expenses are withdrawn directly from the individual's personal bank account.

NOTE 12 - LOAN RECEIVABLE - HARTLAND DEERFIELD FIRE AUTHORITY

On October 5, 2021, the Township entered into a loan agreement and promissory note with Hartland Deerfield Fire Authority (the "Authority"), whereby the Township loaned $650,000 to the Authority in order to finance the purchase of a new fire engine needed to protect the health, safety and welfare of the firefighters and general public. The loan bears an interest rate of 1% per annum and it requires principal payments of $130,000 , plus interest starting May 1, 2022 and annually thereafter until May 1, 2026, at which time the remaining principal and interest shall be paid in full. In fiscal year 2025 the Authority paid $65,000. In November 2024, the Township Board forgave the outstanding balance. The Fire Fund paid the General Fund to settle the note and recorded a contribution to the Authority.

NOTE 13 - LEASES

The Township leases land upon which the lessees have constructed a cell tower. Payments are generally fixed monthly.

The Township implemented GASB Standard No 87, *Leases*, for the year ended March 31, 2023 and determined that the cell tower lease is a long-term lease receivable agreement. The lease was valued at implementation based on the present value of future lease payments, using a discount rate of 3.5% based on the Township's calculated incremental borrowing rate.

NOTE 13 - LEASES (continued)

The net present value at implementation, lease term, rent earned, interest earned and remaining balance as of March 31, 2025 are presented below:

Lease	Term	Balance at March 31, 2024	Rent Earned	Balance at March 31, 2025	Interest Earned	Total Received
Cingular Wireless	9 Years	$ 344,943	$ 36,768	$ 308,175	$11,492	$ 48,260

Future expected lease receipts, including principal and interest, are expected to be received as noted below:

Year Ended March31,	Rent Revenue	Interest Revenue	Total Receipts
2026	39,422	10,164	49,586
2027	42,461	8,735	51,196
2028	45,528	7,200	52,728
2029	48,752	5,556	54,308
Thereafter	132,012	5,923	137,935
Total	$ 308,175	$ 37,578	$ 345,753

As the leases represent long term expected inflow of resources, the Township has recognized a deferred inflow of resources, which will be amortized on a straight-line basis for the term of each respective lease.

Year Ended March 31,	Annual Amortization Amount	Accumulated Amortization	Unamortized Deferred Inflows
2025	43,609	130,827	279,822
2026	43,609	174,436	236,213
2027	43,609	218,044	192,604
2028	43,609	261,652	148,995
2029	43,609	305,261	105,386
Thereafter	105,386	410,647	

NOTE 14 - SUBSEQUENT EVENTS

Subsequent events have been evaluated through September 2, 2025, which is the date the financial statements were available to be issued. Management has determined that the Township does not have any material recognizable or nonrecognizable events.

NOTE 15 - RECENTLY ADOPTED GASB PRONOUNCEMENTS

In June 2022, the GASB issued Statement No. 100, Accounting Changes and Error Corrections - an amendment of GASB Statement No. 62. This Statement prescribes the accounting and financial reporting for (1) each type of accounting change and (2) error corrections. This Statement requires that (a) changes in accounting principles and error corrections be reported retroactively by restating prior periods, (b) changes to or within the financial reporting entity be reported by adjusting beginning balances of the current period, and (c) changes in accounting estimates be reported prospectively by recognizing the change in the current period.

In June 2022, the Governmental Accounting Standards Board issued Statement No. 101, Compensated Absences, which updates the recognition and measurement guidance for compensated absences under a unified model. This Statement requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used but not yet paid in cash or settled through noncash means and establishes guidance for measuring a liability for leave that has not been used. It also updates disclosure requirements for compensated absences.

The Township implemented these Standards for the year ended March 31, 2025. The adoption did not have a significant impact on the Township's financial statements for the year ended March 31, 2025.

NOTE 16 - UPCOMING GASB PRONOUNCEMENTS

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures*. This Statement requires a government to assess whether a concentration or constraint makes the government vulnerable to the risk of a substantial impact. Additionally, this Statement requires a government to assess whether an event or events associated with a concentration or constraint that could cause the substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If a government determines that criteria for disclosure have been met for a concentration or constraint, it should disclose information in notes to financial statements in sufficient detail to enable users of financial statements to understand the nature of circumstances disclosed and the government's vulnerability to the risk of substantial impact. The Township is currently evaluating the impact this Statement will have on the financial statements when it is adopted during the year ending March 31, 2026.

In April 2024, the GASB issued Statement No. 103, Financial Reporting Model Improvements. This Statement established new accounting and financial reporting requirements – or modified existing requirements – related to management's discussion and analysis (MD&A), unusual or infrequent items, presentation of the proprietary fund statement of revenues, expenses and changes in fund position, information about major components and budgetary comparison information. The Township is currently evaluating the impact this standard will have on the financial statements when it is adopted during the year ending March 31, 2026.

In September 2024, the GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement No. 34. Leased assets recognized in accordance with Statement No. 87*, Lease*s, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of the underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-based Information Technology Arrangements*, also should be separately disclosed. In addition, the Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosure for capital assets held for sale. The Township is currently evaluating the impact this Statement will have on the financial statements when it is adopted during the year ending March 31, 2027.

REQUIRED SUPPLEMENTARY INFORMATION

HARTLAND TOWNSHIP

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budgets			Variance with Final Budget Favorable
	Original	Final	Actual	(Unfavorable)
REVENUES				
Taxes	$	$	$ 717,386	$
State revenue			1,711,893	
Licenses and permits			225,250	
Interest and rents			161,607	
Charges for services			756,168	
Miscellaneous			392,991	
Total revenues	3,899,766	3,981,766	3,965,295	(16,471)
EXPENDITURES				
Township board	73,390	76,176	61,415	14,761
Supervisor	37,719	37,896	37,795	
Township manager	398,044	358,670	212,567	146,103
Elections	101,534	101,534	78,230	23,304
Finance Department	208,714	214,597	211,069	3,528
Assessor	330,836	334,086	272,073	62,013
Clerk	229,501	240,693	226,121	14,572
Vehicle use	3,770	3,770	2,569	1,201
Board of review	4,027	4,027	2,693	1,334
Treasurer	216,164	228,076	219,026	9,050
Data processing	37,060	51,075	43,453	7,622
Township hall and grounds	137,553	137,553	112,188	25,365
Unallocated	260,149	260,149	257,245	2,904
Planning and zoning	549,788	631,788	548,535	83,253
Public works	276,334	281,334	272,115	9,219
Zoning board of appeals	2,022	2,022		2,022
Sidewalks	109,000	109,000	18,773	90,227
Streetlights	19,900	20,125	21,743	(1,618)
Roads	247,947	247,947	98,431	149,516
Cable	65,086	65,086	59,858	5,228
Code enforcement	21,583	26,106	26,838	(732)
Drains	10,100	10,100	9,331	769
Senior citizens	22,000	22,000	22,000	
Community center	51,850	51,850	42,978	8,872
Cemetary	35,569	35,569	20,015	15,554
Contingencies	20,000			
Capital outlay	519,717	1,423,269	741,284	681,985
Parks and Recreation	436,999	333,716	102,657	231,059
Total expenditures	4,426,356	5,308,214	3,721,002	1,587,111
Excess of revenues over (under) expenditures	(526,590)	(1,326,448)	244,293	(16,471)
OTHER FINANCING SOURCES (USES)				
Transfers in	602,456	602,456	602,716	260
Transfers (out)	(500,000)	(500,000)	(500,000)	
Total other financing sources (uses)	102,456	102,456	102,716	260
Net change in fund balance	(424,134)	(1,223,992)	347,009	(16,211)
FUND BALANCE, APRIL 1, 2024	6,057,898	6,057,898	6,057,898	
FUND BALANCE, MARCH 31, 2025	$ 5,633,764	$ 4,833,906	$ 6,404,907	$ 1,571,001

HARTLAND TOWNSHIP

MUNICIPAL STREET FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budgets			Variance with Final Budget Favorable
	Original	Final	Actual	(Unfavorable)
REVENUES				
Taxes	$	$	$ 1,354,423	$
State - personal property tax reimbursement			4,790	
Interest and rent			6,912	
Other revenue			791	
Total revenues	4,000	4,000	1,366,916	1,362,916
EXPENDITURES				
Project costs			1,464,061	
Total expenditures	2,035,500	2,035,500	1,464,061	571,439
Net change in fund balance	(2,031,500)	(2,031,500)	(97,145)	1,934,355
FUND BALANCE, APRIL 1, 2024	2,451,221	2,451,221	2,451,221	
FUND BALANCE, MARCH 31, 2025	$ 419,721	$ 419,721	$ 2,354,076	$ 1,934,355

HARTLAND TOWNSHIP

FIRE OPERATING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budgets			Variance with Final Budget Favorable
	Original	Final	Actual	(Unfavorable)
REVENUES				
Taxes	$	$	$ 1,919,842	$
State - personal property tax reimbursement			3,101	
Interest			418	
Miscellaneous			1,719	
Total revenues	1,929,204	1,929,204	1,925,080	(4,124)
EXPENDITURES				
Authority contributions			1,869,233	
Repairs and maintenance			19,494	
Tax chargebacks			18	
Professional fees			4,254	
Capital outlay			80,319	
Utility/assessments			897	
Total expenditures	2,063,475	2,063,475	1,974,215	89,260
Net change in fund balance	(134,271)	(134,271)	(49,135)	85,136
FUND BALANCE, APRIL 1, 2024	2,220,615	2,220,615	2,220,615	
FUND BALANCE, MARCH 31, 2025	$ 2,086,344	$ 2,086,344	$ 2,171,480	$ 85,136

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED MARCH 31, 2025

NOTE - BUDGETARY INFORMATION

Budget Overruns

The following expenditures exceeded appropriations in one fund:

	Final Budget	Actual Expenditures	Variance (Unfavorable)
General fund			
Streetlights	$ 20,125	$ 21,743	$ (1,618)
Code Enforcement	26,106	26,838	(732)
Total	$ 46,231	$ 48,581	$ (2,350)

SUPPLEMENTARY INFORMATION

COMBINING FINANCIAL STATEMENTS

HARTLAND TOWNSHIP

COMBINING BALANCE SHEETS
FUNDS INCLUDED IN GASB 54 CONSOLIDATION
MARCH 31, 2025

	General Fund Pre GASB 54 - Consolidation	Capital Improvement Fund	Eliminations	Totals Restated General Fund
ASSETS				
Cash and cash equivalents	$ 4,094,622	$ 2,440,850	$	$ 6,535,472
Taxes receivable	25,339			25,339
State shared revenue receivable	280,914			280,914
Accounts receivable - other	50,507			50,507
Lease receivable	308,175			308,175
Interest	3,221			3,221
Prepaid expense	10,213			10,213
Due from other funds	593,091		(566,293)	26,798
Total assets	$ 5,366,082	$ 2,440,850	$ (566,293)	$ 7,240,639
LIABILITIES				
Accounts payable	$ 83,249	$ 13,113	$	$ 96,362
Accrued expenditures	40,299			40,299
Compliance reserves	50,507			50,507
Unearned revenue	296,272			296,272
Due to others	71,994			71,994
Due to other funds	476	566,293	(566,293)	476
Total liabilities	542,797	579,406	(566,293)	555,910
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows from leases	279,822			279,822
Total liabilities and deferred inflows of resources	822,619	579,406	(566,293)	$ 835,732
FUND BALANCES				
Nonspendable	10,213			10,213
Committed - capital improvement		1,058,936		1,058,936
Assigned for future deficit		802,508		802,508
Unassigned	4,533,250			4,533,250
Total fund balances	4,543,463	1,861,444		6,404,907
Total liabilities, deferred inflows and fund balances	$ 5,366,082	$ 2,440,850	$ (566,293)	$ 7,240,639

HARTLAND TOWNSHIP

COMBINING BALANCE SHEETS
ALL NONMAJOR FUNDS
MARCH 31, 2025

	SPECIAL REVENUE FUNDS		DEBT SERVICE FUNDS			
	Liquor Law Enforcement	Cable Television	Hartland Woods SAD	Millpointe Road SAD	Bullard Lake Road SAD	Totals
ASSETS						
Cash and investments	$113,518	$ 183,483	$ 212,155	$ 213,488	$ 27,178	$ 749,822
Special assessment receivable			375,672	145,942	58,966	580,580
Due from other funds						
Prepaids		4,574				4,574
Fees receivable		20,014				20,014
Total assets	$113,518	$ 208,071	$ 587,827	$ 359,430	$ 86,144	$ 1,354,990
LIABILITIES						
Accounts payable	$	$ 4,748	$	$	$	$ 4,748
Total liabilities		4,748				4,748
DEFERRED INFLOW OF RESOURCES						
Unavailable revenue			372,739	144,577	58,966	576,282
FUND BALANCE						
Restricted						
Public safety	113,518					113,518
Debt service			215,088	186,075	27,178	428,341
ARPA						
Committed						
Cable		194,628				194,628
Assigned for future budget deficit		8,695		28,778		37,473
Total fund balance	113,518	203,323	215,088	214,853	27,178	773,960
Total liabilities, deferred inflow of resources and fund balance	$113,518	$ 208,071	$ 587,827	$ 359,430	$ 86,144	$ 1,354,990

HARTLAND TOWNSHIP

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FUNDS INCLUDED IN GASB 54 CONSOLIDATION
FOR THE YEAR ENDED MARCH 31, 2025

	General Fund - Pre GASB 54 Consolidation	Capital Improvement Fund	Eliminations	Totals Restated General Fund
REVENUES				
Taxes	$ 717,386	$	$	$ 717,386
State revenues	1,711,893			1,711,893
Licenses and permits	206,986	18,264		225,250
Interest and rents	138,337	23,270		161,607
Charges for services	756,168			756,168
Miscellaneous	392,991			392,991
Total revenues	3,923,761	41,534		3,965,295
EXPENDITURES	2,938,714	782,288		3,721,002
Excess of revenues over (under) expenditures	985,047	(740,754)		244,293
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of assets				
Transfers in	257	602,459	(500,000)	102,716
Transfers (out)	(500,000)		500,000	
Total other financing sources (uses)	(499,743)	602,459		102,716
Net changes in fund balances	485,304	(138,295)		347,009
FUND BALANCE, APRIL 1, 2024	4,058,159	1,999,739		6,057,898
FUND BALANCE, MARCH 31, 2025	$ 4,543,463	$ 1,861,444	$	$ 6,404,907

HARTLAND TOWNSHIP

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
ALL NONMAJOR FUNDS
FOR THE YEAR ENDED MARCH 31, 2025

	SPECIAL REVENUE FUNDS			DEBT SERVICE FUNDS			
	ARPA	Liquor Law Enforcement	Cable Television	Hartland Woods SAD	Millpointe Road SAD	Bullard Lake Road SAD	Totals
REVENUES							
Special assessments							
Principal	$	$	$	$ 53,249	$ 78,347	$ 14,742	$ 146,338
Interest				8,307	9,369	2,432	20,108
Licenses and permits		12,134	81,308				93,442
Interest		30	49	44	45	20	188
Total revenues		12,164	81,357	61,600	87,761	17,194	260,076
EXPENDITURES							
Public safety		5,500					5,500
Public works			80,997				80,997
Debt service							
Principal					100,000		100,000
Interest					11,588		11,588
Total expenditures		5,500	80,997		111,588		198,085
Excess of revenues over (under) expenditures		6,664	360	61,600	(23,827)	17,194	61,991
OTHER FINANCING SOURCES (USES)							
Transfers (out)	(257)					(102,459)	(102,716)
Net change in fund balances	(257)	6,664	360	61,600	(23,827)	(85,265)	(40,725)
FUND BALANCE, APRIL 1, 2024	257	106,854	202,963	153,488	238,680	112,443	814,685
FUND BALANCE , MARCH 31, 2025	$	$ 113,518	$ 203,323	$ 215,088	$ 214,853	$ 27,178	$ 773,960

INDIVIDUAL FUNDS

GENERAL FUND (PRE GASB 54 - RESTATEMENT)

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
BALANCE SHEET
MARCH 31, 2025

ASSETS		
Cash and investments		$ 4,094,622
Accounts receivable		
Taxes		25,339
State revenues		280,914
Other		50,507
Interest		3,221
Leases receivable		308,175
Due from other funds		593,091
Prepaid expenditures		10,213
Total assets		$ 5,366,082
LIABILITIES		
Accounts payable	$ 83,249	
Accrued expenditures	40,299	
Compliance reserves	50,507	
Unearned revenue	296,272	
Due to others	71,994	
Due to other funds	476	
Total liabilities		$ 542,797
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows from leases		279,822
Total liabilities and deferred inflows of resources		822,619
FUND BALANCE		4,543,463
Total liabilities, deferred inflows of resources and fund balance		$ 5,366,082

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Taxes	$	$ 717,386	$
Licenses and permits		206,986	
State revenues		1,711,893	
Interest and rent		138,337	
Charges for services		756,168	
Other revenues		392,991	
Total revenues	3,947,945	3,923,761	(24,184)
EXPENDITURES	3,448,445	2,938,714	509,731
Excess of revenues over (under) expenditures	499,500	985,047	485,547
OTHER FINANCING SOURCES (USES)			
Transfers in		257	257
Transfers (out)	(500,000)	(500,000)	
Total other financing sources (uses)	(500,000)	(499,743)	257
Net change in fund balance	(500)	485,304	485,804
FUND BALANCE, APRIL 1, 2024	4,058,159	4,058,159	
FUND BALANCE, MARCH 31, 2025	$ 4,057,659	$ 4,543,463	$ 485,804

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
STATEMENT OF REVENUES - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
TAXES			
Current property taxes	$ 719,238	$ 717,386	$ (1,852)
LICENSES AND PERMITS			
Mobile home		3,180	
Dog licenses		266	
Cable fees		203,540	
Total licenses and permits	229,875	206,986	(22,889)
STATE REVENUE			
State shared revenue		1,709,853	
Personal property tax reimbursement		2,040	
Total state revenue	1,753,558	1,711,893	(41,665)
CHARGES FOR SERVICES			
Utility administration		372,823	
Tax administration fee		309,004	
Zoning fees		31,250	
Tax collections fees		17,781	
Other		25,310	
Total charges for services	750,221	756,168	5,947
INTEREST AND RENT			
Lease revenue		68,057	
Interest income		70,280	
Total interest and rent	83,716	138,337	54,621
MISCELLANEOUS REVENUES			
Donations		23,650	
Reimbursements		107,736	
Miscellaneous		258,660	
Farmers market		2,945	
Total miscellaneous revenues	411,337	392,991	(18,346)
Total revenues	$ 3,947,945	$ 3,923,761	$ (24,184)

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
STATEMENT OF EXPENDITURES - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
TOWNSHIP BOARD			
Trustee fees	$	$ 27,308	$
Retirement		3,600	
Taxes - payroll		2,089	
Supplies and postage		424	
Audit		9,160	
Legal		2,335	
Membership and dues		16,408	
Printing and publication		91	
Total township board	76,176	61,415	14,761
SUPERVISOR			
Supervisor salary		34,273	
Taxes - payroll		2,622	
Retirement		900	
Total supervisor	37,896	37,795	101
TOWNSHIP MANAGER			
Wages		128,830	
Taxes - payroll		9,704	
Insurance - health		29,610	
Retirement		12,883	
Supplies and postage		6,136	
Contracted services		554	
Membership and dues		316	
Education and training		3,000	
Miscellaneous		21,534	
Total township manager	358,670	212,567	146,103

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
STATEMENT OF EXPENDITURES - BUDGET AND ACTUAL (continued)
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
ELECTIONS			
Wages and fees		45,710	
Taxes - payroll		786	
Supplies and postage		13,860	
Repairs and Maintenance		4,152	
Contracted services		7,760	
Printing and publications		120	
Miscellaneous		5,842	
Total elections	101,534	78,230	23,304
FINANCE DEPARTMENT			
Salaries		156,145	
Taxes - payroll		11,392	
Insurance - benefits		22,498	
Retirement		15,541	
Supplies and postage		828	
Membership and dues		325	
Repairs and maintenance		3,274	
Education and training		1,066	
Total finance department	214,597	211,069	3,528
ASSESSOR			
Salaries and wages		205,663	
Taxes - payroll		15,694	
Insurance - benefits		5,127	
Retirement		19,440	
Supplies and postage		1,216	
Membership and dues		847	
Tax preparation		4,643	
Legal fees		6,909	
Repairs and maintenance		10,428	
Tax chargebacks		552	
Education and training		1,554	
Total assessor	334,086	272,073	62,013

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
STATEMENT OF EXPENDITURES - BUDGET AND ACTUAL (continued)
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
CLERK			
Clerk salary		72,296	
Other - clerical salary		88,505	
Taxes - payroll		11,842	
Insurance - benefits		30,444	
Retirement		12,251	
Supplies and postage		3,662	
Membership and dues		555	
Printing and publishing		2,645	
Education and training		3,921	
Total clerk	240,693	226,121	14,572
VEHICLE USE	3,770	2,569	1,201
BOARD OF REVIEW			
Fees		1,680	
Taxes - payroll		129	
Supplies and postage		289	
Printing and publishing		595	
Total board of review	4,027	2,693	1,334
TREASURER			
Treasurer salary		72,296	
Assistant wages		78,560	
Taxes - payroll		11,593	
Insurance - benefits		12,942	
Retirement		12,130	
Supplies and postage		818	
Membership and dues		985	
Tax preparation and collection		19,593	
Repairs and maintenance		6,519	
Education and training		3,172	
Mileage		10	
Legal fees		408	
Total treasurer	228,076	219,026	9,050
DATA PROCESSING	51,075	43,453	7,622

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
STATEMENT OF EXPENDITURES - BUDGET AND ACTUAL (continued)
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
TOWNSHIP HALL AND GROUNDS			
Supplies		4,457	
Contract services		55,140	
Telephone		10,364	
Utilities		30,362	
Repairs and maintenance		11,865	
Total township hall and grounds	137,553	112,188	25,365
UNALLOCATED			
Contracted services		257,149	
Legal		96	
Total unallocated	260,149	257,245	2,904
PLANNING AND ZONING			
Wages		234,647	
Taxes - payroll		18,929	
Insurance - benefits		13,013	
Retirement		22,678	
Planning commission		14,409	
Professional review costs		229,437	
Supplies and postage		417	
Contract services		4,982	
Membership and dues		2,218	
Legal fees		5,823	
Printing and publications		1,402	
Repairs and maintenance		316	
Education and training		264	
Total planning and zoning	631,788	548,535	83,253

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

HARTLAND TOWNSHIP

GENERAL FUND (PRE GASB 54 - RESTATEMENT)
STATEMENT OF EXPENDITURES - BUDGET AND ACTUAL (continued)
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
PUBLIC WORKS			
Salaries		136,459	
Taxes - payroll		9,308	
Insurance - benefits		56,996	
Retirement		13,597	
Supplies and postage		944	
Contracted services		25,095	
Sampling		27,870	
Membership and dues		552	
Miscellaneous		614	
Education and training		680	
Total public works	281,334	272,115	9,219
ZONING BOARD OF APPEALS	2,022		2,022
SIDEWALKS	9,000	4,407	4,593
STREETLIGHTS	20,125	21,743	(1,618)
ROADS	126,447	82,888	43,559
CABLE			
Salaries		47,921	
Taxes - payroll		3,666	
Contacted services		132	
Printing and publishing		5,792	
Postage and supplies		1,292	
Education and training		60	
Membership and dues		995	
Total cable	65,086	59,858	5,228
CODE ENFORCEMENT	26,106	26,838	(732)
DRAINS	10,100	9,331	769
SENIOR CITIZENS	22,000	22,000	
COMMUNITY CENTER	51,850	42,978	8,872
CEMETARY	35,569	20,015	15,554
PARKS AND RECREATION	118,716	91,562	27,154
Total expenditures	$ 3,448,445	$ 2,938,714	$ 509,731

This supplementary information shows the General Fund prior to the implementation of GASB 54, and as such does not present the results on the basis of generally accepted accounting principles but is presented solely for supplemental information.

MUNICIPAL STREET FUND

HARTLAND TOWNSHIP

MUNICIPAL STREET FUND
BALANCE SHEET
MARCH 31, 2025

ASSET	
Cash	$ 2,319,009
Taxes receivable	35,067
Total assets	$ 2,354,076
FUND BALANCE	$ 2,354,076

HARTLAND TOWNSHIP

MUNICIPAL STREET FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Taxes	$	$ 1,354,423	$
Personal property tax reimbursement		4,790	
Interest		6,912	
Other revenue		791	
Total revenues	4,000	1,366,916	1,362,916
EXPENDITURES			
Public works		1,464,061	
Total expenditures	2,035,500	1,464,061	571,439
Net change in fund balance	(2,031,500)	(97,145)	1,934,355
FUND BALANCE, APRIL 1, 2024	2,451,221	2,451,221	
FUND BALANCE, MARCH 31, 2025	$ 419,721	$ 2,354,076	$ 1,934,355

FIRE OPERATING FUND

HARTLAND TOWNSHIP

FIRE OPERATING FUND
BALANCE SHEET
MARCH 31, 2025

ASSETS	
Cash	$ 2,121,721
Taxes receivable	49,759
Total assets	$ 2,171,480
FUND BALANCE	$ 2,171,480

HARTLAND TOWNSHIP

FIRE OPERATING FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED MARCH 31, 2025

	Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Taxes	$	$ 1,919,842	$
Personal property tax reimbursement		3,101	
Interest		418	
Miscellaneous		1,719	
Total revenues	1,929,204	1,925,080	(4,124)
EXPENDITURES			
Authority contributions		1,869,233	
Repairs and maintenance		19,494	
Tax chargebacks		18	
Professional fees		4,254	
Capital outlay		80,319	
Utility/assessments		897	
Total expenditures	2,063,475	1,974,215	89,260
Net change in fund balance	(134,271)	(49,135)	85,136
FUND BALANCE, APRIL 1, 2024	2,220,615	2,220,615	
FUND BALANCE, MARCH 31, 2025	$ 2,086,344	$ 2,171,480	$ 85,136

M-59/HARTLAND ROAD DEBT SERVICE FUND

HARTLAND TOWNSHIP

M-59/HARTLAND ROAD DEBT SERVICE FUND
BALANCE SHEET
MARCH 31, 2025

ASSETS	
Cash	$ 546,238
Special assessments receivable	1,846,864
Total assets	$ 2,393,102
DEFERRED INFLOW OF RESOURCES	
Unavailable revenues	$ 1,846,864
FUND BALANCE	546,238
Total deferred inflow of resources and fund balance	$ 2,393,102

HARTLAND TOWNSHIP

M-59/HARTLAND ROAD DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED MARCH 31, 2025

REVENUES		
Special assessments		
Principal	$	230,858
Interest		72,309
Interest income		253
Total revenues	$	303,420
EXPENDITURES		
Debt		
Principal		220,000
Interest		51,500
Miscellaneous fee		500
Total expenditures		272,000
Net change in fund balance		31,420
FUND BALANCE, APRIL 1, 2024		514,818
FUND BALANCE, MARCH 31, 2025	$	546,238

WATER SYSTEM FUND

HARTLAND TOWNSHIP

WATER SYSTEM FUND
BALANCE SHEET
MARCH 31, 2025

CURRENT ASSETS		
Cash and investments - operating	$ 656,258	
Cash and investments - capital replacement	1,390,438	
Investments	1,046,428	
Accounts receivable - customers	277,163	
Interest receivable	19,288	
Due from other funds	31,961	
Total current assets		$ 3,421,536
PROPERTY, PLANT AND EQUIPMENT		
Capital assets		
Land	300,000	
Construction in progress	534,263	
Water plant and equipment	13,073,805	
	13,908,068	
Less: accumulated depreciation	(5,432,509)	
Total property, plant and equipment		8,475,559
Total assets		$ 11,897,095
CURRENT LIABILITIES		
Accounts payable	$ 154,597	
Accrued expenditures	19,332	
Due to others	14,000	
Total current liabilities		$ 187,929
NET POSITION		
Invested in capital assets, net of related debt	8,475,559	
Restricted	3,233,607	
Total net position		11,709,166
Total liabilities and net position		$ 11,897,095

HARTLAND TOWNSHIP

WATER SYSTEM FUND
STATEMENT OF REVENUES AND EXPENSES
FOR THE YEAR ENDED MARCH 31, 2025

OPERATING REVENUES		
User charges		$ 937,518
OPERATING EXPENSES		
Wages	$ 212,820	
Taxes - payroll	15,751	
Insurance - benefits	35,843	
Retirement	19,158	
Administration fees	186,349	
Depreciation	357,362	
Contracted services	65,264	
Professional fees	33,263	
Repair and maintenance	125,367	
Insurance	14,134	
Supplies and postage	38,998	
Miscellaneous	12,488	
Meters	24,937	
Utilities and telephone	73,078	
Total operating expenses		1,214,812
Operating (loss)		(277,294)
NON-OPERATING REVENUES (EXPENSES)		
Other income	132,491	
Interest income - cash	67,699	
Total non-operating revenues (expenses)		200,190
Net (loss)		(77,104)
NET POSITION APRIL 1, 2024		11,786,270
NET POSITION, MARCH 31, 2025		$ 11,709,166

HARTLAND TOWNSHIP

WATER SYSTEM FUND
STATEMENT OF CASH FLOW
FOR THE YEAR ENDED MARCH 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$ 911,804	
Payments to other suppliers for goods or services	(566,378)	
Payments to employees	(212,820)	
Net cash from operating activities		$ 132,606
CASH FLOWS FROM (USED IN) CAPITAL AND FINANCING ACTIVITIES		
Principal and interest paid on bonds		
Collections of special assessment (principal and interest)		
Acquisition of fixed assets	(778,643)	
Other revenue	132,491	
Net cash from capital and related financing activities		(646,152)
CASH FLOWS FROM INVESTING ACTIVITIES		
Net proceeds from sales/purchase of investments	534,822	
Interest received on cash and cash equivalents	4,556	
Net cash from investing activities		539,378
Net increase in cash and cash equivalents		25,832
CASH AND CASH EQUIVALENTS AT APRIL 1, 2024		2,020,864
CASH AND CASH EQUIVALENTS AT MARCH 31, 2025		$ 2,046,696
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating (loss)		$ (277,294)
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	$ 357,362	
Changes in assets and liabilities		
(Increase) decrease in accounts receivable	(25,714)	
(Increase) decrease in due from others	5,000	
(Increase) decrease in due from other funds	(31,485)	
Increase - (Decrease) in accounts payable	100,760	
Increase (decrease) in accrued wages	3,977	
Total adjustments		409,900
Net cash provided by operating activities		$ 132,606

SEWAGE DISPOSAL SYSTEM FUND

HARTLAND TOWNSHIP

SEWAGE DISPOSAL SYSTEM FUND
BALANCE SHEET
MARCH 31, 2025

CURRENT ASSETS		
Cash and cash equivalents	$ 2,271,232	
Investments	9,652,667	
Accounts receivable - billings	805,754	
Special assessments receivable	52,052	
Prepaid	7,533	
Total current assets		$ 12,789,238
RESTRICTED ASSETS		
Cash and cash equivalents	761,494	
Special assessment receivable	1,204,435	
Total restricted assets		1,965,929
PROPERTY, PLANT AND EQUIPMENT		
Sewer system and office equipment	21,839,792	
Less: accumulated depreciation	(7,833,894)	
Total property, plant and equipment		14,005,898
Total assets		$ 28,761,065
CURRENT LIABILITIES		
Accounts payable	$ 193,984	
Accrued interest payable	74,833	
Due to other funds	31,485	
Bonds payable	1,065,000	
Total current liabilities		$ 1,365,302
LONG-TERM LIABILITIES (from restricted assets)		
Bond premium - net of amortization	780,737	
Bonds payable after one year	7,588,413	
Total long term liabilities		8,369,150
Total liabilities		9,734,452
NET POSITION		
Invested in capital assets, net of related debt	4,195,955	
Unrestricted	14,830,658	
Total net position		19,026,613
Total liabilities and net position		$ 28,761,065

HARTLAND TOWNSHIP

SEWAGE DISPOSAL SYSTEM FUND
STATEMENT OF REVENUES AND EXPENSES
FOR THE YEAR ENDED MARCH 31, 2025

OPERATING REVENUES		
User charges	$ 2,607,060	
Septage station fees	237,436	
Total revenue		$ 2,844,496
OPERATING EXPENSES		
Administration	186,473	
Depreciation	436,670	
Sewer usage fees	2,248,643	
Professional fees	12,864	
Repair and maintenance	1,254	
Insurance	13,303	
Miscellaneous	9,054	
Supplies and postage	2,775	
Total operating expenses		2,911,036
Operating income		(66,540)
NON-OPERATING REVENUES (EXPENSES)		
Interest income	380,862	
Interest income - special assessments	47,287	
Interest expense and bond fees	(202,366)	
Total non-operating revenues (expenses)		225,783
CAPITAL CONTRIBUTIONS		
Connection fees	3,666,223	
Surcharge fees	72,398	
Total capital contributions		3,738,621
Net income		3,897,864
NET POSITION, APRIL 1, 2024		15,128,749
NET POSITION, MARCH 31, 2025		$ 19,026,613

HARTLAND TOWNSHIP

SEWAGE DISPOSAL SYSTEM FUND
STATEMENT OF CASH FLOW
FOR THE YEAR ENDED MARCH 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	$ 2,860,253	
Payments to other suppliers for goods or services	(2,429,068)	
Net cash from operating activities		$ 431,185
CASH FLOWS FROM (USED IN) CAPITAL AND FINANCING ACTIVITIES		
Principal and interest paid on capital debt	(1,459,305)	
Collections of special assessment (principal and interest)	291,525	
Connection fees	3,814,029	
Other revenue	0	
Net cash from capital and related financing activities		2,646,249
CASH FLOWS FROM INVESTING ACTIVITIES		
Net proceeds from sales/purchase of investments	(3,379,006)	
Interest received on cash and cash equivalents	1,836	
Net cash from (used in) investing activities		(3,377,170)
Net increase in cash and cash equivalents		(299,736)
CASH AND CASH EQUIVALENTS AT APRIL 1, 2024		3,332,462
CASH AND CASH EQUIVALENTS AT MARCH 31, 2025		$ 3,032,726
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income		$ (66,540)
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	$ 436,670	
Special assessment write off		
Change in assets and liabilities:		
(Increase) decrease in accounts receivable	15,757	
(Increase) decrease in prepaid expenditures	1,825	
(Increase) decrease in due from others	31,485	
Increase (decrease) in accounts payable	11,988	
Total adjustments		497,725
Net cash provided by operating activities		$ 431,185

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September 2, 2025

To the Board of Trustees
Hartland Township
2655 Clark Road
Hartland, MI 48353

Dear Honorable Board of Trustees:

In planning and performing our audit of the financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the Hartland Township as of and for the year ended March 31, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the Hartland Township's internal control over financial reporting (internal control) as a basis for designing and auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control. Accordingly, we do not express an opinion on the effectiveness of the Township's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This report is intended solely for the information and use of the Board of Trustees and management of Hartland Township and is not intended to be and should not be used by anyone other than the specified parties.

Pfeffer, Hanniford & Palka, P.C.

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September 2, 2025

To the Board of Trustees
Hartland Township
2655 Clark Road
Hartland, MI 48353

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Hartland Township, Michigan (the Township) as of and for the year ended March 31, 2025, and have issued our report thereon dated September 2, 2025 Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated March 31, 2024, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Township's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Township solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding internal control over financial reporting and compliance noted during our audit in a separate letter to you dated September 2, 2025.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in our engagement letter dated April 1, 2025.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and our network firms have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Township's Significant Accounting Practices Significant Accounting Policies

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Township is included in Note 1 to the financial statements.

There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during fiscal year 2025, except as described in Note 15 to the financial statements.

No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Depreciation
Management's estimate of the depreciation expense is based on the estimated useful lives and salvage value of capital assets. We have evaluated the key factors and assumptions used to develop the estimate for depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.

Lease Receivable
Management's estimate of the net present value of leases is based on the incremental borrowing rate and remaining lease term. We have evaluated the key factors and assumptions used to develop the estimate for net present value of leases in determining that it is reasonable in relation to the financial statements taken as a whole.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For the purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosure, and the financial statements as a whole and each applicable opinion unit. In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Township's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the management representation letter dated September 2, 2025.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings or Issues

In the normal course of our professional association with the Township, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating conditions affecting the entity, and operating plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Township's auditors.

Other Information in Documents Containing Audited Financial Statements

Our responsibility for the supplementary information accompanying the financial statements, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the financial statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

We made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the Unites States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our financial statements or to the financial statements themselves.

This report is intended solely for the information and use of the Township Council and management of Hartland Township, Michigan and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Pfeffer, Hanniford & Palka, P.C.

PFEFFER, HANNIFORD & PALKA
Certified Public Accountants

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/PD Application #25-015 Chick-fil-A Planned Development (PD) Concept Plan at 10587 Highland Road (former Big Boy)

Date: August 27, 2025

Recommended Action
No formal action shall be taken by the Planning Commission or the Township Board as part of a Planned Development Concept Plan review. The Planning Commission should provide comments to the applicant about the Concept Plan for the proposed restaurant with drive-through service and whether it is indicative of a plan that can and will meet the intent, design standards, and eligibility criteria of the Planned Development process.

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. It 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 parking lot will undergo some layout changes as part of the proposed Chick-fil-A. The site is zoned GC (General Commercial) and is approximately 1.65 acres in size (Tax Parcel ID #4708-21-400-062).

This property is considered a corner lot with approximately 200 lineal feet along Highland Road and approximately 327 lineal feet along Hartland Road. There are existing driveways and access into the subject site via Highland Road on the south, Hartland Road on the west, and Rovey Drive on the north.

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.

The Planning Commission discussed the proposed development at their August 28, 2025, regular meeting. No formal decision was made during that meeting.

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 under SP #455 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
In 2024, SP/SUP #24-008 was submitted, as a request to redevelop 10587 Highland Road with the removal of the Big Boy building and the construction of an automobile wash within a completely enclosed building. The application did not proceed to the Planning Commission or Township Board.

Planned Development Procedure

Section 3.1.18 of the Township's Zoning Ordinance provides standards and approval procedures for a Planned Development (PD). 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.

Proposed Concept Plan

A. General

General Layout

The applicant has submitted a Concept PD Plan for the redevelopment of the former Big Boy site and the construction of an approximate 5,027 square foot building for a restaurant with drive-through service for a Chick-fil-A restaurant. The existing Big Boy building will be removed and replaced with a Chick-fil-A building. Outdoor seating (16 seats) is shown on the north side of the building. Seventy (70) seats are available for dining inside the restaurant per the Concept Plan however, a floor plan was not provided.

Sixty-nine (69) parking spaces are located north of the building, in the center of the site and to the north. Two (2) one-way lanes wrap around the building along the perimeter of the site, which are associated with the drive-through service options of the restaurant. Per the Site Data Chart, a total of forty-nine (49) stacking spaces are provided in the drive-through lanes but are not shown on the plans. Two (2) flat-roofed, metal

canopy structures are associated with the drive-through lanes, with a canopy structure on the west for placing food orders, and one on the east, for food order pick-up.

Zoning Information
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.

Parcel Size – PD Requirements
The subject parcel is approximately 1.65 acres per the Township Assessing Department records. 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 to submit a letter to the Township requesting a waiver of the minimum Planned Development size requirements and explaining the basis for the request. A waiver request was not submitted with this application but would be required for the Preliminary PD Site Plan application; however, the Planning Commission should identify any concerns they may have at this time.

Site Layout and Circulation
The site is accessed via existing driveways on Highland Road and Hartland Road. The site can also be accessed from Rovey Drive on the north via an existing service drive from Rovey Drive into the subject site. The Highland Road driveway accommodates one-way traffic into the site from west bound traffic on Highland Road, and one-way traffic outbound onto Highland Road, with a traffic island in the middle. 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). Rovey Drive is a private road. Changes are not proposed to any 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 main entrance to the restaurant is on the north side of the building.

Site circulation for drive-through service begins along the west side of the site. The two (2), one-way drive lanes are along the west side of the site and travel north to south. The lanes 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 lane varies from 10.5 feet to 12.5 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. The customer can then proceed into the parking area and exit the site to Highland Road (right -out only), Rovey Drive, or Hartland Road.

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. The existing parking spaces 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
Sixty-nine (69) off-street parking spaces are provided, including three (3) barrier free spaces. The dimensions of the parking spaces are stated as 9 feet by 20 feet. 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. A total of forty-nine (49) stacking spaces are provided per the data listed on the plans. The stacking spaces are not shown on the plan but should be shown on the Preliminary PD site plans.

Additional information is required prior to staff being able to calculate the required number of parking spaces, such as a floor plan that states the usable square footage of the building. The plans state there are twenty (20) employees on the peak shift.

Building Elevations
The conceptual building elevations show brick veneer as the dominant façade material in light and dark brown tones. Bronze trim and paint are used for windows and other accents. Façade material percentages are not provided but will be required with Preliminary PD site plans. The building height is stated as 22'-0". The next set of building elevations must show the outline of each roof-mounted mechanical unit. All roof-mounted mechanical units must be screened on all sides by parapet walls.

The metal canopy structure appears to have a bronze finish and is approximately 9'-8" in height, as measured to the underside of the structure.

A material sample board will be required as part of the Preliminary PD Site Plan application.

Setbacks
The required setbacks are outlined in the Zoning Ordinance for structures and parking. Section 3.1.18.C.vi.a. (PD section) provides the minimum yard setbacks for a planned development. Further discussion on this will occur as part of the Preliminary PD Site Plan application. The setbacks listed on the plans are not correct for the front yard setback on Highland Road (south) and Hartland Road (west).

Other
Municipal water and sanitary sewer are available and will be required for this development.

Stormwater management plans were not submitted but may be required as part of the Preliminary PD Site Plan application.

Section 3.1.18.E. has specific requirements for information to be included within a planned development Concept Plan submittal. Based on the submitted plans, the Planning Department feels the information provided is sufficient to consider complete.

B. Proposed Density (Not applicable)

C. Public Road Access
As noted previously, public access to the subject site is via two (2) existing driveways, Highland Road (public, under MDOT) and Hartland Road (public, under LCRC). Access is also possible via an existing service drive from Rovey Drive (private road).

D. Traffic Generation
The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal. Traffic information will be required as part of the Preliminary PD Site Plan submittal.

E. Internal Vehicular/Pedestrian Circulation
The proposed development is accessed from existing driveways. Internally a looped vehicular circulation system is shown for the drive-through ordering/pick-up lanes, with one-way vehicle traffic around the building. A sidewalk and patio area are shown on the north side of the building (main building entrance).

F. Utilities
The applicant will need to work with the Hartland Township Public Works Department to acquire the necessary Residential Equivalent Units (REU) for this development.

G. Design Details
A Pattern Book with specific design details was not submitted with the Concept Plan. Detailed building elevations and floor plans should be submitted with the Preliminary PD Site Plan application. The building elevations should include a chart listing the façade materials and percentage of each material, for every elevation.

H. Open Space
Section 3.1.18.C requires a Planned Development to include open space; at a minimum that open space should meet the requirements of the site's previous zoning district. In this case, a minimum of 25% open space is required in the GC zoning district. The plans do not show areas designated as open space. An Open Space plan will be required as part of the Preliminary PD Site Plan submittal.

I. Landscaping
A conceptual landscape plan was submitted that shows general green space areas. A detailed landscape plan will be required with the Preliminary PD Site Plan submittal.

J. Dumpster and Enclosure
The existing dumpster enclosure on the north will be removed. Two (2) proposed dumpster enclosures are shown in a proposed landscape area northeast of the building. An enclosed outdoor equipment storage structure is also shown in this location. Detailed drawings of the enclosures and storage structure were not submitted. The façade materials for the dumpster enclosure must match the façade materials of the building and comply with Section 5.7 (Dumpster Enclosure).

K. Exterior Lighting
A lighting plan was not provided but will be required as part of Preliminary PD Site Plan application. Specification sheets for all light fixtures should be submitted at that time.

Recognizable Benefits
One of the eligibility criteria for a planned development is that it "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." It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

The applicant submitted a project and business summary that also provides information on site details (CFA Standard Site Features Narrative).

Other
The Preliminary Site Plan will include more details with respect to traffic impacts, lighting, open space plan, building façade materials (percentages, sample products), and applicable waiver requests. It would be in the Applicant's best interest to provide a summary of design details (amenities, open space, and façade materials) as part of the Preliminary PD Site Plan application.

Hartland Township DPW Review
The Director of the Public Works Department has reviewed the plan and has no comments at this time, according to the email dated August 6, 2025.

Hartland Township Engineer's Review (SDA)
The Township Engineer (SDA) has provided comments in an email dated August 7, 2025.

Hartland Deerfield Fire Authority Review
No comments were submitted.

Attachments:
1. Township DPW email dated 08.06.2025 – PDF version
2. Township Engineer (SDA) email dated 08.07.2025– PDF version
3. CFA Standard Features Narrative from Applicant – PDF version
4. Chick Fil A Letter 08.13.2025 – PDF version
5. Concept Plans dated 07.24.2025 – PDF version

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2025 Planning Commission Activity\Site Plan Applications\SP PD #25-015 CFA PD Concept Plan\Staff reports\TB\SP PD #25-015 CFA Concept Plan TB 08.27.2025.docx

Martha Wyatt

To: Martha Wyatt
Subject: FW: Concept Planned Development plan for Chick-fil-A

From: Scott Hable <SHable@hartlandtwp.com>
Sent: Wednesday, August 6, 2025 1:36 PM
To: Martha Wyatt <MWyatt@hartlandtwp.com>;
Cc: Troy Langer <TLanger@hartlandtwp.com>
Subject: RE: Concept Planned Development plan for Chick-fil-A

Public works has no comments at this time.

Thank You –

Scott Hable
Public Works Director
810.632.7498 o
2655 Clark Road
Hartland, MI 48353
www.hartlandtwp.com

Martha Wyatt

To: Martha Wyatt
Subject: FW: Concept Planned Development plan for Chick-fil-A

From: Mark Collins <mcollins@sda-eng.com>
Sent: Friday, August 8, 2025 3:43 PM
To: Troy Langer <TLanger@hartlandtwp.com>; Martha Wyatt <MWyatt@hartlandtwp.com>
Cc:
Subject: FW: Concept Planned Development plan for Chick-fil-A

Good Afternoon Martha and Troy,

Please see our concept review comments below for the plans dated July 4, 2025 (SDA Job HL25108). We previously provided comments for a very similar layout from plans dated Dec 3, 2024. The newest plans provided a different dumpster location and drive-thru layout. Let us know if you have any questions or concerns

1. The subject site is an existing Big Boy building located at 10587 Highland Road east of US-23 in the Hartland Towne Square on the north side of Highland Road.
2. The township records show that there is an existing 12-inch diameter water main along the north side of Highland Road and an existing main on the west side of Hartland Road to serve the site. It is assumed that there is an existing water lead serving the existing site. The plan notes FDC to hydrant issue which should be resolvable during the site plan and engineering plan reviews.
3. The site is within the sanitary sewer service area. There is an existing 15-inch diameter sanitary sewer along the west side of Hartland Road and an 18-inch diameter sanitary sewer north of Highland Road. It is assumed that there is an existing sanitary sewer lead serving the existing site.
4. It is not known at this time how the site stormwater runoff is pre-treated or detained; however, it does not appear that a change in impervious area is proposed. The area may be served by regional stormwater management, but this has not been investigated. The original plans for Hartland Towne Square should be obtained and analyzed. A proposed underground detention basin could be provided and there appears to be enough parking lot footprint to accommodate one.
5. Site access remains unchanged, with three access drives off Rovey Dr, Hartland Rd, and Highland Rd. There is potential for stacking to block the proposed one-way driveway of Hartland Road and potentially causing backups. There are also several canopies blocking the circulation around the perimeter of the building. The Fire Department will need to approved the circulation on site as there is not enough space for a truck to go around the building.
6. Provide a circulation plan for the garbage truck entering and existing both dumpster areas. The location of the dumpster areas could cause backups for the cars entering and exiting the site along Highland Road.
6. The condition of the existing sidewalk and ramps along Hartland Rod and Highland Rd will need to be evaluated and may need to be removed and replaced if found not to be in conformance with the current ADA standards.
7. All work proposed within Hartland Rd will require a permit from Livingston County. All work within Highland Road will require a permit from MDOT.

Thank you,

SPALDING DEDECKER
Engineers | Planners | Surveyors
Landscape Architects

Mark Collins, PE, LEED AP
Project Manager
p: (248) 844-5400 | c: (248) 802-5733
e: mcollins@sda-eng.com | w: www.sda-eng.com
Spalding DeDecker: Locations

STANDARD SITE FEATURES / OPERATIONS

Introduction to Chick-fil-A

- Family-owned and privately-held.
- Devoted to serving the local communities in which we operate, while offering great-tasting food made with high- quality ingredients — including the Original Chick-fil-A® Chicken Sandwich.
- Closed on Sundays, a tradition honored as a day of rest by the founder, S. Truett Cathy.
- Partner with local nonprofits to improve the lives of people in our communities who need help most.
- Chick-fil-A restaurants located in more than 3,000 locations in 48 states, Washington D.C, Puerto Rico and Canada.

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.
- 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.

- Community and People - Through the True Inspiration Awards program, Chick-fil-A, Inc. awards grants to local nonprofit organization working in the areas of education, hunger & environmental stewardship. Many winning organizations are nominated by a local Chick-fil-A restaurant Operator. Since the program began in 2015, $12 million has been awarded to 171 community organizations!

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 18'-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
- Building mounted sconces on either side of entry doors
- Spotlight for flag/flagpole (ground or roof mounted depending on location)

Troy Langer

From: Leslie Accardo <laccardo@peagroup.com>
Sent: Wednesday, August 13, 2025 9:59 AM
To: Troy Langer
Cc: Martha Wyatt; Justin Lurk (justin.lurk@cfacorp.com); Leslie Accardo
Subject: Hartland MI 06249 Chick-fil-A P14SE (P25-0983.00): Proposed new site

Troy –

Thank you for taking the time to review the proposed conceptual plan for the vacant Big Boy site.

Chick-fil-A considers several factors when identifying a potential location for a new restaurant. The Big Boy site became available at an opportune time, is a better fit than the previous location we were exploring, and would allow us to better serve the community of Hartland Township.

Note: I will be out of the office Monday, August 18th through 22nd with limited access to email or cell service.

Leslie Accardo
Associate | Senior Project Manager

Cell: 248.376.7920 | **Office:** 248.689.9090
laccardo@peagroup.com

PEA GROUP

1849 Pond Run, Auburn Hills, MI 48326
peagroup.com | facebook | linkedin | 2023 Crain's Best Places to Work Honoree



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



EXTERIOR ELEVATION

3/16" = 1'-0"



EXTERIOR ELEVATION

3/16" = 1'-0"



EXTERIOR ELEVATION

3/16" = 1'-0"



EXTERIOR ELEVATION

3/16" = 1'-0"

PROJECT DATA

Prototype Edition: *Acceptable Values: LS, LSR, LE, SE, DT-L, 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, PRGD STUD / PRGD PNL, 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+B, TYPE A+C, ETC	TYPE A
Industrialized Construction: *Acceptable Values: YES, NO	YES
Number of Parking Spaces: *Acceptable Values: (Digits)	#
Number of Accessible Parking Spaces: *Acceptable Values: (Digits)	#
Cross Parking: *Acceptable Values:	YES
Menu Board - Interior: *Acceptable Values: YES, NO	YES
Menu Board - Interior - Count: *Acceptable Value: (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 Value: (Digits)	0
Menu Board - Walk-up - Type: *Acceptable Values: DIGITAL, STATIC, OTHER	N/A
Menu Board - Order Point: *Acceptable Values: YES, NO	YES
Menu Board - Order Point - Count: *Acceptable Value: (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 Value: (Digits)	#
Drive Thru Number of Approach Lanes: *Acceptable Values: (Digits)	#
Drive Thru Number of Ordering Lanes: *Acceptable Values: (Digits)	#
Drive Thru Number of Fulfillment Lanes: *Acceptable Values: (Digits)	#
Drive Thru Dedicated Bypass Lane: *Acceptable Values: YES, NO	YES
Drive Thru Door: *Acceptable Values: YES, NO	YES
Canopy Structure: *Acceptable Values: STEEL, CONCRETE	STEEL
Canopy Type - Order Point: *Acceptable Values: SINGLE, DOUBLE	DOUBLE
Canopy Type - Meal Delivery: *Acceptable Values: SINGLE, DOUBLE	DOUBLE
Seat Count - Interior: *Acceptable Value: (Digits)	90
Seat Count - Exterior: *Acceptable Value: (Digits)	24
Number of Walk-up Windows: *Acceptable Value: (Digits)	0
Number of Registers: *Acceptable Value: (Digits)	4
Building Area Square Footage: *Acceptable Value: (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

*Remove any personal notes with text, views, or schedules.

EXTERIOR FINISHES

BR-A
BRICK VENEER
COLOR: DARK BROWN
SIZE: MODULAR

BR-B
BRICK VENEER
COLOR: LIGHT BROWN
SIZE: MODULAR

SC-1
STUCCO SYSTEM
COLOR: WHITE
FINISH: SAND MEDIUM

SC-2
STUCCO SYSTEM
COLOR: BROWN
FINISH: SAND MEDIUM

EC-1
PREFINISHED METAL COPING
COLOR: MIDNIGHT BRONZE

PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS

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				

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
PRINTED FOR

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

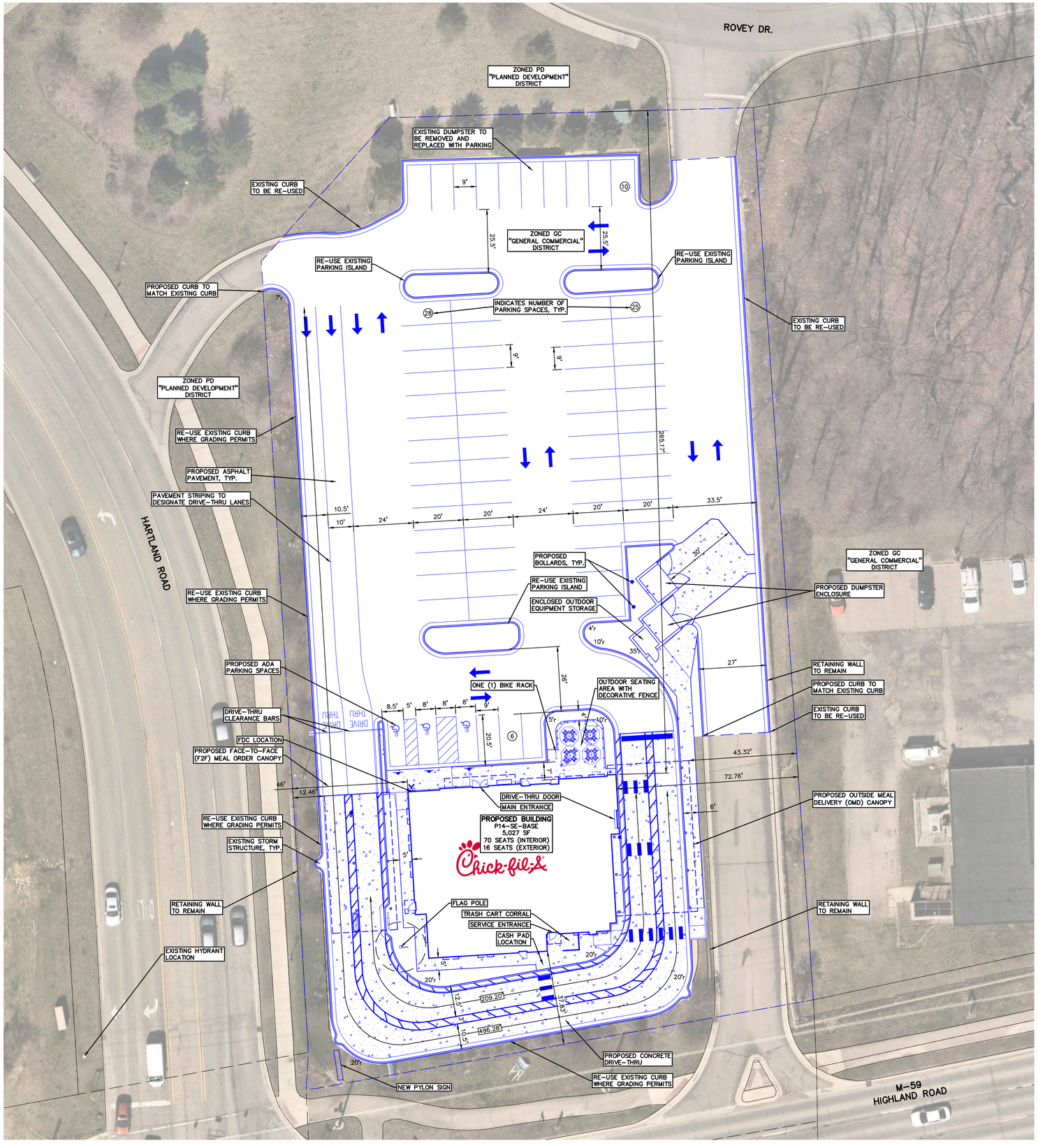
CONSULTANT PROJECT # ####
DATE
DRAWN BY Author

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SHEET
DESIGN OVERVIEW

SHEET NUMBER
X-900B_SE

6/12/2025 1:20:32 PM R:\Dpt 27 Chick-fil-A\Prototype_Model Assembly\20250618000000_NewStore_SE_ARC_B0B.rvt
XX-SE-00000-X-900B_SE-DESIGN OVERVIEW



LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY)
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE

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

SITE DATA TABLE:

SITE AREA: 1.69 ACRES (73,635 SQ.FT.)

PARCEL ID #: 08-21-400-062

ZONING: GC GENERAL COMMERCIAL

OPEN SPACE REQUIRED: 20.0%
OPEN SPACE PROVIDED: 18.5%
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 / 73,635 = 7.07%

BUILDING SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
NORTH	40'	265.17'
SOUTH	50'	37.83'
EAST	15'	43.32'
WEST	15'	12.46'

WAIVER REQUESTED

PARKING CALCULATIONS:
- REQUIRED: TWENTY-TWO (22) SPACES PER 1,000 SQ.FT. OF USEABLE FLOOR AREA, PLUS SPACES FOR EMPLOYEES ON PEAK SHIFT 22*(1,472/1000)+20 = 53 SPACES
- PROPOSED: 69 SPACES (INCLUDES 3 BARRIER FREE SPACES)

STACKING CALCULATIONS:
- REQUIRED = 10
- PROPOSED = (496.28*2)/20 = 49 SPACES

BIKE RACKS
- REQUIRED: 0
- PROVIDED: 1

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

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: 06.25

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 25-0983
PRINTED FOR CONCEPT
DATE 07/24/2025
DRAWN BY BV

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SHEET
CONCEPT PLAN - AERIAL

SHEET NUMBER
SK-1.0



LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY)
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE

NOTE:
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SITE DATA TABLE:

SITE AREA: 1.69 ACRES (73,635 SQ.FT.)

PARCEL ID #: 08-21-400-062

ZONING: GC GENERAL COMMERCIAL

OPEN SPACE REQUIRED: 20.0%
OPEN SPACE PROVIDED: 18.5%
WAIVER REQUESTED

BUILDING INFORMATION:
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PROPOSED BUILDING HEIGHT = 1 STORY

BUILDING FOOTPRINT AREA = 5,027 SQ.FT.

BUILDING LOT COVERAGE = 5,027 / 73,635 = 7.07%

BUILDING SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
NORTH	40'	265.17'
SOUTH	50'	37.83'
EAST	15'	43.32'
WEST	15'	12.46'

WAIVER REQUESTED

PARKING CALCULATIONS:
- REQUIRED: TWENTY-TWO (22) SPACES PER 1,000 SQ.FT. OF USEABLE FLOOR AREA, PLUS SPACES FOR EMPLOYEES ON PEAK SHIFT 22*(1,472/1000)+20 = 53 SPACES
- PROPOSED: 69 SPACES (INCLUDES 3 BARRIER FREE SPACES)

STACKING CALCULATIONS:
- REQUIRED = 10
- PROPOSED = (496.28*2)/20 = 49 SPACES

BIKE RACKS
- REQUIRED:0
- PROVIDED:1

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

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: 06.25

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	25-0983
PRINTED FOR	CONCEPT
DATE	07/24/2025
DRAWN BY	BV

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SHEET
CONCEPT LANDSCAPE PLAN

SHEET NUMBER
L-1.0



LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY)
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE

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

SITE DATA TABLE:

SITE AREA: 1.69 ACRES (73,635 SQ.FT.)

PARCEL ID #: 08-21-400-062

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OPEN SPACE REQUIRED: 20.0%
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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 / 73,635 = 7.07%

BUILDING SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
NORTH	40'	265.17'
SOUTH	50'	37.83'
EAST	15'	43.32'
WEST	15'	12.46'

WAIVER REQUESTED

PARKING CALCULATIONS:
- REQUIRED: TWENTY-TWO (22) SPACES PER 1,000 SQ.FT. OF USEABLE FLOOR AREA, PLUS SPACES FOR EMPLOYEES ON PEAK SHIFT 22*(1,472/1000)+20 = 53 SPACES
- PROPOSED: 69 SPACES (INCLUDES 3 BARRIER FREE SPACES)

STACKING CALCULATIONS:
- REQUIRED = 10
- PROPOSED = (496.28*2)/20 = 49 SPACES

BIKE RACKS
- REQUIRED: 0
- PROVIDED: 1

NORTH

0 50 100 200
SCALE: 1" = 100'

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

CHICK-FIL-A HARTLAND

10587 HIGHLAND RD
HARTLAND, MI 48353

FSR#06249

BUILDING TYPE / SIZE: P14-SE-BASE
RELEASE: 06.25

REVISION SCHEDULE

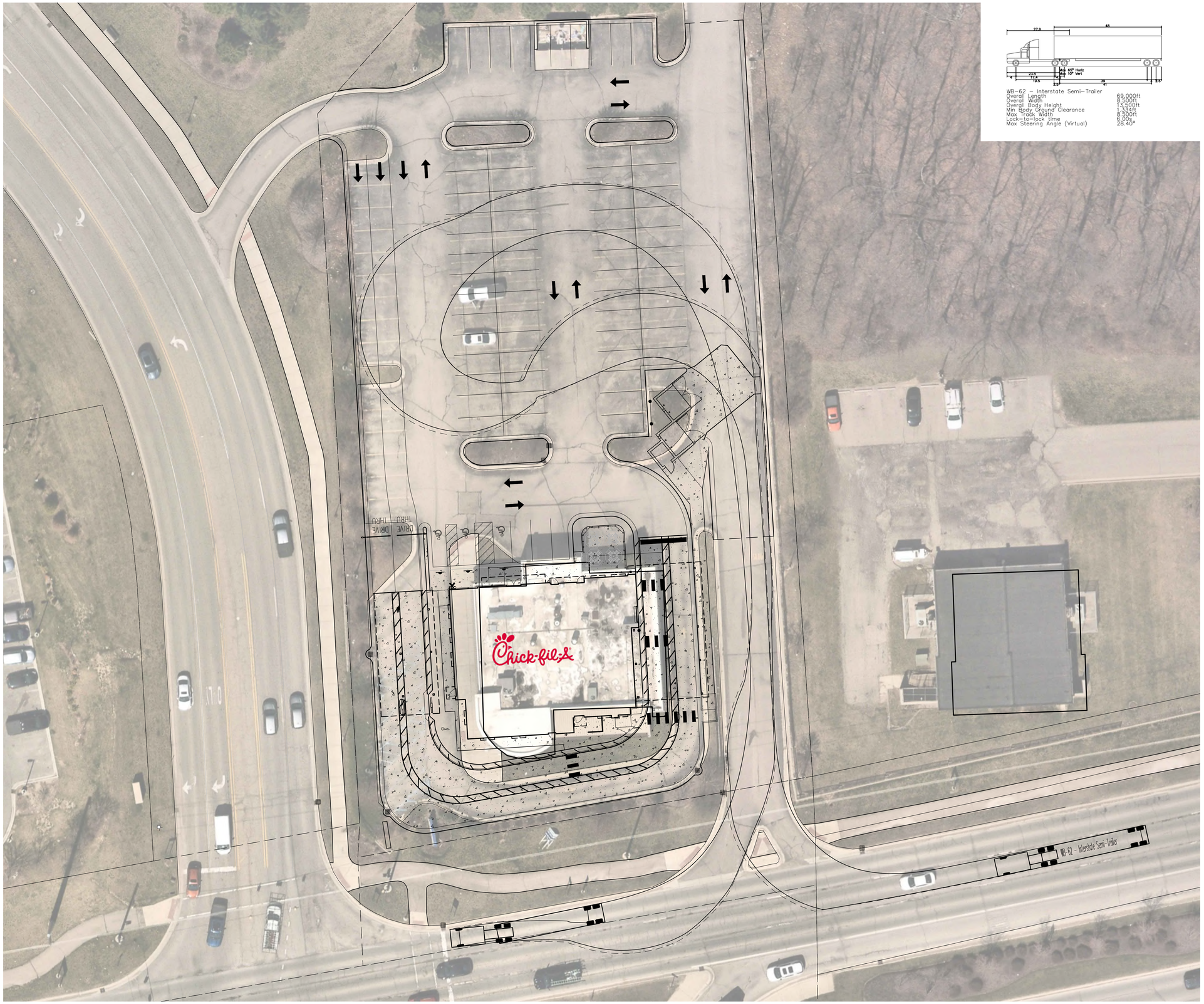
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	25-0983
PRINTED FOR	CONCEPT
DATE	07/24/2025
DRAWN BY	BV

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SHEET
CONCEPT PLAN - OVERALL

SHEET NUMBER
SK-1.2



WB-62 - Interstate Semi-Trailer

Overall Length	69.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

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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: 06.25

REVISION SCHEDULE

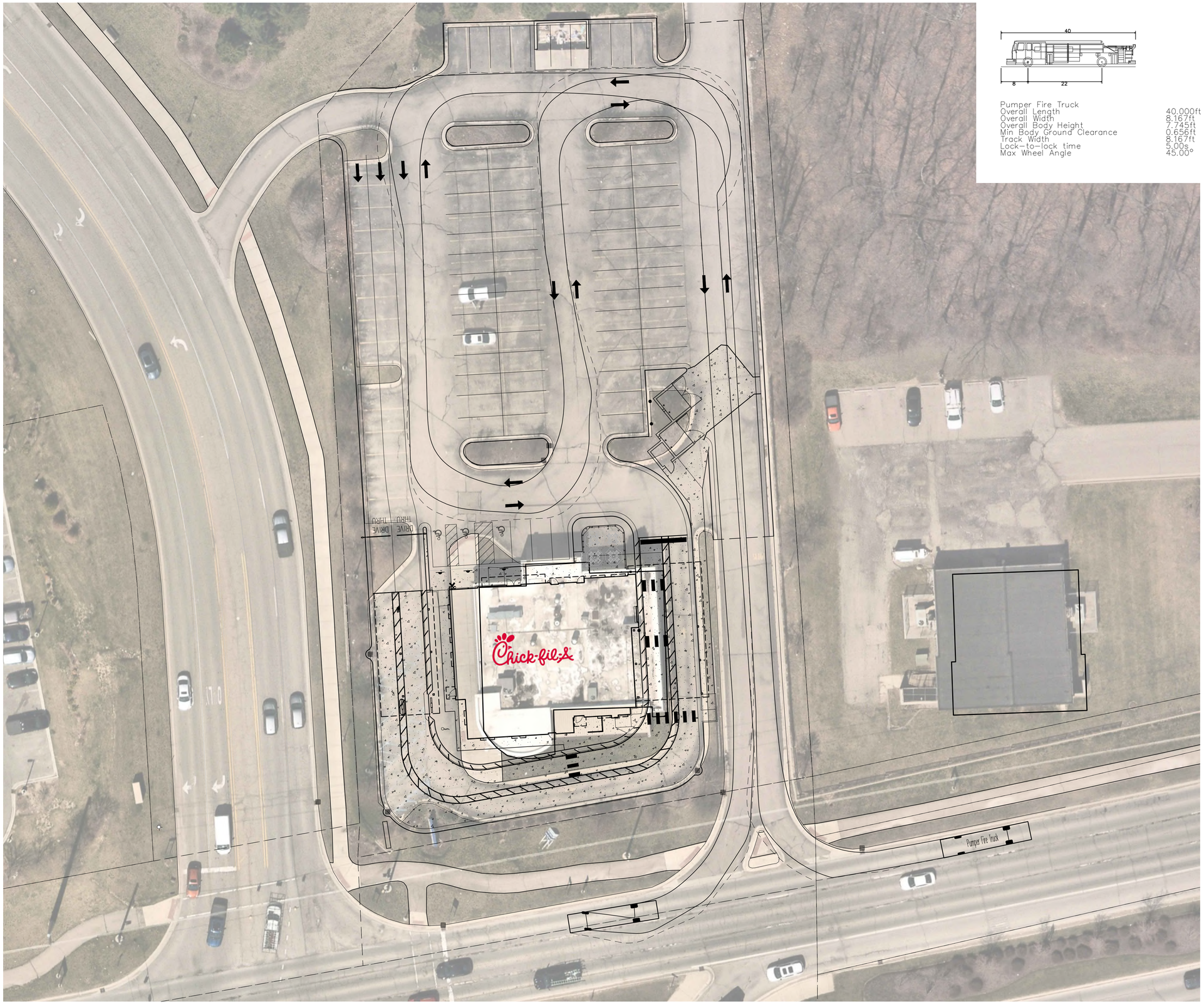
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	25-0983
PRINTED FOR	CONCEPT
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SHEET
TRUCK TURNING PLAN - WB-62

SHEET NUMBER
TK-1.0



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°

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Atlanta, Georgia 30349-2998

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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: 06.25

REVISION SCHEDULE

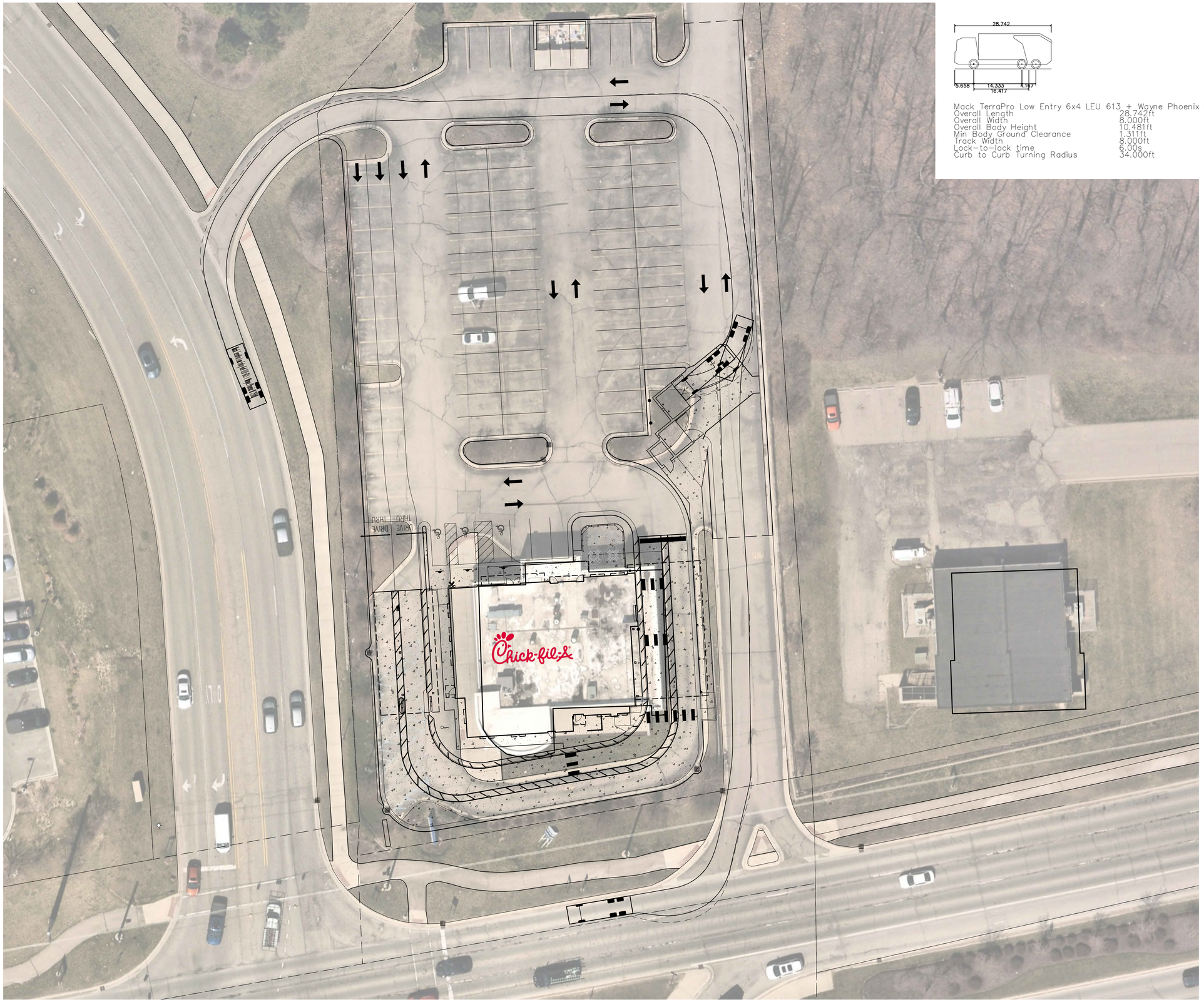
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	25-0983
PRINTED FOR	CONCEPT
DATE	07/24/2025
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SHEET
TRUCK TURNING PLAN - FIRE

SHEET NUMBER
TK-1.1



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

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

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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: 06.25

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	25-0983
PRINTED FOR	CONCEPT
DATE	07/24/2025
DRAWN BY	BV

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SHEET
TRUCK TURNING PLAN - REFUSE

SHEET NUMBER
TK-1.2

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan Application #25-005 – Request to amend the approved Final Planned Development (PD) Site Plan for 10081 Highland Road and Amend Planned Development Agreement (Sheetz Fuel Station/Convenience Store)

Date: August 27, 2025

Recommended Action

Move to approve of the proposed First Amendment to the Planned Development Agreement, a request to amend the Planned Development Agreement, as outlined in the staff memorandum dated August 27, 2025.

The approval is based on the following findings:

1. The Township Board has determined the proposed First Amendment to the Planned Development Agreement, outlines the revisions as related to the proposed project, as in the allowance for the development and use of Parcel A for the Sheetz fuel station, fast-food restaurant, and convenience store, operating twenty-four (24) hours per day; minor revisions to temporary signage allowances; and reference to the current Planned Development Ordinance provisions outlined in Section 3.1.18 of the Township's Zoning Ordinance 76 (as Exhibit 7).

2. The proposed Amendment document shall be revised to address comments provided by the Township Attorney, as applicable.

Discussion

Applicant: Sheetz, Inc.

Site Description

The subject property is at the northeast corner of Highland Road and Old US-23. The subject parcel (Parcel ID #4708-21-305-003) is approximately 2.92 acres in size and zoned PD (Planned Development). The subject property was formerly occupied by Walgreens Pharmacy from approximately 2008 to 2022, when the store closed. The property is designated as Commercial on the 2020-2021 Comprehensive Plan and Future Land Use Map (FLUM) Amendment.

Currently the property is occupied by the former Walgreens Pharmacy building, associated parking areas, and access drives from Old US-23 and Highland Road.

Municipal water and sanitary sewer exist on the site and will be required for this project.

The Planning Commission reviewed this request at their August 28, 2025, regular meeting. The Planning Commission approved the Site Plan amendment for Sheetz and recommended approval of the amendment to the PD Agreement.

Site History

Site Plan/PD Application #432C (Hartland Walgreens/Chase Bank Planned Development – Conceptual Site Plan)
In 2007, Site Plan application #432C was reviewed by the Township for the request to develop an approximate 4.20-acre parcel of land at the northeast corner of Highland Road and Old US-23 as a Planned Development (PD). The parcel was zoned GC (General Commercial) at that time. The Planned Development (commonly referred to as Diamond Holdings, LLC) included the construction of a Walgreens Pharmacy (approximately 14,900 square feet in size) and Chase Bank (approximately 4,062 square feet in size). Walgreens is labeled as Parcel A and Chase Bank is labeled as Parcel B on the site plans. Each business offered a drive-through service option.

The Planning Commission reviewed SP #432C on May 24, 2007, and made a recommendation to the Township Board to waive the twenty (20) acre requirement for a planned development. On June 19, 2007, the Township Board reviewed the Concept PD application (SP #432C) and approved the request to waive the twenty (20) acre requirement for the proposed planned development.

Site Plan/PD Application #432P (Hartland Walgreens/Chase Bank PD – Preliminary Site Plan)
The Preliminary PD Site Plan for Walgreens/Chase Bank was reviewed by the Planning Commission on August 23, 2007, under SP/PD #432P. A public hearing for the proposed project was held on that date and the Planning Commission recommended approval of SP/PD #432P. The Township Board approved SP/PD #432P at their regular meeting on November 6, 2007.

Rezoning #335
On November 6, 2007, the Township Board approved Rezoning #335, a request to rezone approximately 4.20 acres of land from GC (General Commercial) to PD (Planned Development), for the proposed Walgreens/Chase Bank Planned Development.

Site Plan/PD Application #432 F (Hartland Walgreens/Chase Bank PD – Final Plan)
On March 13, 2008, the Planning Commission reviewed SP/PD #432F and recommended approval. The Township Board approved SP/PD #432F at their regular meeting on April 1, 2008. The Final Site Plan is dated March 13, 2008, and is Exhibit 4 in the Planned Development Agreement document.

After the approval of SP/PD #432F, the 4.20-acre parcel was divided into two (2) parcels to accommodate the construction of Walgreens Pharmacy (Parcel A, 2.92 acres) and Chase Bank (Parcel B, 1.28 acres).

Planned Development Agreement Between Hartland Township and DH-Hartland II, LLC and DH-Hartland, LLC

The Planned Development Agreement, as referenced above, was recorded on July 3, 2008. The PD Agreement outlines the terms and conditions of the Planned Development, including the Permitted Uses (Section 3.1 of the PD Agreement). Per this section the permitted uses in the PD are a Walgreens pharmacy with drive-through window (on Parcel A) and a Chase Bank with drive-through tellers and an ATM (on Parcel B). The document allows for amendments to the PD, subject to the terms provided in the PD Agreement, including amending the Permitted Uses. The proposed First Amendment to the Planned Development Agreement is intended to allow for the proposed use, a Sheetz fuel station and convenience store, with fast-food restaurant, and operating twenty-four (24) hours per day, to be developed on Parcel A.

It should be noted that the Final Site Plan in the PD Agreement, Exhibit 4 shows access to each parcel (Parcel A-Walgreens and Parcel B-Chase Bank) via a full-service driveway from Old US-23 and a split driveway with a median, from Highland Road, that restricts access to right-in and right-out turning movements.

Land Use Permit #7868
On June 13, 2008, Land Use Permit #7868 was approved for the construction of Walgreens Pharmacy, at 10081 Highland Road.

Overview of the Current Request SP #25-005 – Amend Approved Final PD Site Plan and PD Agreement

Site Plan Application #25-005 includes two (2) components. The first component is a request to amend the Final PD Site Plan for Hartland Walgreens/Chase Bank PD, specifically to amend the development plans for Parcel A, the Walgreens Pharmacy site plan. The proposal is to redevelop the site, by removing the existing Walgreens Pharmacy building and applicable existing site elements and constructing an approximate 6,132 square foot Sheetz fuel station with a convenience store that offers fast-food service. The facility will operate twenty-four (24) hours a day.

The second component of the project is a request to amend the Planned Development Agreement to allow the proposed use in the Planned Development. The original Planned Development Agreement for Hartland Walgreens/Chase Bank PD only allowed for a Walgreens Pharmacy and a Chase Bank, as depicted on the Final PD Plan. An automobile fueling and convenience station is not listed in the original PD Agreement. as a Principal Permitted Use or Special Land Use. The applicant has provided a draft version of the First Amendment to the Planned Development Agreement.

Approval procedure
The proposed site plan for the Sheetz project will be reviewed by the Planning Commission who will make a final decision on the site plan. The plans will be reviewed using the Final Plan (SP #432F) for Walgreens Pharmacy as a reference for setbacks and lot coverage that were established as part of the Final PD plans. All applicable zoning standards in the Zoning Ordinance will be applied as well as Section 4.58 (Automobile Fueling and Convenience Station).

A public hearing will not be required for the proposed use as the intent is to amend the Planned Development Agreement to allow this use by right, as a permitted use. Typically, in traditional zoning as in the GC (General Commercial) zoning district, an automobile fueling and convenience station is considered a Special Land Use, which requires a public hearing. In this case, the project will be reviewed as a site plan application, and not as a Special Land Use. As noted, the Planning Commission will make the final decision on the site plan.

The Planning Commission will also review the proposed First Amendment to the Planned Development Agreement and make a recommendation to the Township Board, who will make the final decision.

The proposed site plan for Sheetz will be discussed in the next section of this memorandum, followed by a separate discussion on the proposed First Amendment to the Planned Development Agreement.

Amend Approved Final Plan PD Site Plan – Overview of Proposed Site Plan for Sheetz
The subject site is a corner lot with frontage along Highland Road (south) and Old US-23 (west). The proposal under SP #25-005 is to remove the existing Walgreens building, fencing and brick pillars on the

west and south boundaries, dumpster enclosure, monument sign on the west side of the site, and a portion of the landscaping. The existing brick angled wall and associated landscaping will be retained. Several existing canopy trees on the borders of the site are to be preserved. The existing 2-way driveway on the west, from Old US-23, will be retained as will the split driveway and median on the south, from Highland Road. Internally, vehicular access will be retained between the Sheetz site and Chase Bank.

The site will be redeveloped to construct a Sheetz automobile fueling and convenience station. The proposal includes a convenience store, approximately 6,132 square feet in area, and fueling station with an overhead canopy, with six (6) fuel pump islands (12 fueling stations). The convenience store building is situated near the west property line (Old US-23 side). The main entrance is at the northeast corner of the building. Other access points to the building are on the east and north sides. The convenience store offers self-serve food options as well as menu items that are prepared on-site. Indoor dining is available as well as outdoor dining in the patio area on the north side of the building. Drive-through service is not offered.

The fueling station and overhead canopy are located east of the building, approximately in the middle of the site, with six (6) pump islands, equating to twelve (12) fueling pumps.

The facility will be open twenty-four (24) hours per day, seven (7) days a week. Eight (8) employees are working at the peak shift.

A screened, outdoor sales area (propane locker and ice merchandiser) is shown on the south side of the building. Masonry wing walls, with black fencing on top of the walls, provide screening of this area.

A dumpster enclosure is shown in the northeast corner of the parking lot.
Thirty-six (36) off-street parking spaces are provided, with parking shown on the east and north sides of the building, and along the north and south sides of the parking area. Two (2) air stations are offered at the end of parking space number 35 and 36. Two (2) parking spaces are allotted to each fuel pump totaling an additional twelve (12) parking spaces; however, the plan does not show these spaces. In total, forty-eight (48) parking spaces are offered, which includes the spaces at each fuel pump.

The perimeter sidewalks along the building and the outdoor patio area (on the north) are comprised of brick, with a concrete strip on outer edge of the brick, on the north and east. The sidewalk on the east side of the building is approximately 8.7’ wide and is flush with the adjacent parking area. Two (2) bollards are placed at the end of each parking space in this area (abutting the sidewalk). The bollards are 2’-6” tall and are bronze in color. The parking space length is twenty (20) feet when measured from the leading edge of the bollard to the furthest extent of the parking space.

As noted, the existing access drives from Old US-23 and the split drive with a median from Highland Road will remain as currently positioned.

The plans show an underground stormwater detention system on the east side of the building, under the parking lot. Additional details are not provided on the plans but should be as part of the Construction Plan set.

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.

Automobile Fueling and Convenience Station Standards (Section 4.58)

The standards of Section 4.58, Automobile Fueling and Convenience Station, will be applied to the proposed project. Those standards are listed below, followed by staff's findings on each standard.

1. Frontage. Such uses shall have access to and front upon a hard surface, major thoroughfare.

   The subject site complies with this standard, having access from Highland Road, which is a hard surfaced thoroughfare, and having access from Old US-23 which is also a paved thoroughfare.

2. Minimum Lot Width. The minimum lot width required for such uses shall be 200 feet.

   The parcel is approximately 350 feet in width along Old US-23 and approximately 215 feet along Highland Road and complies.

3. Minimum Setbacks. Pump islands shall be a minimum of forty (40) feet from any public right-of-way or lot line. Tanks, propane, and petroleum products shall be set back at least fifteen (15) feet from any lot line. Overhead canopies shall be setback at least twenty (20) feet from the right-of-way with materials consistent with the principal building. The proposed clearance of any canopy shall be noted on the site plan. Details on all lighting under the canopy shall be provided.

   The pump island closest to Highland Road is approximately 137 feet from the ROW line for Highland Road. The fuel island/overhead canopy is approximately 130 feet from the ROW line of Highland Road, as measured from the leading edge of the canopy.

   The fuel island canopy has a 16'-8" clearance. The support columns are constructed with brick wrap that matches the building façade materials on the convenience store. A photometric plan and light fixture details are provided.

4. Ingress and Egress. Ingress and egress drives shall be a minimum of thirty (30) feet and a maximum of forty (40) feet in width. No more than one (1) such drive or curb opening shall be permitted for every seventy-five (75) feet of frontage or fraction thereof, along any street. The nearest edge of any such drive shall be located at least twenty-five (25) feet from the nearest point of any property zoned or used for residential purposes. Curb openings for drives shall not be permitted where the drive would create a safety hazard or traffic nuisance because of its location in relation to other ingress and egress drives, its location in relation to the traffic generated by other buildings or uses, or its location near vehicular or pedestrian entrances or crossings.

   Modifications to the existing ingress/egress drives on Old US-23 and Highland Road are not proposed.

5. Layout. Gasoline pumps shall be located so that motor vehicles do not park on or extend over abutting landscaped areas, sidewalks, streets, buildings or adjoining property while being served. Vehicle washing shall occur completely within an enclosed building. Doors/openings shall be oriented so they face away from an abutting residential district or adjacent thoroughfares unless screened.

   The proposal complies with the layout relative to the location of the gasoline pumps. No vehicle washing is proposed.

6. Screening. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line consistent with the applicable standards of Sections 5.11 and 5.20.

Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.

The site is surrounded by GC (General Commercial) zoned land on the north, PD (Planned Development) on the east (Chase Bank) and fronts on two (2) roads, thus this requirement does not apply.

7. Outdoor Storage. There shall be no outdoor storage or display, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.

   An unroofed outdoor sales area is shown on the south side of the building, screened with wing walls. The area is approximately 8 feet deep by 24 feet in length, with an opening between the walls for access to the propane locker and ice merchandiser. The masonry wing walls are comprised of a 4-foot-high masonry wall with black, spindle fencing on top, for a total height of approximately 7'-8 ½". The façade materials of the screen wall match the building materials (brick).

8. Traffic Impact. An analysis of the traffic impacts shall be provided in conjunction with the site plan.

   The applicant has provided a Traffic Impact Study, complied by Fishbeck, dated December 9, 2024. An executive summary is provided as an attachment to this memorandum.

9. Lighting. A canopy is subject to lighting standards provided in Section 5.13 – Lighting.

   A photometric plan has been provided, and details will be discussed within the context of the site plan review.

10. Groundwater Protection. The applicant shall submit a detailed Pollution Incidence Protection Plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakages, such as special check valves, drain back catch basins and automatic shut off valves, as approved by the Fire Department.

    The applicant will be required to provide the PIPP as part of the land use permit for the construction phase of the project. The PIPP will be reviewed by the Hartland Deerfield Fire Authority and the Township's Department of Public Works (DPW) in coordination with State and County agencies.

SITE PLAN REVIEW – Applicable Site Standards

The request is to redevelop Parcel A (formerly Walgreens pharmacy), which is part of an existing Planned Development, and construct an automobile fueling and convenience station, with a restaurant, and no drive-through service. The Final Plan from SP #432F will be used as a general guide for some standards as well as applicable standards in Section 3.1.14 (GC-General Commercial); Section 4.58 of the Zoning Ordinance, as discussed above; and all applicable zoning standards in the Zoning Ordinance.

Impact Assessment

An impact assessment was not provided.

Traffic Generation

A Traffic Impact Study (TIS), dated December 9, 2024, was provided. The study was reviewed by the Michigan Department of Transportation (MDOT) and the Livingston County Road Commission (LCRC). Per the communication from LCRC, the existing driveway approach (on Old US-23) is acceptable for the

proposed use subject to the traffic impacts for the change in use can be adequately mitigated and a traffic study is approved. MDOT concurred with LCRC regarding the existing driveway approach on Highland Road. The applicant is working with MDOT and LCRC on this matter.

Dimensional Standards

The Final PD Plan dated March 13, 2008 (SP #432F) established the dimensional, height, setback, and bulk regulations for the Walgreens Pharmacy parcel (Parcel A Final Plan). As is typical with a planned development, deviations from various regulations established in the Zoning Ordinance may occur and be deemed acceptable by the Township in order to achieve certain design objectives for a specific planned development. Essentially, the planned development process allows for the establishment of unique regulations for each project proposal.

In this case, the request is to redevelop Parcel A and construct a Sheetz fueling and convenience station with a restaurant (an approximate 6,132 square foot building), with associated parking and drive aisles. Based on the approved Final Plan for Walgreens/Parcel A, the required building setbacks were based on the GC (General Commercial) standards at that time, which are the same in the current Zoning Ordinance. Sheet C0.1 shows the existing layout of the Walgreens site with an overlay of the proposed site plan for Sheetz. The Sheetz plan generally follows the current site plan with some deviations on the location of the proposed building and parking. The following chart provides a comparison of the two (2) site plans, regarding the setbacks shown for the building and parking. This is in lieu of using specific PD or applicable zoning standards for setbacks.

Building Setbacks

Setback	Walgreens	Sheetz (convenience store bldg.)
Front (south) Highland Road	142.6’	123.7’
Front (west) Old US-23	82.5’	8.9’
Rear (north)	47’	118.7’
Side (east)	43’	143’

Parking Setbacks

Setback	Walgreens	Sheetz
Front (south) Highland Road	70’	76.5’
Front (west) Old US-23	11’	11’
Rear (north)	10’	11’
Side (east)	35’	55’

Building Height (Sec. 3.1.14)

- Required – 35 feet or 2½ stories, whichever is less
- Proposed – 20' as measured to the top/peak of red cupola
- Meets Requirement? – Yes
- Comment – (none)

Lot Coverage (Sec. 3.1.14)

- Required – Principal structure: 75% max.
- Proposed – 4.8%
- Meets Requirement? – Yes
- Comment – (none)

Site Requirements

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. 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 six (6) feet. The bottom surface within the enclosure shall be constructed of eight (8) inch thick, reinforced concrete and shall extend a minimum of ten (10) feet in front of the enclosure.
- Proposed – Dumpster enclosure (16' by 28') with trash and drum storage containers, located on north side of site with a 15' by 33' concrete pad in front of dumpster; 7'-4" high enclosure with brick materials that match the building; dark bronze ACM cap; and gates comprised of composite boards (dark bronze color). Landscaping is provided around the enclosure with trees and lawn.
- Meets Requirement? – Yes
- Comment – (none)

Off-Street Parking (Sec. 5.8.4.H) – Automobile Fueling and Convenience Station; PLUS Restaurant w/carry out or delicatessen with less than 6 tables

- Required –
  Automobile Fueling & Conv. Station
  2 spaces per pump (6 pumps = 12 spaces); PLUS 1 space for every 200 sq. ft. of gross floor area devoted to retail sales (retail sales: 2,472 SF ÷ 200 = 12 sp.); PLUS 1 space for each employee (8 employees) = 8 sp. TOTAL: (12+12+8=32) = 32 spaces
  EQUATES TO: 32 parking spaces REQUIRED for Automobile Fueling & conv. store
  Restaurant w/ carry out or delicatessen w/ less than 6 tables/booths
  Six (6) spaces PLUS 1 space for each employee on peak shift – 5 tables shown; 8 employees
  EQUATES TO: 14 parking spaces REQUIRED restaurant w/ carry out w/ less than 6 tables/booths
  TOTAL PARKING REQUIRED: 32 + 14 = 46 parking spaces
- Proposed – 48 parking spaces TOTAL: 34 standard parking spaces are provided around the building/perimeter areas (10' X 20' in dimension), PLUS 2 barrier-free parking spaces; PLUS 12

spaces at fueling canopy (6 pumps). Two (2) air stations are shown in 2 parking spaces on the north.

- Meets Requirement? – Yes; calculations based on Sheet A111 that shows areas counted as retail sales and seating areas.
- Comment – Employee parking (8 employees = 8 parking spaces) is counted twice, essentially for the same employees, when using the 2 different parking formulas. Required number of parking spaces could be reduced by 8 spaces (Total required = 38 spaces).

Barrier-Free Parking

- Required – 2 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 – 2 barrier-free spaces, both van accessible, nearest the building entrances (east side of building)
- Meets Requirement? – Yes
- Comment – (none)

Parking Lot / Driveway / Internal Roads Setbacks (Sec. 5.8.3.)

- Required – Off-street parking in commercial districts may only be located in a side or rear yard or non-required front yard; may not be permitted within 20' of a single-family district, nor within 10' of a road ROW, or 25' from a front lot line, nor 10' from a side or rear lot line.

Setback	Required	Proposed	Meets Requirements? (Y / N)
Front (south) – Highland Road	25'	76.5'	Yes
Front (west) – Old US-23	25'	11'	No – but is consistent with Walgreens plan
Rear (north)	10'	11'	Yes
Side (east)	10'	55'	Yes

Meets Requirement? – Yes

- Comment – Although Section 5.8.3 states off-street parking in commercial districts may only be located in a side or rear or non-required front yard, it appears that for prior auto fueling station projects (Mugg and Bopps, Speedway, and Clyde Road/Yatooma gas stations), a 25-foot setback from a front line was applied for off-street parking, even though off-street parking or a portion of was located within the required front yard. In order to be consistent with prior applications of this ordinance standard, staff has applied the same 25-foot setback from the front lot line for this plan, for off-street parking facing Highland Road and Old US-23.

Loading (Sec. 5.9)

- Required – 1 loading space (10' X 50') required for up to 10,000 sq. ft. of floor area (for industrial use)
- Proposed – Loading zone (10' by 50') in the northern section of the site (in drive aisle)
- Meets Requirement? – Yes
- Comment – (none)

Access Management and Non-Residential Driveway Standards (Sec. 5.10)

Revisions are not proposed to the existing split driveway, that provides ingress/egress to the subject site and Chase Bank from Highland Road. Similarly, no changes are proposed to the existing driveway from Old US-23.

Landscaping (Section 5.11 – Updated Landscape Ordinance version)

Applicable sections of Section 5.11 (Landscaping and Screening) will be applied to the plans as outlined below. This site has frontage on Highland Road and Old US-23.

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. Divider Medians (Sec. 5.11.2.A.vii.)
- Required – Divider median shall be curbed, minimum 10 ft. wide; 1 canopy per initial 25 ft. plus 1 additional canopy or evergreen tree for every increment of 25 ft. Trees no further than 60 ft. center to center. Ground surface coverage 80% minimum with live plant material. Divider median east of fuel canopy, 80 lineal feet. EQUATES TO: 3 canopy trees and ground coverage (80%)
- Proposed –10 ft. wide median with 3 canopy trees and lawn (80% coverage) on plan); 80% ground surface coverage (lawn/turf)
- Meets Requirement? – Yes
- Comment – (none)

C. 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 – Irrigation to be provided to all landscaped areas and lawn, using an automated irrigation system, per note on Sheet L1.0. Irrigation plans are provided on Sheet I 1.1.
- Meets Requirement? – Yes
- Comment – (none)

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

An existing MDOT site vision line is shown on the plans, at the southwest corner of the site, within the property lines (shown as a diagonal line). Landscaping may not be permitted within this area; thus, the applicant has subtracted 94 lineal feet for the MDOT site vision line for the Greenbelt calculations for each frontage along Old US-23 and Highland Road.

Calculations for Greenbelt along Highland Road (215 lineal ft. - 94 ft. = 121 lineal feet, net frontage)
- Required – Within the first 30 feet of the property, minimum 20-foot-wide area, 1 canopy tree for every 30 lineal feet or portion thereof of lot 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.

EQUATES TO: 4 canopy trees; 3 ornamental trees, or large deciduous or evergreen shrubs in first 40 ft., plus 4 additional ornamental trees or large deciduous or evergreen shrub, or combination thereof (Total = 4 canopy trees plus 7 ornamental trees/large shrubs) REQUIRED
- Proposed – 4 canopy trees; 3 ornamental trees; and 4 large shrubs
- Meets Requirement? – Yes
- Comment – (none)

Calculations for Greenbelt along Old US-23 (350 lineal ft. - 94 ft. = 256 lineal feet, net frontage)
- Required – Within the first 30 feet of the property, minimum 20-foot-wide area, 1 canopy tree for every 30 lineal feet or portion thereof of lot 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.

EQUATES TO: 9 canopy trees; 3 ornamental trees, or large deciduous or evergreen shrubs in first 40 ft., plus 11 additional ornamental trees or large deciduous or evergreen shrub, or combination thereof (Total = 9 canopy trees plus 14 ornamental trees/large shrubs) REQUIRED

- Proposed – 2 existing canopy trees; 7 proposed canopy trees; and 14 large shrubs
- Meets Requirement? – Yes
- Comment – (none)

E. 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.
  Building perimeter (all sides) = 332 ft total. Foundation perimeter calcs.: 332 ft. X 60% = 199 ft. (199 ÷ 30 = 6.6 to use for plant numbers).
  EQUATES TO: 7 ornamental/columnar trees; PLUS 53 small shrubs or 40 large shrubs REQUIRED
- Proposed – 7 ornamental trees and 53 small shrubs. Some shrubs planted in landscape areas that are not adjacent to the building. Plan states 216 lineal feet provided.
- Meets Requirement? – Yes, for the number of plants. Alternate plant locations are proposed for some of the shrubs.
- Proposed – **TBD**
- Comment – Planning Commission determination required if proposed plan is acceptable for the locations of the shrubs.

F. Parking Lot Landscaping (Sec. 5.11.2.E.i.) – Interior Areas
- 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 TOTAL sq. ft.: 1,794 sq. ft. (stated on Sheet L1.0)
  EQUATES TO: 10 canopy trees (1,794 ÷ 180 = 9.9) plus 80% ground coverage
- Proposed – 3 existing canopy trees; 7 proposed canopy trees; and lawn, 80% coverage
- Meets Requirement? – Yes
- Comment – (none)

G. Perimeter Areas – Parking lots (Sec. 5.11.2.E.ii.a.) *North parking area*
- Required – Parking lots shall be effectively screened or buffered from the public right-of-way, private road, or internal roadway with one or more landscaping designs, with a 15-foot-wide perimeter area abutting parking. Landscape berm planted with a combination of evergreen and deciduous shrubs to effectively screen parking lot; or evergreen hedge row a minimum 3 ft. in height; or decorative screen wall.
- Proposed – 11-foot-wide to 30-foot-wide landscape area next to parking spaces with hedgerow of 30 evergreen shrubs (2 different species)
- Meets Requirement – **TBD**
- Comment – Taunton yew and Seagreen juniper shrubs should be a minimum 30" in height at the time of planting. Planning Commission determination required if proposed width is acceptable where less than 15 feet.

H. Perimeter Landscaping (Sec. 5.11.2.E.ii.b.)– For areas not visible from a public road that do not have other screening requirements such as screening between properties – along north property line adjacent to parking area.
- 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 = 239 ft.
  EQUATES TO: 8 canopy trees PLUS 32 large shrubs; or 8 evergreen trees REQUIRED.

- Proposed – 8 canopy trees, plus 30 evergreen shrubs, and lawn. Landscape planting area varies in width from 11 ft. to 30 ft.
- Meets Requirement? – Yes
- Comment – Shrubs provided for screening of the parking lot can also serve to meet the shrub requirement for this standard.

I. 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 – Utility cabinets are not proposed or shown.
- Meets Requirement? – **TBD**
- Comment – Should utility cabinets be proposed, the cabinet(s), cabinet height(s), and proposed screening should be shown on the Construction Plan set.

J. Detention/Retention Area Landscaping (Sec. 5.11.2.H.) – NA
Underground detention is proposed.

Other Landscaping and Site Comments

Lighting (Sec. 5.13)

A. Intensity
- Required – Light intensity to be measured at 5 ft. above ground level; 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; may not exceed 10 fc at any location. Average lighting for automotive fueling canopies shall not exceed 20 fc and canopy light fixtures shall be installed so that the lens is recessed and adequately shielded.

- Proposed – Footcandle values are measured at 5 ft. above ground level. Photometric plan indicates footcandle values exceed 1.0 footcandle in several spots on the east (3.5 fc) and west (6.0 fc) along each property line. Footcandle value exceeds 10 fc in several spots at the building entrance (NE) with a range of 2.7 fc to 63 fc; and at the south side of the building (range of 1.1 fc to 14.7 fc). Footcandle values under the fuel island canopy ranges from 9 fc to 20 fc and complies.
  Average footcandle value in the paved areas is 2.93 and complies. Average footcandle at building entrances is 9.54 fc and exceeds maximum average value of 5 fc. Average footcandle at entrance and exit drives is 2.70 fc and complies. Average lighting under the canopy is 15.48 fc and complies.
- Meets Requirement? – **No**, for light intensity in several spots. Plan to be revised to comply with lighting intensity standards as noted above.
- Comment – A revised photometric plan shall be submitted as part of the Construction Plan set.

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 – An elevation drawing of the light pole and base, and overall height is not provided.
- Meets Requirement? – **No**
- Comment – Elevation drawing to be provided as part of Construction Plan set.

C. Fixture Type
- Required – Details of all lighting fixtures needed including specifications for shielding, wattage, and illumination.

- Proposed – Technical information on light fixtures was submitted.
- Meets Requirement? – Yes, for specification sheets for building lights and parking lot pole fixture.
- Comment – The canopy overhang at the main entrance (northeast corner) is illuminated with a light bar, that is shielded with an eyebrow lighting bracket at the edge of the curved canopy/overhang, and end caps are shown. A detailed drawing is provided. The light bar (light fixture XM) provides a wash of color on the red awning fascia. Per the applicant the color output from the light bar is red and will not move, flash, or change color when illuminated. This information and statement should be added to the Construction Plan set.

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 (Sec. 5.24.14); percentages for each elevation are provided (for convenience store building).

Materials Group #1: Proposed Façade Materials by Percentage by Elevation

Elevation	Stone Cast stone masonry veneer (50% Max.)	Brick Natural Clay (30% Min.)	Glass (50% Max.)	Flat Metal Panels 20% Max.)	Doors Not listed in Ord.	Awnings (10% Max.)	Standing Seam Metal (20% Max.)
East	28.3%	38.8%	15.6%	4.6%	4.5%	5.3%	2.9%
North	19.78%	39.5%	21.39%	5.35%	5.01%	4.05%	4.92%
West	15.9%	54.7%	16.1%	4.5%	0.0%	7.5%	1.3%
South	17.0%	65.5%	7.4%	4.5%	2.2%	3.4%	0.0%

- Colors: Color renderings of the building are provided in the plan set. Specific product information for each façade material is stated on the sample board rendering, entitled Exterior Building Products. Reddish brown and cream tones used for masonry products; red tone colors are used for the canopy and cupola at the main building entrance; dark bronze toned materials are used on the window awnings, doors, metal coping, standing seam roof of secondary cupola, and window/door trim.
- Materials: Percentages are listed for each elevation side as indicated by the table; specifications on all materials are provided. Façade materials comply with the standards outlined in Section 5.24.14.
- The outlines of the roof-mounted mechanical units (RTUs) are shown on Sheet A102 and Sheet A104. The elevations show the RTUs are screened by the parapet walls.
- Meets Requirement? – Yes
- Comment – Each window on the west elevation has faux window reflective film attached to the window, which allows for flexibility in the design of the interior space for the kitchen preparation/other interior areas, while screening the view of the interior from the public side of the building.

Fuel Island Canopy Design
The fueling station and canopy are east of the building. There are six (6) pump islands, for a total of twelve (12) fueling stations. The canopy is approximately thirty-two (32) feet wide and one hundred and forty

(140) feet long. The canopy structure is sloped, and the highest point is height is 21'-7¼". The support posts are faced with brick to match the building. The brick material covers the majority of each support post. The canopy fascia color is dark bronze, and the fascia is not illuminated.

Signage
Sign drawings for the monument sign (on Highland Road), wall signs on the building, and signs on the fuel island canopy are provided in the plan set. Based on the information presented, the signs appear to comply with the Zoning Ordinance standards (Section 5.26). Signs will be reviewed separately, by staff, as part of any sign permit application.

Other Requirements-Zoning Ordinance Standards
Nothing at this time.

First Amendment to the Planned Development Agreement (Draft version)
The applicant has provided a draft version of the First Amendment to the Planned Development Agreement between Hartland Township and DH-Hartland II, LLC and DH-Hartland, LLC. The original document was recorded in 2008, as the governing document for the Hartland Walgreens/Chase Bank Planned Development. The original Planned Development Agreement for Hartland Walgreens/Chase Bank PD only allowed for a Walgreens Pharmacy and a Chase Bank, as depicted on the Final PD Plan. An automobile fueling and convenience station with fast food restaurant, and 24-hour operation are not listed in the original PD Agreement. as a Principal Permitted Use or Special Land Use.

The draft First Amendment proposes revised language for applicable sections of the original PD Agreement as related to the proposed project. Specifically, applicable sections have been revised to allow for the redevelopment of Parcel A (former Walgreens) for a Sheetz fuel station, with fast-food restaurant, operating 24 hours per day. The final document shall be subject to the approval of the Township Attorney.

Hartland Township DPW Review
A review letter is provided from the Hartland Township DPW Director, dated July 8, 2025.

Township Engineer's Review
The Township Engineer (SDA) has reviewed the plans and provided comments in the letter dated June 23, 2025.

Hartland Deerfield Fire Authority Review
The Hartland Deerfield Fire Authority has provided comments in the review letter dated July 9, 2025.

Attachments
1. Hartland Township DPW review letter dated 07.08.2025 – PDF version
2. Township Engineer (SDA) review letter dated 06.23.2025 – PDF version
3. Hartland Deerfield Fire Authority review letter dated 07.09.2025 – PDF version
4. Draft 1st Amendment to PD Agreement – PDF version
5. LCRC email dated 06.23.2025 – PDF version
6. MDOT email dated 06.24.2025 – PDF version
7. Sheetz TIS Executive Summary 12.09.2024 – PDF version
8. Site Plans dated 08.14.2025

DEPARTMENT OF PUBLIC WORKS

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

TO: Planning Department
DATE: 7/8/2025
DEVELOPMENT NAME: Sheetz
APPLICATION #: SP #25-005
REVIEW TYPE: Site Plan

Site Plans for the proposed Sheetz gas station and food service area propose 12 nozzles (6 islands with 2 nozzles on each), in addition to a 6,132 square foot building. REUs are assigned for service stations as 1.0 per premise plus 0.15 per nozzle. For stations with multiple uses, add 0.50 per 1,000 square feet of building area for a mini mart. If Sheetz proposes to prepare and serve takeout food this designation will require 1.5 REU's per 1000sf of restaurant area.

Nozzles	(12): 1.0 + (0.15 * 12) =	2.80
Mini-Mart:	5,100 sf / 1000 sf * 0.50 =	2.55
Restaurant take out:	1.5 per 1000 sf =	1.5
TOTAL:		6.85

	Sewer REUs	Water REUs
Owned	4.50	8.34
Required	6.85	6.85
# REUs Needed	2.35	0
Cost Each	$9,439.20	$0
Total Due Each	$22,182.12	$0
TOTAL REU COST	**$22,182.12**	

Hartland Township Public Works approves the Sheetz site plan subject to inclusion of the following details on the construction plans:

1. Water main material, sizes and connection detail sheet.
2. Water service lead location, size and materials including fittings.
3. Sanitary sewer material and sizes and connection detail sheet
4. Monitoring manhole for sewer connection and location if required
5. Hydrant model (EJ5BR) shown on plans
6. Utility easements noted as public or private.

Appropriate size water meters, horns, and MXU's will need to be purchased from the township at time of installation. Please feel free to contact me with any further questions or comments regarding this matter and thank you for your time.

Scott Hable
Public Works Director

Site Plan Review

June 23, 2025

Troy Langer
Planning Director
Hartland Township, MI

Re: Sheetz – Site Plan Review #2
SDA Review No. HL24-104

Dear Troy:

We have received the preliminary site plan submittal for the above referenced project prepared by Kimley-Hoen dated May 28, 2025, and received by our office on June 12, 2025. The plans were reviewed in accordance with Hartland Township Engineering Standards and the following comments are our observations.

Recommendation
Approval of the Final Site Plan is recommended with the conditions listed below.

Project Summary

- Construction of a Sheetz convenience store and gas station north of Highland Road (M-59) and east of Old US-23 at 10081 Highland Road. Site access would be provided with access drives from Highland Road (M-59) and Old US-23. It is noted that the site is 2.926 acres.
- Water service would be provided from the existing 8-inch water main within the north part of the site. A water service will be provided to serve the Sheetz store.
- Sanitary sewer service would be provided from the existing 15-inch sanitary sewer along Highland Road (M-59). A sanitary service would be provided to serve the Sheetz store.
- Storm water would be collected by two storm sewer collection systems an underground detention basin, out letting to an existing 18-inch storm sewer.

General

1. There are two wells indicated as type II near the site. An EGLE variance would need to be requested for the installation of underground storage tanks within the range and distance required by EGLE based on the type of wells. The applicant stated that they have started the process with the Bureau of Fire Services and EGLE to obtain the appropriate approvals.

Storm Drainage & Site Grading

1. Any redevelopment project with a land disturbance area of 1.0 acre or larger or creates or replaces 0.5 acres of impervious surface will require a permit from Livingston County. LCDC's current standards shall govern all storm and detention improvements within the Township. Confirm that the proposed underground detention system is acceptable as designed. There appears to be an underground space available in the parling lot should the detention footprint require to be increased. During engineering review pre-treatment at each entry point to the underground detention will be required.
2. A drainage plan with subareas indicates the acreage for each catch basin will be required during engineering review.

Traffic

1. The existing site is a Walgreens that has not been in service since 2023 therefore all the Sheetz traffic will be new to the site. A traffic impact study shall be submitted for review

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.

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.
- A Land Use Permit will be granted after the pre-construction meeting.
- Livingston County Drain Commissioner approval and permit.
- Soil Erosion and Sedimentation permit from Livingston County Drain Commissioner.
- Livingston County Roads permit for any work within the County ROW.
- Genesee County Drain Commissioner's Office IPP Discharge Permit approval.
- NPDES Notice of Coverage Documentation
- MDOT Permit for any work within the Highland Road (M-59) ROW.
- ROW Dedication.

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 Hartland Township Engineering Design Standards and 2021 Hartland Township Standard Details. Sanitary sewer and water benefit fees may be applicable for this project.

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

Sincerely,

SPALDING DEDECKER

Luisa Amici
Engineer

Mark Collins, PE
Project Manager

cc: 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

July 9, 2025

To: Hartland Township Planning Commission

Re: Sheetz - Hartland

The Fire Department has reviewed the Sheetz gas station plan dated May 29, 2025.

We have the following comments regarding the proposed facility.

1. Ensure turning radius is a minimum of fifty feet.
2. Supra Box installed on the exterior of the building, Fire Department has ordering directions.
3. Ensure isle widths are twenty-six feet face of curb to face of curb.
4. Encourage Automated External Defibrillator (AED) placed in building.

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

Jon Dehanke
Fire Marshal

FIRST AMENDMENT
TO
PLANNED DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO PLANNED DEVELOPMENT AGREEMENT ("**Amendment**") is made as of _____, 2025, by and among the Township of Hartland, a Michigan municipal corporation ("**Township**"),whose address is 2655 Clark Road, Hartland, Michigan 48353, DH-Hartland II, LLC, a Michigan limited liability company ("**DH-II**"), whose address is 204 Charing Cross Ct., Bloomfield Hills, MI 48301, and DH-Hartland, LLC, a Michigan limited liability company ("**DH**"), whose address is 204 Charing Cross Ct., Bloomfield Hills, MI 48301. The Township, DH-II and DH may be referred to herein individually as a "**Party**", or collectively as the "**Parties**."

RECITALS:

A. DH is the owner of that certain improved real property located at 10081 Highland Road, Hartland Township, Livingston County, Michigan, which is legally described on the attached **Exhibit A**, and is incorporated herein by reference ("**Parcel A**"). Parcel A was leased and improved with a Walgreen's with a drive-through window pharmacy, which has closed.

B. DH-II is the owner of that certain improved real property located at 10083 Highland Road, Hartland Township, Livingston County, Michigan, which is legally described on the attached **Exhibit B**, and is incorporated herein by reference ("**Parcel B**"). Parcel B was leased and improved with a Chase Bank with drive-through tellers and an ATM. Parcel A and Parcel B may be referred to herein individually as a "**Parcel**" or collectively as the "**Parcels**."

C. Parcel A is described and depicted as Unit 1, and Parcel B is described and depicted as Unit 2 in the Master Deed of the Hartland Retail Site Condominium, and Livingston County Subdivision Plan No 380, recorded on November 8, 2007 as Document #2007R-036709, Livingston County Records.

D. The Parties entered into a certain Planned Development Agreement dated April 28, 2008, recorded on July 3, 2008 in Document #2008R-020851, Livingston County Records, which rezoned the Parcels to Planned Development (PD), and provided for the use and development of the Parcels ("**PD Agreement**").

E. DH desires to redevelop Parcel A with a Sheetz fuel station, fast-food restaurant and convenience store, operating 24-hours per day, as shown on the Parcel A Final Plan as defined below ("**Sheetz Development**").

F. Pursuant to the requirements of Section 3.1.18D of the Township's Zoning Ordinance, on _____, 2025, the Township's Planning Commission, (i) approved the Parcel A Site Plan, and (ii) recommended approval of the proposed amendment to the PD Agreement for the development and use of Parcel A for the Sheetz Development to the Township's Board of Trustees, including the replacement of the prior Parcel A Final Plan with the approved Parcel A Site Plan.

G. Pursuant to the requirements of Section 3.1.18D of the Township's Zoning Ordinance, on _____, 2025, the Township's Board of Trustees granted final approval of the amendment to the PD Agreement.

NOW, THEREFORE, for and in consideration of the agreements, covenants and easements contained herein, and Ten Dollars ($10.00), the sufficiency of which is hereby acknowledged, the Parties hereto do hereby agree as follows:

1. Recitals. The foregoing Recitals are agreed to among the Parties and incorporated into this PD Agreement.

2. New Zoning Ordinance Supersedes Prior Zoning Ordinance. All references in the PD Agreement to Article 29 of the Township's Zoning Ordinance are hereby amended to reference Section 3.1.18 of the Township's Zoning Ordinance 76 currently in effect, which supersedes the prior zoning ordinance of the Township. All references in the PD Agreement to Article 29, Section 29.08 are hereby amended to reference Section 3.1.18H of the Township's Zoning Ordinance currently in effect.

3. Amendments of Exhibits to PD Agreement. The PD Agreement is hereby amended to substitute and replace the following Exhibits attached to the PD Agreement by the like-numbered Exhibits attached to this Amendment, which are incorporated herein by reference:

Exhibit 1 - Parcel A and Parcel B combined legal description
Exhibit 2 – Parcel A legal description
Exhibit 3 – Parcel B legal description
Exhibit 4 – Site plan portion of the Parcel A Final Plan (including existing Parcel B)
Exhibit 7 – Section 3.1.18 of the Township's Zoning Ordinance 76

4. No Phasing. Section 2.1 of the PD Agreement is hereby deleted in its entirety.

5. Permitted Uses. Section 3.1 of the Agreement is hereby deleted in its entirety and replaced with the following:

3.1 **Permitted Uses**. The Development contemplated herein includes the Sheetz Development, consisting of a Sheetz fuel station with a fast-food

restaurant, convenience store and 24-hour operation as shown on the Parcel A Final Plan. The Development contemplated herein, as set forth in the Parcel B Final Plan, includes a Chase Bank with drive-through tellers and an ATM. These uses are consistent with the Comprehensive Plan and the surrounding area and meet the requirements of the Township Zoning Ordinance. All other uses not expressly provided for herein are prohibited, including but not limited to any use involving outdoor display, sale or storage of goods or services unless expressly agreed to herein or by the Township as an amendment to this Agreement pursuant to Section 10 of this Agreement.

6. Parking. The first sentence of Section 5 of the PD Agreement is hereby deleted and replaced with the following: "DH-II agrees that parking areas within Parcel B will be provided in accordance with the parking plan that is included in the approved Parcel B Final Plan, which may be converted to and developed as parking spaces upon review and approval by the Township pursuant to Section 3.1.18H. DH agrees that the parking areas within Parcel A will be provided in accordance with the approved Parcel A Final Plan." The remaining provisions of Section 5 shall remain unchanged.

7. Signage. Section 6.3.1 of the PD Agreement is hereby deleted and replaced in its entirety with the following:

6.3.1 **Temporary Signs**. During construction on Parcel A, only one (1) temporary sign is permitted along M-59 and one (1) temporary sign is permitted along Old US-23 advertising the Sheetz Development. Each of those signs may not exceed 64 square feet in sign area per side, and 10 feet in height. The temporary signs shall otherwise comply with the current sign regulation provisions of the Township's Zoning Ordinance and shall be removed upon completion of the Sheetz Development or not later than _____, whichever occurs sooner.

8. Amendments to Ordinance. Notwithstanding anything in Section 7.4 of the PD Agreement to the contrary, the Parties acknowledge and agree that the Sheetz Development on Parcel A is subject to and in compliance with the PD Planned Development Section 3.1.18, attached hereto at **Exhibit 7**, and all other provisions of the Township's Zoning Ordinance 76 that are in effect on the date of recording of this Amendment, and that the remainder of the Development in existence as of the date hereof pursuant to the PD Agreement remains subject to the Township's Zoning Ordinance in existence on April 28, 2008, the PD Agreement.

9. The fourth sentence of Section 7.4 of the PD Agreement is deleted and replaced with the following:

A copy of the Township's former Planned Development Ordinance provisions in effect as of the date of the PD Agreement, being Article 29 of the Township's prior Zoning Ordinance, is attached here at **Exhibit 6** and made a part of this Agreement. A copy of the Township's current Planned Development Ordinance provisions in

effect as of the date of this Amendment, being Section 3.1.18 of the Township's Zoning Ordinance 76, is attached here at **Exhibit 7** and made a part of this Agreement.

The remaining provisions of Section 7.4 shall remain unchanged.

10. Compliance With Laws. The first sentence of Section 10 of the PD Agreement is deleted and replaced with the following:

In developing the Sheetz Development on Parcel A, except as otherwise provided above, DH and/or its successors in title, shall adhere to all codes, Ordinances and design standards in effect as of the date of the recording of this Amendment that are not in conflict with this Agreement, as amended by the Amendment. In developing Parcel B, except as otherwise provided above, DH-II and/or its successors in title, shall adhere to all codes, Ordinances and design standards not in conflict with this Agreement or any site plan heretofore or hereafter approved.

The remaining provisions of Section 10 shall remain unchanged.

11. Integration. The first sentence of Section 12 of the PD Agreement is hereby deleted and replaced with the following: "This Agreement, as amended by the Amendment, contains the entire agreement between the parties." The remaining provisions of Section 12 shall remain unchanged.

12. Termination. Section 19 of the PD Agreement is hereby deleted in its entirety.

13. Notices. Section 24 of the PD Agreement is hereby amended to provide that any notices to DH shall be delivered to the following address:

DH-Hartland, LLC
204 Charing Cross Ct.
Bloomfield Hills, MI 48301

With a copy to:

Sheetz, Inc.
Attn: Real Estate Counsel
351 Sheetz Way
Clayburg, PA 16625

14. Ratification. The Township, DH and DH-II ratify the PD Agreement as amended hereby, and confirm that the PD Agreement shall continue in full force and effect as amended by this Amendment. The Township represents and warrants to DH and DH-II that such Parties are in compliance with the terms and conditions of the PD Agreement as of the date hereof.

15. Transfer Taxes. This instrument is exempt from Michigan real estate transfer tax pursuant to MCL 207.526(a). This instrument is exempt from county real estate transfer tax pursuant to MCL 207.505(a).

[signatures on following pages]

The Parties execute this First Amendment to Planned Development Agreement as of the date set forth above.

HARTLAND TOWNSHIP ,
a Michigan municipal corporation

By:_____
William Fountain,
Supervisor

By:_____
Larry Ciofu,
Township Clerk

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

The foregoing First Amendment to Planned Development Agreement was acknowledged before me this _____ day of _____, 2025, by William Fountain, the duly elected Supervisor, and Larry Ciofu, the duly elected Clerk of Hartland Township, a Michigan municipal corporation, on behalf of the corporation.

_____
_____, Notary Public
Livingston County, Michigan
My Commission Expires: _____
Acting in Livingston County

[Signatures continue on the following page]

DH- HARTLAND II, LLC,
a Michigan limited liability company

By:_____
Shannon Shaya,
Manager

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing First Amendment to Planned Development Agreement was acknowledged before me this _____ day of _____, 2025, by Shannon Shaya, the Manager of DH-HARTLAND II, LLC, a Michigan limited liability company, on behalf of the company.

_____
_____, Notary Public
_____County, Michigan
My Commission Expires: _____
Acting in _____ County

[Signatures continue on the following page]

DH- HARTLAND, LLC,
a Michigan limited liability company

By:_____
Shannon Shaya,
Manager

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

The foregoing First Amendment to Planned Development Agreement was acknowledged before me this _____ day of _____, 2025, by Shannon Shaya, the Manager of DH-HARTLAND, LLC, a Michigan limited liability company, on behalf of the company.

_____
_____, Notary Public
_____County, Michigan
My Commission Expires: _____
Acting in _____ County

Drafted by and when recorded return to:

John D. Gaber
Williams, Williams, Rattner & Plunkett, P.C.
380 N. Old Woodward Avenue, Suite 300
Birmingham, Michigan 48009
(248) 642-0333

EXHIBIT 1

Parcel A and Parcel B Combined Legal Description

Unit 1 and Unit 2 of Hartland Retail Site Condominium, according to the Master Deed recorded in Document No. 2007R-036709 and amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 380, together with rights in general common elements and limited common elements as set forth in above Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended.

EXHIBIT 2

Parcel A Legal Description

Unit 1 of Hartland Retail Site Condominium, according to the Master Deed recorded in Document No. 2007R-036709 and amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 380, together with rights in general common elements and limited common elements as set forth in above Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended.

Commonly Known As: 10081 Highland Road, Hartland Township, Michigan

Tax Parcel No.: 08-21-305-003

EXHIBIT 3

Parcel B Legal Description

Unit 2 of Hartland Retail Site Condominium, according to the Master Deed recorded in Document No. 2007R-036709 and amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 380, together with rights in general common elements and limited common elements as set forth in above Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended.

Commonly Known As: 10083 Highland Road, Hartland Township, Michigan

Tax Parcel No.: _____

EXHIBIT 4

Overall Development Site Plan

EXHIBIT 7

Section 3.1.18 of Township Zoning Ordinance

Troy Langer

From: Troy Langer
Sent: Monday, June 23, 2025 1:16 PM
To: Troy Langer
Subject: FW: Sheetz at former Walgreens

From: Mike Goryl <mgoryl@livingstonroads.org>
Sent: Monday, June 23, 2025 12:47 PM
To: Troy Langer <TLanger@hartlandtwp.com>
Cc: Craig Heidelberg (HeidelbergC@michigan.gov) <heidelbergc@michigan.gov>; Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Subject: RE: Sheetz at former Walgreens

Troy,

The existing driveway approach on Old 23 is acceptable provided traffic impacts for the change in use can be adequately mitigated and a traffic study approved.

Mike

Troy Langer

From: Troy Langer
Sent: Tuesday, June 24, 2025 9:51 AM
To: Troy Langer
Subject: FW: Sheetz at former Walgreens

From: Heidelberg, Craig (MDOT) <HeidelbergC@michigan.gov>
Sent: Tuesday, June 24, 2025 9:25 AM
To: Troy Langer <TLanger@hartlandtwp.com>; Mike Goryl <mgoryl@livingstonroads.org>
Cc: Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Subject: RE: Sheetz at former Walgreens

Troy,

MDOT's response is the same.

The existing driveway approach on M-59 is acceptable provided traffic impacts for the change in use can be adequately mitigated and a traffic study approved.

Thank you
Craig

From: Mike Goryl <mgoryl@livingstonroads.org>
Sent: Monday, June 23, 2025 12:47 PM
To: Troy Langer <TLanger@hartlandtwp.com>
Cc: Craig Heidelberg (HeidelbergC@michigan.gov) <heidelbergc@michigan.gov>; Fournier, Laurent (MDOT) <FournierL@michigan.gov>
Subject: RE: Sheetz at former Walgreens

Troy,

The existing driveway approach on Old 23 is acceptable provided traffic impacts for the change in use can be adequately mitigated and a traffic study approved.

Mike

Hartland Sheetz
Traffic Impact Study

Skilken Gold Co

Project No. 241633
December 9, 2024

REVIEW DRAFT

fishbeck
Engineers | Architects | Scientists | Constructo

fishbeck
Engineers | Architects | Scientists | Constructors

39500 MacKenzie Drive, Suite 100
Novi, Michigan 48377

248.324.2090 | fishbeck.com

Hartland Sheetz
Traffic Impact Study

Prepared For:
Skilken Gold Co
Columbus, Ohio

December 9, 2024
Project No. 241633

Review Draft

Executive Summary

Fishbeck has completed a traffic impact study (TIS) related to a proposed Sheetz Gas Station that will be in the northeast quadrant of M-59 (Highland Road) and Old US-23 in Hartland Township (Township), Livingston County, Michigan. The parcel currently contains a vacant retail building and a Chase Bank. The existing retail building will be demolished and replaced by the Sheetz Gas Station. The Chase Bank will remain. The development will utilize the existing right-in right-out (RIRO) driveway on M-59 (Highland Road) and the existing full movement driveway on Old US-23. The development will be completed in one phase, assumed to be open and fully operational in 2025.

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

Vehicular Turning Movement Counts (TMC) were collected at the study intersections on Tuesday, October 22, 2024, during the weekday morning (7 a.m. to 9 a.m.) and afternoon (4 p.m. to 6 p.m.) peak periods for the roadway network.

There is one known development in the site vicinity that will open prior to the proposed Sheetz Gas Station that will add additional traffic volumes or alter traffic patterns within the study network. The following development was included:

- Completion of the "Shops at Waldenwoods."

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 a.m. and p.m. 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) 6th 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.

Based on the findings of the HCM operational analyses and site traffic generation, Table 1 has the recommended existing, background, and future improvements to the study intersections to mitigate traffic operation impacts.

Table 1 – Proposed Improvements

Intersection	Existing	Background	Future
M-59 (Highland Road) and US-23 Interchange (SPUI)	-	• Complete signal timing offset optimization in the a.m. peak hour. • Complete signal timing split and offset optimization in the p.m. peak hour (cycle length to remain the same).	
M-59 (Highland Road) and Old US-23	• Change the NB and SB left-turn phasing from protected only to permitted/protected. • Install right-turn overlap phasing on all approaches.	• Complete signal timing split and offset optimization in both peak hours (cycle length to remain the same).	

Table 1 – Proposed Improvements

Intersection	Existing	Background	Future
	• Complete signal timing split and offset optimization in both peak hours (cycle length to remain the same).		

NB northbound
SB southbound
SPUI single-point urban interchange

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

Prepared By:

Alyssa Wambold, PE, PTOE – Fishbeck

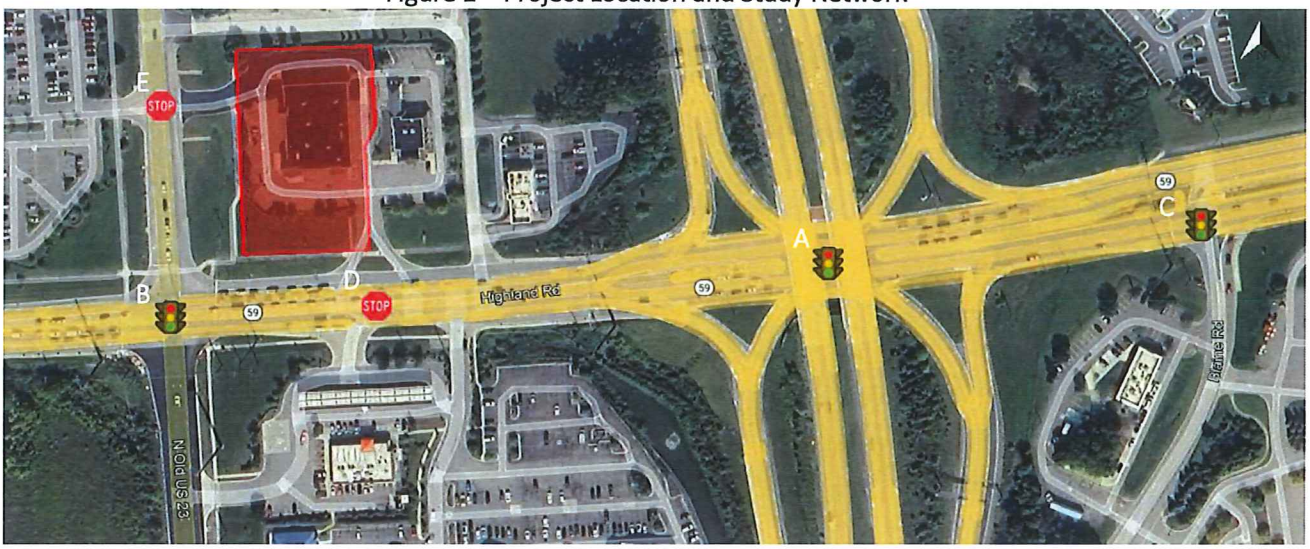
Jill Bauer, PE, PTOE
Project Manager – Fishbeck

1.0 Introduction

1.1 Project Overview

On behalf of Skilken Gold Co, Fishbeck has completed a TIS for a proposed Sheetz Gas Station located in the northeast quadrant of M-59 (Highland Road) and Old US-23 in Hartland Township (Township), Livingston County, Michigan. The parcel currently contains a vacant retail building and a Chase Bank. The existing retail building will be demolished and replaced by the Sheetz Gas Station. The Chase Bank will remain. The development will utilize the existing RIRO driveway on M-59 (Highland Road) and the existing full movement driveway on Old US-23. The development will be completed in one phase, assumed to be open and fully operational in 2025. The project location and study intersections are displayed in Figure 1.

Figure 1 – Project Location and Study Network



A. M-59 (Highland Road) and US-23 Interchange	D. M-59 (Highland Road) and Speedway/Site Driveway
B. M-59 (Highland Road) and Old US-23	E. Old US-23 and Site Driveway/Kroger Driveway
C. M-59 (Highland Road) and Blaine Road	

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 a.m. and p.m. peak periods.

This study was conducted according to the methodologies and guidance published by ITE, AASHTO, MDOT, LCRC, and the Township. MDOT standards and guidelines were referenced where local standards/guidelines are not defined.

1.3 Intersection Characteristics

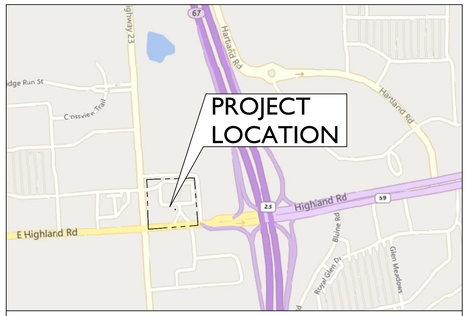
Based on the type and size of the proposed development, the likely area of influence for the site trips, and input from MDOT, traffic operations were analyzed for the following intersections:

- M-59 (Highland Road) and US-23 Interchange (signalized SPUI).

- M-59 (Highland Road) and Old US-23 (signalized).
- M-59 (Highland Road) and Blaine Road (signalized).
- M-59 (Highland Road) and Speedway/Site Driveway (existing unsignalized RIRO driveway).
- Old US-23 and Site Driveway/Kroger Driveway (existing unsignalized driveway).

The existing intersection lane configurations, traffic controls, and posted speed limits are displayed in Figure 2.

Drawing name: K:\DEF_DFS\268593004_Sliken Gold_ Sheetz Old US 23_ Hartland_MI\2 Design\CAD\01PlanSheets\C0.0-TITLE SHEET.dwg C0.0 COVER SHEET Aug 19, 2025 7:56am by LaurenFalzarano
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
(NOT TO SCALE)

SITE PLAN
SHEETZ - HARTLAND
10081 HIGHLAND RD
HARTLAND, MI 48353

811 Know what's **below.** **Call** before you dig.

PROJECT TEAM

DEVELOPER/OWNER
SHEETZ
351 SHEETZ WAY
CLAYSBURG, PA 16625
TEL: (740) 497-2326
CONTACT: DAVID BRUCKELMEYER

CIVIL ENGINEER
KIMLEY-HORN OF MICHIGAN, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
(313) 548-7081
CONTACT: TYLER SMITH, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN OF MICHIGAN, INC.
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
TEL: (313) 548-7109
CONTACT: AUTUMN MCNINCH
CONTACT: JOHN ACKERMAN, PLA

LAND SURVEYOR ENGINEER
MONUMNET ENGINEERING GROUP
ASSOCIATES, INC.
298 VETERANS DRIVE
FOWLERVILLE, MI 48836
TEL: (517) 223-3512

LEGAL DESCRIPTION

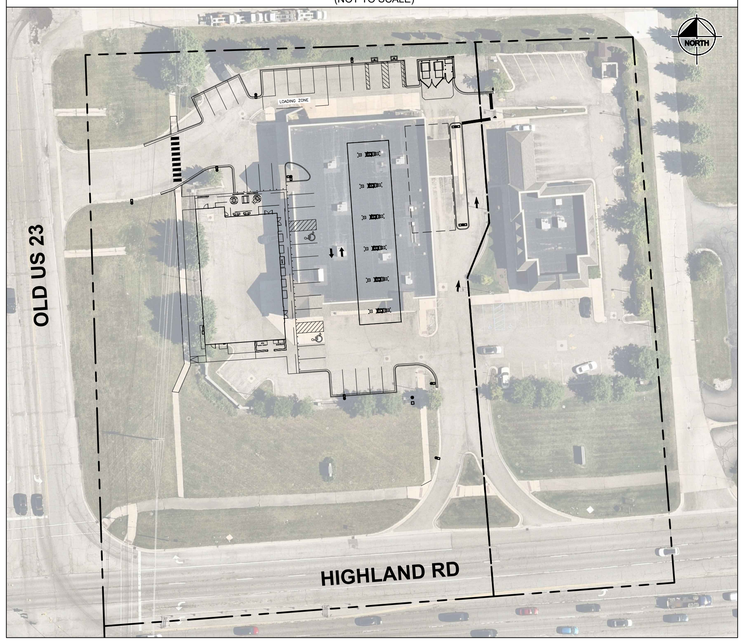
(PER TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY. TITLE COMMITMENT NO: 471236761NTS, EFFECTIVE DATE: AUGUST 15, 2024)

EXHIBIT A DESCRIPTION:

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

UNIT 1 OF HARTLAND RETAIL SITE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN DOCUMENT NO.2007R-036709 AND AMENDMENTS THERETO, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 380, TOGETHER ITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

PROJECT MAP
(NOT TO SCALE)



LIVINGSTON COUNTY

CONSTRUCTION OF A SHEETZ CONVENIENCE STORE AND GAS STATION ON ±2.926 AC. PROJECT IS IN SECTION 21 OF T3N, R6E IN HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V1.0	ALTA SURVEY
V1.1	ALTA SURVEY
C0.1	NATURAL FEATURES PLAN
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	TRUCK TURN PLAN
C3.0	UTILITY PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	CONSTRUCTION DETAILS
C5.1	MASONRY SPECIFICATIONS
L1.0	LANDSCAPE PLAN
I1.1	IRRIGATION PLAN
I1.1	IRRIGATION PLAN
A1.0	PHOTOMETRIC PLAN
A1.1	PHOTOMETRIC PLAN
A1.2	PHOTOMETRIC PLAN
A100	EXTERIOR ELEVATIONS
A101	EXTERIOR ELEVATIONS
A102	EXTERIOR ELEVATIONS
A103	EXTERIOR ELEVATIONS
A104	EXTERIOR ELEVATIONS
A110	BUILDING MATERIALS
A111	BUILDING MATERIALS
A112	BUILDING MATERIALS
A200	TRASH ENCLOSURE
A201	SIGNAGE PLAN
A202	SIGNAGE PLAN
A203	SIGNAGE PLAN
A204	SIGNAGE PLAN
A210	TRASH ENCLOSURE
A211	SIDEWALK PLAN
A212	FLOOR PLAN
A213	COLOR FLOOR PLAN
A220	RENDERINGS
A221	RENDERINGS
A222	RENDERINGS
A223	RENDERINGS

No.	REVISIONS	DATE	BY
1.	REV PER TWP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEWW	6/12/25	LDF
4.	REVISED PARKING CALCULATIONS	7/30/25	LDF
5.	ADD FLAG POLE AND BASE	08/14/25	LDF

Kimley»Horn of Michigan, Inc.
©2025 KIMLEY-HORN OF MICHIGAN
3000 TOWN CENTER, SUITE 2600
SOUTHFIELD, MI 48075
PHONE: 630-487-3550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

STATE OF MICHIGAN
TYLER SMITH
ENGINEER
No. 6201068975
LICENSED PROFESSIONAL ENGINEER

SHEETZ

COVER SHEET

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 268593004
SHEET NUMBER
C0.0

LEGAL DESCRIPTION (AS PROVIDED)

(PER TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 471236761NTS, EFFECTIVE DATE: AUGUST 15, 2024)

EXHIBIT A DESCRIPTION:

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

UNIT 1 OF HARTLAND RETAIL SITE CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN DOCUMENT NO. 2007R-036709 AND AMENDMENTS THERETO, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 380, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN ABOVE MASTER DEED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND.
(LAT: 42°38'01.07" N, LON: 83°45'08.49" W, ELEV: 975, SCALE FACTOR: 1.00013008).

SCHEDULE B-SECTION II EXCEPTIONS

TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 471236761NTS
EFFECTIVE DATE: AUGUST 15, 2024

(6.) HIGHWAY EASEMENT RELEASE IN FAVOR OF THE STATE OF MICHIGAN RECORDED JULY 22, 1939 IN LIBER 187, PAGE 343 AND IN LIBER 187, PAGE 344.
(PLOTTED & SHOWN HEREIN)

(7.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE TOWNSHIP OF HARTLAND, LIVINGSTON COUNTY, MICHIGAN, A MICHIGAN COMMON LAW TOWNSHIP RECORDING NO: LIBER 1174, PAGE 285 AND IN LIBER 3218, PAGE 239.
(PLOTTED & SHOWN HEREIN)

(10.) RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE DETROIT EDISON COMPANY, A MICHIGAN CORPORATION
RECORDING NO: DOCUMENT NO. 2008R-026048.
(PLOTTED & SHOWN HEREIN)

SHEET INDEX

1. ALT-1 = ALTA COVER
2. ALT-2 = ALTA SURVEY

MISCELLANEOUS NOTES

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA HIGHLAND ROAD (M-59), & OLD US-23, BOTH ARE PUBLIC RIGHT-OF-WAYS.
2. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT A OF TITLE AGENCY: CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 471236761NTS, EFFECTIVE DATE: AUGUST 15, 2024.

TABLE A NOTES

(FOR TABLE "A" ITEMS NOT LISTED BELOW, SEE PLAN VIEW ON ALT-2 SHEET FOR MORE INFORMATION)

ITEM 2: THE POSTED ADDRESS ON SITE IS 10081 HIGHLAND ROAD.

ITEM 3: FLOOD ZONE
FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF LIVINGSTON, COMMUNITY PANEL NO. (26093C0219D), EFFECTIVE DATE: 9/17/2008.

ITEM 6(a) and 6(b): ZONING

A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR AS REQUIRED BY 2021 ALTA/NSPS STANDARDS TABLE A ITEMS 6(A) & 6(B).

THIS ZONING INFORMATION SHOWN HEREIN WAS TAKEN FROM THE HARTLAND TOWNSHIP ZONING ORDINANCE, EFFECTIVE DATE: DECEMBER 14, 2012.

ZONING CLASSIFICATION: (PD) (PLANNED DEVELOPMENT)
BUILDING SETBACKS:

3.1.18.C.vi.a Minimum Yard Requirements		
Yard Location	Type of Use	
	Residential	Non-Residential
Along perimeter adjacent to public road	50 ft.	75 ft.
Along perimeter, but not adjacent to a road	40 ft.	40 ft.
Along an internal collector or local road	40 ft.	50 ft.
Along an internal thoroughfare road	50 ft.	75 ft.
Between parking lot and property line and adjacent to road	40 ft.	20 ft.
Between parking lot and property line but not adjacent to road	50 ft.	20 ft.

MAX. BUILDING HEIGHT = 35'

FOR FURTHER INTERPRETATION OF THE BUILDING SETBACK REQUIREMENTS OR OTHER APPLICABLE ZONING REGULATIONS, PLEASE REFER TO THE LOCAL ZONING AUTHORITY LISTED ABOVE.

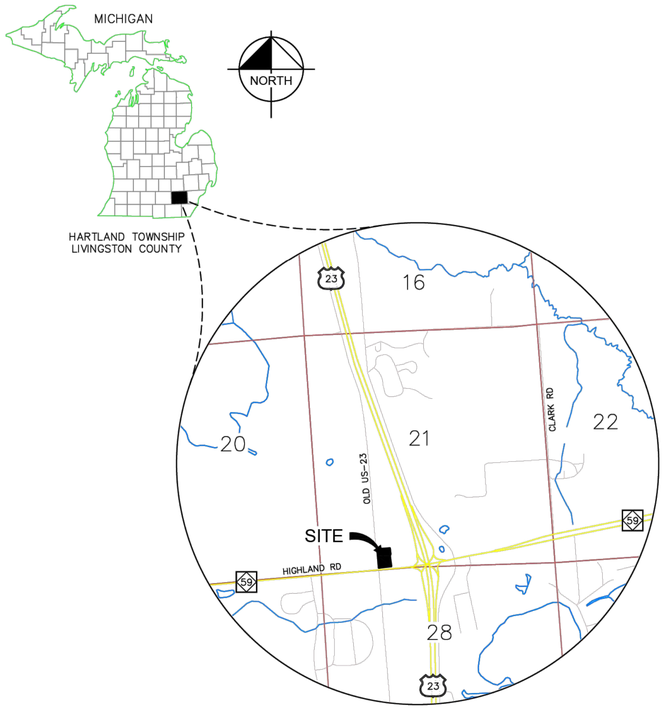
ITEM 9: EXISTING PARKING NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

45 REGULAR SPACES (XX) REGULAR SPACES
4 BARRIER FREE SPACES (XX) BARRIER FREE SPACES
49 TOTAL PARKING SPACES

ITEM 16: AT THE TIME OF THIS SURVEY "EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK" WAS NOT OBSERVED.

ITEM 17: AT THE TIME OF THIS SURVEY, INFORMATION REGARDING PROPOSED CHANGES TO RIGHT OF WAY LINES WAS NOT MADE AVAILABLE BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 19: CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.



LOCATION MAP

UTILITY/REFERENCE INFO

WM:	HARTLAND TOWNSHIP
PHONE:	517-861-7889
RECEIVED:	10/2/24
SAN:	LIVINGSTON CO. DRAIN COMMISSION ~ HARTLAND TWP.
PHONE:	517-404-2573 ~ 517-861-7889
RECEIVED:	9/23/24 ~ 10/2/24
STORM:	MDOT ~ HARTLAND TOWNSHIP
PHONE:	N/A ~ 517-861-7889
RECEIVED:	10/2/24 ~ 10/2/24
GAS:	CONSUMERS ENERGY
PHONE:	800-778-9140
RECEIVED:	9/30/24
ELEC:	DTE ENERGY
PHONE:	313-407-5364
RECEIVED:	10/2/24
PHONE/CABLE:	AT&T
PHONE:	616-881-2268
RECEIVED:	9/24/24
PHONE/CABLE:	COMCAST
PHONE:	855-962-8525
RECEIVED:	9/23/24
FIBER:	LIVINGSTON COUNTY FIBER OPTICS
PHONE:	517-540-8780
RECEIVED:	9/19/24

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON:
   A. BLOOD HOUND MARKINGS LOCATED AT TIME OF SURVEY, OR;
   B. MISS DIG MARKINGS LOCATED AT TIME OF SURVEY, OR;
   C. UTILITY MAPS PROVIDED TO THE SURVEYOR AT THE TIME OF THE SURVEY.
2. MISCELLANEOUS MANHOLE STRUCTURES SHOWN HEREIN WAS FULL OF DIRT AT TIME OF SURVEY AND UNABLE TO DETERMINE UTILITY STRUCTURE TYPE OR CONNECTIONS.
3. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(a1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 2/12/2025.

MARC E. BUDZINSKI, PS
PROFESSIONAL SURVEYOR
NO. 4001053492

2/12/2025
DATE OF PLAT OR MAP:

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

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THIS SURVEY PREPARED FOR:
Kimley»Horn
KIMLEY-HORN OF MICHIGAN, INC.
3000 TOWN CENTER, SUITE 2600,
SOUTHFIELD, MI 48075,
PHONE: 313-572-1560
WWW.KIMLEY-HORN.COM

ALTA/NSPS LAND TITLE SURVEY

10081 HIGHLAND ROAD
TAX IDs: 4708-21-305-002 & 4708-21-305-002
PART OF SW 1/4, SEC. 21, T3N-R6E
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
REVISED FOR TREE SURVEY	2/12/25

ORIGINAL ISSUE DATE: 10/18/2024

PROJECT NO: 24-163

SCALE: N/A
0 1/2" 1"

FIELD: AH, MJ, JM, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.0

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

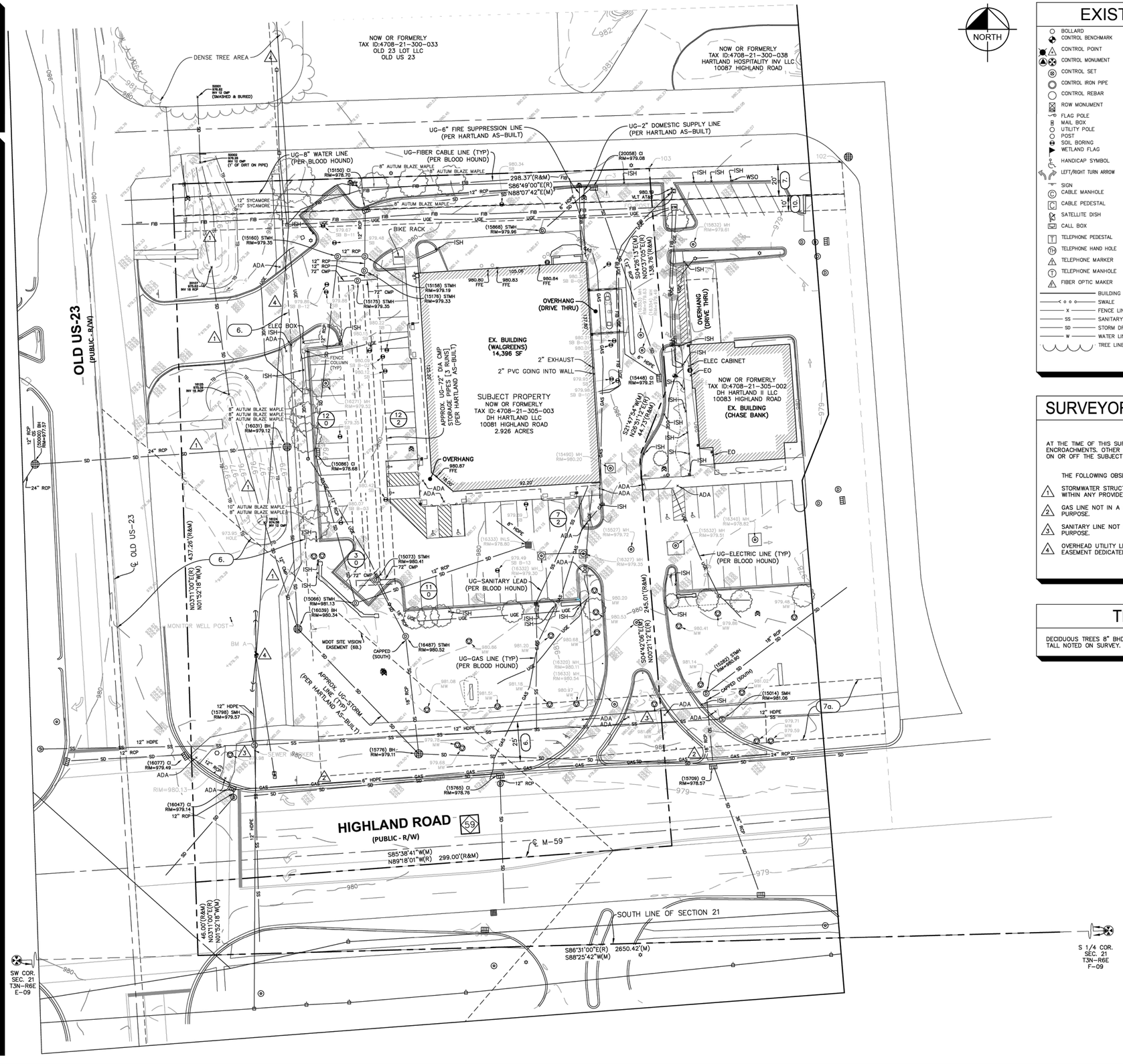
BM A: RAILROAD SPIKE IN EAST SIDE UTILITY POLE, 56'± EAST FROM BACK OF CURB FOR OLD US-23 & 83'± NORTH FROM BACK OF CURB FOR HARTLAND ROAD (M-59).
ELEVATION= 981.20

BM B: SET "X" IN WEST SIDE LIGHT POLE BASE, 6'± EAST FROM BACK OF CURB ALONG WEST PROPERTY LINE OF SUBJECT PARCEL & 241'± NORTH FROM BACK OF CURB FOR HARTLAND ROAD (M-59).
ELEVATION= 980.92

STRUCTURE SCHEDULE

EX. STRUCTURE TABLE	
STRUCTURE:	DETAILS:
(15066) STMH	EX. STORM MH RIM: 981.13 IE=974.21(12"RCP N) IE=974.26(12"RCP E)
(15073) STMH	EX. STORM MH RIM: 980.41 IE=969.70(72"CMP W) IE=969.88(72"CMP E)
(15086) CI	EX. CURB INLET RIM: 978.68 IE=973.71(12"RCP N) IE=973.71(12"RCP S)
(15150) CI	EX. CURB INLET RIM: 978.70 IE=974.92(12"RCP S) IE=974.79(12"RCP E)
(15158) STMH	EX. STORM MH RIM: 979.19 IE=973.17(12"RCP W) IE=972.96(12"RCP S) IE=974.43(12"RCP N)
(15160) STMH	EX. STORM MH RIM: 979.35 IE=973.38(12"RCP S) IE=973.30(12"RCP E)
(15175) STMH	EX. STORM MH RIM: 979.35 IE=970.43(72"CMP W) IE=970.35(72"CMP E)
(15176) STMH	EX. STORM MH RIM: 979.33 IE=972.21(12"RCP S) IE=972.73(12"RCP N)
(15282) STMH	EX. STORM MH RIM: 980.90 IE=968.18(18"RCP NE)
(15448) CI	EX. CURB INLET RIM: 979.21 IE=974.96(12"RCP N) IE=975.96(6"HDPE NW)
(15709) CI	EX. CURB INLET RIM: 978.57 IE=966.34(24"RCP E) IE=964.90(36"RCP S) IE=967.55(18"RCP N)
(15765) CI	EX. CURB INLET RIM: 978.76 IE=975.95(6"HDPE W) IE=975.26(12"RCP S)
(15776) BH	EX. YARD INLET RIM: 979.11 IE=969.49(18"RCP N)
(15868) STMH	EX. STORM MH RIM: 979.96	FULL OF DIRT
(16031) BH	EX. YARD INLET RIM: 979.12	T/WATER= 977.12 B/STRUCTURE= 967.42
(16039) BH	EX. YARD INLET RIM: 980.34 IE=973.26(12"CMP N)
(16047) CI	EX. CURB INLET RIM: 979.14 IE=975.23(12"RCP NW) IE=975.04(12"RCP S)
(16077) CI	EX. CURB INLET RIM: 979.49 IE=975.20(12"RCP W) IE=975.29(12"RCP SE)
(16333) INLS	EX. INLET RIM: 978.80 IE=975.36(12"RCP W) IE=976.73(8"HDPE NW)
(16487) STMH	EX. STORM MH RIM: 980.52 IE=969.47(18"RCP NW) IE= SOUTH (CAPPED)
(20058) CI	EX. CURB INLET RIM: 979.08 IE=974.96(12"RCP W) IE=975.51(6"HDPE SW) IE=974.86(12"RCP S)
(50000) BH	EX. YARD INLET RIM: 977.57 IE=969.22(24"RCP SW) IE=970.37(12"RCP N) IE=969.12(24"RCP E)

EX. STRUCTURE TABLE	
STRUCTURE:	DETAILS:
(15014) SMH	EX. SANITARY MH RIM: 981.06 IE=963.01(12"HDPE W) IE=963.06(12"HDPE E)
(15798) SMH	EX. SANITARY MH RIM: 979.57 IE=964.37(12"HDPE W) IE=963.97(12"HDPE S) IE=964.11(12"HDPE N) IE=963.65(12"HDPE E)



EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- CONTROL POINT
- CONTROL MONUMENT
- CONTROL SET
- CONTROL IRON PIPE
- CONTROL REBAR
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- WETLAND FLAG
- HANDICAP SYMBOL
- LEFT/RIGHT TURN ARROW
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- SATELLITE DISH
- CALL BOX
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MAKER
- ACCESS COVER
- FUEL TANK LID
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- OIL MARKER
- AC UNIT
- AREA LIGHT
- CROSSWALK SIGNAL
- DUCT BANK
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL RISER
- ELECTRICAL TRANSFORMER
- ELECTRICAL VAULT
- GUY POLE/WIRE
- POWER POLE
- PEDESTRIAN PUSHBUTTON
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STEAM MANHOLE
- STORM CLEANOUT
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER MANHOLE
- WATER VALVE
- TREE / STUMP

- BUILDING
- SWALE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TREE LINE
- TOE OF SLOPE
- TOP OF BANK
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE
- OVERHEAD CABLE
- UNDERGROUND TELEPHONE
- UNDERGROUND FUEL
- UNDERGROUND GAS
- OVERHEAD ELECTRICAL

SURVEYOR'S OBSERVATIONS

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

1. STORMWATER STRUCTURES AND DRAINAGE FEATURES DO NOT LIE WITHIN ANY PROVIDED EASEMENT DEDICATED TO THIS PURPOSE.
2. GAS LINE NOT IN A PROVIDED EASEMENT DEDICATED TO THIS PURPOSE.
3. SANITARY LINE NOT IN A PROVIDED EASEMENT DEDICATED TO THIS PURPOSE.
4. OVERHEAD UTILITY LINES AND POLES NOT WITHIN A PROVIDED EASEMENT DEDICATED TO THIS PURPOSE.

TREE NOTE

DECIDUOUS TREES 8" BHD OR GREATER AND EVERGREEN TREES OVER 8' TALL NOTED ON SURVEY. ALL OTHERS ARE ORNAMENTAL.

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MEGA Monument Engineering Group Associates, Inc.

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ALTA/NSPS LAND TITLE SURVEY

10081 HIGHLAND ROAD
TAX IDs: 4708-21-305-002 & 4708-21-300-033
PART OF SW 1/4, SEC. 21, T3N-R6E
HARTLAND TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PLAN SUBMITTALS/REVISIONS	DATE
REVISED FOR TREE SURVEY	2/12/25

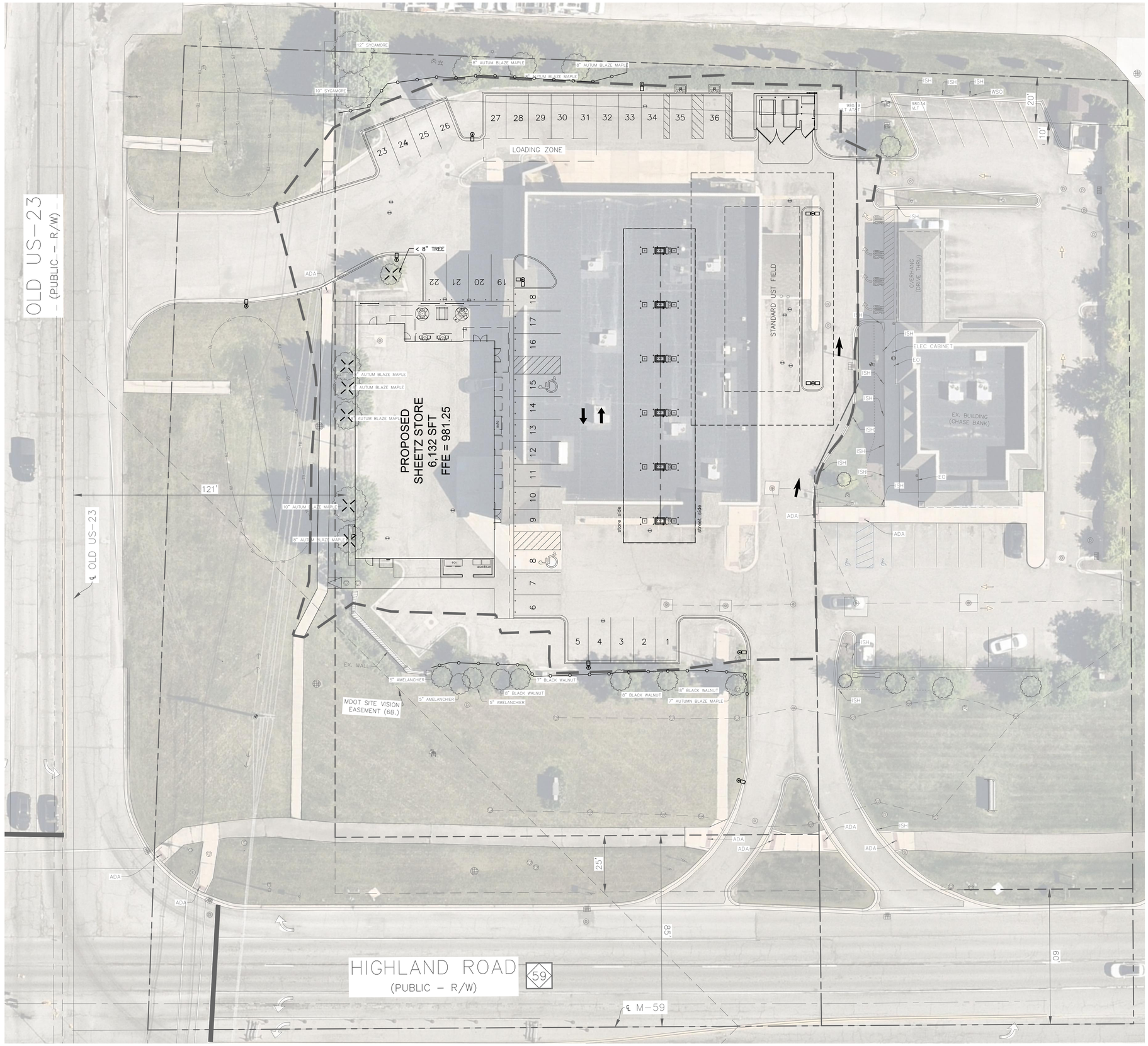
ORIGINAL ISSUE DATE: 10/18/2024

PROJECT NO: 24-163

SCALE: 1" = 30'
0 1/2" 1"

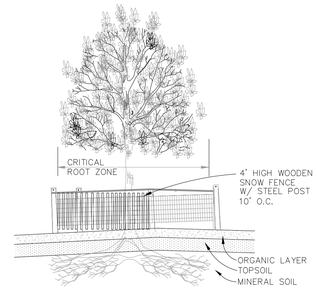
FIELD: AH, MJ, JM, RZ
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.1



TREE LEGEND

- TREE/BUSH
- TREE TO BE REMOVED
- TREE PROTECTION FENCE
- GRADING LIMITS



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION
N.T.S.

No.	REVISIONS	DATE	BY
1.	REV PER TMP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEW	5/29/25	LDF

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SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

NATURAL FEATURES PLAN

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE:
12/11/2024

KHA PROJECT NO.
268593004

SHEET NUMBER
C0.1

Drawing name: K:\DET_PS\268593004_Sikkem Gold_Sheetz Old US 23_ Hartland_MI\2 Design\CADD\PlanSheets\C0.2 NATURAL FEATURES PLAN.dwg C0.1 May 29, 2025 2:27pm by Lauren.Fitzpatrick
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Drawing name: K:\DET_DO\268593004_Sitken Gold_Sheetz_Old US 23_ Hartland_MI\2 Design\C400 Plan Sheets\C0.1-DEMOLITION PLAN.dwg C1.0 May 29, 2025 2:28pm by Lauren Falcarano
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OLD US-23
(PUBLIC - R/W)

HIGHLAND ROAD 59
(PUBLIC - R/W)

℄ M-59

S86°49'00"E(R) 298.37'(R&M)
N88°07'42"E(M)

S04°26'13"E(M)
N00°37'05"E(R)
138.76'(R&M)

S21°47'54"W(M)
N26°51'12"E(R)
44.73'(R&M)

S04°42'06"E(W) 245.01'(R&M)
N00°21'12"E(R)

S85°38'41"W(M)
N89°18'01"W(R) 299.00'(R&M)

N03°11'00"E(R) 437.26'(R&M)
N01°52'18"W(M)

REMOVE UNDERGROUND STORM DETENTION SYSTEM

GCP 700
GCP 701
GCP 702
GCP 703
GCP 704

Know what's below. Call before you dig. 811

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

DEMOLITION LEGEND

A.		SAWCUT LINE
B.		CURB REMOVAL
C.		UTILITY REMOVAL
D.		FULL-DEPTH ASPHALT PAVEMENT REMOVAL
E.		CONCRETE REMOVAL
F.		BUILDING REMOVAL
G.		FENCE REMOVAL
H.		ITEM TO BE REMOVED
I.		ITEM TO REMAIN, PROTECT THROUGHOUT DURATION OF CONSTRUCTION

No.	REVISIONS	DATE	BY
1.	REV PER TMP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEW	5/29/25	LDF

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SOUTHFIELD, MI 48075
PHONE: 630-487-5550
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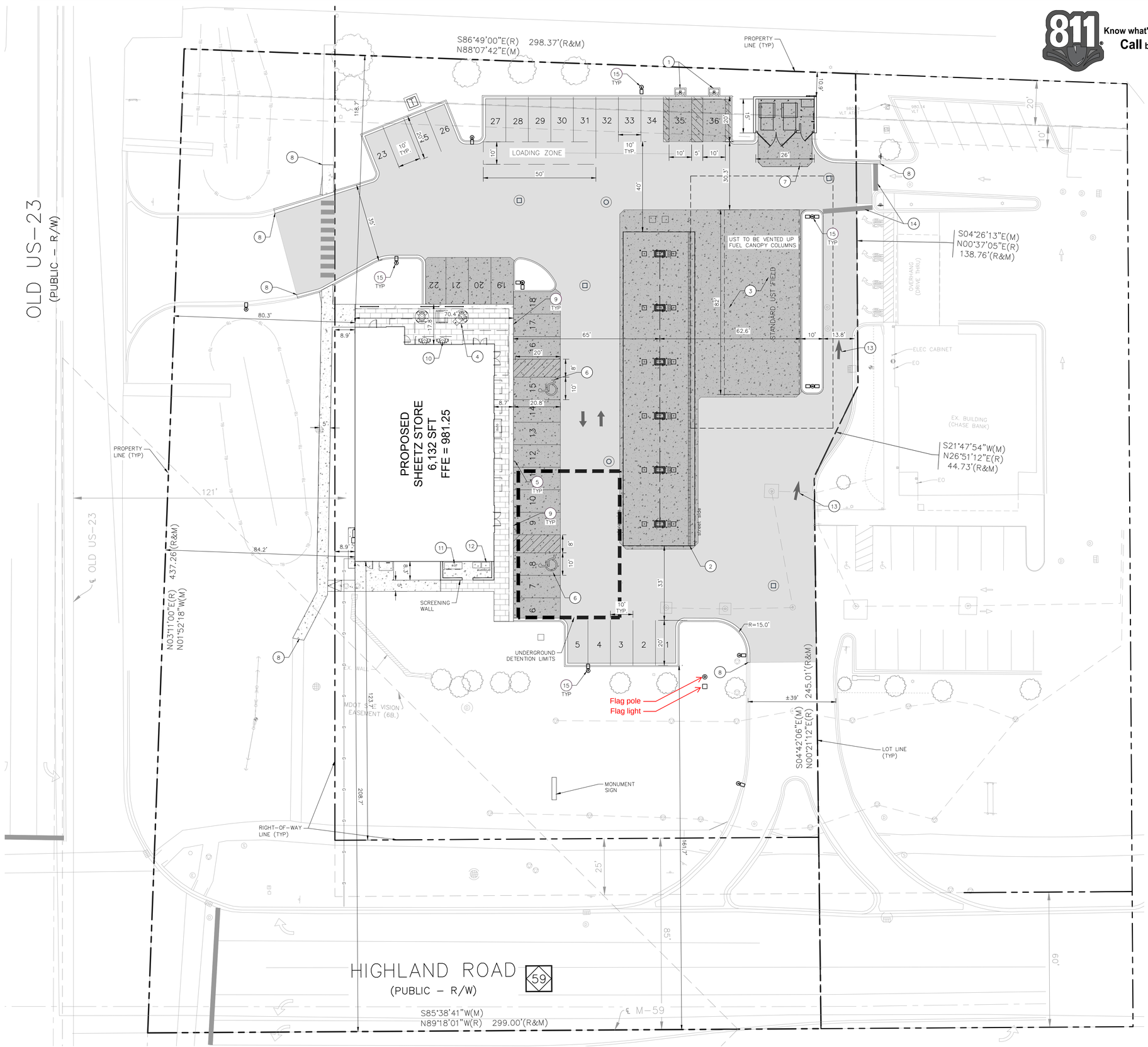
SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

DEMOLITION PLAN

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 268593004
SHEET NUMBER
C1.0



811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE IN FEET
0 10' 20' 40'

NORTH

PAVING LEGEND

- HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- BRICK PAVER WALK
- CURB AND GUTTER

KEY NOTES

1. AIR STATION, PER SHEETZ, STANDARD DETAIL
2. FUEL STATIONS AND CANOPY
3. UNDERGROUND STORAGE TANK AREA
4. PATIO AREA
5. STOREFRONT BUMPER POST, TYP. PER SHEETZ DETAIL #01 ON SHEET C5.0
6. ADA PARKING SPACE
7. CONCRETE DUMPSTER PAD, PER SHEETZ STANDARD DETAIL
8. CONNECT TO EXISTING WALK, CURB, PAVEMENT
9. WALK TO BE CONSTRUCTED FLUSH WITH PAVEMENT, PER SHEETZ DETAIL #01 ON SHEET C5.0
10. OUTDOOR SEATING
11. ICE MERCHANDISER
12. PROPANE LOCKER
13. DIRECTIONAL PAVEMENT MARKING
14. STOP BAR WITH STOP SIGN
15. LIGHT POLE (TYP.) SHOWN FOR REFERENCE ONLY. REFER TO LIGHTING PLAN FOR DETAILS
16. 30' TALL FLAG POLE AND LIGHT (SEE SHEETZ STANDARD DETAILS #11-14)

SITE SUMMARY

PARCEL INFORMATION:
ADDRESS: 10081 HIGHLAND ROAD
ID: 4708-21-305-003

SITE AREA: 2.926 ACRES (127,457 SF.) NET AND GROSS
1.23 ACRES (53,578 SF) OF OPEN SPACE WITHIN PARCEL

ZONING:
EXISTING: PD – PLANNED DEVELOPMENT
PROPOSED: PD – PLANNED DEVELOPMENT

EXISTING USE: COMMERCIAL, PHARMACY
PROPOSED USE: CONVENIENCE, RESTAURANT, FUEL STATION

BUILDING INFORMATION:
BUILDING FOOTPRINT AREA = 6,132 SF
USABLE FLOOR AREA = 5,744 SF
BUILDING LOT COVERAGE = 4.8%

SETBACK REQUIREMENTS FROM RIGHT-OF-WAY (PUD):

	PROPOSED BUILDING:
FRONT (OLD US-23):	8.9'
FRONT (HIGHLAND RD):	123.7'
SIDE:	118.7'
REAR:	N/A
RESIDENTIAL:	N/A
	PROPOSED LANDSCAPE:
FRONT (OLD US-23):	8.3'
FRONT (HIGHLAND RD):	123.7'
SIDE:	9.7'
REAR:	N/A

PARKING CALCULATIONS:
RESTAURANT WITH LESS THAN SIX TABLES = 6 SPACES PLUS 1 SPACE FOR EACH EMPLOYEE ON PEAK SHIFT

GAS STATION = 2 SPACES FOR EVERY PUMP PLUS 1 PER 200 SQ FT OF GROSS FLOOR AREA DEDICATED TO RETAIL. PLUS ONE SPACE PER EMPLOYEE.

TOTAL PARKING REQUIRED=
6 SPACES + 8 EMPLOYEES = 14
8 EMPLOYEES @ 1 SPACE PER EMPLOYEE = 8
2,472 SF (USABLE FLOOR AREA RETAIL)/200 = 12
6 GAS PUMPS x 2 = 12
= 46 SPACES

TOTAL PROPOSED PARKING SPACES = 48 SPACES, INCLUDING 2 H/C SPACES

SITE NOTES

1. CONTRACTOR SHALL REFER TO THE SHEETZ ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS, AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB, OR EDGE OF SIDEWALK UNLESSS NOTED OTHERWISE. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL FOR THE INSTALLATION OF TRAFFIC SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON CONSTRUCTION PLANS.
4. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE AT 45° AND 2 FEET O.C.
5. ALL STRIPING SHALL BE 4" WIDE UNLESS NOTES OTHERWISE.
6. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF THE SHEETZ MAIN FREESTANDING SIGN WITH THE SHEETZ CONSTRUCTION MANAGER
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THE CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION
8. ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY CONTRACTOR RIOR TO CONSTRUCITON. CONTRACTOR SHALL NOTIFY SHEETZ REPRESENTATIVE AND DESIGN ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS. CONTRACTOR IS REPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
9. SEE DETAIL SHEETS FOR ADDITIONAL CONSTRUCTION INFORMATION.
10. CONTRACTOR SHALL NEATLY SAW-CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS EXISTING PAVEMENT AND CONCRETE.

No.	REVISIONS	DATE	BY
1.	REV PER TMP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEWW	6/12/25	LDF
4.	REVISED PARKING CALCULATIONS	7/30/25	LDF
5.	ADD FLAG POLE AND BASE	08/14/25	LDF

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SOUTHFIELD, MI 48075
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: TES | DRAWN BY: LDF | CHECKED BY: JA

STATE OF MICHIGAN
TYLER SMITH
ENGINEER
No. 6201068975
LICENSED PROFESSIONAL ENGINEER

SHEETZ

PRELIMINARY SITE PLAN

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 268593004
SHEET NUMBER
C2.0

Drawing name: K:\DET_DSI\268593004_Sitkwn Orld_ Sheetz Old US 23_ Hartland_MI\2 Design\CADD\PlanSheets\C1.0 SITE PLAN.dwg C2.0 SITE PLAN Aug 14, 2025 11:21am by: Lauren Fabrano
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Drawing name: K:\DET_JOS\268593004_Sitken Detz_ Sheetz Old US 23_ Hartland_MI\2 Design\CADD\PlanSheets\C0.1 TRUCK TURN PLAN.dwg C2.1 May 29, 2025 2:28pm by: Lauren.Fetzerino
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NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

S86°49'00"E(R) 298.37'(R&M)
N88°07'42"E(M)

OLD US-23
(PUBLIC – R/W)

LOADING ZONE

PROPOSED
SHEETZ STORE
6,132 SFT
FFE = 981.25

STANDARD UST FIELD

OVERHANG
(DRIVE THRU)

ELEC CABINET

EX. BUILDING
(CHASE BANK)

EX. WALL

MDOT SITE VISION
EASEMENT (6B.)

store side

street side

S21°47'54"W(M)
N26°51'12"E(R)
44.73'(R&M)

S04°26'13"E(M)
N00°37'05"E(R)
138.76'(R&M)

N03°11'00"E(R) 437.26'(R&M)
N01°52'18"W(M)

S04°12'06"E(M)
N00°21'12"E(R) 245.01'(R&M)

121'

25'

85'

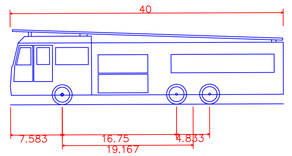
60'

HIGHLAND ROAD
(PUBLIC – R/W)
59

S85°38'41"W(M)
N89°18'01"W(R) 299.00'(R&M)

℄ OLD US-23

℄ M-59



E-ONE HP100 Aerial

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

No.	REVISIONS	DATE	BY
1.	REV PER TMP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEW	5/29/25	LDF

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SOUTHFIELD, MI 48075
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SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

SHEETZ

PRELIMINARY TRUCK TURN PLAN

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 268593004
SHEET NUMBER
C2.1

Drawing name: K:\DET_DO\268593004_Sikken Gold_Sheetz Old US 23_ Hartland_MI\2 Design\CAD\PlanSheets\C2.0 UTILITY PLAN.dwg C3.0 UTILITY PLAN May 29, 2025 2:28pm by: Lauren.Fetzerana
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OLD US-23
(PUBLIC - R/W)

HIGHLAND ROAD
(PUBLIC - R/W)

℄ OLD US-23

℄ M-59

PROPOSED SHEETZ STORE
6,132 SFT
FFE = 981.25

UG-8" WATER LINE (PER BLOOD HOUND)
EXISTING HYDRANT
UG-FIBER CABLE LINE (TYP) (PER BLOOD HOUND)
CONNECT TO EXISTING 8" WATER
PROPOSED TRANSFORMER
CONNECT TO EXISTING ELECTRIC
4" PVC CONDUIT FOR TELEPHONE AND COMMUNICATIONS
PROPOSED STORM INLET (TYP)
PROPOSED OIL WATER SEPARATOR
STR. 01
STR. 02
STR. 03
STR. 04
STR. 06
STR. 11
STR. 13
STR. 15
STR. 16
STR. EX. MH-1
99 LF OF 12" HDPE
39 LF OF 12" HDPE
38 LF OF 15" HDPE
11 LF OF 8" PVC
22 LF OF 8" PVC
6 LF OF 8" PVC
85 LF OF 12" HDPE
79 LF OF 15" HDPE
67 LF OF 15" HDPE
9 LF OF 12" RCP
45 LF OF 12" RCP
PROPOSED TRENCH DRAIN
STANDARD UST FIELD
PROPOSED U.G. DETENTION SYSTEM ±11,500 CFT
PROPOSED GREASE INTERCEPTOR
CLEANOUT, TYP
EX. INJECTOR WELL (TYP.)
APPROX. EX INJECTOR WELL LINES (TYP)
PROPOSED SANITARY
CONNECT TO EXISTING SANITARY
CONNECT TO EXISTING GAS
MDOT SITE VISION EASEMENT (68.)
EX. WALL
EX. BUILDING (CHASE BANK)
OVERHANG (DRIVE THRU)
ELEC CABINET
EX. CURB INLET RIM=979.21 IE=974.96(12"RCP N) IE=975.96(6"HDPE NW)
EX. YARD INLET RIM=979.12
EX. YARD INLET RIM=979.11 IE=969.49(18"RCP N)
EX. YARD INLET RIM=979.33 IE=972.24(12"CMP N)
EX. SAN. MH RIM=979.57 IE=964.37(12"HDPE W) IE=963.97(12"HDPE S) IE=964.11(12"HDPE N) IE=963.65(12"HDPE E)
EX. STORM MH RIM=980.52 IE=969.47(18"RCP NW) IE=969.49(18"RCP S)
EX. STORM MH RIM=980.90 IE=968.18(18"RCP NE)
EX. SANITARY MH RIM=981.06 IE=963.01(12"HDPE W) IE=963.06(12"HDPE E)
EX. CURB INLET RIM=979.49 IE=975.20(12"RCP W) IE=975.29(12"RCP SE)
EX. CURB INLET RIM=979.14 IE=975.23(12"RCP NW) IE=975.04(12"RCP S)
EX. CURB INLET RIM=978.57 IE=966.34(24"RCP E) IE=964.90(36"RCP S) IE=967.55(18"RCP N)
UG-ELECTRIC LINE (TYP) (PER BLOOD HOUND)
CAPPED (SOUTH)
CAPPED (SOUTH)
street side
WSO
ISH
EO
SS
SD
GAS
W
FIB
UGE
OHW
20'
10'
25'

811 Know what's below. Call before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STR XX — STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (BY OTHERS)

No.	REVISIONS	DATE	BY
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2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEW	5/29/25	LDF

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SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

STATE OF MICHIGAN
TYLER SMITH
ENGINEER
No. 6201068975
LICENSED PROFESSIONAL ENGINEER

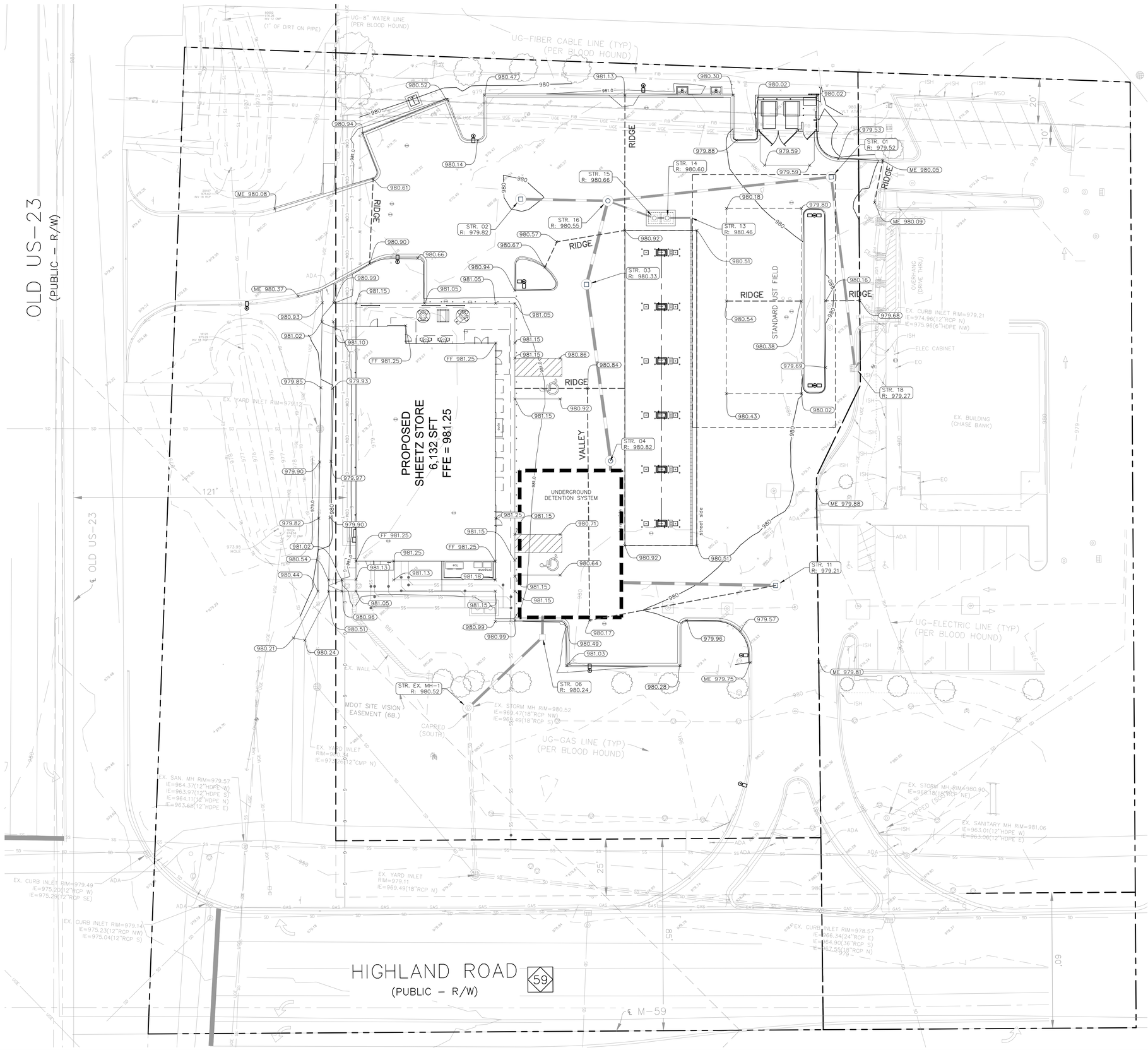
SHEETZ

PRELIMINARY UTILITY PLAN

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 268593004
SHEET NUMBER
C3.0

Drawing name: K:\DET_DS\268593004_Sklkwn Gold_Sheetz Old US 23_ Hartland_MI\2 Design\CADD\PlanSheets\C3.0 GRADING & DRAINAGE PLAN.dwg C4.0 May 29, 2025 2:28pm by Lauren.Fetzanno
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811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

NO.	REVISIONS	DATE	BY
1.	REV PER TWP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEW	5/29/25	LDF

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SCALE: AS NOTED | DESIGNED BY: TES | DRAWN BY: LDF | CHECKED BY: JA

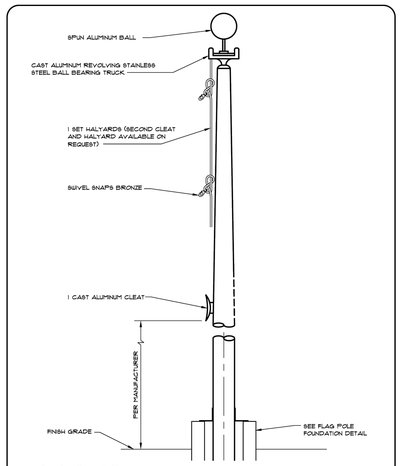
TYLER SMITH ENGINEER No. 6201068975 — STATE OF MICHIGAN — LICENSED PROFESSIONAL ENGINEER

SHEETZ

PRELIMINARY GRADING & DRAINAGE PLAN

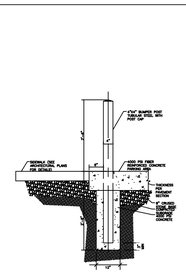
SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 268593004
SHEET NUMBER
C4.0



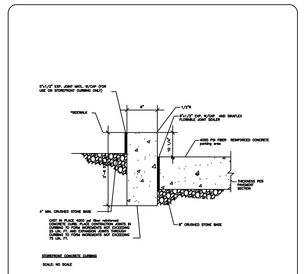
FLAGPOLE DETAIL
SCALE: NO SCALE

SHEETZ | FLAGPOLE DETAIL | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 11



STOREFRONT BUMPER POST FLUSH SIDEWALK
SCALE: NO SCALE

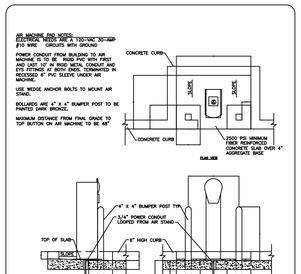
SHEETZ | STOREFRONT BUMPER POST DETAIL | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 01



STOREFRONT CONCRETE CURBING
SCALE: NO SCALE

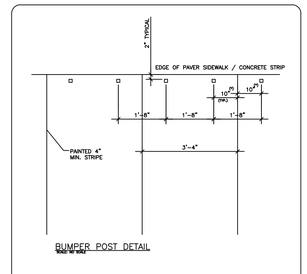
FIT SIDE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON BRICK READY CONCRETE CURB CONNECTION

SHEETZ | STOREFRONT CONCRETE CURBING DETAIL | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 02



AIR MACHINE PAD
SCALE: NO SCALE

SHEETZ | AIR MACHINE PAD DETAILS | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 05

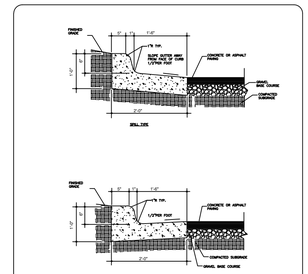


BUMPER POST DETAIL
SCALE: NO SCALE

* 2'-3" FOR 9.5' WIDE PARKING SPACE
2'-0" FOR 9.0' WIDE PARKING SPACE

USE THIS DETAIL IF PAVEMENT IS PAVED UP TO TOP OF SIDEWALK

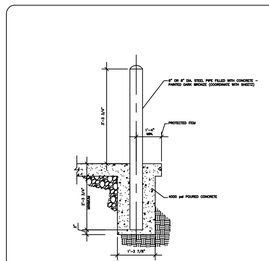
SHEETZ | BUMPERPOST LAYOUT DETAIL AT PAVER SIDEWALK | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 08



CURB AND GUTTER DETAIL
SCALE: NO SCALE

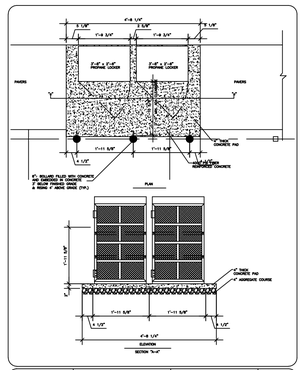
NOTE:
1. CONTRACTION JOINTS TO BE PLACED 10'O.C.
2. EXPANSION JOINTS TO BE PLACED 100' O.C.
3. ALL EXPANSION JOINTS SHALL HAVE PREFORMED EXPANSION MATERIAL
4. EXPANSION JOINTS AT CURB SHALL HAVE SAME DEPTH AS CURB. (EXPANSION JOINTS SHALL BE PLACED AT THE BEGINNING AND END OF RADIUS AND AT EVERY 100' O.C.)
5. ASPHALT/CONCRETE PAVEMENT SECTION
6. REFER THIS SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS

SHEETZ | CURB AND GUTTER DETAIL | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 15



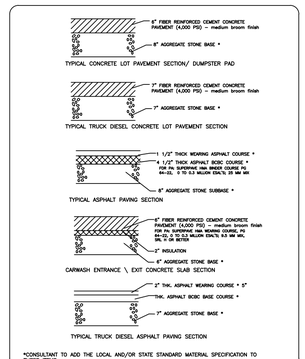
6" OR 8" DIAMETER PIPE BOLLARD
SCALE: NO SCALE

SHEETZ | 6" OR 8" PIPE BOLLARD DETAIL | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 17



PROPANE LOCKER (AT BUILDING)
SCALE: NO SCALE

SHEETZ | PROPANE LOCKER (AT BUILDING) | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 19



TYPICAL CONCRETE LOT PAVEMENT SECTION/ DUMPSTER PAD

TYPICAL TRUCK DIESEL CONCRETE LOT PAVEMENT SECTION

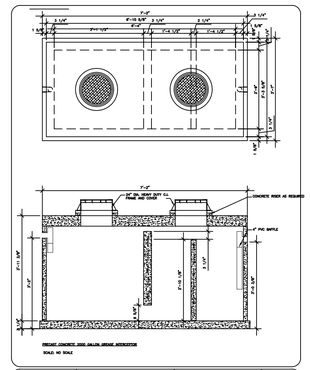
TYPICAL ASPHALT PAVING SECTION

CARWASH ENTRANCE \ EXIT CONCRETE SLAB SECTION

TYPICAL TRUCK DIESEL ASPHALT PAVING SECTION

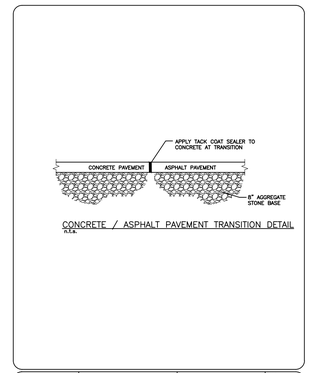
*CONSULTANT TO ADD THE LOCAL AND/OR STATE STANDARD MATERIAL SPECIFICATION TO THESE ITEMS

SHEETZ | SITE PAVEMENT DETAILS | SCALE: | DATE: 10/16/2024 | DRAWN BY: DAH | 20



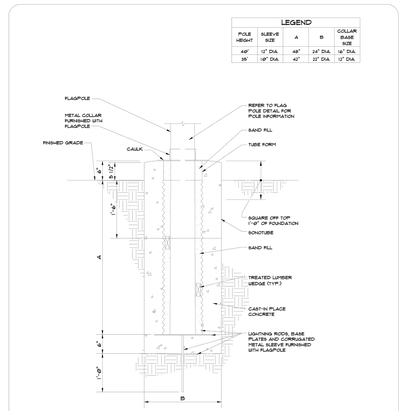
PRECAST CONCRETE 2000 GALLON GREASE INTERCEPTOR
SCALE: NO SCALE

SHEETZ | 2000 GALLON GREASE INTERCEPTOR | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 21



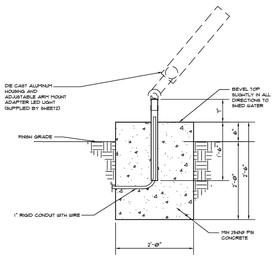
CONCRETE / ASPHALT PAVEMENT TRANSITION DETAIL
N.T.S.

SHEETZ | ASPHALT PAVING DETAILS | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 27



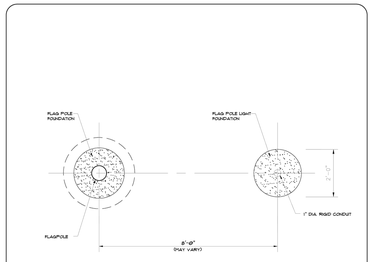
FLAGPOLE FOUNDATION
SCALE: NO SCALE

SHEETZ | FLAGPOLE FOUNDATION | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 12



FLAGPOLE LIGHT FOUNDATION
SCALE: NO SCALE

SHEETZ | FLAGPOLE LIGHT FOUNDATION | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 13



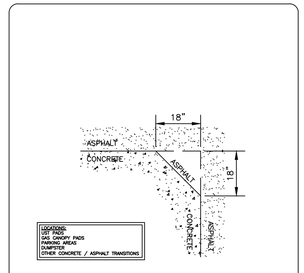
NOTE: CONTRACTOR/INSTALLER SHALL LOCATE LIGHT FIXTURE SO AS TO SHINE AWAY FROM ADJACENT ROADS AND/OR PROPERTIES

FLAGPOLE LIGHT FOUNDATION PLAN
SCALE: NO SCALE

SHEETZ | FLAGPOLE AND LIGHT FOUNDATION LAYOUT PLAN | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 14



FAUX WINDOW EXAMPLE
(REFER TO ARCH PLANS FOR DETAILS)



CONCRETE / ASPHALT chamfer
SCALE: NO SCALE

SHEETZ | CONCRETE/ASPHALT CHAMFER DETAIL | SCALE: | DATE: 11/10/2023 | DRAWN BY: DAH | 28

No.	REVISIONS	DATE	BY
1.	REV PER TMP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEWW	6/12/25	LDF
4.	REVISED PARKING CALCULATIONS	7/30/25	LDF
5.	ADD FLAG POLE AND BASE	08/14/25	LDF

SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

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SHEETZ

CONSTRUCTION DETAILS

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE:
12/11/2024

KHA PROJECT NO.
268593004

SHEET NUMBER
C5.0

Drawing name: K:\DET_DCS\268593004_Sklikers Gold - Sheetz Out US 23_ Hartland_MI\2 Design\C-CAD\PlanSheets\C7.0 CONSTRUCTION DETAILS.dwg Layout1 Aug 14, 2025 11:16am by Lauren.Falzarano
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Drawing name: K:\DET_DS\268593004_Silken Gold - Streets Out I-75 23_ Hartland_MI\2 Design\CAD\PlanSheets\C7.1 Masonry Specs.dwg Layout1 May 29, 2025 2:29pm by LaurenFalzarano
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BRICK INDUSTRY ASSOCIATION
TECHNICAL NOTES on Brick Construction
1950 Centennial Park Drive, Suite 301, Reston VA 20191 | www.gobrick.com | 703-620-0010

Technical Notes 3A - Brick Masonry Material Properties
December 1992

Abstract: Brick masonry has a long history of reliable structural performance. Standards for the structural design of masonry which are periodically updated such as the *Building Code Requirements for Masonry Structures* (ACI 530/ASCE 5/TMS 402) and the *Specifications for Masonry Structures* (ACI 530.1/ASCE 6/TMS 602) advance the efficiency of masonry elements with rational design criteria. However, design of masonry structural members begins with a thorough understanding of material properties. This *Technical Notes* is an aid for the design of brick and structural clay tile masonry structural members. Clay and shale units, mortar, grout, steel reinforcement and assemblage material properties are presented to simplify the design process.

Key Words: brick, grout, material properties, mortar, reinforcement, structural clay tile.

INTRODUCTION

The Masonry Standards Joint Committee (MSJC) has developed the *Building Code Requirements for Masonry Structures* (ACI 530/ASCE 5/TMS 402) and the *Specifications for Masonry Structures* (ACI 530.1/ASCE 6/TMS 602). In this *Technical Notes*, these documents will be referred to as the MSJC Code and the MSJC Specifications, respectively. Their contents are reviewed in *Technical Notes* 3. The MSJC Code and Specifications are periodically revised by the MSJC and together provide design and construction requirements for masonry. The MSJC Code and Specifications apply to structural masonry assemblages of clay, concrete or stone units.

This *Technical Notes* is a design aid for the MSJC Code and Specifications. It contains information on clay and shale units, mortar, grout, steel reinforcement and assemblage material properties. These are used in the initial stages of a structural design or analysis to determine applied stresses and allowable stresses. Material properties are explained to aid the designer in selection of materials and to provide a better understanding of the structural properties of the masonry assemblage based on the materials selected.

CONSTITUENT MATERIAL PROPERTIES

Because brick masonry is bonded into an integral mass by mortar and grout, it is considered to be a homogeneous construction. It is the behavior of the combination of materials that determines the performance of the masonry as a structural element. However, the performance of a structural masonry element is dependent upon the properties of the constituent materials and the interaction of the materials as an assemblage. Therefore, it is important to first consider the properties of the constituent materials: clay and shale units, mortar, grout and steel reinforcement. This will be followed by a discussion of the behavior of their combination as an assemblage.

Clay and Shale Masonry Units

There are many variables in the manufacturing of clay and shale masonry units. Primary raw materials include surface clays, fire clays, shales or combinations of these. Units are formed by extrusion, molding or dry-pressing and are fired in a kiln at temperatures between 1600°F and 2100° (980°C and 1150°C). These variables in manufacturing produce units with a wide range of colors, textures, sizes and physical properties. Clay and shale masonry units are most frequently selected as a construction material for their aesthetics and long-term performance. Consequently, material standards for clay and shale masonry units contain requirements to ensure that units meet a level of durability and visual and dimensional consistency. Clay and shale masonry units used in structural elements of building constructions are brick and structural clay tile. Material standards for brick and structural clay tile include: ASTM C 216 (facing brick), ASTM C 62 (building brick), ASTM C 652 (hollow brick), ASTM C 212 (structural clay facing tile) and ASTM C 34 (structural clay load-bearing tile).

While brick and structural clay tile are both visually appealing and durable, they are also well-suited for many structural applications. This is primarily due to their variety of sizes and very high compressive strength. The material properties of brick and structural clay tile which have the most significant effect upon structural performance of the masonry are compressive strength and those properties affecting bond between the unit and mortar, such as rate of water absorption and surface texture.

Unit Compressive Strength. The compressive strength of brick or structural clay tile is an important material property for structural applications. In general, increasing the compressive strength of the unit will increase the masonry assemblage compressive strength and elastic modulus. However, brick and structural clay tile are frequently specified by material standard rather than by a particular minimum unit compressive strength. ASTM material standards for brick and structural clay tile require minimum compressive strengths to ensure durability, which may be as little as one-fifth the actual unit compressive strength. A recent Brick Institute of America survey of United States brick manufacturers resulted in a data base of unit properties [6]. A subsequent survey of structural clay tile manufacturers was conducted. The compressive strengths of brick and structural clay tile evaluated in these surveys are presented in Table 1. As is apparent, all types of brick and structural clay tile typically exhibit compressive strengths considerably greater than the ASTM minimum requirements. Compressive strength of brick and structural clay tile is determined in accordance with ASTM C 67 Method of Sampling and Testing Brick and Structural Clay Tile.

TABLE 1
Brick and Structural Clay Tile Unit Compressive Strengths

Unit Type			Mean Unit Compressive Strength, psi (Mpa)	Standard Deviation of Compressive Strength, psi (MPa)
Solid brick	Forming Method	Extruded	11305 (77.9)	4464 (30.8)
		Molded	5293 (36.5)	1822 (12.6)
	Raw Material[1]	Fire clay	15346 (105.8)	5065 (34.9)
		Shale	11258 (77.6)	3487 (24.0)
		Other[2]	9169 (63.2)	3988 (27.5)
Hollow Brick[3]			6736 (46.4)	2447 (16.9)
Structural clay tile[3]		Vertical coring	10057 (69.3)	5578 (38.5)
		Horizontal coring	5119 (35.3)	2067 (14.3)

[1]Extruded only.
[2]Made from other materials or a combination of materials.
[3]Based on gross area.

Unit Texture and Absorption. Unit texture and absorption are properties which affect the bond strength of the masonry assemblage. In general, mortar bonds better to roughened surfaces, such as wire cut surfaces, than to smooth surfaces, such as die skin surfaces. Cores or frogs provide a means of mechanical interlock. The bond strength of sanded surfaces is dependent upon the amount of sand on the surface, the sand's adherence to the unit and the absorption rate of the unit at the time of laying.

In practically all cases, mortar bonds best to a unit whose suction at the time of laying is less than 30 g/min/30 in^2 (1.55 kg/min/m^2). Generally, molded units will exhibit a higher initial rate of absorption than extruded or dry-pressed units. Unit absorption at the time of laying is an alterable property of brick and structural clay tile. In accordance with the MSJC Specifications, units with initial rate of absorption in excess of 30 g/min/30 in.^{2} (1.55 kg/min/m^2) should be wetted to reduce the rate of water absorption of the unit prior to laying. In addition, suction of very absorptive units may be accommodated by using highly water-retentive mortars.

Mortar

The material properties of mortar which influence the structural performance of masonry are compressive strength, bond strength and elasticity. Because the compressive strength of masonry mortar is less important than bond strength, workability and water retentivity, the latter properties should be given principal consideration in mortar selection. Mortar materials, properties and selection of masonry mortars are discussed in *Technical Notes* 8 Series. Mortar should be selected based on the design requirements and with due consideration of the MSJC Code and Specifications provisions affected by the mortar selected.

Laboratory testing indicates that masonry constructed with portland cement-lime mortar exhibit greater flexural bond strength than masonry constructed with masonry cement mortar or air-entrained portland cement-lime mortar of the same Type. This behavior is reflected in the MSJC Code allowable flexural tensile stresses for unreinforced masonry, which are based on the mortar Type and mortar materials selected. In addition, masonry cement mortars may not be used in Seismic Zones 3 and 4.

Other MSJC Code and Specifications provisions are the same for portland cement-lime mortars, masonry cement mortars and air-entrained portland cement-lime mortars of the same Type. These include the modulus of elasticity of the masonry, allowable compressive stresses for empirical design and the unit strength method of verifying that the specified compressive strength of masonry is supplied. Following is a general description of the structural properties of each Type of mortar permitted by the MSJC Code and Specifications.

Type N Mortar. Type N mortar is specifically recommended for chimneys, parapet walls and exterior walls subject to severe exposure. It is a medium bond and compressive strength mortar suitable for general use in exposed masonry above grade. Type N mortar may not be used in Seismic Zones 3 and 4.

Type S Mortar. Type S mortar is recommended for use in reinforced masonry and unreinforced masonry where maximum flexural strength is required. It has a high compressive strength and has a high tensile bond strength with most brick units.

Type M Mortar. Type M mortar is specifically recommended for masonry below grade and in contact with earth, such as foundation walls, retaining walls, sewers and manholes. It has high compressive strength and better durability in these environments than Type N or S mortars.

For compliance with the MSJC Specifications, mortars should conform to the requirements of ASTM C 270 Specification for Mortar for Unit Masonry. Field sampling of mortar for quality control should follow the procedures given in ASTM C 780 Test Method for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry. Test procedures for masonry mortars are covered in *Technical Notes* 39 Series.

Grout

Grout is used in brick masonry to fill cells of hollow units or spaces between wythes of solid unit masonry. Grout increases the compressive, shear and flexural strength of the masonry element and bonds steel reinforcement and masonry together. For compliance with the MSJC Specifications, grout which is used in brick or structural clay tile masonry should conform to the requirements of ASTM C 476 Specification for Grout for Masonry. Grout proportions of portland cement or blended cement, hydrated lime or lime putty, and coarse or fine aggregate are given in Table 2.

TABLE 2
ASTM C 476 Grout Proportions by Volume

Grout Type	Portland Cement or Blended Cement	Hydrated Lime or Lime Putty	Fine Aggregate[1]	Coarse Aggregate[1]
Fine	1	0 to 1/10	2 1/4 to 3 times the sum of the volumes of the cementitious materials	NONE
Coarse	1	0 to 1/10	2 1/4 to 3 times the sum of the volumes of the cementitious materials	1 to 2 times the sum of the volumes of the cementitious materials

[1]Aggregate measured by volume in a damp, loose condition.

The amount of mixing water and its migration from the grout to the brick or structural clay tile will determine the compressive strength of the grout and the amount of grout shrinkage. Tests indicate that the total amount of water absorbed from grout by hollow clay units appears to be more dependent on the initial water content of the grout than the absorption properties of the unit [3]. Grouts with high initial water content exhibit more shrinkage than grouts with low initial water contents. Consequently, use of a non-shrink grout admixture is recommended to minimize the number of flaws and shrinkage cracks in the grout while still producing a grout slump of 8 to 11 in. (200 to 280 mm), unless otherwise specified.

The MSJC Specifications require grout compressive strength to be at least equal to the specified compressive strength of masonry, f'_m, but not less than 2,000 psi (13.8 MPa) as determined by ASTM C 1019 Method of Sampling and Testing Grout. Test procedures for grout are explained in more detail in *Technical Notes* 39 Series. In general, the compressive strength of ASTM C 476 grout by proportions will be greater than 2,000 psi (13.8 MPa). Prediction of the compressive strength of grout which is proportioned in accordance with ASTM C 476 is difficult because of the many possible combinations of materials, types of materials and construction conditions. However, ASTM C 476 grout proportions produce a rich mix which is recommended to complement the high compressive strength of brick and structural clay tile.

Steel Reinforcement

Steel reinforcement for masonry construction consists of bars and wires. Reinforcing bars are used in masonry elements such as walls, columns, pilasters and beams. Wires are used in masonry bed joints to reinforce individual masonry wythes or to tie multiple wythes together. Bars and wires have approximately the same modulus of elasticity, which is stated in the MSJC Code as 29,000 ksi (200,000 MPa). In general, wires tend to achieve greater ultimate strength and behave in a more brittle manner than reinforcing bars. Common bar and wire sizes and their material properties are given in Table 3. As stated in the MSJC Specifications, steel reinforcement for masonry structural members should comply with one of the material standards given in Table 4.

TABLE 3
Steel Reinforcement Material Properties[1]

Type	ASTM Specification	Grade or Type	Minimum Yield Strength, ksi (Mpa)	Minimum Tensile Strength, ksi (Mpa)
Bars	A 615	40	40 (276)	70 (483)
	A 615	60	60 (414)	90 (620)
	A 616	50	50 (345)	80 (552)
	A 616	60	60 (414)	90 (620)
	A 617	40	40 (276)	70 (483)
	A 617	60	60 (414)	90 (620)
	A 706	60	60 (414)	80 (552)
Wires	A 82	Smooth	70 (483)	80 (552)
	A 496	Deformed	75 (517)	85 (586)

[1]From reference [5].

TABLE 4
ASTM Material Standards for Steel Reinforcement

Steel Reinforcement Type	ASTM Specification
Deformed bars	A 615, A 616, A 617 or A 706
Joint reinforcement	A 82
Deformed wire	A 496
Wire fabric	A 185 or A 497
Anchors, ties and accessories	A 36, A 366, A 185 or A 82
Stainless steel	A 167 - Type 304

ASSEMBLAGE MATERIAL PROPERTIES

The properties of the constituent materials discussed previously combine to produce the brick or structural clay tile masonry assemblage properties. Following is a discussion of the material properties of the masonry assemblage.

Compressive Strength

Perhaps the single most important material property in the structural design of masonry is the compressive strength of the masonry assemblage. The specified compressive strength of the masonry assemblage, f'_m, is used to determine the allowable axial and flexural compressive stresses, shear stresses and anchor bolt loads given in the MSJC Code.

The compressive strength of the masonry assemblage can be evaluated by the properties of each constituent material, termed in the MSJC Specifications the "Unit Strength Method," or by testing the properties of the entire masonry assemblage, termed the "Prism Testing Method." These methods are not to be used to establish design values; rather, they are used by the contractor to verify that the masonry achieves the specified compressive strength, f'_m.

Unit Strength Method. A benefit of verifying compliance of the compressive strength of masonry by unit, mortar and grout properties is the elimination of prism testing. Each of the materials in the masonry assemblage must conform to ASTM material standards mentioned in previous sections of this *Technical Notes*. For compliance with these material standards, the compressive strength of the unit and the proportions or properties of the mortar and grout must be evaluated. Not surprisingly, there have been attempts by numerous researchers to accurately correlate the assemblage compressive strength with unit, mortar and grout compressive strengths. Testing an assemblage of three materials produces a large scatter of compressive strengths covering all possible combinations of materials. Therefore, estimates of the masonry assemblage compressive strength based on unit, mortar and grout properties are necessarily conservative. The correlations provided in the MSJC Specifications, shown in Table 5, between unit compressive strength, mortar type and the masonry assemblage compressive strength represent a lower-bound to experimental data. In addition, the MSJC Specifications unit strength method does not directly address variable grout strength, multi-wythe construction or the influence of joint reinforcement on the compressive strength of the masonry assemblage. Consequently, compliance with the specified compressive strength of masonry by prism testing will always produce a more accurate and optimum use of brick or structural clay tile masonry's compressive strength than the unit strength method.

The conservative nature of Table 5 should not be overlooked by the designer. A comparison of the predicted assemblage compressive strength by the unit strength method in the MSJC Specifications and a data base of actual brick masonry prism test results [1] reveals this conservatism. The average compressive strength of prisms of solid brick units was found to be about 1.7 times the masonry compressive strength predicted by Table 5. The average compressive strength of prisms of hollow units ungrouted and grouted was found to be 1.9 and 1.4 times the compressive strengths predicted by Table 5, respectively.

TABLE 5
Unit Strength Method of f'_m Compliance in the MSJC Specifications[1]

Net Area Unit Compressive Strength, Psi (MPa)		Net Area Assemblage Compressive Strength, psi (MPa)
Type M or S Mortar	Type N Mortar	
2400 (16.6)	3000 (20.7)	1000 (6.9)
4400 (30.3)	5500 (37.9)	1500 (10.3)
6400 (44.1)	8000 (55.2)	2000 (13.8)
8400 (57.9)	10500 (72.4)	2500 (17.2)
10400 (71.7)	13000 (89.7)	3000 (20.7)
12400 (85.5)	-----	3500 (24.1)
14400 (99.3)	-----	4000 (27.6)

[1]Linear Interpolation is permitted.

Prism Test Method. Prism testing of brick or structural clay tile masonry provides a number of advantages over constituent material testing alone. The primary benefit of prism testing is a more accurate estimation of the compressive strength of the masonry assemblage. Another benefit of prism testing is that it provides a method of measuring the quality of workmanship throughout the course of a project. Low prism strengths may indicate mortar mixing error or poor quality grout.

The MSJC Specifications permit testing of masonry prisms to show conformance with the specified compressive strength of masonry, f'_m. In addition, the material components must meet the appropriate standards of quality. Masonry prisms are tested in accordance with ASTM E 447 Test Methods for Compressive Strength of Masonry Prisms, Method B as modified by the MSJC Specifications. At least three prisms are required by the MSJC Specifications for each combination of materials. The average of the three tests must exceed f'_m. Further explanation of prism testing procedures is provided in *Technical Notes* 39B.

Shear Strength

The shear strength of a masonry assemblage may be separated into four parts: 1) the shear strength of the unit, mortar and grout assemblage, 2) the effect of the shear span-to-depth ratio, M/Vd, 3) the enhancement of shear strength due to compressive stress, and 4) the contribution of shear reinforcement in the masonry assemblage. All four phenomenon are represented in the allowable shear stresses provided in the MSJC Code. However, only the first and fourth items are controlled by material properties. Items two and three vary with member size and applied loads.

The shear strength of the masonry assemblage is directly related to the properties of the unit, mortar and grout. Shear failure of a unit-mortar assemblage is by splitting of units, step-cracking in mortar joints, or a combination of the two. Unit splitting strength is increased by increasing the compressive strength of the unit. In general, unit splitting is not a common shear failure mode of brick or structural clay tile masonry. Unit splitting occurs in masonry assemblages of weak units and strong mortar and may also occur in shear walls which are heavily axially loaded. Cracking in mortar joints is the more common shear failure mode for brick and structural clay tile masonry assemblages. Mortar joint failure occurs by sliding along bed joints and separation of head joints. Mortar joint shear failure is affected by bond strength and the frictional characteristics between the mortar and the unit. In general, a unit-mortar combination which provides greater bond strength will also provide greater shear strength. Grouting the masonry assemblage will also increase shear strength by providing a shear key between courses. The shear strength of a masonry assemblage may be evaluated in accordance with ASTM E 519 Test Method for Diagonal Tension (Shear) in Masonry Assemblages. The contribution of unit, mortar and grout to the allowable shear stresses stated in the MSJC Code are based on ASTM E 519 tests of masonry assemblages.

Steel reinforcement may be added to the masonry assemblage to increase shear strength. Shear reinforcement should be provided parallel to the direction of applied shear force. The MSJC Code also requires a minimum amount of reinforcement perpendicular to the shear reinforcement of one-third the area of shear reinforcement. When shear reinforcement is provided in accordance with the MSJC Code, allowable shear stresses given in the MSJC Code for reinforced masonry are increased three times for flexural members and one and one-half times for shear walls.

Flexural Tensile Strength

Reinforced brick and structural clay tile masonry is considered cracked under service loads and the flexural tensile strength of the masonry is neglected in design. However, cracking of an unreinforced brick or structural clay tile masonry member constitutes failure and must be avoided. Thus, flexural tensile strength is an important design consideration for unreinforced masonry. Flexural tensile strength is the bond strength of masonry in flexure. It is a function of the type of unit, type of mortar, mortar materials, percentage of grouting of hollow units and the direction of loading. Workmanship is also very important for flexural tensile strength, as unfilled mortar joints or dislodged units have no mortar-to-unit bond strength.

Allowable flexural tensile stresses stipulated in the MSJC Code for unreinforced masonry are given in Table 6. The allowable flexural tensile stresses for portland cement-lime mortars are based on full-size wall tests in accordance with ASTM E 72 Method of Conducting Strength Tests of Panels for Building Construction. Values for masonry cement and air-entrained portland cement-lime mortars are based on reductions obtained with comparative testing. Flexural tensile strength may be evaluated by testing small-scale prisms in accordance with ASTM E 518 Test Method for Flexural Bond Strength of Masonry or ASTM C 1072 Test Method for Measurement of Masonry Flexural Bond Strength, but these results may not directly correlate to the allowable flexural tensile stresses in the MSJC Code.

TABLE 6
MSJC Code Allowable Flexural Tensile Stress for Unreinforced Masonry, psi (MPa)

		Mortar Type			
		Portland cement-lime		Masonry cement and air-entrained portland cement-lime	
Direction of Stress	Masonry Type	M or S	N	M or S	N
Normal to bed joints	Solid units	40 (0.28)	30 (0.21)	24 (0.17)	15 (0.10)
	Hollow units ungrouted	23 (0.17)	15 (0.10)	15 (0.10)	9 (0.06)
	Hollow units fully grouted[1]	66 (0.47)	54 (0.40)	61 (0.28)	26 (0.18)
Parallel to bed joints	Solid units	80 (0.55)	60 (0.41)	48 (0.33)	30 (0.21)
	Hollow units ungrouted and partially grouted	50 (0.34)	38 (0.26)	30 (0.21)	19 (0.13)
	Hollow units fully grouted	80 (0.55)	60 (0.41)	48 (0.33)	30 (0.21)

[1]For partially grouted masonry allowable stresses shall be determined on the basis of linear interpolation between hollow units which are fully grouted or ungrouted and hollow units based on amount of grouting.

Elastic Modulus

The elastic modulus of the masonry assemblage, in combination with the moment of inertia of the section, determines the stiffness of a brick or structural clay tile masonry structural element. Elastic modulus is the ratio of applied load (stress) to corresponding deformation (strain). The elastic modulus is roughly proportional to the compressive strength of the masonry assemblage. Testing of brick masonry prisms indicates that the elastic modulus of brick masonry falls between 700 and 1200 times the masonry prism compressive strength [4]. If the Unit Strength Method is used to show compliance with the specified compressive strength of masonry, f'_m, an accurate estimation of the actual compressive strength of the masonry assemblage may not be known. Consequently, the elastic modulus of the masonry assemblage is determined by the mortar type and the unit compressive strength. See Table 7. The data in Table 1 can be used to estimate the modulus of elasticity of the masonry assemblage for the type of unit selected.

The elastic modulus of grout is computed as 500 times the compressive strength of the grout in accordance with the MSJC Code. In general, the elastic modulus of grout and the elastic moduli of brick or structural clay tile and mortar masonry assemblages are comparable and are often considered equal for design calculations. However, the MSJC Code recommends that the method of transformation of areas based on relative elastic moduli be used for computation of stresses in grouted masonry elements.

TABLE 7
Elastic Moduli of Clay and Shale Masonry Assemblages[1]

Net Area Compressive Strength of Units, psi (MPa)	Assemblage Elastic Modulus, psi (MPa) x 10^3		
	Type M mortar	Type S mortar	Type N mortar
12000 (82.7) and >	3.5 (20.7)	3.0 (20.7)	2.6 (19.3)
10000 (68.9)	3.5 (20.7)	2.9 (20.0)	2.4 (16.5)
8000 (55.2)	2.8 (19.3)	2.4 (16.6)	2.0 (13.8)
6000 (41.4)	2.2 (15.2)	1.9 (13.1)	1.6 (11.0)
4000 (27.6)	1.6 (11.0)	1.4 (9.7)	1.2 (8.3)
2000 (13.8)	1.0 (6.9)	0.9 (6.2)	0.8 (5.5)

[1]MSJC Code Table 5.5.1.2.

Dimensional Stability

Dimensional stability is also an important property of the masonry assemblage. Expansion and contraction of the brick or structural clay tile masonry may exert restraining stresses on the masonry and surrounding elements. Material properties which affect dimensional stability of clay and shale unit masonry are moisture expansion, creep and thermal movements. Effects of these phenomenon may be evaluated by the coefficients provided in the MSJC Code, which are listed in Table 8. The coefficients in Table 8 represent average quantities for moisture expansion and thermal movements and an upper-bound value for creep. Moisture expansion and thermal expansion and contraction are independent and may be added directly. The magnitude of creep of clay or shale unit masonry will depend upon the amount of load applied to the masonry element.

TABLE 8
MSJC Code Dimensional Stability Coefficients for Clay and Shale Unit Masonry

Material Property	Coefficient
Irreversible Moisture Expansion	3×10^{-4} in./in. (3×10^{-4}mm/mm)
Creep	0.7×10^{-7} in./in./psi (1×10^{-5} mm/mm/MPa)
Thermal Expansion and Contraction	4×10^{-6} in./in./°F (1×10^{-6}mm/mm/°C)[1]

[1]Conversion based on equivalent deformation at 100 °F (38 °C).

SUMMARY

This *Technical Notes* contains information about the material properties of brick and structural clay tile masonry. This information may be used in conjunction with the MSJC Code and Specifications to design and analyze structural masonry elements. Typical material properties of clay and shale masonry units, mortar, grout, reinforcing steel and combinations of these are presented.

The information and suggestions contained in this *Technical Notes* are based on the available data and the experience of the engineering staff of the Brick Institute of America. The information contained herein must be used in conjunction with good technical judgment and a basic understanding of the properties of brick masonry. Final decisions on the use of the information contained in this *Technical Notes* are not within the purview of the Brick Institute of America and must rest with the project architect, engineer and owner.

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NO.	REVISIONS	DATE	BY
1.	REV PER TMP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEW	5/29/25	LDF

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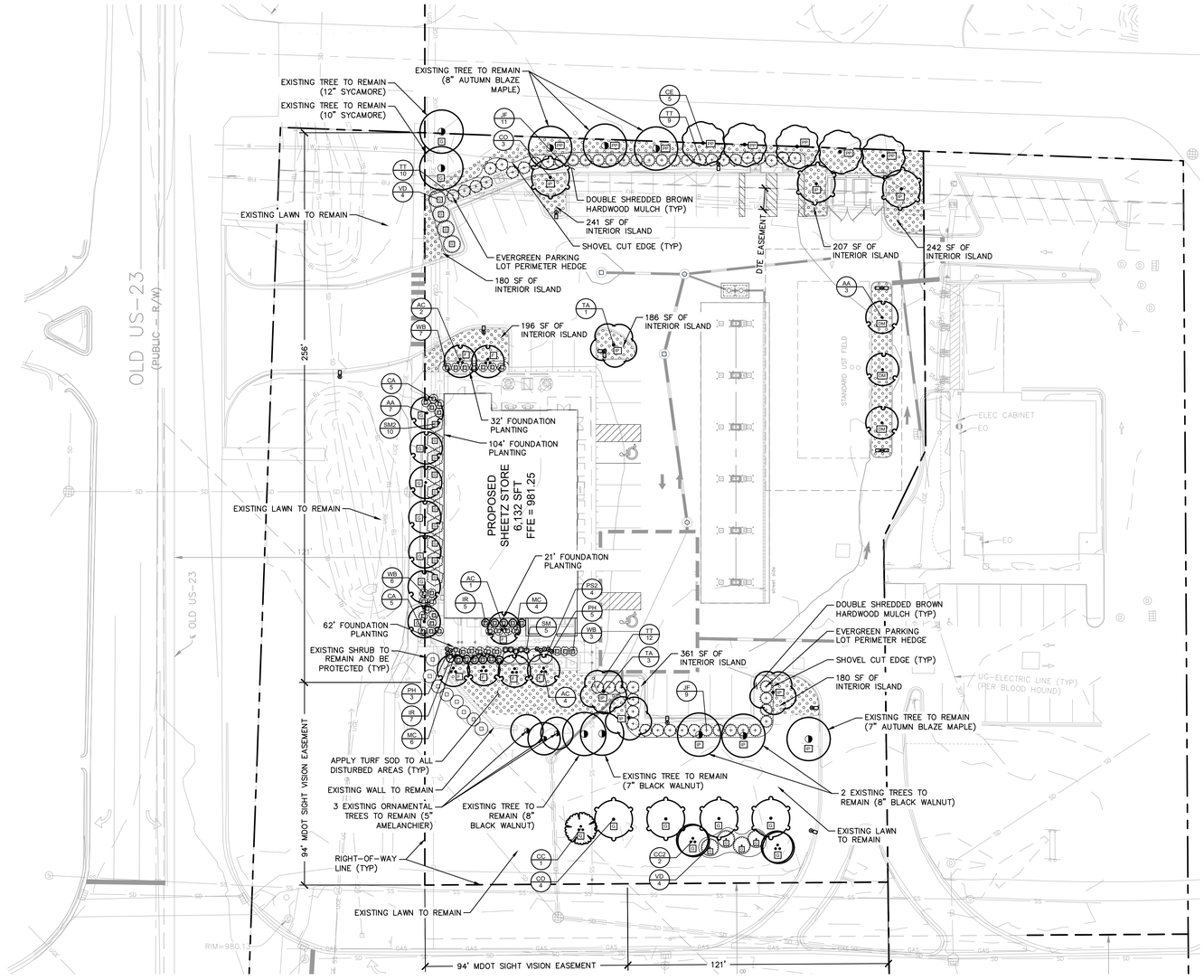
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NORTH

GRAPHIC SCALE IN FEET
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CANOPY TREES						
	AA	10	ACER X FREEMANII 'ARMSTRONG' ARMSTRONG MAPLE	B & B	3" CAL. MIN.	12' HT. MIN.
	CE	5	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE® EUROPEAN HORNBEAM	B & B	3" CAL. MIN.	12' HT. MIN.
	CO	7	CELTIS OCCIDENTALIS COMMON HACKBERRY	B & B	3" CAL. MIN.	12' HT. MIN.
	EXT	13	EXISTING TREE TO REMAIN AND PROTECT	-		
	TA	4	TILIA AMERICANA AMERICAN LINDEN	B & B	3" CAL. MIN.	12' HT. MIN.
ORNAMENTAL TREES						
	AC	7	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY (MULTI STEM)	B & B	2" CAL. MIN.	6' HT. MIN.
	CC2	2	CERCIS CANADENSIS EASTERN REDBUD (SINGLE STEM)	B & B	2" CAL. MIN.	6' HT. MIN.
	CC	1	CRATAEGUS CRUS-GALLI COCKSPUR HAWTHORN (SINGLE STEM)	B & B	2" CAL. MIN.	6' HT. MIN.
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	MC	10	ARONIA MELANOCARPA 'MORTON' TM IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL.	SEE PLAN	18" HT. MIN.
	CA	10	CEANOTHUS AMERICANUS NEW JERSEY TEA	5 GAL.	SEE PLAN	18" HT. MIN.
	EXS	8	EXISTING SHRUB TO REMAIN	-		
	PS2	4	PHYSOCARPUS OPULIFOLIUS 'SEWARD' SUMMER WINE NINEBARK	5 GAL.	SEE PLAN	30" HT. MIN.
	SM	5	SPIRAEA JAPONICA 'WALBUMA' MAGIC CARPET JAPANESE SPIREA	5 GAL.	SEE PLAN	18" HT. MIN.
	SM2	10	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC	5 GAL.	SEE PLAN	30" HT. MIN.
	VD	8	VIBURNUM DENTATUM ARROWWOOD VIBURNUM	5 GAL.	SEE PLAN	30" HT. MIN.
	WB	16	WEIGELA FLORIDA 'BRAMWELL' TM FINE WINE WEIGELA	5 GAL.	SEE PLAN	18" HT. MIN.
EVERGREEN SHRUBS						
	IR	12	ILEX GLABRA 'STONG BOX' STONG BOX INKBERRY HOLLY	5 GAL.	SEE PLAN	18" HT. MIN.
	JF	20	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL.	SEE PLAN	30" HT. MIN.
	TT	31	TAXUS X MEDIA 'TAUNTONII' TAUNTON YEW	5 GAL.	SEE PLAN	30" HT. MIN.
ORNAMENTAL GRASSES						
	PH	8	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL.		
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**			
GROUND COVERS						
	TS		TURF SOD			

NOTE:
IRRIGATION TO BE PROVIDED IN ALL LANDSCAPED AREAS AND LAWN. IRRIGATION IS TO BE AN AUTOMATIC SYSTEM.

LETTER DESIGNATIONS FOR ORDINANCE REQUIRED MATERIAL:

- DM DIVIDER MEDIAN PLANTINGS
- PP PERIMETER PARKING LOT PLANTINGS
- IP INTERIOR PARKING LOT PLANTINGS
- G GREENBELT PLANTINGS
- F FOUNDATION PLANTINGS

HARTLAND, MI - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
SEC. 5.11.2.A.vii - LANDSCAPING OF DIVIDER MEDIANS		
WHERE TRAFFIC ON DRIVEWAYS, MANEUVERING LANES, PRIVATE ROADS, OR SIMILAR VEHICLE ACCESS WAYS ARE SEPARATED BY A DIVIDER MEDIAN, THE MEDIAN SHALL BE A MINIMUM WIDTH OF TEN (10) FEET. A MINIMUM OF ONE (1) CANOPY OR EVERGREEN TREE SHALL BE PLANTED FOR THE INITIAL TWENTY FIVE (25) FEET OR PORTION THEREOF PLUS ONE (1) ADDITIONAL CANOPY TREE OR EVERGREEN TREE FOR EVERY INCREMENT OF TWENTY FIVE (25) LINEAL FEET.	DIVIDER MEDIAN ON EAST SIDE OF SITE: 80 LF 1 TREE REQUIRED FOR FIRST 25 LF 80 LF - 25 = 55 55 / 25 = 2.2 2 ADDITIONAL TREES REQUIRED FOR REMAINING LF **3 CANOPY TREES REQUIRED IN DIVIDER MEDIAN**	**3 CANOPY TREES PROVIDED IN DIVIDER MEDIAN**
SEC. 5.11.2.C.- GREENBELT		
THE GREENBELT SHALL INCLUDE ONE (1) CANOPY TREE FOR EVERY THIRTY (30) LINEAR FEET OR PORTION THEREOF OF LOT FRONTAGE	HIGHLAND ROAD: 215 LF 215 LF - 94 LF OF MDOT SIGHT VISION LINE = 121 LF 121 LF / 30 = 4.03 **4 GREENBELT CANOPY TREES REQUIRED ALONG HIGHLAND ROAD** OLD US-23: 350 LF 350 LF - 94 LF OF MDOT SIGHT VISION LINE = 256 LF 256 LF / 30 = 8.5 **9 GREENBELT CANOPY TREES REQUIRED ALONG OLD US-23**	**4 GREENBELT CANOPY TREES PROVIDED ALONG HIGHLAND ROAD** **2 EXISTING TREES TO REMAIN, 7 GREENBELT CANOPY TREES PROVIDED ALONG OLD US-23**
THE GREENBELT SHALL INCLUDE THREE (3) SMALL DECIDUOUS ORNAMENTAL TREES OR LARGE DECIDUOUS OR EVERGREEN SHRUBS FOR THE INITIAL FORTY (40) LINEAR FEET OR PORTION THEREOF OF LOT FRONTAGE. THEREAFTER, ONE (1) ADDITIONAL SMALL DECIDUOUS ORNAMENTAL TREE OR LARGE DECIDUOUS OR EVERGREEN SHRUB SHALL BE REQUIRED FOR EVERY TWENTY (20) FEET OR PORTION THEREOF OF LOT FRONTAGE	HIGHLAND ROAD: 215 LF 215 LF - 94 LF OF MDOT SIGHT VISION LINE = 121 LF 3 ORNAMENTAL TREES/LARGE SHRUBS REQUIRED FOR INITIAL 40 LF 121 LF - 40 = 81 81 / 20 = 4.05 4 ORNAMENTAL TREES/LARGE SHRUBS REQUIRED FOR REMAINING LF **7 GREENBELT ORNAMENTAL TREES/LARGE DECIDUOUS SHRUBS REQUIRED ALONG HIGHLAND ROAD** OLD US-23: 350 LF 350 LF - 94 LF OF MDOT SIGHT VISION LINE = 256 LF 3 ORNAMENTAL TREES/LARGE SHRUBS REQUIRED FOR INITIAL 40 LF 256 LF - 40 = 216 216 / 20 = 10.8 11 ORNAMENTAL TREES/LARGE SHRUBS REQUIRED FOR REMAINING LF **14 GREENBELT ORNAMENTAL TREES/LARGE DECIDUOUS SHRUBS REQUIRED**	**3 GREENBELT ORNAMENTAL TREES AND 4 LARGE DECIDUOUS SHRUBS PROVIDED ALONG HIGHLAND ROAD** **14 LARGE DECIDUOUS SHRUBS PROVIDED ALONG OLD US-23**

SEC. 5.11.2.D.- FOUNDATION LANDSCAPING		
THE LENGTH OF THIS PLANTING AREA MUST EQUAL AT LEAST 60% OF FRONT AND SIDES OF THE BUILDING LENGTH ALONG THE FRONT AND SIDES OF BUILDINGS WHICH FACE A PUBLIC OR PRIVATE ROAD, IS ADJACENT TO A PARKING LOT OR OTHER AREAS WHICH PROVIDE ACCESS TO THE BUILDING OR ADJACENT TO A DEVELOPABLE SITE OR AREA	BUILDING PERIMETER: 332 LF 332 LF * 0.60 = 199.2 **199 LF OF FOUNDATION PLANTING REQUIRED**	**216 LF OF FOUNDATION PLANTING PROVIDED**
PLANTINGS SHALL CONTAIN A MINIMUM OF ONE (1) DECIDUOUS ORNAMENTAL TREE OR COLUMNAR TREE AND SIX (6) LARGE SHRUBS OR EIGHT (8) SMALL SHRUBS FOR EVERY THIRTY (30) LINEAL FEET OF BUILDING LENGTH OR PORTION THEREOF	199 LF / 30 = 6.6 **7 ORNAMENTAL BUILDING FOUNDATION TREES REQUIRED** 6.6 * 6 LARGE SHRUBS = 39.6 OR 6.6 * 8 SMALL SHRUBS = 52.8 **40 LARGE OR 53 SMALL BUILDING FOUNDATION SHRUBS REQUIRED**	**7 ORNAMENTAL BUILDING FOUNDATION TREES PROVIDED** **53 SMALL BUILDING FOUNDATION SHRUBS PROVIDED**
SEC. 5.11.2.E.- PARKING LOT LANDSCAPING		
INTERIOR AREAS: A MINIMUM OF ONE (1) CANOPY TREE SHALL BE PLANTED PER ONE HUNDRED EIGHTY (180) SQUARE FEET OR FRACTION THEREOF OF INTERIOR LANDSCAPED ENDCAPS, ISLANDS, OR MEDIANS	1,794 SF OF INTERIOR ISLANDS 1,794 / 180 = 9.9 10 INTERIOR PARKING LOT TREES **10 INTERIOR PARKING LOT TREES REQUIRED**	**3 EXISTING TREES, 7 INTERIOR PARKING LOT TREES PROVIDED**
PERIMETER AREAS: CHOICE (2)- EVERGREEN HEDGE ROW A MINIMUM OF THREE (3) FEET IN HEIGHT PLANTED IN A ROW OR STAGGERED TO CREATE CONTINUOUS SCREENING PERIMETER AREAS NOT VISIBLE FROM A PUBLIC ROAD SHALL BE LANDSCAPED WITH A MINIMUM OF ONE (1) CANOPY OR EVERGREEN TREE FOR EVERY THIRTY (30) LINEAL FEET OF PORTION THEREOF.	**PARKING AREA PERIMETER EVERGREEN HEDGE REQUIRED AROUND PARKING LOT CURB** 239 LF / 30 = 7.9 **8 PERIMETER PARKING LOT TREES REQUIRED ALONG NORTHERN PROPERTY BOUNDARY**	**PARKING AREA PERIMETER EVERGREEN HEDGE PROVIDED ALONG PARKING LOT CURB** **8 PERIMETER PARKING LOT TREES PROVIDED ALONG NORTHERN PROPERTY BOUNDARY**

No.	REVISIONS	DATE	BY
1.	REV PER TWP REVIEW	2/19/25	TES
2.	SITE PLAN SUBMITTAL	3/14/25	TES
3.	REVISED PER SITE PLAN REVIEW	5/29/25	LDF

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SCALE: AS NOTED
DESIGNED BY: TES
DRAWN BY: LDF
CHECKED BY: JA

STATE OF MICHIGAN
JOHN ACKERMAN
LANDSCAPE ARCHITECT
No. 3901001320
REGISTERED LANDSCAPE ARCHITECT

SHEETZ

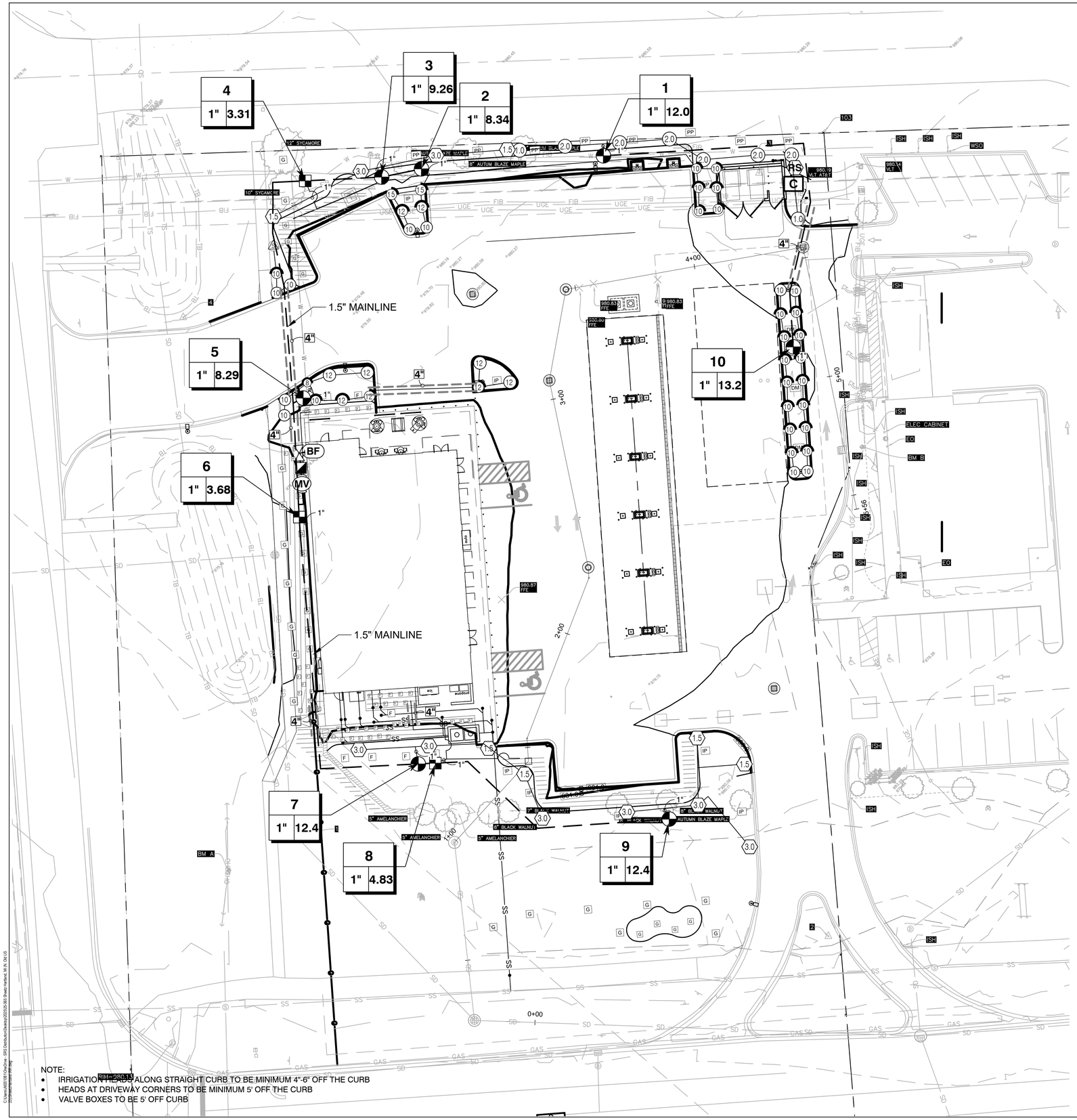
PRELIMINARY LANDSCAPE PLAN

SHEETZ - HARTLAND
10081 HIGHLAND RD
PARCEL ID: 4708-21-305-003

ORIGINAL ISSUE: 12/11/2024
KHA PROJECT NO. 268593004

SHEET NUMBER
L1.0

Drawing name: K:\DET_DS\268593004-Skillken Gold_ Sheetz Old US 23_ Hartland_MI\2 Design\CADD\PlanSheets\L1.0 LANDSCAPE PLAN.dwg PLAN May 29, 2025 2:28pm by Lauren Falzarano
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NOTE:
- IRRIGATION HEADS ALONG STRAIGHT CURB TO BE MINIMUM 4"-6" OFF THE CURB
- HEADS AT DRIVEWAY CORNERS TO BE MINIMUM 5' OFF THE CURB
- VALVE BOXES TO BE 5' OFF CURB

IRRIGATION SCHEDULE

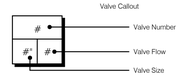
SYMBOL	MANUFACTURER/MODEL
EST LCS RCS CST SST	Rain Bird 1804 15 Strip Series
Q T H F	Rain Bird 1804 8 Series MPR
Q T H F	Rain Bird 1804 10 Series MPR
Q T H F	Rain Bird 1804 12 Series MPR
Q T H F	Rain Bird 1804 15 Series MPR
8 08HE-VAN, 10 10HE-VAN, 12 12HE-VAN, 15 15HE-VAN	Rain Bird 1804 ADJ

SYMBOL	MANUFACTURER/MODEL
1.0	Rain Bird 3504-PC 1.0
2.0	Rain Bird 3504-PC 2.0
1.5	Rain Bird 5004-PC, FC 1.5
3.0	Rain Bird 5004-PC, FC 3.0

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZPGA-100-PRF
	Area to Receive Dripline Rain Bird XFD-06-18 (22)

SYMBOL	MANUFACTURER/MODEL
	Rain Bird PGA Globe
	Rain Bird 5-RC
	Nibco T-113-K
MV	Rain Bird PGA Globe 1"
BF	Zurn 375 1"
C	Rain Bird ESPLXME2
RS	Rain Bird RSD-BEx
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

Valve Callout



North

20 0 20 40 60

SCALE: 1" = 20'

WC3 DESIGN
Irrigation Design & Consulting
www.wc3design.com
Tel: (844) 231-7042
Columbus, OH • Louisville, KY
Pittsburgh, PA

DEBBIE BEDWAY 28014 COMMERCIAL

SHEETZ
HIGHLAND RD
HARTLAND, MI

Revisions:
REVISED 6/10/2025

Project Number:

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JM
Checked by:
DB
Date:
11/14/2024

Sheet Name:
IRRIGATION PLAN

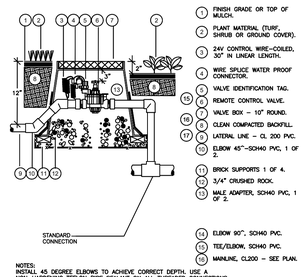
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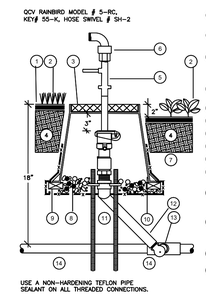
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IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON 70 STATIC PRESSURE (PSI) AND MAXIMUM FLOW OF 16 GALLONS PER MINUTE(GPM). THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE ANY DIFFERENCES BETWEEN THE PRESSURE INDICATED AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION.
2. THE PIPE ROUTING SHOWN IS DIAGRAMMATIC ONLY. ALL PIPING, VALVES, HEADS, ETC SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. PRESSURE LOSS CALCULATIONS ARE BASED ON THE PIPE ROUTING AS SHOWN. SIGNIFICANT DEVIATIONS FROM THE ROUTING SHOWN SHOULD BE AVOIDED.
3. DO NOT WILLINGLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE DIMENSIONS OF THE CONSTRUCTED AREAS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE IRRIGATION DESIGN OR CHANGES HAVE OCCURRED IN THE SITE PLAN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR IMMEDIATELY. SHOULD THE IRRIGATION CONTRACTOR PROCEED WITH THE INSTALLATION WITHOUT NOTIFYING THE IRRIGATION DESIGNER AND THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS / RECONSTRUCTION NECESSARY.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF / HERSELF WITH THE SITE, ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, AND INSTALLED UTILITIES. COORDINATE WORK WITH THE OWNER OR GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERNEATH PAVEMENT AND THROUGH WALLS.
5. DUE TO THE SCALE OF THE DRAWING, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, JOINTS, ETC. WHICH MAY BE REQUIRED. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS/HER WORK AND PLAN HIS/HER WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM COMPONENTS, LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
6. FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDING AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
7. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED.
8. WHEN VERTICAL OBSTRUCTIONS (POLES, SIGNS, TREES, HYDRANTS, ETC) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, OR HALF CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
9. USE TEFLON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES.
10. INSTALL VALVE BOXES 18-INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE INSTALLED A MINIMUM OF 12-INCHES APART.
11. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS.
12. 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE POWER PROVIDED TO THE CONTROLLER.
13. PROVIDE AS-BUILT DRAWINGS WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION.
14. THERE SHALL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR THE LANDSCAPE ARCHITECT. CONTACT WC3 DESIGN FOR INFORMATION.
15. ALL SPRINKLERS, VALVES AND VALVE BOXES SHALL BE PLACED 5' AWAY FROM ANY RADIUS OF CURB AS SHOWN IN DETAILS.
16. IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, HE SHALL PROVIDE THE SPRING TURN ON . ALL NECESSARY HEAD ADJUSTMENTS SHALL BE MADE AT THAT TIME AND REPLACE OR REPAIR ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED WITH BID.
17. SLEEVING BY GENERAL CONTRACTOR.

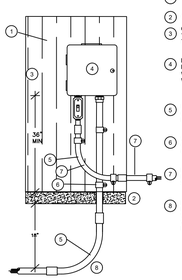


1 RAINBIRD PGA ELECTRIC VALVE
NTS SECTION

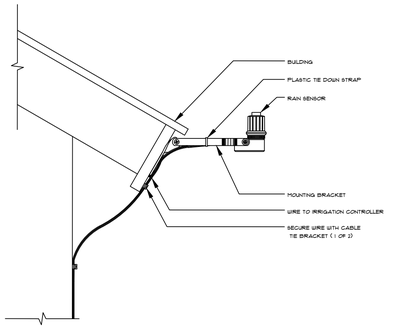


2 RAINBIRD QUICK COUPLER VALVE
NTS SECTION

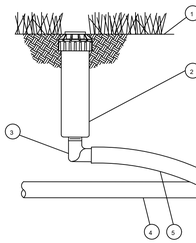
POWER TO THE CONTROLLER SHALL BE THE ELECTRICIAN ON SITE. FINAL HOOK UP FROM THE ELECTRIC TO THE CONTROLLER SHALL BE BY IRRIGATION CONTRACTOR.



3 RAINBIRD ESP CONTROLLER
NTS SECTION



4 RAINBIRD RAIN SENSOR
NTS SECTION

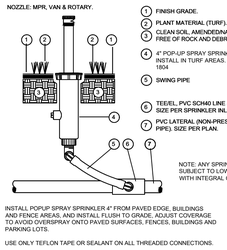


NOTE

FOR FLOWS ABOVE 4 GPM USE A SWING JOINT INSTEAD OF SWING PIPE OR SWING ASSEMBLY.

NOTE: ANY SPRINKLERS INSTALLED AT LOW POINTS AND SUBJECT TO LOW-DRAIN DRAINAGE ARE TO BE FITTED WITH INTEGRAL CHECK VALVES

5 RAINBIRD ROTOR
NTS SECTION

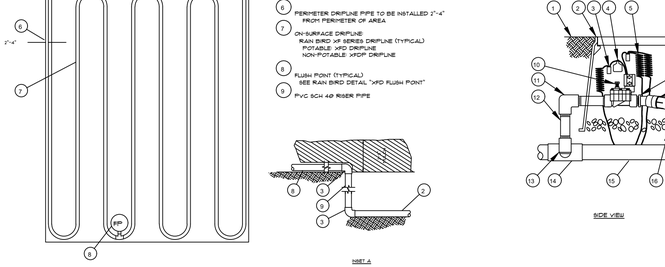


NOTE: ANY SPRINKLERS INSTALLED AT LOW POINTS AND SUBJECT TO LOW-DRAIN DRAINAGE ARE TO BE FITTED WITH INTEGRAL CHECK VALVES

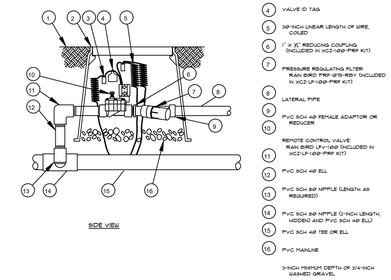
INSTALL POPUP SPRAY SPRINKLER 4" FROM PAVED EDGE, BUILDINGS AND FENCE AREAS, AND INSTALL FLUSH TO GRADE. ADJUST COVERAGE TO AVOID OVERSPRAY ONTO PAVED SURFACES, FENCES, BUILDINGS AND PARKING LOTS.

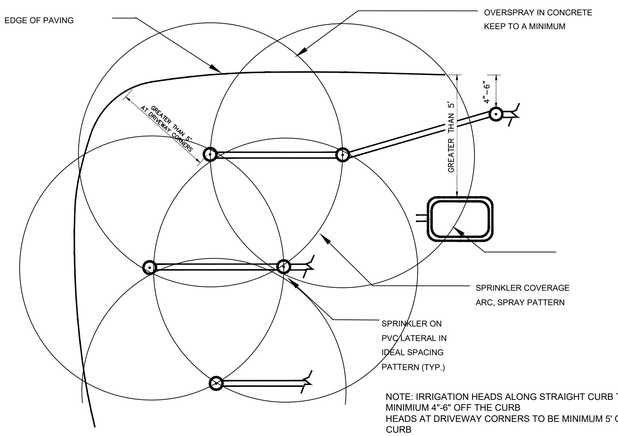
USE ONLY TEFLON TAPE OR SEALANT ON ALL THREADED CONNECTIONS.

6 RAINBIRD 1804 4" POP UP SPRAY
NTS SECTION



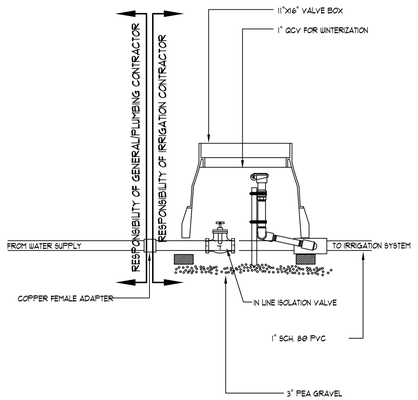
7 RAINBIRD XFD-.6 X 18" DRIP ZONE
NTS SECTION





NOTE: IRRIGATION HEADS ALONG STRAIGHT CURB TO BE MINIMUM 4"-6" OFF THE CURB
HEADS AT DRIVEWAY CORNERS TO BE MINIMUM 5' OFF THE CURB

8 SPRINKLER PLACEMENT ALONG CURB
NTS SECTION



9 1" POINT OF CONNECTION
NTS

WC3 DESIGN
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Pittsburgh, PA

LICENSED IRRIGATOR DEBBIE BEDWAY 28014 COMMERCIAL

SHEETZ
HIGHLAND RD
HARTLAND, MI

Revisions:

Project Number:

Drawn by:
JM
Checked by:
DB
Date:
11/14/2024

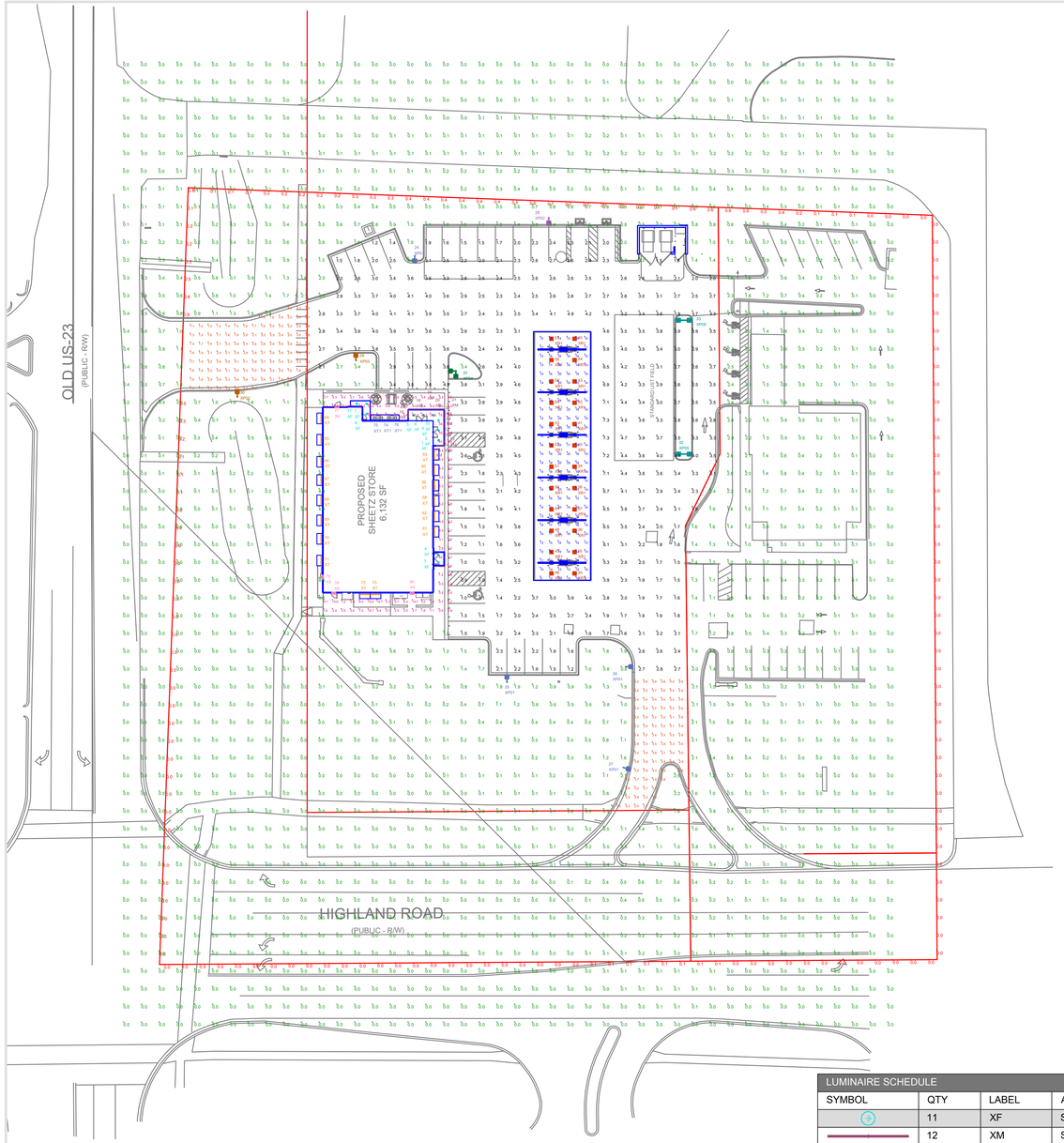
Sheet Name:
IRRIGATION PLAN

Submission:

Sheet Number:
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2/19/2025 8:48:16 AM



LUMINAIRE LOCATION SUMMARY			
LUM NO.	LABEL	MTG. HT.	Tilt
1-11	XF	11.33	0
12-23	XM	12	0
24-27	XP01	23	0
28	XP02	23	0
29-30	XP03	23	0
31	XP04	23	0
32-33	XP05	23	0
34-45	XR1	18.83	0
46-57	XR1	17.67	0
58-73	XT	13.5	0
74-76	XT1	13.5	0
77-80	XX	10.33	0

NOTE:
- AREA LIGHTS ON NEW 20 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES,
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.
- PROPERTY LINE CALCULATIONS MEASURED AT 5 FT. ABOVE GRADE.
- BUILDING ENTRANCE CALCULATIONS MEASURED AT 5 FT. ABOVE GRADE.
- ENTRANCE AND EXIT DRIVE CALCULATIONS MEASURED AT 5FT. ABOVE GRADE.
- XT & XT1: FIXTURE HEAD FACTORY SET TO 50 DEGREE TILT AWAY FROM BLDG.

THIS SITE IS LOCATED IN A REGION WHERE
LIGHTING IS REGULATED BY LOCAL ORDINANCES

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS
RED LEONARD ASSOCIATES IS NOT RESPONSIBLE
FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING
AND DOES NOT RECOMMEND THESE LEVELS FOR
SECURITY AND SAFETY REASONS

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
BUILDING ENTRANCES	9.54	63.0	0.4	23.85	157.50
CANOPY	15.48	20	9	1.72	2.22
ENTRANCE AND EXIT DRIVES	2.70	4.1	1.1	2.45	3.73
PAVED AREA	2.93	7.3	0.9	3.26	8.11
PROPERTY LINE	0.11	0.9	0.0	N.A.	N.A.
UNDEFINED	0.33	8.6	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	DIMMING FACTOR	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	11	XF	Single	1037	1.000	1.000	N.A.	10	110	Amerlux, LLC	ORDX4-10-409-M-CSTM-RB-UDM
	12	XM	SINGLE	136	1.000	0.700	N.A.	4.12	49.44	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15 (BY OTHERS, SHOWN FOR CONTRIBUTION)
	4	XP01	Single	11129	1.040	1.000	B2-U0-G3	93.04	372.16	Lithonia Lighting	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO DXXXX
	1	XP02	Single	9647	1.040	1.000	B1-U0-G3	94	94	LITHONIA LIGHTING	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO HS DXXXX
	2	XP03	Single	11295	1.040	1.000	B2-U0-G3	93.04	186.08	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	1	XP04	2 @ 90 degrees	11295	1.040	0.840	B2-U0-G3	74	148	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX (SW. POS. 6)
	2	XP05	Back-Back	11129	1.040	1.000	B2-U0-G3	93.04	372.16	Lithonia Lighting	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO DXXXX
	24	XR1	Single	4322	1.040	1.000	B2-U0-G1	31.6865	760.476	Lithonia Lighting	RCNY LED ALO1 50K 90CRI SYMF MVOLT BZS DWHXD (SW. POS. 3)
	16	XT	Single	1840	1.000	1.000	N.A.	20	320	SPI Lighting Inc.	SEW12146 | 5FT-L20W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
	3	XT1	Single	1472	1.000	1.000	N.A.	16	48	SPI Lighting Inc.	SEW12146 | 4FT-L16W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
	4	XX	Single	1921	1.000	1.000	B1-U0-G0	16	64	WILLIAMS OUTDOOR	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	JSC	5/15/25	CALCULATION SUMMARY UPDATED PER REQUEST
R2	JAN	6/9/25	REVISED PER UPDATED SITE PLAN
R3	JAN	8/13/25	REMOVED PARAPET LIGHTING, ADDED WALLPACK

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SCALE: 1" = 40'
LAYOUT BY: JAN
DWG SIZE: D
DATE: 3/13/25

PROJECT NAME:
SHEETZ
HARTLAND, MI
DRAWING NUMBER:
A1.0

	QTY	LABEL	DESCRIPTION
DOWNLIGHT	11	XF	ORDX4-10-409-M-CSTM-RB-UDM



ORDX4

Open Rated Exterior Downlight



Project:

Features and Specs

Construction:
- Cast aluminum top housing with integral driver.
- Dust and water tight (IP66) sealed optical chamber.
- Die-cast aluminum trim and faceplate.
- Stainless steel hardware.

Finish:
- Architectural Grade Polyester Powder Coat.

Optics:
- Beam Spread: 15°, 24°, 36°
- CCT: 2700K, 3000K, 4000K
- CRI: 80 or 90+ typ
- Polycarbonate TIR optic with white backing for maximum efficacy.

Electrical:
- Integral LED driver included, 120-277V.
- Primary wiring compartment with power supply.
- Standard driver supports (4) different dimming protocols - TRIAC/ELV/0-10V/PWM.
- Dimming percentage less than 1% - All dimming methods.

Mounting:
- Swing out pressure fit stainless steel mounting clips.
- Adjustable from 0.07" to 1.25" ceiling thickness.
- Ceiling cutout: 4.65" dia.

Lifespan:
- Estimated 50,000+ hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Listings:
- UL listed for wet locations (suitable for use in open or uncovered applications)

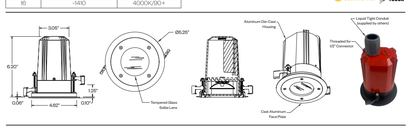
Performance Data (with Medium beam)

Wattage	Delivered Lumens	Color Temp/CRI
10	1040	4000K/80+
16	1440	4000K/80+

Assembled in the USA

5 year limited warranty

POWER GUARD



Ordering Information

ORDX4 - [1] - [2] - [3] - [4] - [5] - UDM [6]

1 Model	2 Wattage	3 CCT/CRI	4 Beam Spread	5 Finish	6 Driver
ORDX4	10 10W	27 2700K/80+CRI	BP spot 15°	BLK black	UDM universal 4 in 1 dimming: TRIAC/ELV/0-10V/PWM
	16 16W	30 3000K/80+CRI	N narrow 24°	BLV silver	
		40 4000K/80+CRI	M medium 36°	BRZ bronze	
		279 2700K/90+CRI		CSTM-RB custom red/black	
		309 3000K/90+CRI			
		409 4000K/90+CRI			

Amerlux reserves the right to change details that do not affect overall function and performance.

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LIT-ED2002 • 03/14/25 • Page 1 of 1

amerlux
A Delta Group Company

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	12	XM	LB-110-00-XX-025-RD[1]FR4-15 (BY OTHERS, SHOWN FOR CONTRIBUTION)

WHITE LIGHTNING FIXTURES

LightBar Wash

LightBar

SPECIFICATIONS

LENGTH	15 LEDs / ft — 10', 4' — Field cutable every 6", trimmable every 1"
COLORS	Green, Red, Blue, Amber
LIGHT OUTPUT	415 cd/m²
POWER SUPPLY	Primary voltage: 120, 240, 277 VAC available Secondary voltage: 24 VDC Built-in active PFC function, Class 2, Suitable for Dry, Damp, and Wet locations Protections: Short circuit, Over current, Over voltage, Over temperature

STANDARD ORDER CODES

LB | 110 | - | 00 | 120 | 030 | - | RD | - | FR4 | 15

- **Series** — **LB** - LightBar
- **Optical Distribution** — **110-** 110 Degree
- **Lens Material** — **PC** - Polycarbonate; **00** - None
- **Length** — **Length in Inches**
- **Drive Current** — **010** - 10mA; **015** - 15mA; **020** - 20mA; **025** - 25mA; **030** - 30mA
- **LED Color** — **GR** - Green; **RD** - Red; **BL** - Blue; **AM** - Amber
- **PCB Material** — **FR4** - Fiberglass PCB
- **LED Density** — **15**- 15 LEDs per Foot

TECHNICAL SPECIFICATIONS

MECHANICAL

LENS	= Polycarbonate (UV Stabilized), V-0 flame rated, 0.1" thick (not applicable for 00 lens option)
LEDs	= Cree premium chip, Short circuit protection
HOUSING	= Alloy 6063-T52 aluminum
MOUNTING	= Five mounting clips per 10 ft section

ELECTRICAL

POWER CONSUMPTION	=		RED, AMBER		GREEN, BLUE			
			20mA	30mA	15mA	20mA	25mA	30mA
		15 LED/FT	1.2W	1.4W	0.9W	1.2W	1.5W	1.8W
DC CABLE	= 18 AWG, Wet location cable & overmolded connector, UV resistant & FT-4 Fire Rated							

ENVIRONMENTAL

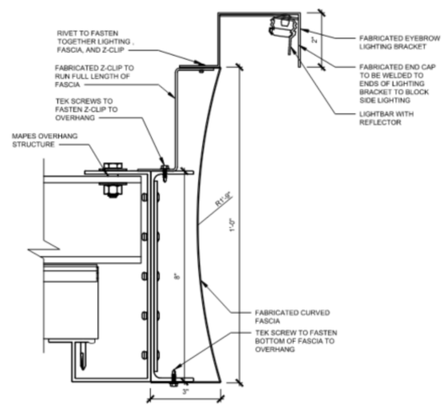
AMBIENT TEMP. RANGE	= O perating -22°F to 140°F (-30°C to 60°C) Storage -40°F to 185°F (-40°C to 85°C)
CERTIFICATION	= UL [E560069], cUL, CE & JET Compliant
INGRESS PROTECTION	= Electronics IP65 LENS IP65

DRAWING

FIG.1 PROFILE DRAWING

FIG.2 FAR FIELD PATTERN | BN-01-GS

LISTED E560069



21 MAPES FABRICATED CURVED FASCIA (BY OTHERS)
6" = 1'-0"

	QTY	LABEL	DESCRIPTION
AREA	4	XP01	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO DXXXX
	1	XP02	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO HS DXXXX
	2	XP03	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX
	1	XP04	DSX0 LED P4 40K 70CRI T4M MVOLT SPA FAO DXXXX (SW. POS. 6)
	2	XP05	DSX0 LED P4 40K 70CRI T3M MVOLT SPA FAO DXXXX



ADDITIONAL FIXTURE INFO



D-Series Size 0

LED Area Luminaire

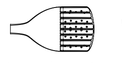
d-series

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)

10 yr Warranty

REDLEONARD ASSOCIATES | SHEETZ



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

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

DSX0 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply)	70CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward Throw medium	T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[4] XVOLT (277V-480V)[4] 120 [4, 5] 208 [4, 5] 240 [4, 5] 277 [4, 5] 347 [4, 5] 480 [4, 5]	**Shipped included** SPA Square pole mounting (#5 drilling, 3.5" min. TO pole) RPA Round pole mounting (#5 drilling, 2" min. RPO pole) SPA5 Square pole mounting (#5 drilling, 3" min. TO pole)[6] RPA5 Round pole mounting (#5 drilling, 2" min. RPO pole)[6] SPABN Square narrow pole mounting (#8 drilling, 3" min. TO pole) WBA Wall bracket [7] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	Rotated optics P10° P12° P11° P13°						
	Performance Package PK						

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN Nightlight PIR low, motion sensor, 8-40' mounting height, ambient sensor enabled at 3fc [1, 2, 3, 8, 9] PIR High/low, motion sensor, 8-40' mounting height, ambient sensor enabled at 3fc [1, 2, 3, 8, 9] PER NEMA twist-lock receptacle only (controls ordered separately) [3] PERS Five-pin receptacle only (controls ordered separately) [3, 9]	PE7 Seven-pin receptacle only (controls ordered separately) [3, 9] FAO Field adjustable output [3, 9] BL30 Bi-level switched dimming, 30% [3, 9] BL50 Bi-level switched dimming, 50% [3, 9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [3]	**Shipped installed** HS Houseside shield (black finish standard) [9] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [11] WA 120°C ambient operation [3] BAA Buy American Act Compliant SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] **Shipped separately** EGSR External Glare Shield (reversible; field install required; matches housing finish) BSSR Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [4]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [4]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [4]
DSHORT SBK	Shorting cap
DSX0EGSR	External glare shield (extra package number P1-7, P10-13 and all 4F)
DSX0HS DNDGXL	Houseside shield (black) (extra package number P1-7, P10-13 and all 4F)
DSX0RSS DNDGXL	Round pole adapter kit (drilling; specify finish)
DSX0SQS DNDGXL	Square pole adapter kit (drilling; specify finish)
DSX0EGSR DNDGXL	External glare shield (specify finish)
DSX0BSSR DNDGXL	Bird spike deterrent bracket (specify finish)

Shield Accessories



External Glare Shield (EGSR)

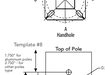


House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single (std)	2 @ 180	2 @ 90	2 @ 90	3 @ 120	4 @ 90
2 3/8"	RPA	AS23-190	AS23-280	AS23-290	AS23-390	AS23-320	AS23-490
2 7/8"	RPA	AS27-190	AS27-280	AS27-290	AS27-390	AS27-320	AS27-490
4"	RPA	AS27-190	AS27-280	AS27-290	AS27-390	AS27-320	AS27-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side-S	Side-S & E	Side-S & C	Side-S, E & C	Round Pole-Omit	Side-A, B, C & E
Drill Pattern/Qty	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

		Minimum Acceptable Variable Pole Dimensions					
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPABN	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

Performance data for all housings including one (1) terminal block, arms, brackets or other accessories are not included in the EPA data.

Fixture Quantity & Mounting Configuration	Single (SA1)	2 @ 180 (A2A)	2 @ 90 (A2C)	3 @ 90 (A3)	3 @ 120 (A3U)	4 @ 90 (A4)
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	—	1.76
DSX0 with SPA5, SPABN	0.51	1.02	1.06	1.26	—	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with WA	0.64	1.28	1.24	1.67	1.70	1.93

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	QTY	LABEL	DESCRIPTION
CANOPY	24	XR1	RCNY LED ALO1 50K 90CRI SYMF MVOLT BZS DWHXD (SW. POS. 3)



ADDITIONAL FIXTURE INFO



RCNY LED

Recessed LED Canopy/Ceiling Luminaire

10 yr Warranty

REDLEONARD ASSOCIATES | SHEETZ

Specifications

RCNY LED
Width: 11.5"
Height: 5.9"
Length: 11.5"
Weight: 14lbs

Introduction

The RCNY LED recessed luminaire is designed to provide exceptional energy savings and versatility in one fixture. With a compact design the RCNY provides superior illumination while blending into the canopy space seamlessly. The RCNY is unique in that as a recessed canopy it can be installed in both 12" and 16" canopy decks. Features such as Adjustable Lumen Output Dial with 8 Settings and forward throw distribution (ASYC) option make the RCNY one of the most versatile gas station canopies in the market. Lumen dial and driver are both accessible from below. With up to 160 LPW the RCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the RCNY LED luminaire provides significant maintenance savings over traditional luminaires. Class 1 Division 2 also available. Wet location junction box available upon request.

Ordering Information

EXAMPLE: RCNY LED ALO2 50K 70CRI SYMC MVOLT BZS DWHXD

RCNY LED

Series	Package	Color Temperature	CRI	Lens
RCNY LED	ALO1 5,000-10,000 Lumens[1] ALO2 10,000-20,000 Lumens	30K 3000K 40K 4000K 50K 5000K 57K 5700K	70CRI 80CRI 90CRI[1]	SYMC Symmetric Clear Lens ASYC Asymmetric Clear Lens SYMF Symmetric Frost lens

Voltage	Trim	Trim Finish	Option
MVOLT 120-277V HVOLT 347-480V	BZS 11.5" Square Bezel	DWHXD White DBLXD Black DNAXD Natural Aluminum	CCE Coastal Protection SPD10KV 10K Surge Protection

NOTES
1. 90CRI not available with 57K.

Accessories

Ordered and shipped separately.

Catalog	Description	Box	Dimensions
RPJ12RW-A	RCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 14" x 10GA Galv Steel
RPJ16RW-A	RCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 14" x 10GA Galv Steel
BP18RW-A	RCNY 18" Boxtopplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP24RW-A	RCNY 24" Boxtopplate	Covers Existing Footprint of Existing Fixture	24" x 24" x 16GA Aluminum

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	QTY	LABEL	DESCRIPTION
WALL MOUNTED	16	XT	SEW12146 | SFT-L20W[AN08] | 120-277V | 4000K | PSE | SMA [OAP [6.00in.]



INSTALL INSTRUCTIONS



Styk Exterior Wall - Stem

SEW12146 2.20 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME: SHEETZ
TYPE: 5' Awning Light
NOTES: Fixture head to be fixed at a 5o degree angle down away from the building.

ORDERING CODE: SEW12146 | SFT-L20W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
Please Note: Default specifications " DF_XXX " will not appear in the ordering code.

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.



MADE IN USA | EMR | IP66 | WET | LED

FEATURES & BENEFITS
- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18° projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA, BABA Compliant

SPECIFICATIONS
- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT:** 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except 8FT-L113W which has two. Black power cord standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi).
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

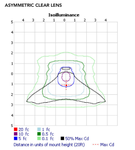
Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.

SYMMETRIC CLEAR LENS



ASYMMETRIC CLEAR LENS



Performance Data

Symmetric Frost Lens (SYMF)

Performance Package	Setting	System Watts	50K 80CRI		50K 90CRI	
			Lumens	LPW	Lumens	LPW
ALO2	1	26	3,879	151	3,516	137
ALO2	2	45	6,759	149	6,119	135
ALO2	3	64	9,515	149	8,610	135
ALO2	4	81	12,099	148	10,946	134
ALO2	5	99	14,631	148	13,226	134
ALO2	6	113	16,775	148	15,173	134
ALO2	7	127	18,866	148	17,063	134
ALO2	8	136	20,024	147	18,100	133

Symmetric Clear Lens (SYMC)

Performance Package	Setting	System Watts	50K 80CRI		50K 90CRI	
			Lumens	LPW	Lumens	LPW
ALO2	1	26	4,207	164	3,755	146
ALO2	2	45	7,337	162	6,541	145
ALO2	3	64	10,332	162	9,206	144
ALO2	4	81	13,141	161	11,706	144
ALO2	5	99	15,892	161	14,155	143
ALO2	6	113	18,223	161	16,229	143
ALO2	7	127	20,495	161	18,251	143
ALO2	8	136	21,762	160	19,368	142

Actual Lumens May Vary +/- 7%

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REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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PROJECT NAME:
SHEETZ
HARTLAND, MI
DRAWING NUMBER:
A1.1

FRESH FOOD SHEETZ MADE TO ORDER

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	3	XT1	SEW12146 | 4FT-L16W[AN08] | 120-277V | 4000K | PSE | SMA [OAP [6.00IN.]



	QTY	LABEL	DESCRIPTION
WALL MOUNTED	3	XX	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)



Styk Exterior Wall - Stem

SEW12146 2.20 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME: SHEETZ
TYPE: 4' Awning Light
NOTES: Fixture head to be fixed at a 5o degree angle down away from the building.

ORDERING CODE: SEW12146 | 4FT-L16W[AN08] | 120-277V | 4000K | PSE | SMA | OAP[6.00in.]
*Please Note: Default specifications " **DF_XXX** " will not appear in the ordering code.*

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.



MADE IN USA · EMR · IP66 · WET · LED

FEATURES & BENEFITS

- Sleek 1.5" diameter housing
- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Up to 18" projection with no vertical support needed
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA, BABA Compliant

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ or 90+
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT**: 2700K, 3000K, 3500K, 4000K, 5000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes one remote damp listed Class 2 power supply and either a damp location or wet location enclosure, except 8FT-L113W which has two. Black power cord standard unless otherwise specified. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- **DIMMING:** 0-10V controls standard to 1%
- **CONTROLS:** Contact factory for control options (e.g., Lutron Athena, Current NX, nLight, Enlighted, Encelium, Wattstopper, WaveLinx, or Casambi).
- **EMERGENCY:** Remote battery option is provided with 10W Constant Power Battery back-up, providing 90 Minutes of Emergency operation. Contact factory for other Emergency options.
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

VWM LED Voltaire Mini Architectural Wall Pack

Williams

CATALOG #:
TYPE:
PROJECT:





VWM-H Front view
Weight: 6.5 Lbs

FEATURES

- Designed to illuminate sidewalks, entrances, exits and other areas. Intended for use in both uplight and downlight applications.
- Energy savings up to 80% energy compared to HID systems.
- Blends seamlessly with a variety of architectural styles.
- Available on QuickShip
- Made-Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum housing and heat sinks provide passive thermal management. Rated ambient operating temperature (Ta) is 104°C (-22°F to 40°C / -30°C to 4.5°C).
- OPTICAL SYSTEM – General output distribution patterns.
- LED SOURCE – 4,000 3000K, 4000K, or 5000K CCT, 70 or 80 CRI LEDs. LED light engine board designs. UL94 V-0 Clip on board.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277V, 50/60Hz input range. 50-60Hz power factor >.90, THD <20% at full load. FCC Class A compliant. Quick-connect terminals. Expected service life is >50,000 hours per IES TM-21.
- FINISH – Super durable polyester powder coat finish provides corrosion-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for architectural finishes.
- MOUNTING – Surface mounts directly over a 4" maximum outlet box. Must be mounted to a flat surface. Includes (3) 3/8" cable support fixture weight (6.5 Lbs).
- LISTINGS:
  - Listed as suitable as luminaire suitable for wet locations.
  - ISA Dark-Sky approved (downlight configurations only).
  - RoHS compliant.
  - IP65 rated.
  - 10kv ZR compliant with PC option.
- WARRANTY – 5-year limited warranty, see complete warranty.

ORDERING EXAMPLE: VWM H – L20/740 – T3 – DBZ – SDGL – OPTIONS – DIM – UNV

ORDERING INFO

SERIES	TYPE [1]	LUMENS [2]	OBJECT	DISTRIBUTION [3]
VWM	H horizontal	L17 1,700lm	740 4000K	TL Lunbertian distribution [4]
	V vertical	L17 1,700lm [4]	730 3000K	T3 Type III [4]
		L20 2,000lm	740 4000K	
		80 CRI	750 5000K	
		L16 1,600lm	CRI	
		L17 1,700lm	830 3000K	
			840 4000K	

FINISH OPTIONS [1]

BLK	Black (BAL-PF070)
DBZ	Dark Bronze
DBR	Medium bronze
SVG	Silver Grey
SLV	Satin Aluminum (BAL-PF009)
WHT	White (BAL-PF003)

SHIELDING

SDGL	Micro-prismatic tempered glass lens
CGL	Clear tempered glass lens.

OPTIONS

PC	Button-style photocell [5]
SRG	Basic 10kV surge protection
TP	Tamper-resistant Torx head screws [6]

CONTROL

DIM	Dimming driver provised for 0-10V low voltage applications.

VOLTAGE

120	120V
208	208V
277	277V
UNV	120-277V

ACCESSORIES

TPTX-25 TOOL Tamper-resistant tool for Torx head screws [7]

QUICKSHIP

VWM-L20/840-TL-DBZ-CGL-DD-DIM-UNV
VWM-L17/840-TL-DBZ-CGL-DD-DIM-UNV

NOTES

1. See page 3 for FIXTURE DETAILS.
2. Lumen output based on 5000 CCT. Actual lumens may vary +/-5%. see page 2 for FIXTURE PERFORMANCE DATA.
3. See page 2 for DISTRIBUTION DETAILS.
4. Available with 700 CRI CCT only.
5. 120 & 277 only.
6. Standard.
7. See page 3 for FINISH OPTIONS.
8. Factory-installed. 120V, 208V, or 277V only; must specify voltage. See page 3 for FIXTURE DETAILS. Left side when viewed from behind fixture.
9. Tamper-resistant Torx head screws only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesive). Requires a tamper-resistant tool, see accessories.
10. Tamper-resistant tool must be ordered separately. Please specify quantity required per project.

Information contained herein is subject to change without notice
RN:01062512.xl

SOS PROJECT #: 0609.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XS2**

Shimstone Design Studio
LIGHTING DESIGN

SHEETZ 2.0

VWM LED Voltaire Mini Architectural Wall Pack

FIXTURE PERFORMANCE DATA

	LED PACKAGE	DISTRIBUTION	WATTAGE	CCT	CLEAR GLASS (CGL)		SOLITE GLASS (SOL)		BUG RATINGS
					DELIVERED LUMENS	EFFICACY(LM/W)	DELIVERED LUMENS	EFFICACY (lm/w)	
VWM-H	L16	TL	13	3000	1552	103	1397	93	B1-U0-G2
				4000	1776	107	1565	107	
	L17			5000	1776	107	1565	107	
			16	3000	1824	110	1611	99	
				4000	2121	128	1837	107	
				5000	2137	125	2112	124	
	L20	T3	27	3000	2594	108	2329	107	B1-U0-G1
				4000	2959	110	2659	107	
				5000	2959	105	2534	94	
VWM-V	L16	TL	13	3000	1667	86	1505	86	B1-U0-G2
				4000	1776	107	1565	107	
	L17			5000	1776	107	1565	107	
			16	3000	1823	102	1670	102	
				4000	1965	127	1734	107	
				5000	1864	114	1862	114	
	L20	T3	26	3000	2529	97	2273	97	B1-U0-G1
				4000	2929	113	2583	102	
				5000	2929	104	2580	102	

- Wattage shown is average for 120V through 277V input.
- Efficacy/lumen output shown is average based on voltage input of 120V through 277V.
- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

LUMEN MAINTENANCE

	AMBIENT TEMP	ESTIMATED L70 HOURS (TM-21)
VWM-H	25°C	>60,000
	35°C	>60,000
	45°C	>60,000
VWM-V	25°C	>55,000
	35°C	>55,000
	45°C	>55,000

- Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in-situ temperature measurement.
- Reported L70 hours in accordance with IES TM-21

DISTRIBUTION DETAILS



Information contained herein is subject to change without notice
RN:01062512.xl

SOS PROJECT #: 0609.0 **MODEL #:** REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION **TYPE: XS2**

SPI LIGHTING P:262.242.1420 | SPIteam@spilighting.com | Last Revised: 1/24/2025 | Design Rights Reserved | SEW12146 | 2 of 8

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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PROJECT NAME:
SHEETZ
HARTLAND, MI
DRAWING NUMBER:
A1.2

FRESH FOOD SHEETZ MADE TO ORDER

SHEETZ

SHEETZ, INCORPORATED
5700 SIXTH AVENUE
ALTOONA, PA 16602
(814) 946-3611

NEW SHEETZ STORE "HARTLAND"

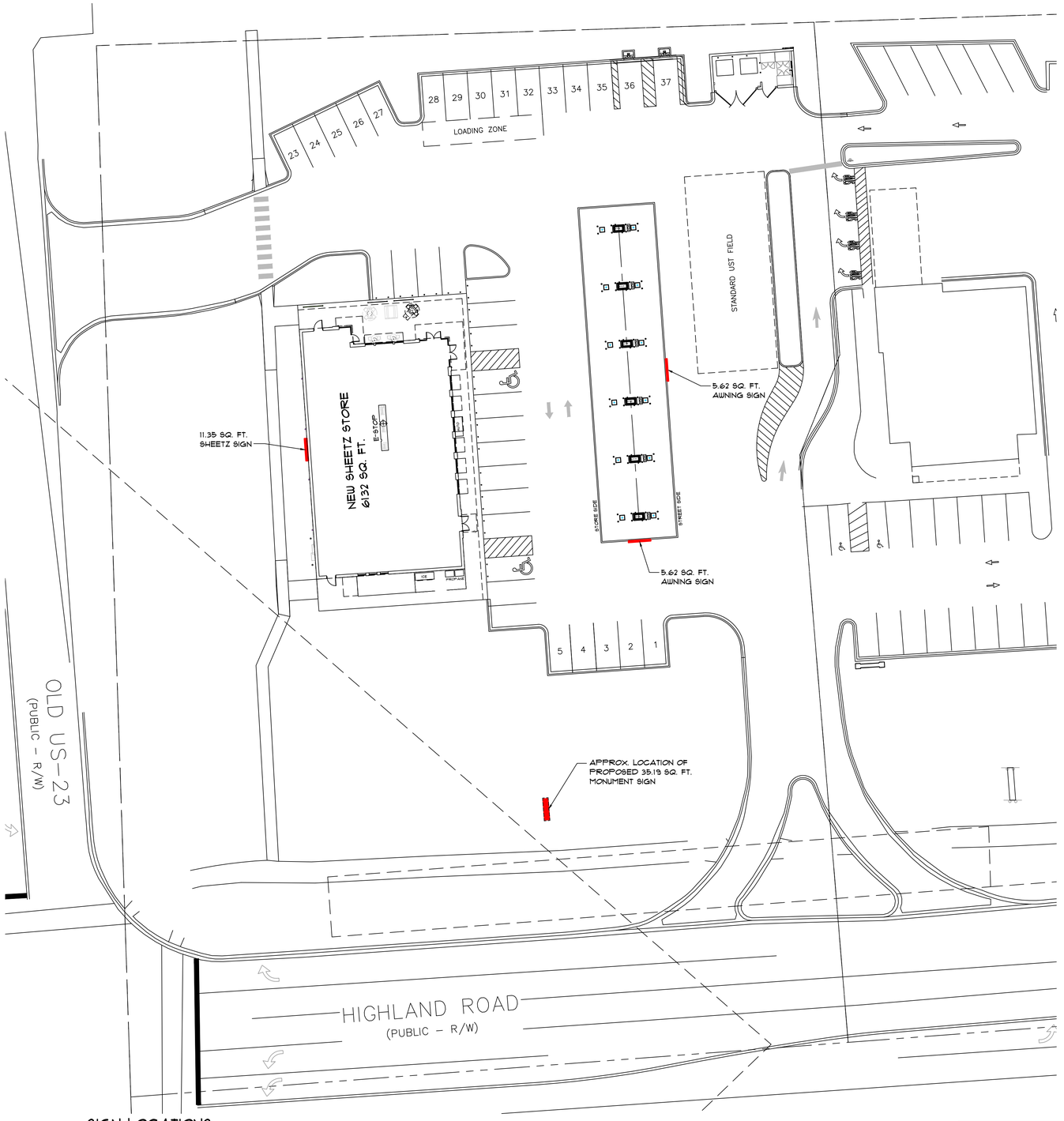
INT. OF OLD U.S. 23 AND HIGHLAND ROAD HARTLAND, MICHIGAN

SIGNAGE SQUARE FOOTAGE BREAKDOWN

BUILDING ELEVATIONS	SHEETZ SIGN = 11.35 SQ. FT. X 1 = 11.35 SQ. FT.		
	TOTAL = 11.35 SQ. FT.		11.35 SQ. FT.
GAS PRICE MONUMENT SIGN	SHEETZ SIGN = 16.17 SQ. FT. X 1 = 16.17 SQ. FT.		
	GAS PRICE SIGN = 19.02 SQ. FT. X 1 = 19.02 SQ. FT.		
	TOTAL = 35.19 SQ. FT.		35.19 SQ. FT.
GAS CANOPY AWNING	SHEETZ SIGN AREA = 5.62 SQ. FT. X 2 = 11.24 SQ. FT.		
	FUEL OFFERING FLAG AREA = 2.76 SQ. FT. X 12 = 33.12 SQ. FT.		
	TOTAL = 44.36 SQ. FT.		44.36 SQ. FT.

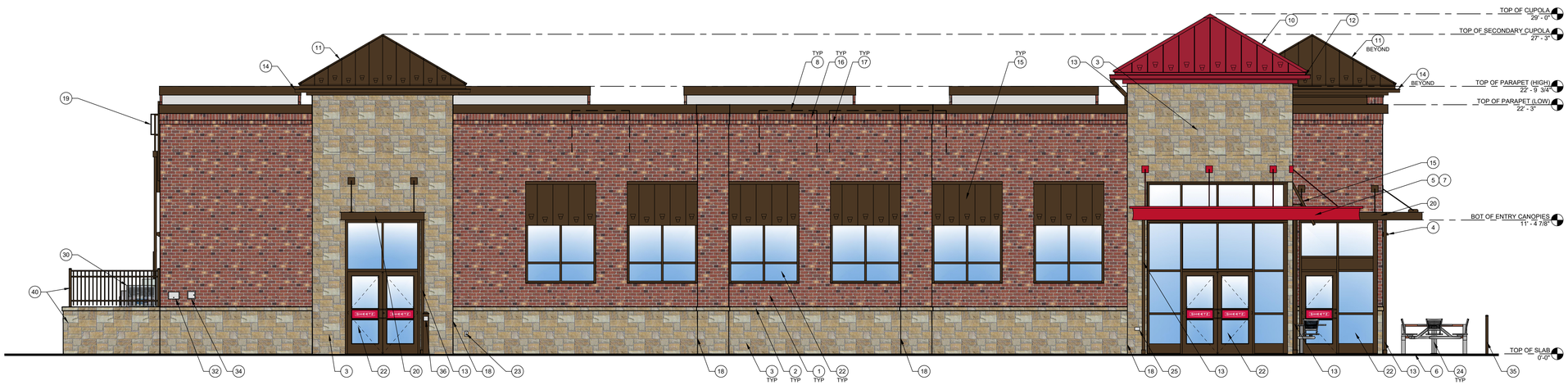
UPDATED 02-10-2025

SIGN LOCATIONS



SHEET NUMBER
A100

G:\Sites\under-contract\MI-214657-Hartland- Old US 23\Sign Package\MI-Hartland-Old 23 -coversheet.dwg, 2/10/2025 10:10:48 AM, DWG To PDF.pc3



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

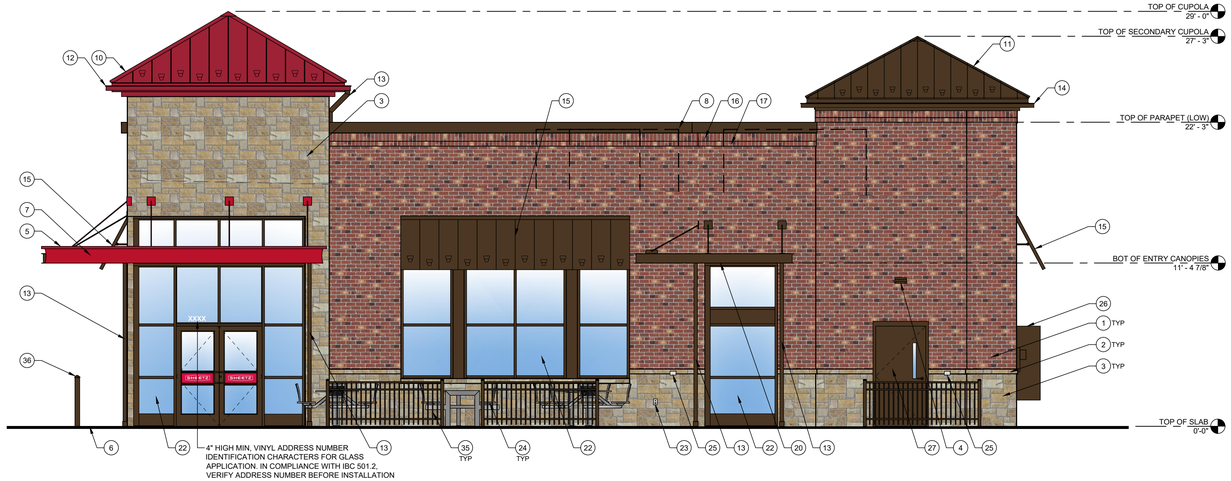
EAST ELEVATION = 2,551.39 SQ FT			
DESCRIPTION	MATERIAL GROUP	AREA (SQ FT)	% OF COVERAGE
STONE	1A	722.38	28.3%
BRICK, NATURAL CLAY	1A	990.12	38.8%
GLASS	1A	397.91	15.6%
FLAT METAL PANELS	1A	116.57	4.6%
DOORS	1A	116.48	4.5%
AWNINGS	1A	1.35	5.3%
STANDING SEAM METAL	1A	72.93	2.9%

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STONE.

EXTERIOR ELEVATION KEYNOTES:

1. BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
2. CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
3. ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
4. EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
5. ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
6. BRICK PAVER WALKWAY
7. LIGHTED CURVED FASCIA CANOPY ATTACHMENT
8. METAL COPING, COLOR: DARK BRONZE
9. WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
10. STANDING SEAM METAL ROOF, COLOR: BRITE RED
11. STANDING SEAM METAL ROOF, COLOR: BRONZE
12. GUTTER, COLOR TO MATCH CUPOLA COLOR
13. DOWNSPOUT, COLOR: DARK BRONZE
14. GUTTER, COLOR TO MATCH CUPOLA COLOR
15. METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRONZE, FRAME COLOR: DARK BRONZE
16. BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
17. BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
18. CONTROL JOINT, SEE MASONRY SPEC
19. STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
20. ARCHITECTURAL CANOPY, COLOR: BRONZE, PREMIUM TWO-COAT KYNAR FINISH
21. OVERFLOW SCUPPER
22. ALUMINUM STOREFRONT SYSTEM, SEE A600
23. EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
24. OUTDOOR FURNITURE
25. ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
26. ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
27. HM DOOR AND FRAME, COLOR: DARK BRONZE
28. EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
29. SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
30. PROPANE LOCKER
31. ICE MERCHANDISER
32. RTI FILLPORT
33. NOT USED
34. CO2 FILLPORT
35. DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
36. AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
37. GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
38. NOT USED
39. NOT USED
40. ICE MERCHANDISER AND PROPANE ENCLOSURE
41. FAUX WINDOWS WITH BLACK REFLECTIVE FILM



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

NORTH ELEVATION = 1,482.45 SQ FT			
DESCRIPTION	MATERIAL GROUP	AREA (SQ FT)	% OF COVERAGE
STONE	1A	293.22	19.8%
BRICK, NATURAL CLAY	1A	585.64	39.5%
GLASS	1A	317.06	21.4%
FLAT METAL PANELS	1A	79.26	5.4%
DOORS	1A	74.34	5%
AWNINGS	1A	60	4%
STANDING SEAM METAL	1A	72.93	4.9%



TYPICAL OF ONE
PROJECTS 9" OFF FACE OF BUILDING

A WALL MOUNTED CHANNEL LETTER "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

HARTLAND

Int. of Old US 23
and Highland Road
Hartland, MI 48353

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

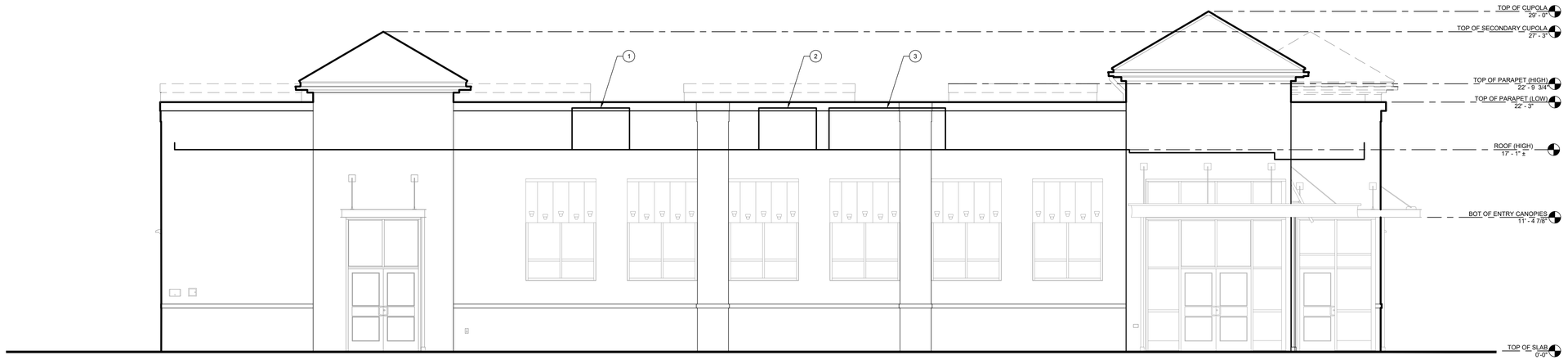
MARK	DATE	DESCRIPTION

ISSUE:	05.08.2025
SITE ID NO:	214657
AUTHOR BY:	AMM/DLN
REVIEW BY:	RJH
VERSION:	6132R_v1.7

EXTERIOR ELEVATIONS

A101

PRELIMINARY ELEVATIONS

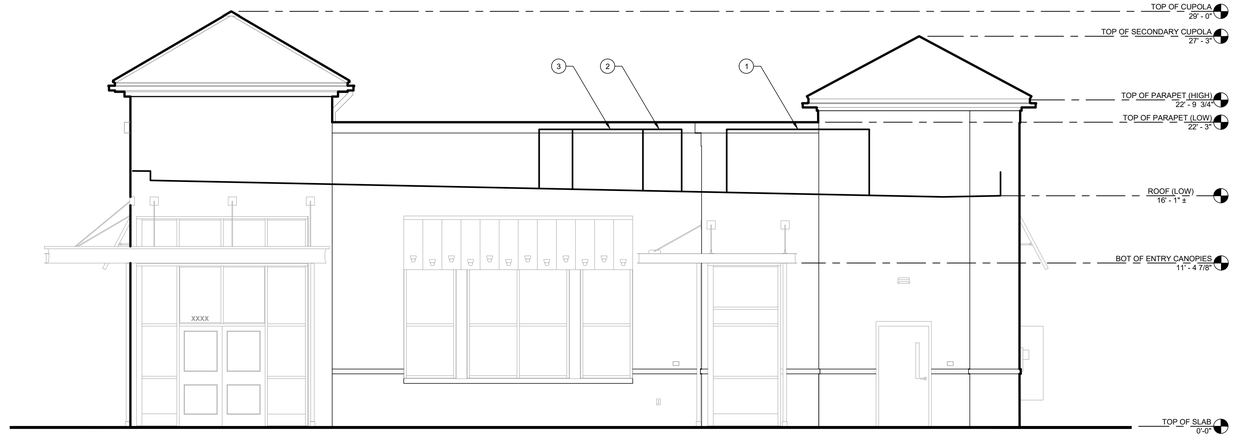


1 EAST ELEVATION
1/4" = 1'-0"

EAST ELEVATION = 2,447.18 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
STONE	722.38	29.5%
BRICK	990.12	40.5%
GLAZING	397.91	16.3%
FASCIA	26.25	1.0%
DOORS	116.48	4.8%
AWNINGS	135	5.5%
COPING	59.04	2.4%

EXTERIOR ELEVATION KEYNOTES:

1. RTU: AC1
2. RTU: AC2
3. RTU: AC3



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

EAST ELEVATION = 1378.24 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
STONE	293.22	21.25%
BRICK	585.64	42.49%
GLAZING	317.06	23.01%
FASCIA	22.1	1.60%
DOORS	74.34	5.42%
AWNINGS	60	4.35%
COPING	25.88	1.88%

*C*onvenience *A*rchitecture
and *Design* P.C.
351 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

HARTLAND

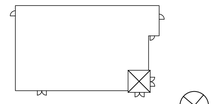
Int. of Old US 23
and Highland Road
Hartland, MI 48353

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

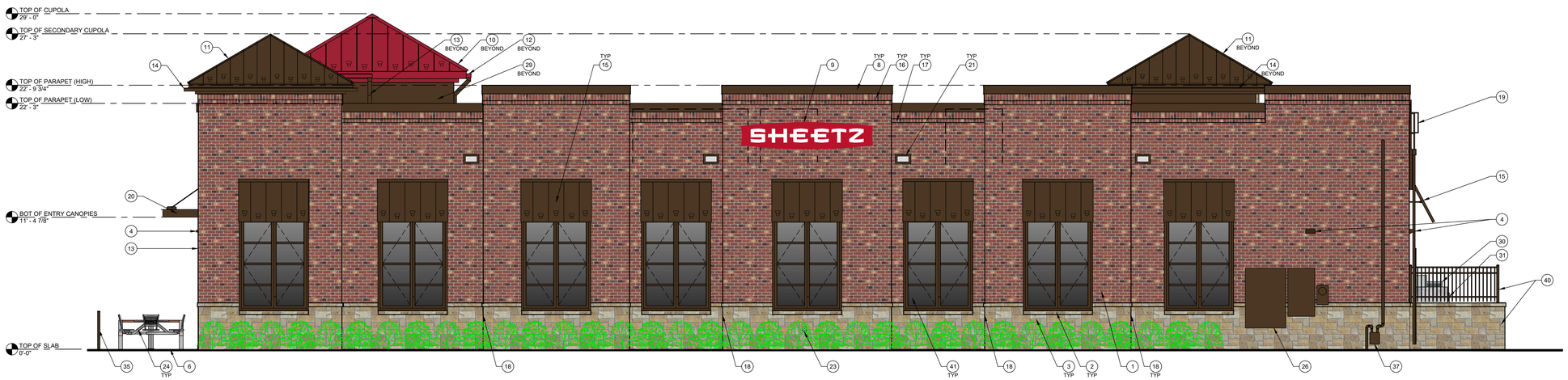
MARK	DATE	DESCRIPTION

ISSUE:	07.09.2025
SITE ID NO:	214657
AUTHOR BY:	AMM/DLN
REVIEW BY:	RJH
VERSION:	6132R_v1.7

EXTERIOR
ELEVATIONS

A102

PRELIMINARY ELEVATIONS



3 WEST ELEVATION
1/4" = 1'-0"

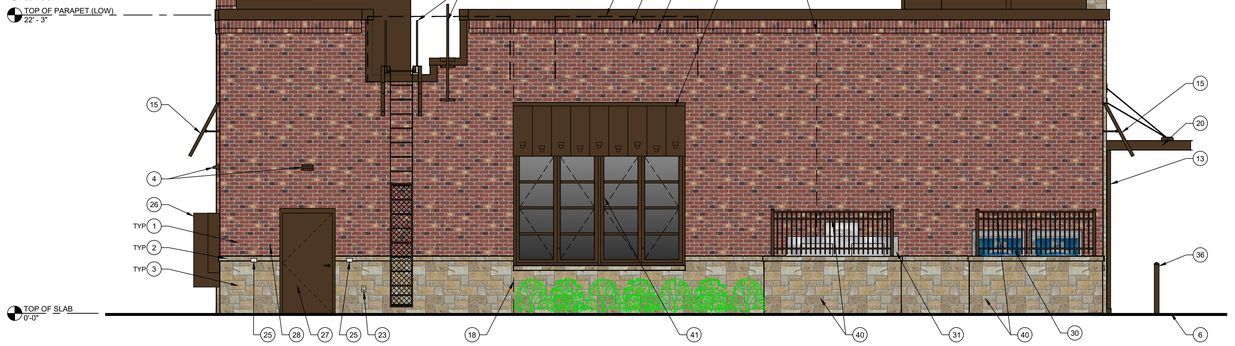
WEST ELEVATION = 2,412.6 SQ FT			
DESCRIPTION	MATERIAL GROUP	AREA (SQ FT)	% OF COVERAGE
STONE	1A	384.69	15.9%
BRICK, NATURAL CLAY	1A	1320.32	54.7%
GLASS	1A	387.56	16.1%
FLAT METAL PANELS	1A	108.63	4.5%
DOORS	1A	0	0%
AWNINGS	1A	179.9	7.5%
STANDING SEAM METAL	1A	31.5	1.3%

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STONE.

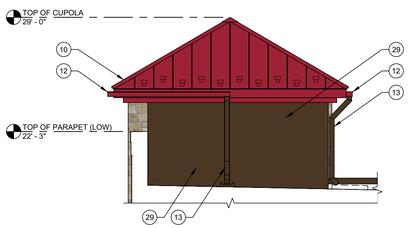
EXTERIOR ELEVATION KEYNOTES:

1. BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
2. CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
3. ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
4. EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
5. ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
6. BRICK PAVER WALKWAY
7. LIGHTED CURVED FASCIA CANOPY ATTACHMENT
8. METAL COPING, COLOR: DARK BRONZE
9. WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
10. STANDING SEAM METAL ROOF, COLOR: BRITE RED
11. STANDING SEAM METAL ROOF, COLOR: BRONZE
12. GUTTER, COLOR TO MATCH CUPOLA COLOR
13. DOWNSPOUT, COLOR: DARK BRONZE
14. GUTTER, COLOR TO MATCH CUPOLA COLOR
15. METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRONZE, FRAME COLOR: DARK BRONZE
16. BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
17. BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
18. CONTROL JOINT, SEE MASONRY SPEC
19. STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
20. ARCHITECTURAL CANOPY, COLOR: BRONZE, PREMIUM TWO-COAT KYNAR FINISH
21. OVERFLOW SCUPPER
22. ALUMINUM STOREFRONT SYSTEM, SEE A600
23. EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
24. OUTDOOR FURNITURE
25. ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
26. ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
27. HM DOOR AND FRAME, COLOR: DARK BRONZE
28. EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
29. SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
30. PROPANE LOCKER
31. ICE MERCHANDISER
32. RTI FILLPORT
33. NOT USED
34. CO2 FILLPORT
35. DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
36. AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
37. GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
38. NOT USED
39. NOT USED
40. ICE MERCHANDISER AND PROPANE ENCLOSURE
41. FAUX WINDOWS WITH BLACK REFLECTIVE FILM

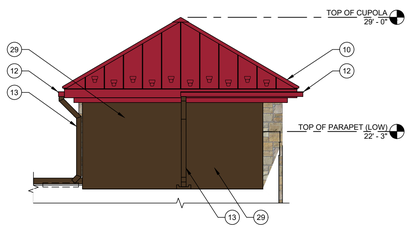


4 SOUTH ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION = 1,313.76 SQ FT			
DESCRIPTION	MATERIAL GROUP	AREA (SQ FT)	% OF COVERAGE
STONE	1A	223.34	17%
BRICK, NATURAL CLAY	1A	860.70	65.5%
GLASS	1A	96.88	7.4%
FLAT METAL PANELS	1A	59.32	4.5%
DOORS	1A	28.42	2.2%
AWNINGS	1A	45.10	3.4%
STANDING SEAM METAL	1A	0	0%



5 MAIN RED CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 MAIN RED CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

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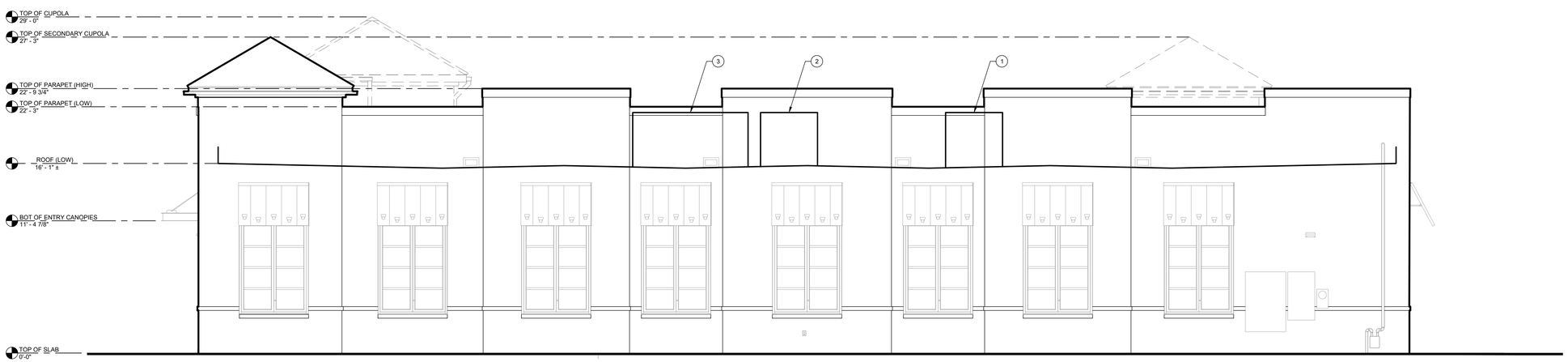
MARK	DATE	DESCRIPTION

ISSUE:	**05.08.2025**
SITE ID NO:	**214657**
AUTHOR BY:	**AMM/DLN**
REVIEW BY:	**RJH**
VERSION:	**6132R_v1.7**

EXTERIOR ELEVATIONS

A103

PRELIMINARY ELEVATIONS

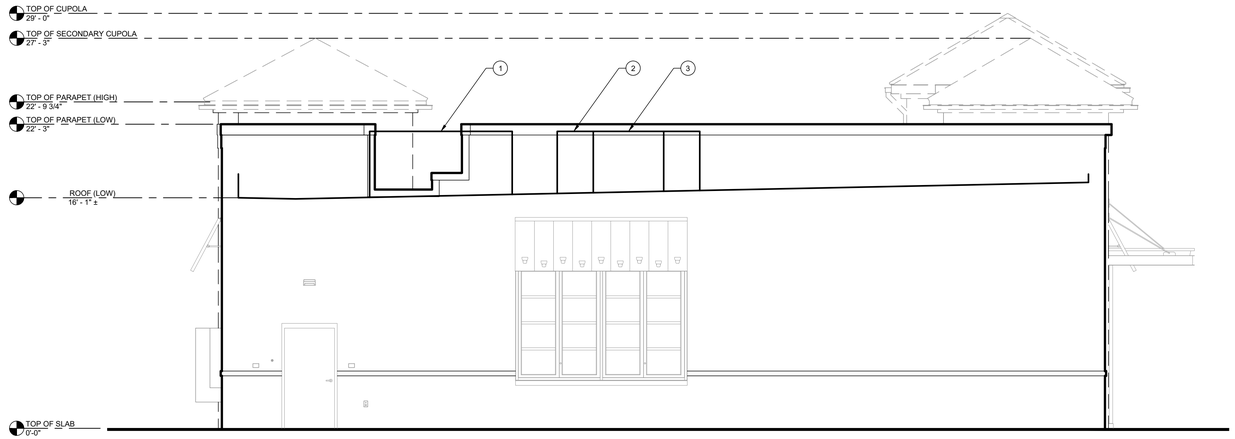


3 WEST ELEVATION
1/4" = 1'-0"

EAST ELEVATION = 2,364.9 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
STONE	384.69	16.3%
BRICK	1,320.32	55.8%
GLAZING	387.56	16.4%
FASCIA	22.78	1.0%
DOORS	0	0%
AWNINGS	179.9	7.6%
COPING	69.65	2.9%

EXTERIOR ELEVATION KEYNOTES:

1. RTU: AC1
2. RTU: AC2
3. RTU: AC3



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

SOUTH ELEVATION = 1,313.76 SQ FT		
DESCRIPTION	AREA (SQ FT)	% OF COVERAGE
STONE	223.34	17%
BRICK	860.70	65.5%
GLAZING	96.88	7.4%
FASCIA	16.95	1.3%
DOORS	28.42	2.2%
AWNINGS	45.10	3.4%
COPING	42.37	3.2%

*C*onvenience *A*rchitecture
and *Design* P.C.
351 Sheetz Way, Claysburg, PA 16625

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PROJECT NAME:
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HARTLAND

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KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE:	**07.09.2025**
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VERSION:	**6132R_v1.7**

EXTERIOR
ELEVATIONS

A104

PRELIMINARY ELEVATIONS

HARTLAND, MI (OLD US 23): MATERIAL CALCULATIONS

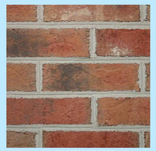
East Elevation = 2,551.39 SQ FT			
Description	**Material Group**	**Area (SQ FT)**	**% of coverage**
Stone	#1A	722.38 SQ FT	28.3%
Brick, Natural Clay	#1A	990.12 SQ FT	38.8%
Glass	#1A	397.91 SQ FT	15.6%
Flat Metal Panels	#1A	116.57 SQ FT	4.6%
Doors	#1A	116.48 SQ FT	4.5%
Awnings	#1A	135 SQ FT	5.3%
Standing Seam Metal	#1A	72.93 SQ FT	2.9%

North Elevation = 1,482.45 SQ FT			
Description	**Material Group**	**Area (SQ FT)**	**% of coverage**
Stone	#1A	293.22 SQ FT	19.78%
Brick, Natural Clay	#1A	585.64 SQ FT	39.5%
Glass	#1A	317.06 SQ FT	21.39%
Flat Metal Panels	#1A	79.26 SQ FT	5.35%
Doors	#1A	74.34 SQ FT	5.01%
Awnings	#1A	60 SQ FT	4.05%
Standing Seam Metal	#1A	72.93 SQ FT	4.92%

West Elevation = 2,412.6 SQ FT			
Description	**Material Group**	**Area (SQ FT)**	**% of coverage**
Stone	#1A	384.69 SQ FT	15.9%
Brick, Natural Clay	#1A	1,320.32 SQ FT	54.7%
Glass	#1A	387.56 SQ FT	16.1%
Flat Metal Panels	#1A	108.63 SQ FT	4.5%
Doors	#1A	0 SQ FT	0%
Awnings	#1A	179.9 SQ FT	7.5%
Standing Seam Metal	#1A	31.5 SQ FT	1.3%

South Elevation = 1,313.76 SQ FT			
Description	**Material Group**	**Area (SQ FT)**	**% of coverage**
Stone	#1A	223.34 SQ FT	17%
Brick, Natural Clay	#1A	860.70 SQ FT	65.5%
Glass	#1A	96.88 SQ FT	7.4%
Flat Metal Panels	#1A	59.32 SQ FT	4.5%
Doors	#1A	28.42 SQ FT	2.2%
Awnings	#1A	45.10 SQ FT	3.4%
Standing Seam Metal	#1A	0 SQ FT	0%

Exterior Building Products:



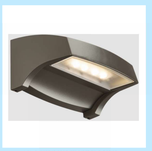
(1): BRICK VENEER
MANUFACTURER:
CONTINENETAL BRICK CO.
FINISH: 0/S 680 MOD
GROUP: #1A, BRICK, NATURAL CLAY



(2): CAST STONE SILL
MANUFACTURER: ADAMS, AN OLDCASTLE COMPANY
FINISH: CRAB ORCHARD
GROUP: #1A, STONE



(3): CAST STONE MASONRY VENEER
MANUFACTURER: ADAMS, AN OLDCASTLE COMPANY
FINISH: CRAB ORCHARD
MATERIAL: AGGREGATES
GROUP: #1A, STONE



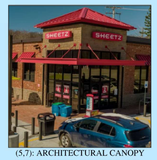
(4) LED VOLTAIRE MINI
ARCHITECTURAL WALL PACK
MANUFACTURER: H.E. WILLIAMS
FINISH: DARK BRONZE
SPECS: INTEGRAL LED, 4000K, CRI 80+, 1700 LUMENS (16W)

https://hew.com/products/VWMH

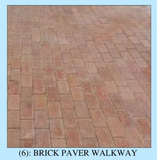


(4) STYK EXTERIOR WALL - STEM
MANUFACTURER: SPI LIGHTING
FINISH: ANODIZED BLACK ALUMINUM
SIZES: 5 FT LENGTHS AND 4 FT LENGTHS

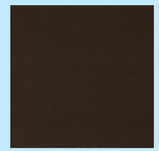
https://www.spilighting.com/SEW12146



(5,7): ARCHITECTURAL CANOPY WITH LIGHTED CURVED FASCIA
MANUFACTURER: MAPES
FINISH: REGAL RED, PREMIUM TWO-COAT KYNAR
GROUP: #1A, FLAT METAL PANELS



(6): BRICK PAVER WALKWAY
MANUFACTURER: CLOUD CERAMICS
FINISH: CUSTOM SHEETZ BLEND, CHEROKEE
GROUP: #1A, BRICK, NATURAL CLAY

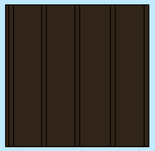


(8): METAL COPING
FINISH: DARK BRONZE
GROUP: #1A, FLAT METAL PANELS

(9): WALL MOUNTED CHANNEL LETTER SHEETZ BUILDING SIGN
PROJECTS 9" OFF FACE OF BUILDING
SIZE: 2'-3 3/4" X 11'-4 1/2"



(10): STANDING SEAM METAL ROOF
MANUFACTURER: PAC-CLAD PETERSON, A CARLISLE COMPANY
FINISH: CARDINAL RED
GROUP: #1A, STANDING SEAM METAL



(11): STANDING SEAM METAL ROOF
MANUFACTURER: PAC-CLAD PETERSON, A CARLISLE COMPANY
FINISH: DARK BRONZE
GROUP: #1A, STANDING SEAM METAL



(12): GUTTER
FINISH: CARDINAL RED
GROUP: #1A, FLAT METAL PANELS



(13): DOWNSPOUT
FINISH: DARK BRONZE
GROUP: #1A, FLAT METAL PANELS



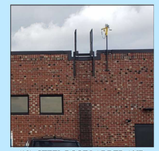
(15): SHED-STYLE AWNING AND FRAME ASSEMBLY
MANUFACTURER: INTERNAL
FINISH: AWNING - DARK BRONZE
FRAME - DARK BRONZE
GROUP: #1A, AWNINGS



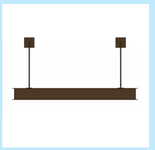
(16): BRICK SOLDIER COURSE
MANUFACTURER: CONTINENTAL BRICK CO.
FINISH: 0/S 680 MOD
GROUP: #1A, BRICK, NATURAL CLAY



(17): BRICK ROWLOCK COURSE
MANUFACTURER: CONTINENTAL BRICK CO.
FINISH: 0/S 680 MOD
GROUP: #1A, BRICK, NATURAL CLAY



(19): STEEL ROOF LADDER AND CRANKY POST
FINISH: DARK BRONZE



(20): ARCHITECTURAL CANOPY
MANUFACTURER: MAPES
FINISH: DARK BRONZE
GROUP: #1A, FLAT METAL PANELS



(22): ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
GROUP: #1A, GLASS



(27): HOLLOW METAL DOOR AND FRAME
FINISH: DARK BRONZE
GROUP: #1A, DOORS



(24) CUSTOM 4 SEAT CLUSTER
MANUFACTURER: BENCHMARK DESIGN GROUP
#: A940-RND-C2
FINISH: ICE SILVER + CLEAR COAT
SIZE: 6'-6" X 6'-6" X 2'-6"



(24) CUSTOM 3 SEAT CLUSTER
MANUFACTURER: BENCHMARK DESIGN GROUP
#: A930-PND-C42
FINISH: ICE SILVER + CLEAR COAT
SIZE: 6'-6" X 6'-6" X 2'-6"



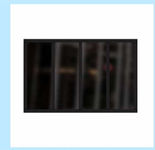
(24) CUSTOM 2 SEAT CLUSTER
MANUFACTURER: BENCHMARK DESIGN GROUP
#: A940-RND-C2
FINISH: ICE SILVER + CLEAR COAT
SIZE: 5'-2" X 5'-2" X 2'-6"



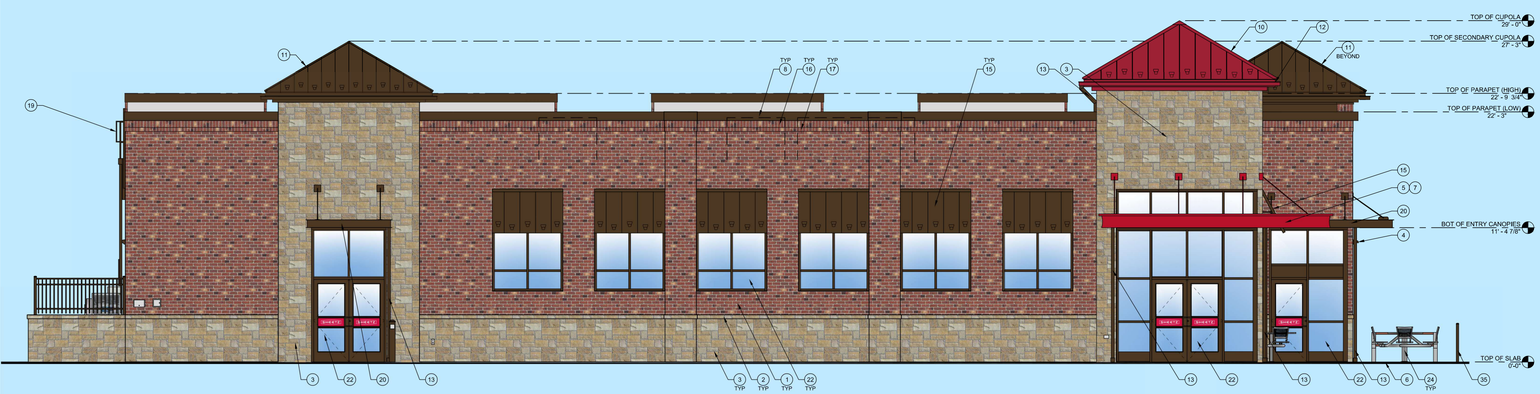
(24) ALUMINUM PICNIC TABLE
MANUFACTURER: BENCHMARK DESIGN GROUP
#: A940-RND-C2
FINISH: ICE SILVER + CLEAR COAT
SIZE: 5'-1 1/2" X 5'-7 1/4" X 2'-6"



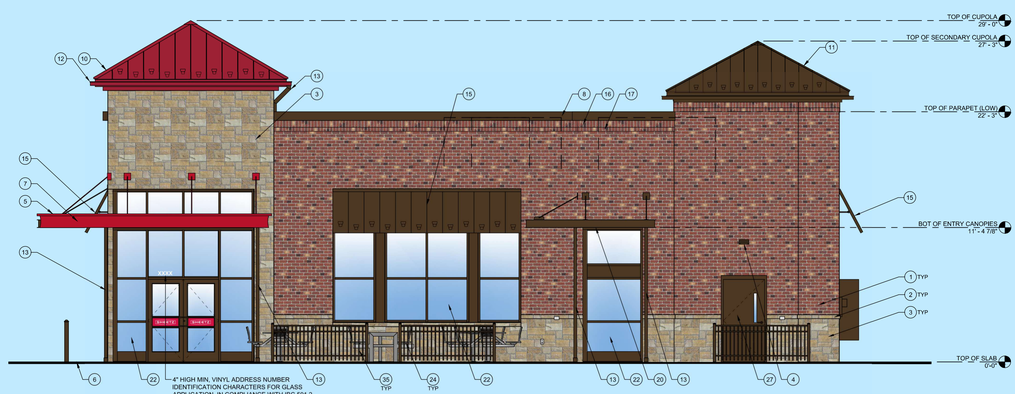
(35) DECORATIVE ALUMINUM FENCE - 8 FT
MANUFACTURER: ALUMINUM FENCE SPECIALTIES LLC.
FINISH: POLYESTER TGIC POWDER COAT
COLOR - GLOSS DARK BRONZE



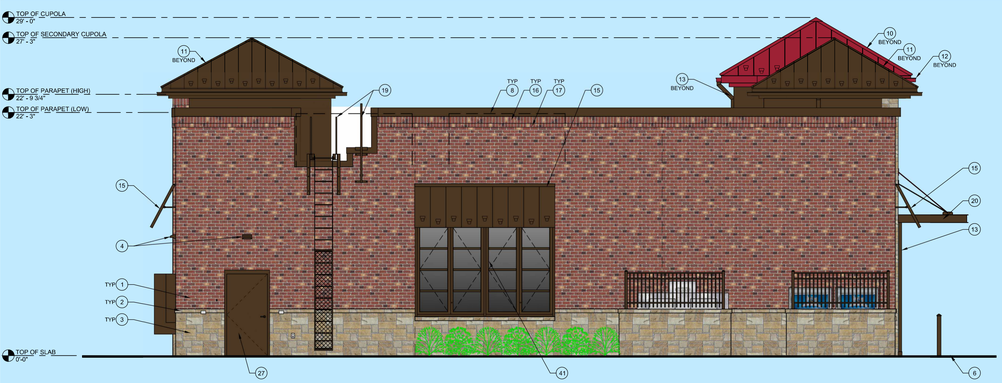
(41) FAUX WINDOW REFLECTIVE FILM
MANUFACTURER: SUNTEK
FINISH: DRMPS/DS-7 NEUTRAL
GROUP: #1A, GLASS



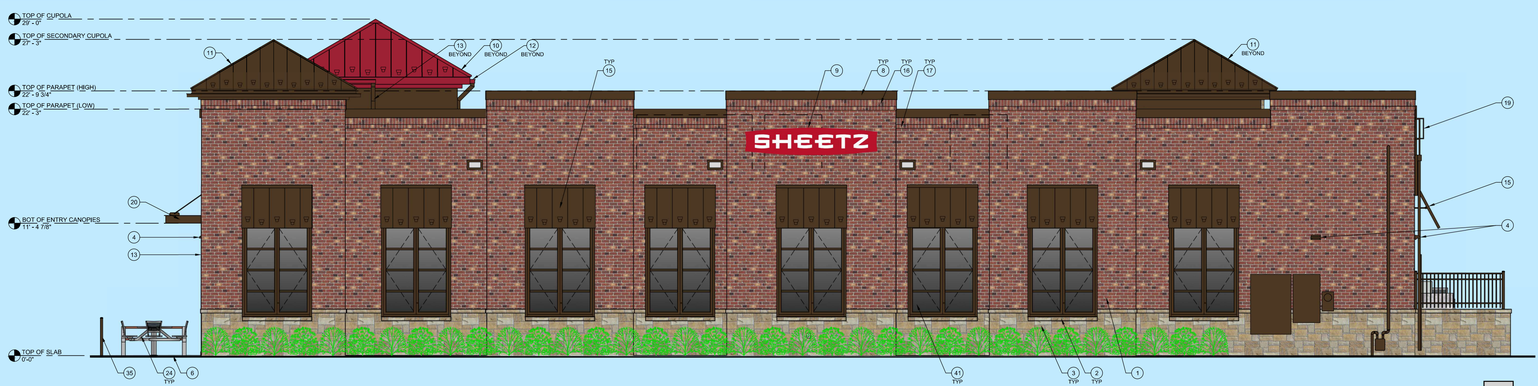
EAST ELEVATION: NOT TO SCALE



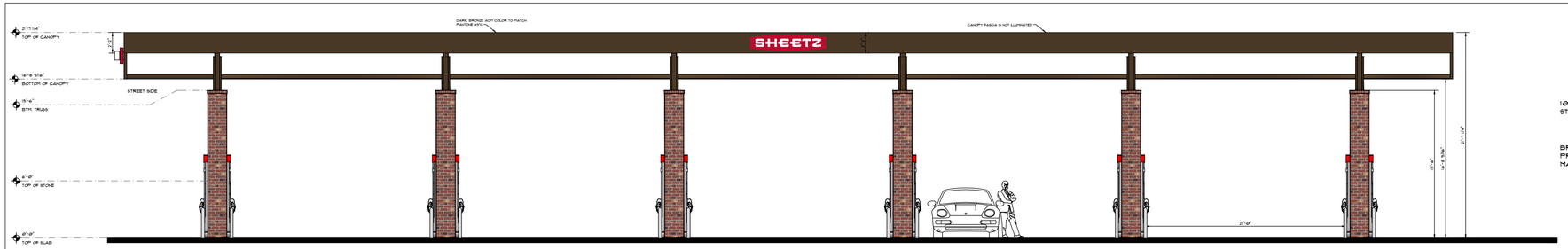
NORTH ELEVATION: NOT TO SCALE



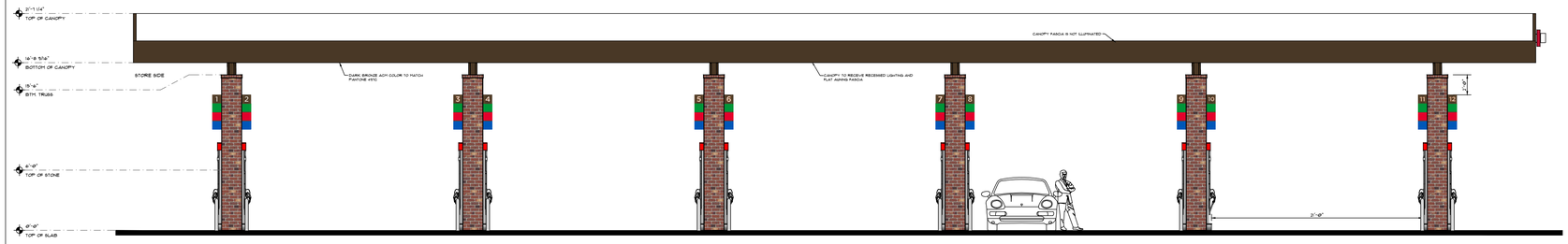
SOUTH ELEVATION: NOT TO SCALE



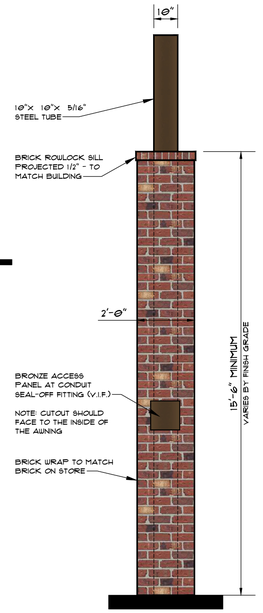
WEST ELEVATION: NOT TO SCALE



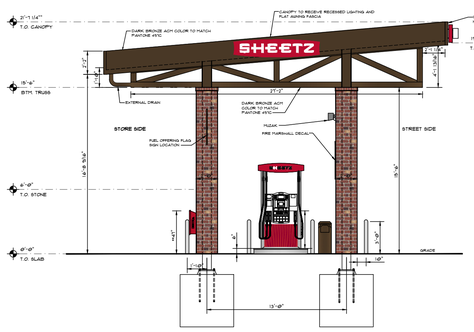
EAST SIDE ELEVATION
SCALE: 3/16" =1'-0"



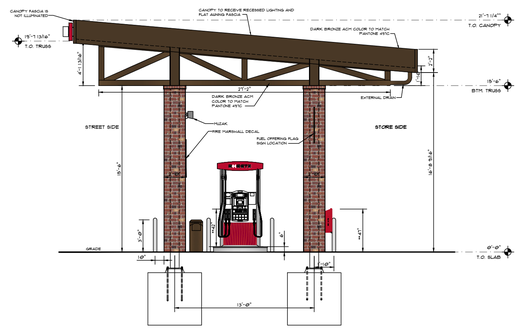
WEST SIDE ELEVATION
SCALE: 3/16" =1'-0"



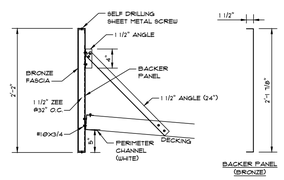
COLUMN ELEVATION
SCALE: 1/2" =1'-0"



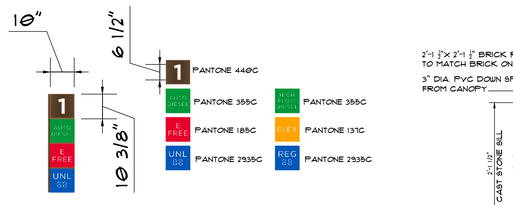
SOUTH SIDE ELEVATION
SCALE: 3/16" =1'-0"



NORTH SIDE ELEVATION
SCALE: 3/16" =1'-0"

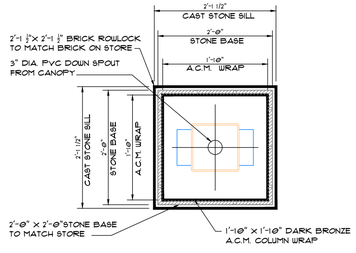


FASCIA MOUNTING DETAIL
SCALE: 1/4" =1'-0"

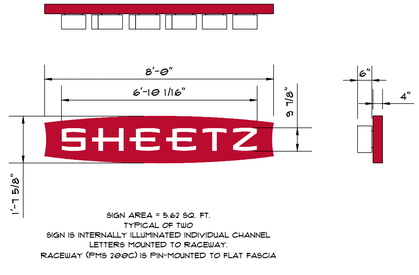


DISPENSER NUMBER AND FUEL OFFERING FLAG VARIES PER SITE/PER DISPENSER
2 PER COLUMN ON STORE SIDE COLUMNS
.63 SQ. FT. PER FLAG

FUEL OFFERING FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/2" =1'-0"

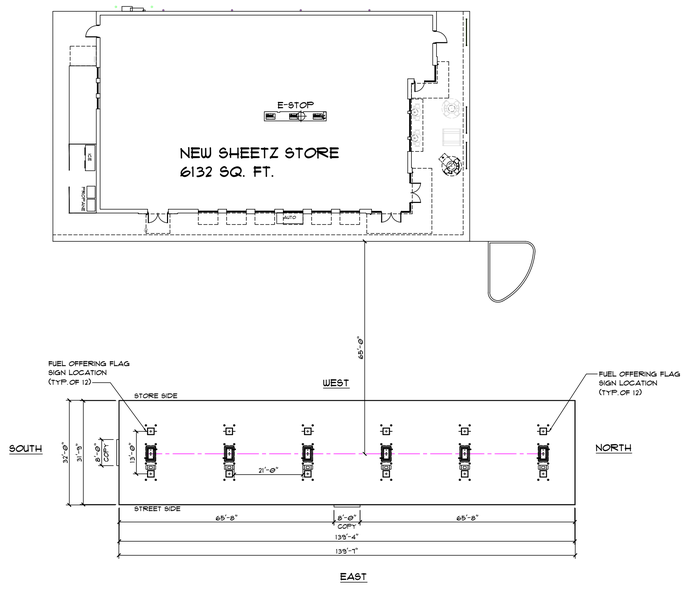


STONE COLUMN BASE DETAIL
SCALE: 1/4" =1'-0"



SIGN AREA = 5.62 SQ. FT.
TYPICAL OF TWO
SIGN IS INTERNALLY ILLUMINATED INDIVIDUAL CHANNEL LETTERS MOUNTED TO RACEWAY.
RACEWAY (PMS 209C) IS PIN-MOUNTED TO FLAT FASCIA

CANOPY MOUNTED SHEETZ SIGN DETAIL
SCALE: 1/2" =1'-0"



PLAN VIEW FOR LOGO LOCATIONS

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE
HARTLAND

Int. of Old U.S. 23
and Highland Road
Hartland
Michigan

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

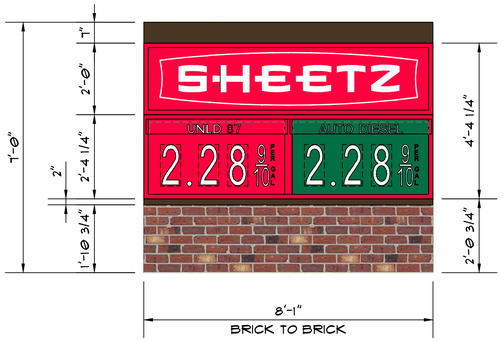
KEYPLAN

MARK	DATE	DESCRIPTION
DNC	05-22-25	REV. TO BRICK COLUMNS; NOTE FASCIA NOT ILLUMINATED
DNC	02-10-25	REVISED PER LATEST SITE PLAN

ISSUE: 11-27-24
PROJECT NO:
AUTHOR BY: DNC
REVIEW BY:
SHEET TITLE

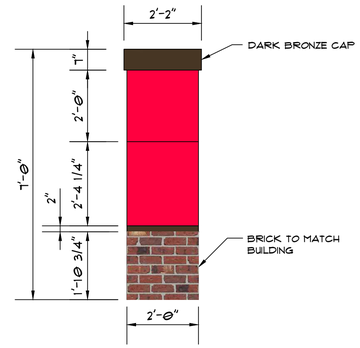
GAS AWNING
w/ FLAT FASCIA

A200



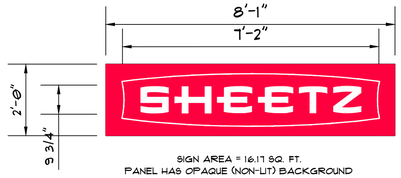
GAS PRICE SIGN DETAIL - PARTIAL ELEVATION

SCALE: 1/2" = 1'-0" AREA: 35.19 SQ. FT.

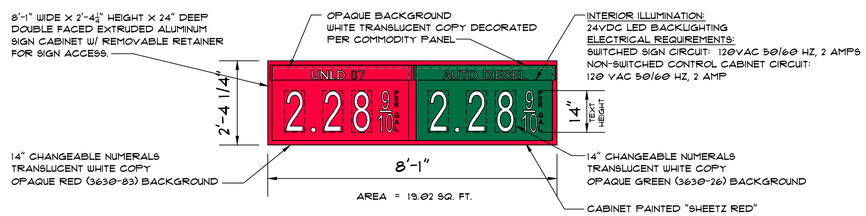


MONUMENT SIGN SIDE ELEVATION

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



SIGN AREA = 16.17 SQ. FT.
PANEL HAS OPAQUE (NON-LIT) BACKGROUND



AREA = 19.02 SQ. FT.

"UNLD 87" TO BE ON STREET SIDE OF SIGN FOR BOTH SIDES

SIGN CABINET DETAILS

TOTAL SIGN AREAS: 35.19 SQ. FT.

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
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email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

NEW SHEETZ STORE

HARTLAND

Int. of Old U.S. 23
and Highland Road
Hartland
Michigan

OWNER:

SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

MARK	DATE	DESCRIPTION

ISSUE: 11-27-24
PROJECT NO:
AUTHOR BY: DNC
REVIEW BY:
SHEET TITLE

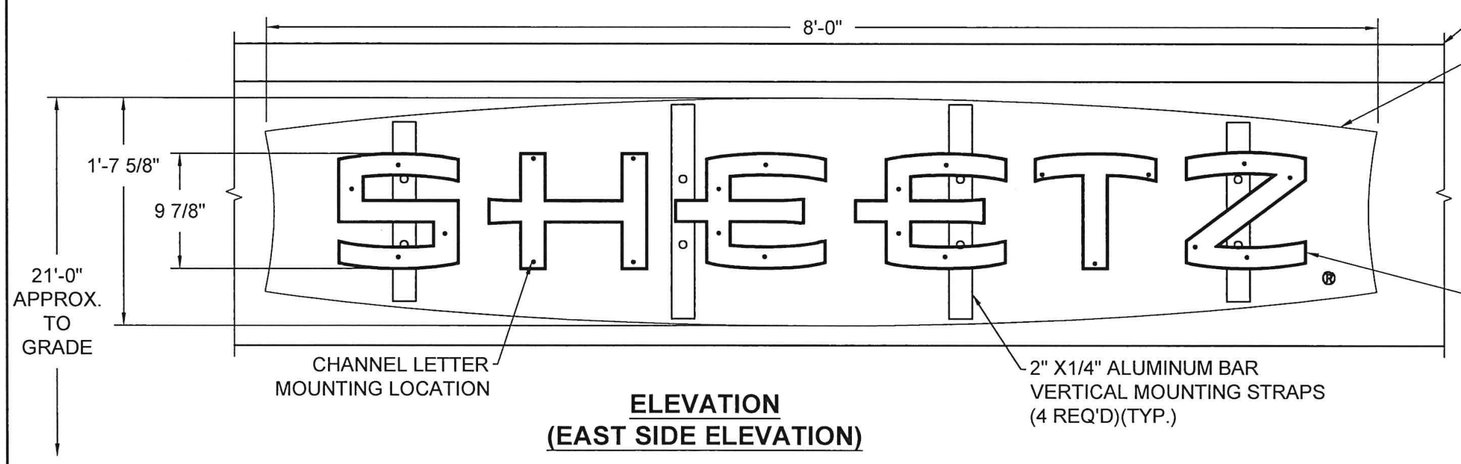
MONUMENT SIGN DETAILS

A201

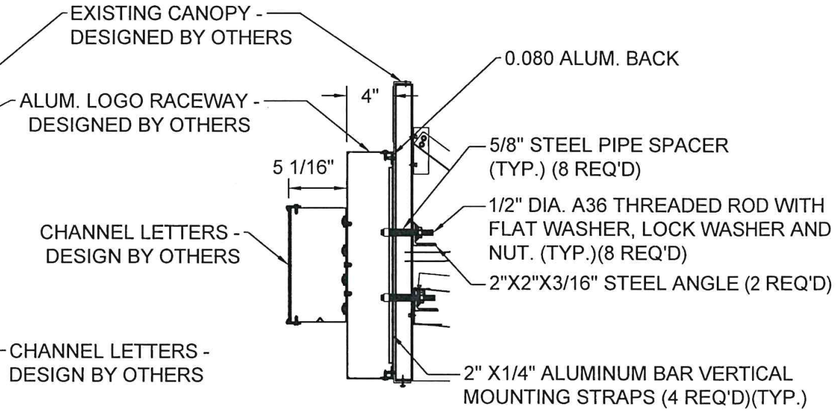
G:\Sites\under contract\MI-214657-Hartland- Old US 23\Sign Package\MI-Hartland-Old 23-monument.dwg, 11/27/2024 4:01:23 PM

SIGN CABINET
DESIGN BY OTHERS.

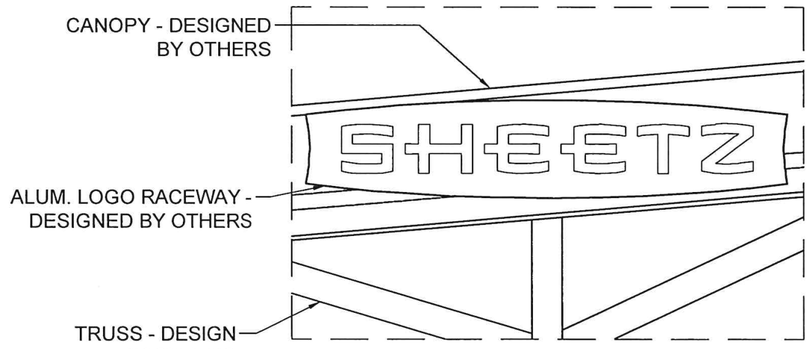
GRAPHICS DEPICTED ON THIS DRAWING
ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE
ONLY APPROVED ARTWORK FOR PRODUCTION.



ELEVATION
(EAST SIDE ELEVATION)



ELEVATION
SIDE VIEW



SOUTH SIDE ELEVATION

(2) IDENTICAL SIGNS ARE TO BE
INSTALLED AT THIS LOCATION.

THE SCOPE OF THIS ENGINEER IS LIMITED TO THE ATTACHMENT OF THE SIGN CABINET TO THE EXISTING CANOPY. ALL OTHER ASPECTS OF THIS DESIGN ARE EXPLICITLY EXCLUDED.

NOTE: All designs depicted on this drawing are the sole property of Campbell Consulting Engineering, LLC developed specifically for this project. Use of these designs for any purpose other than the intended application without written consent of Campbell Consulting Engineering, LLC is prohibited. Disclosure of the information presented herein, without Owner's consent, is a violation of intellectual property and will not be tolerated.

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GREGORY A.
CAMPBELL
ENGINEER
No.
6201038508
LICENSED PROFESSIONAL ENGINEER

2/20/25

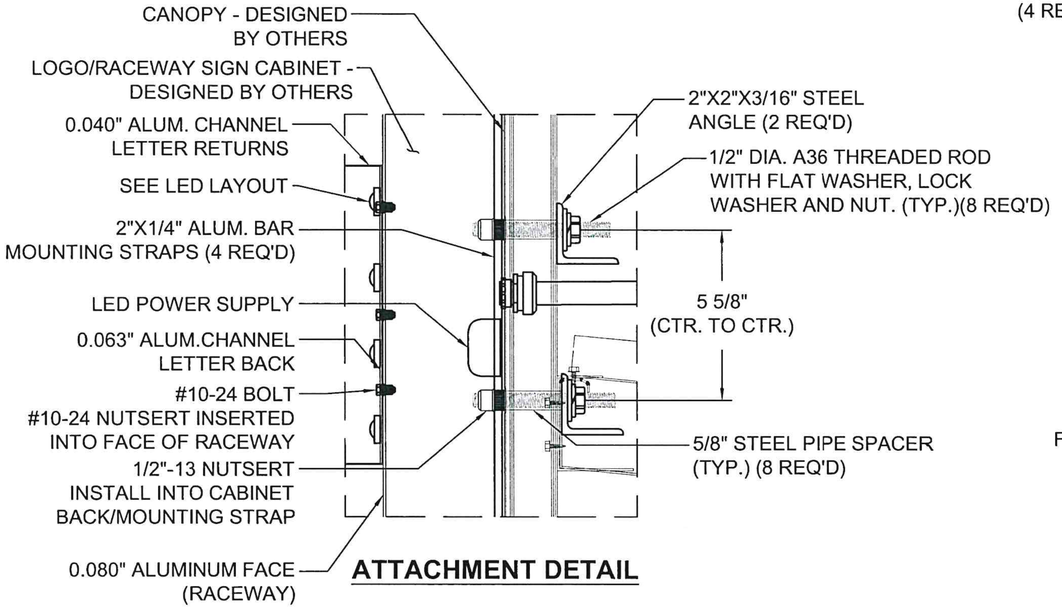
SHEETZ
OLD U.S. 23 AND HIGHLAND ROAD
HARTLAND, MI

CLIENT:

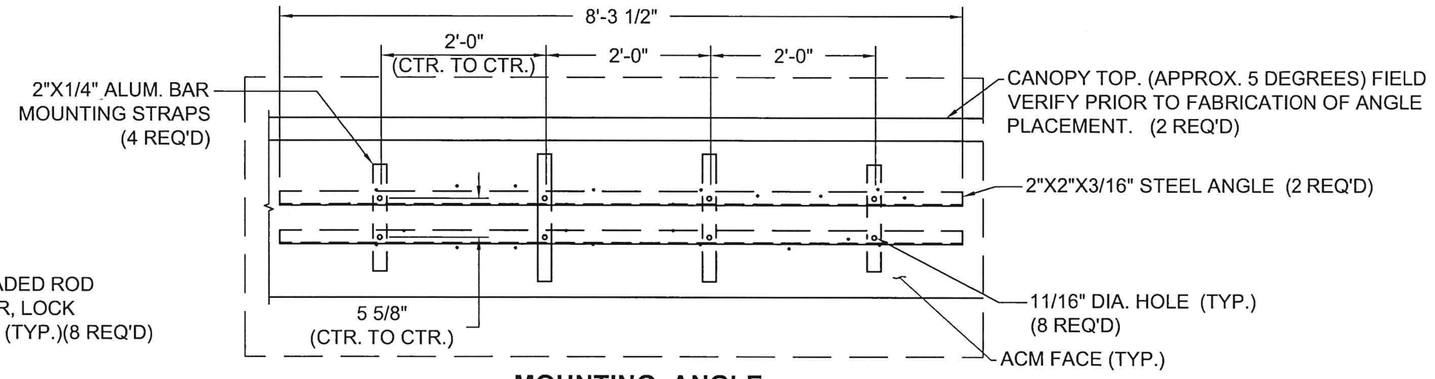
BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING
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CCENGINEER.COM
COA# E9053H

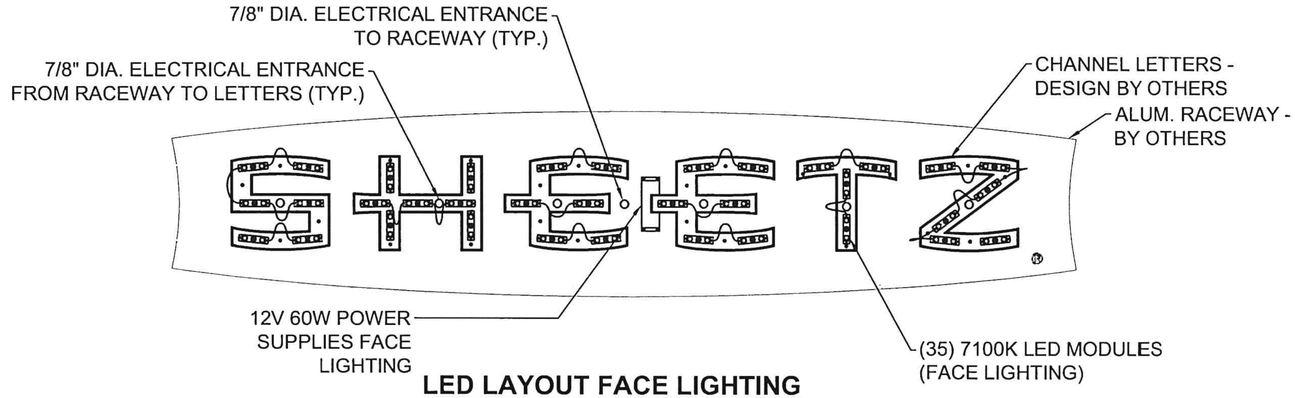
SHEET	BY	PROJECT NO.
1	RDG	25-0017
OF	DATE	DRAWING NO
3	02/20/2025	A202



ATTACHMENT DETAIL



MOUNTING ANGLE FRAMING DETAIL



LED LAYOUT FACE LIGHTING DETAIL (INSIDE FRONT VIEW)

MEANWELL POWER SUPPLY BREAK DOWN & LED QUANTITIES						
POWER SUPPLIES			LED MODULES			SERVICE DRAW (AMPS)
QUANTITY	WATTS	PART #	QUANTITY	COLOR	PART #	
1	60	60W, 12VPOWER SUPPLY	35	WHITE	6500K-7000K WHITE LED MODULES	1.200

NOTE: NEC ARTICLE 600. SIGN SHALL BE PROPERLY GROUNDED TO MEET 2023 NEC 607.(A)(1). SIGN SHALL BE PROPERLY BONDED TO MEET NEC TO MEET THE REQUIRE NEC 607.(B)(1)

ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components listed and approved in accordance with UL48 and NEC NFPA 70.
3. Sign grounded according to NEC 600.7.
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600.5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per NEC 600.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1
8. All Class 2 rated LED modules and LED power supplies will be in compliance with a nationally recognized test laboratory and NEC 600.33 (A) thru (D).

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STATE OF MICHIGAN
GREGORY A. CAMPBELL
ENGINEER
No. 6201038508
LICENSED PROFESSIONAL ENGINEER

2/20/25

SHEETZ
OLD U.S. 23 AND HIGHLAND ROAD
HARTLAND, MI

CLIENT:

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SHEET	BY	PROJECT NO.
2	RDG	25-0017
OF	DATE	DRAWING NO
3	02/20/2025	A203

WALL SIGN CALCULATIONS

CLIENT:	BLAIR IMAGE ELEMENTS	DESIGN WIND SPEED:	115 MPH
END USER:	SHEETZ	DESIGN WIND PRESSURE:	-22.03 PSF
PROJECT #:	25-0017	DESIGN SNOW LOAD:	25 PSF
DRAWING #:	B144479	ESTIMATED SIGN WEIGHT:	8 PSF
CITY:	HARTLAND	SIGN CABINET DEPTH:	10 IN
STATE:	MI	FASTENER SPCG - VERT.:	7 IN
BLDG. CODE:	MBC2015/IBC2015	SPACED OFF WALL:	5 IN
REF. STD.:	ASCE 7- 10		

									FASTENER SHEAR	FASTENER TENSION	FASTENER TENSION	AVERAGE FASTENER	MAXIMUM FASTENER
	HEIGHT	LENGTH	AREA	AREA	WIND	DEAD	SNOW	FASTENER	D+S	D+S	WIND	SHEAR	TENSION
SECTION	(IN)	(IN)	(IN^2)	(FT^2)	LOAD (LB)	LOAD (LB)	LOAD (LB)	QTY.	(LB)	(LB)	(LB)	(LB)	(LB)
SIGN	19.625	96	1687.470	11.719	258.119	93.748	250.000	8	42.969	100.446	32.265	42.969	132.711

TENSION PER FASTENER =	**132.71**	**LB**
SHEAR PER FASTENER =	**42.97**	**LB**

Wall Signage - Treated as Components & Cladding

Wind Speed	115	mph
Exposure	C	
Zone	5	
Height	21	Ft
Sign Area	10	Ft^2

Determine wind pressure from ASCE 7-10 Chapter 30

Chapter 30: Wind Loads - Components & Cladding

p = q* (GCp - Gcpi) 0

q - 0.00256 * Kz * Kzt * Kd * V^2 (eq. 30.3-1)

Kz =	0.91	(Table 29.3-1)
Kd =	0.85	(Table 26.6-1)
Kzt =	1	(Section 26.8)
V =	115	
q =	26.222	
GCp =	-1.4	(From Figure 30.4-1 for h<= 60 ft and from Figure 30.6-1 for h> 60 ft)

p = -36.71 psf

Load Combination: D + 0.6W (Section 2.4.1)

Design Wind Pressure = 0.6W = -22.027 **psf**

Notes:

1. Design Criteria:
   Building Code: MBC 2015/IBC 2015
   Wind Speed: 115 mph, EXP C, Category II
   Design Snow Load: 25 PSF
2. Additional wind catching surfaces are being added to the building structure. Determination of the adequacy of the building structure is by others.
3. Electrical design, where applicable, is by others.
4. Maximum tension per fastener: 133 LB
   Maximum shear per fastener: 43 LB
5. All fasteners shall be zinc coated or stainless steel to prevent corrosion.
6. This engineer will not be responsible for the safety on this job site before, during, or after installation of the signs. It is the responsibility of the owners, contractors and installers to ensure that the installation and erection of the signs are performed using methods that fully comply with OSHA regulations.
7. Any deviation from this design or from any part of this drawing, including these notes, without prior written consent from this engineer voids this drawing in its entirety.
8. The signs depicted on this drawing are intended to be installed at the address shown and should not be used at any other location.

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STATE OF MICHIGAN
GREGORY A. CAMPBELL
ENGINEER
No. 6201038508
LICENSED PROFESSIONAL ENGINEER

2/20/25

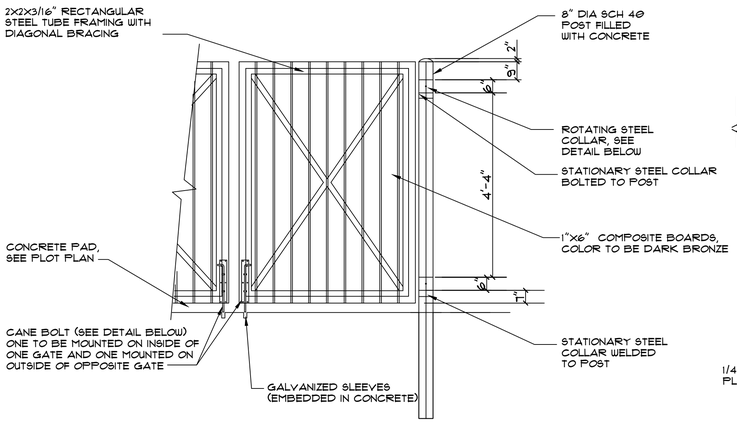
SHEETZ
OLD U.S. 23 AND HIGHLAND ROAD
HARTLAND, MI

CLIENT:

BLAIR COMPANIES
ARCHITECTURAL IMAGING SIGNS • FIXTURES • LIGHTING
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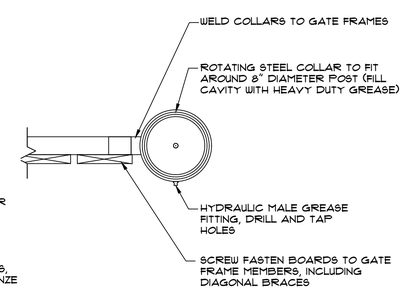
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SHEET	BY	PROJECT NO.
3	RDG	25-0017
OF 3	DATE 02/20/2025	DRAWING NO. A204



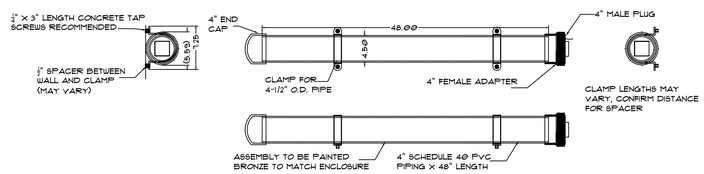
GATE AND POST DETAIL

FOR QUANTITIES OF GATES AND POSTS SEE PLOT PLAN



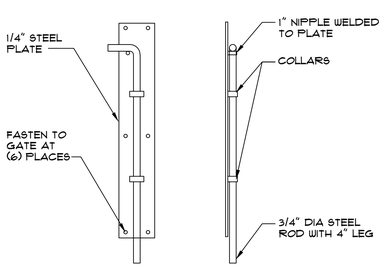
HINGE/COLLAR DETAIL

SCALE: NOT TO SCALE



GUAGE STICK DETAILS

SCALE: 1" = 1'-0

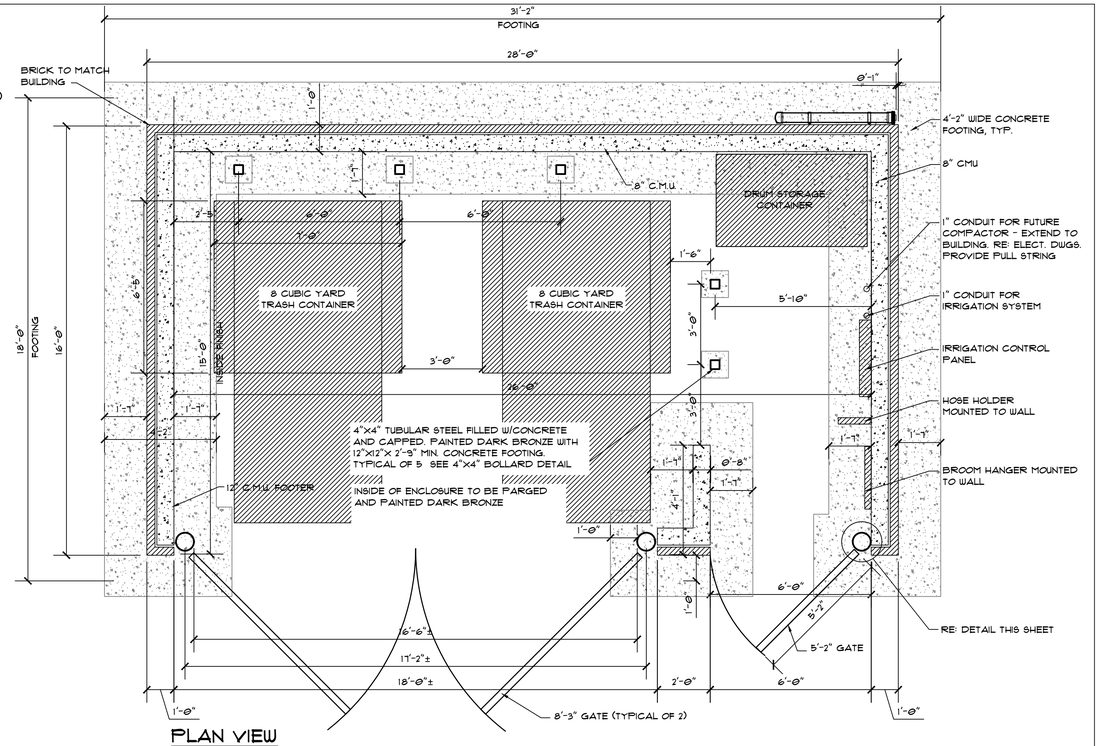


CANE BOLT DETAIL

ONE TO BE MOUNTED ON INSIDE OF ONE GATE AND ONE MOUNTED ON OUTSIDE OF OPPOSITE GATE

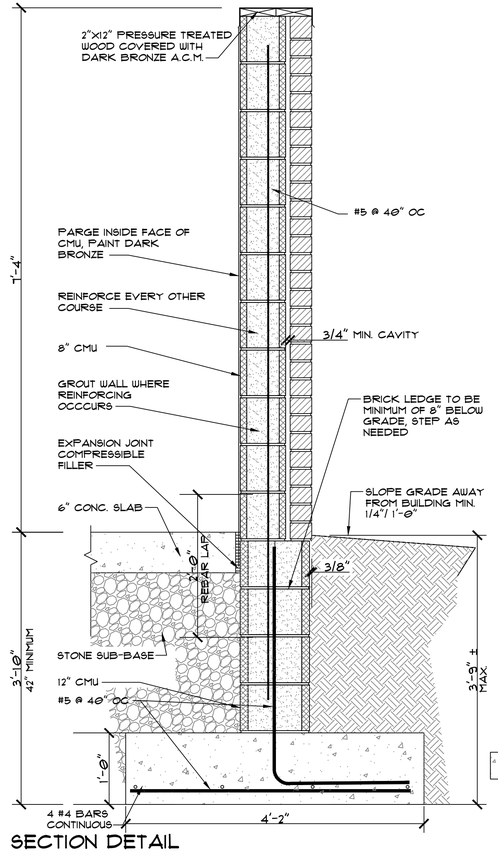
DUMPSTER GATE DETAILS

SCALE: NOT TO SCALE



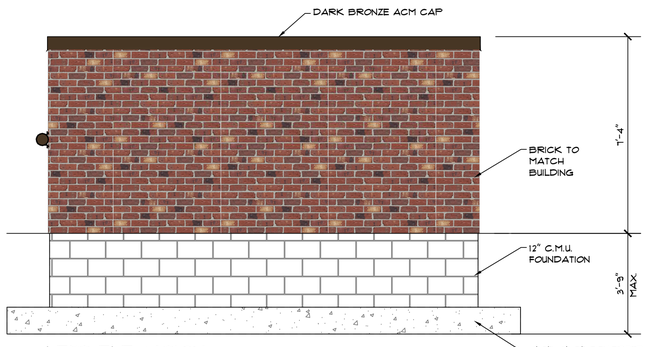
PLAN VIEW

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



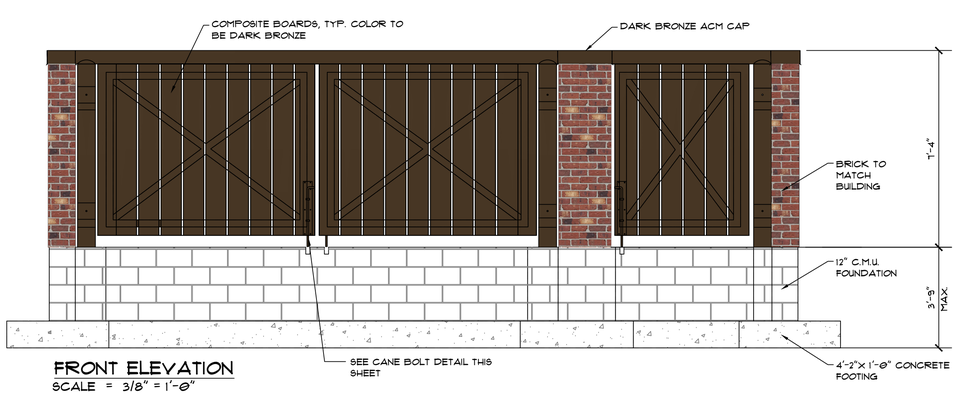
SECTION DETAIL

SCALE: 1" = 1'-0"



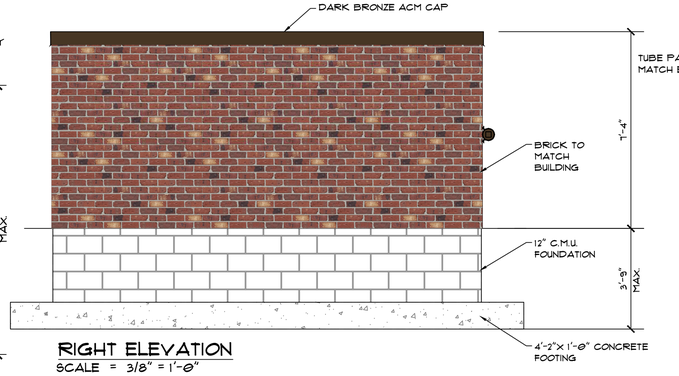
LEFT ELEVATION

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



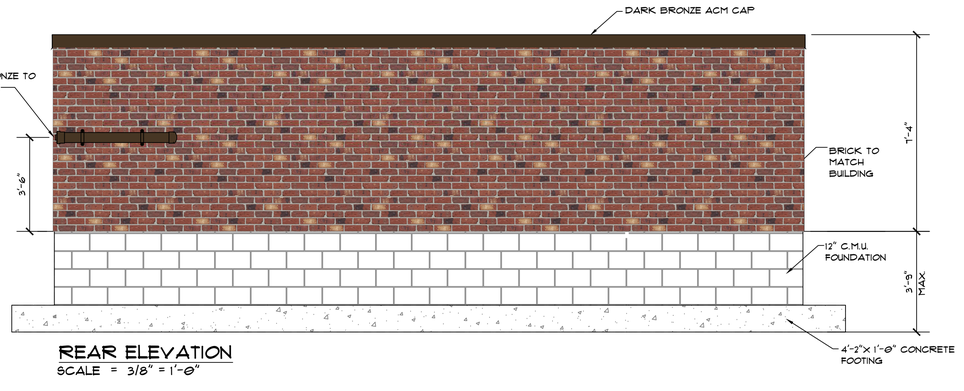
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

DUMPSTER ENCLOSURE

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

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
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PROJECT NAME:

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Int. of Old U.S. 23
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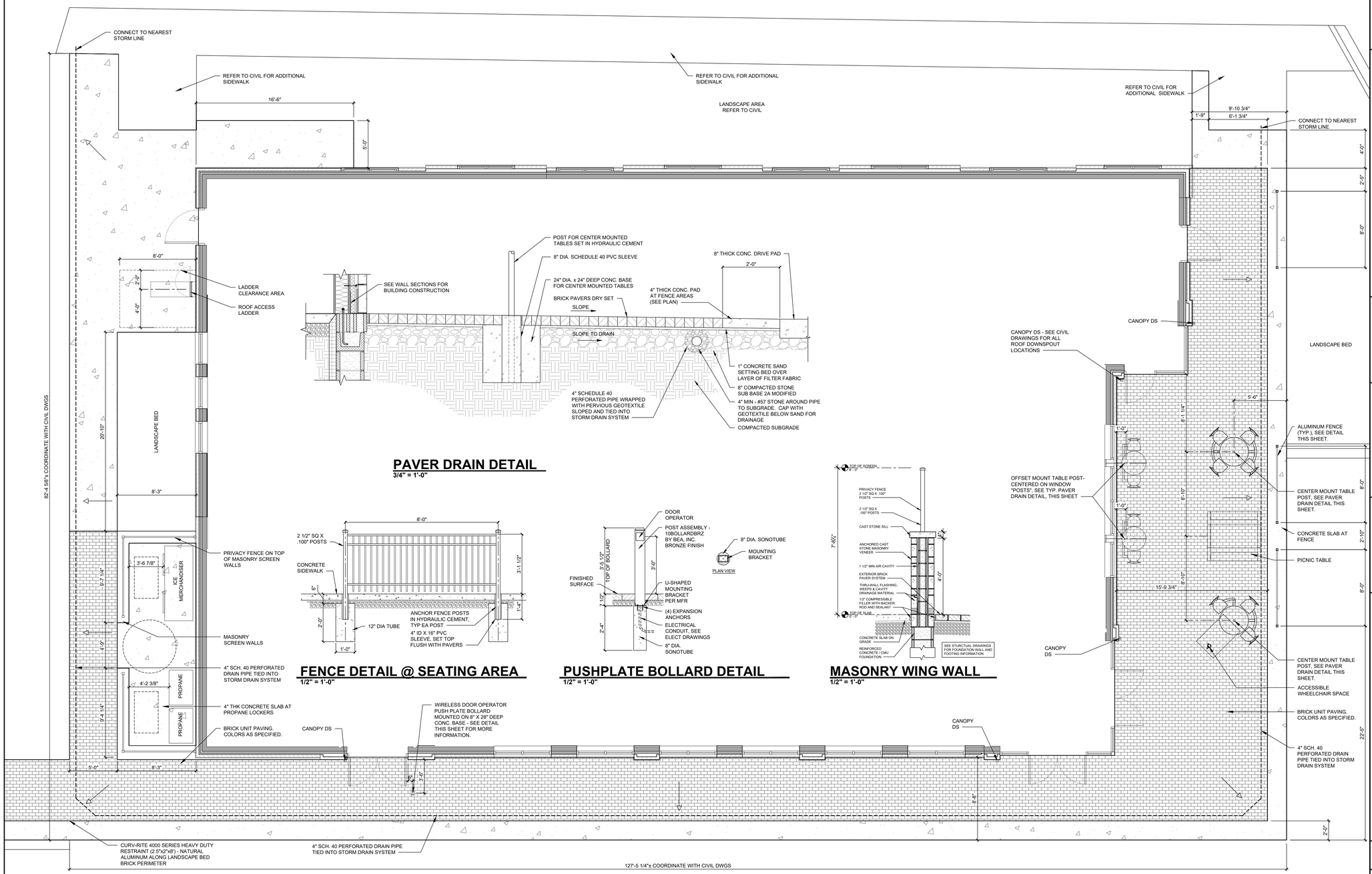
MARK	DATE	DESCRIPTION

ISSUE: **05-09-25**
PROJECT NO:
AUTHOR BY: NMI
REVIEW BY:
SHEET TITLE

TRASH ENCLOSURE

A210

G:\Sheetz\under-contract\Mi-214657-Hartland, Old US-23\Engineering and Permits\Trash Enclosure\Mi-Hartland-23-Trash dwg, 5/9/2025 8:10:19 AM, DWG To PDF.pc3



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PROFESSIONAL

KEYPLAN

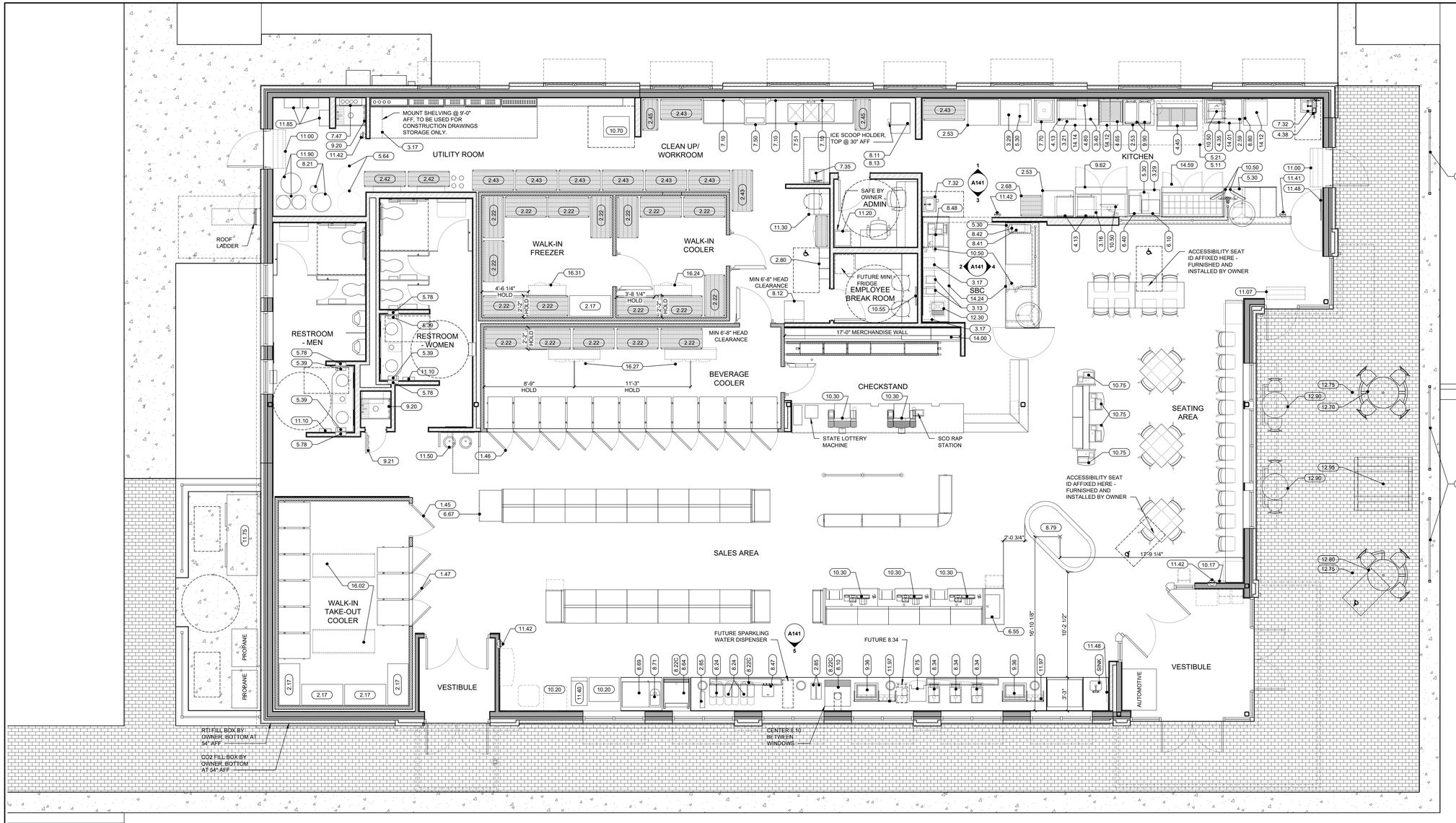
MARK	DATE	DESCRIPTION

ISSUE:	02.28.2025
SITE ID NO:	214657
AUTHOR BY:	AMM/DLN
REVIEW BY:	RJH
VERSION:	6132R_v1.7

SIDEWALK PLAN

A211

PRELIMINARY FLOOR PLAN



EQUIPMENT PLAN

1/4" = 1'-0"

SALES FIXTURE CHART - 6132	
NUMBER OF GONDOLAS	43
LINEAR FEET OF GONDOLA	131'-11"
NUMBER OF REACH-IN COOLER DOORS	13 (2 W/ BEER)
LINEAR FEET OF REACH-IN COOLER DOORS	33'-4"
NUMBER OF RTE UNITS	2 (1 HOT, 1 COLD)
NUMBER OF NOVELTY ICE CREAM FREEZERS	1
LINEAR FEET OF TABACCO WALL	17'-0"
NUMBER OF CHECKOUTS	6 (3 POS, 3 SCO)
NUMBER OF INDOOR SEATS	30 (2 HC)

SPECIALTY EQUIPMENT SCHEDULE

Equip No	Item Description	Count	Installed by	Connected by
1.45	TAKE-HOME COOLER DOORS MAN DOOR	1	OWNER	N/A
1.46	TAKE-HOME FLANGELESS COOLER DOORS	11	OWNER	N/A
1.47	TAKE-HOME FULL FLANGE COOLER DOORS	3	OWNER	N/A
2.17	24 x 48 DUNNAGE RACK	5	OWNER	N/A
2.22	24 x 48 EPOXY SHELVING W/ CASTERS	18	OWNER	N/A
2.42	18x48 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.43	24x48 CHROME SHELVING W/ CASTERS	9	OWNER	N/A
2.45	18 x 36 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.53	36 x 30 SS TABLE	3	OWNER	N/A
2.59	EAGLE SHELF 24 X 48	1	OWNER	N/A
2.68	24 X 24 MOBILE BREAD RACK	1	OWNER	N/A
2.80	STEEL LOCKER - 6-HIGH BOX 12"X12", 1 MIN ACCESSIBLE	3	OWNER	OWNER
2.85	LID & STRAW HOLDER	3	OWNER	OWNER
3.13	VITAMIX BLENDER	2	OWNER	OWNER
3.16	WALL MOUNTED SOLID SHELVING 24 x 48	1	OWNER	N/A
3.17	WALL MOUNTED SOLID SHELVING 14 x 36	3	OWNER	N/A
3.29	36 x 30 SS TABLE - W/O UNDERSHELF	2	OWNER	N/A
3.40	WALL MOUNTED WIRE SHELVING 24 x 48	1	OWNER	N/A
3.90	14 x 36 EAGLE SECURITY RACK	1	OWNER	OWNER
4.13	MICROWAVE	3	OWNER	OWNER
4.35	FRY HOLDING STATION	1	OWNER	OWNER
4.38	HOSE REEL	1	PC	PC
4.45	ELECTRIC FRYER - 3 VAT	1	OWNER	OWNER
4.65	ROLLER GRILL	1	OWNER	OWNER
4.80	LABEL MINDER 2	1	OWNER	OWNER
5.11	FIRE SUPPRESSION SYSTEM	1	OWNER	OWNER
5.21	CAPTIVEAIRE 10FT EXHAUST HOOD	1	OWNER	OWNER
5.30	TRASH CAN	4	OWNER	OWNER
5.39	PAPER TOWEL DISPENSER	4	OWNER	OWNER
5.64	RTI INDOOR GREASE TANK SYSTEM	1	OWNER	OWNER
5.78	RECESSED BOX FOR PAPER TOWELS	4	OWNER	OWNER
6.10	HOT FOOD PRODUCT HOLDING UNIT	1	OWNER	OWNER
6.40	DOUBLE BARREL CONDIMENT DISPENSER	1	OWNER	OWNER
6.55	HEATED GLASS MINI-MERCHANDISER WARMER	1	OWNER	OWNER
6.67	FREEZER MERCHANDISER	1	OWNER	OWNER
7.10	MODULAR WALL WIRE SHELF, MAT, AND HOOK SYSTEM	3	OWNER	OWNER
7.32	KNEE OPERATED HANDSINK	2	PC	PC
7.35	SS HAND SINK W/ WRIST BLADES AND EYEWASH	1	PC	PC
7.47	WALL MOUNTED WATER FILTRATION SYSTEM	1	PC	PC
7.50	VENTLESS DISH MACHINE	1	OWNER	EC/PC
7.51	SCULLERY DISH TABLE 102" W/ 3 BOWL SINK	1	OWNER	PC
7.70	ONE-COMPARTMENT RINSE SINK WITH COVED EDGING	1	PC	PC
8.10	BEVERAGE DISPENSER	1	OWNER	OWNER
8.11	TRUE ICE MAKER TI-522-MA	1	OWNER	OWNER
8.12	ICE MACHINE (WITH ELEVATED SUPPORT STAND)	1	OWNER	EC
8.13	TRUE IC EBIN TIB-422	1	OWNER	OWNER
8.21	CO2 CARBONATION SYSTEM	1	OWNER	OWNER
8.22C	UNDER COUNTER COMPACT WATER BOOSTER	3	OWNER	OWNER
8.24	2 HEAD FUB	3	OWNER	OWNER
8.34	FRANKE COFFEE BREWER	3	OWNER	OWNER
8.41	GAS MODULE (DASHED) UNDER NITRON	1	OWNER	OWNER
8.42	NITRON COLD DRAFT ON 5" LEGS	1	OWNER	OWNER
8.47	ICE TEA MACHINE	1	OWNER	OWNER
8.48	FRANKE A1000 WITH DAIRY ATTACHMENT	1	OWNER	OWNER
8.64	SELF CONTAINED FCB MACHINE	1	OWNER	OWNER
8.69	MILKSHAKE BLENDING BAR	1	OWNER	OWNER
8.71	MILKSHAKE BLENDER	1	OWNER	OWNER
8.75	5 HOPPER HOT BEVERAGE SYSTEM	1	OWNER	OWNER
8.79	OPEN AIR RTE CASE	1	OWNER	EC
8.80	COUNTERTOP CUP DISPENSING CABINETS	1	OWNER	OWNER
9.20	24" MOP AND BROOM HOLDER	2	OWNER	OWNER
9.21	18" MOP AND BROOM HOLDER	1	OWNER	OWNER
9.36	REMOTE REFRIGERATED DROP-IN WELL	2	OWNER	OWNER
9.62	FOOD PREP TABLE - 60" SOLID DOOR SANDWICH UNIT	1	OWNER	OWNER
9.90	HIGH SPEED OVEN	2	OWNER	OWNER
10.17	STORE CLOCK (BATTERY OPERATED)	1	OWNER	OWNER
10.20	LOTTERY MACHINE	1	OWNER	OWNER
10.25	LOTTERY COUNTERTOP TICKET DISPENSER	1	OWNER	OWNER
10.30	POS TERMINAL	6	OWNER	OWNER
10.50	ORDER MONITOR	6	OWNER	OWNER
10.55	EMPLOYEE KIOSK	1	OWNER	OWNER
10.70	STORE SERVER	1	OWNER	OWNER
10.75	TOUCH SCREEN	4	OWNER	OWNER
11.00	AIR CURTAIN - 42", WHITE	2	OWNER	EC
11.07	AIR CURTAIN - 42", BRONZE	1	OWNER	EC
11.10	HAND DRYER	2	OWNER	EC
11.20	MULTI-FUNCTION PRINTER	1	OWNER	OWNER
11.30	TV SECURITY WALL MOUNT ENCLOSURE	1	OWNER	OWNER
11.40	ATM - CASH DISPENSER	1	OWNER	OWNER
11.41	FIRE EXTINGUISHER "CLASS K"	1	OWNER	OWNER
11.42	FIRE EXTINGUISHER	4	BC	BC
11.43	ATM - CASH DISPENSER	1	OWNER	OWNER
11.48	INSECT LIGHT TRAP	2	OWNER	OWNER
11.50	WATER FOUNTAIN	1	PC	PC
11.75	OUTDOOR ICE MERCHANDISER	1	OWNER	OWNER
11.85	TANKLESS WATER HEATER	3	OWNER	EC/PC
11.90	WATER SOFTENER	1	OWNER	EC/PC
11.97	SELF-SERVE COFFEE FIXING RACK	2	OWNER	OWNER
12.30	SINGLE BOWL UNDERMOUNT SS SINK	1	OWNER	PC
12.50	CYCLESAFE U BIKE RACK (SEE CIVIL)	2	OWNER	OWNER
14.00	TOBACCO MERCHANDISER	1	OWNER	OWNER
14.01	WORKTOP DRAWERED FREEZER - 43"	1	OWNER	OWNER
14.12	27" WORKTOP REFRIGERATOR	2	OWNER	OWNER
14.14	48" WORKTOP FREEZER	1	OWNER	OWNER
14.24	UNDERCOUNTER SINGLE DOOR COOLER - 27"	2	OWNER	OWNER
14.59	REFRIGERATED FOOD PREP TABLE - 72"	1	OWNER	OWNER
16.02	EVAPORATOR - WALK-IN TAKE-OUT COOLER	2	OWNER	EC
16.24	EVAPORATOR - WALK-IN COOLER	1	OWNER	EC
16.27	EVAPORATOR - BEVERAGE COOLER	2	OWNER	EC
16.31	EVAPORATOR - WALK-IN FREEZER	1	OWNER	EC

OUTDOOR FURNITURE SCHEDULE

MARK	DESCRIPTION	Count
12.65	ULTRA ALUMINUM FENCING - 8'-0"	3
12.70	4 SEAT OUTDOOR TABLE CLUSTER	1
12.80	3 SEAT OUTDOOR TABLE CLUSTER	1
12.90	2 SEAT OUTDOOR TABLE CLUSTER	2
12.95	ALUMINUM PICNIC TABLE	1

LEGEND:
BC = BUILDING CONTRACTOR
EC = ELECTRICAL CONTRACTOR
MC = MECHANICAL CONTRACTOR
PC = PLUMBING CONTRACTOR
SC = SPECIALTY CONTRACTOR

NOTES:
1. ALL EQUIPMENT LISTED IS SUPPLIED BY OWNER, UNO.
2. ALL OVERHEAD EQUIPMENT TO BE MOUNTED 80" AFF MIN, UNO.
3. REFER TO G003 FOR ALL EQUIPMENT INSTALLATION PARAMETERS

*C*onvenience *A*rchitecture and *D*esign P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

HARTLAND

Int. of Old US 23
and Highland Road
Hartland, MI 48353

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

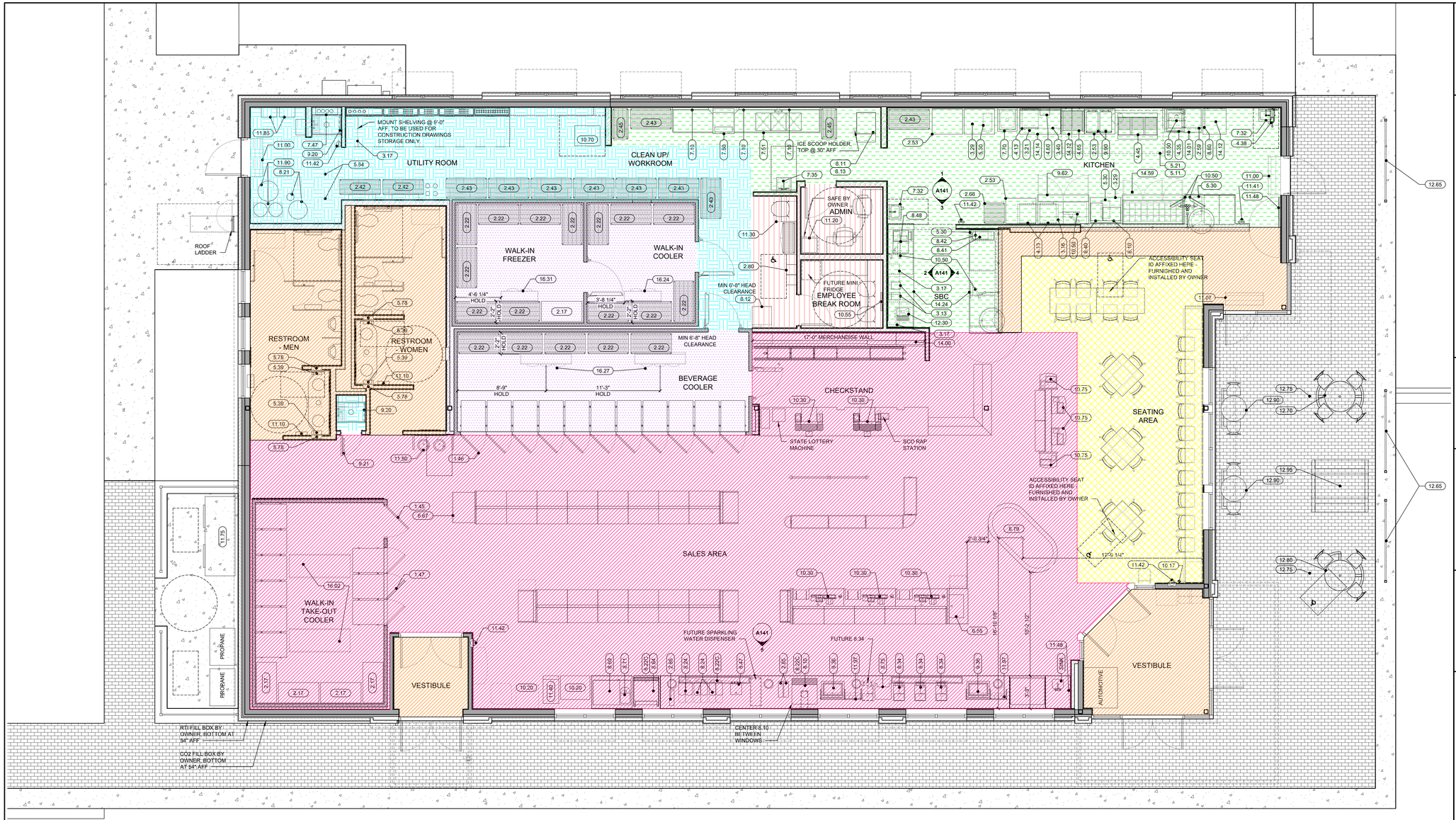
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EQUIPMENT PLAN

A212

PRELIMINARY FLOOR PLAN



EQUIPMENT PLAN

1/4" = 1'-0"

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2.59	EAGLE SHELF 24 X 48	1	OWNER	N/A
2.68	24 X 24 MOBILE BREAD RACK	1	OWNER	N/A
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7.35	SS HAND SINK w/ WRIST BLADES AND EYEWASH	1	PC	PC
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9.62	FOOD PREP TABLE - 60" SOLID DOOR SANDWICH UNIT	1	OWNER	OWNER
9.90	HIGH SPEED OVEN	2	OWNER	OWNER
10.17	STORE CLOCK (BATTERY OPERATED)	1	OWNER	OWNER
10.20	LOTTERY MACHINE	1	OWNER	OWNER
10.25	LOTTERY COUNTERTOP TICKET DISPENSER	1	OWNER	OWNER
10.30	POS TERMINAL	6	OWNER	OWNER
10.50	ORDER MONITOR	6	OWNER	OWNER
10.55	EMPLOYEE KIOSK	1	OWNER	OWNER
10.70	STORE SERVER	1	OWNER	OWNER
10.75	TOUCH SCREEN	4	OWNER	OWNER
11.00	AIR CURTAIN - 42", WHITE	2	OWNER	EC
11.07	AIR CURTAIN - 42", BRONZE	1	OWNER	EC
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11.20	MULTI-FUNCTION PRINTER	1	OWNER	OWNER
11.30	TV SECURITY WALL MOUNT ENCLOSURE	1	OWNER	OWNER
11.40	ATM - CASH DISPENSER	1	OWNER	OWNER
11.41	FIRE EXTINGUISHER "CLASS K"	1	OWNER	OWNER
11.42	FIRE EXTINGUISHER	4	BC	BC
11.43	ATM - CASH DISPENSER	1	OWNER	OWNER
11.48	INSECT LIGHT TRAP	2	OWNER	OWNER
11.50	WATER FOUNTAIN	1	PC	PC
11.75	OUTDOOR ICE MERCHANDISER	1	OWNER	OWNER
11.85	TANKLESS WATER HEATER	3	OWNER	EC/PC
11.90	WATER SOFTENER	1	OWNER	EC/PC
11.97	SELF-SERVE COFFEE FIXING RACK	2	OWNER	OWNER
12.30	SINGLE BOWL UNDERMOUNT SS SINK	1	OWNER	PC
12.50	CYCLESAFE U BIKE RACK (SEE CIVIL)	2	OWNER	OWNER
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14.59	REFRIGERATED FOOD PREP TABLE - 72"	1	OWNER	OWNER
16.02	EVAPORATOR - WALK-IN TAKE-OUT COOLER	2	OWNER	EC
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16.27	EVAPORATOR - BEVERAGE COOLER	2	OWNER	EC
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OUTDOOR FURNITURE SCHEDULE

MARK	DESCRIPTION	Count
12.65	ULTRA ALUMINUM FENCING - 8'-0"	3
12.70	4 SEAT OUTDOOR TABLE CLUSTER	1
12.80	3 SEAT OUTDOOR TABLE CLUSTER	1
12.90	2 SEAT OUTDOOR TABLE CLUSTER	2
12.95	ALUMINUM PICNIC TABLE	1

Function of Space	Square Footage
Mercantile:	2472 SF
Acillary Areas:	744 SF
Assembly without Fixed Seats, Unconcentrated:	442 SF
Kitchen:	731 SF
Business:	187 SF
Accessory Storage Areas, Mechanical Equipment Room:	505 SF
Mercantile Storage Areas, Refrigerated Storage:	619 SF

*C*onvenience *A*rchitecture and *D*esign P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE

HARTLAND

Int. of Old US 23
and Highland Road
Hartland, MI 48353

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

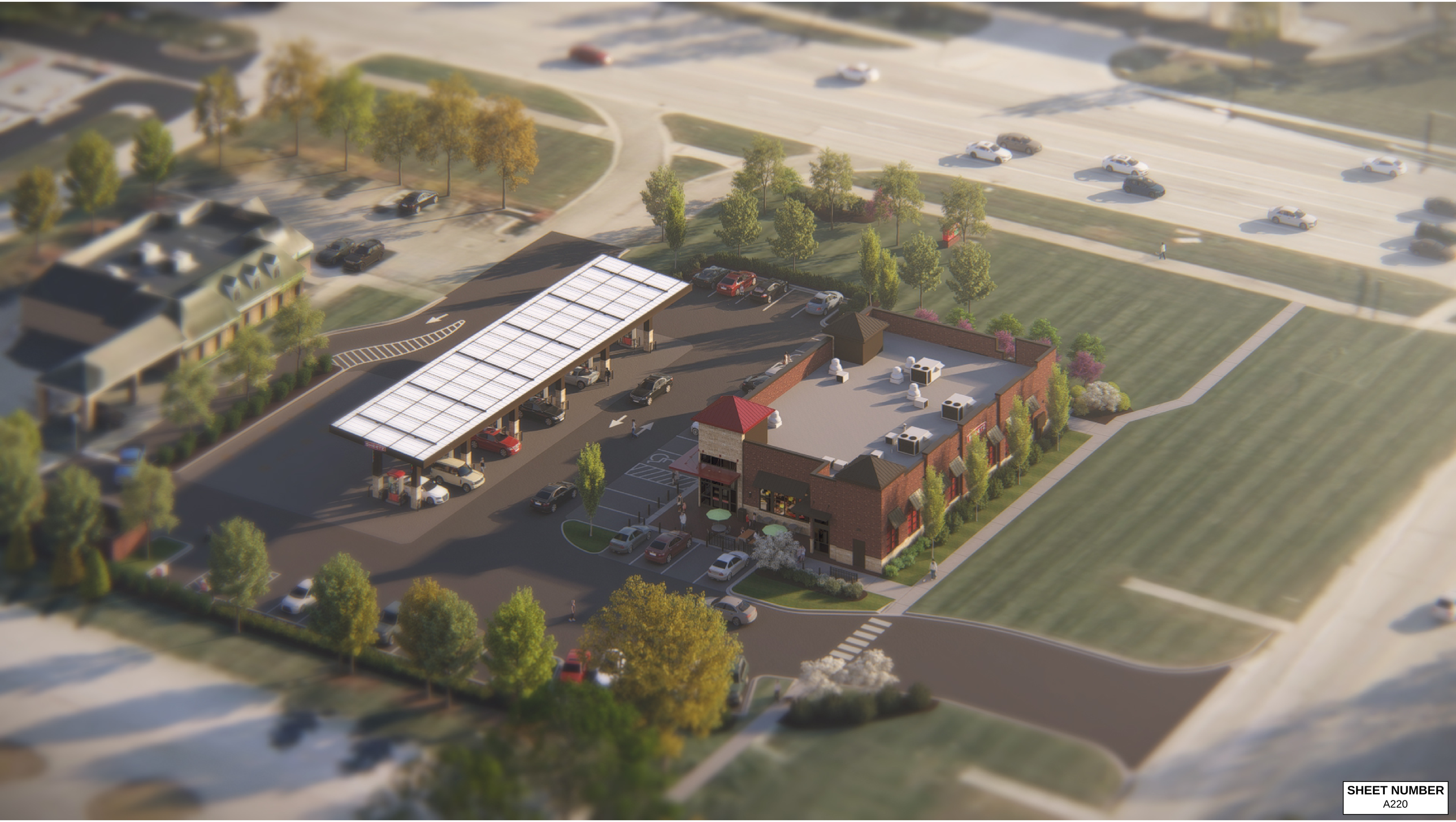
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EQUIPMENT PLAN

A213

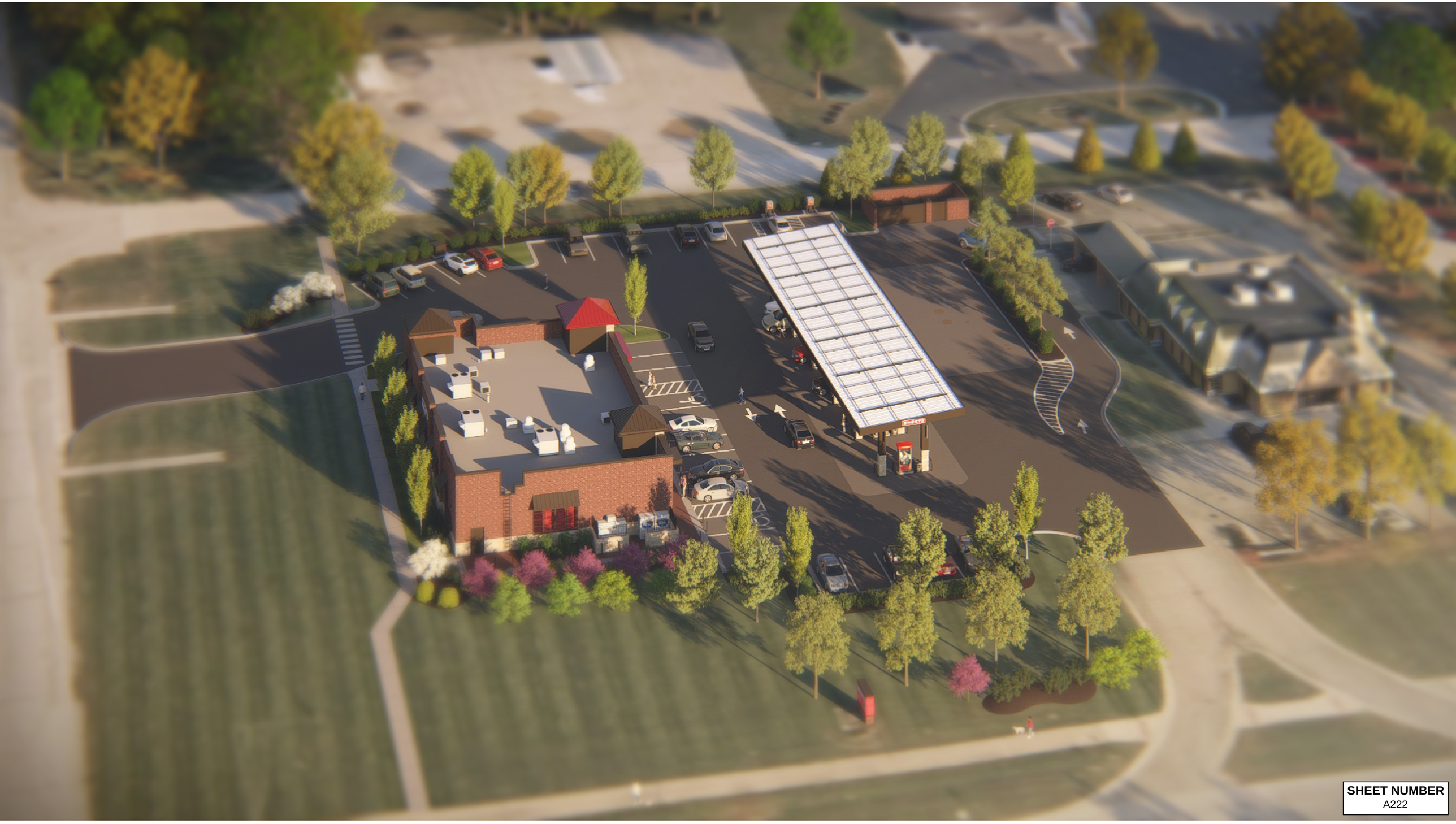
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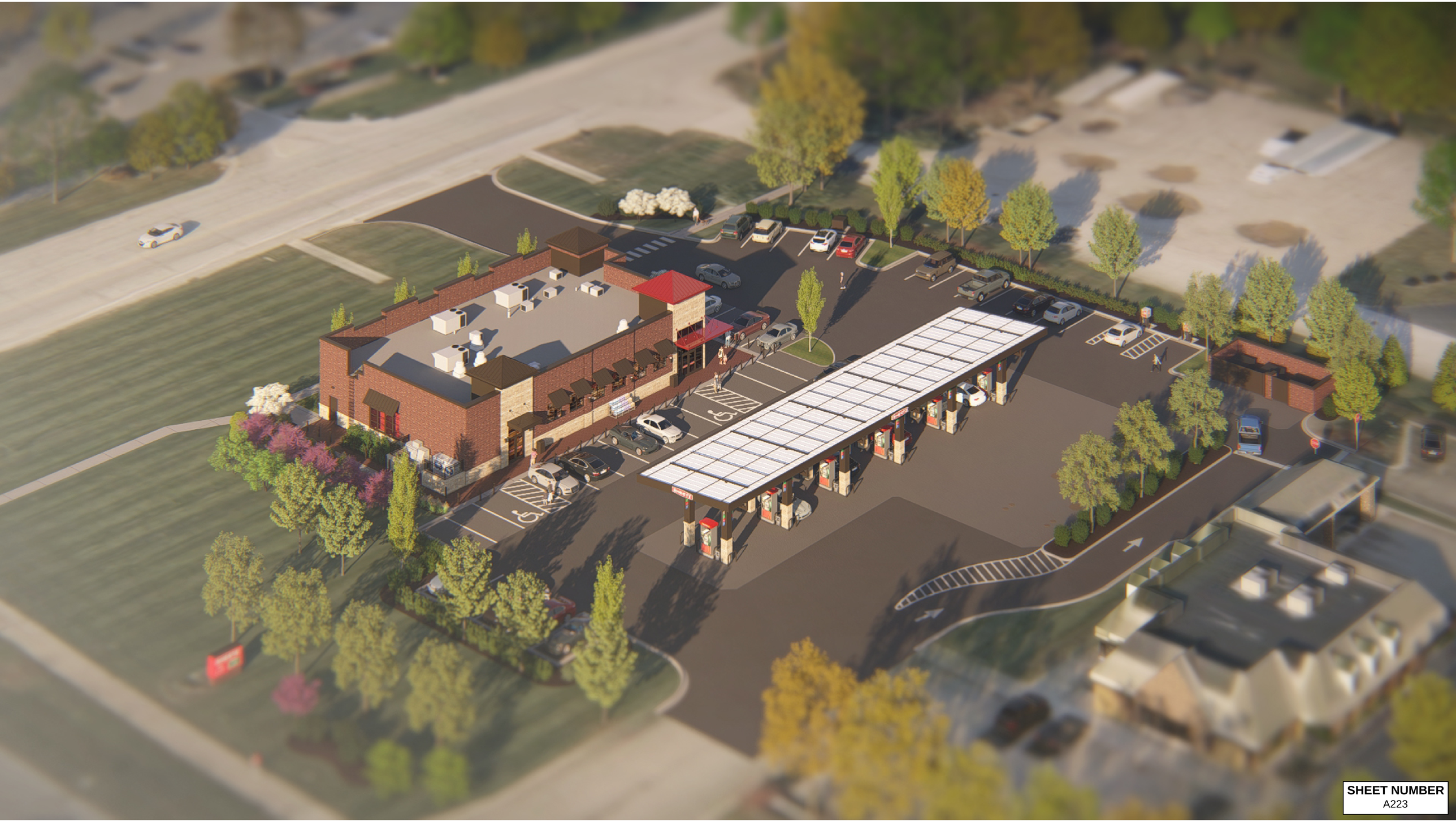
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A220



SHEET NUMBER
A221



SHEET NUMBER
A222



SHEET NUMBER
A223

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Scott Hable, Director of Public Works

Subject: 2025 Booster Station Generator Purchase and Install

Date: September 2, 2025

Recommended Action

Move to approve the coordination and installation of a permanent booster station standby generator and allow the Public Works Director to make decisions pertaining to the project on the township's behalf, for a cost not to exceed $35,000.00

Discussion

During this past winter, the state of Michigan's EGLE department conducted a sanitary inspection of our water plant and distribution system. This is a common practice which takes place at all municipal distribution systems and evaluates all facets of our operation to provide safe drinking water to our residents. During this process, it was determined by EGLE that a pressure booster station, located in the Hartland Estates Subdivision, required a standby generator to be in compliance with EGLE's act 399. This booster station was installed years ago based on lower water pressure readings in this area, to provide emergency pressure in this area in the case of an emergency using hydrants for fire protection. EGLE claims that in an emergency event where the power may be out, and hydrants are needed, the booster station would not activate, and it could hamper emergency fire efforts.

Public works staff has worked with Consumers Energy to generate a quote for natural gas line installation, as well as Osborn Services Inc. to supply us with the generator and installation, to properly power this booster station if needed, and bring us into compliance with EGLE. A small contingency of approximately $2500 has been requested for site prep, as well as possible increases of generator and natural gas line costs since quoted.

Financial Impact

Is a Budget Amendment Required? ☒Yes ☐No
The finance director will determine the necessary budget amendment.

Attachments

EGLE deficiency explanation

Consumers quote

Osborn quote

Deficiencies:

Deficiencies indicate non-compliance with one or more Act 399 requirements, which include defects in a water system's infrastructure, design, operation, maintenance, or management that cause, or may cause, interruptions to the "multiple barrier" protection system and adversely affect the system's ability to produce safe and reliable drinking water in adequate quantities.

Pumps: Capacity

Per Act 399 Rule 1105(1), distribution systems shall have sufficient capacity to meet peak demands, including fire flow demands where fire protection is provided, while continuously maintaining a minimum of 20 psi throughout the distribution system during emergencies such as firefighting.

Per Suggested Practices Part 10(10)(c), Station Bypass and Backup Power: "Booster pumping stations whose failure would result in unacceptably low (< 35 psi under normal operating conditions and <20 psi under all conditions) pressures in the station's service area must be equipped with emergency power capability. Automatic switchover to backup power may also be require Booster pumping stations that serve an area where the pressure will be greater than 20 psi when a failure occurs, must be installed with a bypass line with an automatic opening valve."

Hartland has backup power for its wells, water treatment plant, and elevated storage tank, but it does not have backup power for its booster pump station, which is for firefighting only. The distribution system has low- and high-pressure zones, separated by a pressure reducing valve (PRV). Per Act 399 Rule 1206(1), Hartland has backup power and can provide finished water to the distribution system during power interruptions. However, if fire protection is utilized during a power interruption, a portion of the distribution system, the low-pressure zone, may not be able to maintain a minimum pressure of 20 psi during an emergency. The booster station must have backup power; **please be reminded that this work requires an Act 399 construction permit**. Please submit a plan of action to EGLE by **March 13, 2025**

Consumers Energy
Count on Us
A CMS Energy Company

CEM Support Center
Consumers Energy, Lansing Service Center, Rm. 122, 530 W. Willow St., Lansing, MI 48906-4754

June 13, 2025

NOTIFICATION #:
1073660054

HARTLAND TOWNSHIP
2655 CLARK RD
HARTLAND, MI 48353-2614

REFERENCE: 9196 ROTONDO DR-PUMP STATION, HOWELL

Dear Valued Customer,

Thank you for contacting Consumers Energy for your energy needs. Please note the Notification Number above and include it on any correspondence you send. Please note the Account Number, located above the Account Name on your invoice, when submitting payment.

A copy of our design drawing showing the proposed location of the gas service entrance is enclosed.

The estimated cost for your energy request is as follows:

Gas Service Connection Fee:	$	200.00
Excess Footage Charge:	$	-
Winter Construction Costs:	$	-
Gas Fuel Line Tie In:		
Permit(s):		
Additional Costs - See Invoice:	$	1,617.33
Total Estimated Cost:	**$**	**1,817.33**
Less Prepayment Received:	$	-
Total Estimated Cost Due:	**$**	**1,817.33**

Costs may also result from practical difficulties encountered during construction and additional payment may be required if:

- Work presently designed is done outside normal business hours.
- Change to the location of the service entrance.
- Changes to the design or route.
- Other construction delays.

Enclosed is an estimated invoice that is valid for 60 days from the date of this letter and is subject to change thereafter. This cost estimate includes only work required for Consumers Energy and does not reflect any work or costs that may be required by other parties, including other utilities. Once we receive your payment and any required easements, contracts, permits or inspections we can proceed with your request.

CONTACT OUR SECURE CREDIT/DEBIT CARD PAYMENT CENTER @ 1-866-329-9593 TO PAY "FEE FREE" WITH YOUR VISA OR MASTERCARD OR MAKE A PAYMENT ONLINE AT: www.consumersenergy.com AND CLICK "MAKE PAYMENT" TO USE THE GUEST PAY FEATURE.

Please review all attached materials carefully and direct inquiries for your request to:
Emberlyn Elliott at 844-316-9537

Consumers Energy
Count on Us®
A CMS Energy Company

Dear New Natural Gas Customer,

Thank you for your request for natural gas service. In order to expedite your request and meet your schedule, we have developed the following list of items requiring action by you (Customer Responsibilities). These are requirements that must be met before we can install your new service.

CUSTOMER RESPONSIBILITIES

1) Meter Location: A copy of our design document may be included in your customer packet. If included, your meter location is indicated by the solid square on the design document (Form 2804). This location cannot be within 18 inches of any opening (i.e. window that opens or a door) and cannot be within 3 feet of a motor driven air intake, high efficiency furnace air intake or exhaust or any ignition source. **Please contact the Consumers Energy representative assigned to your notification immediately if any of these conditions exists.** Your fuel line will need to be installed to this location.

2) Meter Installation: If this is a new gas service and your meter isn't being set at the time the service pipe is installed, you will need to call for a meter set at least 24 hours before you need the meter set, by calling 1-800-477-5050, 24 hours a day.

3) Payment: An invoice may be included in your customer packet. If included, the deposit amount on the invoice must be paid prior to installation of your service. Additional charges may apply and will be billed/or refund issued upon completion of your service installation.

4) Site Conditions: The site must be within 3 inches of final grade before we can install your service. To avoid delays, clear a 12 foot wide equipment path free of building materials, brush, trees, shrubs, etc. along the proposed service route. After your service is installed, we will backfill and place excavated earth over the trench. You are responsible for final restoration of the trench and ensuring that the grading over the trench is at the required level.

5) Staking: To avoid damage, stake your existing underground facilities such as; well, septic system, sprinkler system, any underground wires, buried LPG tanks, piping, or other unusual buried facilities. Please make sure these stakes are apparent when we arrive to install the service. We cannot reimburse you for damage to your facilities that are not properly staked. You do not need to stake the utilities' electric, gas or communication lines.

6) Mobile Home: If you requested service to a mobile home, you will be required to install a 2" galvanized steel post per Consumers Energy specifications. Contact the Consumers Energy representative assigned to your notification for additional information.

7) Gas Usage: You must begin using gas within two years following service installation or the service will be disconnected from our system. Following that, another request for gas service requires the payment of a reconnection charge plus the charge for construction of any new service pipe.

8) Additional Charges: Underground services installed during the months December through April may be subject to an additional charge. Unusual site conditions may also require an additional charge. These charges will be communicated to you in advance of construction.

9) Joint Trenching: Discounts for installation of Consumers Energy's electric and gas service in the same trench (joint trench) are applied in calculating the gas service contribution.

10) Usage Rate: Customers are billed at a general service rate while the structure is under construction. If the structure is a home, then the owner of the home, upon receiving a Certificate of Occupancy, should call 1-800-477-5050 to ensure the gas and/or electric rates are changed to an appropriate rate.

Please keep these procedures in a convenient location to review as we proceed with designing your service and constructing the job.

If you have any questions regarding these requirements please direct inquiries to:

Emberlyn Elliott at **844-316-9537**

Customer Site Readiness Photo Instructions
Gas Service

Before Consumers Energy can install your service, your site must pass the Company's site readiness check. To prepare for this milestone, you must return a signed and completed ***GO-READY*** **Checklist** (attached to your invoice) along with site readiness photos.

Submit the checklist and photos to email address: mailto:poboxservicerequest@cmsenergy.com or to your assigned project coordinator. In the subject line, include the site address and the Consumers Energy assigned notification number.

Site readiness photo submission is a regulatory requirement. When submitting, follow the requirements in this document.

Requirements for Site Readiness

For proper meter clearances, please refer to the Gas Meter Location letter or reach out to your Project Coordinator.

New Business Gas Service

- Meter location must be labeled with the word GAS or G or fuel line stubbed out at the meter location.
  - A piece of plywood is also acceptable if propped up at the meter location.
  - A weatherproof, permanent backer plate is required for houses that will receive siding.
- Meter location must be outside on the building wall or on a pedestal next to the wall of the building/property being served.
  - No obstructions on the wall where the meter will be located such as water boxes, Generac box/transfer switch, solar boxes, motor intake exhaust, disconnects, outlets, vents, water hose reels.
- Site is to rough grade. Grade must be leveled, and private utilities must be marked or flagged.
- 12-foot clear proposed service pathway from the meter location to the gas main location (see service design for service pathway and gas main location).
- Installed subfloor for open basements and depending on meter size:
  - 250 meter: foundation walls.
  - 425-800 meter: framed walls.
  - 2M rotary meter or higher: finished walls.

Relocate Gas Meter/Gas Service

Follow the requirements for New Business.

- The homeowner must hire their own contractor and pull their own permits for fuel line additions of 10 feet or more or when wall obstructions cannot be moved.
- Customer-owned fuel line must be moved and visible (stubbed out) at the new meter location for same day gas supply.
  - If not stubbed out, the customer will be without a gas supply to their property until the customer's fuel line is installed.
    - Customer will need to call for a turn-on once fuel line is tied in.
  - Customer mechanical contractor to complete the fuel line tie in, unless previously discussed with Project Coordinator.
- Pedestal installed at new meter location for mobile homes.

Meter will not be installed to the new location unless the customer's fuel line is visible in submitted photos.

Gas Meter Upgrade

Follow the requirements for Relocate Gas Meter.

- No obstructions above the meter such as conduit lines, electric meters, hose reels, and water boxes.
- Meter must be 3 feet away from an ignition source such as a generator or outlet.
- 12-foot clear pathway from the meter location to the gas main. (To ensure there is a clear pathway for Service/C&I vehicles to drive/park for larger and multiple meters.)

Gas Meter Set

Follow the requirements for a Gas Meter Upgrade.

- Pedestal/Post must be installed for mobile home – Post must meet Consumers Energy's current requirements. Consumers Energy will not set a meter onto an outdated meter pedestal. Please consult with your Project Coordinator for current requirements.
- Only a single 250-meter set is eligible for a no-fuel-line-visible configuration.
- All fuel lines must be tagged with Consumers Energy aluminum tags for existing multi-bar meter stands. (Contact your Project Coordinator for meter tags and instructions on how to tag your fuel lines.)

Consumers Energy
One Energy Plaza
Jackson, MI 49201

Count on Us

Retire/Renew Gas Service

Follow the requirements for New Business.

- If a post (temporary meter stand) is customer requested or recommended by your Project Coordinator, the installation of the post must meet Consumers Energy requirements. Please contact your Project Coordinator for the latest requirements.
- If renewed service or meter will be installed to a new location, see the "Relocate Gas Meter/Gas Service" section.
- Some locations may not be able to accommodate a 12-foot clearance due to overall site dimensions.

Photo Instructions – Gas Service

Site readiness photo submission is a regulatory requirement.

New Business	Site to rough grade. Grade must be leveled. No ruts.	12-foot clear pathway from meter location to gas main. Stand at the meter location and face the location of the main to take the photo. (See design for location of the main.)	Private utilities marked or flagged; if within 12-feet of the service path, clear pathway to the meter location, with no debris at meter.	Meter location marked. Meter must be mounted to a weatherproof, permanent backer plate for houses that will receive siding.	---
Relocate	New meter location. Visible fuel line, if stubbed out.	12-foot clear pathway to new meter location.	No debris at meter location.	Private utilities marked or flagged; if within 12-feet of the service path, clear pathway to the meter location, with no debris at meter. .	---
Upgrade	Current meter location.	12-foot clear pathway to the meter location, with no debris at meter. Stand at the meter location and face the location of the main to take the photo. (See design for location of the main.)	---	---	---
Meter Set Multi-Meter (MM) Single-Meter (SM)	Multi-meter bracket with visible fuel line for a multi-bar stand, 425 meter and higher. MM & SM	Fuel line tagged with CE tags and service line connected to the bracket for multi-meter stand. MM	12-foot clear pathway to meter location, no debris at meter. Stand at the meter location and face the location of the main to take the photo. (See design for location of the main.) MM & SM	Pedestal/post for mobile home. Meter must be mounted to a weatherproof, permanent backer plate for houses that will receive siding.	Meter posts for temporary meter stand.
Retire/Renew	12-foot clear pathway from meter location to gas main. Stand at the meter location and face the location of the main to take the photo. (See design for location of the main.)	Private utilities marked or flagged; if within 12-feet of the service path, clear pathway to the meter location, with no debris at meter.	Meter location marked. If the meter is being moved to a new location where siding is not present, a weatherproof, permanent backer plate is required. If siding is present, the siding can be used as the permanent mounting backer.	---	---

Photo Instructions – Gas Service

Site readiness photo submission is a regulatory requirement.



Rough grade.



Clear pathway from meter location to gas main.



Private utilities marked or flagged.



Multi-meter bracket showing Consumers Energy tags on fuel lines and service line connected to bracket.



Mobile home pedestal.



Freestanding/temporary meter post.

Photo Instructions – Gas Service

Site readiness photo submission is a regulatory requirement.



New meter location visible with stubbed out fuel line.



No debris at meter location.



Meter location marked with plywood marked Gas.



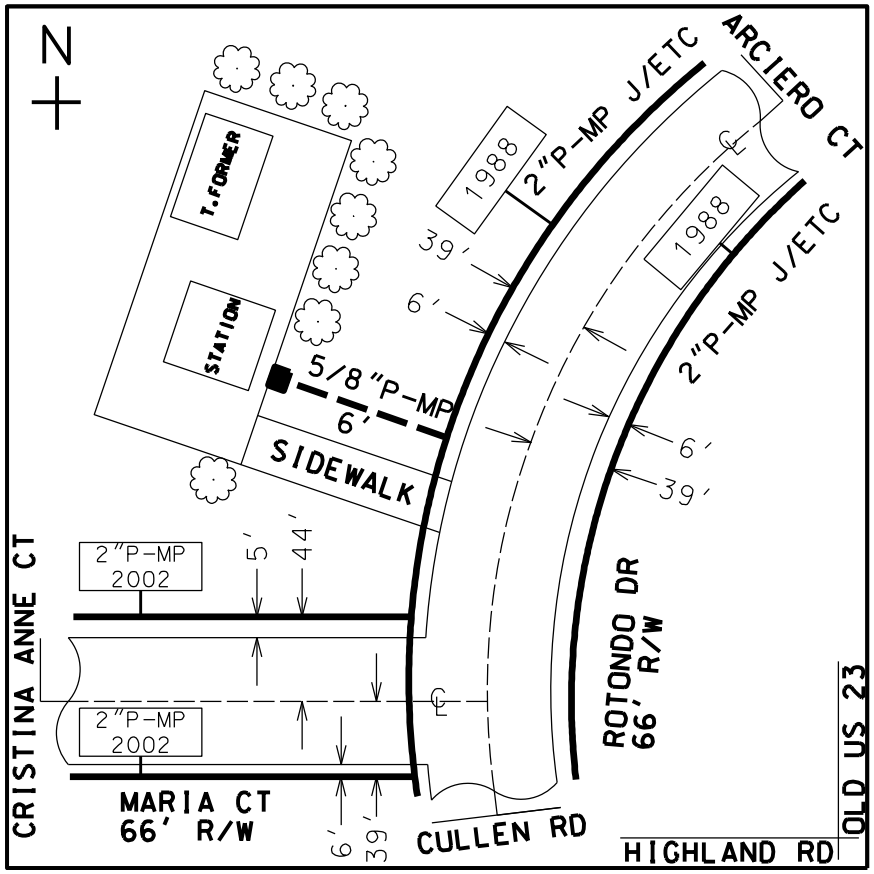
Weatherproof permanent backer plate for mounting a meter.



Meter mounted on a weather-proof permanent backer plate.

ADDRESS	
9196 ROTONDO DR-PUMP STATION	
PROJECT TITLE	
9196 ROTONDO DR-PUMP STATION	
DESIGN NUMBER	AS-BUILT NUMBER
11771418	
CONSTRUCTION MEASURE NUMBER	
100007988873	
NOTIFICATION NUMBER	
1073660054	
ORDER TYPE	ORDER NUMBER
GCNC	
MAINTENANCE ACTIVITY TYPE	
NBS	
METER ORDER NUMBER	METER NUMBER
READ	METER LOCATION
[X] SET	[ ] REMOVE [ ] EXCHANGE
COUNTY	
LIVINGSTON	
CITY/TOWNSHIP	
HOWELL/HARTLAND	
TRS	DATE
035619	6/10/2025

NON JOINT



Consumers Energy

A CMS Energy Company SERVICE

CONSUMERS ENERGY CONTACTS

DEPARTMENT	NAME	NUMBER
COORDINATOR	Emberlyn C. Elliott	517-545-8726
DESIGNER	Israel Estrada	
CUSTOMER	Tyler Brooks	517-672-8316

Consumers Energy
Count on Us®

A CMS Energy Company

PLEASE RETURN THE CHECKED DOCUMENTS BELOW TO CONSUMERS ENERGY IN THE ENVELOPE PROVIDED	
TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: *POBoxCEServiceRequest@cmsenergy.com*	
☐	AGREEMENT FOR INSTALLATION (Please return all pages of contracts) (Form 93, Form 94 and Form 95 - 2 Page Document Each) (Form 861, Form 862 and Form 230 - 4 Page Document Each)
☑	PAYMENT WITH INVOICE STUB (BOTTOM STUB IS REQUIRED FOR PROCESSING)
☐	REQUEST FOR ELEVATED CUSTOMER DELIVERY PRESSURE
☐	STANDARD LIGHTING CONTRACT (MUST BE CERTIFIED BY CLERK) EMAIL STREETLIGHT CONTRACTS TO: street_lighting@cmsenergy.com
☐	SIGNED CUSTOMER ATTACHMENT PROGRAM (CAP) CONTRACT (PLEASE ENSURE TO CHECK PAYMENT OPTION ON CONTRACT)
☑	GO READY FORM (FORM 1250) TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com
☑	SITE READY PHOTO(S) TO EXPEDITE SERVICE, RETURN VIA EMAIL TO: POBoxCEServiceRequest@cmsenergy.com
☐	OTHER:

ELECTRIC SERVICE NOTIFICATION:	
GAS SERVICE NOTIFICATION:	1073660054
ELECTRIC OH DISTRIBUTION NOTIFICATION:	
ELECTRIC UG DISTRIBUTION NOTIFICATION:	
GAS MAIN NOTIFICATION:	
STREETLIGHT NOTIFICATION:	

GO-READY Checklist
Natural Gas & Electric Request

Consumers Energy
Count on Us®

Thank you for contacting Consumers Energy for your energy needs. This form is required to schedule your service installation, retirement, or alteration. Consumers Energy will contact you one to two days before our scheduled arrival. If it is deemed that any of the requirements are not met upon our arrival, Consumers Energy reserves the right to reschedule your job.

Please return completed Checklist either (1) by E-mail: poboxceservicerequest@cmsenergy.com (preferred) or (2) by Fax: 517-374-2424.

If neither option is available, you can mail a completed application to:
CEM Support Center, Lansing Service Center Room 122, 530 W Willow St, Lansing MI 48906-4754

Notification #: 1073660054

Service Address: 9196 ROTONDO DR-PUMP STATION, HOWELL

Please check all requirements on the checklist below before returning this document. Providing accurate information when submitting your form helps assure construction execution upon crew arrival.

	YES	N/A
1. Has your payment been submitted to Consumers Energy?	☐	☐
2. Has your gas meter location been clearly marked, and/or your electric meter socket properly installed at the agreed upon location (service installation or alteration)?	☐	☐
3. Has your electric meter been inspected and approved by the local city/township inspector?	☐	☐
4. Is the site at rough grade?	☐	☐
5. Is a 12-foot-wide path clear of debris and construction equipment?	☐	☐
6. Site Ready Photos. Include photos with Checklist. See customer site readiness photo instructions (attached) for photo submission requirements.	☐	

Making Consumers Energy aware of any privately owned underground facilities or buried obstructions by clearly identifying the facility location reduces the risk of damages. Mark or expose the following facilities or obstructions including, but not limited to:

	YES	N/A		YES	N/A
Septic tank (Existing or future)	☐	☐	Underground yard lighting	☐	☐
Drain field (Existing or future)	☐	☐	Sprinkler systems	☐	☐
Well (Existing or future)	☐	☐	Electronic dog fences	☐	☐
Conduit	☐	☐			

Other: _____

These facilities must be marked with stakes, spray paint, or flags. Consumers Energy and/or its agents will not be held responsible for damage that occurs to privately owned underground facilities that are not properly marked before service installation.

After services are installed, excavation will be backfilled. Final restoration is your responsibility.

Thank you for your partnership!

Printed Name: _____

Signature: _____ Date: _____

Consumers Energy
Count on Us®

Amount Due:	**$1,817.33**
Please pay by:	**June 27, 2025**

HARTLAND TOWNSHIP
2655 CLARK RD
HARTLAND MI 48353-2614

Invoice Number	9328616658
PO Number	
PO Date	
Bill Date	06/13/25

Account: 3000 2420 2362

9196 ROTONDO DR-PUMP STATION HOWELL - GAS UTILITY INSTALLATION - NOTIFICATION NUMBER (s): - - 1073660054

NONENERGY INVOICE

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Gas CIAC Meter Connection Fee	1.0 EA	$200.00	$200.00
Gas CIAC Service Contributions	1.0 EA	$1,117.33	$1,117.33
Gas CIAC Elevated Pressure Setup Fee	1.0 EA	$500.00	$500.00

TOTAL DUE: $1,817.33

See Page 2 for Payment Options.

Consumers Energy is regulated by the Michigan Public Service Commission, Lansing, Michigan

INVOICE QUESTIONS - Contact: Emberlyn Elliott -844-316-9537

Fold, detach and mail this stub with your check made payable to Consumers Energy. Please write your account number on your check.

Consumers Energy
Count on Us®

Account: 3000 2420 2362

CONSUMERS ENERGY
CEM Support Ctr - Lansing RM 122
530 W Willow St
Lansing, MI 48906-4754

PREPAYMENT REQUEST

Amount Due:	**$1,817.33**
Please pay by:	**June 27, 2025**
Enclosed:	

6 330037811976 000001817337 0000 2056 0 300024202362 H

Ways to pay your nonenergy bill:



Same-day payment
ConsumersEnergy.com

Discover® MasterCard®
Visa® or eCheck



Same-day payment
866-329-9593

Discover® MasterCard®
Visa® or eCheck



By mail
Check, money order

Consumers Energy
Payment Center
P.O. Box 740309
Cincinnati, OH 45274-0309



In person
Cash, check, card
or money order

Varies by authorized payment location

Fee may apply

Osburn Services, Inc.
2530 E Buno Rd
Milford, MI 48381
+18778675711
ar@osburnservices.com
www.osburnservices.com

Estimate

ADDRESS
Tyler Brooks
9751 Highland Rd
Hartland, MI 48843

ESTIMATE 7558-24 KOHLER EO
DATE 07/09/2025

DESCRIPTION	QTY	RATE	AMOUNT
LCIK; LIQUIC COOLED INSTALL Liquid Cooled 24 kW Kohler Home Standby Generator 100 Amp Aluminum 3 phase Automatic Transfer Switche Liquid - Cooled Generator installation includes: Build and pour customer 6” built on site; Deliver, set and anchor generator on pad. Install automatic transfer switch outside next to meter, run wire outside to generator location. Dealer set up installed Brownout protection. Install black iron gas piping outside to gas supply. Pressure test and hand paint gas pipe with Rust-Oleum paint. Factory required Start-up, programing and testing, warranty ; file warranty with manufacturer. Demonstrate power failure, customer training and generator operation,. Kohler Oncue celular Monitoring: First year of 24/7 Dealer monitoring included. Programing set-up for remote monitoring. 5 year KOHLER premium factory warranty upgrade; parts, labor and travel. 10 yr OSBURN workmanship warranty.	1	30,744.00	30,744.00
Free Annual Service Free annual service credit	1	0.00	0.00
Permits, Inspections, Terms Electrical and mechanical permits required for generator installation PLEASE NOTE: - Engineered drawings are not included. - Existing code violations are not included. Cost to bring existing systems up to code will be billed extra. - Homeowner/Condo association approvals and local variances are to be obtained by the owner. - Screening around generator may be required and is not included. Options & pricing will be discussed if necessary. - Gas meter may need to be upgraded. Owner is responsible for contacting gas company to request an upgrade and to pay for the upgrade. - Propane customers are responsible for contacting propane company. Propane company MUST be present on day of install. - Owner MUST be present at time of inspections.	0	450.00	0.00

This is an estimate only. Prices are good for 30 days from the date of estimate unless otherwise noted.

Please sign below if you do not want permits

_____NO I do not want permits

Terms 50% deposit required. This price quote is for cash or check. 3% fee for credit convenience. 5% fee for financing options.	1	0.00	0.00

TOTAL **$30,744.00**

Accepted By

Accepted Date