



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, April 22, 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. 04-08-25 Hartland Township Board Regular Meeting Minutes
 7. Pending & New Business
 - a. Site Plan/Planned Development Application #25-002 – Proposed restaurant with drive-through service (Chick-fil-A) at 10382 Highland Road Preliminary PD Site Plan
 - b. Resolution - Hartland High School Parent Action Committee
 - c. 2025 PRV Project Budget Amendment
 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: April 15, 2025

Recommended Action

Move to approve the bills as presented for payment.

Discussion

Bills presented total \$236,437.25. The bills are available in the Finance office for review.

Notable invoices include:

Livingston County Drain Commission - \$193,983.25 – (March 2025 Sewer System O&M)

Spalding Dedecker - \$10,108.75 – (Various engineering invoices)

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under either the amended FY25 budget or the FY26 adopted budget as determined by the posting date.

Attachments

Bills for 04.22.2025

04/16/2025 02:47 PM
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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 04/22/2025 - 04/22/2025
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN - CHECK TYPE: PAPER CHECK

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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
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		Due Date		1099		

ALLSTAR	ALLSTAR ALARM LLC	04/01/2025	419930	FOA	5/1/25 - 7/31/25 - FIRE STATION 61	
52387	8345 MAIN STREET	04/22/2025		N		263.16
04/01/2025	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		04/22/2025		Y		263.16

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-801.000	CONTRACTED SERVICES	263.16

ALLSTAR	ALLSTAR ALARM LLC	04/01/2025	419972	FOA	5/1/25 - 7/31/25 - TOWNSHIP HALL	
52386	8345 MAIN STREET	04/22/2025		N		862.83
04/01/2025	WHITMORE LAKE MI, 48189	/ /	0.0000	N		0.00
		04/22/2025		Y		862.83

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	862.83

VENDOR TOTAL: 1,125.99

APEX	APEX SOFTWARE	04/01/2025	329939	FOA	MAINTENANCE RENEWAL 050125 - 5/1/26	
52388	P.O. BOX 100145	04/22/2025		N		1,340.00
04/01/2025	SAN ANTONIO TX, 78201-1445	/ /	0.0000	N		0.00
		04/22/2025		N		1,340.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-930.000	REPAIRS & MAINTENANCE	1,340.00

VENDOR TOTAL: 1,340.00

CINTAS	CINTAS CORPORATION	04/14/2025	4227227648	FOA	MATS	
52440	P.O. BOX 630910	04/22/2025		N		46.80
04/14/2025	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		04/22/2025		N		46.80

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	46.80

CINTAS	CINTAS CORPORATION	03/31/2025	9314837206	FOA	EYEWASH SERVICE AGREEMENT	
52384	P.O. BOX 630910	04/22/2025		N		99.18
03/31/2025	CINCINNATI OH, 45263	/ /	0.0000	N		0.00
		04/22/2025		N		99.18

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-801.000	CONTRACTED SERVICES	99.18

VENDOR TOTAL: 145.98

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Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

9885	CROMAINE DISTRICT LIBRARY	04/14/2025	041425	FOA	DPPT DISBURSEMENT	
52430	P.O. BOX 308	04/22/2025		N		258.65
04/14/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		N		258.65

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	258.65

VENDOR TOTAL: 258.65

DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	04/05/2025	187980	FOA	APRIL 2025 - PARKS TRASH	
52404	PO BOX 241	04/22/2025		N		300.00
04/05/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		Y		300.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.000	CONTRACTED SERVICES	300.00

DOUGIES	DOUGIE'S DISPOSAL & RECYCLING	04/05/2025	188830	FOA	WEEKLY TRASH PICKUP AT TOWNSHIP HALL	
52403	PO BOX 241	04/22/2025		N		188.00
04/05/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		Y		188.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-801.000	CONTRACTED SERVICES	188.00

VENDOR TOTAL: 488.00

0070	DTE ENERGY	03/31/2025	200425479379	FOA	MARCH 2025 - MILLPOINTE, FIDDLERS GR	
52392	P.O BOX 740786	04/22/2025		N		1,885.96
	CINCINNATI					
03/31/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		04/22/2025		N		1,885.96

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-000-282.001	MILLPOINTE STREETLIGHTS DEPOSIT	290.52
101-000-282.002	FIDDLAR GROVE STREETLIGHT DEPOSIT	23.23
101-000-282.003	WALNUT RIDGE STREETLIGHTS DEPOSIT	25.40
101-448-921.000	STREET LIGHTS	1,546.81
		1,885.96

0070	DTE ENERGY	03/31/2025	299215907-03/202	FOA	MARCH 2025 - ROTONDO WELL HOUSE	
52441	P.O BOX 740786	04/22/2025		N		118.28
	CINCINNATI					
03/31/2025	OH, 45274-0786	/ /	0.0000	N		0.00

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Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount

		04/22/2025		N		118.28
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Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-920.002	UTILITIES - ELECTRIC	118.28

0070	DTE ENERGY	04/10/2025	768684408-04/202	FOA	APRIL 2025 - BRIDGE LIGHTS	
52452	P.O BOX 740786	04/22/2025		N		23.32
	CINCINNATI					
04/10/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		04/22/2025		N		23.32

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-448-921.000	STREET LIGHTS	23.32

0070	DTE ENERGY	03/31/2025	877391508-03/202	FOA	MARCH 2025 - HERO TEEN CENTER	
52451	P.O BOX 740786	04/22/2025		N		274.07
	CINCINNATI					
03/31/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		04/22/2025		N		274.07

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-920.002	UTILITIES - ELECTRIC	274.07

0070	DTE ENERGY	04/10/2025	920018769967-04/	FOA	APRIL 2025 - HACKER RD SIREN	
52442	P.O BOX 740786	04/22/2025		N		14.48
	CINCINNATI					
04/10/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		04/22/2025		N		14.48

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-920.002	UTILITIES - ELECTRIC	14.48

0070	DTE ENERGY	04/10/2025	920018769975-04/	FOA	APRIL 2025 - HARTLAND WOODS SIREN	
52443	P.O BOX 740786	04/22/2025		N		14.48
	CINCINNATI					
04/10/2025	OH, 45274-0786	/ /	0.0000	N		0.00
		04/22/2025		N		14.48

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-920.002	UTILITIES - ELECTRIC	14.48

VENDOR TOTAL: 2,330.59

DUNN	DUNN, ERIC & ASHLEY	04/14/2025	041425	FOA	OVERPAYMENT ON 2021 DPPT	
52429	13450 DENVER	04/22/2025		N		9.21

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		Due Date		1099		

04/14/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		N		9.21

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	9.21

VENDOR TOTAL: 9.21

ELECTIONSO	ELECTION SOURCE	03/31/2025	25-1224	FOA	ELECTION SUPPLIES	
52425	4615 DANVERS DR SE	04/22/2025		N		628.94
04/02/2025	GRAND RAPIDS MI, 49512	/ /	0.0000	N		0.00
		04/22/2025		N		628.94

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-191-727.000	SUPPLIES & POSTAGE	628.94

VENDOR TOTAL: 628.94

ELECTROCYC	ELECTROCYCLE, INC.	04/15/2025	62633	FOA	DOCUMENT DESTRUCTION	
52444	23953 RESEARCH DR	04/22/2025		N		52.00
04/15/2025	FARMINGTON HILLS MI, 48335	/ /	0.0000	N		0.00
		04/22/2025		N		52.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-801.000	CONTRACTED SERVICES	52.00

VENDOR TOTAL: 52.00

HACC	HARTLAND AREA COMMUNITY COUNCIL	04/01/2025	040125	FOA	MEMORIAL DAY BOOKLET AD	
52406	PO BOX 113	04/22/2025		N		150.00
04/01/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		N		150.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-577-804.000	MEMBERSHIP & DUES	150.00

VENDOR TOTAL: 150.00

0150	HARTLAND CONSOLIDATED SCHOOLS	04/14/2025	041425	FOA	DPPT DISBURSEMENT	
52431	9525 E HIGHLAND ROAD	04/22/2025		N		528.23
04/14/2025	HOWELL MI, 48843	/ /	0.0000	Y		0.00
		04/22/2025		N		528.23

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	528.23

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		Due Date		1099		

0150	HARTLAND CONSOLIDATED SCHOOLS	03/31/2025	175128	FOA	MARCH 2025 FUEL	
52385	9525 E HIGHLAND ROAD	04/22/2025		N		140.72
04/01/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		04/22/2025		N		140.72

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-860.000	GASOLINE	140.72

0150	HARTLAND CONSOLIDATED SCHOOLS	04/14/2025	4/14/2025	FOA	DPPT DISBURSEMENT	
52433	9525 E HIGHLAND ROAD	04/22/2025		N		1,723.98
04/14/2025	HOWELL MI, 48843	/ /	0.0000	Y		0.00
		04/22/2025		N		1,723.98

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	1,723.98

0150	HARTLAND CONSOLIDATED SCHOOLS	04/14/2025	4/14/25	FOA	DPPT DISBURSEMENT	
52432	9525 E HIGHLAND ROAD	04/22/2025		N		87.00
04/14/2025	HOWELL MI, 48843	/ /	0.0000	Y		0.00
		04/22/2025		N		87.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	87.00

VENDOR TOTAL: 2,479.93

HDFA	HARTLAND DEERFIELD FIRE	04/07/2025	62BATH25/26	FOA	STATION 62 BATH REMODEL	
52402	3205 HARTLAND RD	04/22/2025		N		3,195.00
04/07/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		N		3,195.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
206-000-970.003	CAPITAL OUTLAY - BLDG GRDS	3,195.00

VENDOR TOTAL: 3,195.00

HARTLANDPL	HARTLAND PLUMBING LLC	04/07/2025	1176	FOA	INSTALL METER AT 10045 CLYDE RD	
52407	1340 MCCULLY LANE	04/22/2025		N		775.00
04/07/2025	FENTON MI, 48430	/ /	0.0000	N		0.00
		04/22/2025		N		775.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-000-283.000-0044	YATOOMA OIL CASH BOND	775.00

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Ref #	Address	CK Run Date	PO	Hold		Discount
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		Due Date		1099		

VENDOR TOTAL: 775.00

ROADFUND	HARTLAND ROAD FUND	04/14/2025	041425	FOA	DPPT DISBURSMENT	
52436		04/22/2025		N		258.31
04/14/2025	,	/ /	0.0000	N		0.00
		04/22/2025		N		258.31

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	258.31

VENDOR TOTAL: 258.31

HARTFIRE	HARTLAND TOWNSHIP FIRE OPER	04/14/2025	041425	FOA	DPPT DISBURSEMENT	
52434		04/22/2025		N		366.49
04/14/2025	,	/ /	0.0000	N		0.00
		04/22/2025		N		366.49

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	366.49

VENDOR TOTAL: 366.49

0001	HARTLAND TOWNSHIP GENERAL FUND	04/08/2025	040825	FOA	MARCH 2025 MOBILE HOME TAX DISBURSEM	
52408		04/22/2025		N		292.50
04/08/2025	,	/ /	0.0000	N		0.00
		04/22/2025		N		292.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.300	MOBILE HOME FEES ESCROW	292.50

0001	HARTLAND TOWNSHIP GENERAL FUND	04/14/2025	041425	FOA	DPPT DISBURSEMENT	
52435		04/22/2025		N		343.61
04/14/2025	,	/ /	0.0000	N		0.00
		04/22/2025		N		343.61

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	343.61

VENDOR TOTAL: 636.11

HARTTREASU	HARTLAND TOWNSHIP TREASURER	03/31/2025	1STQTR2025UB	FOA	1ST QTR 2025 UB - TWP HALL, HERO CTR	
52410	2655 CLARK RD	04/22/2025		N		4,269.00
04/09/2025	HARTLAND MI, 48353	/ /	0.0000	Y		0.00
		04/22/2025		N		4,269.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
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		Due Date		1099		

101-265-920.005	UTILITIES - WATER				839.86	
101-265-920.006	REU SURCHARGE FEES				1,259.32	
101-265-920.005	UTILITIES - WATER				21.17	
101-265-920.004	UTILITIES - SEWER				195.63	
101-265-920.005	UTILITIES - WATER				175.81	
101-265-920.006	REU SURCHARGE FEES				65.42	
101-751-920.004	UTILITIES - SEWER				132.88	
101-751-920.006	REU SURCHARGE FEES				11.24	
536-000-920.004	UTILITIES - SEWER				1,182.21	
101-463-920.005	UTILITIES - WATER				385.46	
					<u>4,269.00</u>	

VENDOR TOTAL: 4,269.00

WATERO&M	HARTLAND TOWNSHIP WATER O & M	03/31/2025	MARCH 2025	FOA	OUT OF DEPT COSTS	
52381	2655 CLARK RD	04/22/2025		N		5,486.49
03/31/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		N		5,486.49

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.009	CONTRACT SERVICES - WATER SYSTEM	1,890.33
101-265-801.009	CONTRACT SERVICES - WATER SYSTEM	3,333.36
101-567-801.009	CONTRACT SERVICES - WATER SYSTEM	262.80
		<u>5,486.49</u>

WATERO&M	HARTLAND TOWNSHIP WATER O & M	03/31/2025	MARCH 25	FOA	OUT OF DEPT EQUIPMENT COSTS	
52382	2655 CLARK RD	04/22/2025		N		418.40
03/31/2025	HARTLAND MI, 48353	/ /	0.0000	N		0.00
		04/22/2025		N		418.40

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-801.010	CONTRACT EQUIPMENT - WATER SYS	128.60
101-265-801.010	CONTRACT EQUIPMENT - WATER SYS	263.24
101-567-801.010	CONTRACT EQUIPMENT - WATER SYS	26.56
		<u>418.40</u>

VENDOR TOTAL: 5,904.89

HUNT2	HUNTINGTON NATIONAL BANK	04/01/2025	71512	FOA	2019 SPEC ASSMT REFUNDING BONDS ACCT	
52400	ATTN CORPORATE TRUST DEPT	04/22/2025		N		500.00
	L-3632					
03/02/2025	COLUMBUS OH, 43260	/ /	0.0000	N		0.00
		04/22/2025		N		500.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
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		Due Date		1099		

354-000-996.000	BOND FEES				500.00	
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VENDOR TOTAL:	500.00
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0205	LIV. EDUCATIONAL SERVICE AGENC	04/14/2025	041425	FOA	DPPT DISBURSEMENT	
52438	1425 W. GRAND RIVER AVENUE	04/22/2025		N		237.85
04/14/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		04/22/2025		N		237.85

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	237.85

VENDOR TOTAL:	237.85
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2017	LIVINGSTON COUNTY ASSESSOR'S ASSOC	04/03/2025	040325	FOA	MEMBERSHIP DUES	
52390	C/O DEERFIELD TOWNSHIP	04/22/2025		N		30.00
04/03/2025	LINDEN MI, 48451	/ /	0.0000	N		0.00
		04/22/2025		N		30.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-804.000		30.00

VENDOR TOTAL:	30.00
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0220	LIVINGSTON COUNTY TREASURER	04/03/2025	040325	FOA	BOR/PRE ADJUSTMENTS	
52401	200 E. GRAND RIVER	04/22/2025		N		54.22
04/03/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		04/22/2025		N		54.22

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-209-850.000	TAX CHARGEBACKS	54.22

0220	LIVINGSTON COUNTY TREASURER	04/08/2025	040825	FOA	MARCH 2025 MOBILE HOME TAX DISBURSEM	
52409	200 E. GRAND RIVER	04/22/2025		N		1,462.50
04/08/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		04/22/2025		N		1,462.50

Open

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.300	MOBILE HOME FEES ESCROW	1,462.50

0220	LIVINGSTON COUNTY TREASURER	04/14/2025	041425	FOA	DPPT DISBURSEMENT	
52437	200 E. GRAND RIVER	04/22/2025		N		792.60
04/14/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		04/22/2025		N		792.60

Open

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DB: Hartland

INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 04/22/2025 - 04/22/2025
BOTH JOURNALIZED AND UNJOURNALIZED
OPEN - CHECK TYPE: PAPER CHECK

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

GL NUMBER	DESCRIPTION	AMOUNT
701-000-290.200	DPPT ESCROW	792.60

VENDOR TOTAL: 2,309.32

2909	LIVINGSTON CTY.DRAIN COMMISSIO	03/31/2025	3964	FOA	MARCH 2025 LIV REGIONAL WASTEWATER S	
52393	2300 E. GRAND RIVER	04/22/2025		N		193,983.25
	STE. 105					
04/03/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		04/22/2025		N		193,983.25

Open

GL NUMBER	DESCRIPTION	AMOUNT
590-000-801.008	LCDC CONTRACT SERVICES	193,983.25

VENDOR TOTAL: 193,983.25

LUCE	LUCE, MIKE	04/14/2025	041425	FOA	MEAL PER DIEMS FOR CONFERENCE	
52427		04/22/2025		N		212.00
04/14/2025	,	/ /	0.0000	N		0.00
		04/22/2025		N		212.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-957.000	EDUCATION/TRAINING/CONVENTION	212.00

VENDOR TOTAL: 212.00

1180	PETER'S TRUE VALUE HARDWARE	04/02/2025	K76696	FOA	OIL CHANGE SUPPLIES	
52389	3455 W. HIGHLAND ROAD	04/22/2025		N		116.96
04/02/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		04/22/2025		N		116.96

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	86.97
536-000-930.002	REPAIRS & MAINT VEHICLE/EQUIP	29.99
		116.96

1180	PETER'S TRUE VALUE HARDWARE	04/14/2025	K76868	FOA	PARTS FOR PRV	
52428	3455 W. HIGHLAND ROAD	04/22/2025		N		58.68
04/14/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		04/22/2025		N		58.68

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	58.68

1180	PETER'S TRUE VALUE HARDWARE	04/14/2025	K76873	FOA	PARTS FOR PRV	
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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 04/22/2025 - 04/22/2025
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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		
52439	3455 W. HIGHLAND ROAD	04/22/2025		N		19.56
04/14/2025	MILFORD MI, 48380	/ /	0.0000	N		0.00
		04/22/2025		N		19.56

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-930.001	REPAIRS & MAINTENANCE SYSTEM	19.56

VENDOR TOTAL: 195.20

RESERVE	PITNEY BOWES BANK INC RESERVE ACCT	03/31/2025	MARCH 2025	FOA	REPLENISH POSTAGE	
52383	P.O. BOX 981023	04/22/2025		N		464.27
03/31/2025	BOSTON MA, 02298-1023	/ /	0.0000	N		0.00
		04/22/2025		N		464.27

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-172-727.000	SUPPLIES & POSTAGE	47.61
101-209-727.000	SUPPLIES & POSTAGE	11.32
101-215-727.000	SUPPLIES & POSTAGE	172.64
101-191-727.000	SUPPLIES & POSTAGE	64.24
101-400-727.000	SUPPLIES & POSTAGE	43.47
101-253-727.000	SUPPLIES & POSTAGE	3.43
101-253-811.100	TAX COLLECTION	86.17
536-000-727.000	SUPPLIES/POSTAGE	0.35
590-000-727.000	SUPPLIES & POSTAGE	0.34
101-722-727.000	SUPPLIES & POSTAGE	14.41
101-247-727.000	SUPPLIES & POSTAGE	20.29
		464.27

VENDOR TOTAL: 464.27

SPALDING	SPALDING DEDECKER	03/11/2025	00102518	FOA	VILLAS OF HARTLAND THRU 2/23/25	
52346	905 SOUTH BLVD EAST	04/22/2025		N		574.00
03/11/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		574.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0006	HACKER RD DEVELOPMENT	574.00

SPALDING	SPALDING DEDECKER	03/11/2025	102519	FOA	HUNTERS RIDGE THRU 2/23/25	
52264	905 SOUTH BLVD EAST	04/22/2025		N		195.00
03/11/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		195.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0022	HUNTERS RIDGE	195.00

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INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

SPALDING	SPALDING DEDECKER	03/11/2025	102520	FOA	HARTLAND SENIOR LIVING THRU 2/23/25	
52265	905 SOUTH BLVD EAST	04/22/2025		N		585.00
03/11/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		585.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0027	PIRHL	585.00

SPALDING	SPALDING DEDECKER	03/11/2025	102521	FOA	OLD US23 MINI STORAGE THRU 2/23/25	
52266	905 SOUTH BLVD EAST	04/22/2025		N		5,082.00
03/11/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		5,082.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0057	BEAUCHAMP SELF STORAGE EXPENSES	5,082.00

SPALDING	SPALDING DEDECKER	03/11/2025	102522	FOA	HIGHLAND RESERVE THRU 2/23/25	
52267	905 SOUTH BLVD EAST	04/22/2025		N		1,372.00
03/11/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		1,372.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0056	HIGHLAND RESERVES/GREEN VENTURES EXP	1,372.00

SPALDING	SPALDING DEDECKER	03/11/2025	102523	FOA	REDWOOD LIVING THRU 2/23/25	
52268	905 SOUTH BLVD EAST	04/22/2025		N		399.00
03/11/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		399.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0026	REDWOOD USA LLC	399.00

SPALDING	SPALDING DEDECKER	03/11/2025	102524	FOA	WALDENWOODS STMWTR IMPR THRU 2/23/25	
52269	905 SOUTH BLVD EAST	04/22/2025		N		224.00
03/11/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		224.00

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-400-801.100-0054	SHOPS AT WALDENWOODS	224.00

SPALDING	SPALDING DEDECKER	03/31/2025	102808	FOA	M-59 SIDEWALK GAP THRU 3/31/25	
52424	905 SOUTH BLVD EAST	04/22/2025		N		1,677.75
04/10/2025	ROCHESTER HILLS MI, 48307	/ /	0.0000	N		0.00
		04/22/2025		N		1,677.75

Open

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DB: Hartland

INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 04/22/2025 - 04/22/2025
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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		

GL NUMBER	DESCRIPTION	AMOUNT
401-444-969.005	SIDEWALKS	1,677.75

VENDOR TOTAL: 10,108.75

SSD	SSD CABLING & CAMERAS LLC	04/10/2025	15363	FOA	REPLACEMENT CAMERA FOR TREASURY	
52446	9154 AMBERGROVE DR	04/22/2025		N		358.39
04/10/2025	HOWELL MI, 48843	/ /	0.0000	N		0.00
		04/22/2025		N		358.39

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-930.000	REPAIRS & MAINTENANCE	358.39

VENDOR TOTAL: 358.39

STAPLES	STAPLES	04/05/2025	6028743058	FOA	FOLDERS & COFFEE	
52447	PO BOX 660409	04/22/2025		N		47.33
04/05/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		04/22/2025		N		47.33

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-265-740.000	OPERATING SUPPLIES	27.72
101-192-727.000	SUPPLIES & POSTAGE	19.61
		47.33

STAPLES	STAPLES	04/05/2025	6028743059	FOA	MISC SUPPLIES	
52448	PO BOX 660409	04/22/2025		N		127.08
04/05/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		04/22/2025		N		127.08

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-192-727.000	SUPPLIES & POSTAGE	35.44
101-172-727.000	SUPPLIES & POSTAGE	24.13
101-265-740.000	OPERATING SUPPLIES	67.51
		127.08

STAPLES	STAPLES	04/05/2025	6028743060	FOA	TOILET PAPER	
52449	PO BOX 660409	04/22/2025		N		328.80
04/05/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		04/22/2025		N		328.80

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-751-740.000	OPERATING SUPPLIES	328.80

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DB: Hartland

INVOICE APPROVAL BY INVOICE REPORT FOR HARTLAND TOWNSHIP
EXP CHECK RUN DATES 04/22/2025 - 04/22/2025
BOTH JOURNALIZED AND UNJOURNALIZED
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Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		
STAPLES	STAPLES	04/05/2025	6028743061	FOA	RETURN FOLDERS FOR CREDIT	
52450	PO BOX 660409	04/22/2025		N		(16.84)
04/05/2025	DALLAS TX, 75266-0409	/ /	0.0000	N		0.00
		04/22/2025		N		(16.84)

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-192-727.000	SUPPLIES & POSTAGE	(16.84)

VENDOR TOTAL: 486.37

TRUDIGITAL	TRUDIGITAL	04/01/2025	668736	FOA	DIGITAL SIGN KIT	
52405	1111 N 102ND CT., STE 330	04/22/2025		N		663.95
04/01/2025	OMAHA NE, 68114	/ /	0.0000	N		0.00
		04/22/2025		Y		663.95

Open

GL NUMBER	DESCRIPTION	AMOUNT
577-000-801.000	CONTRACTED SERVICES & RENTALS	300.00
577-000-740.000	OPERATING SUPPLIES	363.95
		663.95

VENDOR TOTAL: 663.95

USA	USA BLUE BOOK	04/15/2025	682490	FOA	TESTING SUPPLIES	
52454	P.O. BOX 9004	04/22/2025		N		1,017.56
04/15/2025	GURNEE IL, 60031-9004	/ /	0.0000	N		0.00
		04/22/2025		N		1,017.56

Open

GL NUMBER	DESCRIPTION	AMOUNT
536-000-740.000	OPERATING SUPPLIES	1,017.56

VENDOR TOTAL: 1,017.56

WSP	WSP USA INC	03/31/2025	40177591	FOA	WWTP THRU 3/28/25	
52453	P.O. BOX 74008618	04/22/2025		N		1,456.25
04/11/2025	CHICAGO IL, 60674-8618	/ /	0.0000	N		0.00
		04/22/2025		N		1,456.25

Open

GL NUMBER	DESCRIPTION	AMOUNT
101-441-801.007	TREATMENT PLANT SAMPLING	1,456.25

VENDOR TOTAL: 1,456.25

TOTAL - ALL VENDORS: 236,437.25

FUND TOTALS:
Fund 101 - GENERAL FUND

27,010.41

Vendor Code	Vendor name	Post Date	Invoice	Bank	Invoice Description	Gross Amount
Ref #	Address	CK Run Date	PO	Hold		Discount
Invoice Date	City/State/Zip	Disc. Date	Disc. %	Sep CK		Net Amount
		Due Date		1099		
Fund 206 - FIRE OPERATING						3,487.12
Fund 354 - 2009 M-59 ROAD IMPROVEMENTS BOND						500.00
Fund 401 - CAPITAL PROJECTS FUND						1,677.75
Fund 536 - WATER SYSTEM FUND						2,753.50
Fund 577 - CABLE TV FUND						663.95
Fund 590 - SEWER OPERATIONS & MAINTENANCE FUND						193,983.59
Fund 701 - TRUST AND AGENCY						6,360.93

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Susan Case, Finance Clerk

Subject: Approve Post Audit of Disbursements Between Board Meetings

Date: April 15, 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 - \$1,486.86

April 15, 2025 Payroll - \$83,158.84

Financial Impact

Is a Budget Amendment Required? ☐ Yes ☒ No

All expenses are covered under either the amended FY25 budget or the FY26 adopted budget as determined by the posting date.

Attachments

Post Audit Bills List 04.09.2025

Payroll for 04.15.2025

04/09/2025 01:52 PM
User: SUSANC
DB: Hartland

CHECK DISBURSEMENT REPORT FOR HARTLAND TOWNSHIP
CHECK NUMBER 45369 - 45371

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Check Date	Bank	Check #	Payee	Description	GL #	Amount
04/09/2025	FOA	45369	CONSUMERS ENERGY	STREET LIGHTS	101-448-921.000	242.17
		45369		UTILITIES - ELECTRIC	206-000-920.002	46.57
						<hr/> 288.74
04/09/2025	FOA	45370	DTE ENERGY	UTILITIES - ELECTRIC	101-751-920.002	230.44
04/09/2025	FOA	45371	POSTMASTER	SUPPLIES/POSTAGE	536-000-727.000	300.72
		45371		SUPPLIES & POSTAGE	590-000-727.000	666.96
						<hr/> 967.68
TOTAL - ALL FUNDS				TOTAL OF 3 CHECKS		1,486.86

--- GL TOTALS ---

101-448-921.000	STREET LIGHTS	242.17
101-751-920.002	UTILITIES - ELECTRIC	230.44
206-000-920.002	UTILITIES - ELECTRIC	46.57
536-000-727.000	SUPPLIES/POSTAGE	300.72
590-000-727.000	SUPPLIES & POSTAGE	666.96
	TOTAL	1,486.86

Check Register Report For Hartland Township
For Check Dates 04/15/2025 to 04/15/2025

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
04/15/2025	FOA	17811	MISSION SQUARE	1,531.10	1,531.10	0.00	Open
04/15/2025	FOA	17812	MISSION SQUARE	3,263.69	3,263.69	0.00	Open
04/15/2025	FOA	17813	MISSION SQUARE	3,699.33	3,699.33	0.00	Open
04/15/2025	FOA	DD9870	BERNARDI, MELYNDA A	1,866.30	0.00	1,465.58	Cleared
04/15/2025	FOA	DD9871	BROOKS, TYLER J	2,946.90	0.00	2,085.17	Cleared
04/15/2025	FOA	DD9872	CARRIGAN, AMANDA K	3,830.25	0.00	2,947.34	Cleared
04/15/2025	FOA	DD9873	CASE, SUSAN E	2,572.50	0.00	1,373.39	Cleared
04/15/2025	FOA	DD9874	CIOFU, LARRY N	3,604.17	0.00	2,448.64	Cleared
04/15/2025	FOA	DD9875	COSGROVE, HEATHER H	1,699.50	0.00	1,227.14	Cleared
04/15/2025	FOA	DD9876	DRYDEN-HOGAN, SUSAN A	4,204.33	0.00	2,981.25	Cleared
04/15/2025	FOA	DD9877	HAASETH, GWYN M	892.50	0.00	796.57	Cleared
04/15/2025	FOA	DD9878	HABLE, SCOTT R	3,777.88	0.00	2,606.39	Cleared
04/15/2025	FOA	DD9879	HORNING, KATHLEEN A	3,354.17	0.00	2,350.86	Cleared
04/15/2025	FOA	DD9880	HUBBARD, TONYA S	2,203.14	0.00	1,469.67	Cleared
04/15/2025	FOA	DD9881	JOHNSON, LISA	2,491.48	0.00	1,515.55	Cleared
04/15/2025	FOA	DD9882	KENDALL, ANTHONY S	52.29	0.00	48.28	Cleared
04/15/2025	FOA	DD9883	LANGER, TROY D	4,143.29	0.00	2,917.53	Cleared
04/15/2025	FOA	DD9884	LOUIS, CASEY	1,247.05	0.00	969.71	Cleared
04/15/2025	FOA	DD9885	LUCE, MICHAEL T	6,045.83	0.00	4,410.00	Cleared
04/15/2025	FOA	DD9886	MORGANROTH, CAROL L	2,288.67	0.00	1,702.34	Cleared
04/15/2025	FOA	DD9887	NIXON, MITCHELL A	2,603.52	0.00	1,934.92	Cleared
04/15/2025	FOA	DD9888	RADLEY, JAMES W	2,070.00	0.00	1,540.82	Cleared
04/15/2025	FOA	DD9889	SHOLLACK, DONNA M	2,526.74	0.00	1,915.13	Cleared
04/15/2025	FOA	DD9890	SOSNOWSKI, SHERI R	2,226.00	0.00	1,684.40	Cleared
04/15/2025	FOA	DD9891	WYATT, MARTHA K	3,415.73	0.00	2,265.44	Cleared
04/15/2025	FOA	EFT758	HSA EMPLOYER CONTRIBUTIONS	333.33	333.33	0.00	Cleared
04/15/2025	FOA	EFT759	FEDERAL TAX DEPOSIT	14,269.15	14,269.15	0.00	Cleared

Totals:	Number of Checks: 027	83,158.84	23,096.60	42,656.12
Total Physical Checks:	3			
Total Check Stubs:	24			

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: 04-08-2025 Hartland Township Board Regular Meeting Minutes

Date: April 16, 2025

Recommended Action

Move to approve the Hartland Township Board Regular Meeting Minutes of April 8, 2025.

Discussion

Draft minutes are attached for review.

Financial Impact

None

Attachments

4-8-25 HTB Minutes - DRAFT

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

April 08, 2025 – 7:00 PM

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, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

ABSENT: Treasurer Horning

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 April 8, 2025 Hartland Township Board meeting as presented.

Motion made by Trustee O'Connell, Seconded by Trustee McMullen.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Treasurer Horning

5. Call to the Public

No one came forward.

6. Approval of the Consent Agenda

Move to approve the consent agenda for the April 8, 2025 Hartland Township Board meeting as presented.

Motion made by Clerk Ciofu, Seconded by Trustee Petrucci.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Treasurer Horning

- a. Approve Payment of Bills
- b. Approve Post Audit of Disbursements Between Board Meetings
- c. 03-25-25 Hartland Township Board Regular Meeting Minutes
- d. 03-25-25 Hartland Township Board Closed Session Meeting Minutes

7. Pending & New Business

- a. 2025 Filter Media Replacement Project Phase 1

Public Works Director Scott Hable gave a brief overview of the Filter Media Project stating it was a two phase project and that in late February we bid out phase one of the project. He stated we had

HARTLAND TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING MINUTES

April 08, 2025 – 7:00 PM

four or five companies do site visits to the Water Treatment plant but we only received two bids. The low bidder, Platinum Mechanical, is out of Flint and they have experience with this type of project. This will involve some valve replacement and the replacement of the sand media inside of the filters. He stated the second phase will get into more specifics involving automated controls and things of that nature, but this will be a huge step in helping our drinking water be more favorable and consistent. He stated there is a ten percent contingency built into the overall project, but there is also a contingency in the bid packet for unforeseen mechanical and parts issues when they get into the filter. Trustee Petrucci inquired as to how soon the second phase will take place after the first phase is complete, and Director Hable stated their goal is to have phase one done by early June before high water usage picks up. He stated phase two would be in the next low flow season. He then gave a brief overview of the valve upgrades in phase one and the process of taking one filter offline and doing the media replacement and then flipping and doing the other filter media replacement. Manager Luce stated that one filter with the new media will be able to keep up with the flow while doing the other one. Director Hable stated phase two involves the SCADA system with automatic valves that will help with backwashing and will make the system more efficient. Trustee Petrucci inquired as to whether this will affect the residents and Director Hable stated that with the use of the full water tower we should be able to handle the one day shutdowns. Manager Luce stated there will be notices sent out to residents on the water system that work is being done at the appropriate time. Trustee Lubeski inquired as to whether the contingency could be lower than the amount in the bid package and Director Hable stated it could be much lower depending on circumstances when they get into the filter.

Move to approve the contract for the Filter Media Replacement Project Phase 1 to Platinum Mechanical Inc. for an amount not to exceed \$696,396.

Motion made by Trustee O'Connell, Seconded by Trustee Petrucci.

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

b. 2025 Chloride Purchase

Director Hable stated this is our annual joint agreement for our road chloride treatments with the Livingston County Road Commission and Chloride Solutions, who we have used for many years. He stated Chloride Solutions has held their cost at last year's prices and we will fund this, as always, with a 75/25% split between the General Fund and the Road Millage Fund.

Move to authorize the Public Works Director to act on behalf of the Township to facilitate the purchase and application of roadway chloride with the forthcoming contract from Chloride Solutions in an amount not to exceed \$111,100.

Motion made by Clerk Ciofu, Seconded by Trustee Lubeski.

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

8. Board Reports

Clerk Ciofu - No report.

Trustee O'Connell - No report.

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Trustee Lubeski - No report

Trustee McMullen - No report.

Trustee Petrucci - Stated the deadline for veteran's photos to be included in the video of the Veterans Memorial is next Wednesday and Cable Operator Tony Kendall will be helping us with the video.

Supervisor Fountain - Stated he and Manager Luce met with Hartland Consolidated Schools, Charyl Stockwell Academy and the Livingston County Sheriffs Department on the renewal of the Police Protection contract this afternoon. He stated everyone was in agreement with renewing the contract.

[BRIEF RECESS]

9. Information / Discussion

a. Manager's Report

Manager Luce stated that the contracts for the HERO Center and the Senior Center will be coming to the Board at a future meeting. Manager Luce stated that Large Item Clean Up Day is Saturday May 17, 2025 but do to the new asphalt at the Hartland High School parking lot we may be moving the location of the event to the west parking lot at the High School. He stated he is working with School Administration to firm up a location. Manager Luce stated he attended the Michigan Township Association Conference last week and stated the big issues were the Earned Sick Time Act (ESTA) and Cyber Security. He stated that we did a firewall change out recently that has required a two factor authentication to log in remotely with a Google authenticator app with a code that changes every 30 seconds. He had a discussion with the presenter, a Special Agent of the FBI, on what kind of controls we have in place and the Agent stated we were are moving in the right direction and doing more than most townships. Manager Luce gave an update on the Penny Lot subdivision outlot situation stating on advice from our legal council there is no deed restriction on the outlot regarding whether something could be built there or not. He then stated this is not on the Township to stop someone from building on this lot if they meet all of the Township requirements. Several residents were concerned about this, and Manager Luce has extended the option to meet with him to further discuss this issue. Manager Luce stated that the Chick-Fil-A preliminary site plan will be on the PC meeting this Thursday. Manager Luce did a short interview with WHMI regarding the Chick-Fil-A plan process. Manager Luce stated that Sheetz Gas Station has submitted their application regarding a gas station at the old Walgreen's site. This will be coming to the Township as a Planned Development (PD) which will require the original PD to be amended since it only allowed for Walgreen's and Chase Bank. A brief discussion was held on the reasons for a PD regarding the benefits for the developer and the Township and that we may hold a work session on this topic at a future Board meeting. Manager Luce gave a brief overview of the Kroger Gas Station proposed for the land near Target. He stated they are generally a small prefab facility that houses the person that runs the gas pumps with vending machines along side of the facility. He also stated that LOC Credit Union has been in discussions to potentially build a permanent building at this site. Manager Luce stated there will be a sewer credit issued to Rockhill Duplexes for a broken water line that ran for months. We cannot issue credits for water, but are able to compute a credit for sewer usage that would be applied to there surcharge. Manager Luce showed photographs of the engraved Veterans Memorial monument that is currently in Ohio. He stated that they met with the contractors last week on timeframes for the project. They also met with Mattioli Concrete and Preiss Companies on-site on the timeframes. Evergreen Landscaping is looking for an early June planting and both Mattioli and Preiss would need a couple of weeks lead time to get started. A brief discussion was held on the timing of the Grand Opening due to the fact that Evergreen needs the monument to be set prior to doing the landscaping, and a plaque indicating the year the memorial was established.

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10. Adjournment

Move to adjourn the meeting at 7:52 p.m.

Motion made by Trustee McMullen, Seconded by Trustee O'Connell.

Voting Yea: Supervisor Fountain, Clerk Ciofu, Trustee Lubeski, Trustee McMullen, Trustee O'Connell, Trustee Petrucci

Voting Nay: None

Absent: Treasurer Horning

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan/Planned Development Application #25-002 – Proposed restaurant with drive-through service (Chick-fil-A) at 10382 Highland Road
Preliminary PD Site Plan

Date: April 15, 2025

Recommended Action

Move to approve of Site Plan/PD #25-002, the Preliminary Planned Development Site Plan for Chick-fil-A Planned Development, as outlined in the staff memorandum dated April 15, 2025.

Approval is subject to the following conditions:

1. The Preliminary PD Site Plan for Chick-fil-A, SP/PD Application #25-002, is subject to the approval of the Township Board.
2. The applicant shall adequately address the outstanding items noted in the Planning Department's memorandum, dated April 3, 2025, on the Construction Plan set, subject to an administrative review by Planning staff prior to the issuance of a land use permit.
3. Upon the issuance of a Certificate of Occupancy, the Blaine Road access shall be temporarily closed for thirty (30) days.
4. Applicant complies with any requirements of the Township Engineering Consultant, Department of Public Works Director, Hartland Deerfield Fire Authority, Michigan Department of Transportation (MDOT), Livingston County Road Commission (LCRC), Livingston County Drain Commission (LCDC), and all other government agencies, as applicable.
5. (Any other conditions the Township Board deems necessary).

Discussion

Applicant: Highland Road Development LLC

Site Description

The subject property, addressed as 10382 Highland Road, is located south of Highland Road, east of Blaine Road, and north of Hartland Marketplace Planned Development in Section 28 of the Township. It was formerly occupied by Burger King, since 1986. Burger King closed sometime in 2020. The existing Burger King building will be removed, and the site will be redeveloped for a restaurant with drive-through service. The former Burger King site is zoned GC (General Commercial) and is 1.66 acres (Tax Parcel ID #4708-28-201-061), based on the Township Assessing records. This property is considered a corner lot and has frontage along Highland Road and Blaine Road.

Adjacent properties to the east and south are zoned PD (Planned Development). This includes the entrance drive from Highland Road that is east of the subject site and labeled as Glen Meadows Drive on the plans. This access drive is associated with the Walmart/Hartland Marketplace Planned Development. Glen Meadows Drive terminates to the south, into an access lane that travels east-west, along the northern edge of Hartland Marketplace PD. Wendy's restaurant is located on the west side of Blaine Road and is zoned GC (General Commercial).

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

The Planning Commission held the public hearing for this request at their April 10, 2025, regular meeting. The Planning Commission recommended approval of the request, subject to conditions.

Overview and Background Information

Site Plan Applications #22 and #25; Special Use Application #134

Plans for a Burger King restaurant were reviewed under Site Plan Application #22 (1981), Site Plan Application #25 (1981), and Special Use Application #134 (1982). Each application was denied.

ZBA Application #159

On April 14, 1981, the Zoning Board of Appeals denied a request for variances to locate parking (for Burger King) within the required setbacks; and also denied a variance to install a pylon sign (80 feet in height) that exceeded the maximum allowed sign height.

Sign Permit Application #109

A pylon sign was approved for Burger King on September 9, 1982, under Sign Permit Application #109. The sign dimensions are listed as 8 feet in width by 8 feet in length (64 sq. ft.). The overall height of the pylon sign is 25 feet. Sign drawings were not found in the file information. The site plan approved for Burger King under SP #58 shows a pylon sign on the north side of the building.

Site Plan Application #41

This was a request to construct a gas station and convenience store on the subject site. The Planning Commission recommended approval of SP #41 on February 21, 1984; however, the project was deemed null and void on August 21, 1984, as the required permits were not obtained; thus, the project did not move forward.

Site Plan Application #58

On January 9, 1986, the Planning Commission recommended approval of Site Plan Application #58 for the construction of an approximate 3,300 square foot Burger King restaurant with drive-through service. The project was approved by the Township Board on January 21, 1986. The site plan shows an area on the north side of the building that is labeled as "greenhouse" (12 feet by 29 feet in size). Building elevations were not included with the site plans.

Site Plan Application #59

On February 13, 1986, the Planning Commission approved Site Plan Application #59, a minor amendment to the plans approved under SP #58. The changes included moving the coolers outside, behind the building, constructing a wall around them, and moving the dumpster enclosure 10 feet to the south. The Burger King restaurant was constructed in 1986 under Land Use Permit #1536.

Fourth Amendment to Hartland Marketplace Planned Development Agreement (2008)

The Hartland Marketplace Planned Development (PD) was approved by the Township in 2007 under SP #424. Four amendments to the PD Agreement occurred between 2007 and 2008. As part of the overall plan for the PD, off-site road improvements to Highland Road (M-59) were proposed. The Fourth Amendment to Hartland Marketplace Planned Development amended Section 12 of the original PD Agreement (entitled “Off-site Road Improvements for M-59”), “to conform with the proposed M-59 improvements and to reflect the change in the cost related thereto.”

In addition, the Fourth Amendment amended Section 6.7, “Signs” of the Agreement, to add subsection 6.7.6. regarding the existing Burger King pylon sign. Based on notes found in the site plan file, the Burger King pylon sign was moved in 2008 to its current location, however the land use permit was not found in the file.

Site Plan Application #19-009

On November 7, 2019, the Planning Commission approved Site Plan Application #19-009, which was a request to remodel the existing Burger King building. The improvements included removal of the greenhouse portion of the building, installing new façade finishes on the building’s exterior, interior remodeling, and installation of new landscaping on the site. The remodeling project did not commence, and Burger King closed in 2020.

Site Plan with Special Land Use Application #22-007

SP/SUP #22-007 was reviewed by the Township for a proposal to redevelop the Burger King site and construct an approximate 6,500 square foot automobile wash, within a completely enclosed building. The Planning Commission recommended approval of SP/SUP #22-007 at their regular meeting on January 26, 2023; however, the applicant withdrew the application in February 2023 prior to the Township Board’s review of the application.

Site Plan/PD Application #24-010 – Concept PD Chick-fil-A

The Concept PD plan for Chick-fil-A, SP/PD Application #24-010, was reviewed by the Planning Commission on October 10, 2024, and followed up by a review by the Township Board on November 6, 2024, for general comments about the proposed concept plan.

Planned Development Procedure

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

As part of the rezoning, a public hearing is held before the Planning Commission consistent with the Michigan Zoning Enabling Act; this public hearing is held at the same meeting during which the Planning Commission reviews and makes a recommendation on the Preliminary Plan. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD. Given the requirements for publishing a notice for the planned development, the public hearing has been scheduled for the April 10, 2025, Planning Commission meeting. Approval of the Final Plan by the Township Board usually constitutes a rezoning of the subject property to PD.

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

Overview of the Preliminary Plan and Proposed Use

Proposed Use

The proposed use is a fast-food restaurant with drive-through service, to be developed as Planned Development under Section 3.1.18 (Planned Development). The applicant has submitted Preliminary PD Plans for the redevelopment of the former Burger King site at 10382 Highland Road (SP PD #25-002). The intent is to remove the existing building and applicable existing site elements, including removal of the existing pylon sign for Burger King, and construct an approximate 5,208 square foot fast-food restaurant with drive-through service (Chick-fil-A). The property is currently zoned GC (General Commercial), which permits a restaurant with drive-in or drive-through service as a Special Land Use. Section 4.28 outlines regulations that apply to fast-food and drive-through restaurants.

The subject parcel is approximately 1.66 acres. Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land. The Township Board, upon recommendation from the Planning Commission, may permit a smaller Planned Development subject to meeting the requirements in Section 3.1.18.B.ii, such as the project offers unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development.

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

General Site Layout Details

The approximate 5,208 square foot restaurant building is positioned on the west side of the site, with the customer entrance to the building located on the east side of the building. A fenced outdoor patio is shown on the north side of the building, with direct access from the building. The patio dimensions are fourteen (14) feet by thirty-five (35) feet.

Fifty-two (52) parking spaces are available in the central area of the site and adjacent to the building where the main entrance is located (east side of the building).

Two (2) one-way drive-through lanes wrap around the perimeter of the site, which are dedicated to placing and picking up food orders. The width of each drive-through lane varies from ten (10) feet to twelve (12) feet. A 3-foot-wide striped decal on the pavement separates the drive lanes. The plan shows thirteen (13) stacking spaces in each drive-through lane, all before the ordering station. A total of forty-four (44) stacking spaces are provided.

Canopies are provided over the drive-through lanes, where food ordering occurs on the east side of the site and order pickup occurs on the west. Ordering can occur via a menu board in the ordering lane, and/or with restaurant staff in the ordering lanes. Employees deliver food orders in both drive lanes via the delivery door on the west side of the building.

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

An underground stormwater detention system is shown in the central portion of the parking area. Additional details are provided on the civil plans.

Site Circulation

The proposed circulation plan is to close the existing access drive from Highland Road and add lawn and a sidewalk connection in that area (within the right-of-way of Highland Road). The existing driveway at Blaine Road into the subject site will serve as an entrance/exit point to the Chick-fil-A site. Directional arrows are shown on the pavement at the access drive, indicating one (1) way in and two (2) ways out.

Access to the site can also be obtained via the existing access driveway on the south, which connects to the parking area and internal drive lane associated with the Rural King/Noble Appliance property. This internal drive lane runs east-west within Hartland Marketplace PD and allows access to Highland Road via multiple drive lanes that “T” off the internal drive lane. The applicant illustrates the site access options in the document entitled “Public Benefits.”

The two (2), one-way drive-through lanes for food ordering are accessed on the east side of the site. The lanes wrap around the site to the order pickup area on the west. Once past the building, the two (2) drive-through lanes converge into one (1) lane which terminates into the parking area. Directional signs are provided within the site to direct traffic, as well as three (3) off-site directional signs to assist in entrance/exit points to the site. Directional arrow decals are applied on the pavement within the site to aid with vehicular circulation.

Architectural Details

The building elevations note that the primary façade materials consist of two (2) brick veneer products, in light brown and dark brown colors. Bronze-tone elements are used as accent features on the building (coping, metal canopies, and window frames). The building is approximately 20’-10” tall.

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

A double dumpster enclosure with an attached, roofed storage room is shown on the west side of the site, north of the Blaine Road access drive. The dumpster enclosure is approximately 34’- 8” long by 10’- 8” wide and 8’-8” in height. Brick veneer is used for the façade material, to match the same product used on the building. Metal panels, painted dark bronze, are used for the dumpster enclosure gates. The door to the storage room is dark bronze. The storage room has a low-profile roof ventilator to aid with ventilation.

Other Details

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

The plans list building setbacks as required for GC (General Commercial) zoning, and parking setbacks per the Zoning Ordinance. Section 3.1.18.C.vi.a. (PD section) provides the minimum yard setbacks for a planned development. Further discussion on this topic occurs in the Design Standards section of the memorandum.

Municipal water and sanitary sewer will be required for this development. The applicant will need to work with the Township and Livingston County regarding municipal water and sanitary sewer. The applicant

will also need to work with the Hartland Township Department of Public Works (DPW) to acquire the necessary Residential Equivalency Units (REUs) for this development.

Stormwater management plans show an underground detention system that is situated in the middle of the parking area. Additional details are provided on the site plan set.

Eligibility Criteria (Section 3.1.18.B.)

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

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

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

- Local ownership/team member experience
- Giving Back Programs (see the list in the Public Benefits document)
- Redevelopment of a vacant site
- Site access/traffic – per the applicant the site may be accessed by three (3) access points along M-59 and two (2) access points along Blaine Road (see the “Public Benefits” document and aerial photograph with the blue arrows indicating these access points).

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

The parcel is approximately 1.66 acres and does not comply with the minimum size of 20 acres of contiguous land for a planned development. Per the applicant’s waiver request the site is an unusual shape and has various access and utility easements that affect the parcel. Chick-fil-A is requesting a waiver for the parcel size due to the site constraints.

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

The proposed restaurant is accessed from existing access points from Blaine Road and an internal access driveway on the south side of the subject site. This driveway connects to the east-west internal drive lane within the Rural King/ Noble Appliance/Hartland Marketplace PD property. The applicant intends to eliminate the existing driveway on Highland Road which currently provides access to the subject site.

Municipal water and sanitary sewer services are in place on the site and will continue with the redevelopment of the site. The Township Director of Public Works has provided comments in the review letter dated January 16, 2025.

The Hartland Deerfield Fire Authority provided comments on the project in the letter dated January 20, 2025.

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

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

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

The proposed development will be leased by Chick-fil-A from a single ownership. The applicant is proposing to have off-site signs and is working with the adjacent property owners to allow for the signs.

Planned Development Design Standards (Section 3.1.18.C.)

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

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

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

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

This standard does not apply to the proposed project.

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

The design details are provided on the submitted site plans and architectural drawings for the project.

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

Yard Location* <i>For Restaurant Building</i>	Minimum PD Standard	Proposed distance or setback**	Complies Yes/No
Along perimeter adjacent to public road (Front - NW prop. line)	75 ft.	32.33 ft.	No
Along perimeter adjacent to public road (Front - Blaine Rd.)	75 ft.	56.54 ft.	No
Along perimeter, but not adjacent to a road Side (east) Rear (south)	40 ft.	95.56 ft. (east) 143.25 ft. (south)	Yes Yes

*Yard location – Staff referred to the stated information on Sheet C-200

**Measured to closest point of building as stated on the site plan

Comment: The Planning Commission to determine if the deviations to the building setbacks are acceptable.

Other structures and setbacks (Dumpster Enclosure and Drive-through Canopies)

Staff applied the following minimum setbacks for the dumpster enclosure and drive-through canopies as outlined below by topic.

Dumpster enclosure

Historically dumpster enclosures have been permitted in the front yard on several commercial sites. The required off-street parking setbacks have been applied for a dumpster enclosure. In this case, the enclosure is in the front yard (of Blaine Road) and the required front setback is twenty-five (25) feet, from the street right-of-way. The proposed enclosure is ten (10) feet from the Blaine Road right-of-way line and does not comply.

Comment: The Planning Commission is to determine if the placement of the dumpster enclosure is acceptable.

Drive-through Canopies

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

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

Yard Location	Required Setback	Proposed Setback	Complies Yes/No
West canopy Front – Blaine Rd.	25 ft. (front yard)	3 ft.	No
West canopy Rear (south prop. line)	40 ft. (rear yard)	217 ft.	Yes
East Canopy Front – Highland Rd.	25 ft. (front yard)	56 ft.	Yes
East canopy Rear (south prop. line)	40 ft. (rear yard)	235 ft.	Yes
East canopy Side – East property line	15 ft. (side yard)	9 ft.	No

Comment: The Planning Commission is to determine if the placement of each drive-through canopy is acceptable as presented.

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

Per the architectural plans, the restaurant building height is stated as 20'-10". The canopies over the drive-through lanes are 9'0" in height, as measured to the underside of the canopy.

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

Parking requirements are listed in Section 5.8.4.H (Table of Minimum Parking Space Requirements). In this case the applicable formula is for Restaurant – Fast Food with Drive-Through Window. This use requires twenty-two (22) parking spaces per 1,000 square feet of usable floor area, plus spaces for employees of a peak shift, plus ten (10) stacking spaces, five (5) of which must be in advance of the order station, and which do not conflict with access to required parking spaces per order station. Based on this formula, of usable floor area (1,272 square feet), and 20 employees at peak shift, forty-eight (48) parking spaces are required.

Fifty-two (52) parking spaces are proposed, four (4) of which are barrier-free parking spaces. The majority of the parking spaces are nine (9) feet by twenty (20) feet in size. Thirteen (13) stacking spaces are shown per drive-through lane, all before the order station. Per Section 5.8.D, the required parking space dimensions are ten (10) feet in width and twenty (20) feet in length (for 75-to-90-degree parking space design).

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

7. **Landscaping.** Landscaping requirements are found in Section 3.1.18.C.vi.e. These are considered minimum design standards, typically for a commercial or office development. A more detailed review of the landscaping is provided in this memorandum using applicable landscape standards as outlined in Section 5.11 (Landscaping and Screening - Updated Landscape Ordinance version).
8. **Open Space.** *Open space shall be provided to complement and accentuate the high-quality design of the proposed planned development. At minimum the planned development shall provide open space consistent with the previous zoning designation for the site.*

Per this section of the Zoning ordinance (Section 3.1.18.C.vi.f.), the planned development shall provide open space consistent with the previous zoning designation for the site, at a minimum. Currently the site is zoned GC (General Commercial). In GC, lot coverage is limited to seventy-five percent (75%) for the principal structure. Per the Ordinance, the definition of Lot Coverage (Sec. 2.2.138) is as follows:

The part or percent of the total area of a lot or parcel that is occupied by buildings, and structures, and areas of impervious surfaces, including accessory buildings and structures. Decks, porches, garden houses, sheds, driveways, parking areas, game courts, and other man-made impervious surfaces shall also be included in lot coverage unless otherwise stated in this Ordinances. For all properties, sidewalks and safety paths located adjacent or within the right-of-way shall not be included in lot coverage calculations.

A separate open space plan is provided which shows that landscape areas are being counted as open space. Per the plan the site has approximately 19,334 square feet of landscape area which equates to 26.6% of the site.

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

Currently the site is occupied by the former Burger King restaurant. The redevelopment plans include removing the building, parking areas, and landscaping in order to construct a new restaurant and associated site features.

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

Currently, there is a 5-foot-wide sidewalk within the right-of-way of Highland Road along the (north) frontage of the subject site, which extends to the intersection of Highland Road and Blaine Road. At this point, the sidewalk becomes approximately nine (9) feet wide and travels south, for approximately 100 feet along the curblin of Blaine Road and in the road right-of-way. The sidewalk then ends into an existing lawn area.

The proposed plan shows the removal of the existing access drive from Highland Road. This area is to be replaced with lawn and a new section of 5-foot-wide sidewalk to fill the gap where the access drive used to be, within the right-of-way of Highland Road. A new sidewalk is shown that connects to the Highland Road sidewalk and travels into the subject site, at the northwest side of the site.

On the west side of the site, a new 5-foot-wide sidewalk will connect to the existing sidewalk along Blaine Road, and travel south to the existing access drive on Blaine Road. The majority of the new sidewalk is within the right-of-way of Blaine Road. The southern leg of the sidewalk is within the subject site.

Internally, concrete sidewalks are shown on all sides of the building. The sidewalks on the east side of the building (customer entrance side) range from five (5) feet to eight (8) feet in width.

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

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

1. Sewer and Water.

The Department of Public Works has provided a review letter dated January 16, 2025, which outlines the number of REU's required for the proposed development.

2. Stormwater and Drainage Systems.

The stormwater management plans show an underground stormwater detention system under the central portion of the parking area. Additional details are shown on the plans.

3. Traffic Impacts.

The applicant did provide a traffic technical memo from Fishbeck. The traffic information analyzed the existing "Fast Food Restaurant with Drive-Through Window" (Burger King) and compared to the proposed "Fast Food Restaurant with Drive-Through Window" (Chick-Fil-A).

The Michigan Department of Transportation (MDOT) and Livingston County Road Commission (LCRC) reviewed the plans. Each agency indicated a traffic study is not required. Any proposed work within the road right-of-way on Highland Road or Blaine Road requires separate permits and approvals from the applicable agency.

4. Vehicular Circulation.

The proposed business is directly accessed from the existing access driveway on Blaine Road and the access driveway on the subject site that connects to the adjacent property to the south (Rural King/Noble Appliance property). From that point, there is an existing east-west maneuvering lane/drive aisle associated with Hartland Marketplace Planned Development which allows vehicular traffic to travel between Blaine Road and Highland Road. Overall, there are three (3) access points to the subject site via Highland Road and two (2) access points from Blaine Road. The applicant submitted an aerial photograph showing the five (5) access points to the subject site (see the Public Benefits submittal).

Internally, parking is situated in the center of the site and adjacent to the building. Two (2) drive-through lanes, with one-way vehicular traffic, navigate around the perimeter of the site. The drive-through lanes are intended for placing food orders on the east side of the site and picking up food orders on the west side of the building.

5. Fiscal Impacts.

The applicant has provided a response to this topic in the submittal entitled "Fiscal Impacts."

Site Requirements

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

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

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

Minimum Frontage:

- Required – Minimum 200 feet of frontage on a paved major thoroughfare unless accessed via a service drive or marginal access road
- Proposed – 120 ft. frontage on Highland Road and 382 ft. frontage on Blaine Road.
- Meets Requirement? – No, for frontage on Highland Road. Frontage on Blaine Road complies.
- Comment – Existing property is being redeveloped, and existing parcel dimensions are not changing.

Location of driveways

- Required – Ingress/egress points shall be located at least 60 ft. from the intersection of any 2 streets (measured from the nearest right-of-way line). The use of secondary access drives in accordance with Sec. 5.10.2 is required.
- Proposed – Existing access drive on Highland Road is being eliminated. Existing access drive on Blaine Road is being retained as currently located, as is the existing driveway connection to the adjacent property to the south.
- Meets Requirement? – Yes
- Comment – (none)

Control of Sound Level

- Required – Devices for the transmission of voices shall be so directed of muffled as to prevent sound from being audible beyond the boundaries of the site.
- Proposed – Information was not provided regarding devices for transmission of voices.
- Meets Requirement? – TBD
- Comment – Applicant to be informed of the regulation. Applicable information to be provided by the applicant with Construction Plan set.

Stacking Space and Lanes

- Required – Stacking space and lanes shall be provided as specified in Sec. 5.8, Off-Street Parking Requirements. Site design must allow for unimpeded circulation around the building outside of the drive-through lanes.
- Proposed – 13 stacking spaces per drive-through lane (2 lanes), all before the order station. Site design allows for unimpeded circulation. A total of 44 stacking spaces are shown, for the 2 lanes that wrap around the site for food ordering and food pick-up.
- Meets Requirement? – Yes
- Comment – (none)

Outdoor Seating and Dining (Sec. 4.47)

Section 4.47 outlines outdoor seating and dining standards. These standards apply to the outdoor patio and seating area on the north side of the building. A detailed review of the standards is not provided in this memorandum, but the applicant has been made aware of the standards. The applicant submitted a Patio Capacity Seating Plan. All applicable details and information shall be addressed on the Construction Plan set.

Dumpster Enclosure (Sec. 5.7)

- Required – Dumpster designed, enclosed, and screened per requirements; decorative masonry screen wall on 3 sides to match exterior façade materials of the building; and steel reinforced, opaque, lockable wooden gates. Enclosure height sufficient to screen dumpsters; minimum enclosure height is 6 feet.
- Proposed – Dumpster enclosure with space for 2 trash containers, and an attached enclosed/roofed room for storage. A concrete pad is in front of enclosure/storage room (30' by 35'). Enclosure wall height is 8'-8" and comprised of brick veneer product to match that used on the building. Metal gates are shown and painted dark bronze. Enclosure does not meet the required 25-foot front parking setback from Blaine Road ROW (enclosure shown at 10 ft. to property line).
- Meets Requirement? – **No, the enclosure does not meet the 25-foot front setback.**
- Comment – Planning Commission to determine if the placement of the enclosure is acceptable.

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

- Required – 22 spaces per 1,000 sq. ft. usable floor area PLUS spaces for employees at peak shift PLUS 10 stacking spaces per order station, 5 of which must be in advance of order station and must not block required parking spaces.
Usable floor area = 1,272 sq. ft. per applicant's plan. EQUATES to 48 parking spaces (28 sp. For floor area calculation + 20 employees) PLUS 10 stacking spaces per order station REQUIRED.
Required parking space dimensions: 10' by 20'.
- Proposed – 52 parking spaces with 3 spaces being barrier-free parking. Standard parking spaces vary in size: 9'-0" x 20'-0"; 10' by 18.5'; 10' by 26.16'. 13 stacking spaces provided per drive-through lane, all before order station. A total of 44 stacking spaces proposed that wrap around the perimeter of the site in the 2 drive-through lanes (ordering lanes and pick-up lanes).
- Meets Requirement? – Yes, for number of spaces.
- Comment – Planning Commission to determine if the 9' by 20' parking space is permitted.

Barrier-Free Parking

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

Loading (Sec. 5.9)

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

Landscaping (Sec. 5.11 – Updated Landscape Ordinance version)

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

A. Landscape plan requirements (Sec. 5.11.1.D.)

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

B. Irrigation (Sec. 5.11.2.A.viii.)

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

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

Calculations for Greenbelt along Highland Road – 120 ft. of frontage

- Required – Within the first 30 feet of the property, minimum 20-foot-wide area, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. Frontage = 120 ft.
EQUATES TO: 4 canopy trees and 3 ornamental trees, or large deciduous or evergreen shrubs in first 40 ft., PLUS 4 additional ornamental trees or large deciduous or evergreen shrubs, or combination thereof, **REQUIRED (TOTAL plant count: 4 canopy trees PLUS 7 ornamental trees, or large deciduous or evergreen shrubs).**
- Proposed – 10-ft. wide Greenbelt area; 0 canopy trees; 29 deciduous shrubs (9 small shrubs plus 20 large deciduous shrubs); and 17 perennial plants (around monument sign).
- Meets Requirement? – Yes, for required number of shrubs. **No for required 20-foot-wide landscape area and required number of trees.**
- Comment – Per the applicant's explanation, the existing overhead wires/easement and sanitary/water easements prevent trees from being planted in the Greenbelt area. Planning Commission to determine if the proposed plan meets the intent of the Greenbelt requirements.

Calculations for Greenbelt along Blaine Road – 382 ft. of frontage

- Required – Within the first 30 feet of the property, minimum 20-foot-wide area, 1 canopy tree for every 30 ft of lineal of frontage; Planning Commission may approve up to 50% substitution of canopy trees with evergreen trees; PLUS 3 small deciduous ornamental trees or large deciduous or evergreen shrubs for the initial 40 ft., and 1 per 20 ft. thereafter. Frontage = 382 ft.
EQUATES TO: 13 canopy trees and 3 ornamental trees, or large deciduous or evergreen shrubs in first 40 ft., PLUS 17 additional ornamental trees or large deciduous or evergreen shrubs, or combination thereof, **REQUIRED (TOTAL plant count: 13 canopy trees PLUS 20 ornamental trees, or large deciduous or evergreen shrubs).**
- Proposed – 6-ft. wide Greenbelt area; 8 canopy trees; 3 ornamental trees; 2 columnar deciduous trees; 21 large deciduous shrubs; and 30 ornamental grasses. Some trees and shrubs are not located within the first 30 feet of the property (along Blaine Road).

- Meets Requirement? – Yes, for the number of required plants. **No for location of some plant material and Greenbelt area is 6 feet wide in some areas** (adjacent to drive-through order pick-up canopy).
- Comment – Planning Commission to determine if proposed plan meets the intent of the Greenbelt requirements for the locations of the plants and width of Greenbelt area.

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

- Required – Length must equal 60% of the front and sides of the building length along front and sides of building where facing road or adjacent parking lot or other areas which provide access to building; must be 8 ft. in width and located adjacent to building, and consist of 1 ornamental or columnar tree, and 6 large or 8 small shrubs for every 30 lineal feet of building length or portion thereof.

Total building perimeter (all sides of building used) = 350 lineal ft.

Foundation perimeter calcs.: 350 ft. X 60% = 210 lineal ft.

EQUATES TO: 7 ornamental/columnar trees; PLUS 42 large shrubs or 56 small shrubs REQUIRED

- Proposed – 7 ornamental trees; 50 large shrubs; and 18 perennials. The majority of the foundation plants are not next to the building except one planting bed with 8 large shrubs, on east side of building (5-ft. wide planting bed).
- Meets Requirement? – Yes, for the number or required plants. **No for location of plant material.**
- Comment – Planning Commission to determine if the proposed plan meets the intent of the Foundation Landscaping requirements regarding the locations of the plants.

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

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

Parking islands sq. ft.: 1,503 sq. ft. (stated on Sheet L-100)

EQUATES TO: 8 canopy trees (1,503 ÷ 180 = 8)

- Proposed – 8 canopy trees plus a total of 57 small shrubs and 21 perennials for ground coverage of the parking islands.
- Meets Requirement? – Yes
- Comment – (none)

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

Calculations for south side of site – 213 lineal ft. (as stated on Sheet L-100 for ring road)

- 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 = 213 ft.

EQUATES TO: 7 canopy trees PLUS 28 large shrubs; or 7 evergreen trees REQUIRED.

- Proposed – 2 canopy trees, 3 existing evergreen trees; 2 ornamental trees; and 32 large shrubs. Landscape planting area varies in width from 10 ft. to 30 ft.
- Meets Requirement? – Yes, for the number of required plants. **No for width of the perimeter area on the east side of the access drive (width is less than 15 feet in some areas).**
- Comment – Planning Commission to determine if the proposed plan meets the intent of the Perimeter Landscaping requirements for the width of the landscape area.

Calculations for east side of site – 373.44 lineal ft. (as stated on Sheet L-100 for Glen Meadows Dr.)

- 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 = 373 ft.

EQUATES TO: 12 canopy trees plus 50 large shrubs; or 12 evergreen trees REQUIRED.

- Proposed – 8 canopy trees; 2 columnar trees; 2 ornamental trees; and 50 large shrubs. The landscape planting area varies in width from 0 ft. to 35 ft.
- Meets Requirement? – Yes, for the number of required plants. **No for width of the perimeter area at the southern end (width is less than 15 feet in some areas).**
- Comment – Planning Commission to determine if the proposed plan meets the intent of the Perimeter Landscaping requirements for the width of the landscape area.

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

- Required – Screening on three sides for utility cabinets (if 30 inches or more in height)
- Proposed – 11 large evergreen shrubs are shown on three sides of the transformer.
- Meets Requirement? – Yes
- Comment – The height of the transformer should be stated on the Construction Plan set to confirm if the proposed shrubs will be of sufficient height to screen the transformer on three sides.

Other Landscaping and Site Comments

The applicant is in discussions with the adjacent property owner to the south (Rural King) about the existing landscaped area generally located between the east-southeast property line of Chick-fil-A and west of Glen Meadows Drive. This area is considered a common area for Rural King and Noble Appliance, and as part of 2008 approved plans for Hartland Marketplace PD. Currently this area consists primarily of mowed lawn and canopy trees along the perimeter of Glen Meadows Drive. An existing overgrown area is west of the lawn area. The applicant is offering to clean up the existing overgrown area as indicated on Sheet L-100. The intent is to remove the overgrown brush, regrade and seed area to restore as lawn. The details of the landscape improvement project will be addressed on the Construction Plan set. The applicant has provided general details about the landscape clean-up plan and notes the conversation CFA had with Rural King, in an email dated March 31, 2025.

Lighting (Sec. 5.13)

A. Intensity – Overall site

- Required – Light intensity to be measured at 5 ft. above ground level on a vertical plane. Max. 0.5 fc along property line adjacent to residential; or max.1.0 fc along property line adjacent to non-residential. Average fc between 2.4 and 3.6 in main parking area and an average of 5.0 fc at main building entrance and at exit/entry drive. Level of lighting may not exceed 10 fc at any location on the site.
- Proposed – Footcandle values are measured at 5 ft. above ground level. Photometric plan indicates footcandle values exceed 1.0 footcandle in some spots along each property line. Per the data summary, the average footcandle value is 1.0 fc. Footcandle value exceeds 10 fc in several places the site, under the light poles and wall mounted light fixtures on the building (north side). Average footcandle value in the main parking area is 2.4 fc and complies. Average footcandle at main building entrance is 3.3 fc and complies. Average footcandle at Entry/Exit 1 (south drive connection) is 2.5 fc and complies. Average footcandle at Entry/Exit 2 (Blaine Road access point) is 4.6 fc. And complies.
- Meets Requirement? – **No for light intensity at property lines where exceeding 1.0 fc; and light intensity exceeds 10 fc in several places within the site.**
- Comment – Average footcandle values for the parking area and main building entrance shall be added to the Construction Plan set. Planning Commission to determine if the photometric plan is acceptable.

Intensity – Under Vehicular Canopies

- Required – Light intensity to be measured at 5 ft. above ground level on a vertical plane. Level of lighting may not exceed an average of 5.0. The canopy fixtures shall be installed so that the lens cover is recessed so that the fixture is adequately shielded.

- Proposed – Footcandle values are measured at 0 ft. above ground level. Average footcandle value is 17.9 fc under the ordering canopy. Average footcandle value is 18.2 fc under the meal delivery canopy. Light intensity on each canopy does not comply.
- Meets Requirement? – **No, for measuring light intensity at ground level; and light intensity exceeding an average of 5.0 fc under each vehicular canopy.**
- Comment – The applicant has submitted a waiver request for light intensity deviations under each canopy for the Planning Commission to consider.

B. Fixture Height

- Required – Lighting fixtures shall not exceed a height of 25', or the height of the principal building, whichever is less, measured from the ground level to the centerline of the light source.
- Proposed – The overall stated height of the light pole and base is 21ft.
- Meets Requirement? – Yes
- Comment – (none)

C. Fixture Type

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

Water Supply and Wastewater Disposal (Sec. 5.16)

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

Architecture / Building Materials (Sec. 5.24)

Section 5.24.4 discusses roof appurtenances and screening requirements, using parapet walls as the screening mechanism. Additional information on the requirements to screen mechanical equipment on the roof of a building is found in Section 3.24.13. Per the Ordinance, roof-mounted mechanical equipment must be screened on all sides of the equipment and not visible from one thousand (1,000) feet of the equipment.

Typically, the applicant will provide building elevations that show the roof deck, parapet walls, and an outline of each mechanical unit. Each elevation drawing should show that the top of each rooftop unit (RTU) is at the same level or below the parapet wall, to ensure each RTU is completely screened. Sight line drawings of the building and the RTUs, as measured 1,000 feet from the equipment could also be provided. The applicant provided building elevations that show the roof deck, parapet walls, and an outline of each RTU (Sheet A-301). Per the submitted elevation drawings, each RTU projects above the parapet walls. Sheet X-402 shows RTU sight line drawings of the building and RTUs for each side of the building. The sight lines are measured at six (6) feet above grade and commence at the adjacent property line for each side of the building. The sight line measurements range from 72 feet to 131 feet.

Photographs are provided showing newly constructed Chick-fil-A buildings in Roseville and Flint, using the same building design as the one proposed for Hartland, with some variations in building size and site layout, per the applicant. The RTUs are not visible in the photographs provided for each building. The Site Plan Review Committee of the Planning Commission, having reviewed the sight line drawings and photographs, determined the RTUs are screened by the parapet walls for the proposed building in Hartland.

Architecture Comments:

- Façade Materials Calculation – façade materials must comply with the specifications for Façade Materials Group #1; percentages for each elevation are provided on Sheet X-900 and A-301.

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

Elevation	Brick, Natural Clay (30% min.) – Total % of 2 brick colors (Brick Veneer product)	Glass (50% max.)	Metal* (Category not listed in Ord.)
SW	91%	1%	8%
NW	88%	9%	3%
<u>SE</u>	<u>83%</u>	<u>12%</u>	5%
NE	80%	15%	5%

*Per applicant, the Metal category includes canopies over the doors and windows on each building elevation plus the metal banding around the edge of the drive-through canopies.

- Colors: Color renderings of the building are provided. Specific product information for each façade material is stated on Sheet X-900 and Sheet A-301. Earthtone colors are proposed for all products. Metal canopies and trim elements/coping are a dark bronze color.
- Materials: Percentages are listed for each elevation side as indicated by the table; specifications on all materials are provided. Brick veneer is proposed in two colors-dark brown and light brown.
- Meets Requirement? – Yes
- Comment – (none)

Drive-through canopies

Architectural standards from Section 5.24 are not applied to the drive-through canopies regarding façade material percentages. The canopy structures are comprised of prefinished metal in a bronze color with support posts to match. The bronze color is intended to match the bronze elements on the building. The metal decking (underside of canopy) is white. The canopy structure is approximately 9'-6" tall, to the underside of the canopy. Flush mounted light fixtures are installed on the underside of each canopy to illuminate the service areas. Fans and heating units are also provided under each canopy to provide air circulation and heat as needed per the weather/season. Sheet A-104 and A-105 have detailed drawings of the canopies.

The east drive-through canopy (food ordering) is free-standing with support posts. The canopy is approximately twenty-six (26) feet wide by fifty-four (54) feet long. The west drive-through canopy (food order pick-up) abuts the building and has support posts. The canopy is approximately thirty-three (33) feet wide by seventy-three (73) feet long.

Other Comments

The Sign Program document shows that a flagpole with a USA flag is proposed, to be located north of the outdoor patio. The flagpole is thirty-five (35) feet in height and the flag size is stated as 40 square feet in area. The pole height and flag size comply with the Zoning Ordinance.

Sign Program – Monument Sign and Wall Signs

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

Sign Type	Sign Size	Sign ht. (overall)	Other Comments
<u>Monument sign (Highland Road):</u> Brick base to match building; Internally illuminated panel sign plus changeable copy sign	Above base: 64 SF (6' x 10' - 8") Outer dimensions of sign cabinet	6' - 0" (Base sign) +	Leading edge of monument sign is approx. 2 ft. from ROW/property line
<u>Wall sign – 3 wall signs (Chick-fil-A)</u> Internally illuminated channel letters East elevation (Sign C1) North Elevation (Sign C2) West Elevation (Sign C3) (as measured to outer dimensions, sign height and length)	59 sq. ft. 59 sq. ft. 59 sq. ft.	NA NA NA	Pg. 6 states each wall sign as 38 sq. ft. Pg. 6 to be revised to state wall sign is 59 sq. ft. for each wall sign C1, C2, C3 (on Construction Plan set)
<u>Welcome Sign – Sign D</u> Metal letters on east elevation by main building entrance illuminated by wall sconces (Welcome Friends and Neighbors)	26.01 sq. ft.	NA	Sign area as measured to outer dimensions (sign height and length)

Directional Signs

Internal Directional Signs

Several signs are proposed to aid in directing vehicular traffic within the subject site, such as stop signs, signs to direct internal traffic to the drive-through lanes, Do Not Enter signs, and pedestrian crossing signs. Several signs have “Chick-fil-A” on the bottom of the sign. Generally, the directional signs are 1’ - 6” wide by 2 feet tall and mounted on a metal post. Two (2) types of signs are on portable bases, to be used as needed for traffic control in the drive-through pick-up lanes (Signs N and O).

Sign W, on the south side of parking lot, states “Exit to M-59” and an arrow pointing to the east to indicate access to M-59 is available in that direction (to the east).

Off-Site Directional Signs

Three (3) off-site directional signs are shown, and labeled as K2, X, and Y. Each sign is located on the adjacent property that is associated with Rural King and Noble Appliance. Each of the three (3) signs are considered an off-site sign.

The applicant has been working with the adjacent property owner (Rural King) to acquire permission to install the three (3) signs as shown on page 21 of the sign program document (Site Plan 2). The applicant has provided a summary of the three (3) off-site directional signs and notes Rural King is amenable to the three small signs on their property, in the email dated March 31, 2025.

Sign K2 is located at the southern end of the existing access driveway (that connects to the Chick-fil-A property). The sign is combination of a stop sign and a directional sign with “Exit” and an arrow pointing to the east. The intent is to direct traffic that is exiting Chick-fil-A to travel east out of the site, and to not travel west to Blaine Road. Staff has asked the “M-59” be added to the arrow portion of the sign. This could inform patrons to travel east on the internal drive lane and then find an access point to M-59. This revision to the sign can be addressed on the Construction Plan set.

Sign X is located at the intersection of Glen Meadows Drive and the internal drive lane within the Rural King/Noble Appliance property. The sign states “Enter” with an arrow pointing west, toward the Chick-fil-A site.

Sign Y is placed on the east side of the existing access driveway (driveway that connects to the Chick-fil-A property). The sign is facing westbound traffic on the internal drive lane. Sign Y is a combination of a stop sign and panel sign below with “Enter” and an arrow pointing north to the Chick-fil-A site.

Menu Board

Two (2) menu boards are proposed, with one menu board shown in each drive-through lane under the ordering canopy (see Page 7, 12, and 13). The menu boards shall comply with the Zoning Ordinance regulations and will be reviewed as part of the Construction Plan set.

Other Requirements-Zoning Ordinance Standards

Nothing additional at this time.

Hartland Township DPW Review

The DPW Director has provided a review letter dated January 16, 2025.

Hartland Township Engineer’s Review (Spaulding DeDecker)

The Township Engineer (SDA) has reviewed the Preliminary Site Plan and provided comments in the letter dated January 30, 2025.

Hartland Deerfield Fire Authority Review

The Hartland Deerfield Fire Authority has provided comments in the review letter dated January 20, 2025.

Attachments:

1. Township DPW review letter dated 01.16.2025 – PDF version
2. Township Engineer (SDA) review letter dated 01.30.2025 – PDF version
3. Hartland Deerfield Fire Authority review letter dated 01.20.2025 – PDF version
4. LCRC email 10.14.2024 – PDF version
5. LCRC email 11.19.2024 – PDF version
6. MDOT email 10.14.2024 – PDF version
7. Addendum to Application for PD 03.27.2025 – PDF version
8. Standard Site Features and Operations – PDF version
9. Public Benefits 03.27.2025 – PDF version
10. Fiscal Impacts 03.27.2025 – PDF version
11. Site Features Narrative 03.27.2025– PDF version
12. Site Lighting Waiver 03.27.2025 – PDF version
13. CFA Signage Program received 03.27.2025 – PDF version
14. Communication Judy Lytwynec 04.08.2025 – PDF version
15. Email Beauchamp 04.10.2025 – PDF version
16. Email Campbell 04.08.2025 – PDF version
17. Email Connolly 04.14.2025 – PDF version
18. Lighting Cutsheets – PDF version
19. Patio Seating Capacity Plan – PDF version
20. Applicant email dated 03.31.2025 – PDF version
21. Photos CFA Flint
22. Photos CFA Roseville
23. TM Trip Generation Comparison 04.08.2025
24. Site Plans dated 03.27.2025

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DEPARTMENT OF PUBLIC WORKS

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TO: Planning Department
DATE: 1/16/2025
DEVELOPMENT NAME: Chick Fil A
PIN#: 4708-28-201-061
APPLICATION #: SP/PD #25-002
REVIEW TYPE: Site Plan

The Department of Public Works (DPW) has reviewed the site plans for the proposed Chick Fil A Restaurant. This proposed 5,146 square foot drive through fast food restaurant would require 7 Water and 7 Sewer REUs. Parcel 4708-26-201-061 currently owned REU's are shown below.

	Sewer REUs	Water REUs
Owned	4.26	8
Required	7	7
# REUs Needed	2.74	0
Cost Each	\$9,439.20	\$5,816.01
Total Due Each	\$25,863.41	\$0
TOTAL REU COST	\$25,863.41	

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

1. All review is subject to approval and must comply the Livingston County Drain Commission standards.
2. All Utility easements noted as public as well as a monitoring manhole if so, required by the Livingston County Drain Commission
3. Notes to indicate that all existing utility infrastructure within the development envelope will be required to be upgraded to the current design and engineering standards.

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

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

Scott Hable
Hartland Township
Public Works Director

Site Plan Review

January 30, 2025

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

Re: Chick-Fil-A– Site Plan Review #1
SDA Review No. HL24-107

Dear Commission Members:

We have received the site plan submittal for the above referenced project prepared by PEA Group dated January 15, 2025 and received by our office on January 16, 2025. The plans were reviewed in accordance with the Site Plan Review Checklist, Current Design and Engineering Standards, Standard Details, and Code of Ordinances and the following comments are our observations.

Recommendation

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

Project Summary

- Construction of a Chick-Fil-A restaurant east of Blaine Road and south of Highland Road (M-59) at 10587 Highland Road (former Burger King). Site access would be provided via public and private roadways. The site is noted as 1.66 acres.
- Water service would be provided from the existing 12” diameter water main located along the east side of Blaine Road. A proposed 2” water service and 6” fire service would be provided to serve the site.
- Sanitary service would be provided from the existing 8” diameter sanitary sewer located on the south side of the site. A proposed 6” sanitary lead service would be provided to serve the site.
- Storm water would be collected by a storm sewer collection and pretreated system and discharged to a proposed underground detention system on site with outlet to the existing Walmart Detention Pond.

General

1. During engineering review, we will expect to see a plan showing removal and abandonment of the existing utilities on site.

Sanitary Sewer

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

Storm Drainage

1. Confirm with Livingston County Drain Commissioner that the proposed underground detention system and pre-treatment are acceptable as designed. There appears to be available underground space in the parking lot on site should the detention footprint require to be increased. All storm water design calculations are to follow Hartland Township and Livingston County Drain Commissioner standards and details. Offsite surface runoff shall not be trapped along the development perimeter. Stormwater management calculations will be required during engineering review to prove that the Walmart Pond can handle the restricted discharge rate from the Chick Fill A site at the existing 12-inch sewer which drains to the Walmart existing pond. No modifications appear to be proposed to the existing Walmart Pond.

Site Paving

1. The Fire Department shall review and approve the emergency vehicle circulation around the perimeter of the building. Large emergency vehicles around the perimeter of the building through the drive-thru are not provided.

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

The comments are not to be construed as approvals and are not necessarily conclusive. The final engineering plans for this development are to be prepared in accordance with the Current Design and Engineering Standards, Standard Details, and Code of Ordinances.

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

Sincerely,

SPALDING DEDECKER



Luisa Amici
Engineer



Mark Collins, PE
Project Manager

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



HARTLAND DEERFIELD FIRE AUTHORITY
HARTLAND AREA FIRE DEPT.

3205 Hartland Road
Hartland, MI. 48353-1825

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

January 20, 2025

To: Hartland Township Planning Commission
Attn: Planning Department

Re: Chick-Fil-A

The Hartland Deerfield Fire Authority has reviewed the Site Plan Chick-Fil-A dated January 15, 2025.

These are the following are recommendations:

1. Ensure turning radius is a minimum of fifty feet.
2. Two Supra Boxes to be installed, one at the main entrance and the other at the Riser room.

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

A handwritten signature in black ink that reads "Jon Dehanke".

Jon Dehanke
Fire Marshal

Troy Langer

From: Troy Langer
Sent: Monday, October 14, 2024 10:07 AM
To: Troy Langer
Subject: FW: Proposed Chick Fil A Restaurant at former Burger King Site

Hi Troy,

We are of the same opinion that a TIS is not required. Our only concern is the limited left-turn storage on Blaine Road for left turn ingress to the site via the first driveway approach south of M-59. We don't expect problems given the low traffic volumes and gap availability on Blaine Road, nor do we think a TIS would show queues that extend back to M-59. However, if queueing problems do occur on Blaine Road that affect either Blaine Road or M-59 traffic, modifications and/or turn restrictions may be required at the north Blaine Road driveway.

Regards,

Mike Goryl
Traffic and Safety Engineer
Livingston County Road Commission
3535 Grand Oaks Drive
Howell, MI 48843
517-546-4250 (office)
517-518-3019 (direct)

Troy Langer

From: Troy Langer
Sent: Tuesday, November 19, 2024 8:20 AM
To: Troy Langer
Subject: FW: Proposed Chick Fil A Restaurant at former Burger King Site

Troy,

Sorry it's taken so long to get back to you after our discussion. I spoke with Craig Heidelberg and he shares my opinion that while we both have minor concerns about worst-case scenario drive-thru queues, we feel it should operate fine. Accordingly, we are not recommending for any restrictions to the Blaine Road driveway approach.

Mike Goryl
Traffic and Safety Engineer
Livingston County Road Commission
3535 Grand Oaks Drive
Howell, MI 48843
517-546-4250 (office)
517-518-3019 (direct)

Troy Langer

From: Troy Langer
Sent: Monday, October 14, 2024 8:17 AM
To: Troy Langer
Subject: FW: Proposed Chick Fil A Restaurant at former Burger King Site

Hi Troy,

Although a Chick Fil A brings in much more traffic than a Burger King, MDOT is not going to require a TIS for this location. So we have no comments other than an MDOT permit will be needed for any work in MDOT right of way.

Thank you

Craig Heidelberg, P.E.
MDOT Brighton TSC
Operations Engineer
810-623-8341 C



Addendum to Application for PD – Planned Development

Applicant is requesting Rezoning from GC – General Commercial to PD – Planned Development for the parcel located at 10382 Highland Road, Hartland, approximately 1.668 acres. The applicant is proposing to redevelop the former Burger King site for the purpose of developing and leasing the parcel to Chick-fil-A for a fast-food restaurant.

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

3.1.18 PD PLANNED DEVELOPMENT / B. ELIGILITY REQUIREMENTS

To be eligible for Planned Development approval, the applicant must demonstrate that the following criteria will be met: (Applicant response in blue text)

- i. **Recognizable Benefits.** The Planned Development shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.
Refer to attached document “Public Benefits” and Exhibit E - Photographs
Chick-fil-A offers the following public benefits:
 - **Local Ownership / Team Member Experience**
 - **Giving Back**
 - **Caring for Our Planet**
 - **Caring for others with Food**
 - **Caring for People**
 - **Caring for Communities**
 - **Redevelopment of vacant site**
 - **Site Access / Traffic**
- ii. **Minimum Size:** These provisions are generally intended for implementation on a land area of at least twenty (20) acres of contiguous land. However, the Township Board, upon recommendation from the Planning Commission, may permit a smaller Planned Development if:
 - a. The proposed project has unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development, such as unusual topography, tree stands, wetlands, poor soil conditions on portions of the parcel, water courses, unusual shape or proportions, or utility easements which cross the parcel.
The site is an unusual shape and has various access and utility easements that affect the parcel. Refer to Exhibits A, B & G
 - b. If the applicant desires an area of less than twenty (20) acres to be considered by the Township, the applicant shall submit a letter to the Township requesting a waiver of the minimum Planned Development size requirements and explaining the basis for the request. In particular, the applicant must describe the proposed benefits to the community, the unique characteristics of the site or project and any other reasons for

waiver of the minimum area provision. The request shall be submitted as part of the request for conceptual approval of the Planned Development. The Planning Commission shall review the request for the smaller area as part of the overall concept plan and make a recommendation to the Township Board. The Township Board shall make the final decision concerning a request to waive the Planned Development minimum size requirement.

Chick-fil-A is requesting a waiver for the 20-acre requirement due to site constraints. The royal blue line shows the property lines. The colored blocks show the various easements related to the site. Refer to Exhibit B

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

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

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

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

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

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

Site Plan

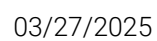
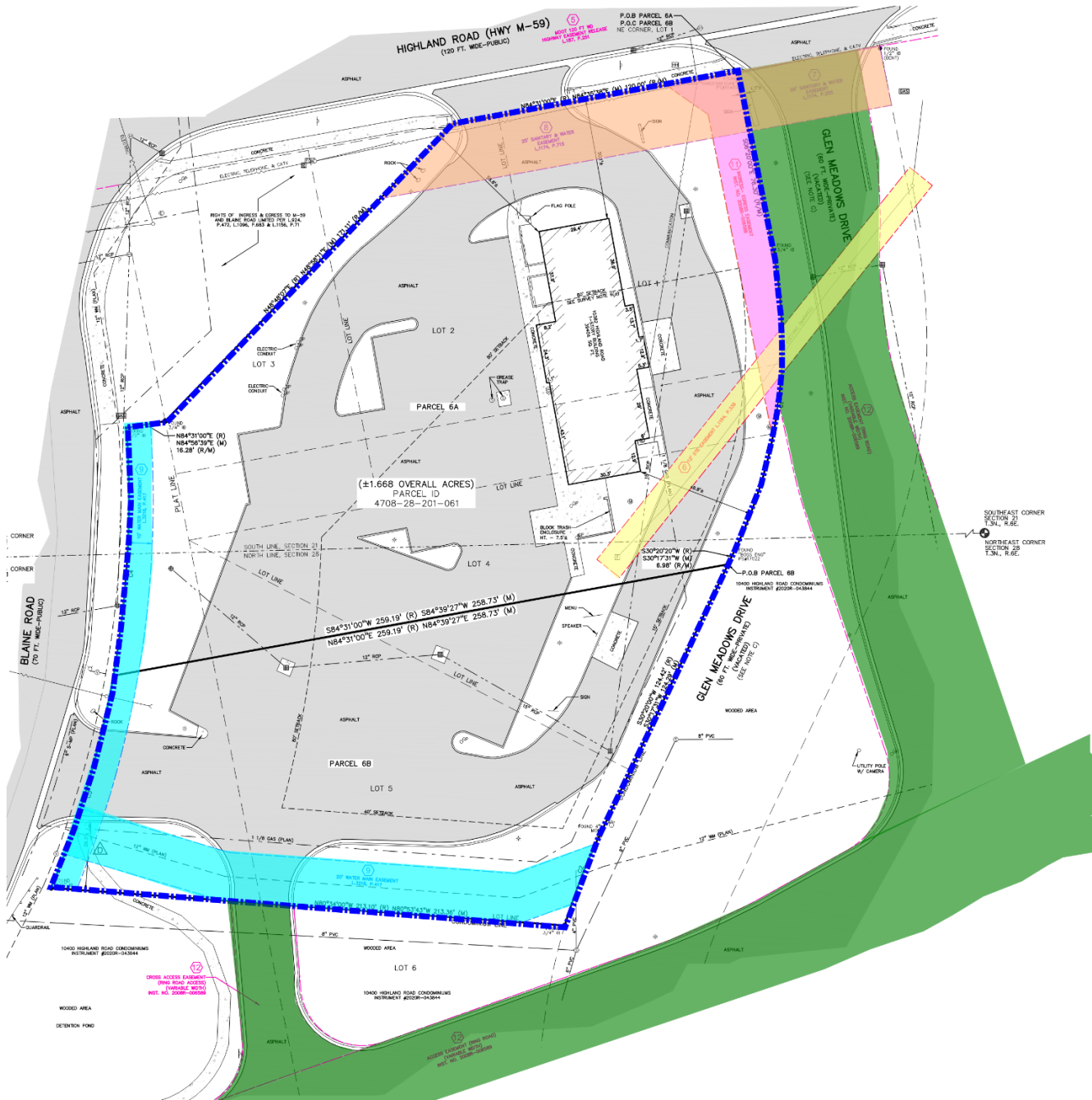


EXHIBIT B

Easements / Property Line



03/27/2025

EXHIBIT C

Future Land Use Map

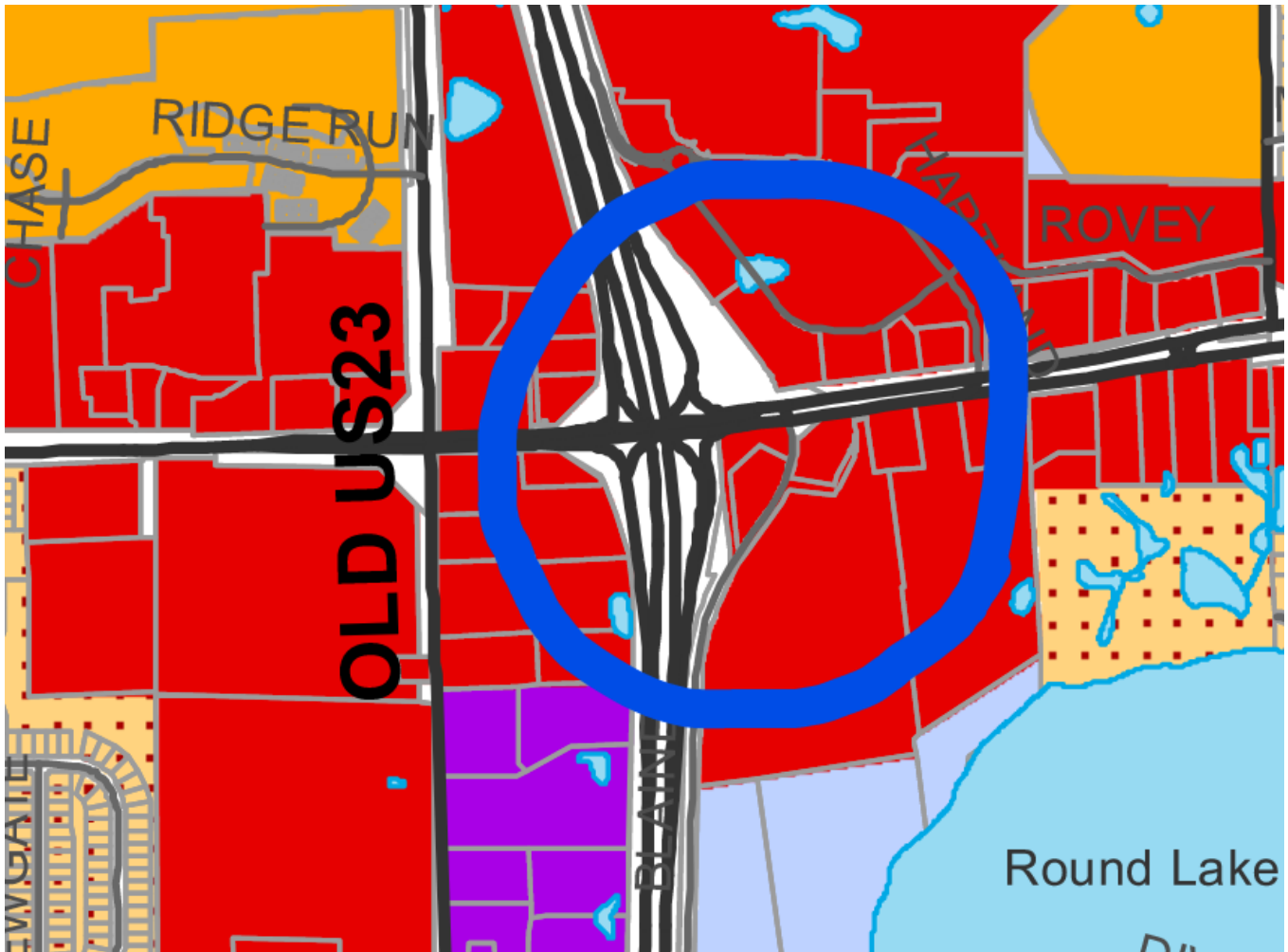


EXHIBIT D

Elevations





EXHIBIT E

Photographs of Existing site



03/27/2025



03/27/2025

EXHIBIT F

Adjacent Parcels



03/27/2025

EXHIBIT G

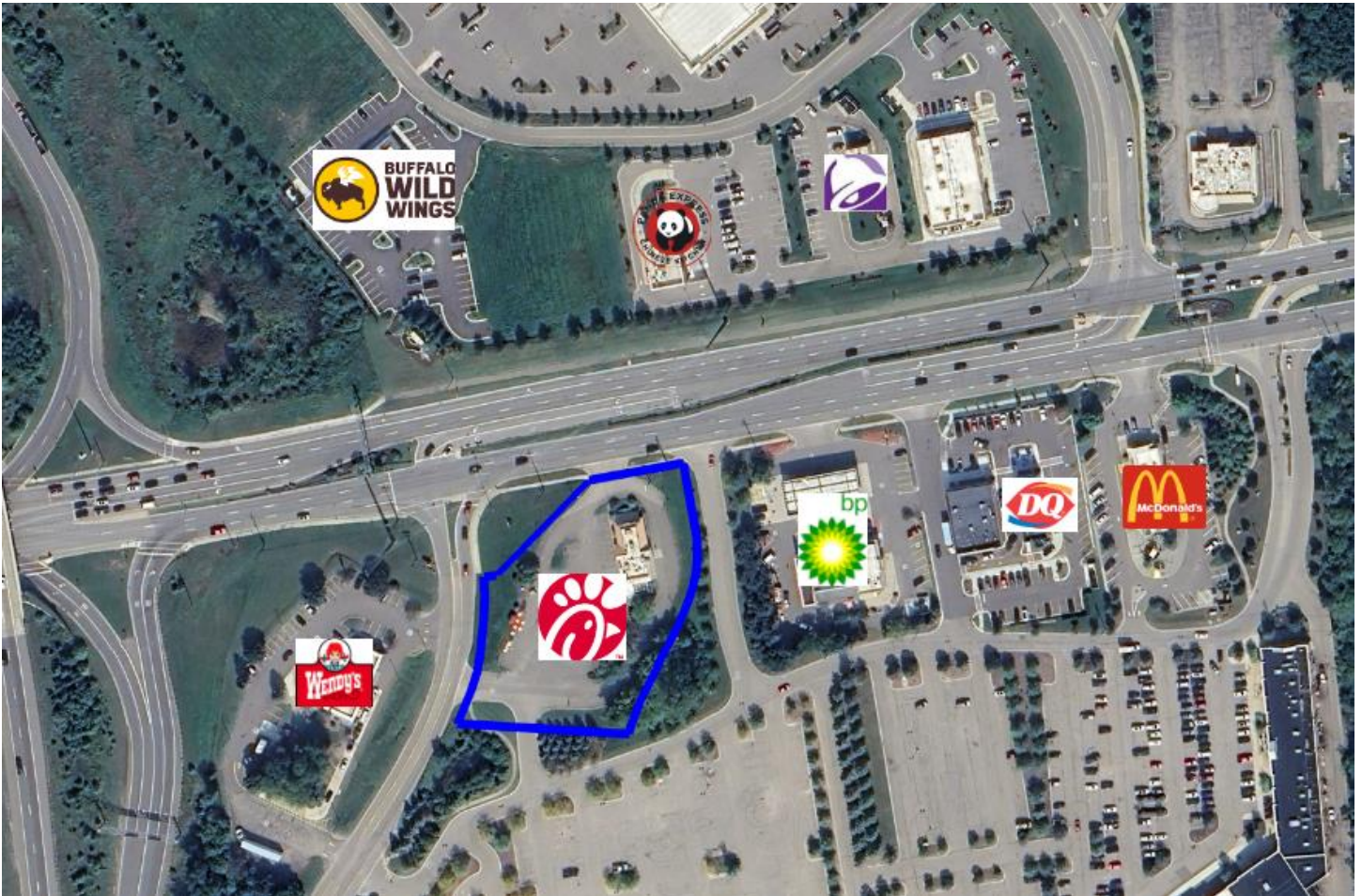
Aerial View of Site



03/27/2025

EXHIBIT H

Aerial – Adjacent Uses



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



STANDARD SITE FEATURES / OPERATIONS

Introduction to Chick-fil-A

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

Local Ownership / Team Member Experience

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

Giving Back:

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



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

Hours of Operation:

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

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

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

Deliveries / Loading Areas:

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

Parking:

- Parking Space – 9'-0" x 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)



Hartland Township – Public Benefits

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

Local Ownership / Team Member Experience

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

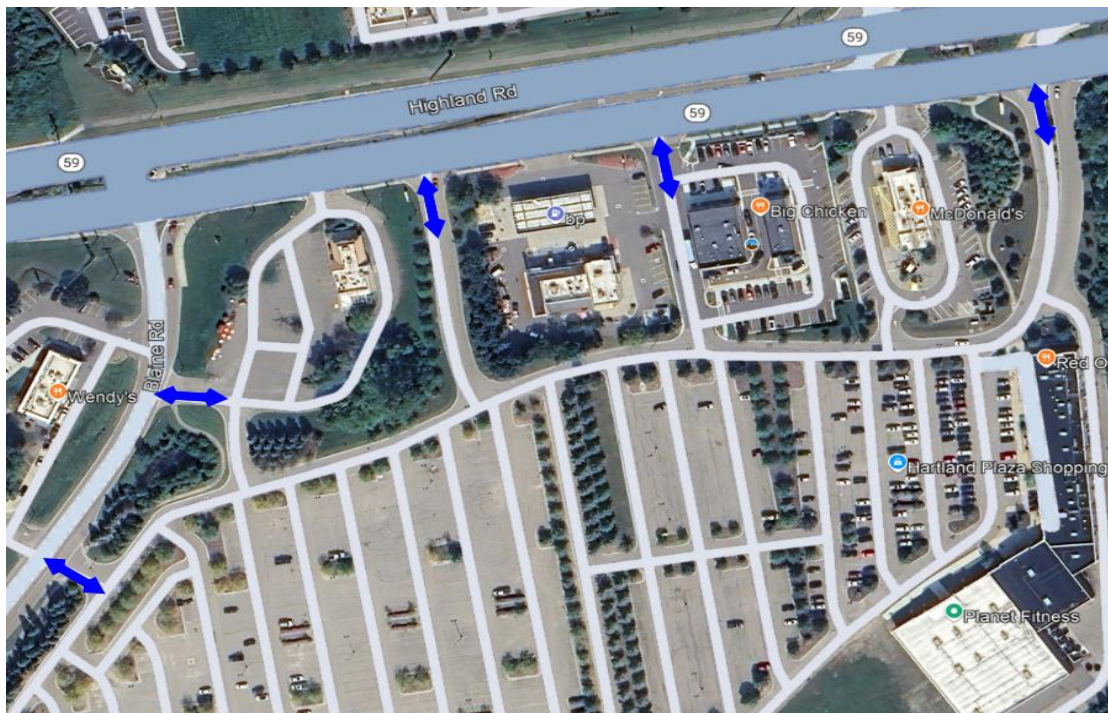
Giving Back:

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



Site Access / Traffic

- Site access from M-59 will be closed to reduce traffic along M-59
- Site has been thoughtfully designed to provide stacking for 46 cars within two drive through lanes. Ordinance requires 10 stacking spaces.
- Site may be accessed from three access points along M-59 and two access points along Blaine Road
- Bike rack has been provided to accommodate two bikes



Redevelopment of vacant site

- Burger King site has been vacant since 2020 and has been neglected since closing.
- New brick building with bronze accents and drive through canopies





- New landscaping will be provided throughout the site to improve the overall appearance of the site and surrounding area
- Cleanup of landscape on adjacent property





Fiscal Impacts

Applicant is requesting Rezoning from GC – General Commercial to PD – Planned Development for the parcel located at 10382 Highland Road, Hartland, approximately 1.668 acres. The applicant is proposing to redevelop the former Burger King site for the purpose of developing and leasing the parcel to Chick-fil-A for a fast-food restaurant.

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

Fiscal Impacts:

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



Site Features Narrative

Applicant is requesting Rezoning from GC – General Commercial to PD – Planned Development for the parcel located at 10382 Highland Road, Hartland, approximately 1.668 acres. The applicant is proposing to redevelop the former Burger King site for the purpose of developing and leasing the parcel to Chick-fil-A for a fast-food restaurant.

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

Signage:

- Three (3) building signs have been provided with script channel letters
- Two (2) 6' high menu boards have been provided at the Meal Order Canopy
- Monument has been provided along Highland Road. Locations are limited due to the MDOT easement on the west side and the existing Rural King sign on the east side of the frontage.

Landscape:

- Foundation plantings: Plantings have been proposed adjacent to the building to meet the ordinance requirements
- Perimeter plantings: Limited availability for plantings along portions of Glen Meadow drive due to site constraints and proximity to the property line. Additional plants have been provided to compensate for these areas.
- Greenbelt on Highland Road: Due to overhead power lines and underground sanitary lines, large shrubs and perennials have been provided.





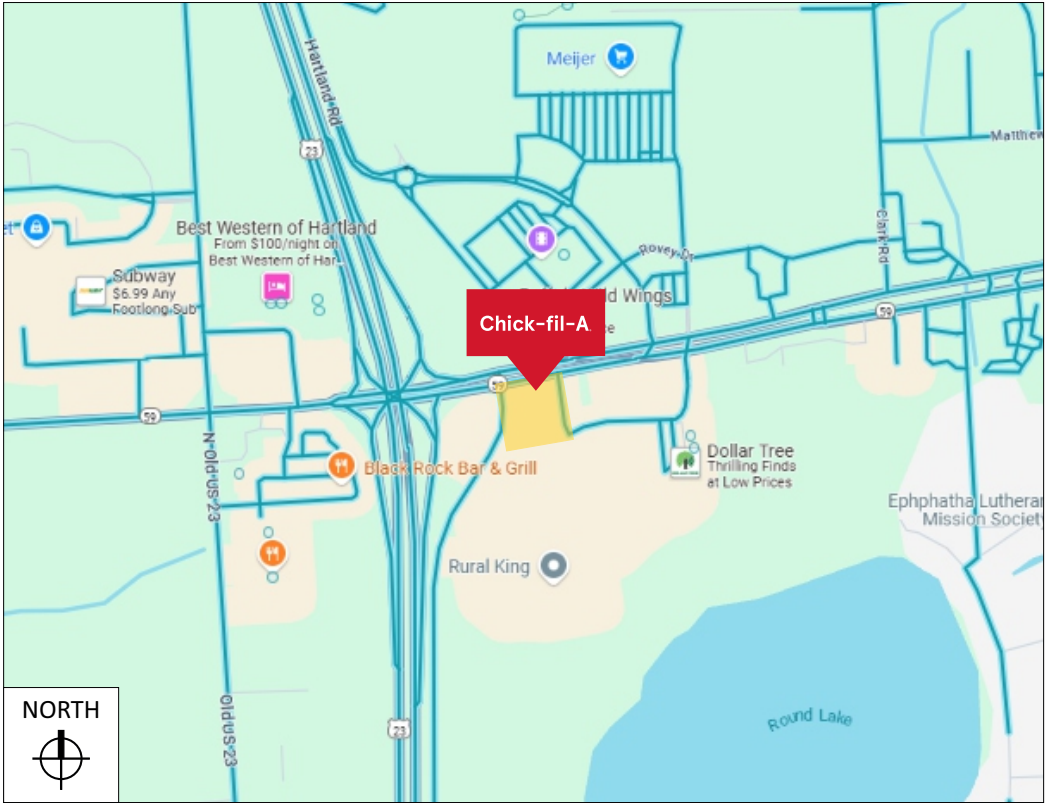
Site Lighting Waiver

Applicant is requesting Rezoning from GC – General Commercial to PD – Planned Development for the parcel located at 10382 Highland Road, Hartland, approximately 1.668 acres. The applicant is proposing to redevelop the former Burger King site for the purpose of developing and leasing the parcel to Chick-fil-A for a fast-food restaurant.

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

Photometrics:

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



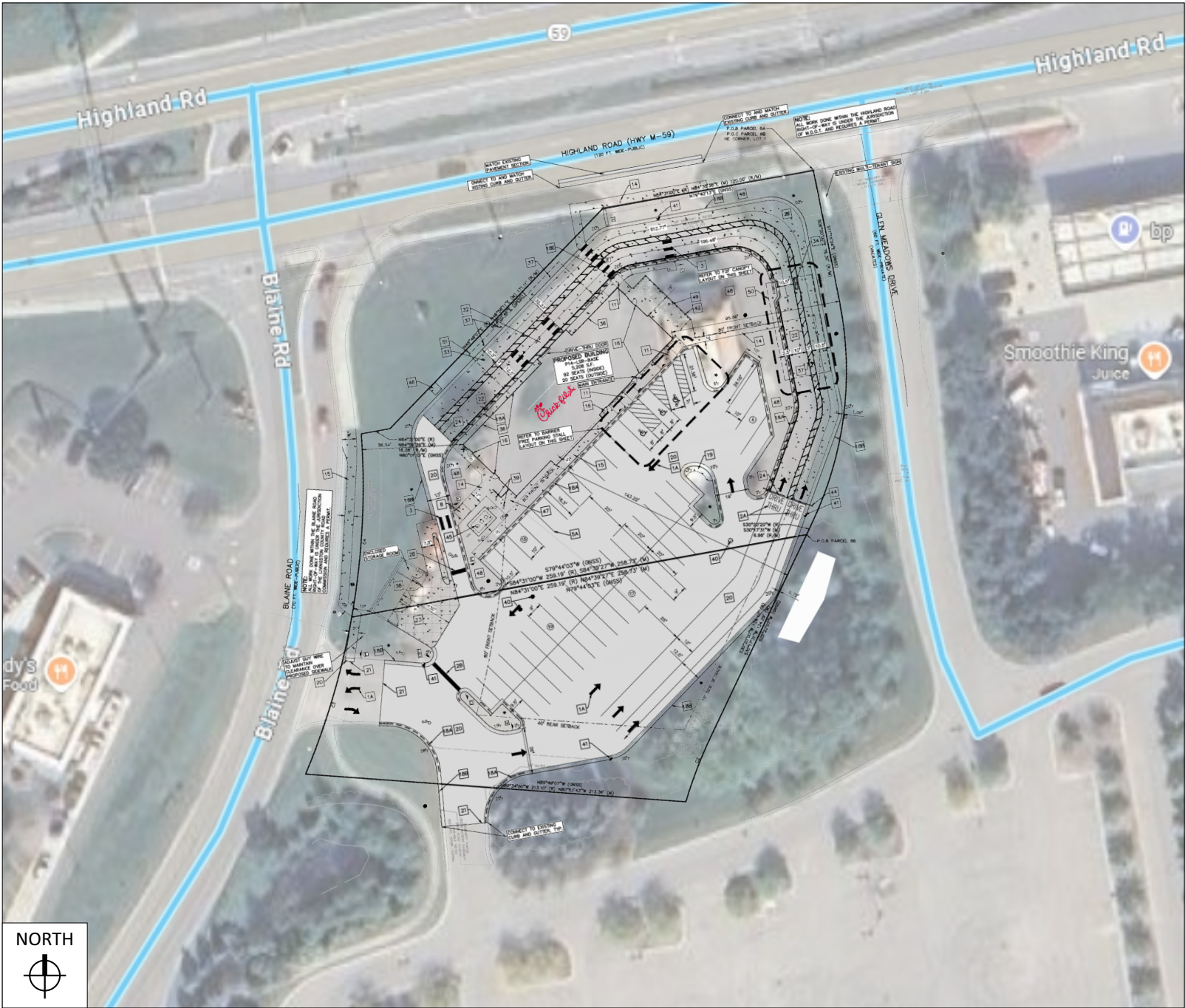
VICINITY MAP

N.T.S.



AERIAL VIEW

N.T.S.



AERIAL VIEW / SITE PLAN OVERLAY

N.T.S.

ROGER GHANTOUS
613-889-8135
RGhantous@chandlersigns.com

BRIAN HEAD
210-349-3804
BHead@chandlersigns.com

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

- REVISION NOTES
- R1 - MR (12/4/24):
REVISED SIGN A DIMENSIONS. REVISED SIGN G
HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

R4(2/13/25)LL: UPDATED ART. SWITCHED OUT B
FOR C3. CHANGED HEIGHT OF FLAGPOLE.
ADDED PEDXING SIGNS. ADDED SECOND
MONUMENT.

R5(2/18/25) UPDATED ELEVATIONS AND FLOOR
PLAN. ADDED POST AND PANELS X, Y AND K2-3.
CHANGED WELCOME MEDALLION TO
WELCOME FCOS.

R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON
D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE
KEY. CORRECTED STREET NAME . CORRECTED
SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

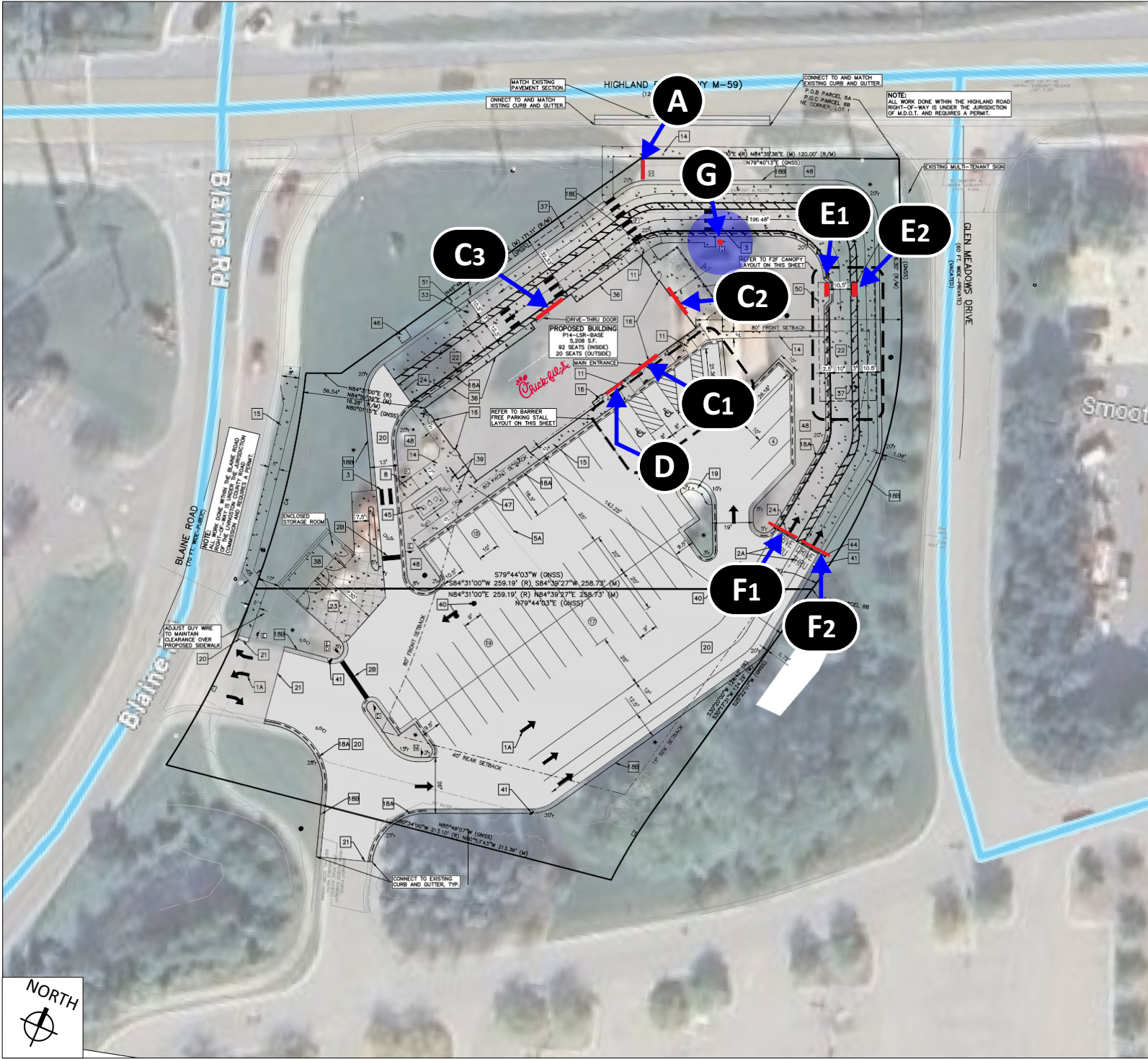
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SIGN ITEM

AERIAL VIEW 74



SITE PLAN 1

SCALE: 1/64" = 1'-0"

SIGN ID LETTER	FACE A	FACE B
A		
C1-3		N/A
D		N/A
E1-2		N/A
F1		N/A
F2		N/A
G		N/A

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

R1 - MR (12/4/24):
REVISED SIGN A DIMENSIONS. REVISED SIGN G
HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

R4(2/13/25)LL: UPDATED ART. SWITCHED OUT B
FOR C3. CHANGED HEIGHT OF FLAGPOLE.
ADDED PEDXING SIGNS. ADDED SECOND
MONUMENT.

R5(2/18/25) UPDATED ELEVATIONS AND FLOOR
PLAN. ADDED POST AND PANELS X, Y AND K2-3.
CHANGED WELCOME MEDALLION TO
WELCOME FCOS.

R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON
D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE
KEY. CORRECTED STREET NAME . CORRECTED
SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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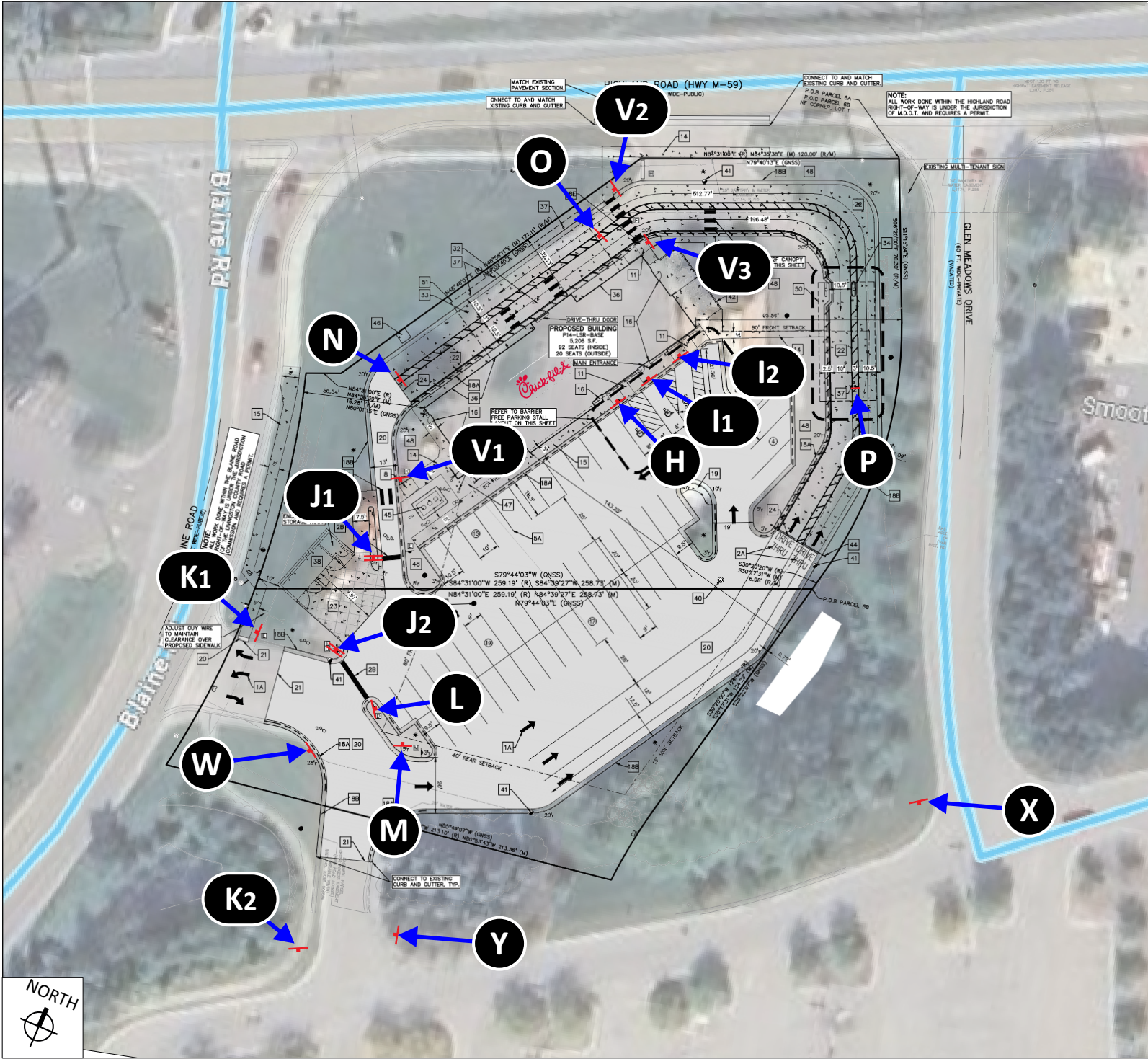
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SIGN ITEM






SITE PLAN75



SITE PLAN 2

SCALE: 1/64" = 1'-0"

SIGN ID LETTER	FACE A	FACE B
H	 WITH BOLLARD	N/A
I1-2	 WITH BOLLARD	N/A
J1-2		
K1		N/A
K2		N/A
L		N/A
M		N/A
N	 PORTABLE BASE	N/A
O	 PORTABLE BASE	N/A

SIGN ID LETTER	FACE A	FACE B
P		N/A
V1-3		N/A
W		N/A
X		N/A
Y		N/A

PROJECT ID

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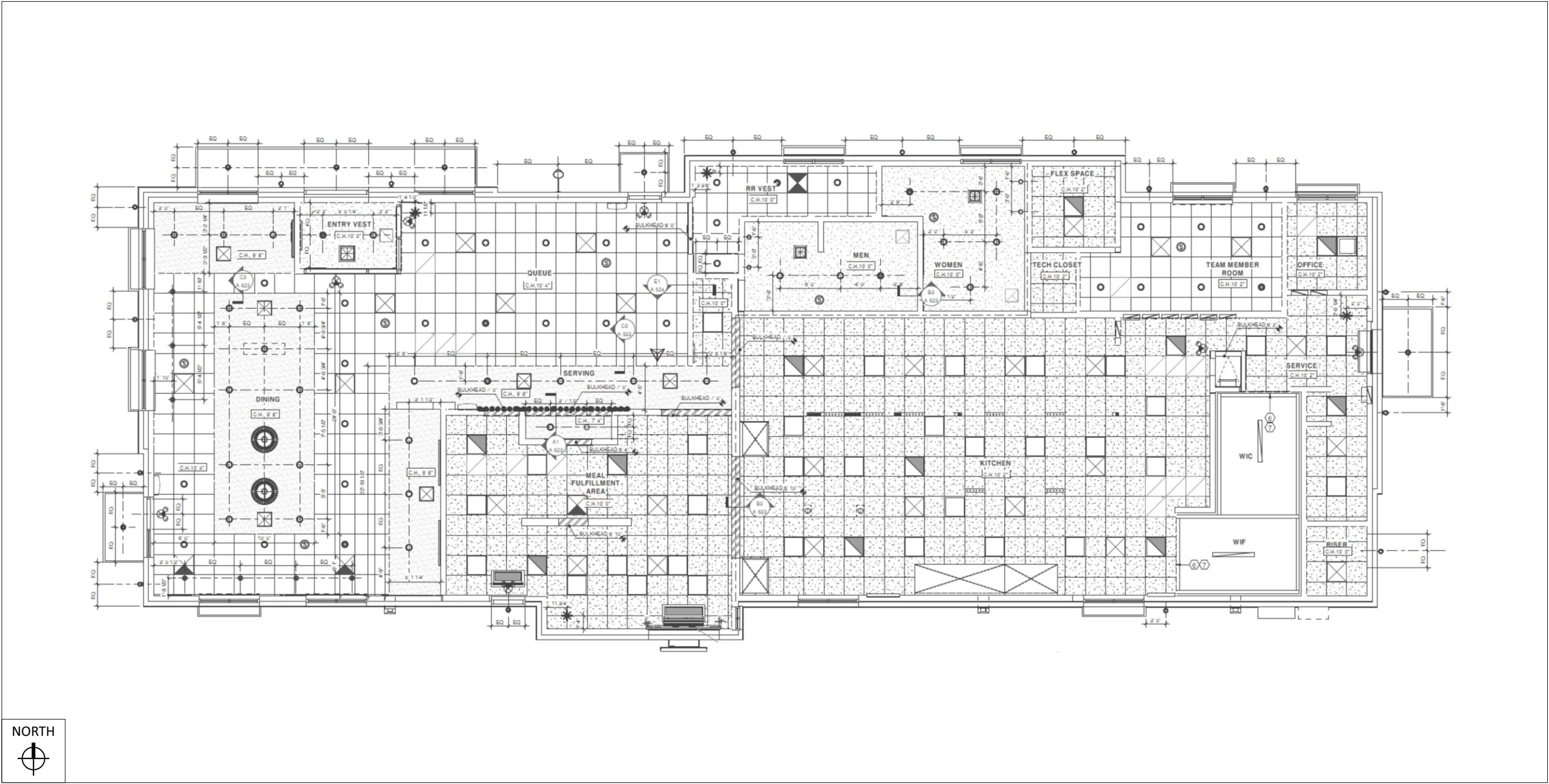
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REFLECTED CEILING PLAN

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

PROJECT ID

0640975Ar7

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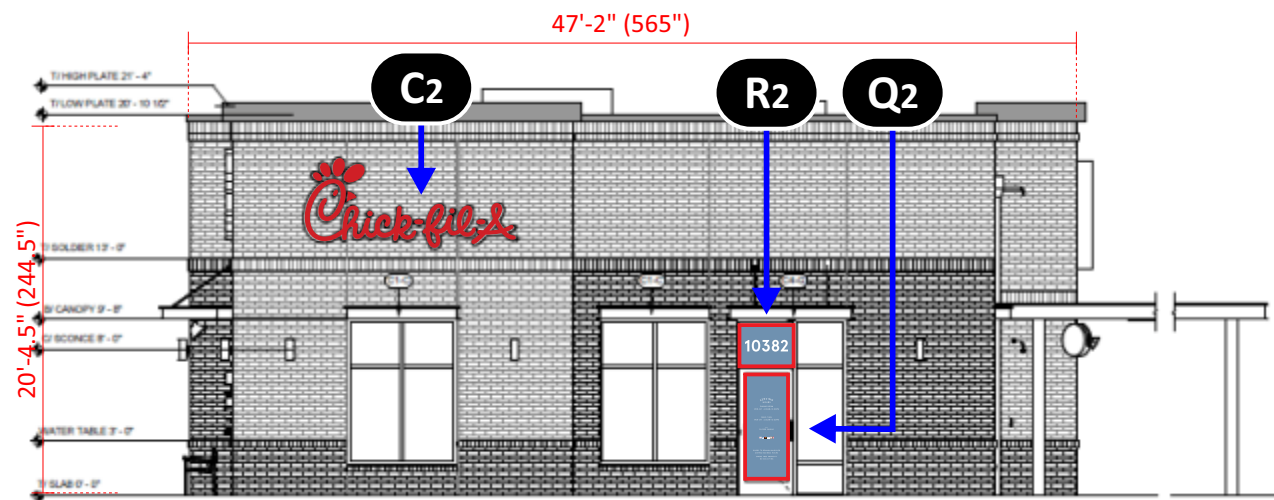
Page: 5 of 38



SIGN ITEM

CEILING PL

78

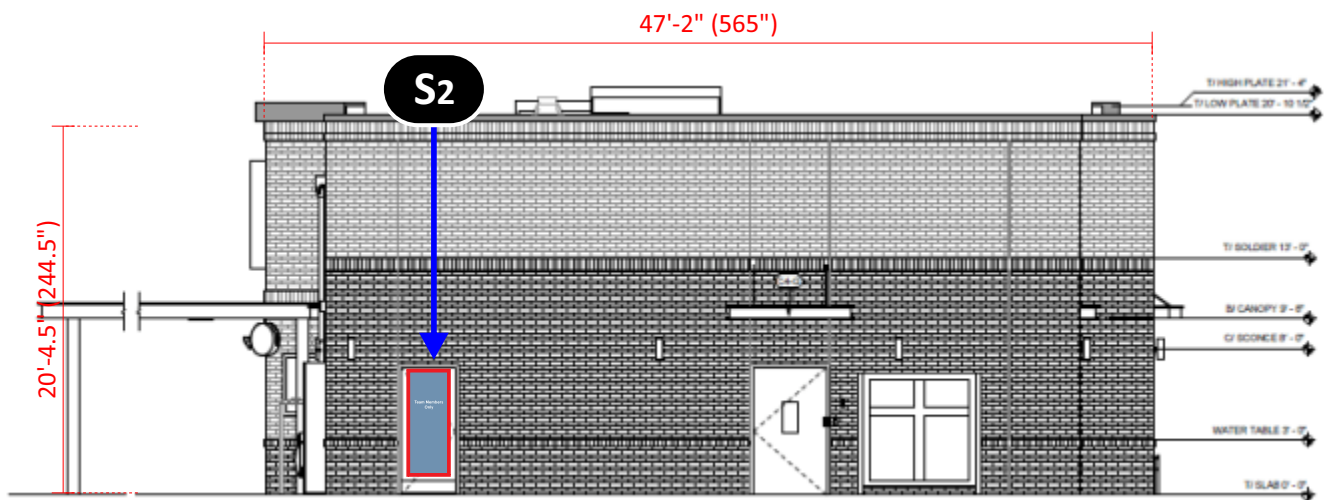


FRONT ELEVATION - (NORTHEAST)

± 959 BUILDING SQ. FT.

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

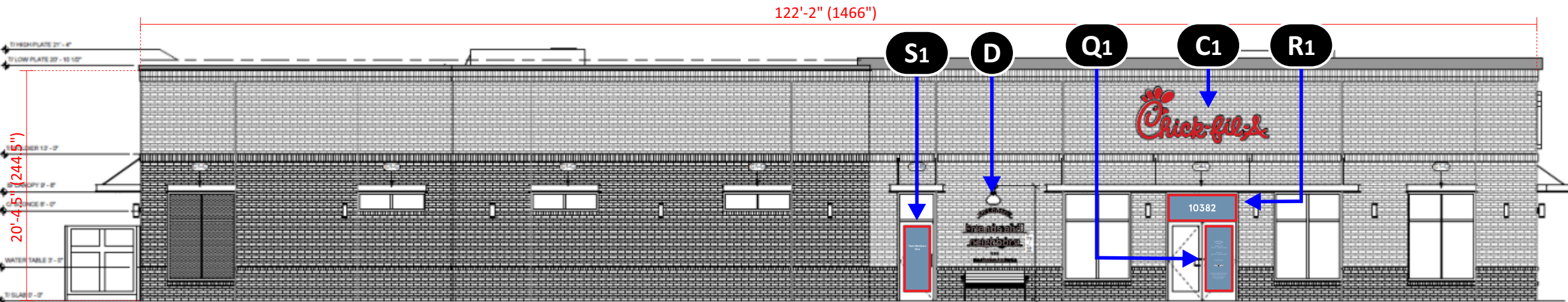
38 SIGNAGE SQ. FT.



REAR ELEVATION - (SOUTHWEST)

± 959 BUILDING SQ. FT.

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

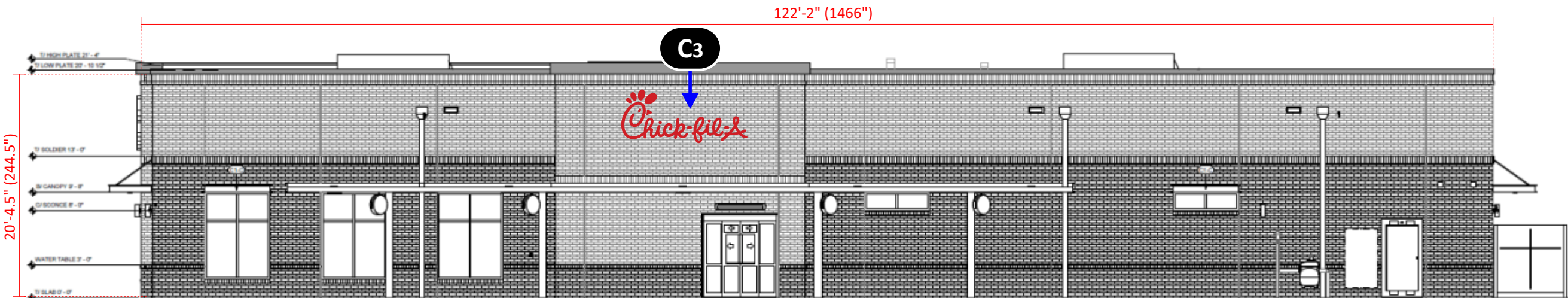


MAIN ENTRY ELEVATION - (SOUTHEAST)

± 2489 BUILDING SQ. FT.

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

38 SIGNAGE SQ. FT.



DRIVE THRU ELEVATION - (NORTHWEST)

± 2489 BUILDING SQ. FT.

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

38 SIGNAGE SQ. FT.

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

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PM: BRIAN HEAD

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Page: 6 of 38



SIGN ITEM

ELEVATION 79

A

D/F MONUMENT WITH READERBOARD

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

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

64 SQ. FT. (CABINET ONLY)

MAIN ID LOGO FACES

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

READER BOARD DISPLAY

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

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

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

INTERNALLY ILLUMINATED SAME AS ABOVE.

FOUNDATION SYSTEM

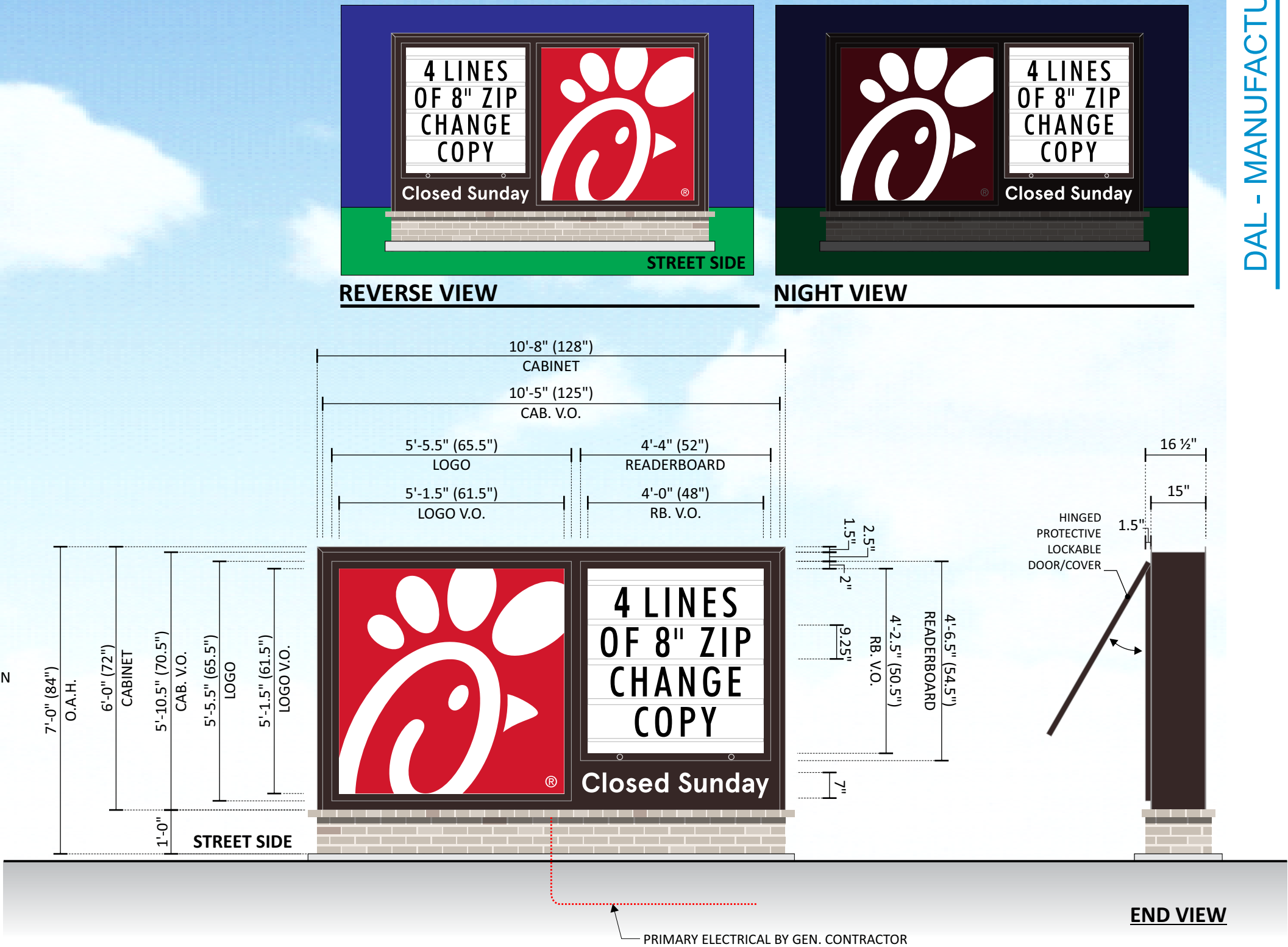
SPREAD FOOTER FOUNDATION PER STATE STAMPED ENGINEERING

MASONRY / BRICK: BY G.C.

THE MONUMENT BRICK MATERIAL AND DESIGN SHALL MATCH THE BUILDING MATERIAL AND MORTAR FINISH.

BRICK SIZE: 2 1/4" X 3 5/8" X 7 5/8"

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



DAL - MANUFACTURING
NEW RB FONT

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

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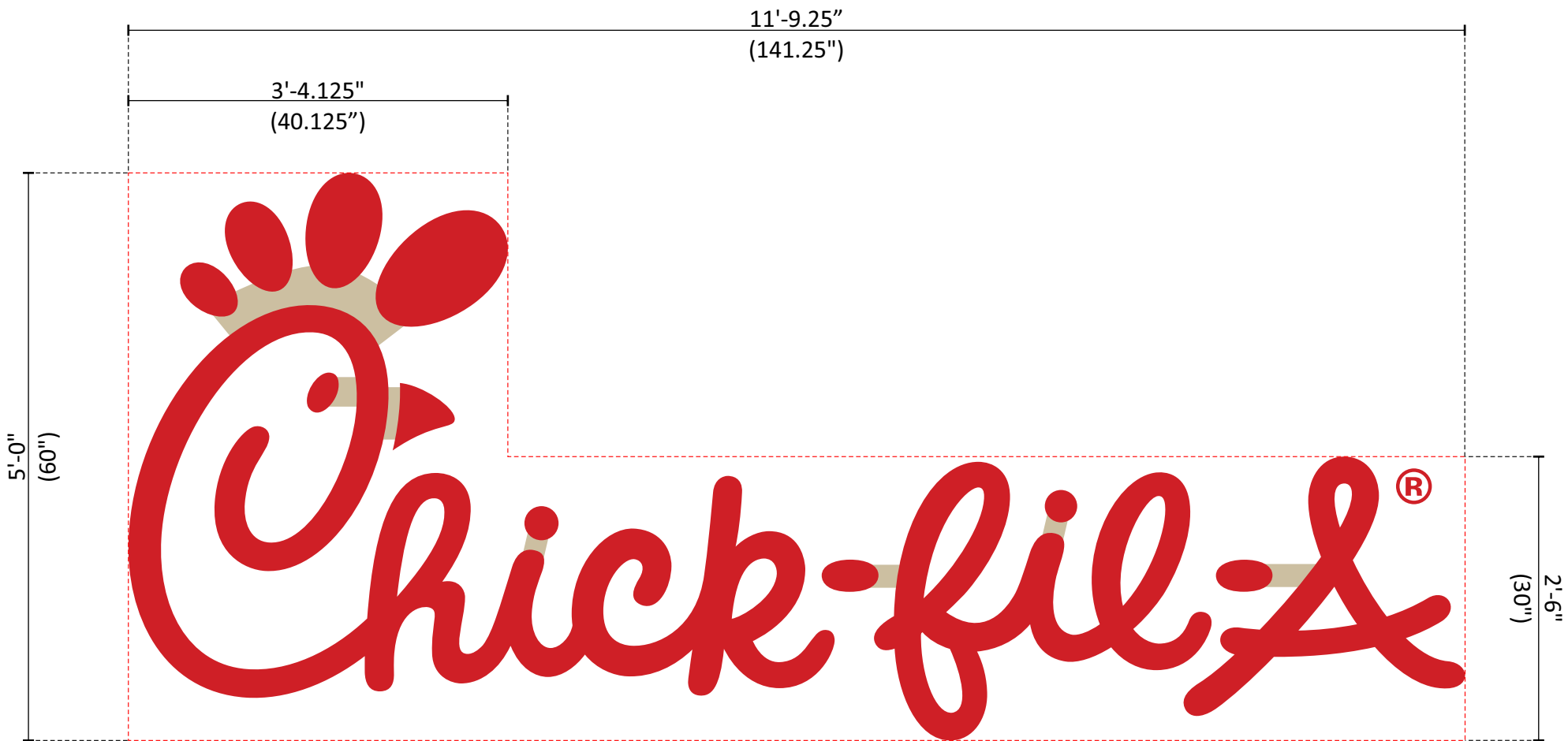
Page: 7 of 38



SIGN ITEM

A

80



C1-3 **CFA - PCL 5FT**
THREE (3) REQUIRED - MANUFACTURE & INSTALL

SEE SECTION DETAIL ON FOLLOWING PAGE

23VIS 5' CHANNEL LETTERS LATTE
800199

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

LIVE AREA: 38 SQ. FT.
OVERALL AREA: 59 SQ. FT.

DAL - MANUFACTURING
NEW CFA LOGO

PROJECT ID
0640975Ar7
5905
10382 HIGHLAND RD, HARTLAND, MI 48353
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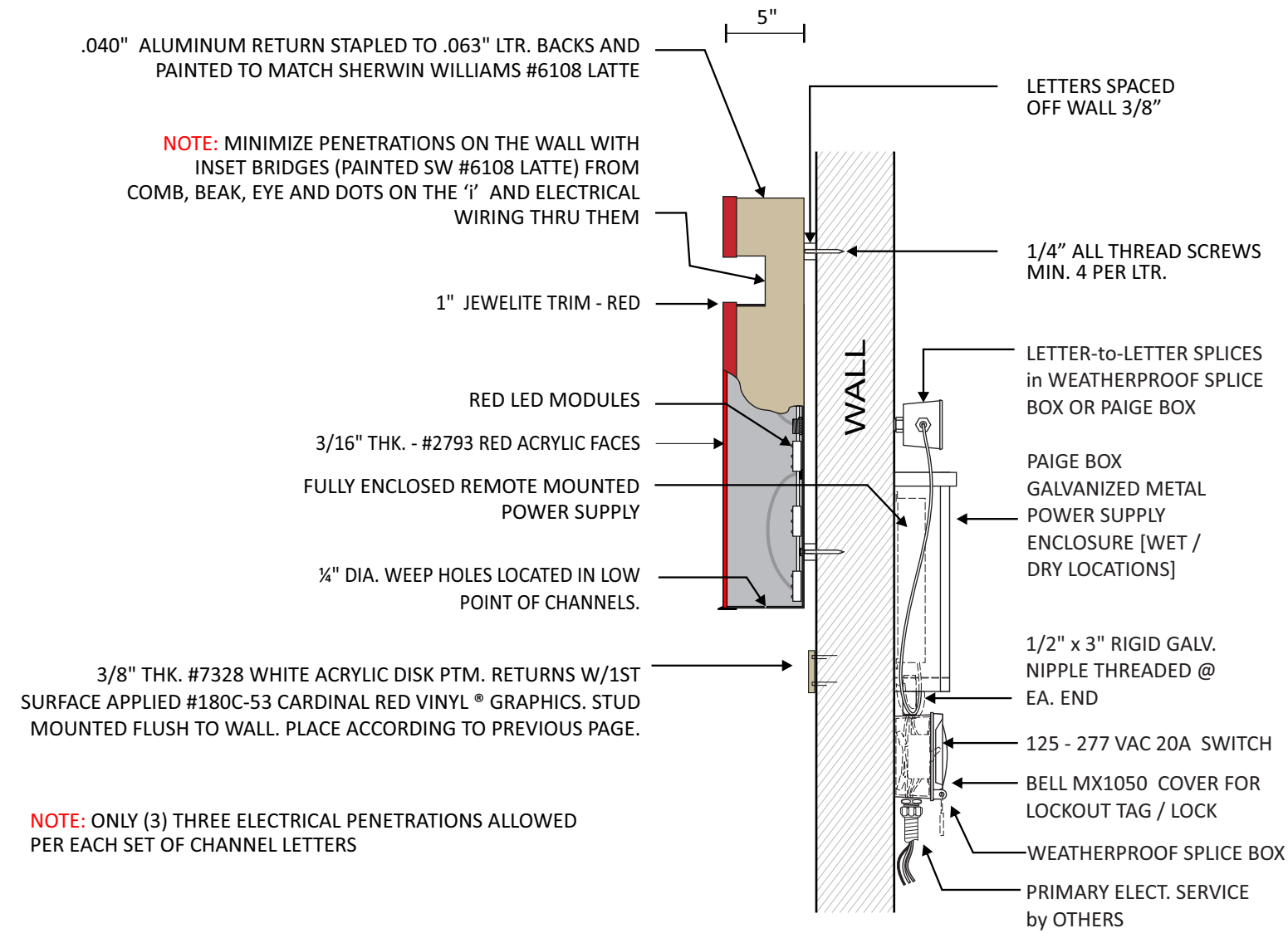
Page: 8 of 38



SIGN ITEM

C1-3

81



CFA PCL SECTION DETAIL

N.T.S.

PROJECT ID

0640975Ar7

5905

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Chick-fil-®

SIGN ITEM

C EXTRA82

COLORS



MATTHEWS PAINT
EQUUS BRONZE METALLIC
MP20181



EXAMPLE-NOT TO SCALE



D

CFA- WELCOME F.C.O'S- 5'-6"-ONE LINE

SCALE: 1" = 1'-0"

SPECIFICATIONS

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

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

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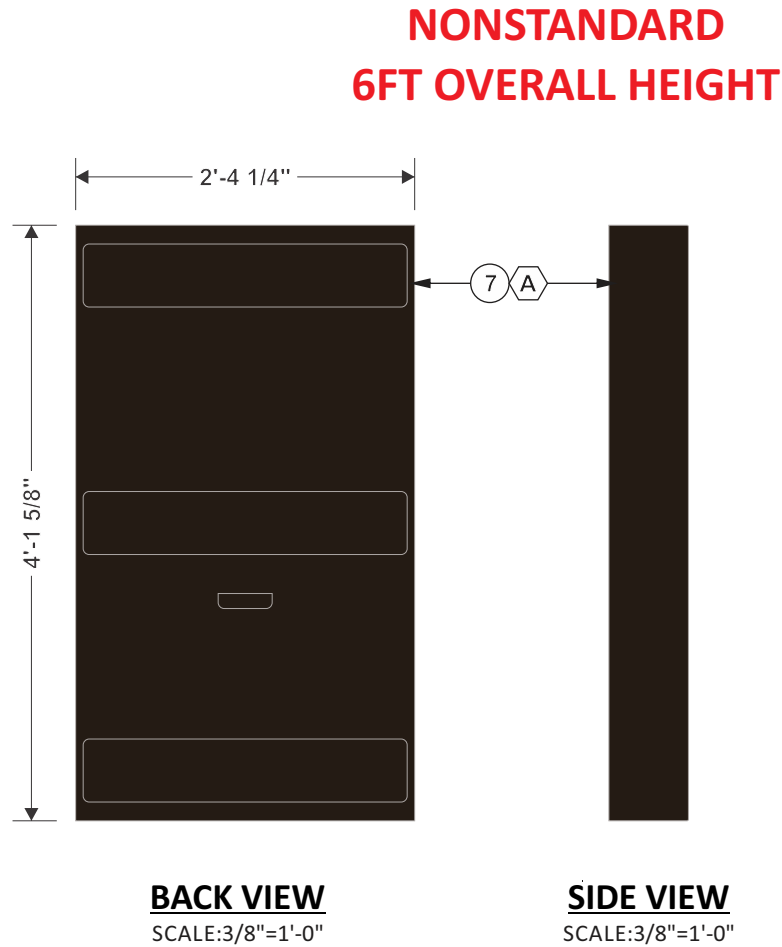
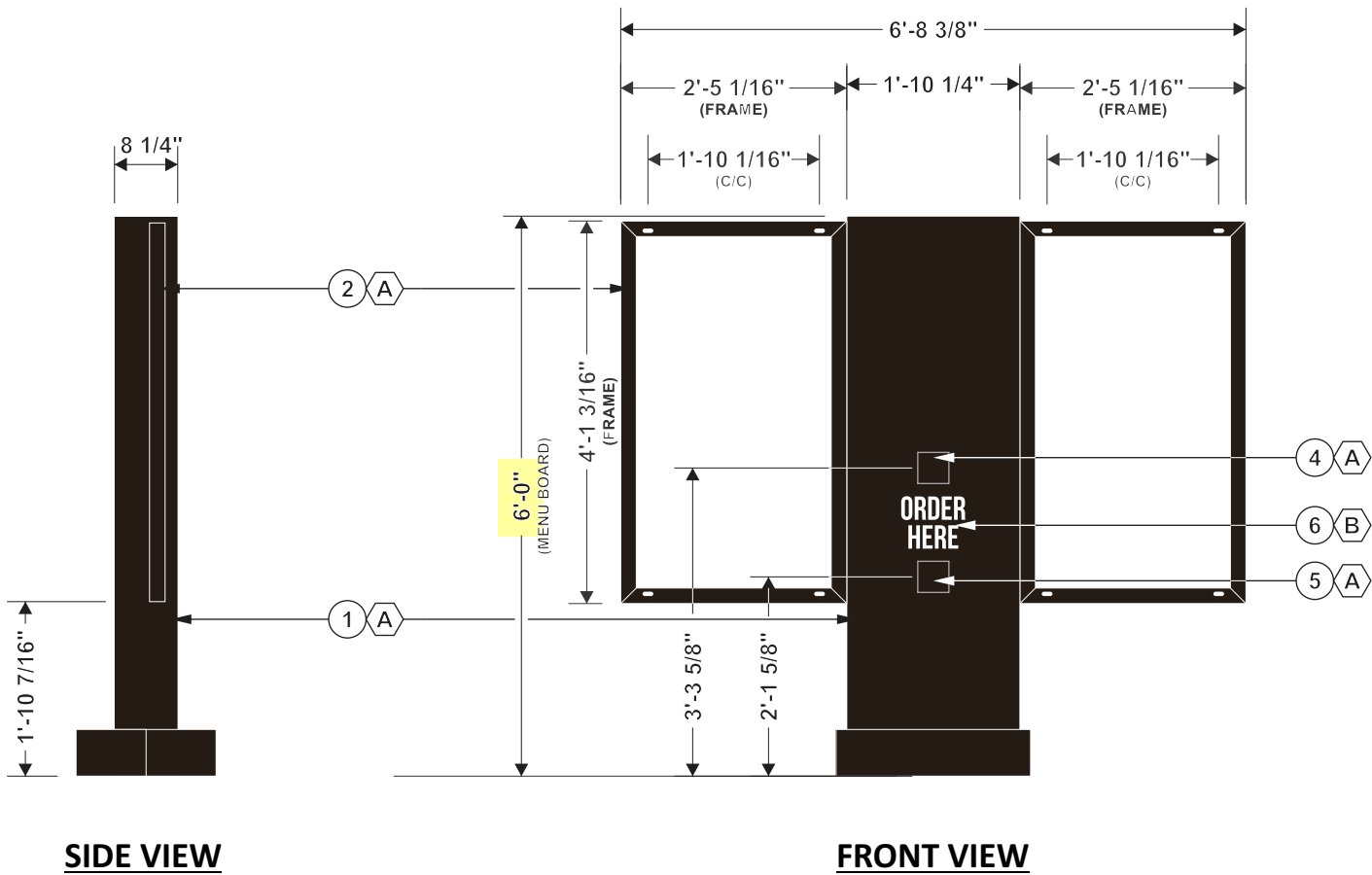
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Chick-fil-A

SIGN ITEM

D83



E1-2 **CFA - GEN 2 - (6FT) C7 DIGITAL ORDERING STATION**

TWO (2) REQUIRED - MANUFACTURE & INSTALL

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

CHFI0ME3AX0001	
DRIVE-THRU MENU BOARD	
Installation:	<input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:
Electrical specifications:	
Volts:	<input type="text" value="120"/> Amp.: <input type="text" value="1.4"/> Circ.: <input type="text" value="2"/>
#	Descriptions:
1	FABRICATED C-CHANNEL STRUCTURE COVERED WITH ALUMINUM
2	2"X 2" STEEL ANGLES FRAME BOLTED TO STRUCTURE (TO HOLD DISPLAYS)
3	PLASTIC BUSHINGS (ONE EACH SIDE)
4	SPEAKER
5	MICROPHONE
6	VINYL DECAL APPLIED TO FIRST SURFACE
7	ALUMINUM ENCLOSURE FOR DISPLAY (2X)
#	Colors:
A	PAINTED CFA BRONZE
B	WHITE REFLECTIVE VINYL #680-10

ORDERING STATIONS SUPPLIED BY PATTISON ID.

PATTISON ID TO PROVIDE TEMPLATES AND ANCHOR BOLTS.

GEN. CONTRACTOR TO SET ANCHOR BOLTS AND POUR CONCRETE.

PATTISON ID TO INSTALL ORDERING STATION STRUCTURE.

INTERNAL ELECTRONICS TO BE INSTALLED BY CUSTOMER.

PROJECT ID	
0640975Ar7	
# 5905	
10382 HIGHLAND RD, HARTLAND, MI 48353	
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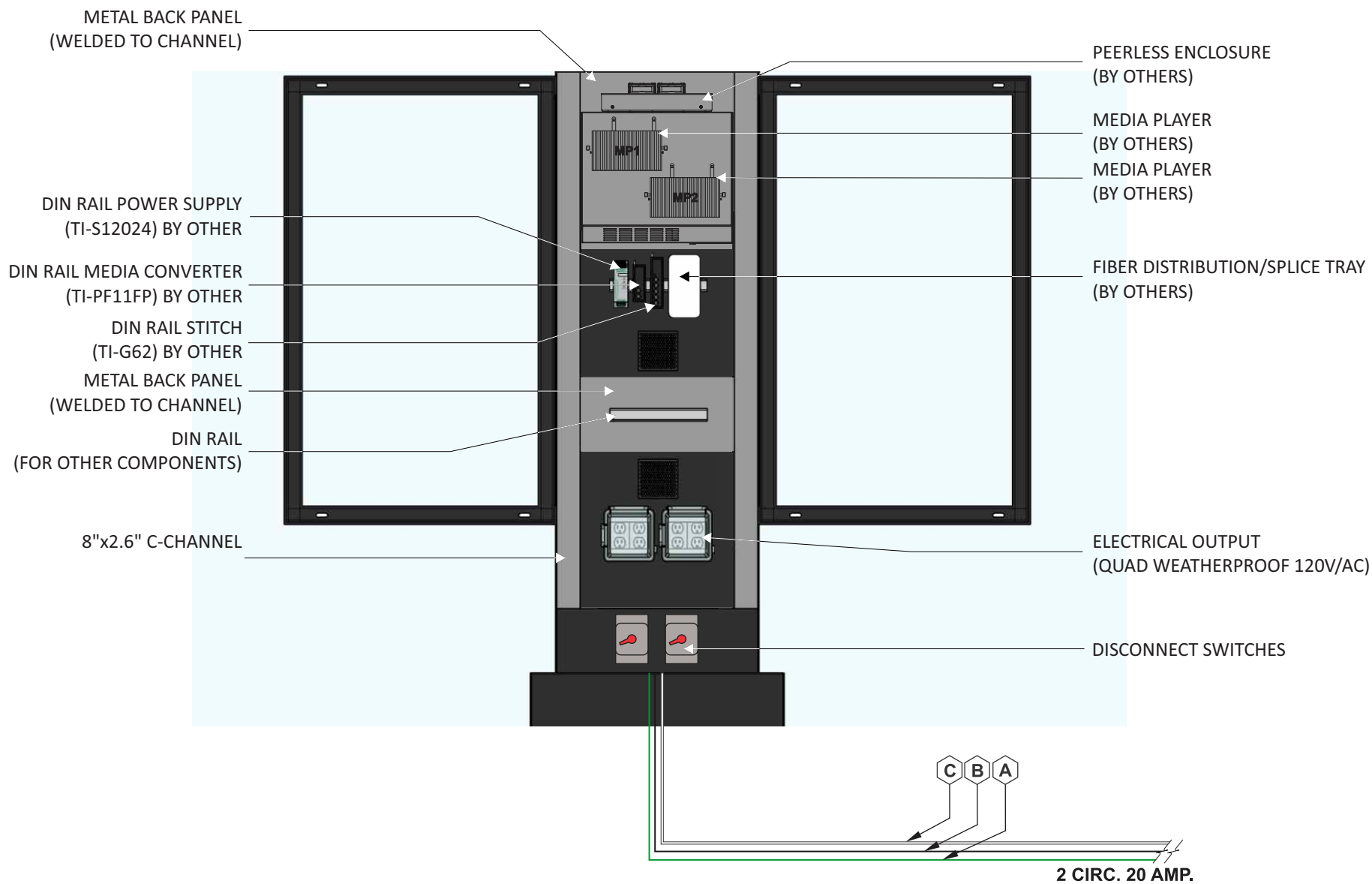


SIGN ITEM

E1-2

84

NONSTANDARD
6FT OVERALL HEIGHT



(6FT) C7 DIGITAL ORDERING STATION - SECTION DETAIL

N.T.S.

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

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

R1 - MR (12/4/24):
REVISED SIGN A DIMENSIONS. REVISED SIGN G
HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

R4(2/13/25)LL: UPDATED ART. SWITCHED OUT B
FOR C3. CHANGED HEIGHT OF FLAGPOLE.
ADDED PEDXING SIGNS. ADDED SECOND
MONUMENT.

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PLAN. ADDED POST AND PANELS X, Y AND K2-3.
CHANGED WELCOME MEDALLION TO
WELCOME FCOS.

R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON
D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE
KEY. CORRECTED STREET NAME . CORRECTED
SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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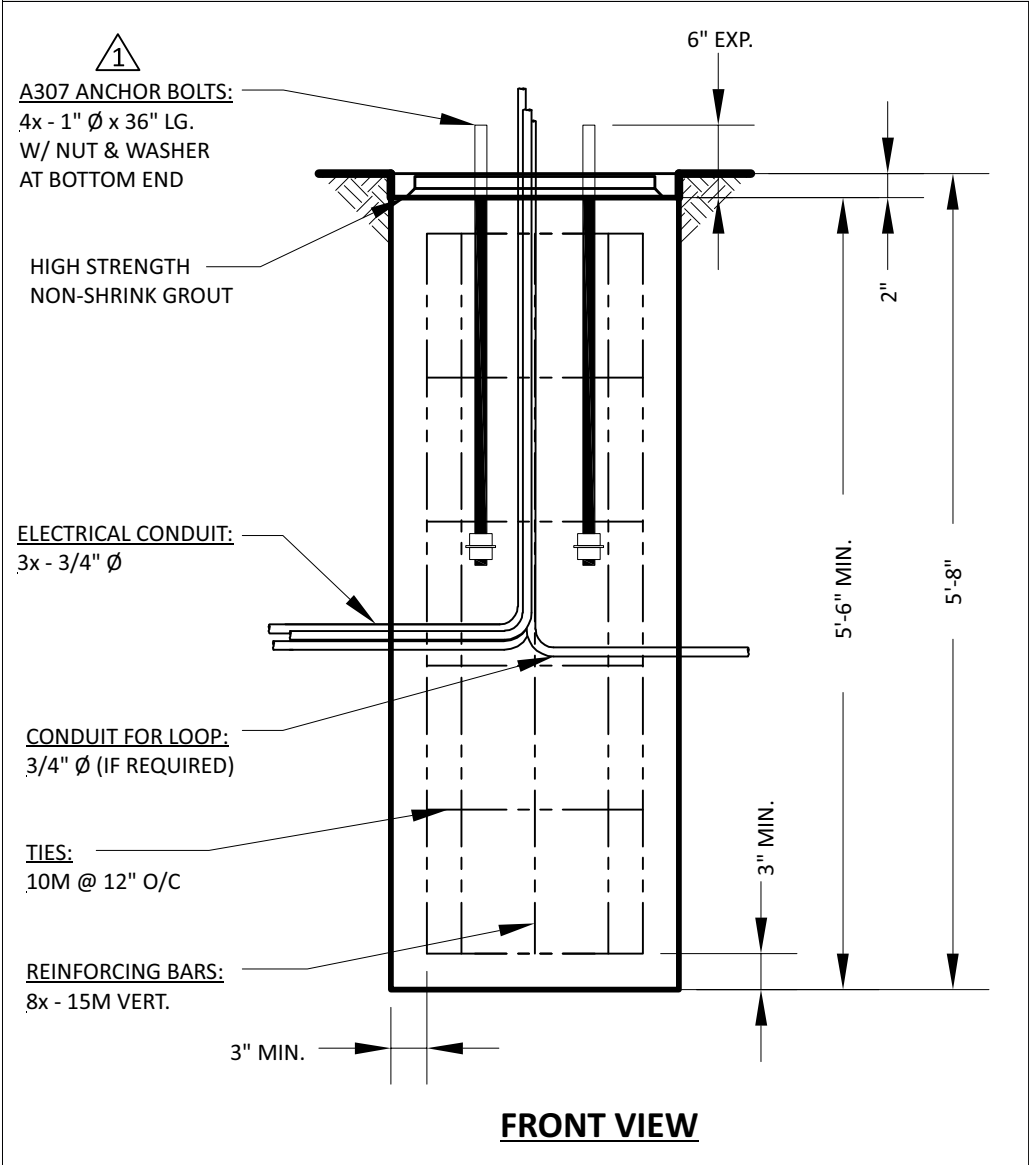
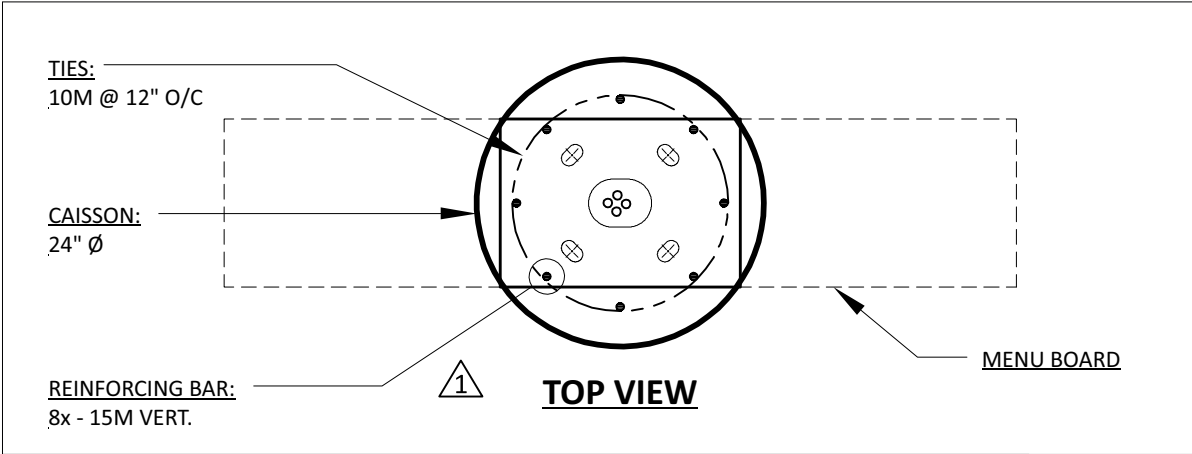
Page: 12 of 38



SIGN ITEM

E SECTION

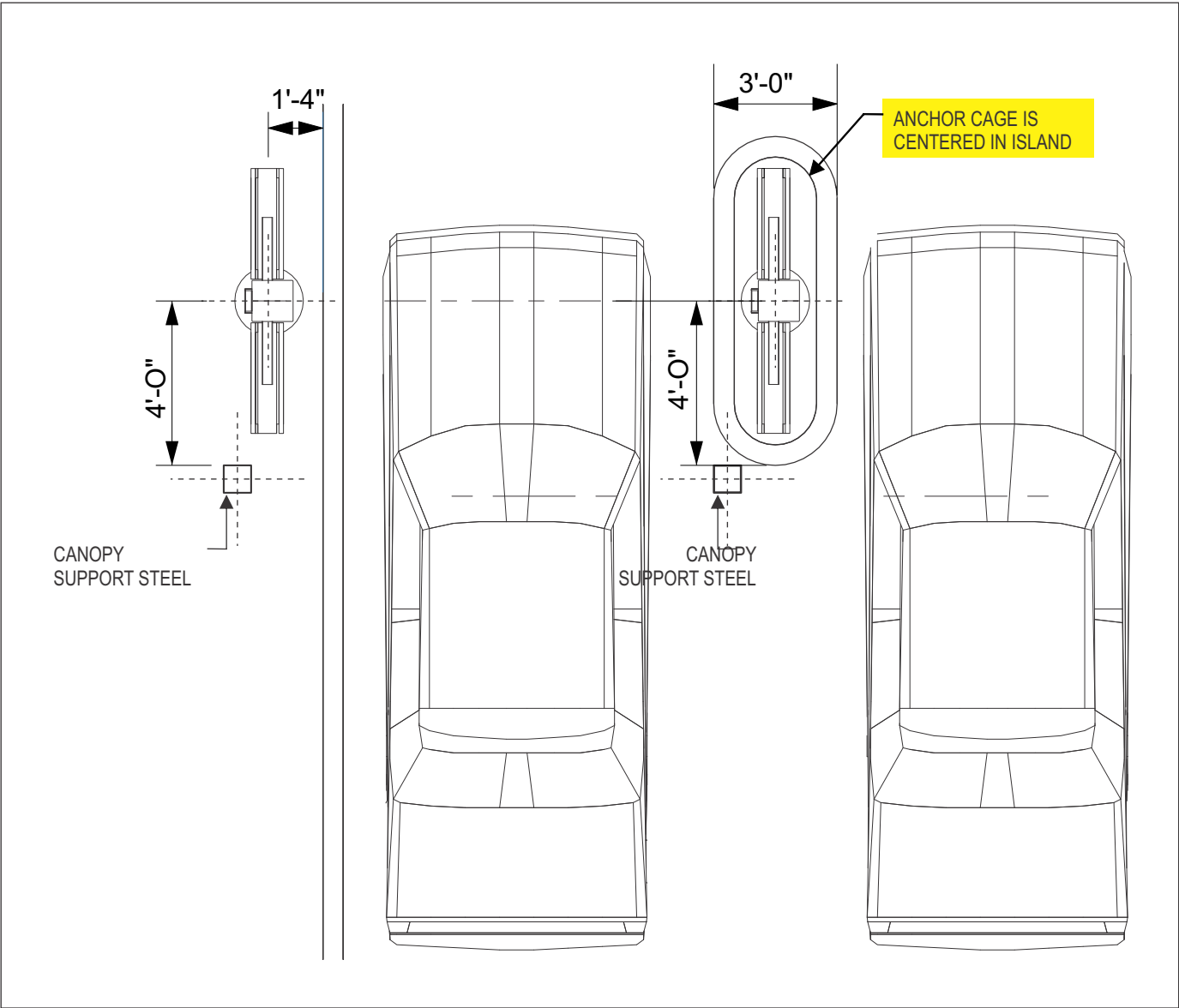
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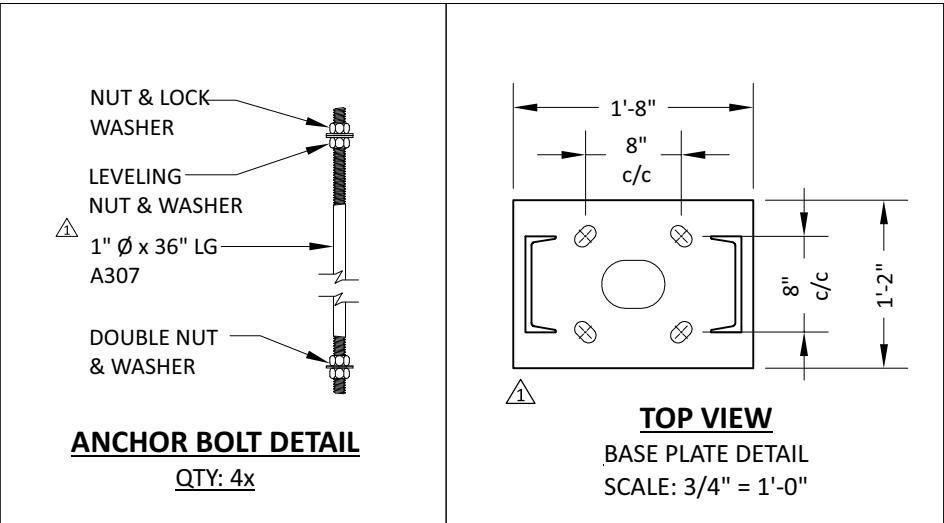
General Notes:

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

23VIS C7 MB PRE-INSTALL KIT
808499



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



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

PROJECT ID
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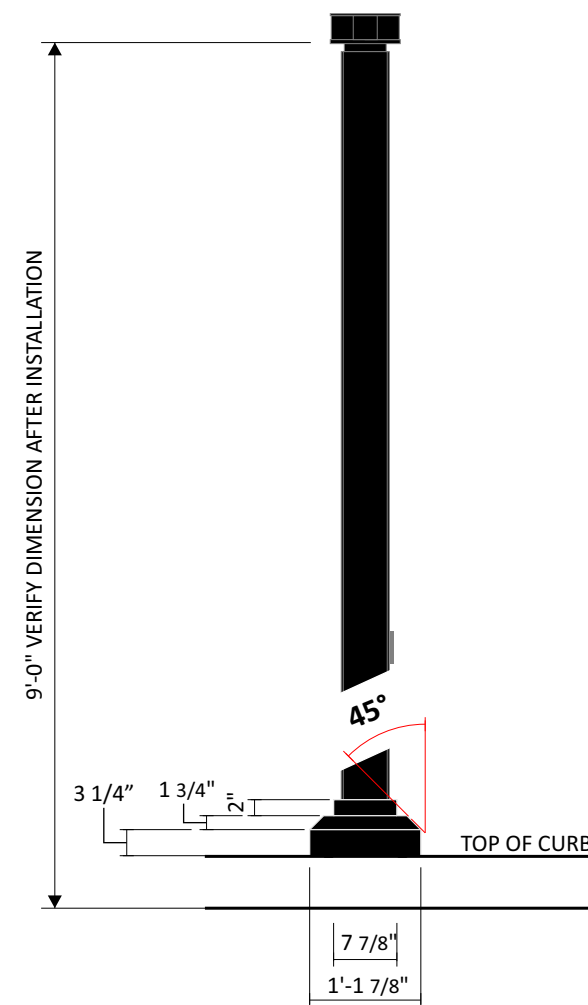
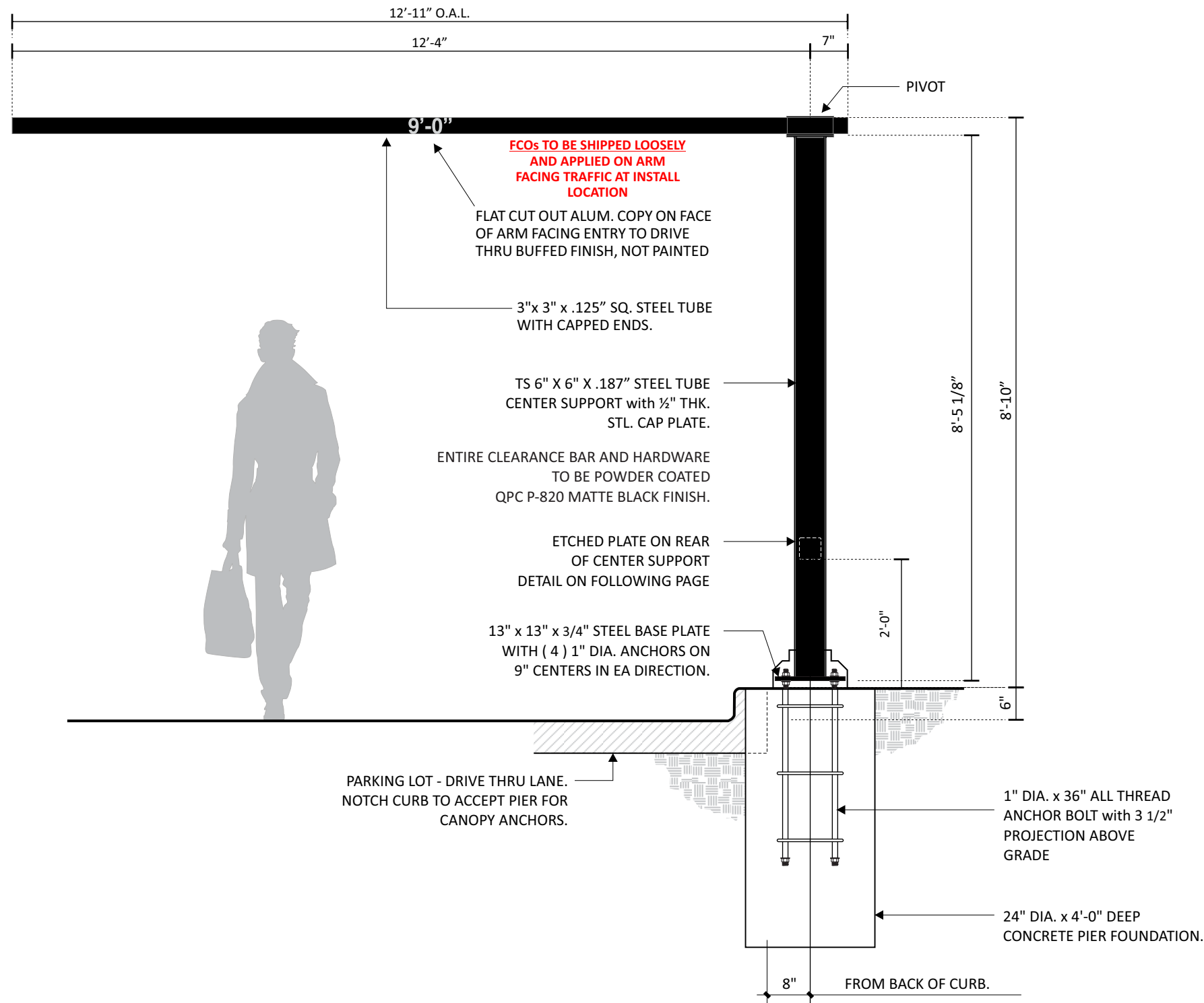
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Page: 13 of 38

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SIGN ITEM
E EXTRA 86



END VIEW

F2 CFA - GEN. 3 - 13FT EXTENDED CLEARANCE BAR - LEFT CURB
ONE (1) REQUIRED - MANUFACTURE & INSTALL

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

PROJECT ID

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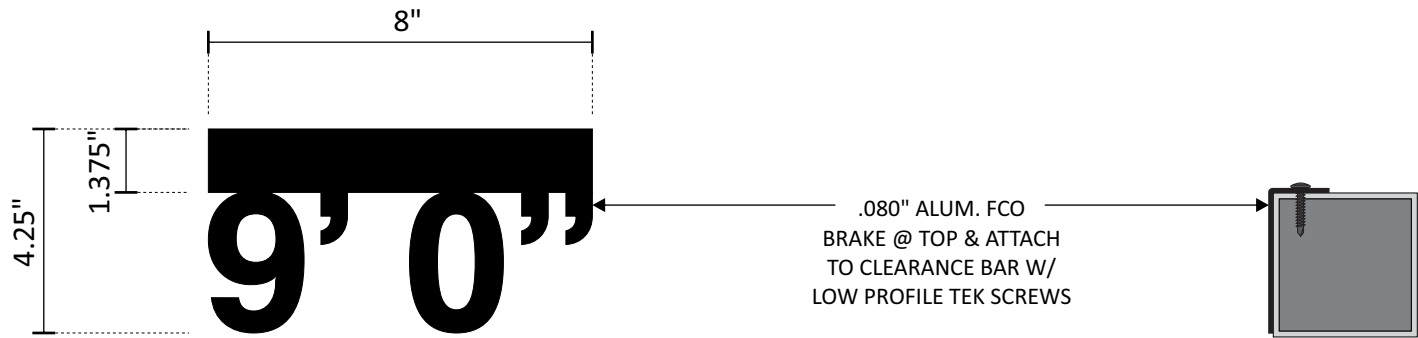


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SIGN ITEM

F2 88

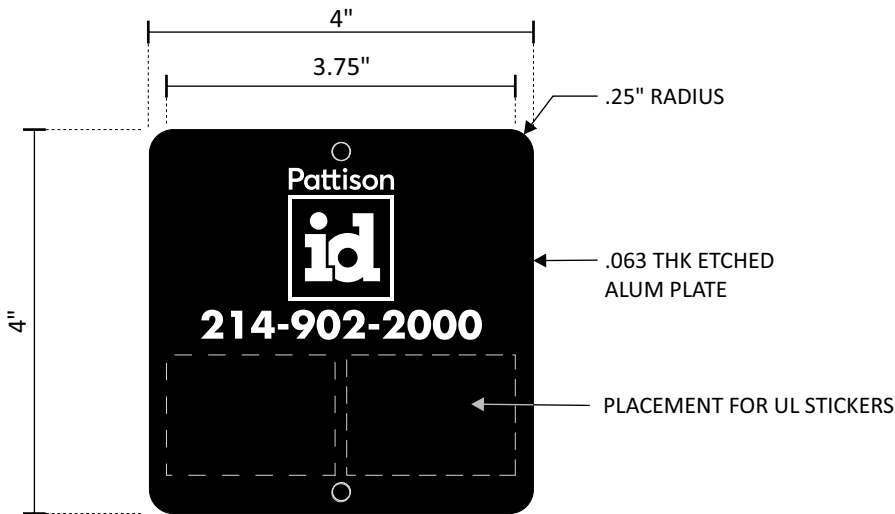


F.C.O. DETAIL SCALE: 3"=1'-0"

ONE (1) REQUIRED PER BAR

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

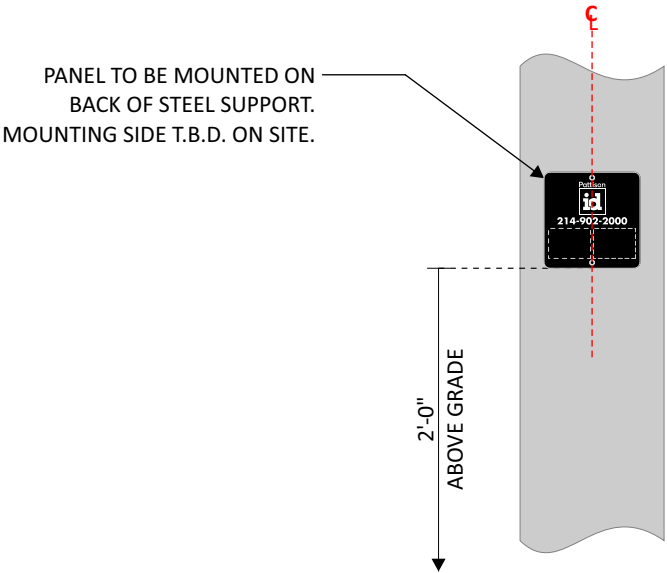
F.C.O.'s TO BE SHIPPED LOOSE AND INSTALLED ON SITE



PATTISONID ETCHED PLATE SCALE: 6" = 1'-0"

ONE (1) PER CLEARANCE BAR

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



REAR OF SUPPORT

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

PROJECT ID	
0640975Ar7	
# 5905	
10382 HIGHLAND RD, HARTLAND, MI 48353	
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DESIGNER:	MR
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**INFORMATION REQUIRED
FOR PRODUCTION**

CUSTOMER APPROVAL

Signature

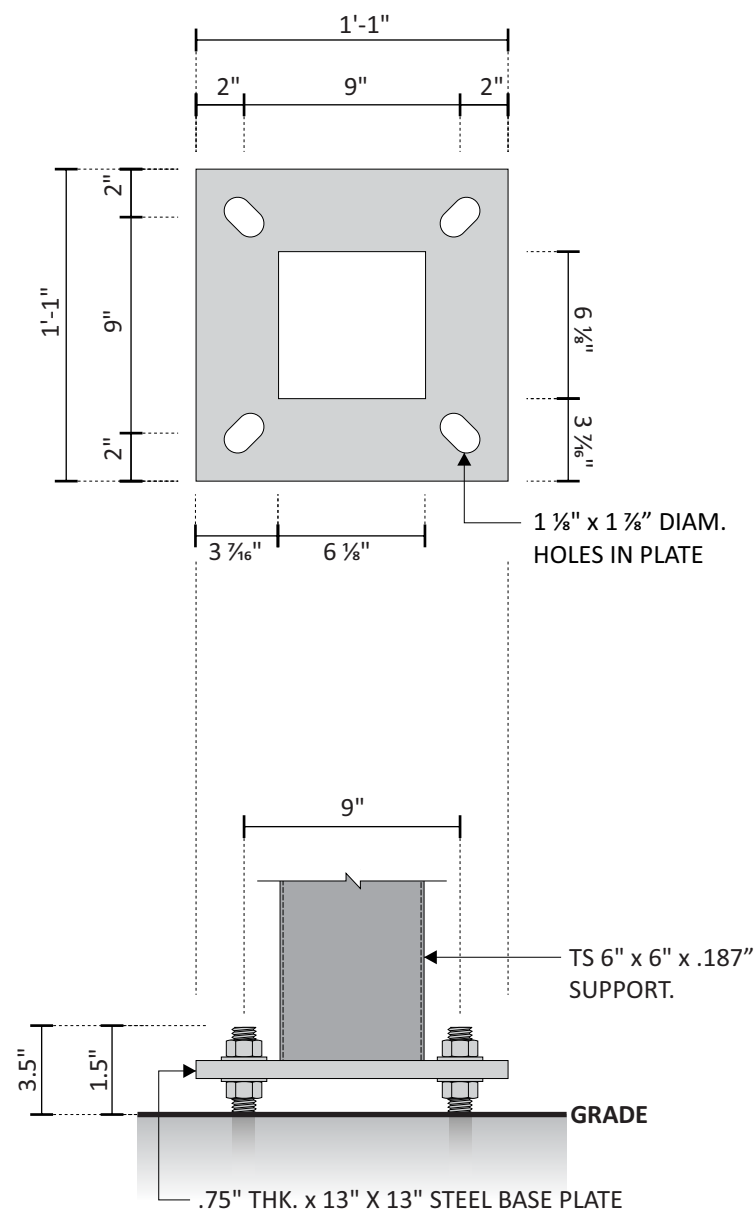
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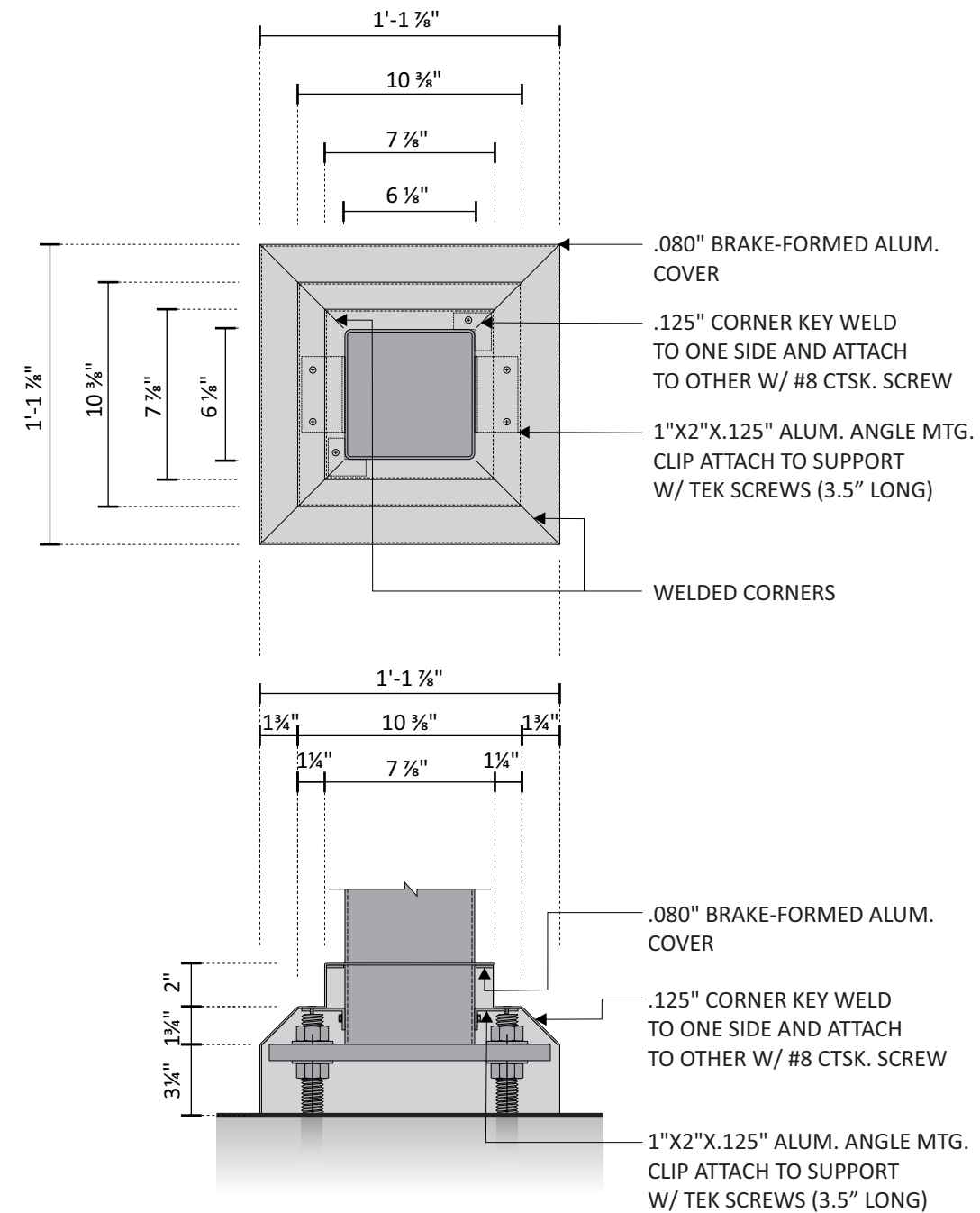
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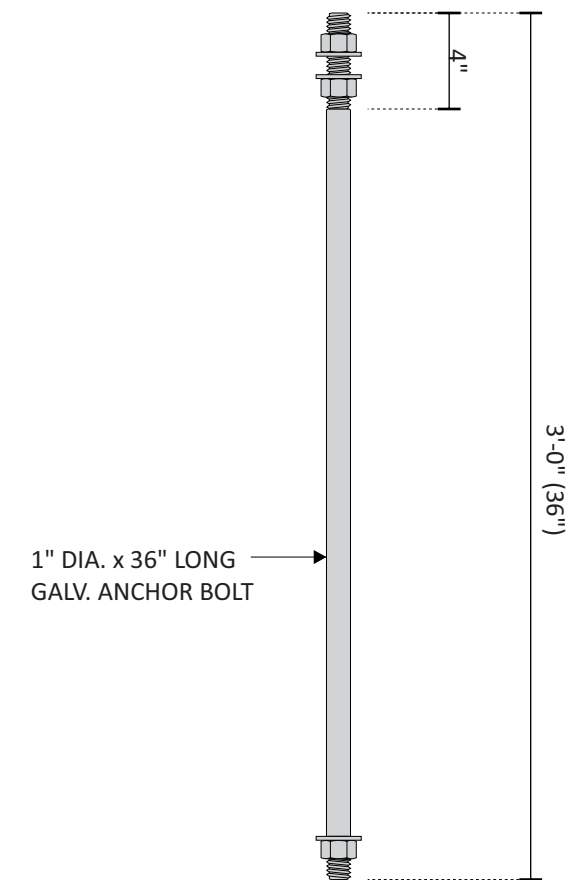
BASE PLATE DETAIL

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



BASE PLATE COVER SECTION DETAIL

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



ANCHOR BOLT DETAIL

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

FOUR (4) REQUIRED PER SIGN

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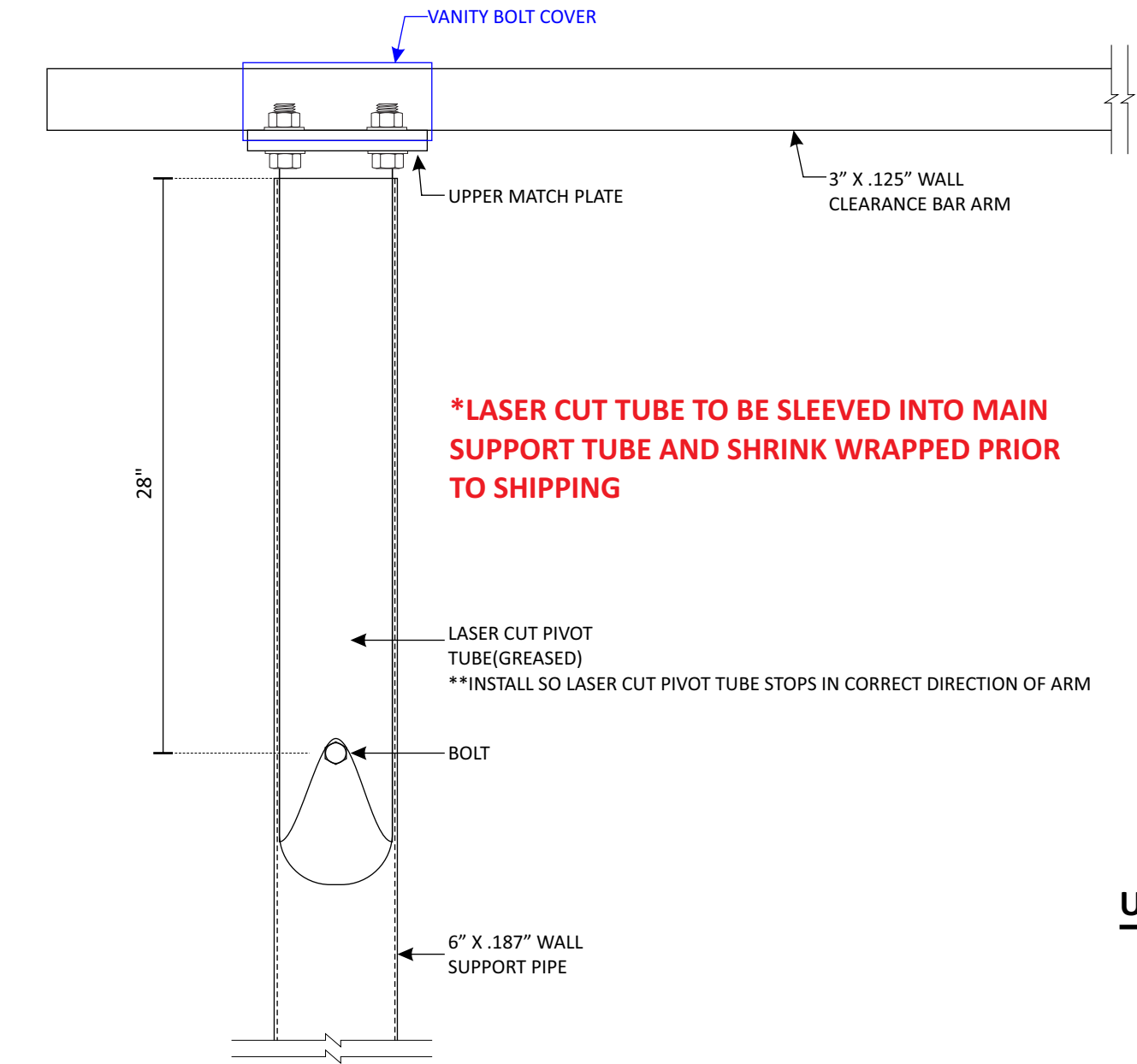
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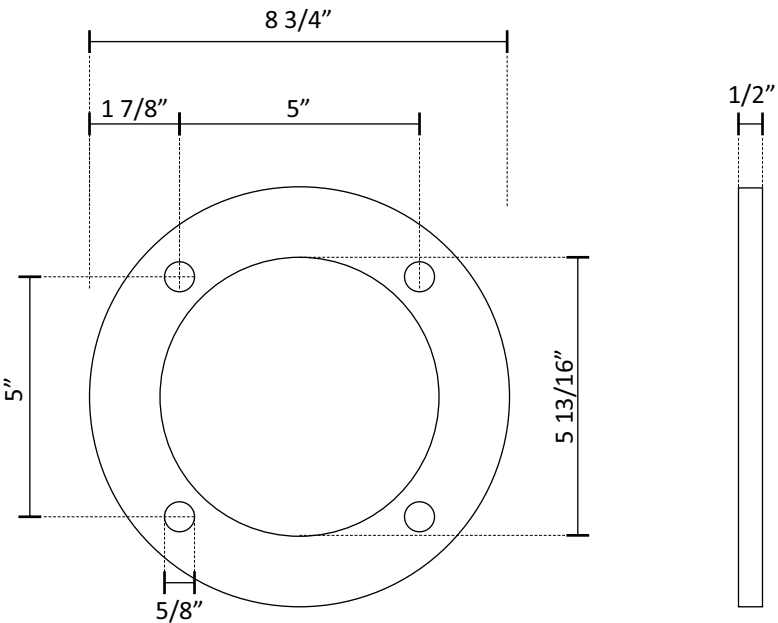
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PIVOT ASSEMBLY DETAIL SCALE: 1 1/2" = 1'-0"



UPPER MATCH PLATE DETAIL SCALE: 3" = 1'-0"

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
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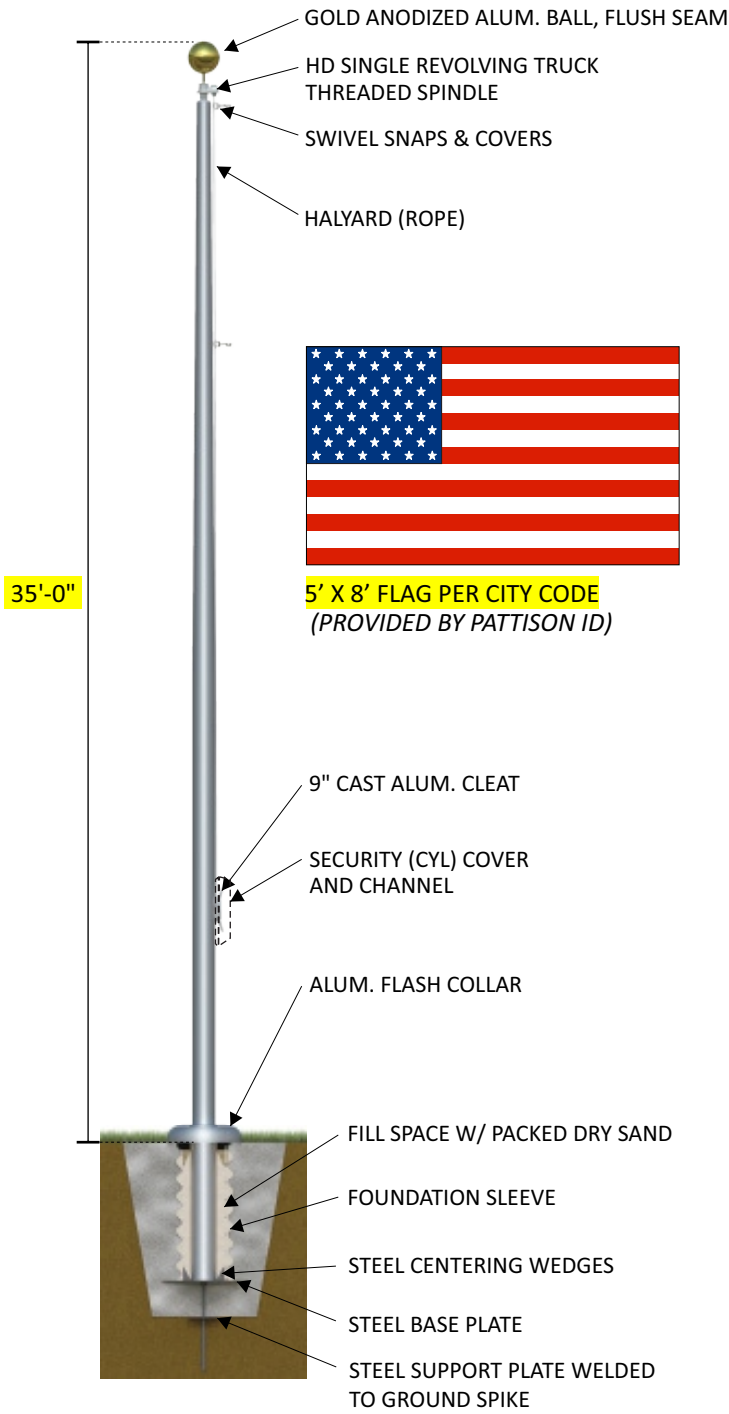
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Chick-fil&

SIGN ITEM

F EXTRA 91



GOLD ANODIZED
ALUM. BALL, FLUSH SEAM



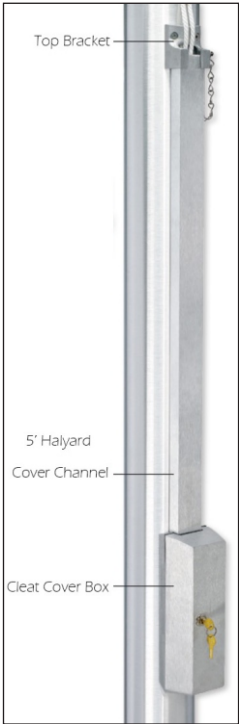
HD SINGLE REVOLVING TRUCK
THREADED SPINDLE



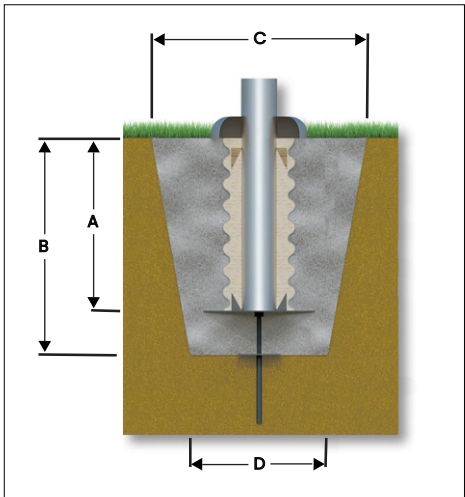
SATIN FINISH



ALUM. FLASH COLLAR



SECURITY (CYL) COVER
AND CHANNEL



GROUND SLEEVE WITH GROUND SPIKE
INSTALLATION

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

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

FLAG AND GROUND SLEEVE PROVIDED AND SHIPPED
BY PATTISONID DFW.

GROUND SLEEVE AND CONCRETE INSTALLED
BY THE GENERAL CONTRACTOR.

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

G CFA - "HURRICANE RATED" FLAGPOLE KIT - 35'
ONE (1) REQUIRED - PROVIDE AND INSTALL

FLAG NOT TO EXCEED 40 SQFT

N.T.S.

PROJECT ID

0640975Ar7

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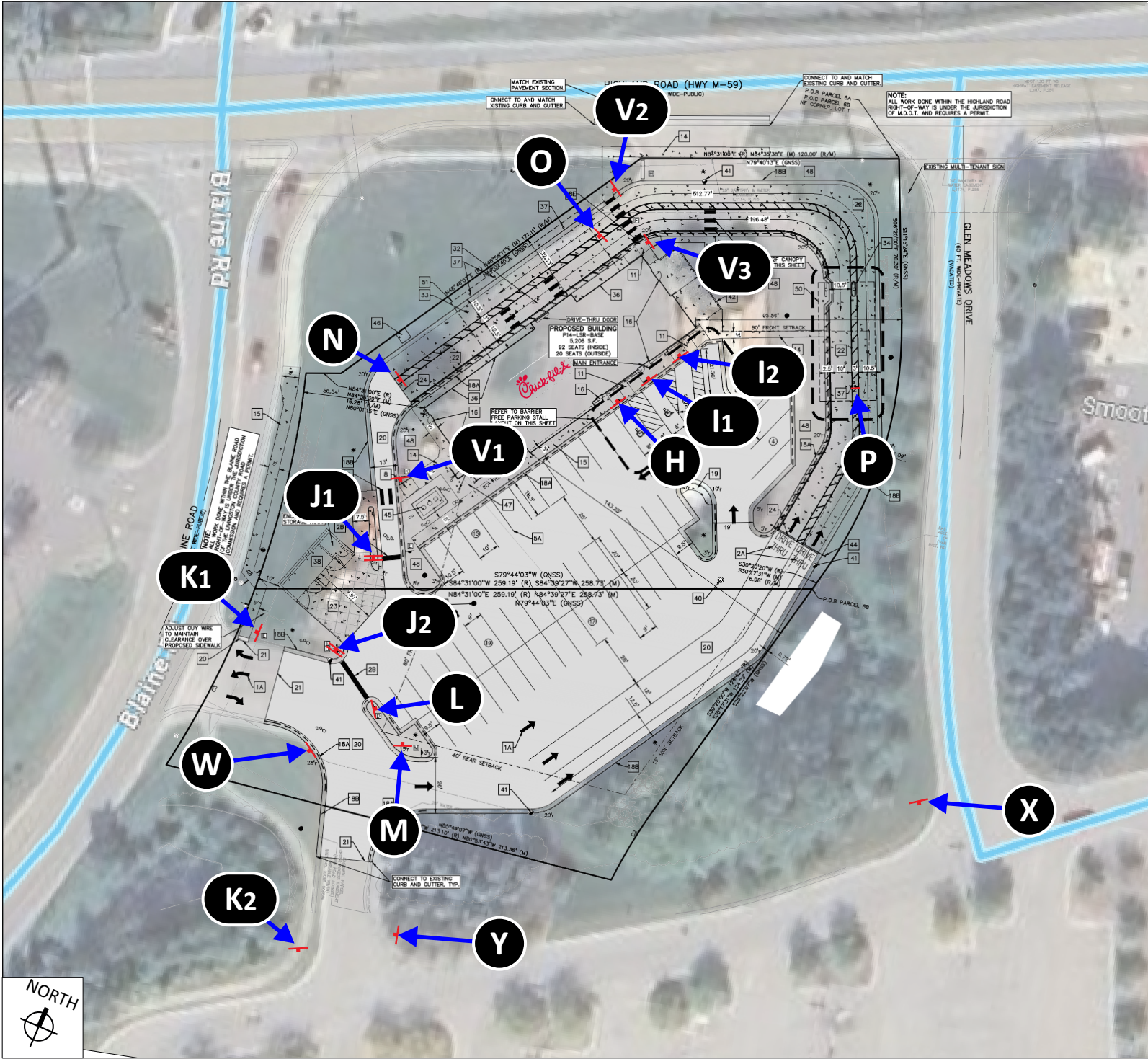
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SIGN ITEM






G 92



SITE PLAN 2

SCALE: 1/64" = 1'-0"

SIGN ID LETTER	FACE A	FACE B
H	 WITH BOLLARD	N/A
I1-2	 WITH BOLLARD	N/A
J1-2		
K1		N/A
K2	 	N/A
L	 	N/A
M	 	N/A
N	 PORTABLE BASE	N/A
O	 PORTABLE BASE	N/A

SIGN ID LETTER	FACE A	FACE B
P		N/A
V1-3		N/A
W		N/A
X		N/A
Y		N/A

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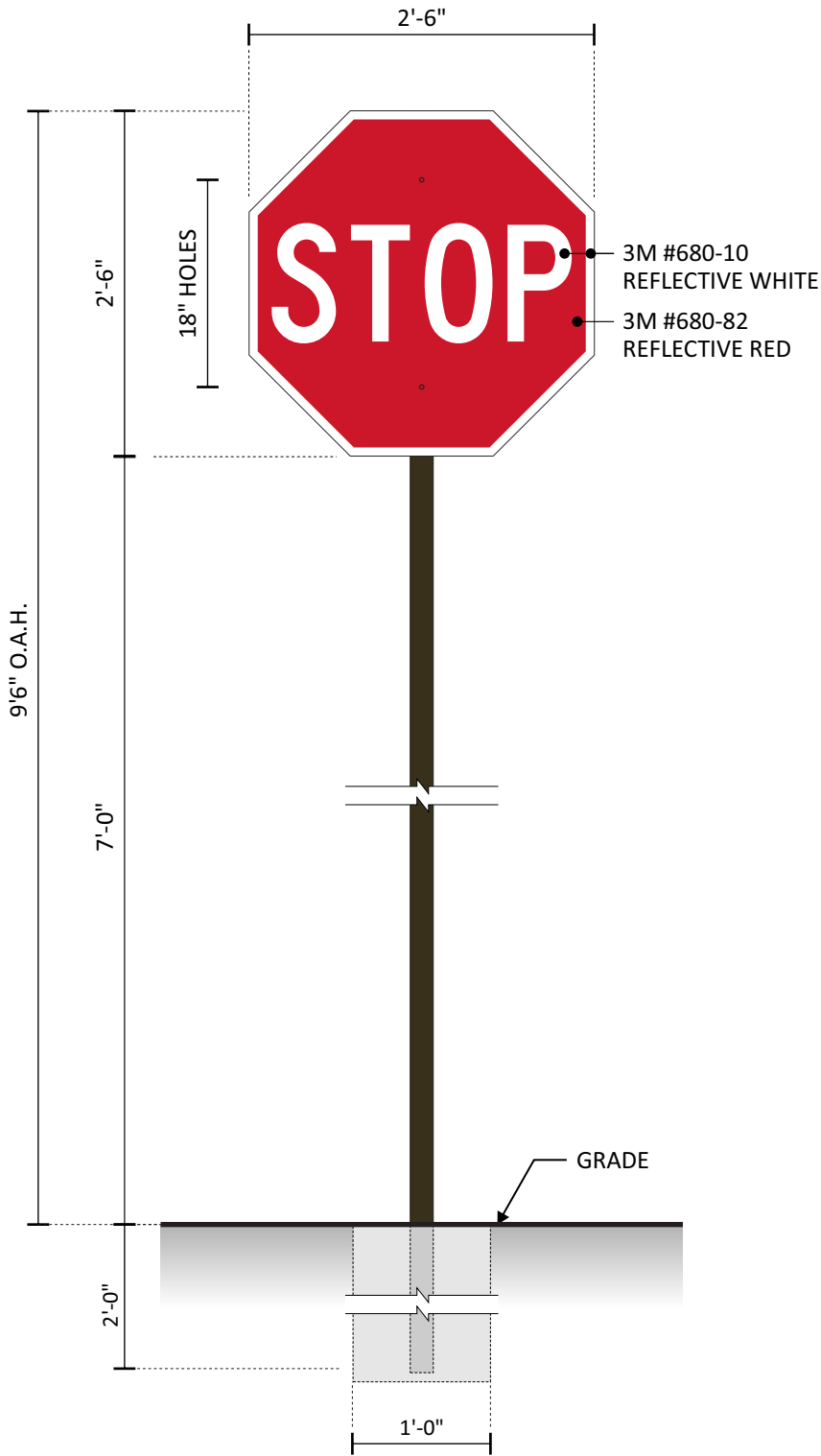
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SPECIFICATIONS

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

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND

SIGN POST
2" x 2" x .125" (WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

DAL - MANUFACTURING
MUTCD PANEL - UPPERCASE

DAL - MANUFACTURING
NEW VIS 2024 MUTCD PANEL

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

R1 - MR (12/4/24):
REVISED SIGN A DIMENSIONS. REVISED SIGN G
HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

R4(2/13/25)LL: UPDATED ART. SWITCHED OUT B
FOR C3. CHANGED HEIGHT OF FLAGPOLE.
ADDED PEDXING SIGNS. ADDED SECOND
MONUMENT.

R5(2/18/25) UPDATED ELEVATIONS AND FLOOR
PLAN. ADDED POST AND PANELS X, Y AND K2-3.
CHANGED WELCOME MEDALLION TO
WELCOME FCOS.

R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON
D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE
KEY. CORRECTED STREET NAME . CORRECTED
SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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signs being ordered. Notify Pattison ID
immediately if further details are required.

K1 CFA - DOT S/F STOP POST AND PANEL
ONE (1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/4" = 1'-0"
5 SQ. FT.

23VIS MUTCD STOP
806799

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Page: 23 of 38

Chick-fil&

SIGN ITEM

K196



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

8 SQ. FT.

STOP SIGN PANEL

EXIT SIGN PANEL

**SIGN PANEL IS TO BE SECURED TO SIGN POST WITH
NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND**

SIGN POST

NOTE:

DAL - MANUFACTURING

MUTCD PANEL - UPPERCASE

23VIS EXIT BRONZE
899999

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: _____ MR.

REVISION NOTES

R1 - MR (12/4/24):
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HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWING.

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

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PLAN. ADDED POST AND PANELS X,Y AND K2-3
CHANGED WELCOME MEDALLION TO
WELCOME FCOS.

R6(3/20/25)LL: CHANGED FOOTER CALLOUT OF
D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE KEY. CORRECTED STREET NAME . CORRECTED SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED FOR PRODUCTION

CUSTOMER APPROVAL

Signature

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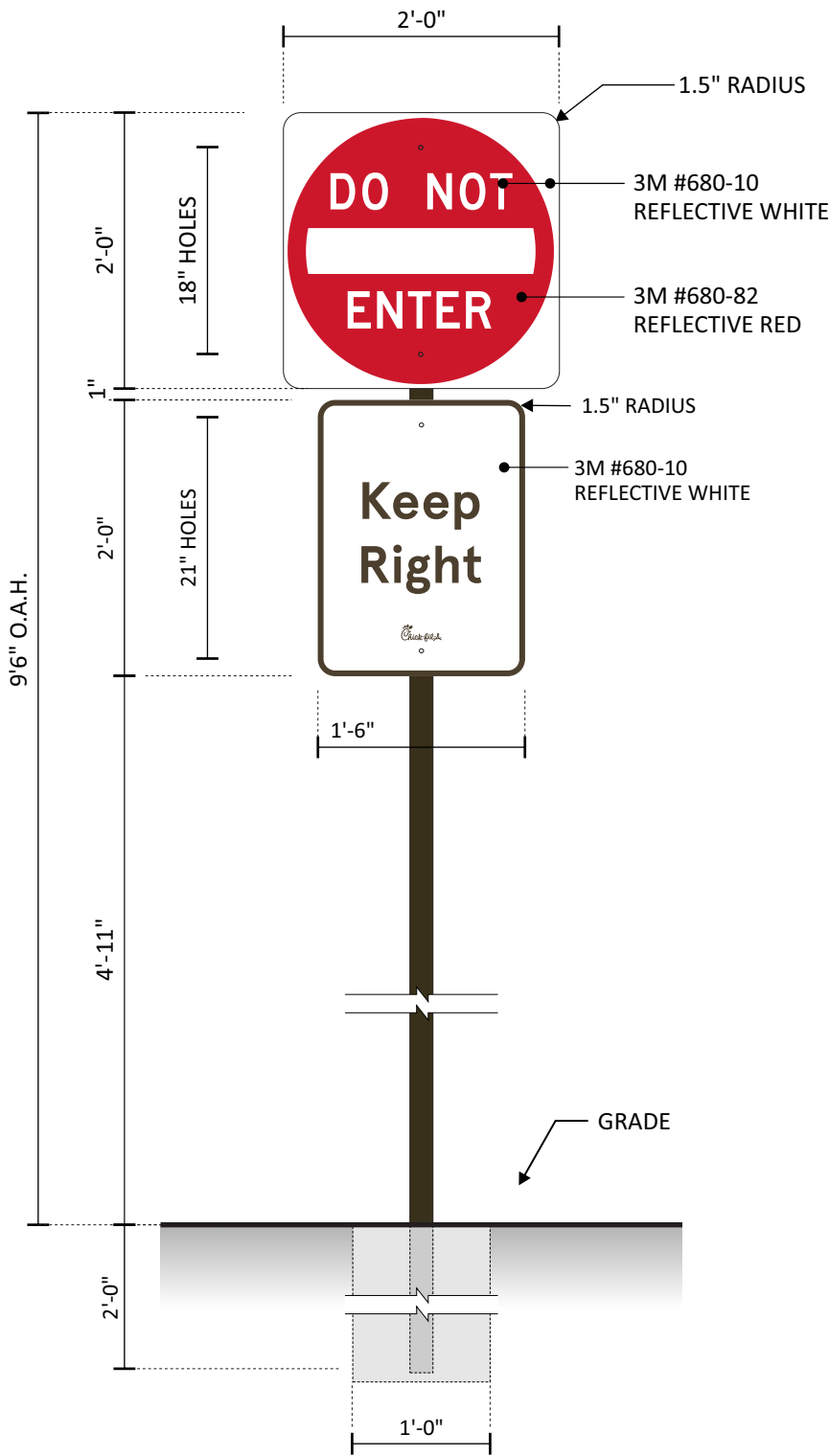
Page: 24 of 38



SIGN ITEM

K2

97



SPECIFICATIONS

KEEP RIGHT PANEL

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

DNE SIGN PANEL

.080 ALUMINUM PANELS WITH BACKS PAINTED MATTHEWS N202 WHITE, SATIN AND REFLECTIVE VINYL GRAPHICS APPLIED 1ST SURFACE.

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND

SIGN POST

2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP. PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN. CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

NOTE:

IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

DAL - MANUFACTURING

MUTCD PANEL - UPPERCASE

S/F DNE/KEEP RIGHT POST AND PANELS

ONE (1) REQUIRED - MANUFACTURE & INSTALL

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

7 SQ. FT.

DAL - MANUFACTURING

NEW VIS 2024 MUTCD PANEL

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

R1 - MR (12/4/24):
REVISED SIGN A DIMENSIONS. REVISED SIGN G
HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

R4(2/13/25)LL: UPDATED ART. SWITCHED OUT B
FOR C3. CHANGED HEIGHT OF FLAGPOLE.
ADDED PEDXING SIGNS. ADDED SECOND
MONUMENT.

R5(2/18/25) UPDATED ELEVATIONS AND FLOOR
PLAN. ADDED POST AND PANELS X, Y AND K2-3.
CHANGED WELCOME MEDALLION TO
WELCOME FCOS.

R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON
D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE
KEY. CORRECTED STREET NAME . CORRECTED
SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

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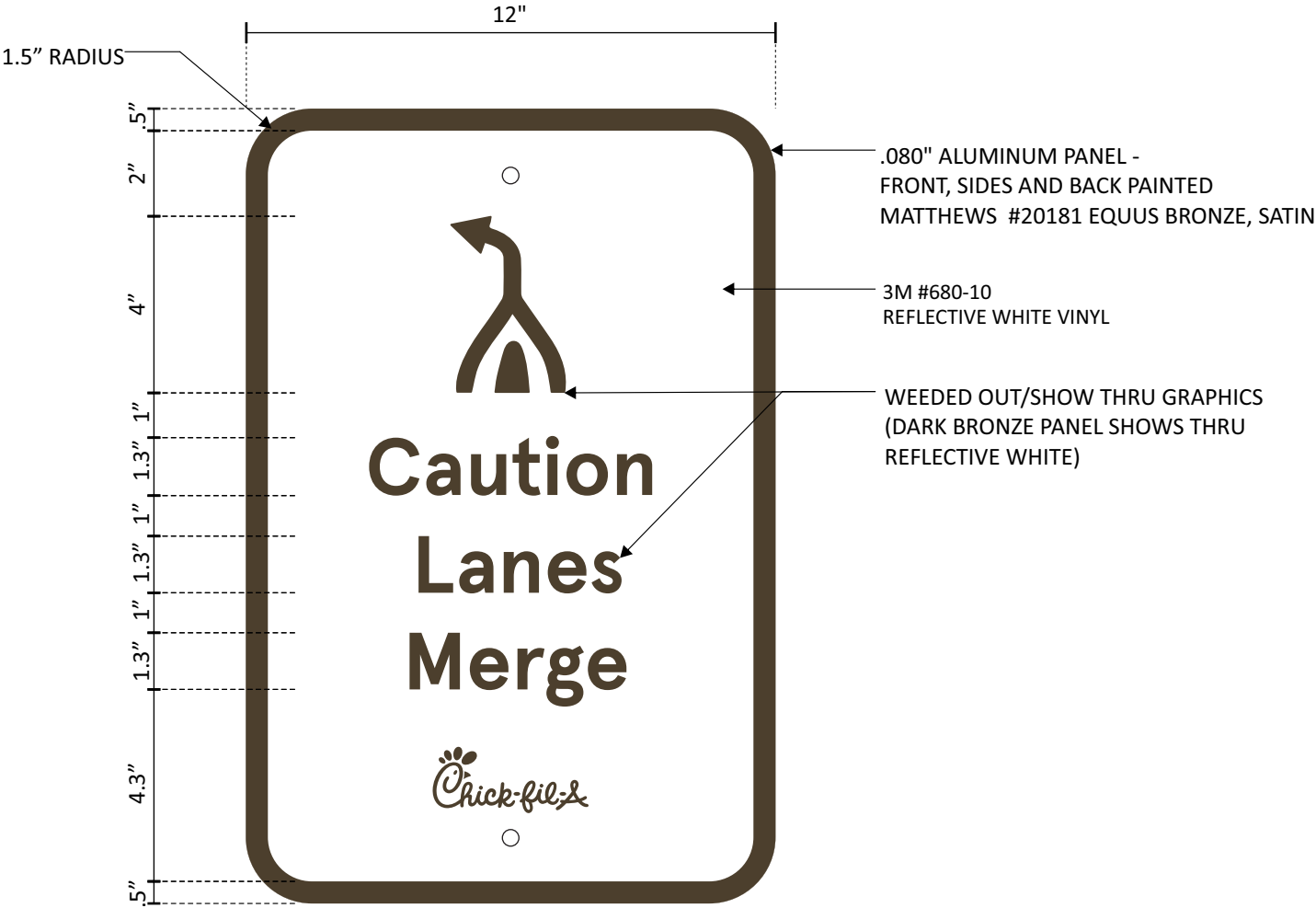
Page: 25 of 38



SIGN ITEM

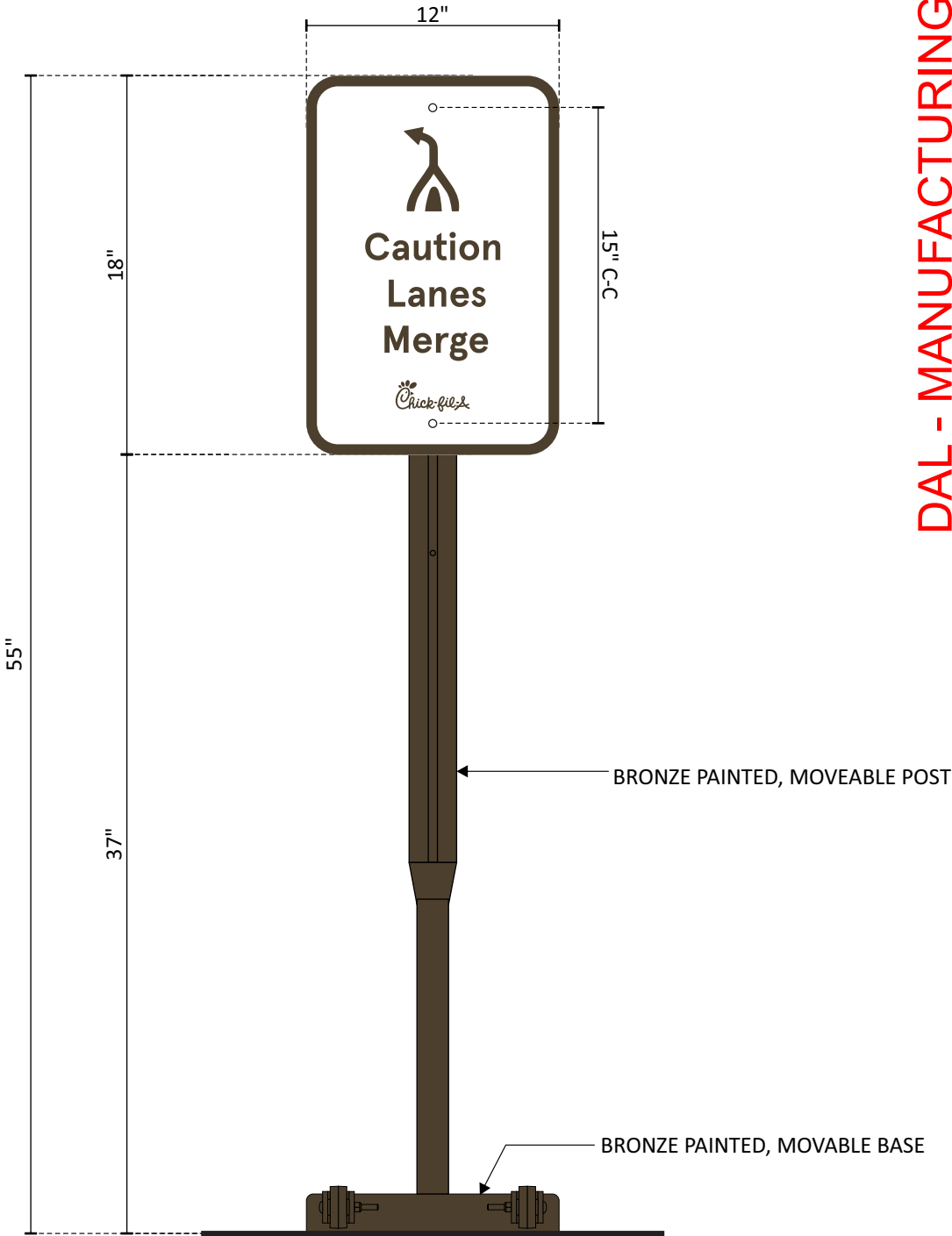
L

98



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

N CFA - S/F LANES MERGE (BRONZE) SCALE: 1-1/2" = 1'-0"
ONE (1) REQUIRED - MANUFACTURE & INSTALL



REFERENCE Chick-fil-A SIGNAGE WINDLOAD REQUIREMENTS WHEN SELECTING BETWEEN REGULAR MOVABLE BASE AND XL MOVABLE BASE

DAL - MANUFACTURING
NEW VIS 2024 MUTCD PANEL

PROJECT ID	
0640975Ar7	
# 5905	
10382 HIGHLAND RD, HARTLAND, MI 48353	
DATE:	11/1/24
SALES:	ROGER GHANTOUS
PM:	BRIAN HEAD
DESIGNER:	MR
REVISION NOTES	
R1 - MR (12/4/24): REVISED SIGN A DIMENSIONS. REVISED SIGN G HEIGHT AND LOCATION ON SITE PLAN. REVISED SIGN F PLATE. CORRECTED SIGNS E1-2.	
R2(1/17/25)LL: UPDATED ARCH DRAWINGS	
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R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON D/F MONUMENT. UPDATED FLAG SIZE. MOVED C3	
R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE KEY. CORRECTED STREET NAME . CORRECTED SIGNAGE SQFT FOR ALL THREE WALL SIGNS	

INFORMATION REQUIRED FOR PRODUCTION

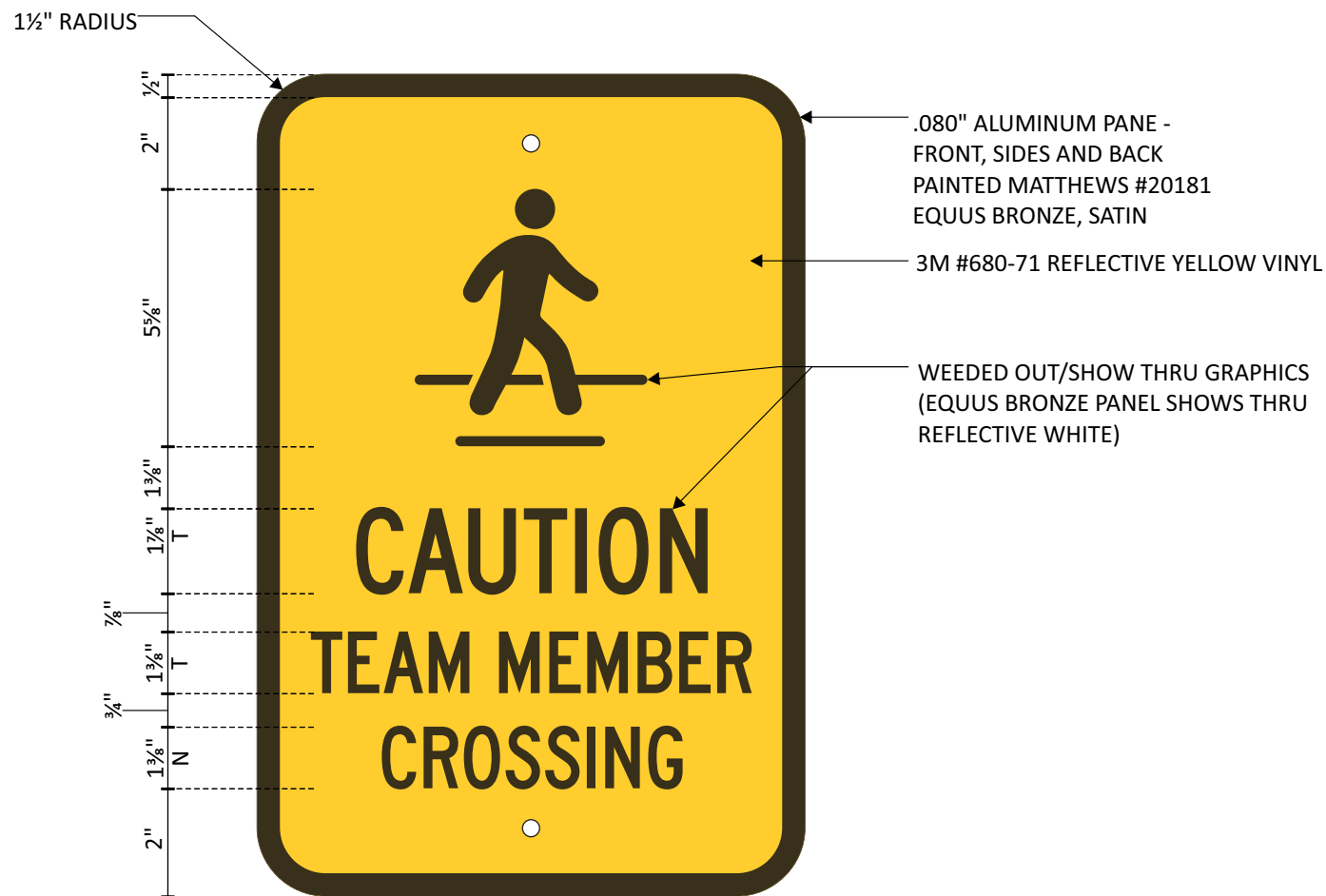
CUSTOMER APPROVAL

Signature
MM/DD/YYYY

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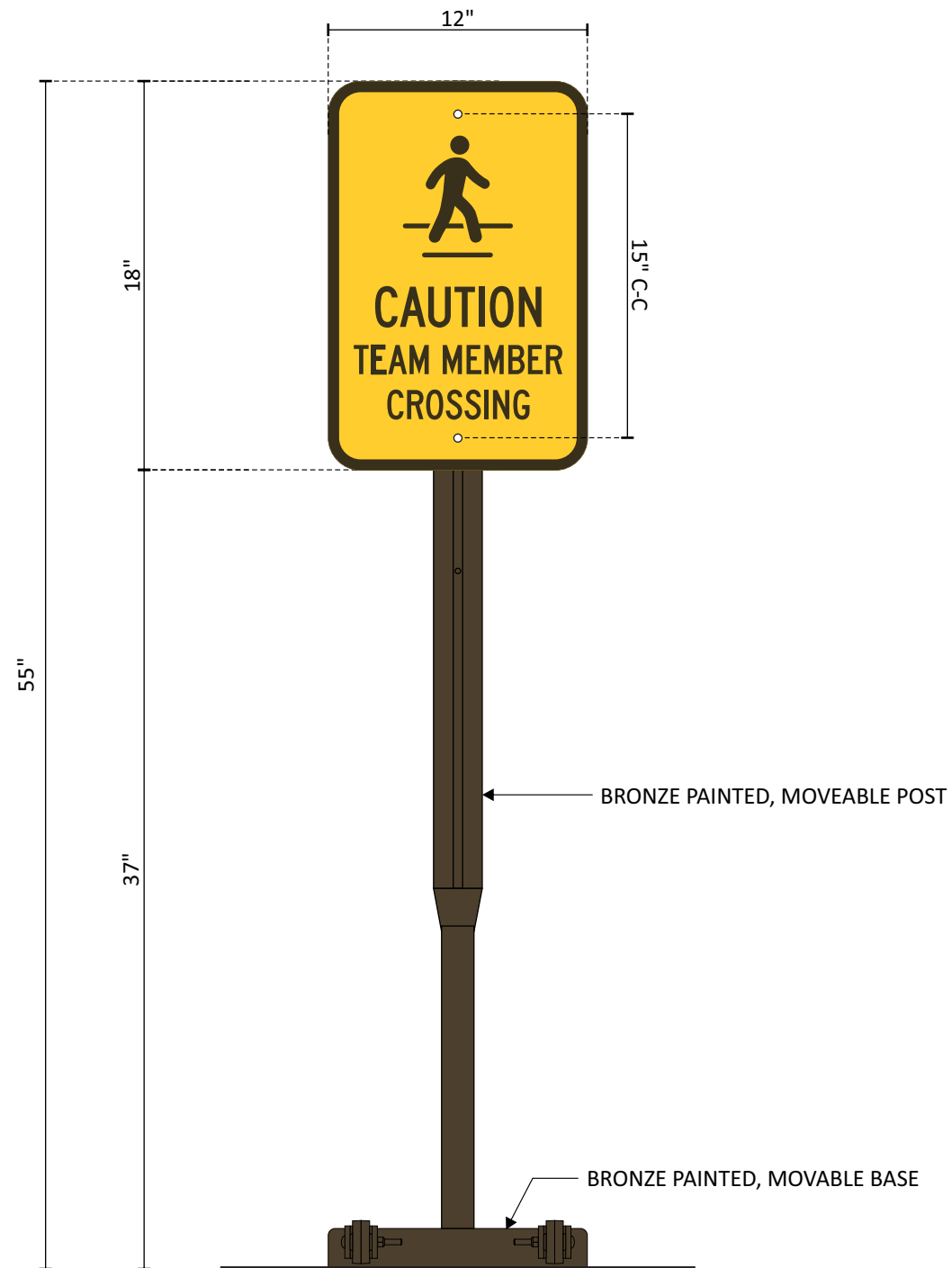
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PANEL DETAIL
SCALE: 3" = 1'-0"

SAFETY SIGN - TEAM MEMBER CROSSING
ONE (1) REQUIRED - MANUFACTURE & INSTALL

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



REFERENCE Chick-fil-A SIGNAGE WINDLOAD REQUIREMENTS WHEN SELECTING BETWEEN REGULAR MOVABLE BASE AND XL MOVABLE BASE

DAL - MANUFACTURING
NEW VIS 2024 MUTCD PANEL

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

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C3

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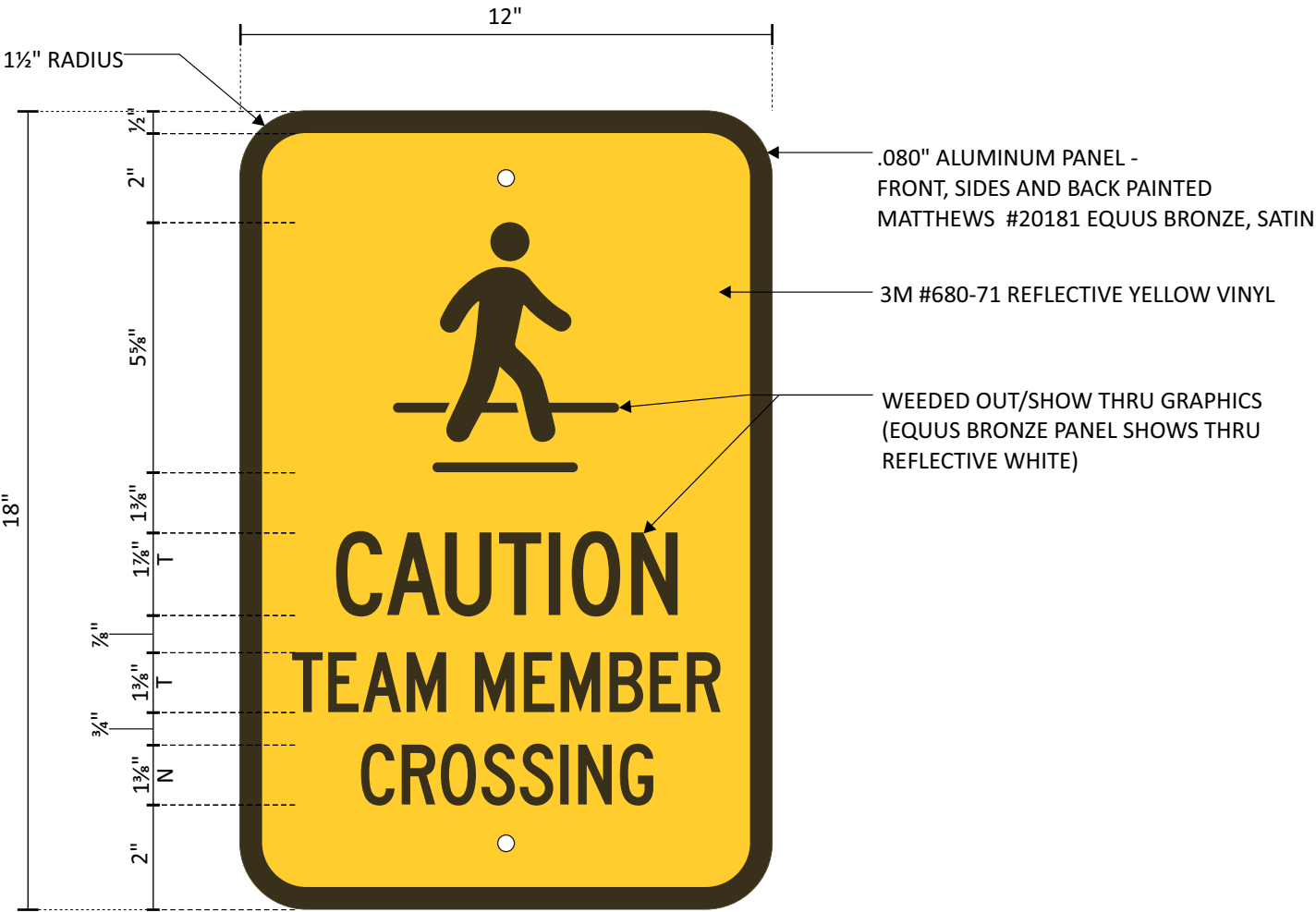
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SAFETY SIGN - TEAM MEMBER CROSSING

ONE (1) REQUIRED - MANUFACTURE & INSTALL

SCALE: 3" = 1'-0"



DAL - MANUFACTURING
NEW VIS 2024 MUTCD PANEL

PROJECT ID

0640975Ar7

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10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

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C3

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Chick-fil-&

SIGN ITEM

P102

Q1-2

CFA - DOOR HOURS VINYL

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

TWO (2) REQUIRED - MANUFACTURE & INSTALL

COPY TO BE OPAQUE WHITE VINYL APPLIED 1ST SURFACE TO DOOR GLASS.
CREDIT CARD STRIP IS DIGITALLY PRINTED VINYL, EACH LOGO CUT INDIVIDUALLY.
TYPEFACE: APERCU + CUSTOM KERNING.

DOOR VINYL TO BE UPDATED PRIOR TO MANUFACTURE.

23VIS DOOR VINYL
801399

R1-2

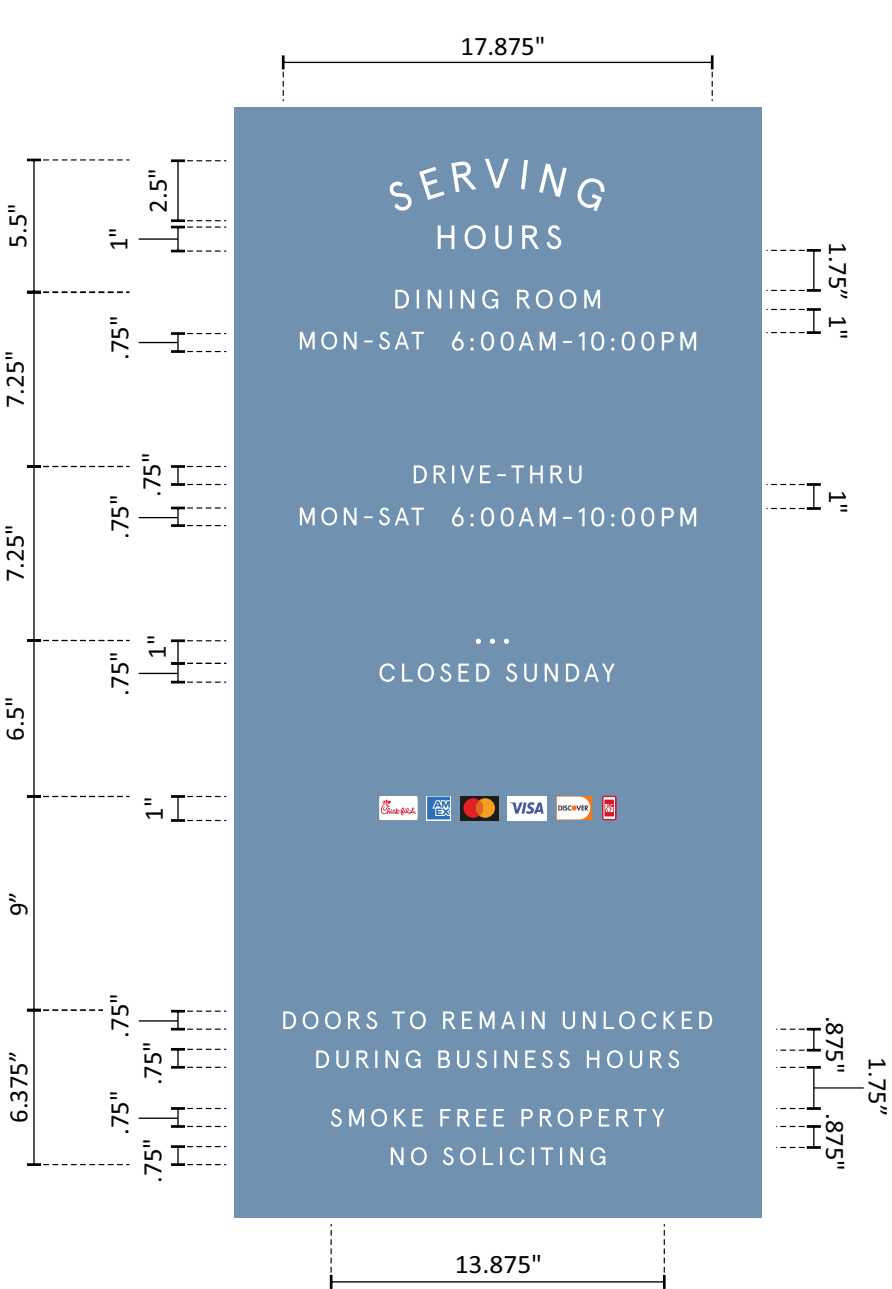
CFA - ADDRESS VINYL

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

TWO (2) REQUIRED - MANUFACTURE & INSTALL

COPY TO BE OPAQUE WHITE VINYL, APPLIED 1ST SURFACE.

EACH DIGITAL PRINT LOGO TO BE CUT INDIVIDUALLY



PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

R1 - MR (12/4/24):
REVISED SIGN A DIMENSIONS. REVISED SIGN G
HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

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FOR C3. CHANGED HEIGHT OF FLAGPOLE.
ADDED PEDKING SIGNS. ADDED SECOND
MONUMENT.

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PLAN. ADDED POST AND PANELS X, Y AND K2-3.
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D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE
KEY. CORRECTED STREET NAME . CORRECTED
SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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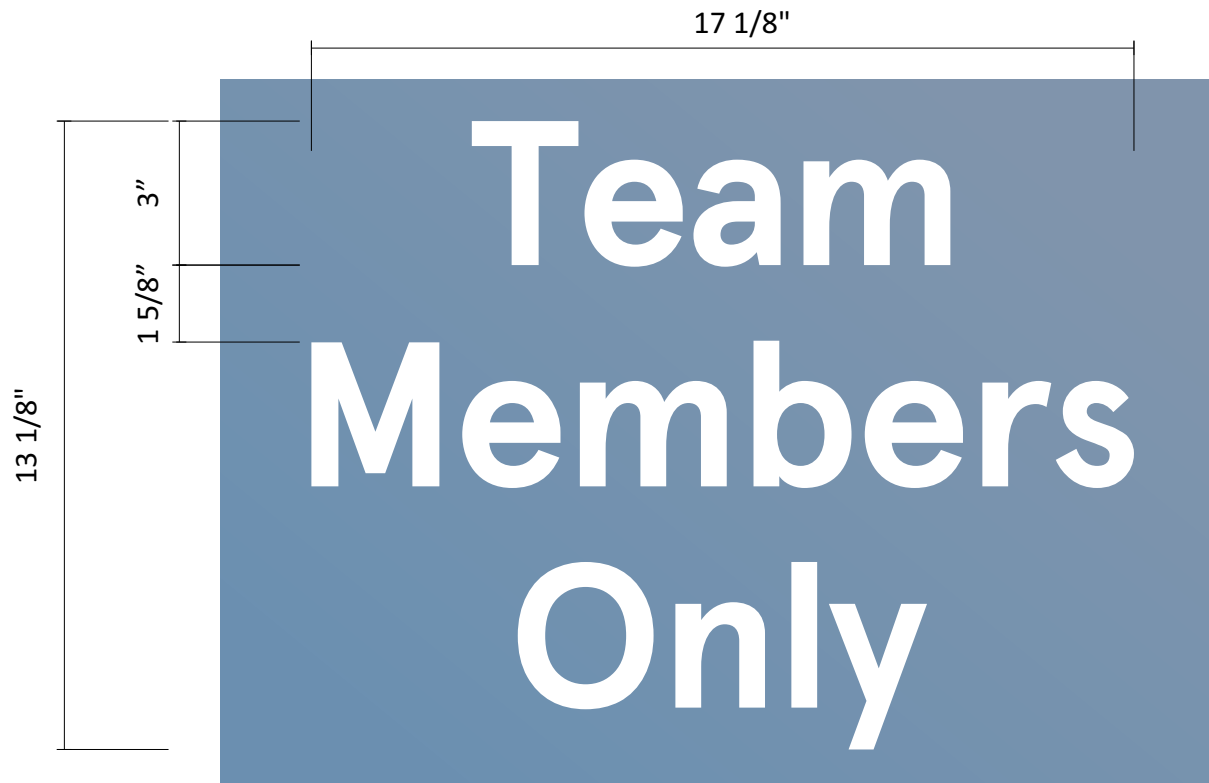
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pattisonid.com

Page: 30 of 38

Chick-fil-A

SIGN ITEM

Q1-2, R1 103



S1-2

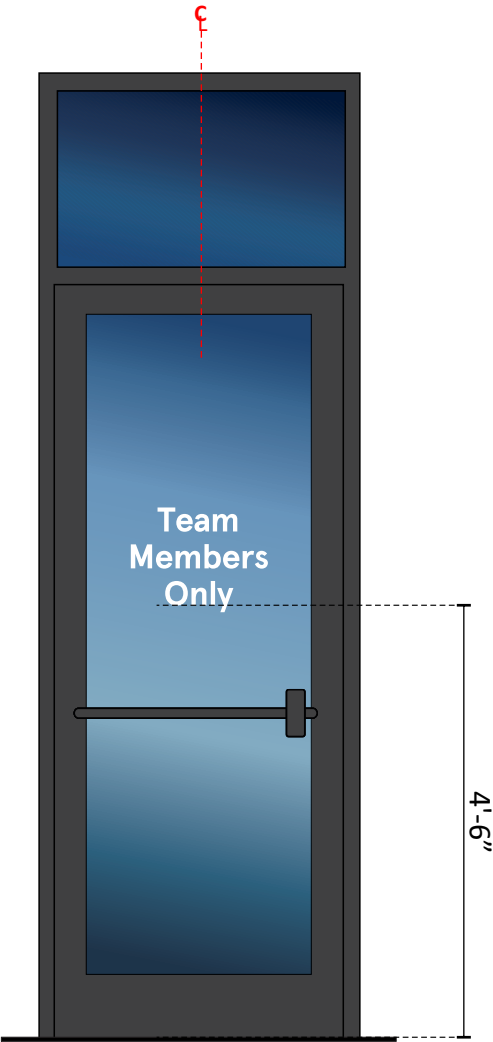
TEAM MEMBERS ONLY - DOOR VINYL

TWO (2) REQUIRED - MANUFACTURE & INSTALL

COPY TO BE OPAQUE WHITE VINYL, APPLIED 1ST SURFACE.

SCALE: 3" = 1'-0"

23VIS TEAM MEMBERS ONLY VINYL
899999



EXTERIOR - SINGLE DOOR ELEVATION

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

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

R1 - MR (12/4/24):
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HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

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C3

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FOR PRODUCTION

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Signature

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Pattison

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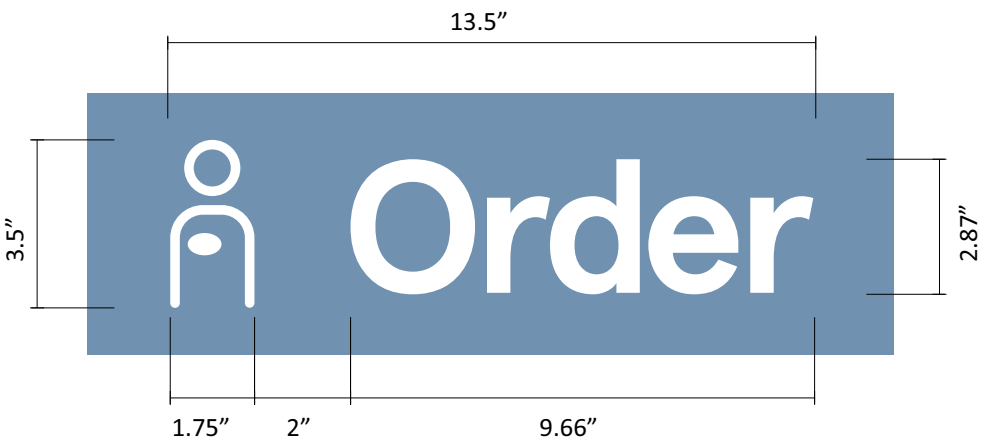
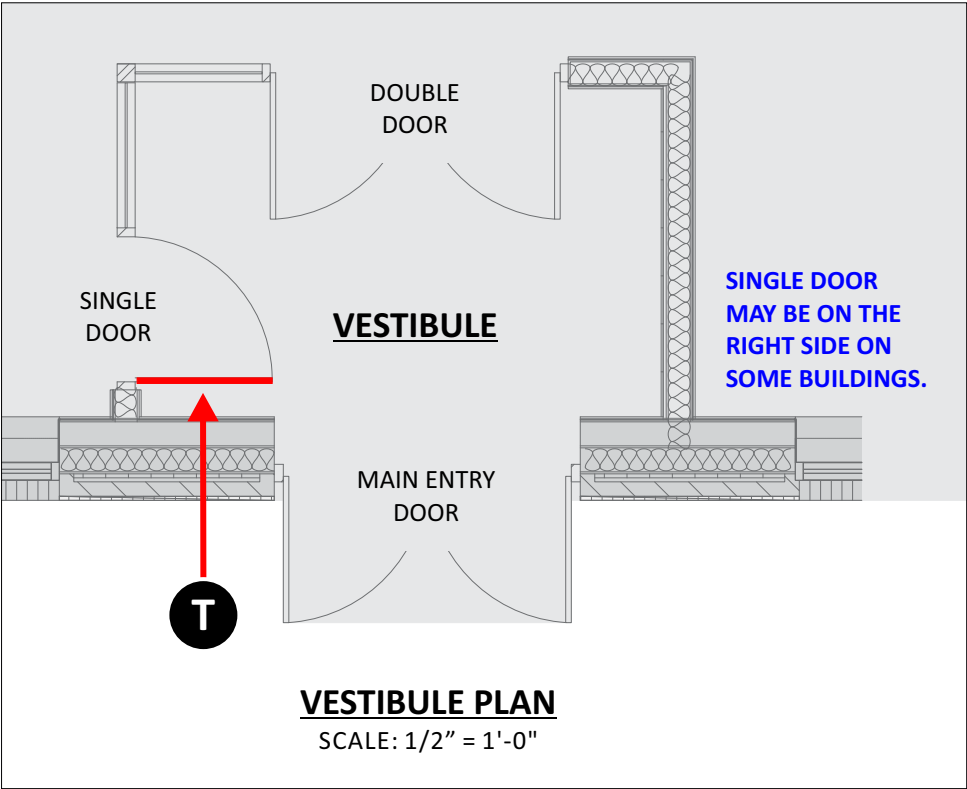
Page: 31 of 38

Chick-fil-&

SIGN ITEM

S1-2

104



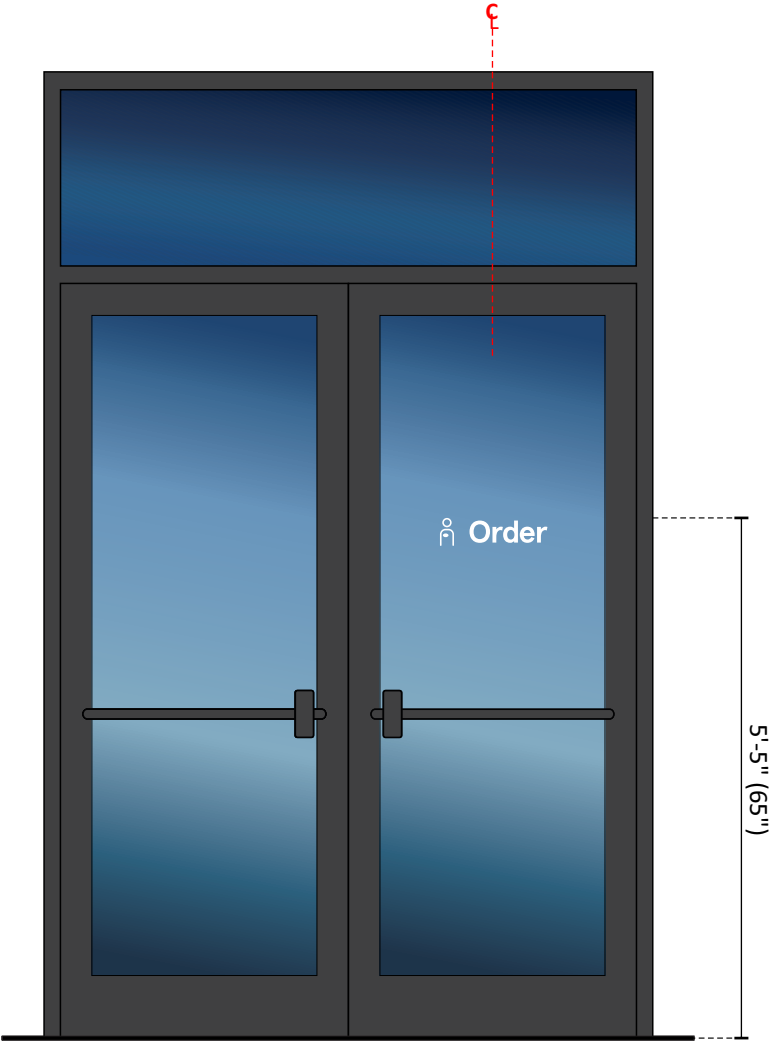
T

CFA - ORDER VINYL

SCALE: 3" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE & INSTALL

COPY TO BE OPAQUE WHITE VINYL 3M 7726-10.
APPLIED 1ST SURFACE TO DOOR GLASS.
TYPEFACE: APERCU + CUSTOM KERNING



INTERIOR - DOUBLE DOOR ELEVATION

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

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

- R1 - MR (12/4/24): REVISED SIGN A DIMENSIONS. REVISED SIGN G HEIGHT AND LOCATION ON SITE PLAN. REVISED SIGN F PLATE. CORRECTED SIGNS E1-2.
- R2(1/17/25)LL: UPDATED ARCH DRAWINGS
- R3(1/24/25)LL: MOVED MONUMENT, ADDED PEDX SIGN. UPDATED PAINT COLORS
- R4(2/13/25)LL: UPDATED ART. SWITCHED OUT B FOR C3. CHANGED HEIGHT OF FLAGPOLE. ADDED PEDXING SIGNS. ADDED SECOND MONUMENT.
- R5(2/18/25) UPDATED ELEVATIONS AND FLOOR PLAN. ADDED POST AND PANELS X, Y AND K2-3. CHANGED WELCOME MEDALLION TO WELCOME FCOS.
- R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON D/F MONUMENT. UPDATED FLAG SIZE. MOVED C3
- R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE KEY. CORRECTED STREET NAME . CORRECTED SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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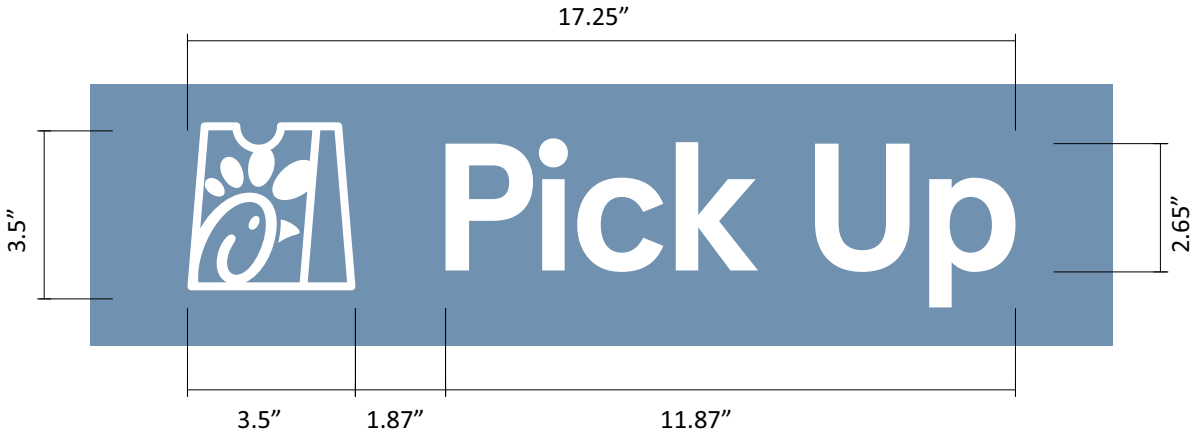
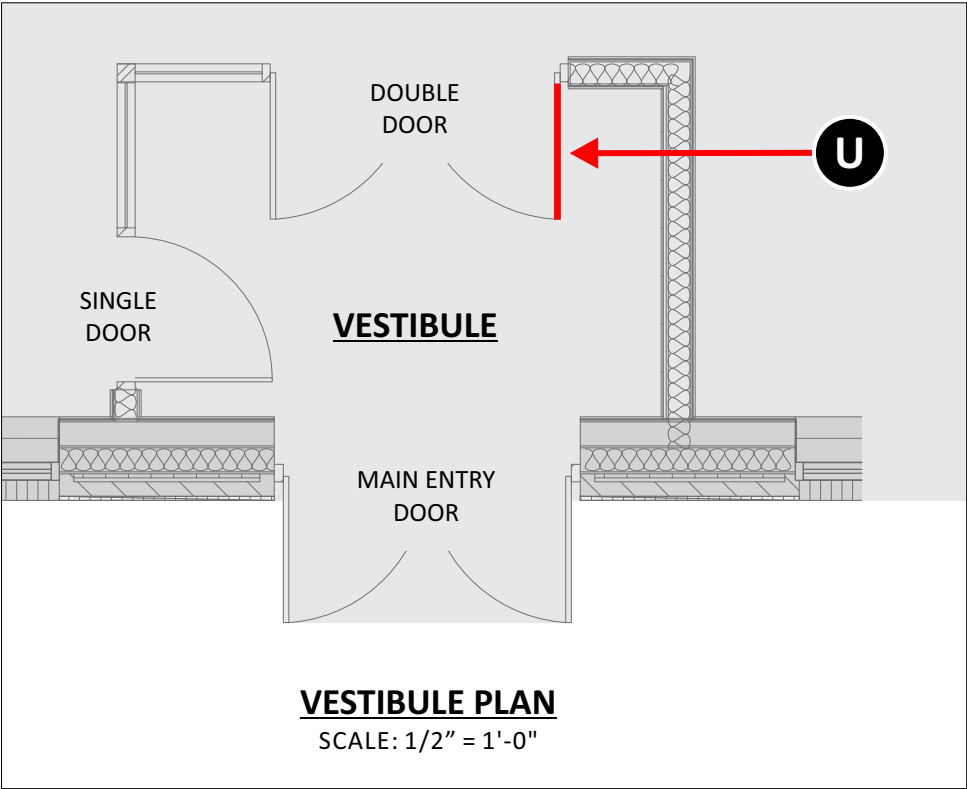
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SIGN ITEM

T 105



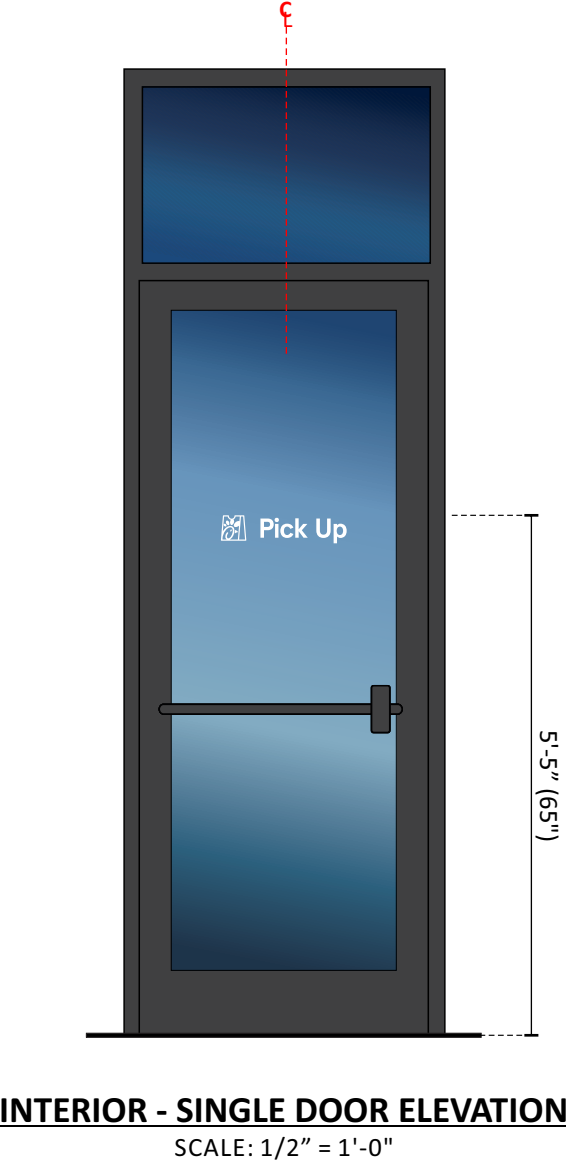
U

CFA - PICK UP VINYL

SCALE: 3" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE & INSTALL

COPY TO BE OPAQUE WHITE VINYL 3M 7726-10.
APPLIED 1ST SURFACE TO DOOR GLASS.
TYPEFACE: APERCU + CUSTOM KERNING



PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

REVISION NOTES

R1 - MR (12/4/24):
REVISED SIGN A DIMENSIONS. REVISED SIGN G
HEIGHT AND LOCATION ON SITE PLAN. REVISED
SIGN F PLATE. CORRECTED SIGNS E1-2.

R2(1/17/25)LL: UPDATED ARCH DRAWINGS

R3(1/24/25)LL: MOVED MONUMENT, ADDED
PEDX SIGN. UPDATED PAINT COLORS

R4(2/13/25)LL: UPDATED ART. SWITCHED OUT B
FOR C3. CHANGED HEIGHT OF FLAGPOLE.
ADDED PEDKING SIGNS. ADDED SECOND
MONUMENT.

R5(2/18/25) UPDATED ELEVATIONS AND FLOOR
PLAN. ADDED POST AND PANELS X, Y AND K2-3.
CHANGED WELCOME MEDALLION TO
WELCOME FCOS.

R6(3/20/25)LL: CHANGED FOOTER CALLOUT ON
D/F MONUMENT. UPDATED FLAG SIZE. MOVED
C3

R7(3/27/25)LL: CORRECTED FLAG SIZE ON THE
KEY. CORRECTED STREET NAME . CORRECTED
SIGNAGE SQFT FOR ALL THREE WALL SIGNS

INFORMATION REQUIRED
FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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Pattison

id

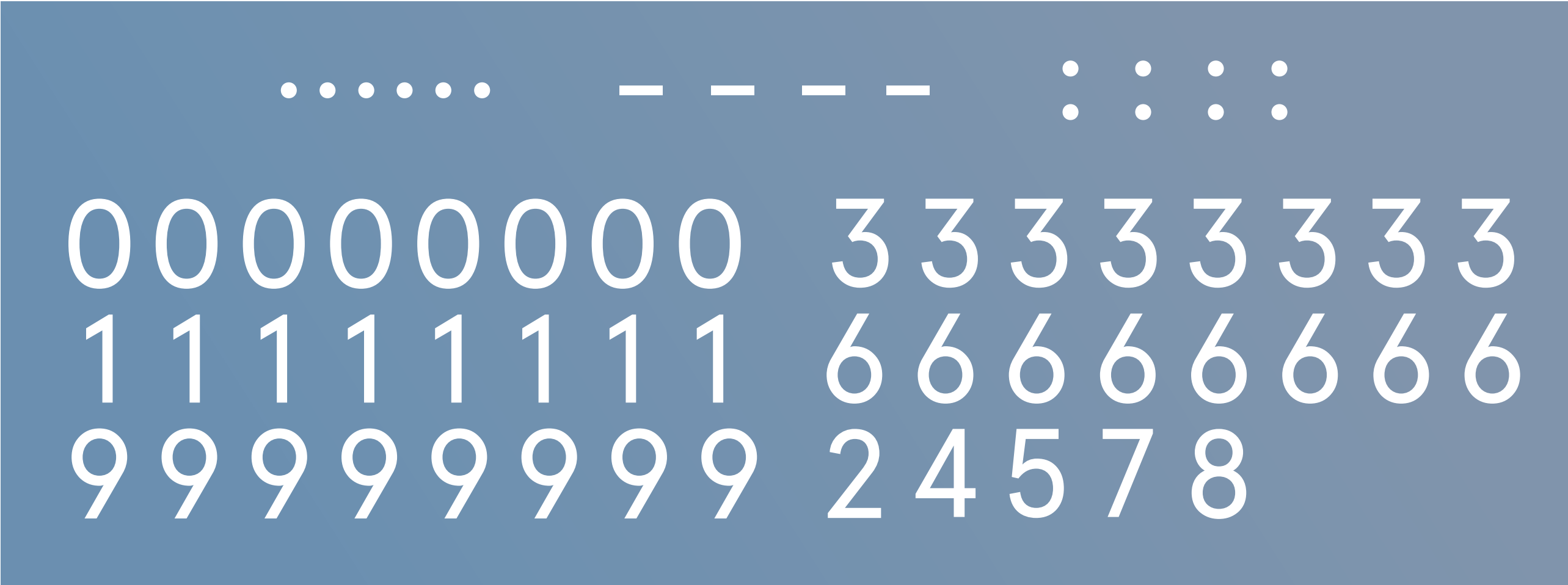
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Page: 33 of 38

Chick-fil-C

SIGN ITEM

U106



EXTRA VINYL COMPONENTS

SCALE: 1" = 1" ACTUAL SIZE

ONE SET [1] REQUIRED- MANUFACTURE AND PROVIDE

INCLUDE ONE SET OF EXTRA VINYL COMPONENTS PER VINYL SET ORDERED

ONE SET INCLUDES

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

FONT: APERCU CUSTOM KERNING

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

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DESIGNER: MR

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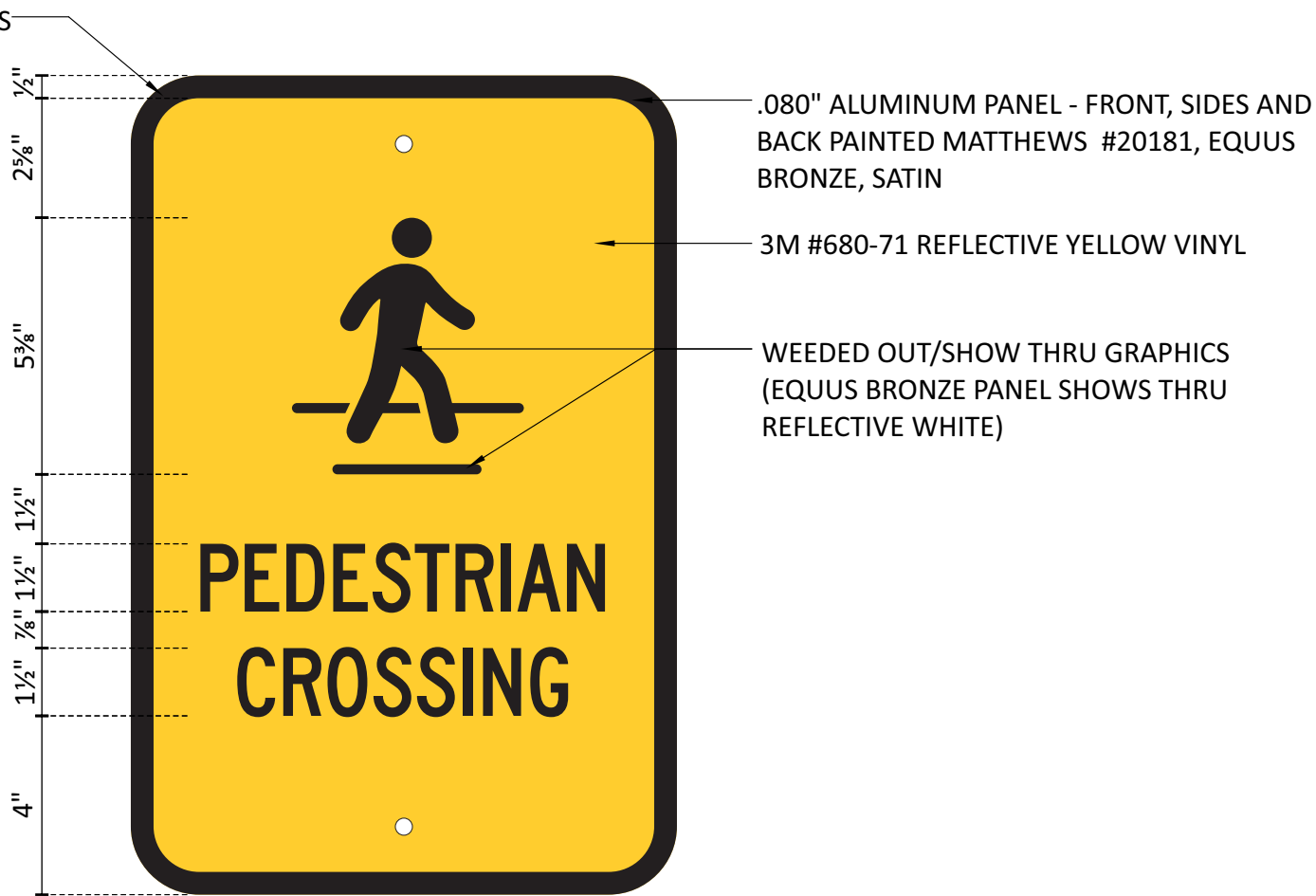
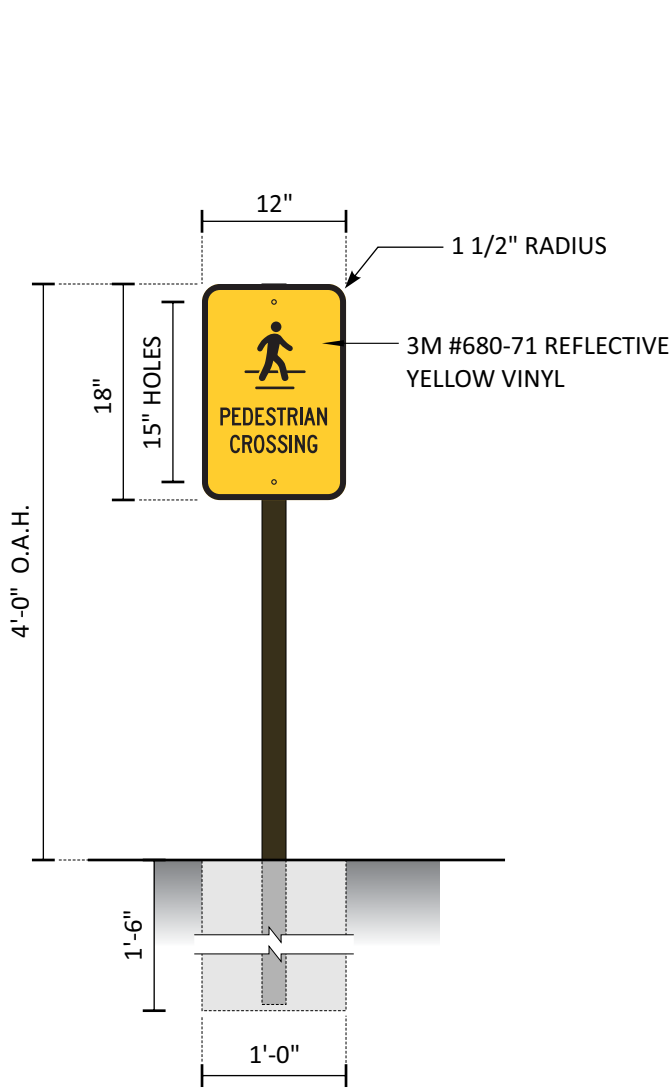
Page: 34 of 38



SIGN ITEM

EXTRA VIN

107



PANEL DETAIL - PEDESTRIAN CROSSING

SCALE: 3" = 1'-0"

SPECIFICATIONS

SIGN PANEL

.080 ALUMINUM PANELS WITH BACK SIDES AND FRONT PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN AND REFLECTIVE VINYL APPLIED 1ST SURFACE. WEED OUT/SHOW THRU GRAPHICS.

SIGN POST

2" x 2" x .125" (WALL) ALUMINUM SQ. TUBE, CAPPED ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS #20181 EQUUS BRONZE, SATIN.

CAP IS A BUYOUT FROM MCMASTER CARR #9565K31 INVENTORY #02948

NOTE:

IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

DAL - MANUFACTURING
MUTCD PANEL - UPPERCASE

V1-3

CFA - S/F PED-X 4' POST AND PANEL

THREE (3) REQUIRED - MANUFACTURE & INSTALL

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

1.5 SQ. FT.

TEXT:
APERCU TITLE CASE BOLD

23VIS PEDESTRIAN CROSSING
806499

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

PROJECT ID	
0640975Ar7	
# 5905	
10382 HIGHLAND RD, HARTLAND, MI 48353	
DATE:	11/1/24
SALES:	ROGER GHANTOUS
PM:	BRIAN HEAD
DESIGNER:	MR
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FOR PRODUCTION

CUSTOMER APPROVAL

Signature

MM/DD/YYYY

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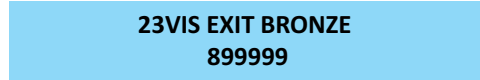
Page: 35 of 38



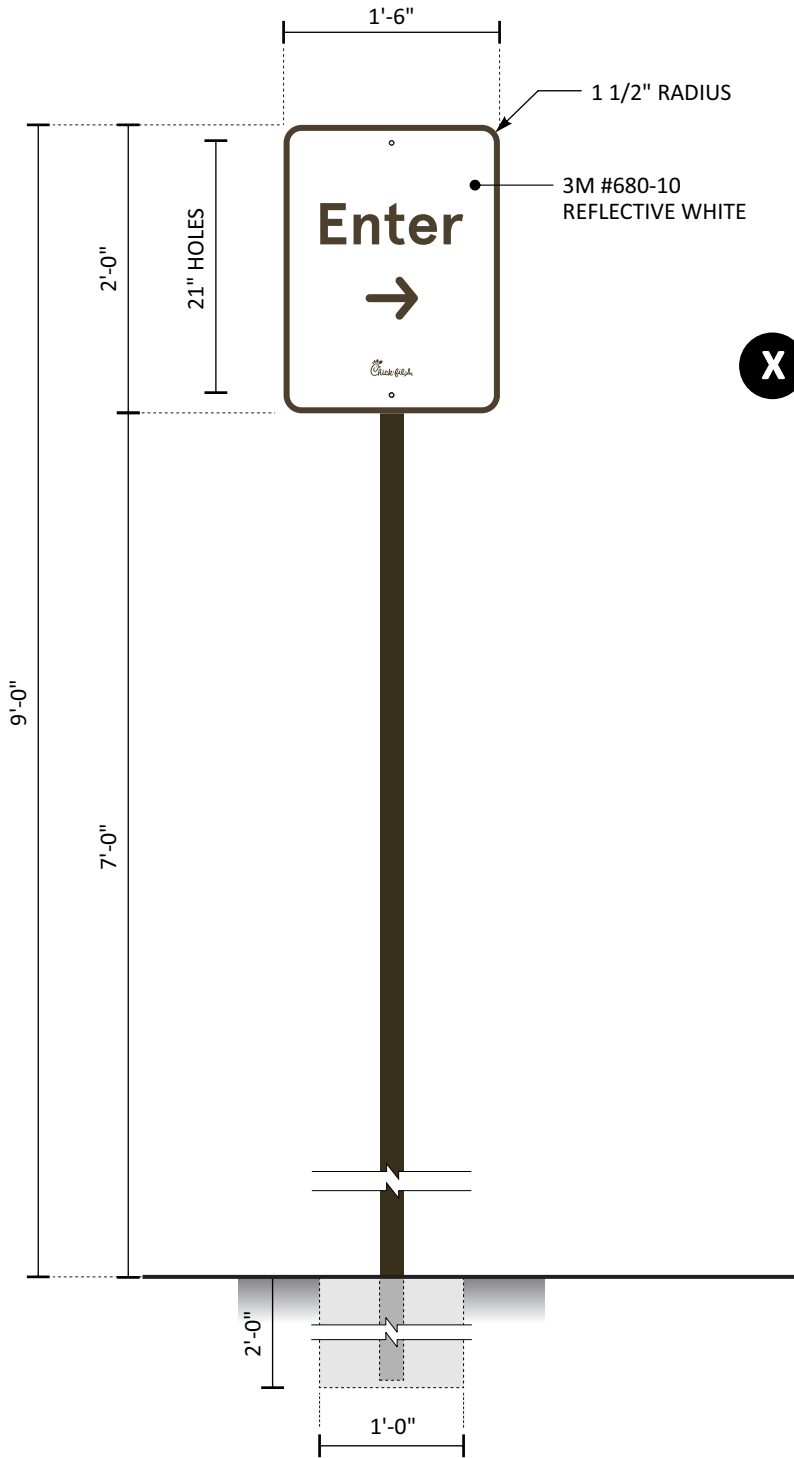
SIGN ITEM

V1-3

108



23VIS ENTER BRONZE
899999



X

CFA - S/F ENTER W/ ARROW POST AND PANEL

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

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

3 SQ. FT.

SPECIFICATIONS

SIGN PANEL

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

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH
NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND

SIGN POST

2" x 2"x .125"(WALL) ALUMINUM SQ. TUBE, CAPPED
ON TOP WITH PUSH IN PLASTIC CAP PAINTED MATTHEWS
#20181 EQUUS BRONZE, SATIN.
CAP IS A BUYOUT FROM MCMASTER CARR #9565K31
INVENTORY #02948

NOTE:

IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR
TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN
THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF
THE SIGN.

DAL - MANUFACTURING
MUTCD PANEL - UPPERCASE

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

PROJECT ID

0640975Ar7

5905

10382 HIGHLAND RD,
HARTLAND, MI 48353

DATE: 11/1/24

SALES: ROGER GHANTOUS

PM: BRIAN HEAD

DESIGNER: MR

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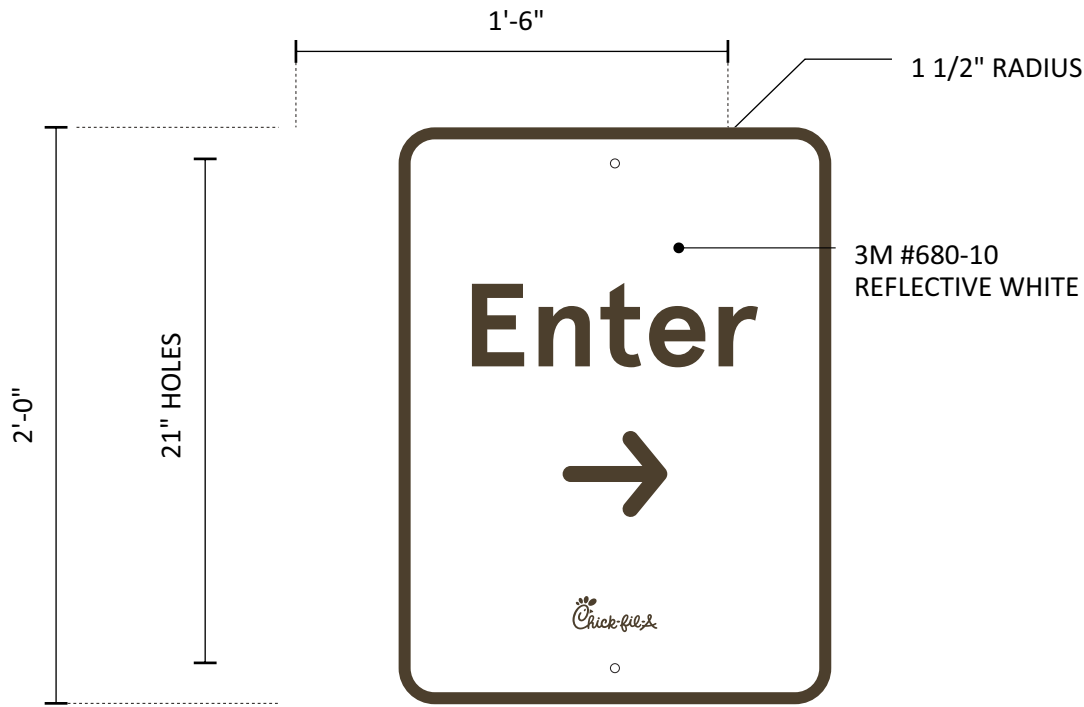
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Chick-fil&

SIGN ITEM

X

110



Y

CFA - S/F ENTER W/ ARROW PANEL ON EXISTING POST

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

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

3 SQ. FT.

SPECIFICATIONS

SIGN PANEL

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

SIGN PANEL IS TO BE SECURED TO SIGN POST WITH NUTS AND BOLTS PAINTED TO MATCH VINYL BACKGROUND

SIGN POST

INSTALL ON EXISTING STOP SIGN POST.
PLEASE NOTE: EXISTING POST IS ROUND NOT SQUARE



EXISTING CONDITIONS

23VIS ENTER BRONZE
899999

DFW MANUFACTURING / NEW VIS 2022 MUTCD PANEL

PROJECT ID	
0640975Ar7	
# 5905	
10382 HIGHLAND RD, HARTLAND, MI 48353	
DATE:	11/1/24
SALES:	ROGER GHANTOUS
PM:	BRIAN HEAD
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Page: 38 of 38



SIGN ITEM

Y

111

4.8.2025

I am in favor of
having a Chic-fil-a in
Hartland Township at the
old Burger King location.
It will a good competitor
to "Big Chicken".

Thanks,

Judy Lytwynec
Judy Lytwynec

RECEIVED

APR 08 2025

HARTLAND TOWNSHIP

Troy Langer

From: Troy Langer
Sent: Thursday, April 10, 2025 4:16 PM
To: Troy Langer
Subject: FW: Chick-fil-a

Hi Troy,

First of all I would like to say that I am personally excited and support this new restaurant. I believe it will be a good addition to Hartland township.

I do have one thought I would hope the chick fil a group and township would take into consideration.

We live back behind this development and we travel blain road to m59 so we have a first hand opportunity to experience when trucks and trailers turn left into the Burger King parking lot.

When cars are traveling north on Blaine to m59 these trucks and trailers have to wait to turn left , we have seen multiple times where this then causes back ups or cars hitting there breaks when trying to turn right onto blain road from m59 as it does cause a back up and dangerous situations.

I understand the concept is to hope that people see the location of the chick fil a sign and use that entryway to the east on m59 but the fact is people will still use Blaine road.

I would suggest the board either ask chick fil a to put a sign for Blaine road traffic that says "trucks and trailers use next entryway" . Or make that an exit only, which my guess is that won't happen.

There customers will still come in using the 2nd entry just south of the existing entryway of blain rd.

In the summer people are heading up north with there travel trailers and trailers and boats or whatever else they are towing-I'm certain they will see bill boards or signs for chick fil a and they will be stoping In Hartland which is great. Single passenger cars are not the concern, its these bigger and longer vehicles will be an issue in my opinion if not taken into consideration.

Thank you!
Jerrad beauchamp

Sent from my iPhone

Troy Langer

From: Troy Langer
Sent: Tuesday, April 08, 2025 1:17 PM
To: Troy Langer
Subject: FW: Support of Chick-Fil-A proposal for Thursday's public hearing

Good afternoon Troy and Martha,

I will be unable to attend the scheduled public hearing during the Planning Commission's meeting on Thursday April 10, but I hope the following comments can be relayed to the Planning Commissioners and included as part of the meeting minutes:

Please consider me and my family to be in full support of the proposed Chick-Fil-A at M-59 and Blaine Road, both with respect to the special land use and the corresponding site plan. Chick-Fil-A is nationally recognized as a quality operator, employer, and corporate citizen, and would be a very welcome addition to Hartland Township's business community. The proposed site plan has been well designed, particularly with regard to site ingress & egress and internal circulation. Limiting site access to Blaine Road and to cross access with adjacent commercial sites (Rural King, etc.), and eliminating the existing M-59 driveway of the former Burger King, will be very effective in minimizing traffic impacts along M-59. While I see the correspondence from the MDOT's Brighton TSC stating that they will not require a traffic impact study as part of Chick-Fil-A's proposal, I believe the Township and the MDOT would be well-advised to monitor the existing intersection of the M-59 boulevard and Blaine Road particularly with respect to existing traffic control signage and pavement markings to minimize potential conflicts amongst the many movements traveling in, out, & through the eastbound side of the boulevard. While traffic is always a concern for any new use, and particularly a high-volume use like Chick-Fil-A, it is my experience that Chick-Fil-A safely and efficiently manages their traffic flow better than almost any operator in any industry.

Thank you for all the effort of the Planning Department and the Planning Commission on the Chick-Fil-A proposal, and I look forward to learning the outcome.

Dave Campbell
1901 Woodmar Ct, Hartland, MI 48843

Troy Langer

From: Troy Langer
Sent: Monday, April 14, 2025 3:03 PM
To: Troy Langer
Subject: FW: NO on Chick-fil-A Please

From: Chelsea Connolly <chelseambodnar@gmail.com>
Sent: Monday, April 14, 2025 3:01 PM
To: Troy Langer <TLanger@hartlandtwp.com>
Subject: NO on Chick-fil-A Please

Hello Mr. Langer

I am writing to you today to express my concern about Chick-fil-A. I am a resident of Hartland Township and a resident on Blain Rd in the Hartland Shores Estates Sub. On a daily basis I access M-59 for my daily needs, and I witness first hand the dangers of that intersection when trying to turn on M-59. Other vehicles do not yield when needed. I fear that this area will only get worse with a coveted food chain at the location of the old Burger King. I have a 10 year old son, who will be driving before you know it, and I am already concerned about the dangers of driving in this already congested area. Across the street from me are two families, both have lost children in car accidents in Hartland. Please vote NO on Chick-fil-A at this location and help keep the families of Hartland safe.

Thank you,
Chelsea Connolly
chelseambodnar@gmail.com
(248) 982-8555

FLL LED FLOODLIGHT

Cat.# **FLAG POLE LIGHT**

Job

Type



HUBBELL
Outdoor Lighting

Approvals

SPECIFICATIONS

Intended Use:

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

Construction:

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

LED:

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

Optical/Electrical:

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

Optical/Electrical (Cont.)

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

Installation:

- Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes
- Heavy duty steel yoke with adjustable stainless steel hardware, mounting holes for one center - 3/4" bolt or two side - 3/8" bolts
- 3' SE00W cord with yoke mount

Listings:

- IP65, Listed to UL1598 for use in wet locations
- Select Models DLC Standard and DLC Premium Qualified. Consult DLC website for more details: <https://www.designlights.org/QPL>
- EPA = 1.0ft²
- This product qualifies as both (i) a "domestic construction material" per FAR 52.225-9 Buy American-Construction Materials and a "(COTS) item" per FAR 52.101 and (ii) a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020. See [Buy American Solutions](#)

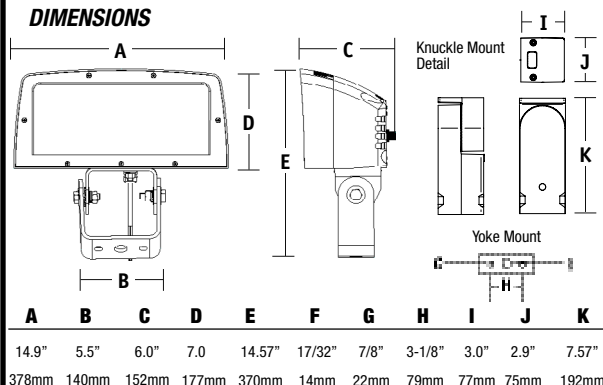
Warranty:

For more information visit:
<http://www.hubbellighting.com/resources/warranty/>

PRODUCT IMAGE(S)



DIMENSIONS



CERTIFICATIONS/LISTINGS



IP65

SHIPPING INFORMATION

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

Carton dimensions for shipping purposes only

ORDERING INFORMATION - STOCK VERSION

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

ORDERING INFORMATION - MADE TO ORDER

FLL - [] - [] - [] - [] - [] - [] - [] - [] - [] - [] - []											
FAMILY	# LEDS	WATTS	CCT	CRI	VOLTAGE	MOUNTING	FINISH				OPTIONS
FLL FACTOR Flood Large	28L 28 LED	95 95W	3K 3000K	7 70 CRI	U 120V-277V 1 120V 2 208V 3 240V 4 277V 5 ¹ 480V F ¹ 347V	K Knuckle Y Yoke	BLT	Black Matte Textured			F Fusing 120 or 277V only (determined by voltage field)
	42L 42 LED		4K 4000K	8 ² 80 CRI			BLS	Black Gloss Smooth			
			5K 5000K				DBT	Dark Bronze Matte Textured			
							DBS	Dark Bronze Gloss Smooth			
							GTT	Graphite Matte Textured			
							LGS	Light Grey Gloss Smooth			
							PSS	Platinum Silver Smooth			
							WHT	White Matte Textured			
							WHS	White Gloss Smooth			
							VGT	Verde Green Textured			
							COLOR OPTION				PC ³ Continuous dimming
							CC Custom Color				

¹ 42L only

² Only available on 3K configurations

³ Knuckle configurations only



HUBBELL
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

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

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FLL-SPEC AUGUST 20

ACCESSORIES & REPLACEMENT PARTS - Order Separately

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



FLL-LOUVER-BL



ARF-SPC



FLL-VISOR-XX

PERFORMANCE DATA - MTO

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

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

PROJECTED LUMEN MAINTENANCE

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

Nichia 219B, 1080mA, 85°C

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

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

Nichia NFSL757DT-V1, 150mA, 85°C

ELECTRICAL DATA

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

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

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

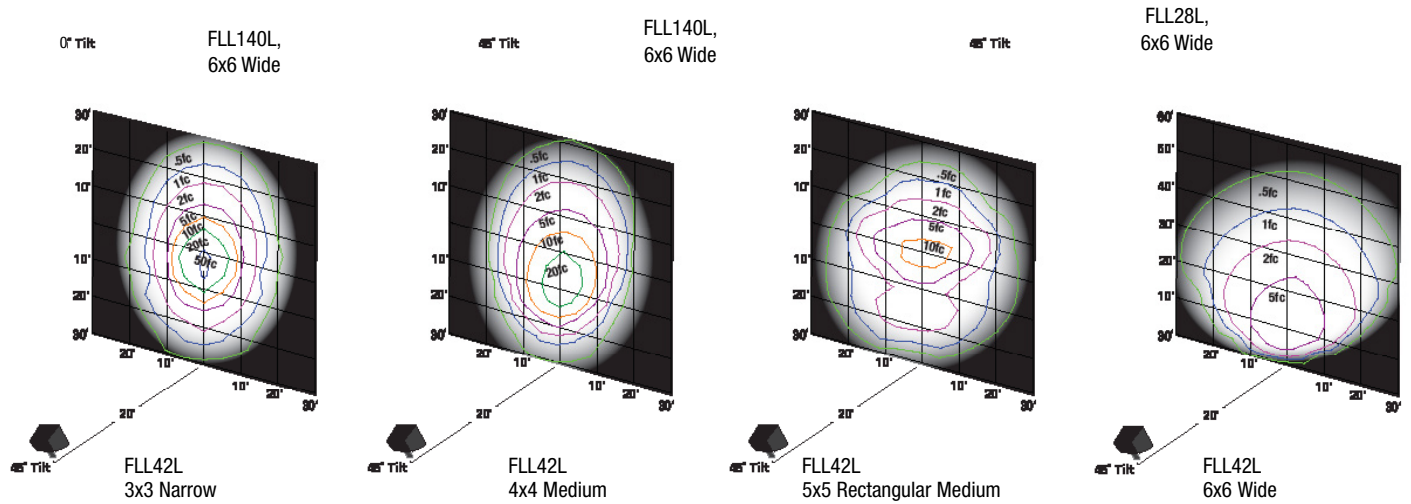


HUBBELL
Outdoor Lighting

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

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Project: _____

Fixture Type: _____

Location: _____

Contact: _____

P5675-31 Cylinder

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

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

Category: Outdoor

Finish: Black (powder coat paint)

Construction: cast aluminum Construction



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

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

FIXTURE "OD"
PARKING LOT LIGHT POLES AND HEADS
DARK BRONZE



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

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

Product Certifications



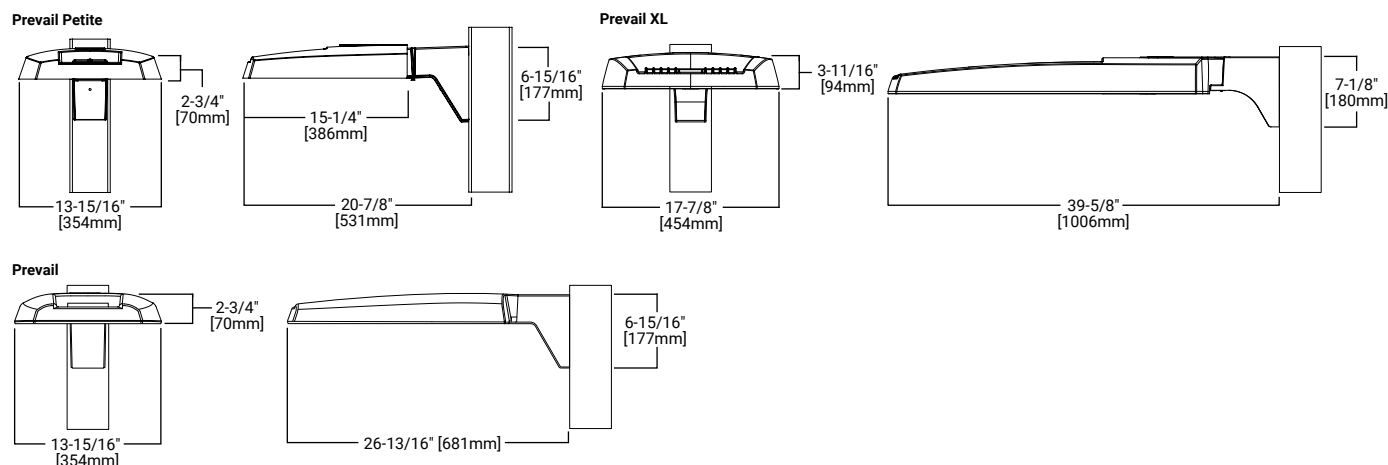
Quick Facts

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

Connected Systems

- WaveLinx

Dimensional Details




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

Ordering Information

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

Product Family ^{1, 2}	Light Engine ⁴	Driver	Voltage	Distribution	Mounting	Color				
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	D =Dimming (0-10V)	UNV =Universal (120-277V) 347 =347V 480 =480V ⁵ DV =DuraVolt (277-480V) ^{5, 6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =Standard Versatile Arm MA =Mast Arm WM =Wall Mount Arm ADJA =Adjustable Arm - Pole Mount ADJS =Adjustable Arm - Slipfitter, 3in vertical tenon ADJA-WM =Adjustable Arm - Wall Mount	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White				
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens									
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens									
Options (Add as Suffix)			Accessories (Order Separately) ^{20, 21}							
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10KV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =Series 20KV UL 1449 Surge Protective Device HA =50°C High Ambient Temperature ⁹ CC =Coastal Construction ¹⁰ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting ^{12, 13} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting ^{12, 13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{12, 13}			SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting ^{12, 14} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting ^{12, 14} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting ^{12, 14} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ¹² ZD =SR Driver-enabled 4-PIN Twistlock Receptacle ¹² ZW-SWPD4XX =WaveLinx, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12, 15, 16, 17} ZW-SWPD5XX =WaveLinx, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12, 15, 16, 17} ZD-SWPD4XX =WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12, 15, 16, 17} ZD-SWPD5XX =WaveLinx, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12, 15, 16, 17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18, 19}				PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ¹⁸ PRVXLMA-XX =Mast Arm Mounting Kit ¹⁸ PRVXLWM-XX =Wall Mount Kit ¹⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ¹⁸ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ¹⁸ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ¹⁸ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 2-3/8" to 3" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield ^{8, 24} VGS-F/B =Vertical Glare Shield, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ SWPD4-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15, 16, 17, 26} SWPD5-XX =WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15, 16, 17, 26} WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²⁷			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ, or BK). 18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Only for use with PRV and PRV-P. 23. Only for use with PRV. Not available for use with PRV-P or PRV-XL configurations. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.										

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

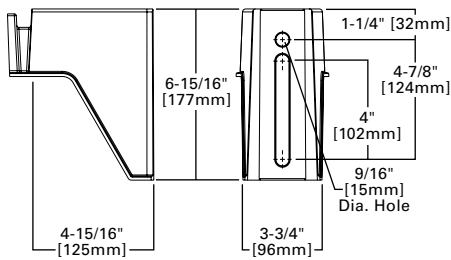
Product Family	Camera Type	Data Backhaul			
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card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

Stock Ordering Information

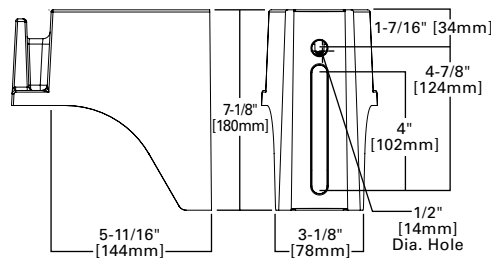
Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

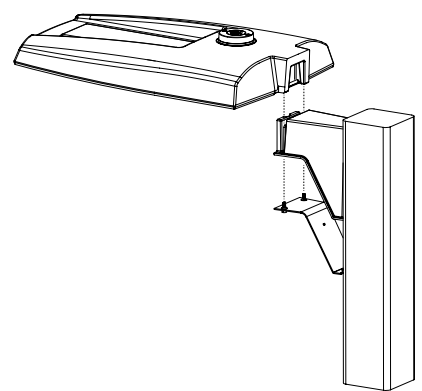
Pole Mount Arm (PRV & PRV-P)



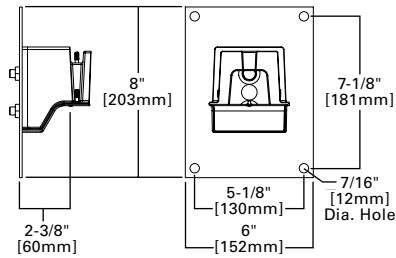
Pole Mount Arm (PRV-XL)



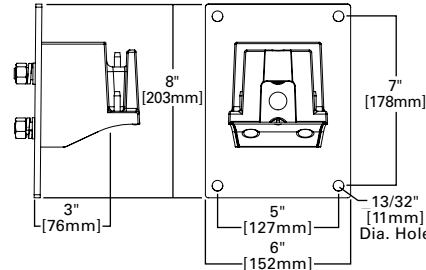
Versatile Mount System



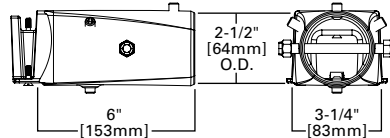
Wall Mount (PRV & PRV-P)



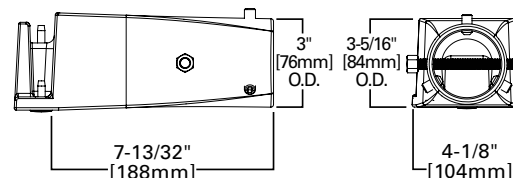
Wall Mount (PRV-XL)



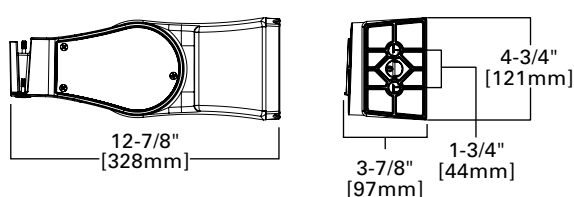
Mast Arm Mount (PRV & PRV-P)



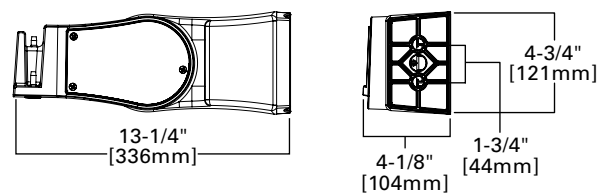
Mast Arm Mount (PRV-XL)



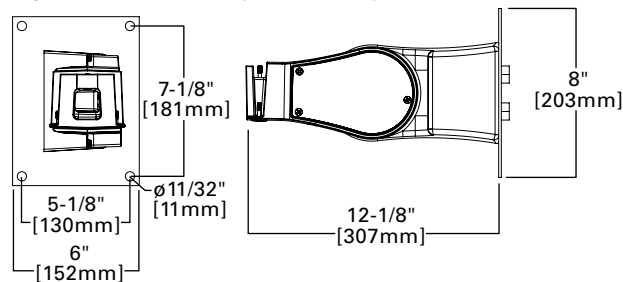
Adjustable Pole Mount Arm (PRV & PRV-P)



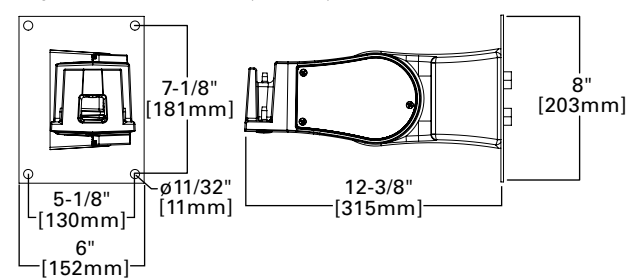
Adjustable Pole Mount Arm (PRV-XL)



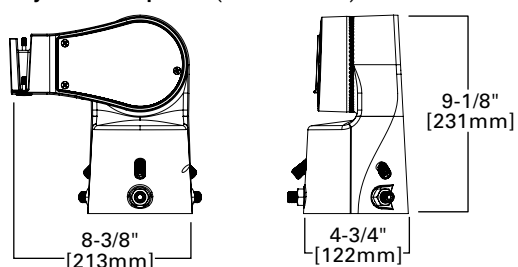
Adjustable Wall Mount (PRV & PRV-P)



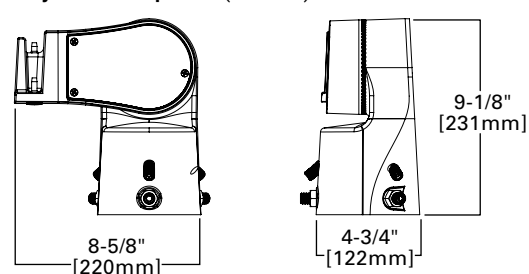
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)




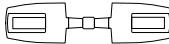
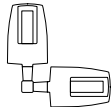
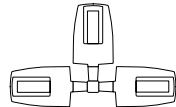
Adjustable Slipfitter (PRV-XL)



Mounting Details

Mounting Configurations and EPAs

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

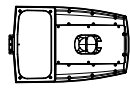
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25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

Optical Configurations

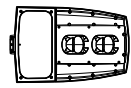
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



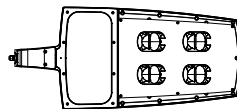
PRV-C15
(7,100 Nominal Lumens)



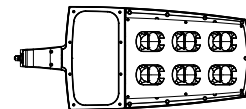
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



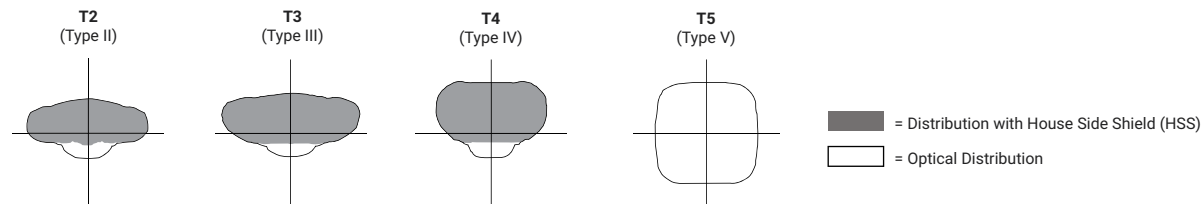
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



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



Optical Distributions



Product Specifications

Construction

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

Optics

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

Electrical

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

Mounting

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

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

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

Shipping Data

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

Warranty

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

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

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

NOTES:

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

Lumen Maintenance

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

Sensor Color Reference Table (SPBx)

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

Lumen Multiplier

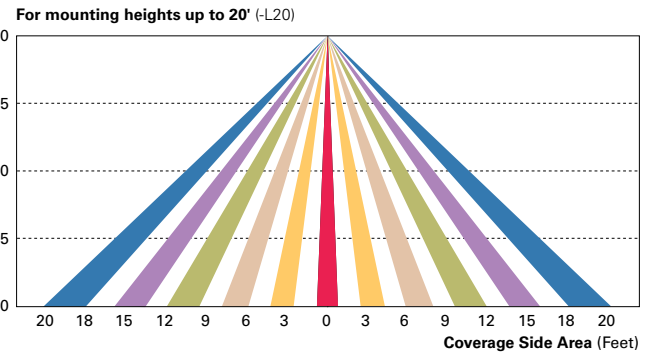
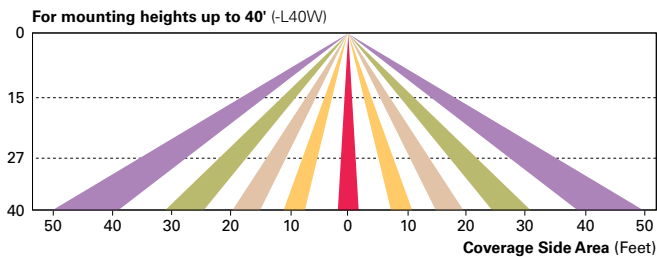
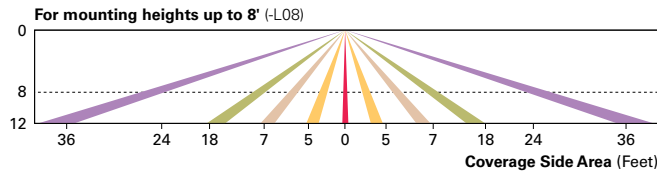
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

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

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

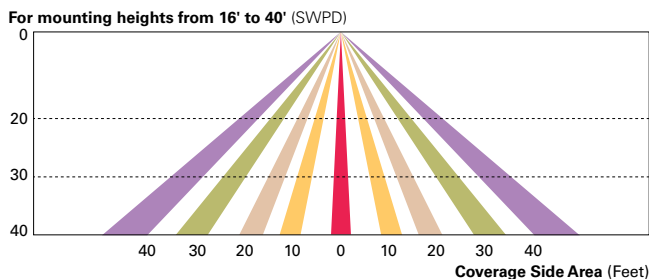
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light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



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

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

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



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

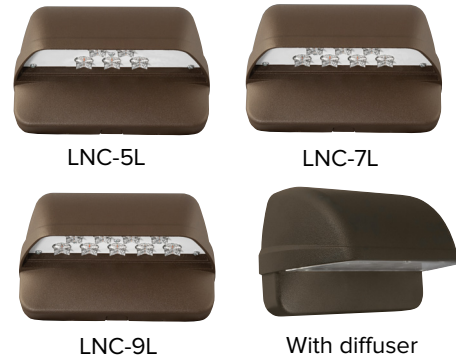
FIXTURE "OK" DUMPSTER ENCLOSURE DARK BRONZE

LNC

COMPACT LED LITEPAK

FEATURES

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



RELATED PRODUCTS

θ [LNC2](#)

θ [INC3](#)

θ [LNC4](#)



*3000K and warmer CCTs only

SPECIFICATIONS

CONSTRUCTION

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

OPTICS

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

INSTALLATION

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

ELECTRICAL

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

CONTROLS

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

CERTIFICATIONS

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

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

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

LNC

COMPACT LED LITEPAK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

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

CATALOG #

ORDERING INFORMATION

Series	# LEDs	Voltage	CCT/CRI	IES Distribution	Finish	Mounting
LNC LNC Zero Uplight	5L 5 LEDs 7L 7 LEDs 9L 9 LEDs	U 120-277V 1 120V 2 208V 3 240V 4 277V	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI AM Amber (590 μm available for "Turtle Friendly"/ observatory applications, 350mA (consult factory) ¹	2 Type II 3 Type III 4 Type IV	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Brone Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGTT Verde Green Textured Color Option CC Custom Color	PCU Universal Button Photocell

Notes:

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

REPLACEMENT PARTS AND ACCESSORIES

Catalog Number	Description
<input type="checkbox"/> 93039574	Frosted comfort shield, improved uniformity with only 5% reduction

PERFORMANCE DATA

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

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

PROJECTED LUMEN MAINTENANCE

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

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

LNC

COMPACT LED LITEPAK

ELECTRICAL DATA

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

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

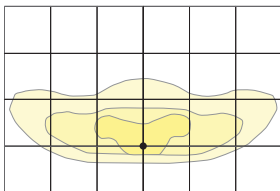
Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

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

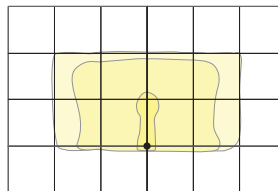
PHOTOMETRY

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

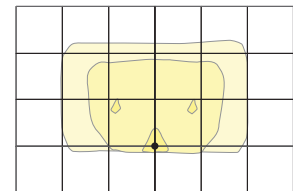
LNC9LU – Type II



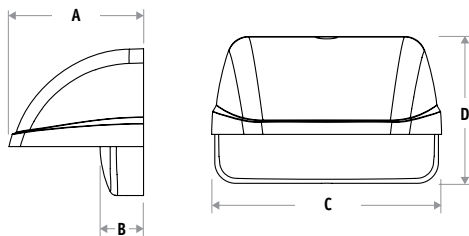
LNC9LU – Type III



LNC9LU – Type IV



DIMENSIONS



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

ADDITIONAL INFORMATION

SHIPPING INFORMATION

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

USE OF TRADEMARKS AND TRADE NAMES

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FIXTURE "Z"
FLUSH UNDER CANOPY LIGHTS
COLOR TO MATCH UNDERSIDE OF CANOPY

Scottsdale® Legacy (CRUS)

LED Canopy Luminaire



OVERVIEW

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

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

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

Optical System

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

Electrical

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

Hazardous Location

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

Installation

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

Warranty

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

Listings

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

Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

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

ORDERING GUIDE

[Back to Quick Links](#)

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



Need more information?
[Click here for our glossary](#)

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



ACCESSORY ORDERING INFORMATION (Accessories are field installed)

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

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

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

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

PERFORMANCE

[Back to Quick Links](#)

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

*LEDs are frequently updated therefore values are nominal.

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

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

Recommended Lumen Maintenance ¹ CRUS VHO					
Ambient Temperature °C	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
0 C	102%	97%	92%	88%	84%
10 C	102%	97%	92%	88%	84%
20 C	102%	97%	92%	88%	84%
25 C	102%	97%	92%	88%	84%
30 C	102%	97%	92%	88%	84%
40 C	101%	95%	90%	85%	80%
50 C	101%	94%	89%	83%	78%

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

Recommended Lumen Maintenance ¹ CRUS SS					
Ambient Temperature °C	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
0	102%	97%	92%	88%	84%
10	102%	97%	92%	88%	84%
20	102%	97%	92%	88%	84%
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
50	101%	95%	91%	86%	82%

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

PHOTOMETRICS

[Back to Quick Links](#)

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

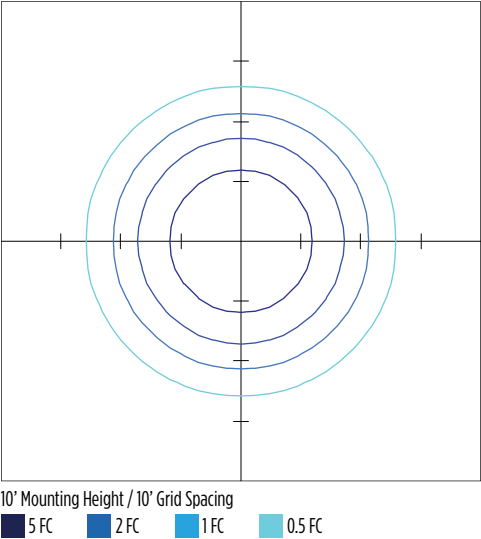
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

CRUS-SC-SS-50

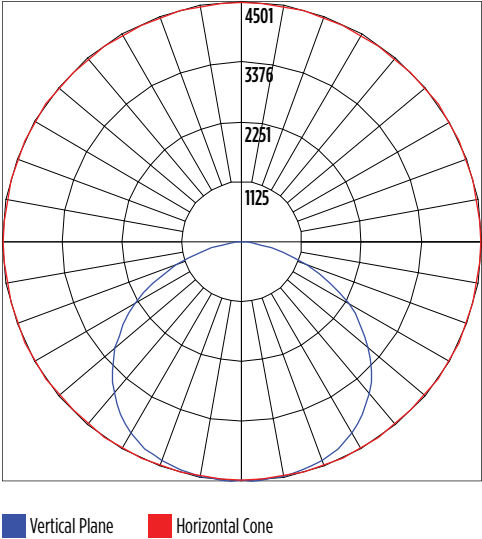
Luminaire Data	
Type 5 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	13,980
Watts	93
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

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

ISO Footcandle



Polar Curve

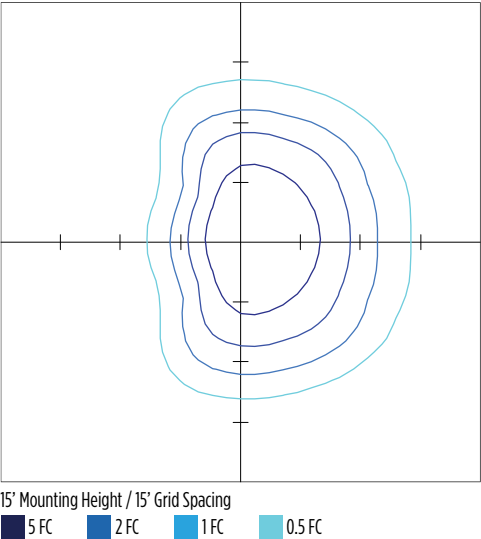


CRUS-AC-SS-50

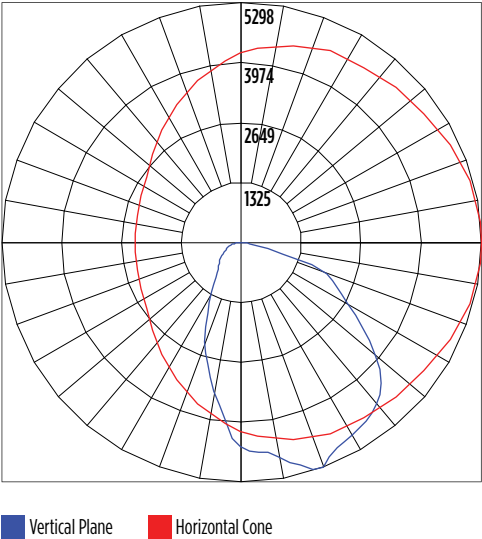
Luminaire Data	
Type 3 Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	12,226
Watts	93
Efficacy	131
IES Type	Type III, Very Short
BUG Rating	B3-U0-G2

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

ISO Footcandle



Polar Curve



Scottsdale® Legacy (CRUS) LED Canopy Luminaire

Type : _____

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

PHOTOMETRICS

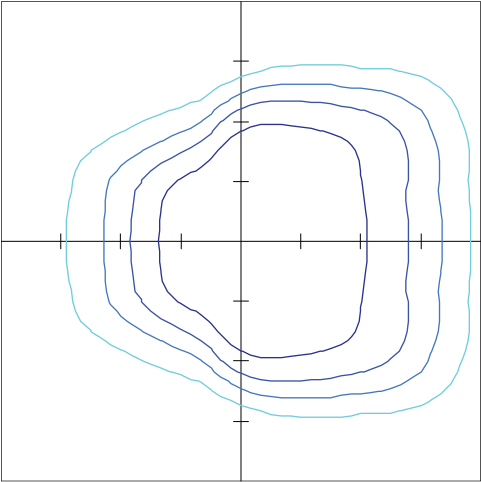
[Back to Quick Links](#)

CRUS-SCFT-SS-50

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

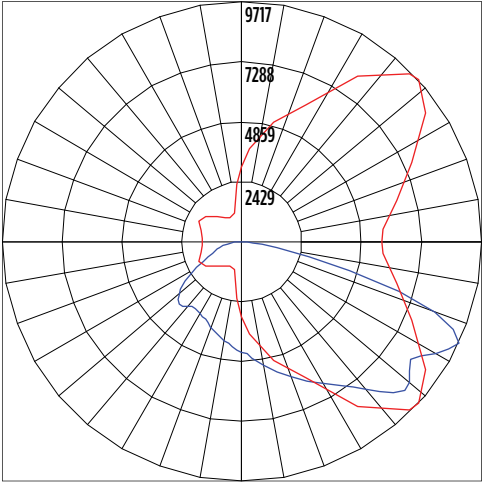
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	2,397.7	10.30%
Medium (30-60°)	8,658.8	37.20%
High (60-80°)	4,914.2	21.10%
Very High (80-90°)	225.7	1.00%
Uplight (90-180°)	0	0%
Total Flux	23,269.3	100%

ISO Footcandle



10' Mounting Height / 10' Grid Spacing
5 FC 2 FC 1 FC 0.5 FC

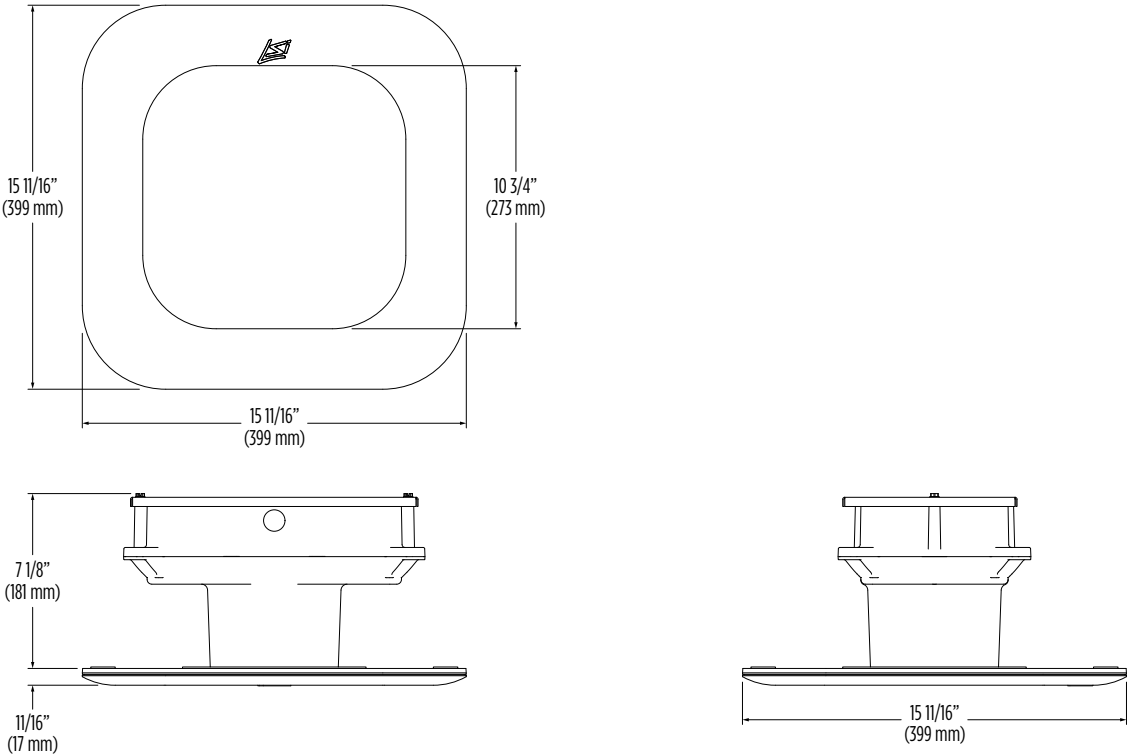
Polar Curve



Vertical Plane Horizontal Cone

PRODUCT DIMENSIONS

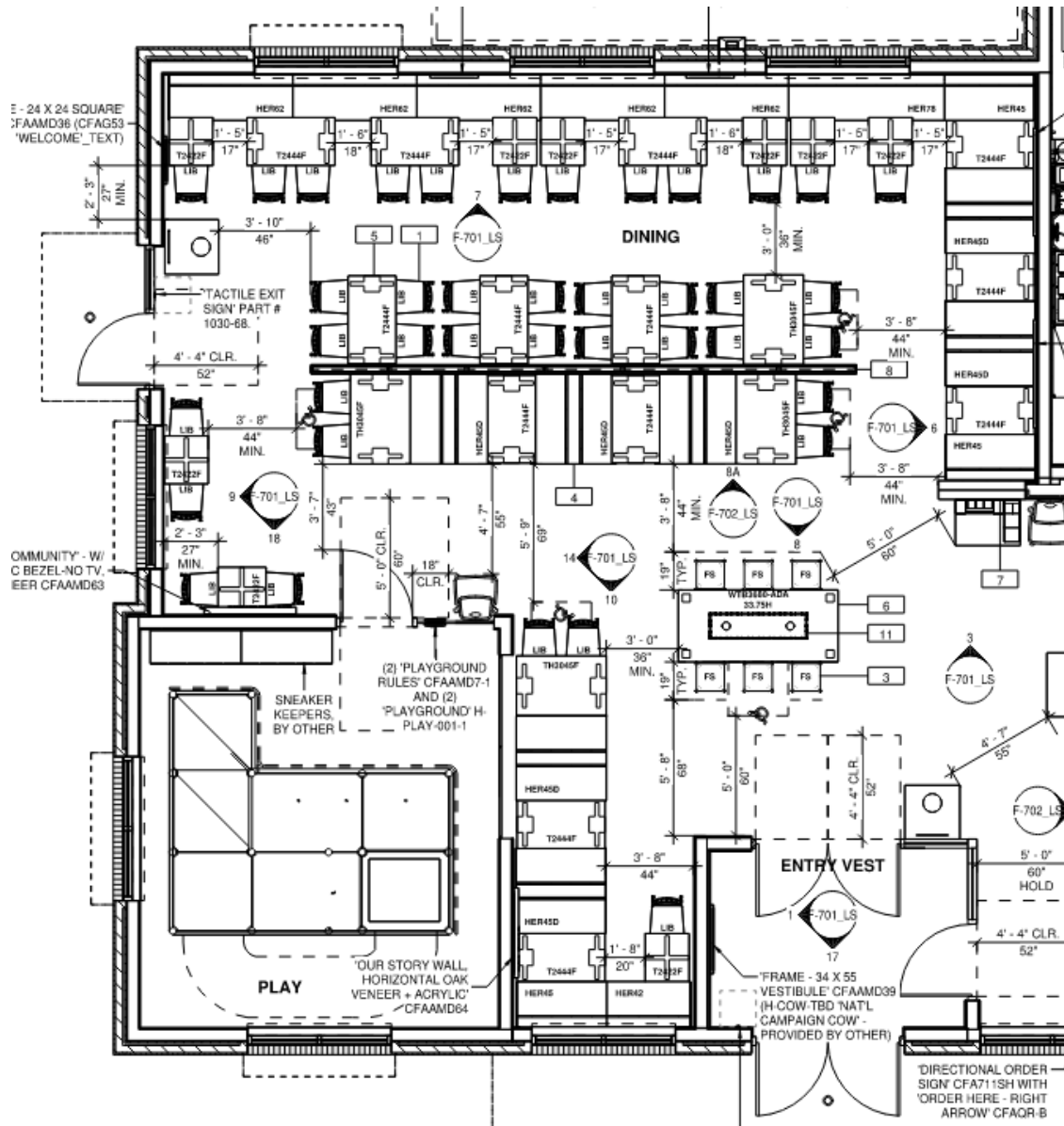
[Back to Quick Links](#)



SEATING CAPACITY

SEATING & TABLE SCHEDULE		
TABLE TOP STYLE	TABLE TOP QUANTITY	SEAT QUANTITY
2-TOP	9	18
4-TOP	17	68
6-TOP	1	6
	27	92

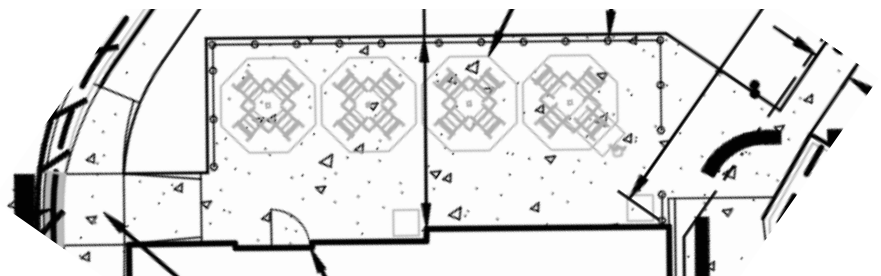
SEATING RATIOS	
SEATING TO TABLE RATIO:	92 / 27 = 3.4
ACCESSIBLE TABLE RATIO:	5
NUMBER OF PARTIES:	27



PATIO 16 SEATS

ORDINANCE 4.47 ALLOWS
FOR 25% OF INDOOR CAPACITY

$$(92 \text{ INDOOR} * 25\% = 23)$$



Martha Wyatt

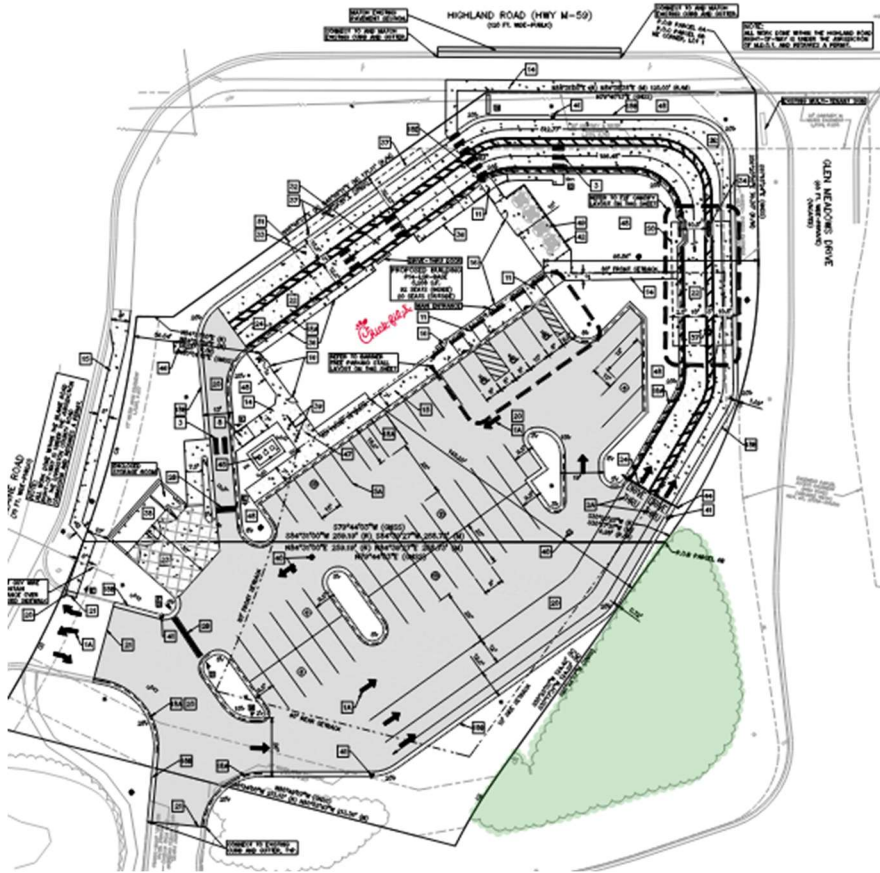
To: Martha Wyatt
Subject: Off site items for CFA

From: Justin Lurk
Sent: Monday, March 31, 2025 10:57 AM
To: Troy Langer <TLanger@hartlandtwp.com>; Martha Wyatt <MWyatt@hartlandtwp.com>
Cc:
Subject: Hartland, MI - proposed Chick-fil-A

Troy & Martha –

Thanks for all your time you've spent to date on this project. As discussed, Chick-fil-A has engaged Rural King in discussions regarding the following items and here is the result:

- **Landscape cleanup**
 - The landscape area shown in green below is on the adjacent parcel is not part of the Chick-fil-A parcel.
 - As a public benefit, Chick-fil-A has agreed to clean up this area to remove the existing brush, regrade and seed area to restore lawn. The existing trees over 4" in diameter shall remain.
 - Per conversations with Rural King, they are amenable to the restoration of this portion of the condominium common area



- **Offsite signage**

- Chick-fil-A is proposing to provide additional signage on the adjacent portion of the condominium common area as identified below as a public benefit to encourage the flow of traffic
- Per conversations with Rural King, they are amenable to the addition of these three small signs



- A – Below existing stop sign
 - Exit / turn left (toward internal drives)



- B- Below existing stop sign
 - Enter / turn right (toward Chick-fil-A drive-through entrance)



- C - Enter / turn right (toward Chick-fil-A drive-through entrance)





ONG
AY

AUST

02

← ONE WAY

Chick-fil-A

Business
Advertising
3-516-8699













Technical Memo

SUBJECT: Trip Generation Comparison for Proposed Chick-fil-A in Hartland Township, Michigan

FROM: Alyssa Wambold, PE, PTOE and Jill Bauer, PE, PTOE

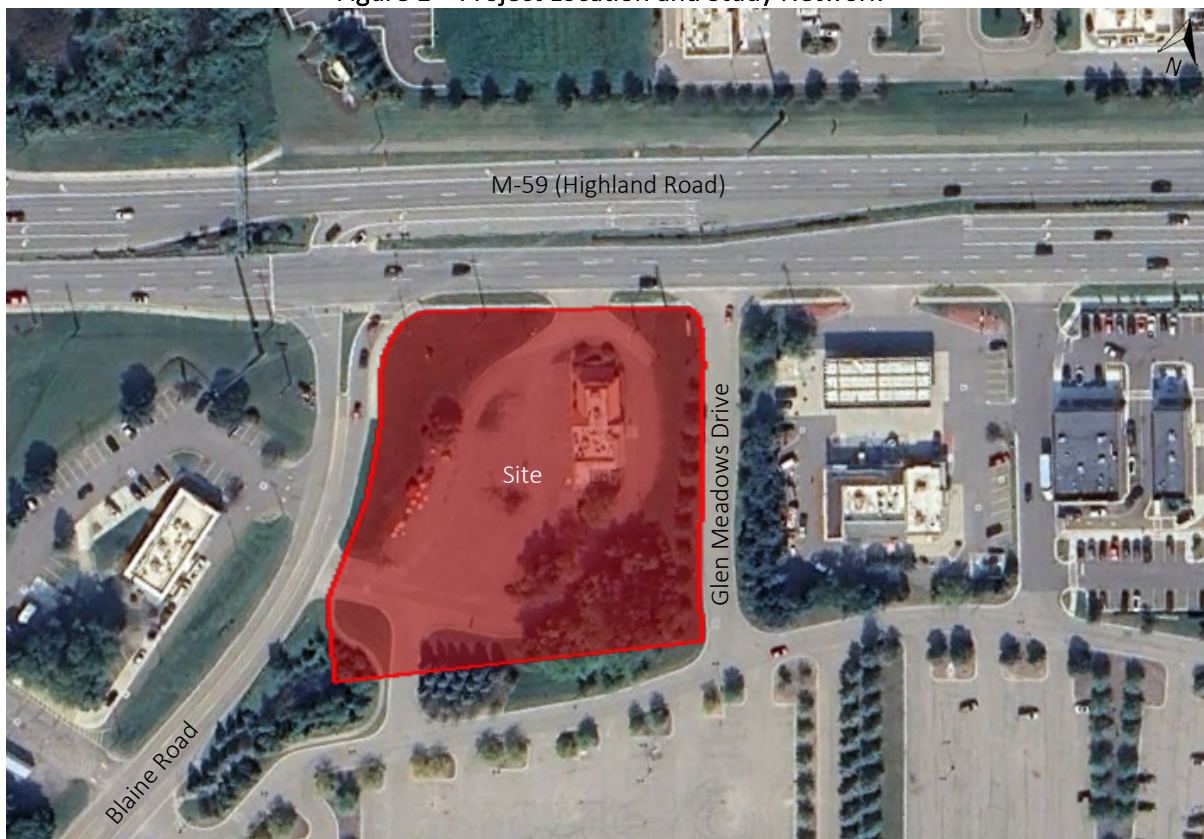
DATE: April 7, 2025

PROJECT NO.: 2500667

Introduction

On behalf of PEA Group, Fishbeck has completed a trip generation comparison for a proposed Chick-fil-A development that will be located in the southwest corner of M-59 (Highland Road) and Glen Meadows Drive in Hartland Township (Township), Livingston County, Michigan. The site was previously occupied by a 3,940 square foot (sq ft) Burger King Fast-Food Restaurant with Drive-Through Window that will be demolished. The proposed Chick-fil-A Restaurant with Drive-Through Window will be 5,208 sq ft. The Chick-fil-A will close the existing driveway on M-59 (Highland Road) and utilize the existing driveway on Blaine Road and the existing driveway on the internal circulation road. The Township has requested a trip generation comparison between the previous and proposed uses. The project location is displayed in Figure 1.

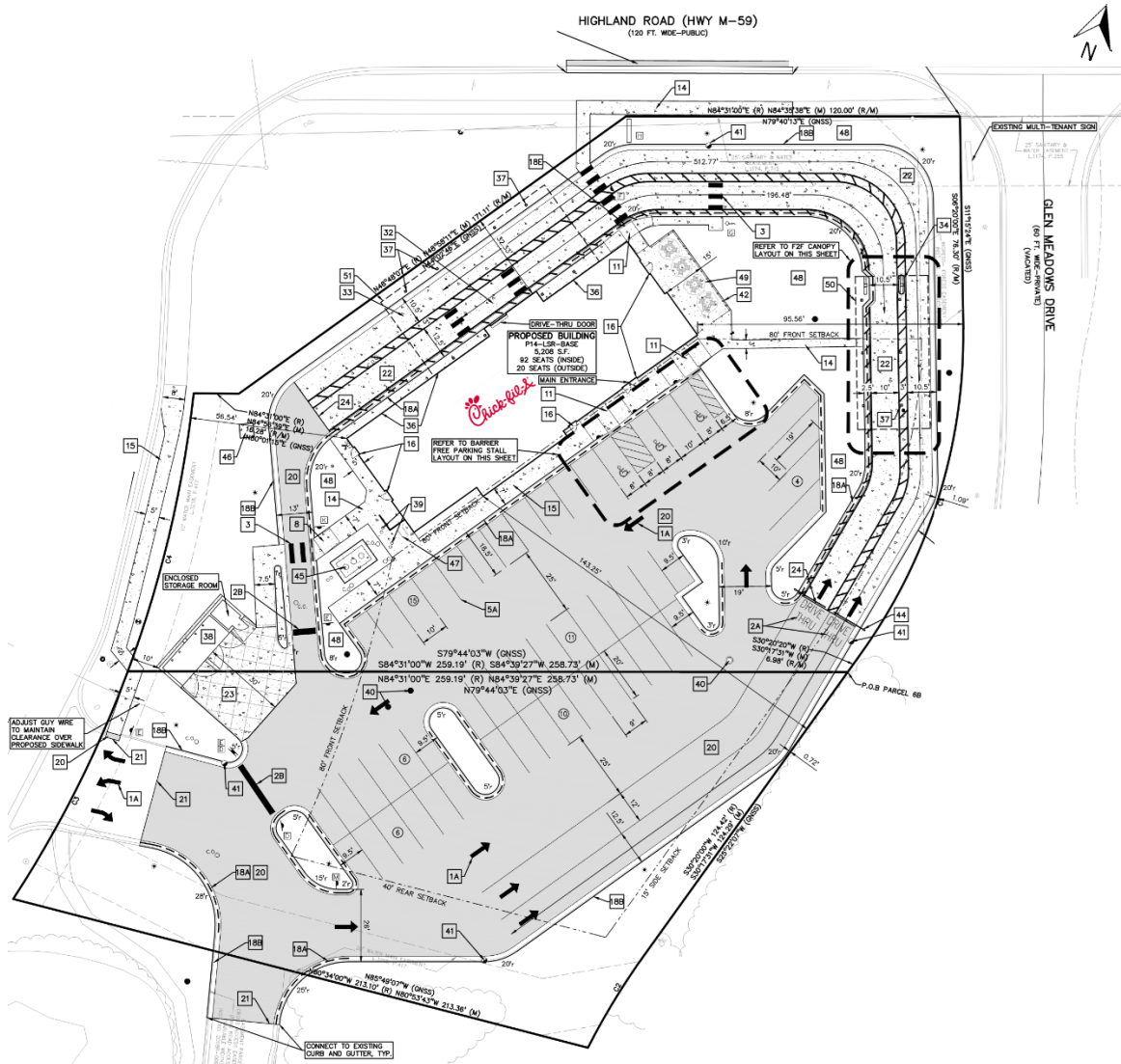
Figure 1 – Project Location and Study Network



Site Traffic Characteristics

A representation of the current conceptual site plan is provided in Figure 2.

Figure 2 – Conceptual Site Plan



Trip Generation

Using the information and methodologies specified in The Institute of Transportation Engineers *Trip Generation Manual*, Fishbeck forecast the weekday morning (7 a.m. to 9 a.m.) peak hour, and afternoon (4 p.m. to 6 p.m.) peak hour trips associated with the existing development and the proposed Chick-fil-A development. No reductions to the trip generation forecast were made for pass-by trips, which are trips that already exist on the adjacent road network and are interrupted to visit the site. For the Fast-Food Restaurant with Drive-Through Window land use, this rate is 50 percent in the morning peak hour and 55 percent in the afternoon peak hour. Table 1 presents the resulting trip generation comparison of the existing development and the proposed development. Additional information related to the trip generation forecast is attached to this memo.

Table 1 – Trip Generation Comparison

Development	Land Use	LUC	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
				In	Out	Total	In	Out	Total	
Existing Burger King	Fast-Food Restaurant with Drive-Through Window	934	3,940 sq ft	90	86	176	68	62	130	1,842
Proposed Chick-fil-A	Fast-Food Restaurant with Drive-Through Window	934	5,208 sq ft	119	113	232	89	83	172	2,436
Difference				+29	+27	+56	+21	+21	+42	+594

LUC Land Use Code

The results of the trip generation comparison revealed the proposed Chick-fil-A would generate 56 additional trips during the a.m. peak hour (29 additional inbound, 27 additional outbound), 42 additional trips during the p.m. peak hour (21 additional inbound, 21 additional outbound), and 594 additional trips during a typical weekday compared to the existing Burger King. The resulting change in trip generation is below the Michigan Department of Transportation and Livingston County Road Commission threshold for requiring a traffic impact assessment or study.

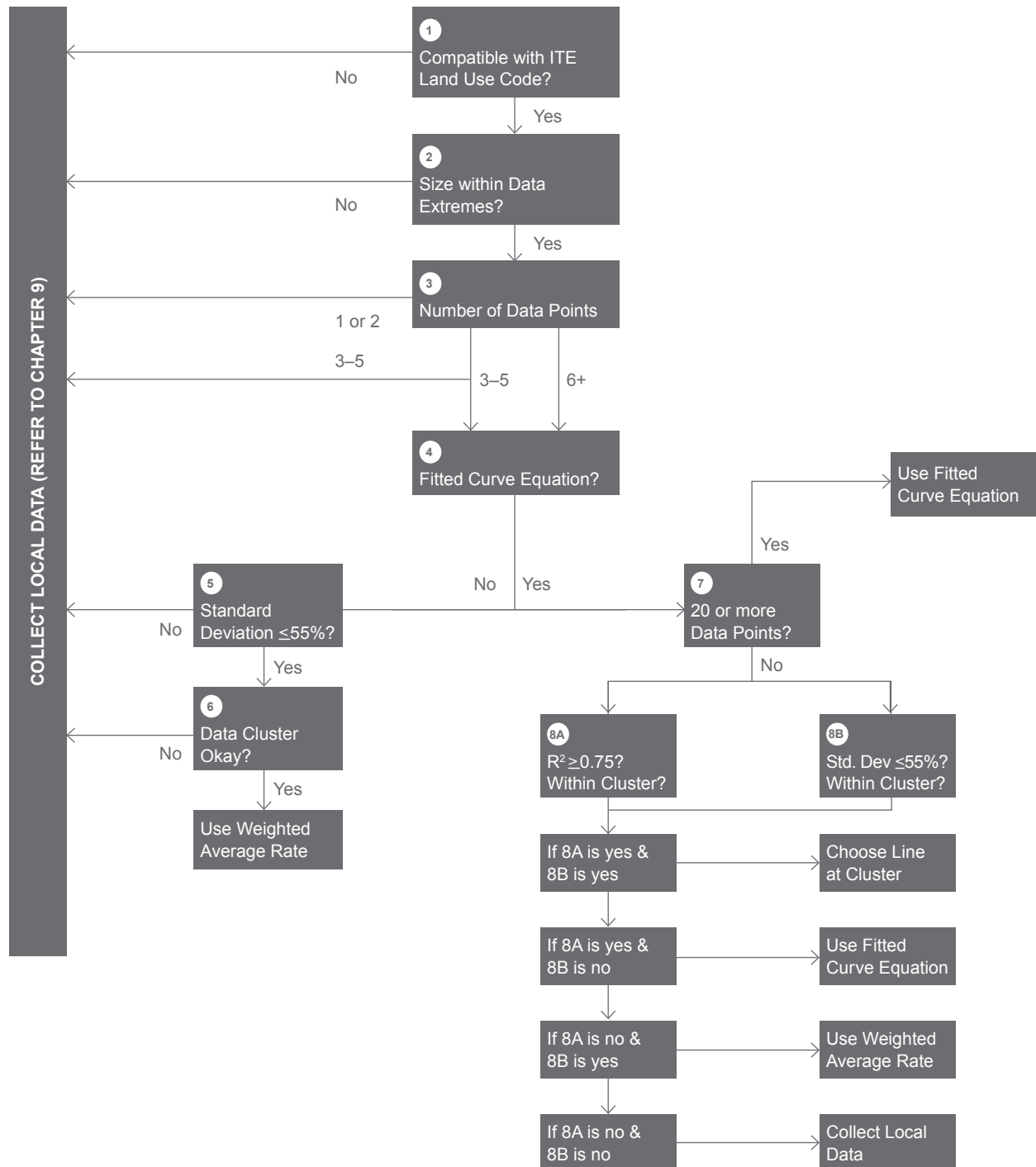
Attachment 1

Trip Generation Calculations

Development	ITE Land Use	LUC	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
				In	Out	Total	In	Out	Total	
Existing Burger King	Fast-Food Restaurant with Drive-Through Window	934	3,940 sq ft	90	86	176	68	62	130	1,842
Proposed Chick-fil-A	Fast-Food Restaurant with Drive-Through Window	934	5,208 sq ft	119	113	232	89	83	172	2,436
Difference				29	27	56	21	21	42	594

ITE Land Use	LUC	Units	Time	Equation	R2	Rate	Pass-By	Studies	Notes
Fast-Food Restaurant with Drive-Through Window	934	sq ft	a.m.	-	-	44.61	50%	96	Use Average Rate.
			p.m.	-	-	33.03	55%	190	Use Average Rate.
			Weekday	-	-	467.48	-	71	Use Average Rate.

**Figure 4.2 Process for Selecting Average Rate or Equation
in *Trip Generation Manual* Data**



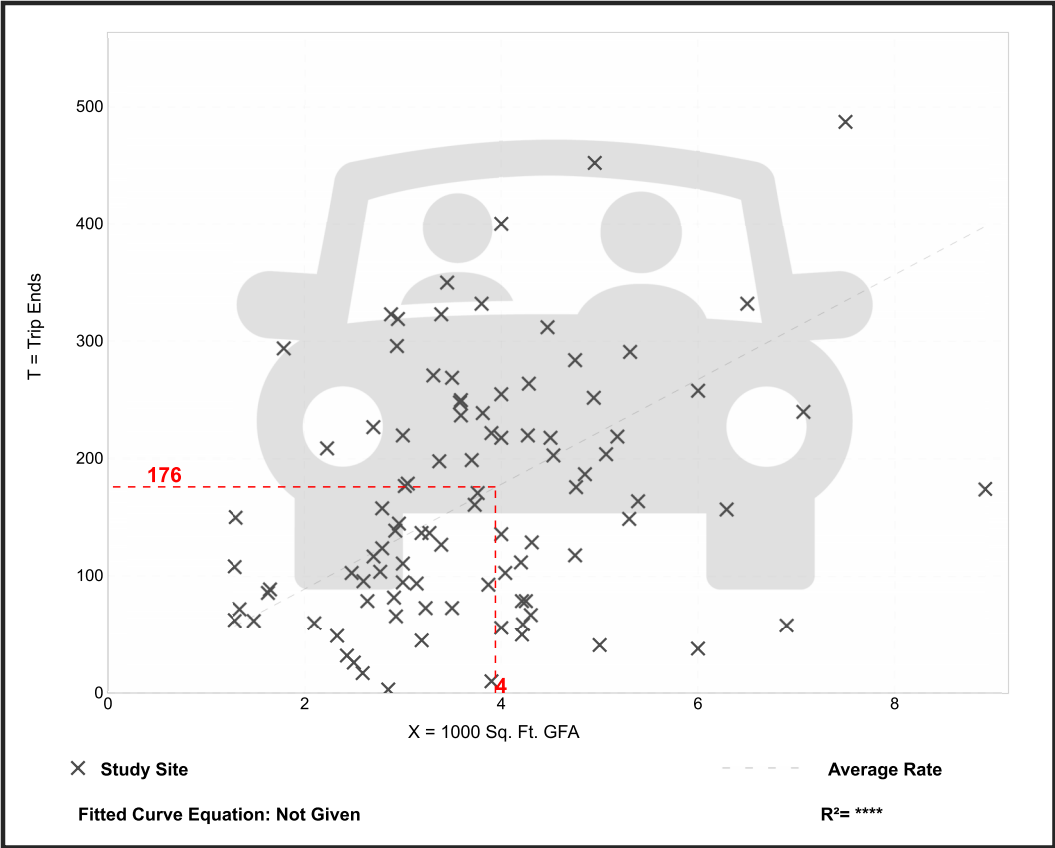
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



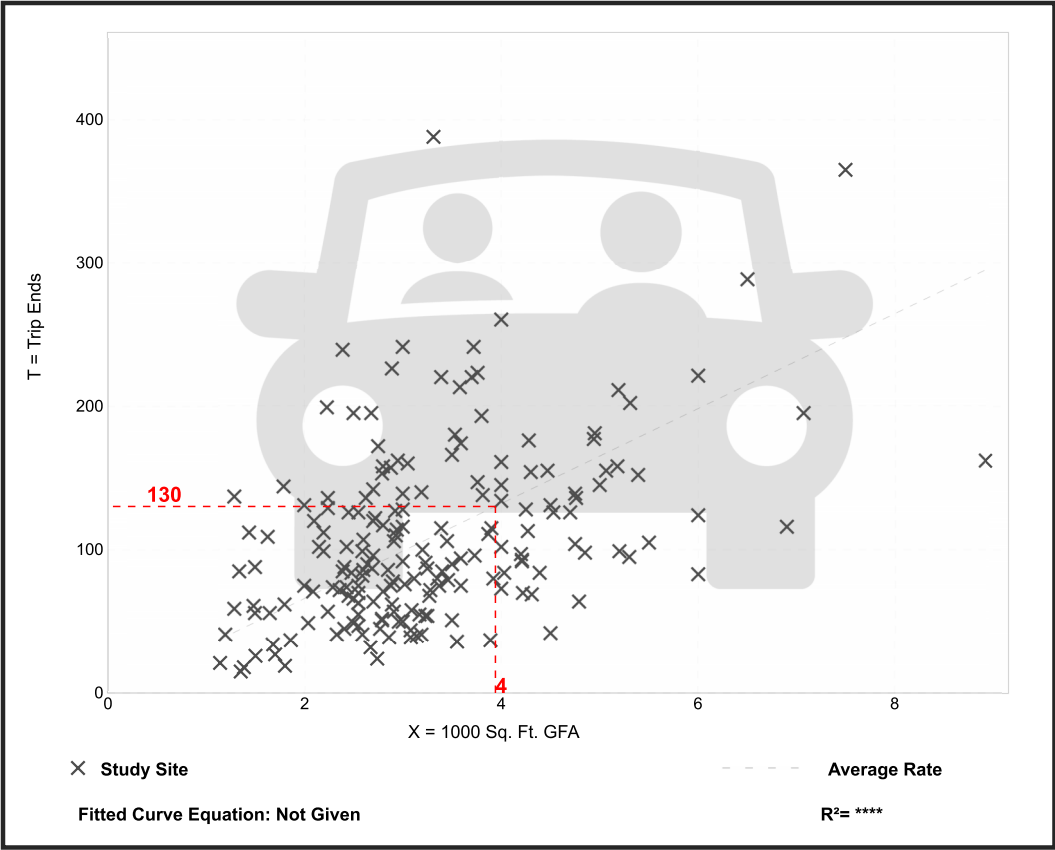
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

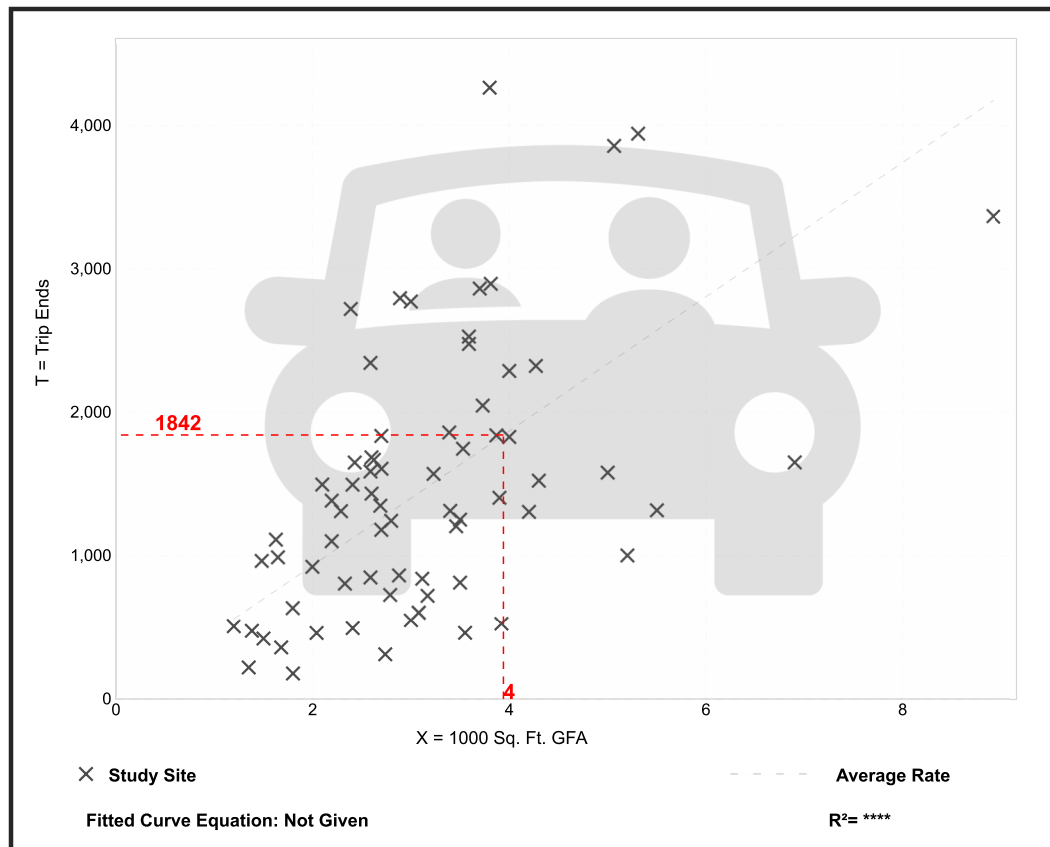
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



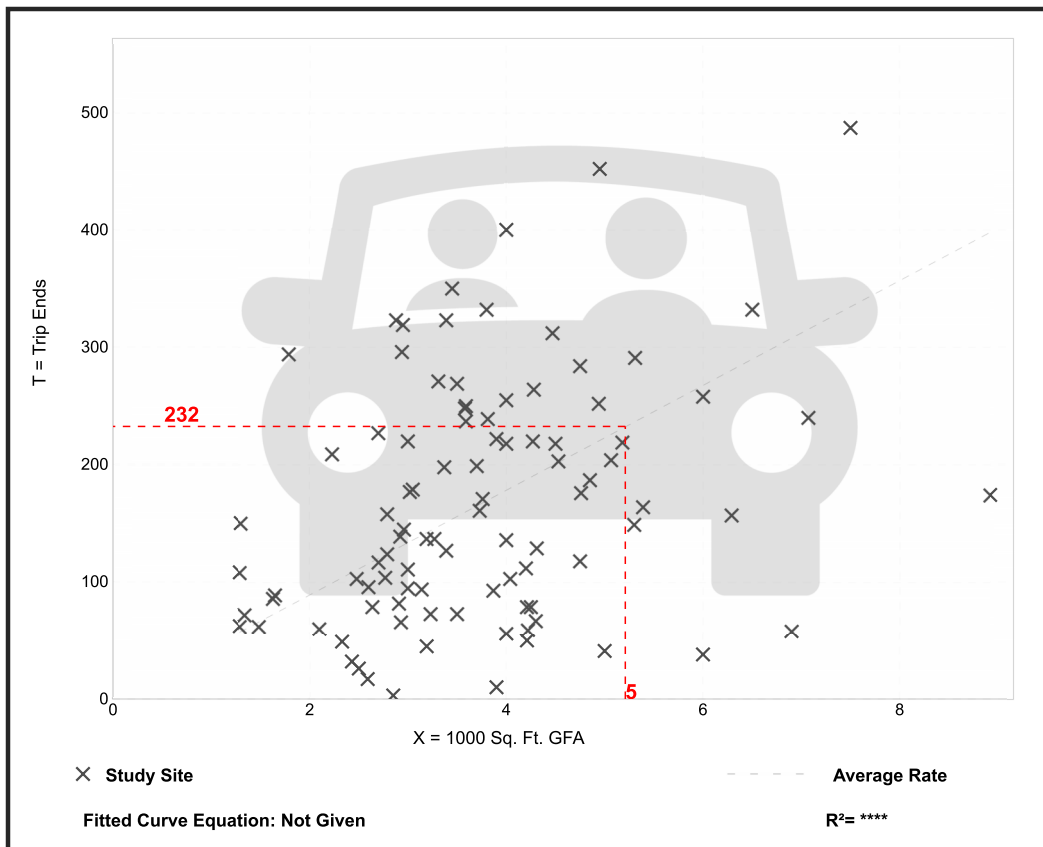
Fast-Food Restaurant with Drive-Through Window (934)

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 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 96
 Avg. 1000 Sq. Ft. GFA: 4
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Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



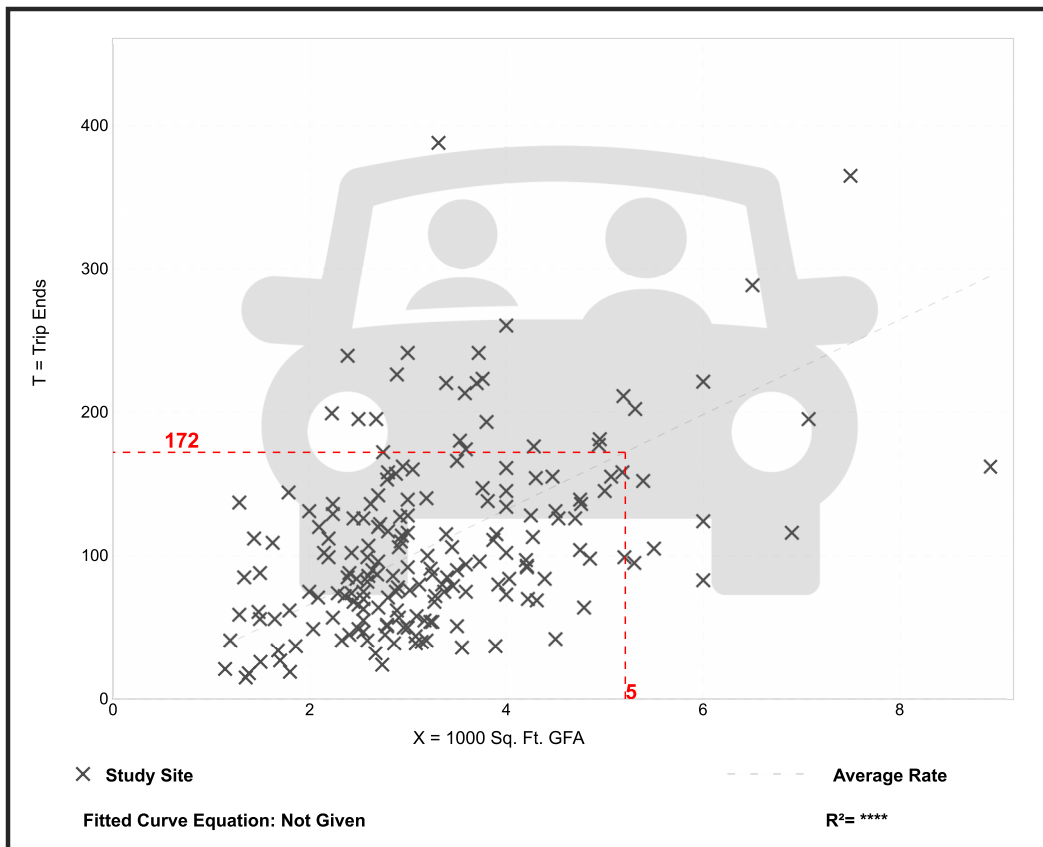
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
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33.03	8.77 - 117.22	17.59

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

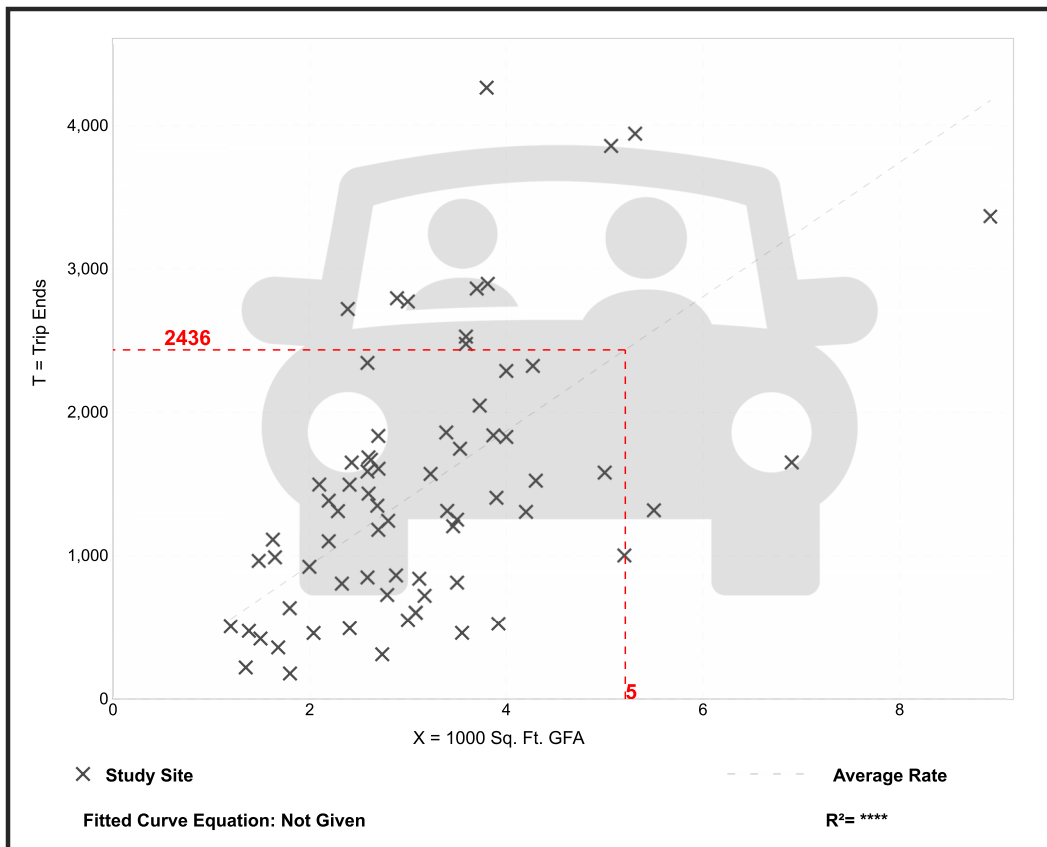
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



PRELIMINARY SITE PLANS

CHICK-FIL-A HARTLAND

10382 HIGHLAND RD - HARTLAND TOWNSHIP
LIVINGSTON COUNTY, MI 48353
FSU#05905



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

PEA
GROUP

t: 844.813.2949
www.peagroup.com



CHICK-FIL-A
HARTLAND
10382 HIGHLAND RD.
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	24-0381
PRINTED FOR	PRELIM SITE PLAN
DATE	MARCH 27, 2025
DRAWN BY	BV

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
COVER SHEET

SHEET NUMBER

C-000

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

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

PEA
GROUP

DESIGN TEAM

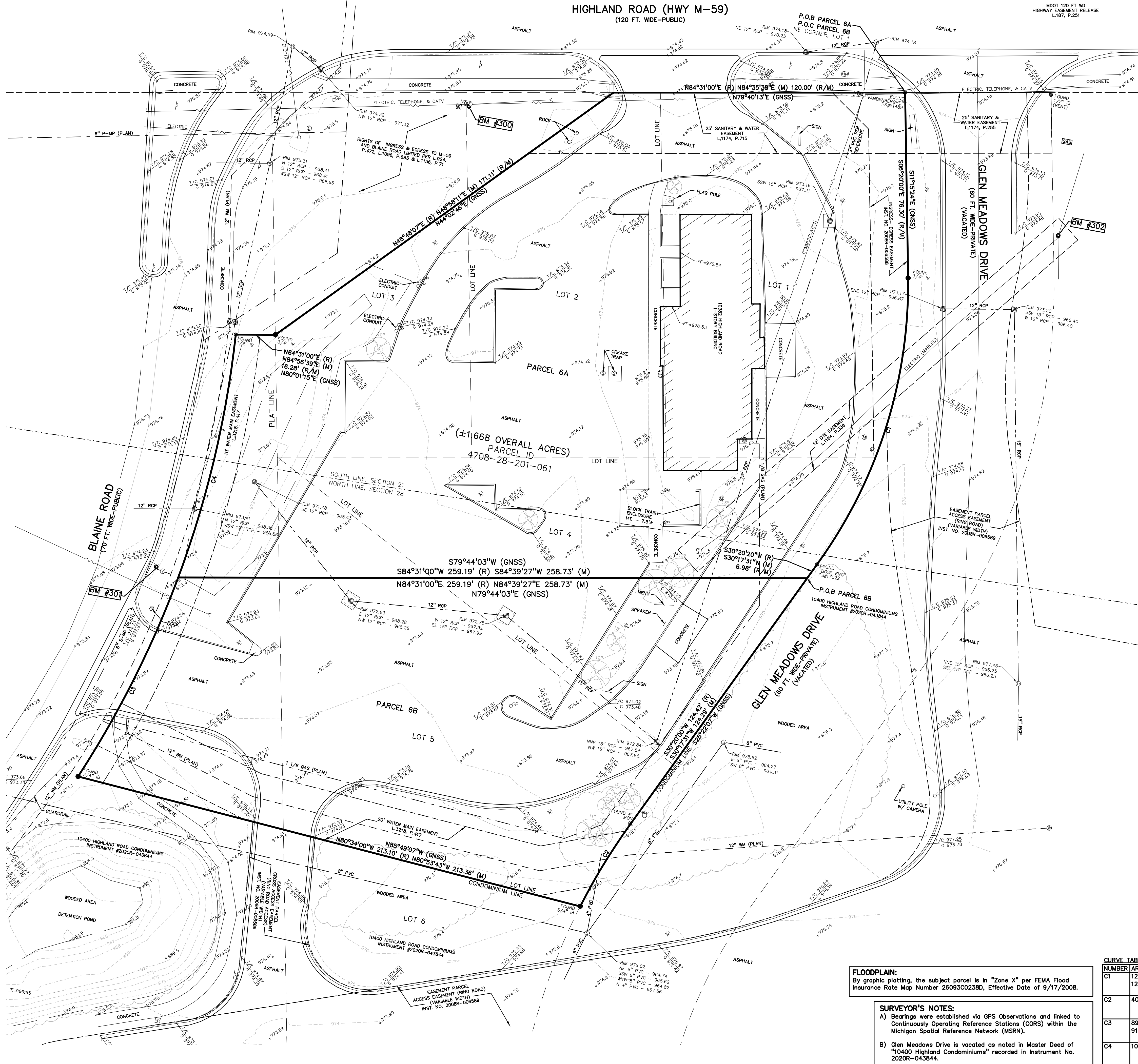
APPLICANT	CIVIL ENGINEER
CHICK-FIL-A 5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30349-2998 CONTACT: JUSTIN LURK PHONE: 573.268.0957 EMAIL: JUSTIN.LURK@CFACORP.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: LESLIE ACCARDO PHONE: 844.813.2949 EMAIL: LACCARDO@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
GPD GROUP 1117 PERIMETER CENTER WEST, STE. W306 ATLANTA, GA 30338 CONTACT: ERIK RIOS PHONE: 678.781.5075 EMAIL: ERIOS@GPDGROUP.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM

UTILITY CONTACTS

ELECTRICAL SERVICE	SANITARY SEWER SERVICE	WATER SERVICE
DTE ONE ENERGY PLAZA ROOM 1240 WCB DETROIT, MI 48226 PHONE: 313.235.6421	HARTLAND TOWNSHIP PUBLIC WORKS DEPT 2655 CLARK ROAD HARTLAND, MI 48353 CONTACT: SCOTT HABLE PHONE: 810.632.7498 EMAIL: SHABLE@HARTLANDTWP.COM	HARTLAND TOWNSHIP PUBLIC WORKS DEPT 2655 CLARK ROAD HARTLAND, MI 48353 CONTACT: SCOTT HABLE PHONE: 810.632.7498 EMAIL: SHABLE@HARTLANDTWP.COM
GAS SERVICE	STORM SEWER SERVICE	
CONSUMERS ENERGY ONE ENERGY PLAZA, EP-10-227 JACKSON, MI 49201-2357 PHONE: 800.477.5050	LIVINGSTON COUNTY DRAIN COMMISSION 2300 E. GRAND RIVER AVE. SUITE 105 HOWELL, MI 48843 CONTACT: BRIAN JONCKHEERE PHONE: 517.546.0040 EMAIL: BUILDING@LIVGOV.COM	

REVISIONS	
DESCRIPTION	DATE
PRELIMINARY SITE PLAN APPROVAL	3/27/2025

S:\PROJECTS\2024\4-CORR_CTA_HARTLAND_CROSSING\2 SITE PLAN\01-25005-C-100-RP0.dwg PLOT DATE: 3/27/2025 BY: Brandon Vargo



LEGEND:

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

REFERENCE DRAWINGS:

MISS DIG DESIGN TICKET: 2024031904487, DATED: 4/3/2024

CABLE	COMCAST
ELECTRIC	DTE ENERGY
GAS	CONSUMERS ENERGY
SANITARY	LIVINGSTON COUNTY DRAIN COMMISSION
TELEPHONE	AT&T TELEPHONE
WATER	HARTLAND TOWNSHIP PUBLIC WORKS

LEGAL DESCRIPTION:
(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 471226023NTS)

Land Situated in the State of Michigan, County of Livingston, Township of Hartland.

Parcel 6A:
Lot 1 and parts of Lots 2, 3, 4, and 5 of Glen Meadows No. 1, as recorded in Liber 9, Pages 35 and 36 of Plats, Livingston County Records, and part of the Southwest 1/4 of the Southeast 1/4 of Section 21, and part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 3 North, Range 6 East, Michigan, described as follows: Beginning at the Northeast corner of said Lot 1 and proceeding thence along the Easterly lines of Lots 1 and 4 and Westerly line of Glen Meadows Drive (60 feet wide) on the following three courses: South 6 degrees 20 minutes 00 seconds East 76.30 feet and 125.65 feet along the arc of a curve to the right (radius 196.34 feet, central angle 36 degrees 40 minutes 00 seconds, chord South 12 degrees 00 minutes 00 seconds West 123.52 feet), and South 30 degrees 20 minutes 00 seconds West 6.98 feet; thence South 84 degrees 31 minutes 00 seconds East 259.19 feet; thence 103.00 feet along the Easterly line of Blaine Road (70 feet wide) on the arc of a curve concave to the West (radius 416.97 feet, central angle 14 degrees 09 minutes 12 seconds, chord North 08 degrees 03 minutes 06 seconds East 102.74 feet); thence North 84 degrees 31 minutes 00 seconds East 16.28 feet to a point on the Westerly line of Lot 3; thence North 48 degrees 48 minutes 07 seconds East 171.11 feet; thence North 84 degrees 31 minutes 00 seconds East 120.00 feet along the Northerly lines of Lots 1 and 2 and Southerly line of M-59 Highway (120 feet wide) to the point of beginning.

Parcel 6B:
Part of Lots 4 and 5, of Glen Meadows No. 1, as recorded in Liber 9, Pages 35 and 36 of Plats, Livingston County Records and part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Town 3 North, Range 6 East, Michigan, described as: Beginning at a point on the Westerly line of Glen Meadows Drive (60 feet wide) sold point being South 06 degrees 20 minutes 00 seconds East 76.30 feet and along a curve to the right radius 196.34 feet, central angle 36 degrees 40 minutes 00 seconds on arc distance of 125.65 feet and whose chord bears South 12 degrees 00 minutes 00 seconds West a distance of 123.52 feet and South 30 degrees 20 minutes 00 seconds West 6.98 feet from the Northeast corner of Lot 1 of said Glen Meadows No. 1 Subdivision and proceeding thence along Westerly line of Glen Meadows Drive, South 30 degrees 20 minutes 00 seconds West 124.42 feet; thence along a curve to the left radius 257.22 feet, central angle 8 degrees 54 minutes 36 seconds on arc distance of 40.00 feet and whose chord bears South 25 degrees 52 minutes 42 seconds West a distance of 39.96 feet; thence North 80 degrees 34 minutes 00 seconds West 213.10 feet; thence along the Easterly right of way line of Blaine Road (70 feet wide) along a curve to the left, radius 416.97 feet, central angle 12 degrees 21 minutes 19 seconds on arc distance of 89.90 feet and whose chord bears North 21 degrees 13 minutes 40 seconds East a distance of 89.73 feet; thence North 84 degrees 31 minutes 00 seconds East 259.19 feet to the point of beginning.

Easement Parcel:
Together with non-exclusive easement for ingress and egress as created, limited and defined by Access Easement Agreement (Ring Road) and by between Fitzpatrick Properties, L.L.C., an Indiana limited liability company, Hartland 23 Retail Development Company Parcel I, L.L.C., a Michigan limited liability company, Hartland 23 Retail Development Company Parcel II, L.L.C., a Michigan limited liability company, and Wal-Mart Real Estate Business Trust, a Delaware statutory trust recorded in Instrument No. 2008R-006589.

BENCHMARKS
(NAVD 88, GPS DERIVED)

BM 300 - Found railroad spike in the South face of power pole, 60'± West of the Northwestern corner of subject property.
Elevation: 976.05

BM 301 - Arrow on top of fire hydrant, West of the Southwest corner of Parcel 6A.
Elevation: 976.48

BM 302 - Found railroad spike in the North face of power pole, along the Easterly side of Glen Meadows Drive, 60'± South of the Southerly right of way of Highland Road.
Elevation: 975.86

FLOODPLAIN:
By graphic platting, the subject parcel is in "Zone X" per FEMA Flood Insurance Rate Map Number 26093C02380, Effective Date of 9/17/2008.

SURVEYOR'S NOTES:
A) Bearings were established by GPS Observations and linked to Continuously Operating Reference Stations (CORS) within the Michigan Spatial Reference Network (MSRN).
B) Glen Meadows Drive is vacated as noted in Master Deed of "10400 Highland Condominiums" recorded in Instrument No. 2020R-043844.

CURVE TABLE				
NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION
C1	125.65' (R)	196.34' (R/M)	36°40'00" (R)	S12°00'00"W (R)
	125.83' (M)		36°43'08" (M)	S12°14'00"W (R)
				S07°18'36"W (GNSS)
C2	40.00' (R/M)	257.22' (R/M)	08°54'36" (R/M)	S25°52'42"W (R)
				S26°02'01"W (M)
				S21°06'37"W (GNSS)
C3	89.90' (R)	416.97' (R/M)	12°21'19" (R)	N21°13'40"E (R)
	91.82' (M)		12°37'01" (M)	N21°18'15"E (M)
				N16°22'51"E (GNSS)
C4	103.00' (R/M)	416.97' (R/M)	14°09'12" (R/M)	N08°03'06"E (R)
				N07°55'09"E (M)
				N02°59'45"E (GNSS)



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0 10 20 40
SCALE: 1" = 20'

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HARTLAND
10382 HIGHLAND RD.
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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CONSULTANT PROJECT # 24-0381

PRINTED FOR PRELIM SITE PLAN

DATE MARCH 27, 2025

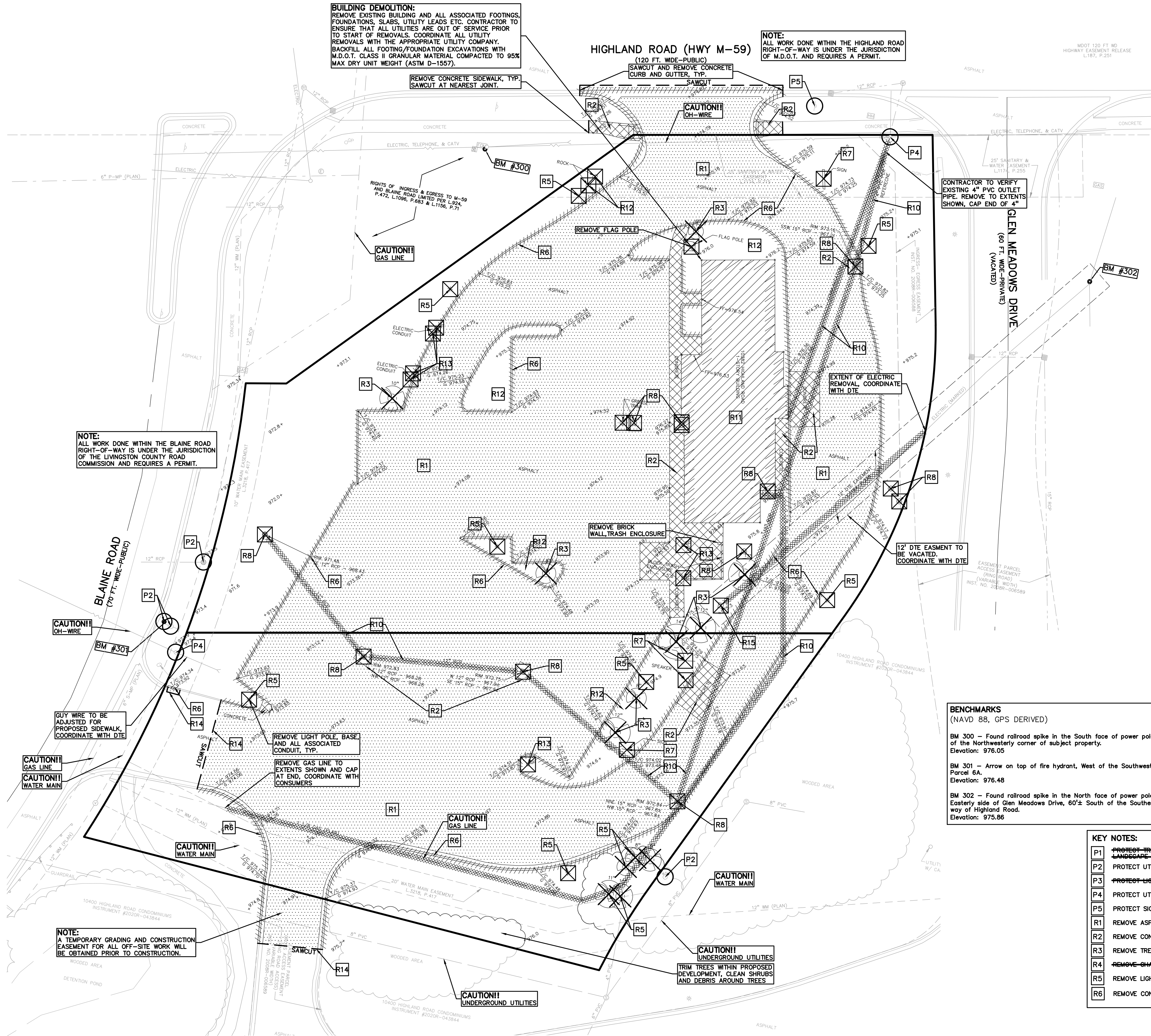
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SHEET
TOPOGRAPHIC
SURVEY

SHEET NUMBER

C-100



GENERAL DEMOLITION NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

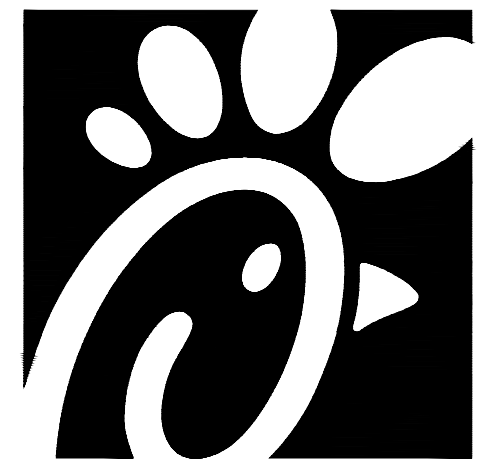
1. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
2. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
3. STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
4. SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
5. REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FLOORS, FOUNDATIONS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
6. REFER TO SHEET L-101 FOR TREE PROTECTION DETAILS.
7. THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
10. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
11. ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
12. REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH ELECTRICAL SERVICE PROVIDER OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
13. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
14. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE CITY/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

DEMOLITION LEGEND:

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

KEY NOTES:

P1	PROTECT TREE (REFER TO LANDSCAPE PLANS FOR DETAIL)	R7	REMOVE SIGN
P2	PROTECT UTILITY STRUCTURE	R8	REMOVE UTILITY STRUCTURE
P3	PROTECT LIGHT POLE	R9	REMOVE COLUMNS
P4	PROTECT UTILITY POLE	R10	REMOVE UTILITY LINE
P5	PROTECT SIGN	R11	REMOVE STRUCTURE (SEE BUILDING DEMOLITION NOTE)
R1	REMOVE ASPHALT PAVEMENT	R12	REMOVE LANDSCAPING
R2	REMOVE CONCRETE PAVEMENT/ SIDEWALK	R13	REMOVE POST/ TUBE
R3	REMOVE TREE	R14	SAWCUT EXISTING PAVEMENT
R4	REMOVE CHAINLINK/ IRON FENCE	R15	REMOVE TRANSFORMER
R5	REMOVE LIGHT POLE	R16	REMOVE SCREEN WALL
R6	REMOVE CONCRETE CURB AND GUTTER	R17	REMOVE EXISTING CHAINLINK FENCE BY DEVELOPER



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SCALE: 1" = 20'

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10382 HIGHLAND RD.
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 24-0381
PRINTED FOR PRELIM SITE PLAN
DATE MARCH 27, 2025
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SHEET
DEMOLITION PLAN

SHEET NUMBER

C-101



SITE AREA: 1.67 ACRES (72,680 SQ.FT.)
PARCEL ID: 4708-28-201-061

OPEN SPACE PROVIDED = 26.6% (SEE SHEET C-202)

ZONING:

- ZONING: GC - GENERAL COMMERCIAL
- PROPOSED USE: RESTAURANT (5,208 SF)

BUILDING INFORMATION:

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 35 FEET
- PROPOSED BUILDING HEIGHT = 1 STORY
- BUILDING FOOTPRINT AREA = 5,208 SQ.FT.
- BUILDING LOT COVERAGE = 5,208 / 72,680 = 7.17%

<u>BUILDING SETBACK REQUIREMENTS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
FRONT (NORTH)	80'	32.33'
FRONT (WEST)	80'	56.54'
SIDE (EAST)	15'	95.56'
REAR (SOUTH)	40'	143.25'

PARKING CALCULATIONS:

- REQUIRED: TWENTY-TWO (22) SPACES PER 1,000 SF OF USABLE FLOOR AREA, PLUS SPACES FOR EACH EMPLOYEE DURING PEAK SHIFT: $22 \times (1272 \text{ SF}) / 1000 + 20 \text{ EMPLOYEES} = 48 \text{ SPACES}$
- PROPOSED: 52 SPACES (INCLUDES 3 BARRIER FREE SPACES)

STACKING CALCULATIONS:

- REQUIRED = 10
- PROPOSED = $(512.77 \times 2) / 22 = 46$ SPACES

BICYCLE RACKS:

- REQUIRED = N/A
- PROVIDED = 2

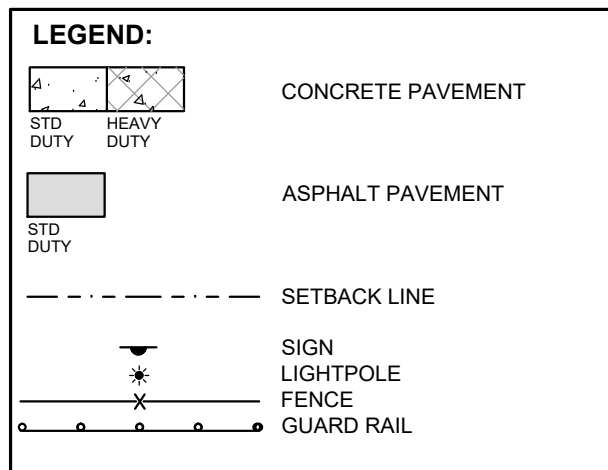
CURVE TABLE						
NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH	
C1	125.65° (R) 125.83° (M)	196.34' (R/M)	36°40'00" (R) 36°34'08" (M)	S12°20'00" (R) S12°21'40" (W) S07°19'36" (GNSS)	123.52' (R) 123.68' (M)	
C2	40.00° (R/M)	257.22' (R/M)	08°54'36" (R/M)	S28°03'21" (W) S21°06'37" (GNSS)	39.96' (R/M)	
C3	89.90° (R) 91.82° (M)	416.97' (R/M)	12°21'19" (R) 12°37'01" (M)	N21°13'40"E (R) N21°18'15"E (M) N16°22'25"E (GNSS)	89.73' (R) 91.63' (M)	
C4	103.00° (R/M)	416.97' (R/M)	14°09'12" (R/M)	N09°03'01" (R) N07°55'09"E (M) N07°59'45"E (GNSS)	102.74' (R/M)	

NOTE:
ALL WORK DONE WITHIN THE HIGHLAND ROAD
RIGHT-OF-WAY IS UNDER THE JURISDICTION
OF M.D.O.T. AND REQUIRES A PERMIT.

MULTI-TENANT SIGN

GLEN MEADOWS DRIVE
(60 FT. WIDE-PRIVATE)

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

GENERAL COMMERCIAL
RESTAURANT (5,208 SF)

MAX. BUILDING HEIGHT = 35 FEET
 MAX. HEIGHT = 1 STORY
 LOT AREA = 5,208 SQ.FT.
 COVERAGE = 5,208 / 72,680 = 7.2%

<u>REQUIREMENTS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
	80'	32.33'
	80'	56.54'
	15'	95.56'
	40'	143.25'

5. TWO (22) SPACES PER 1,000 SF OF USABLE
6 SPACES FOR EACH EMPLOYEE DURING PEAK
(SF)/1000) + 20 EMPLOYEES = 48 SPACES
7 SPACES (INCLUDES 3 BARRIER FREE SPACES)

NS:
 $(.77*2)/22 = 46 \text{ SPACES}$

1A DIRECTIONAL ARROW (1A C-400)

1B PAINTED HANDICAP PARKING SYMBOL (1B C-400)

2A DRIVE-THRU GRAPHICS (2A C-400)

2B STOP BAR GRAPHICS (2B C-400)

3 CROSSWALK MARKINGS (3 C-400)

4 MULTI-LANE DIRECTIONAL GRAPHICS (4 C-400)

5 STANDARD OR HANDICAP PARKING STALL PER CODE (5 C-400)

5A 4" SOLID WHITE STRIPING

6A 4" SOLID YELLOW STRIPING

6B 4" SKI DASH YELLOW STRIPING

6C SOLID PLASTIC WHEEL STOP (6 C-400)

7 BOLLARD MOUNTED SIGN (7 C-400)

8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS) (8 C-400)

9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK) (9 C-400)

10 RETURNED CURB HANDICAP RAMP (10 C-400)

11 SIDEWALK ACCESSIBLE RAMP (11 C-400)

12 DETECTABLE WARNING DEWGE (12 C-400)

13 TYPICAL ADA RAMP & HANDRAIL (13 C-400)

14 CONCRETE SIDEWALK (14 C-401)

15 CONCRETE SIDEWALK w/ CURB & GUTTER (15 C-401)

16 ENTRY DOOR FROST SLAB DETAIL (16 C-401)

17 CONCRETE BOLLARD (17 C-401)

18 CONCRETE CURB & GUTTER (18 C-401)

18A SPILLING CURB & GUTTER

18B CATCHING CURB & GUTTER

18C DEPRESSSED SPILLING CURB & GUTTER

18D DEPRESSSED CATCHING CURB & GUTTER

18E SPILLING CURB SECTION AT ACCESSIBLE RAMP

18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP

18G MOUNTABLE CURB & GUTTER

19 LANDSCAPE & IRRIGATION PROTECTOR (19 C-401)

20 TYPICAL HMAC PAVEMENT SECTION (20 C-402)

21 BUTT JOINT (21 C-402)

22 CONCRETE PAVEMENT DRIVE-THRU LANES (22 C-402)

23 CONCRETE APRON AT TRASH ENCLOSURE (23 C-402)

24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES) (24 C-402)

25 CONCRETE PAVEMENT SECTIONS (25 C-402)

26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (26 C-402)

27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT (27 C-402)

28 CONTRACTION JOINT (28 C-402)

29 KEYED CONSTRUCTION JOINT (29 C-402)

30 LONGITUDINAL BUTT JOINT (30 C-402)

31 EXPANSION JOINT (31 C-402)

32 DRIVE-THRU PLAN FLUSH WITH FFE (32 C-403)

33 DRIVE-THRU ISOMETRIC (33 C-403)

34 DRIVE-THRU ORDER POINT ISLAND (34 C-403)

35 MENU BOARD LOOP DETECTION SYSTEM (35 C-403)

36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM) (36 C-404)

37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)

38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS) (38 C-403)

39 CLEAN-OUT (OUTSIDE OF BUILDING) (39 C-403)

40 THICKENED PAVEMENT @ STRUCTURES

41 STORM STRUCTURE WEEP HOLE DETAILS (41 C-403)

42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)

43 BUILDING DOWNSPOUT CONNECTION

44 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)

45 GREASE TRAP

46 PROPOSED TRANSFORMER

47 BIKE RACK






48 LANDSCAPED AREA

49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)

50 FREE-STANDING ORDER POINT CANOPY

51 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY

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

A	HANDICAP PARKING SIGN (SEE SIGNAGE PACKAGE) R7-8; 12" x 18" (TYP.)	
B	HANDICAP PARKING FINE SIGN (SEE SIGNAGE PACKAGE) 6" x 12" (TYP.)	
C	"VAN ACCESSIBLE" SIGN (SEE SIGNAGE PACKAGE) R7-BP; 6" x 12" (TYP.)	
D	"DO NOT ENTER" SIGN (SEE SIGNAGE PACKAGE) R5-1; 24" x 24" (TYP.)	
E	STOP SIGN (SEE SIGNAGE PACKAGE) R1-1; 30" x 30" (TYP.)	
F	PEDALIST PEDESTRIAN CROSSING SIGN (SEE SIGNAGE PACKAGE)	
G	FLAG POLE (SEE SIGNAGE PACKAGE)	
H	CFA MONUMENT SIGN	
I	DIGITAL DRIVE-THRU MENU BOARDS	
J	WALL SIGN (SEE SIGNAGE PACKAGE)	
K	CAUTION-TEAM MEMBER CROSSING SIGN (SEE SIGNAGE PACKAGE)	
M	DINE-IN & DRIVE THRU / EXIT SIGN (SEE SIGNAGE PACKAGE)	



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10 20 40
SCALE: 1" = 20'

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HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE

<u>NO.</u>	<u>DATE</u>	<u>DESCRIPTION</u>
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CONSULTANT PROJECT #	24 0384
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DATE MARCH 27, 2025

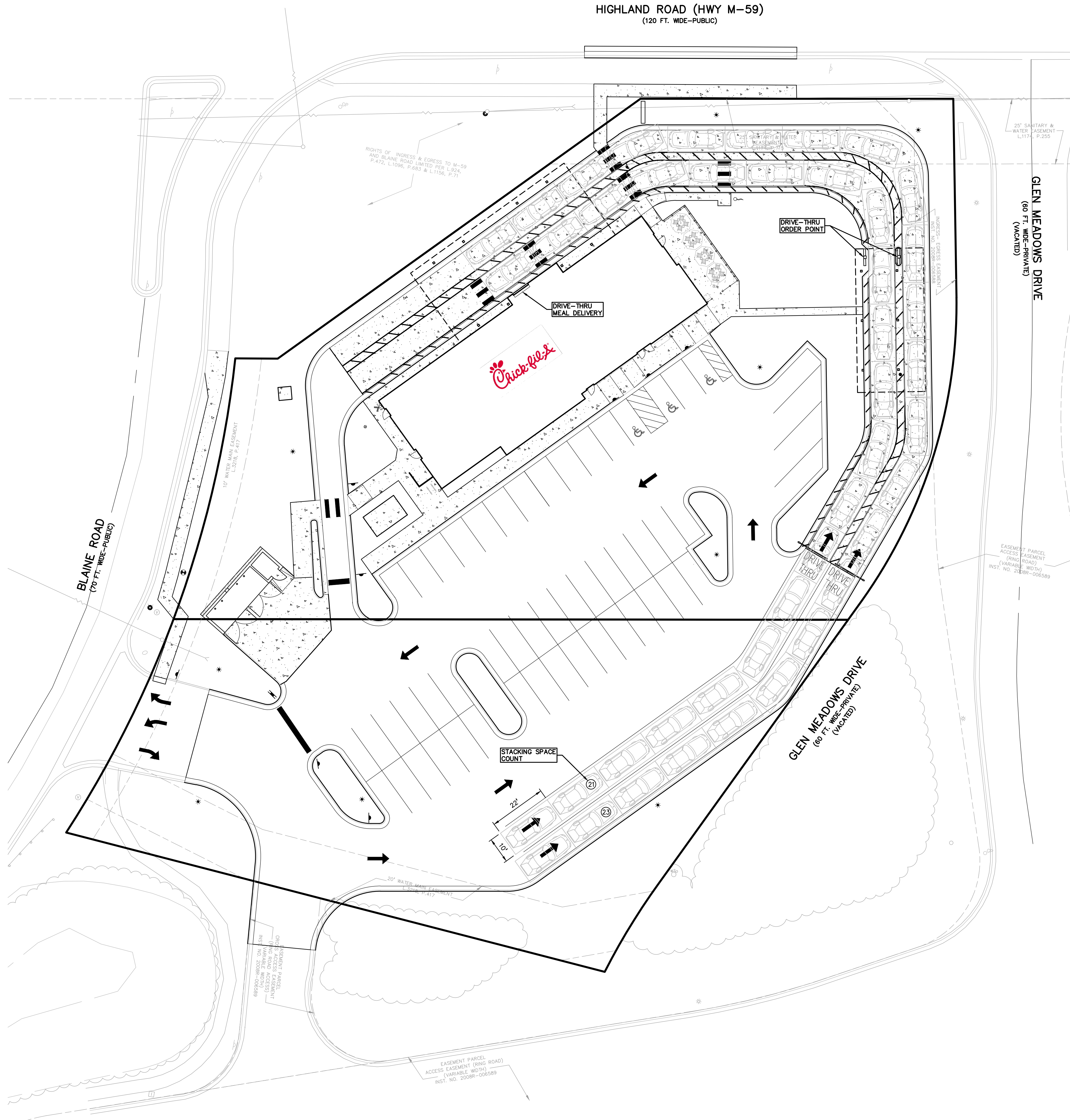
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SHEET
PRELIMINARY SITE PLAN

SHEET NUMBER

C-200



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FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
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NO. DATE DESCRIPTION

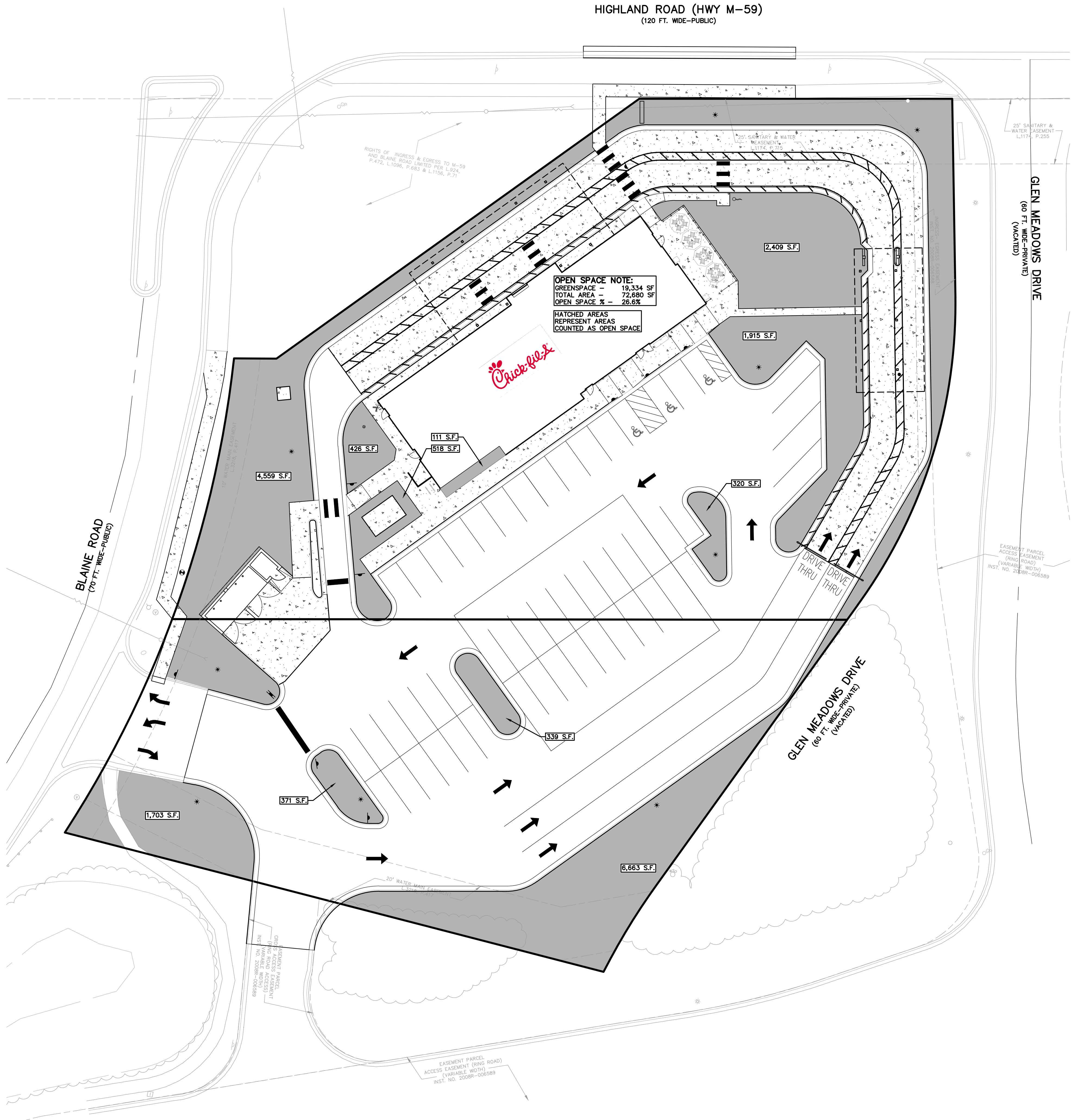
CONSULTANT PROJECT # 24-0381
PRINTED FOR PRELIM SITE PLAN
DATE MARCH 27, 2025
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SHEET
DRIVE-THRU STACKING
PLAN

SHEET NUMBER

C-201



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HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	24-0381
PRINTED FOR	PRELIM SITE PLAN
DATE	MARCH 27, 2025
DRAWN BY	BV

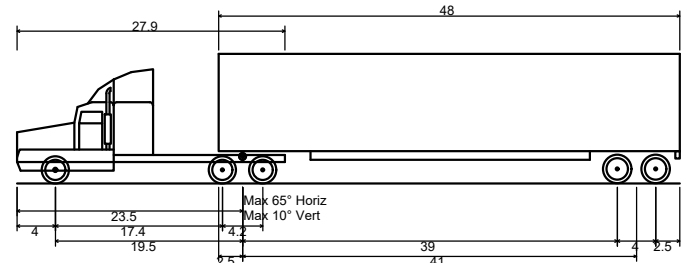
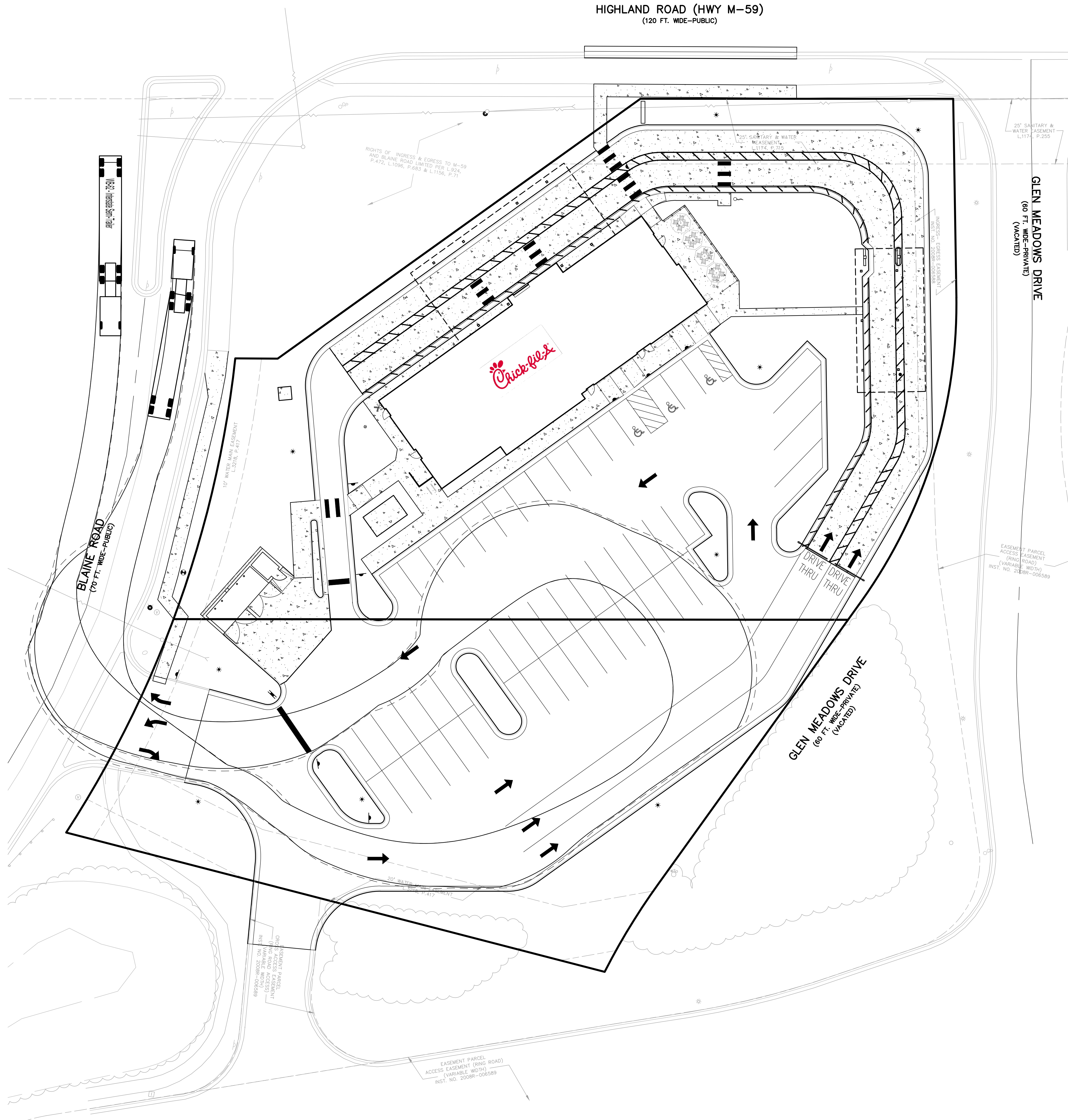
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SHEET
OPEN SPACE AREAS
PLAN

SHEET NUMBER

C-202

S:\PROJECTS\2024\4-0381_CFLA_HARTLAND_L55805\DWG\2_SITE_PLAN\03-65905-C-203.204.205-TRUCK_TURNING.dwg PLOT DATE: 3/27/2025 BY: Brandon Verga



WB-62 - Interstate Semi-Trailer
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Max Track Width
Lock-to-lock time
Max Steering Angle (Virtual)

69.00ft
8.50ft
13.50ft
1.35ft
8.50ft
6.00s
28.40°



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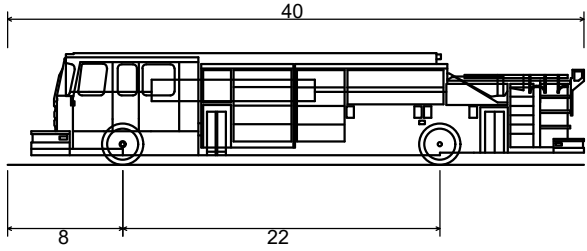
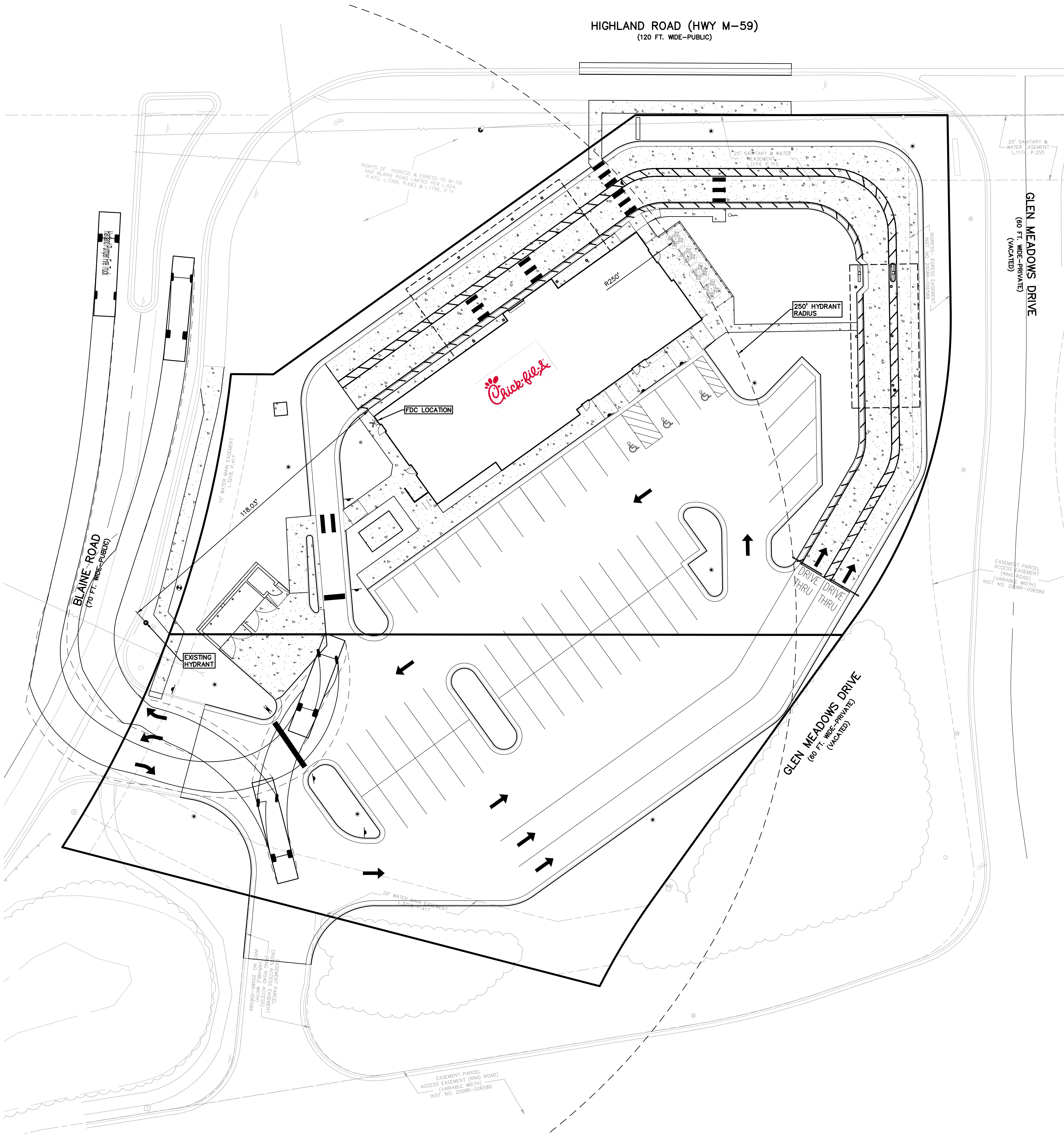
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SHEET
TRUCK TURNING - WB62

SHEET NUMBER

C-203



Hartland Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Min Turning Radius
Max Wheel Angle

40.000ft
8.167ft
7.745ft
0.656ft
8.167ft
50.000ft
45.00°

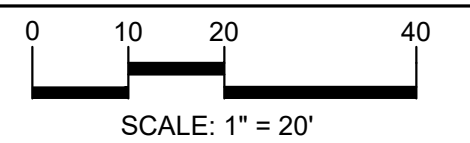


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10382 HIGHLAND RD.
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	24-0381
PRINTED FOR	PRELIM SITE PLAN
DATE	MARCH 27, 2025
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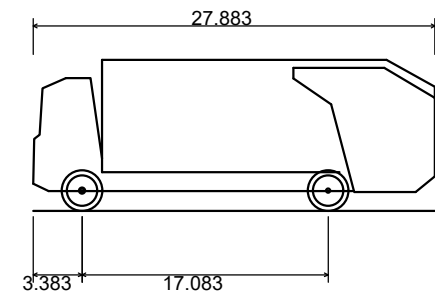
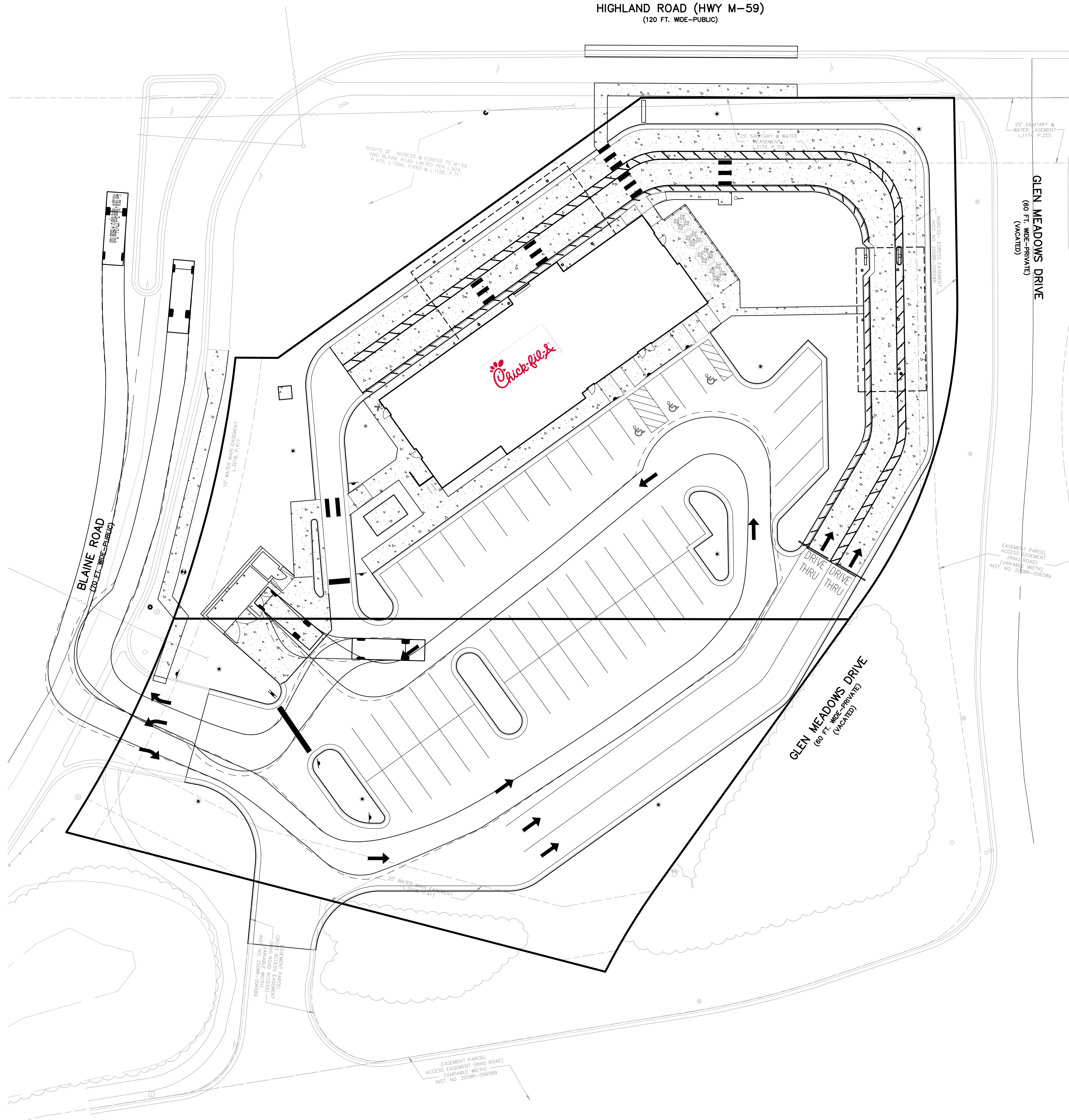
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SHEET
TRUCK TURNING - FIRE

SHEET NUMBER

C-204

S:\PROJECTS\2024\24-0381_CFLA_HARTLAND_L55805\DWG\2 SITE PLAN\03-65905-C-203.204.205-TRUCK TURNING.dwg PLOT DATE: 3/27/2025 BY: Brandon Verga



Hino 338 M + Wayne Royal GT14 Refuse Truck	27.883ft
Overall Length	8.042ft
Overall Width	10.488ft
Overall Body Height	1.318ft
Min Body Ground Clearance	8.042ft
Track Width	6.00s
Lock-to-lock time	27.400ft
Curb to Curb Turning Radius	

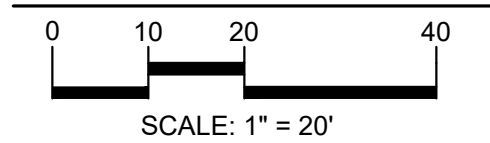


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FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

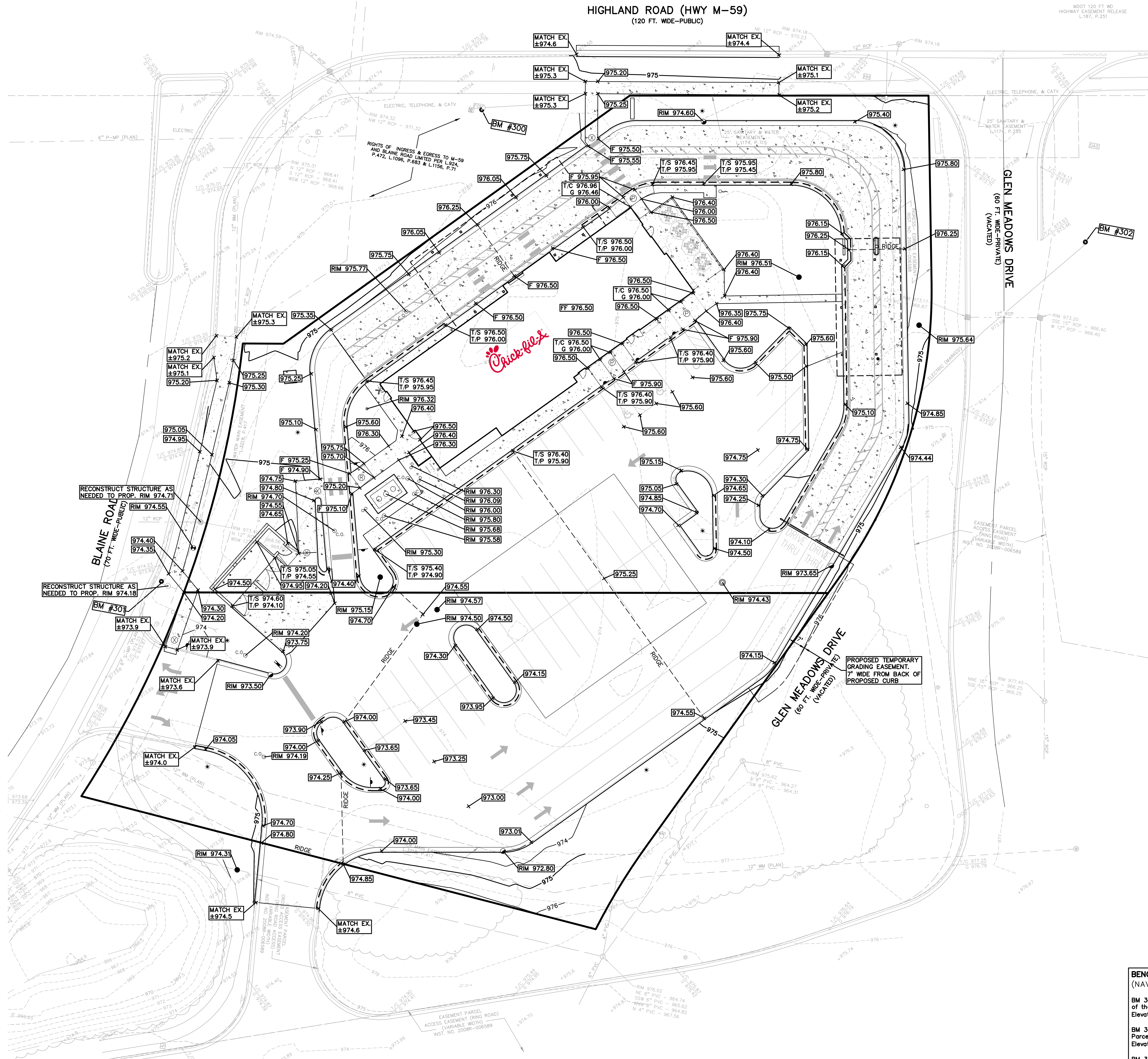
CONSULTANT PROJECT #	24-0381
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SHEET
TRUCK TURNING - REFUSE

SHEET NUMBER

C-205



GRADING LEGEND:

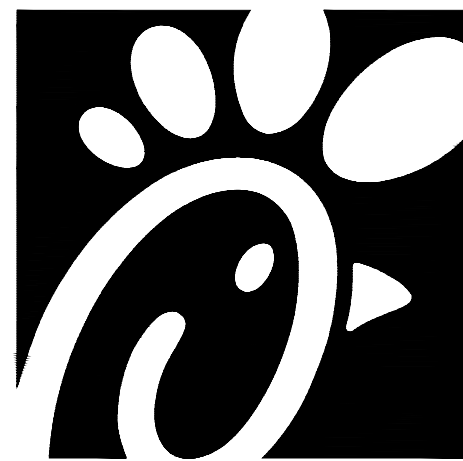
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)
SIDEWALK RAMP 'TYPE P' (P)
CURB DROP ONLY (X)
REFER TO CFA RAMP DETAILS ON SHEET C-400 AND C-401



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0 10 20 40
SCALE: 1" = 20'

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FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
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SHEET
PRELIMINARY
GRADING PLAN

SHEET NUMBER

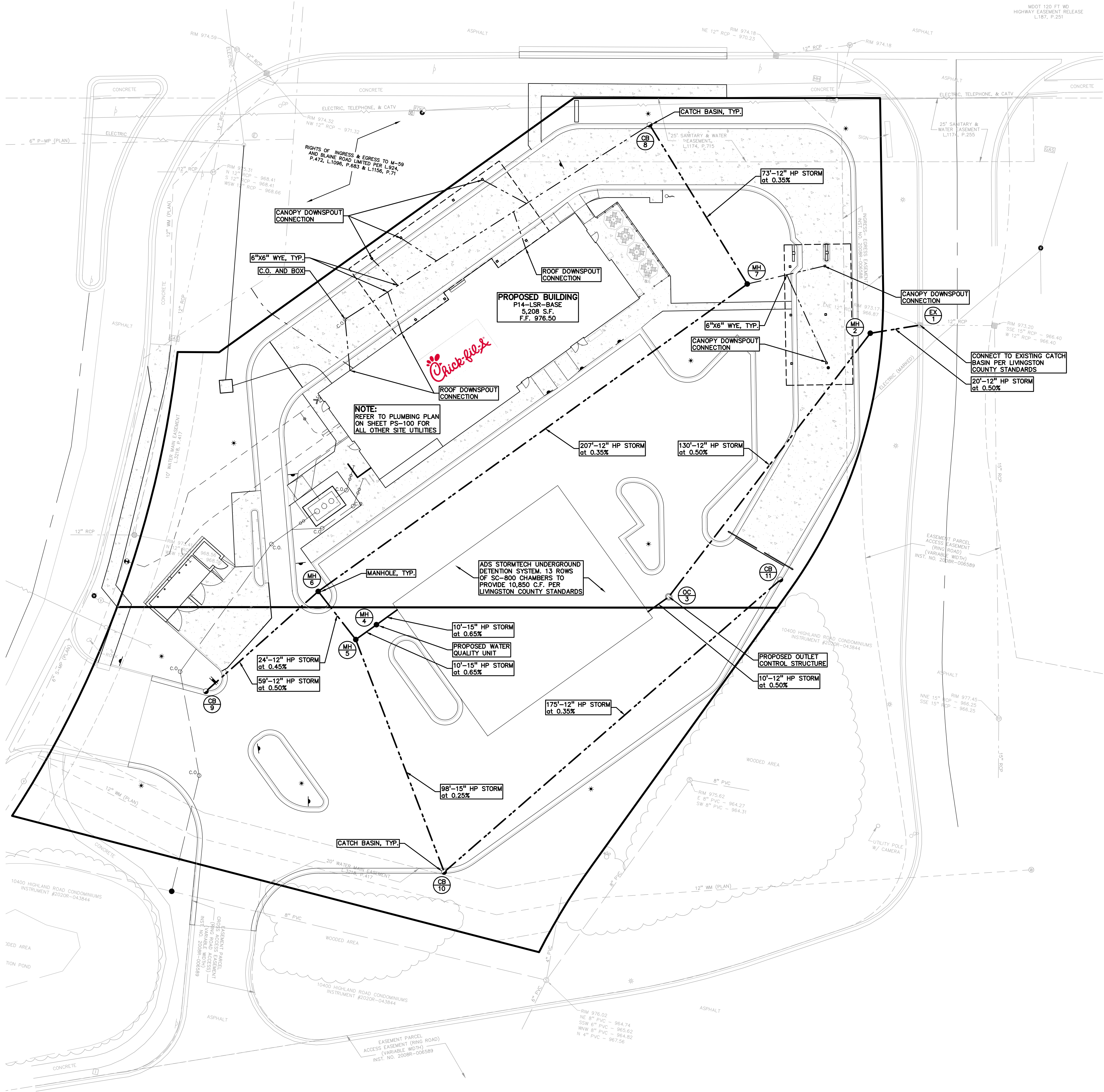
C-300

BENCHMARKS
(NAVD 88, GPS DERIVED)

BM 300 - Found railroad spike in the South face of power pole, 60'± West of the Northwestern corner of subject property.
Elevation: 976.05

BM 301 - Arrow on top of fire hydrant, West of the Southwest corner of Parcel 6A.
Elevation: 976.48

BM 302 - Found railroad spike in the North face of power pole, along the Easterly side of Glen Meadows Drive, 60'± South of the Southerly right of way of Highland Road.
Elevation: 975.86



UTILITY LEGEND:

- OH-ELEC-4W-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

**HARTLAND TOWNSHIP STORM SEWER
FRAME & COVER NOTES**

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

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

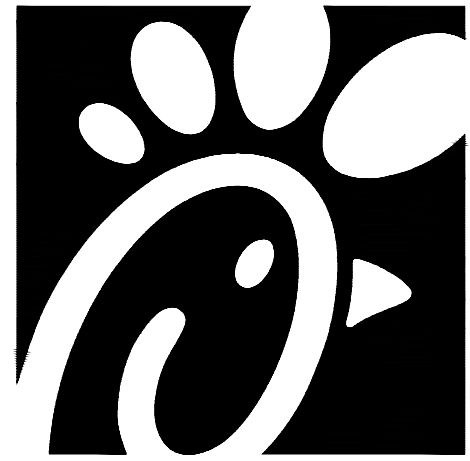
CATCH BASIN/INLET IN PAVED AREA
EJW #1040 WITH TYPE 02 GRATE

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

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

MANHOLE
EJW #1040 WITH TYPE B VENTED COVER

STORM STRUCTURES		
MH	2	(4' DIA./0.00' SUMP) RIM = 975.64 12" SW 967.10 12" E 967.10
OC	3	(6' DIA./2.00' SUMP) RIM = 974.43 12" SW 967.75 12" NE 967.75
MH	4	(4' DIA./0.00' SUMP) RIM = 974.62 15" SW 968.36 15" NE 968.36
MH	5	(4' DIA./0.00' SUMP) RIM = 974.48 12" NW 968.63 15" SE 968.53 15" NE 968.43
MH	6	(4' DIA./0.00' SUMP) RIM = 975.10 12" NE 968.84 12" SW 968.84 12" SE 968.74
MH	7	(4' DIA./0.00' SUMP) RIM = 976.51 12" NW 969.66 6" NE 975.31 12" SW 969.56
CB	8	(4' DIA./2.00' SUMP) RIM = 974.60 6" SW 974.95 12" SE 969.92
CB	9	(4' DIA./2.00' SUMP) RIM = 973.50 12" NE 969.13
CB	10	(4' DIA./2.00' SUMP) RIM = 972.80 12" NE 968.97 15" NW 968.77
CB	11	(4' DIA./2.00' SUMP) RIM = 973.65 12" SW 969.58



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0 10 20 40
SCALE: 1" = 20'

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HARTLAND
10382 HIGHLAND RD.
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE
NO. DATE DESCRIPTION

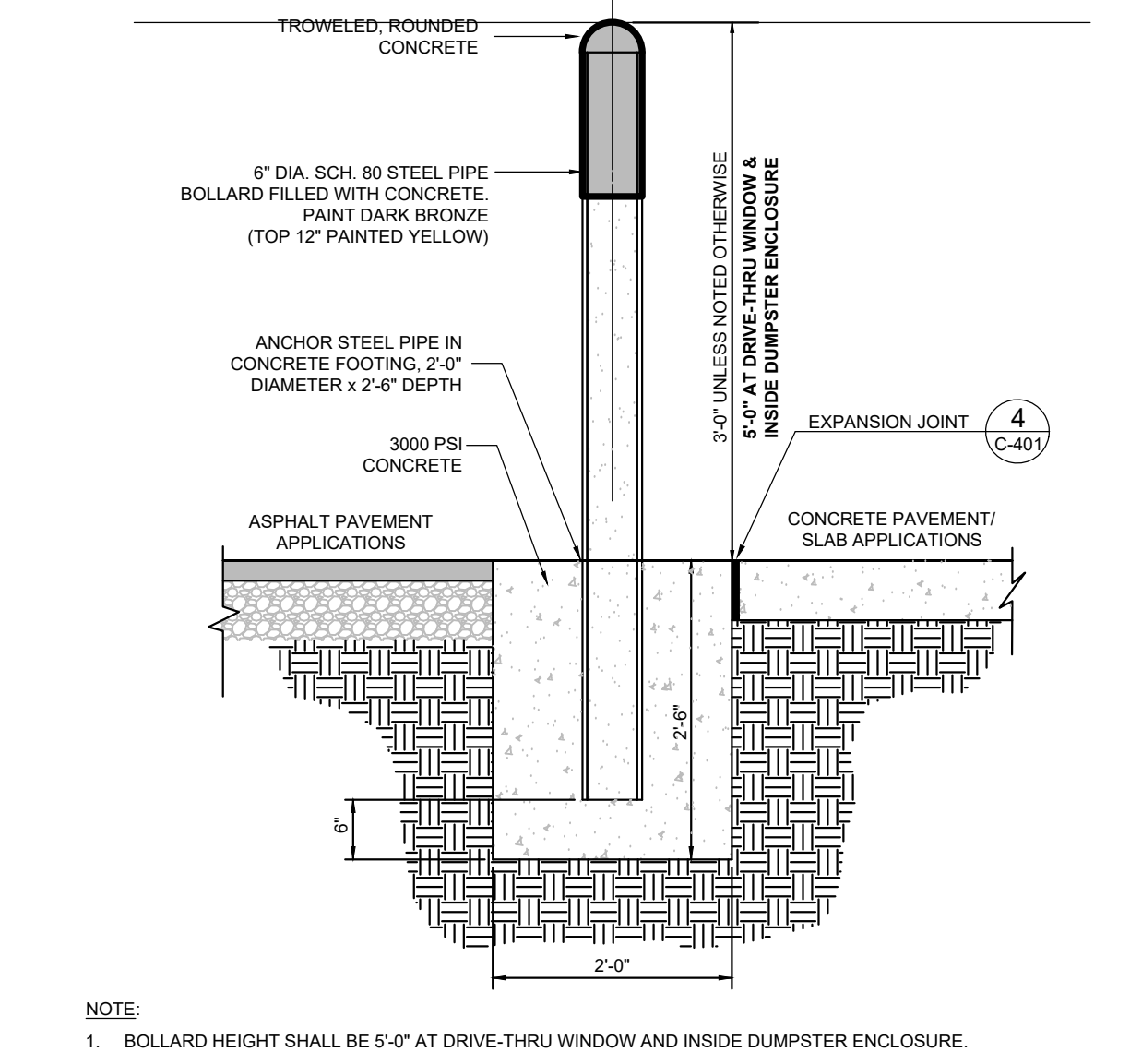
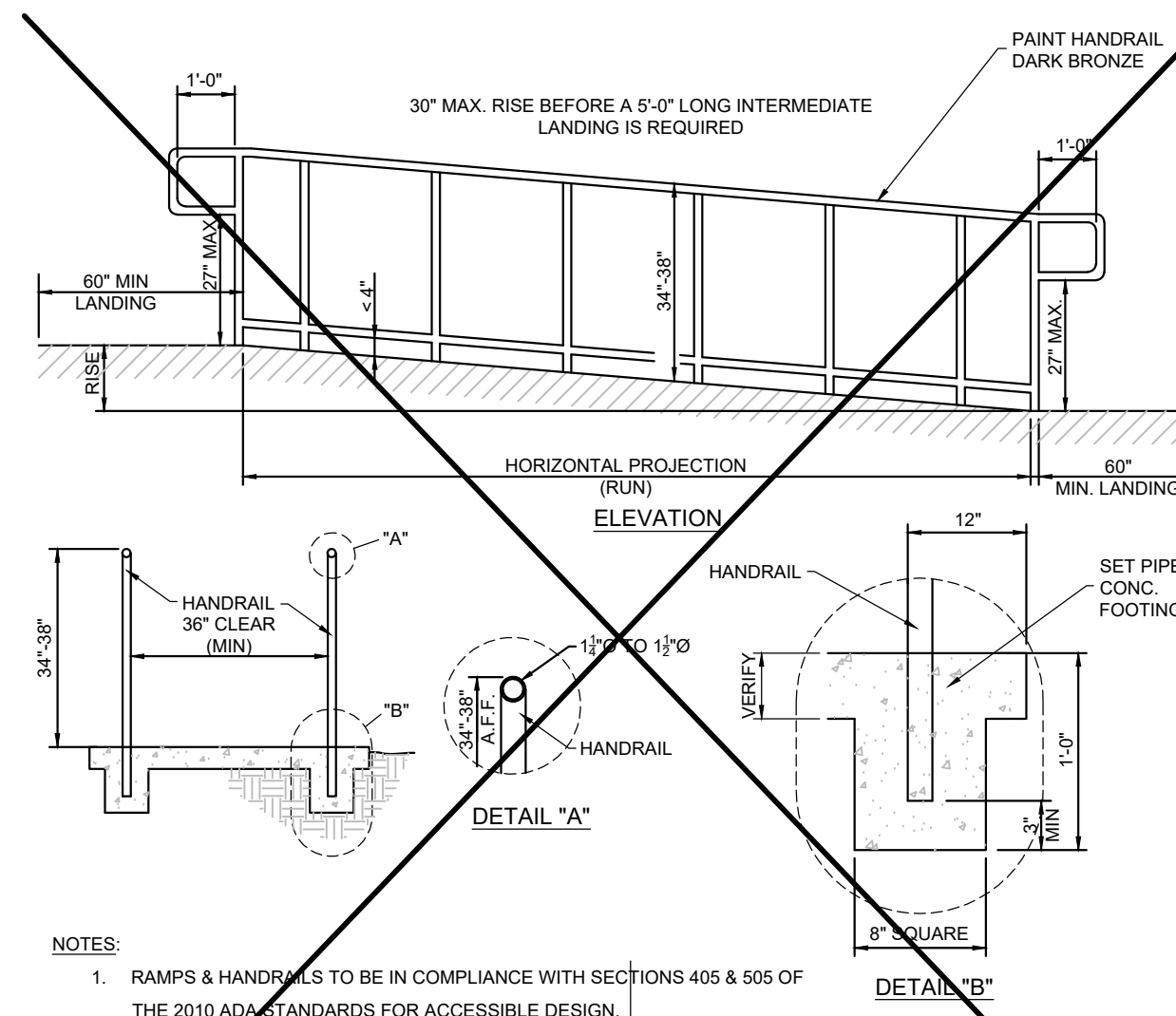
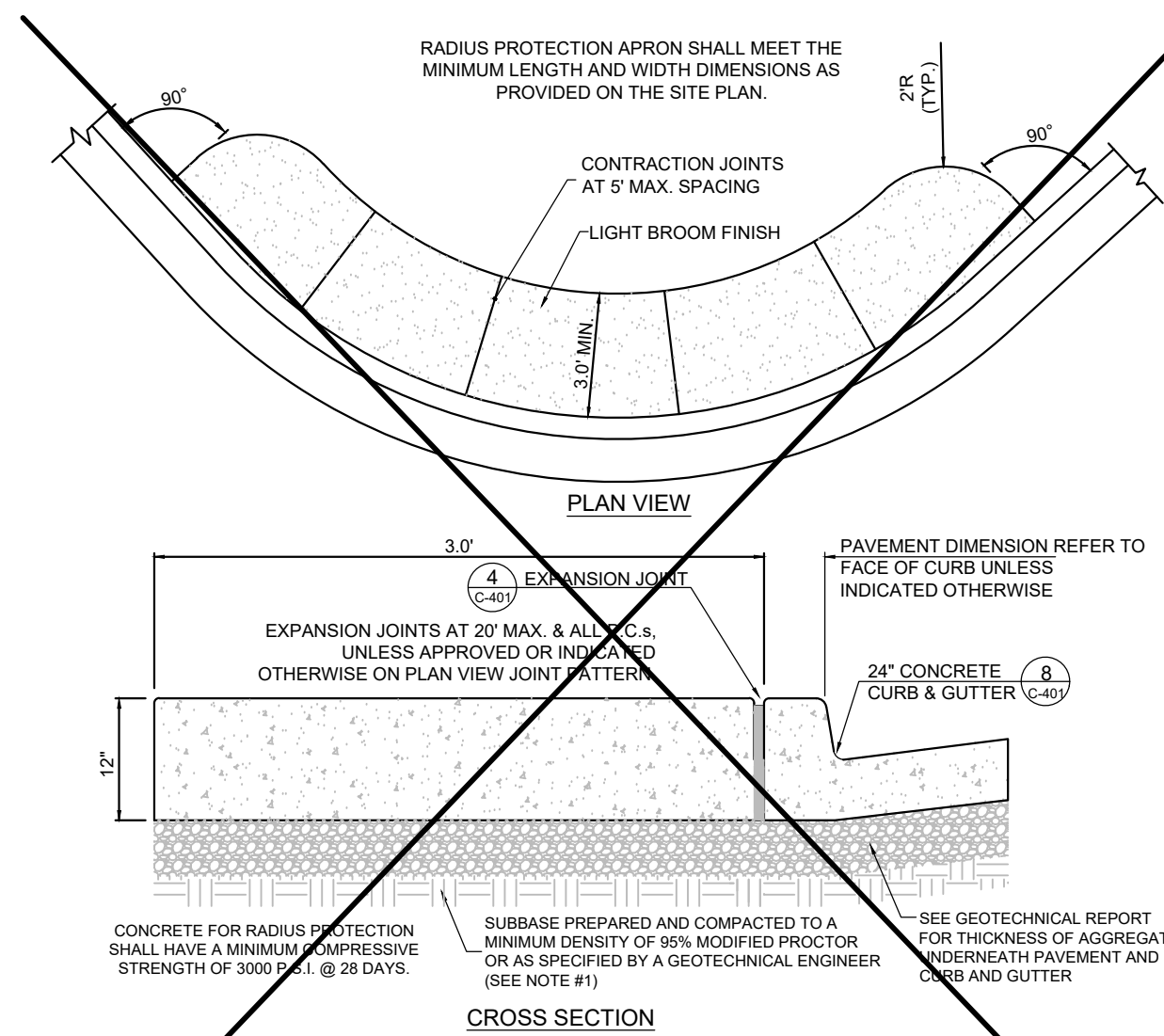
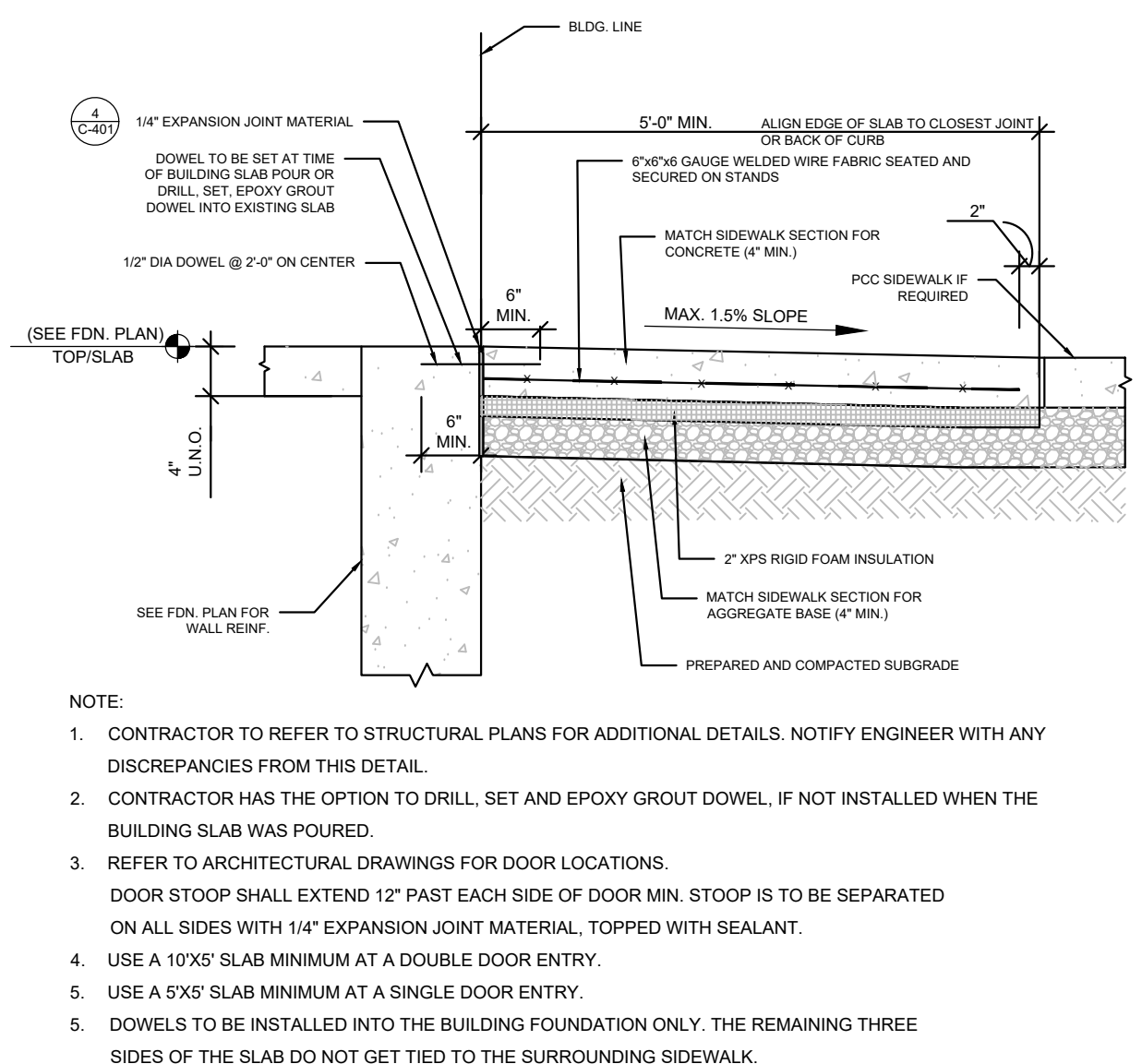
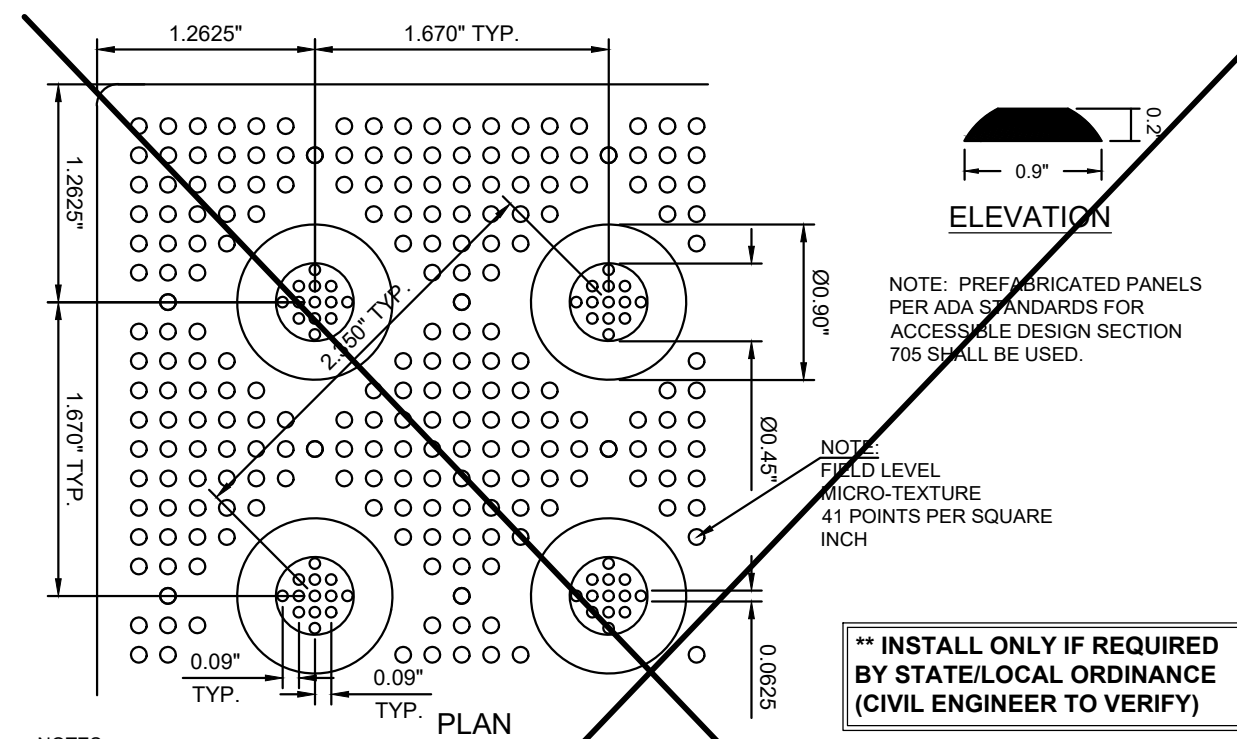
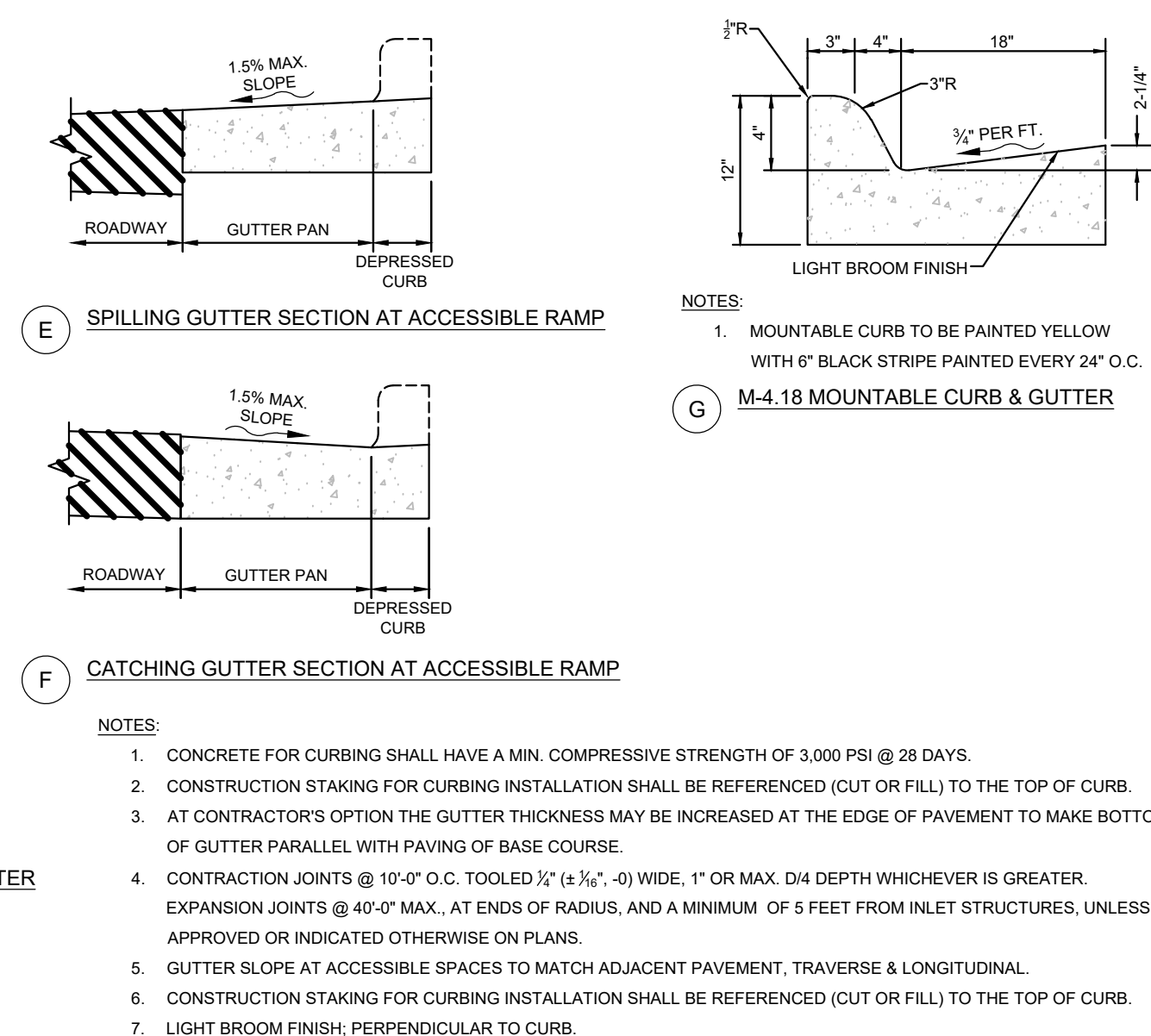
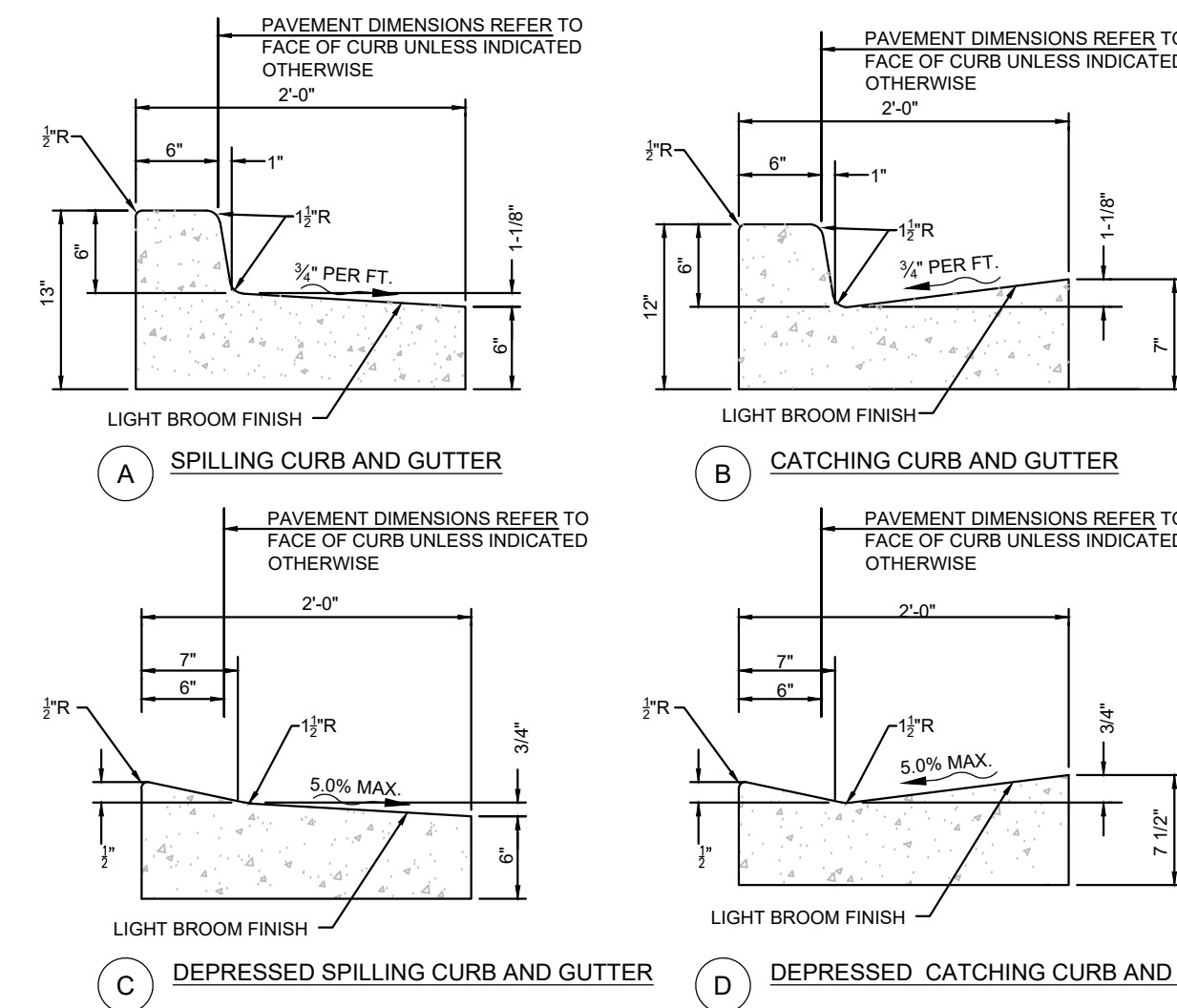
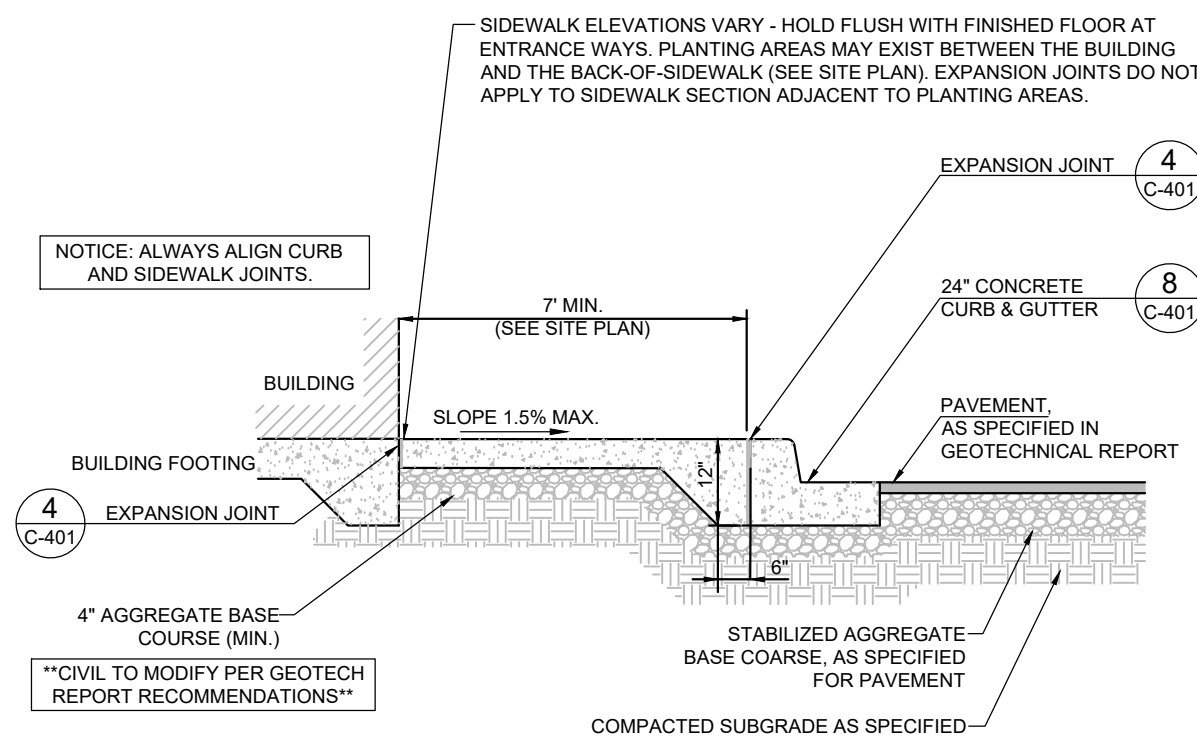
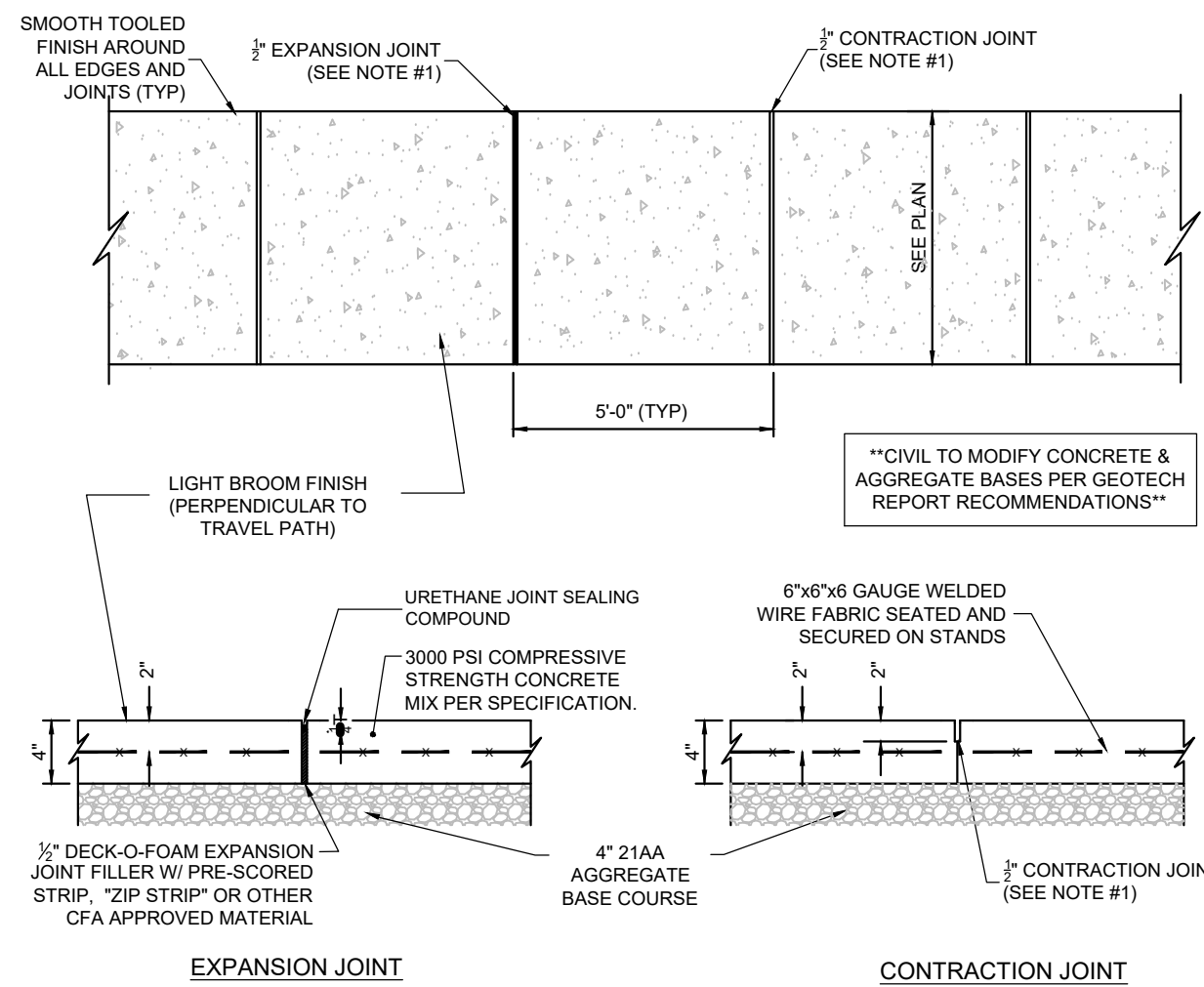
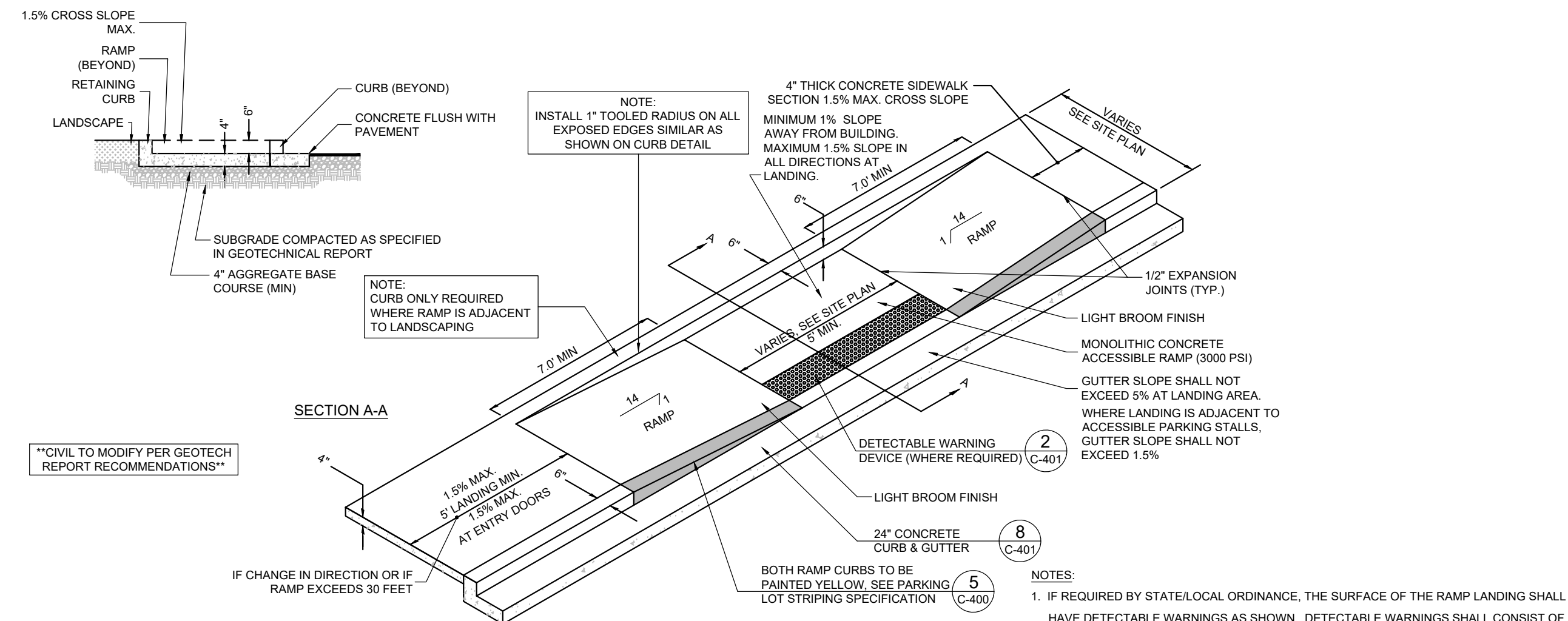
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SHEET
PRELIMINARY STORM
SEWER PLAN

SHEET NUMBER

C-301



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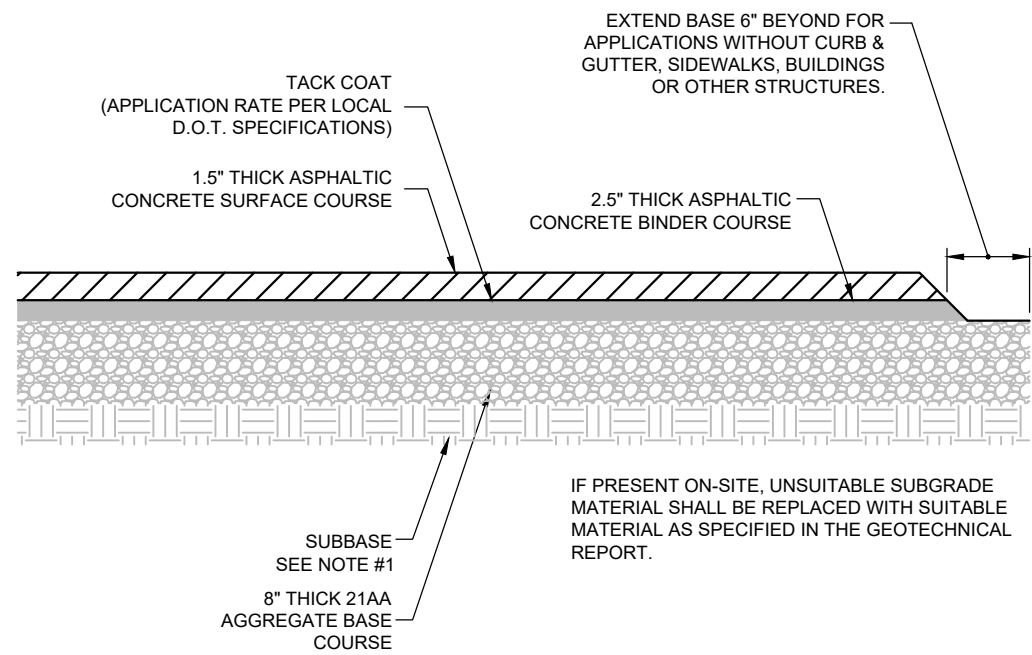
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BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

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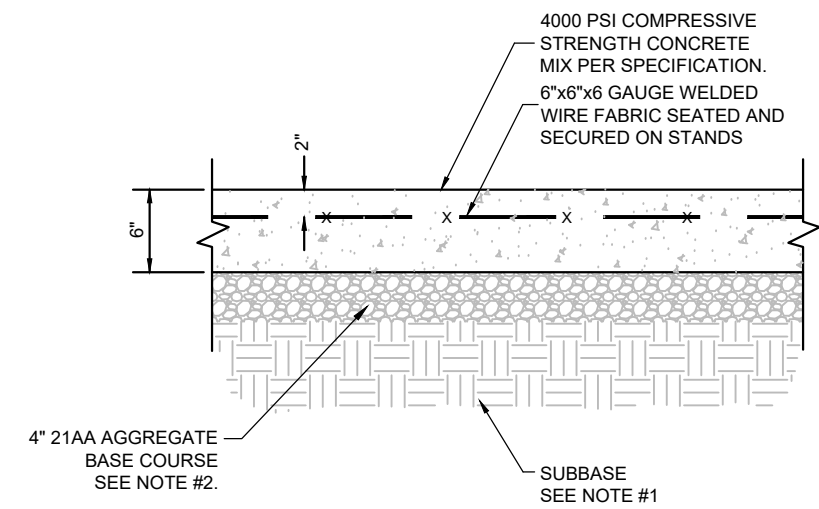
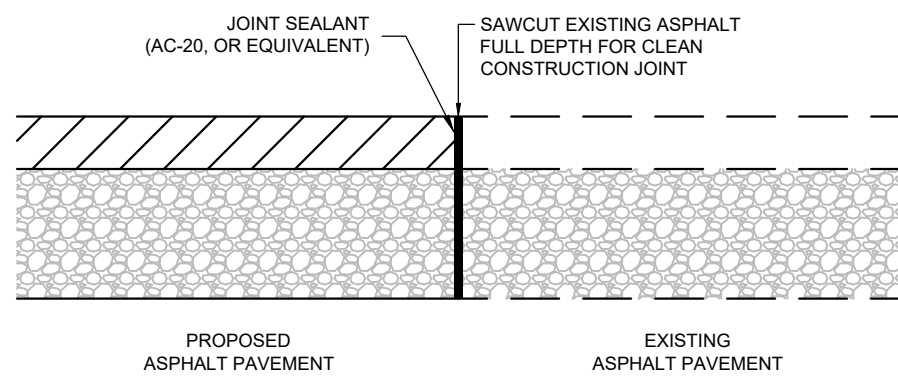
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SHEET
CFA STANDARD
DETAILS - 2

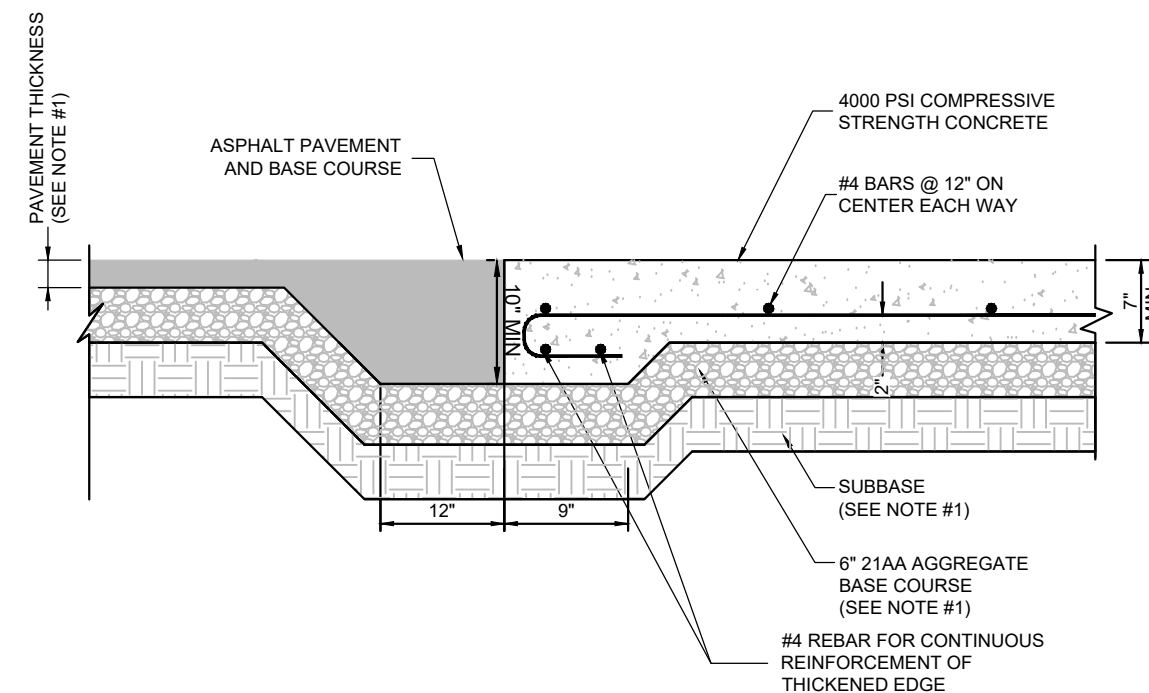
SHEET NUMBER
C-401



- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
 2. MINIMUM PAVEMENT THICKNESS SHOULD BE 8\"/>



- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
 2. MINIMUM PAVEMENT THICKNESS SHALL BE 6\"/>



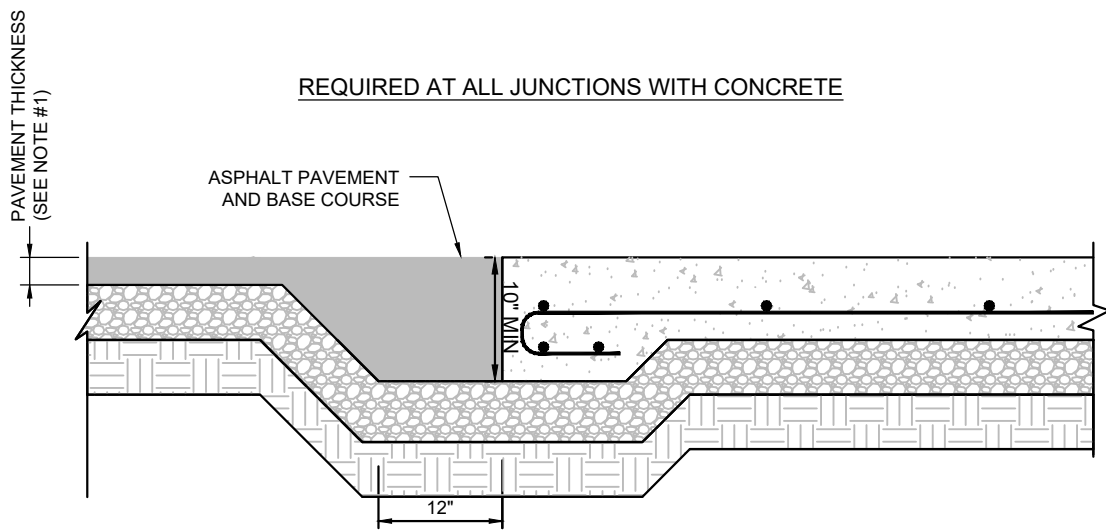
- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

1 TYPICAL HMAC PAVEMENT SECTION
C-402 NOT TO SCALE

2 BUTT JOINT
C-402 NOT TO SCALE

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

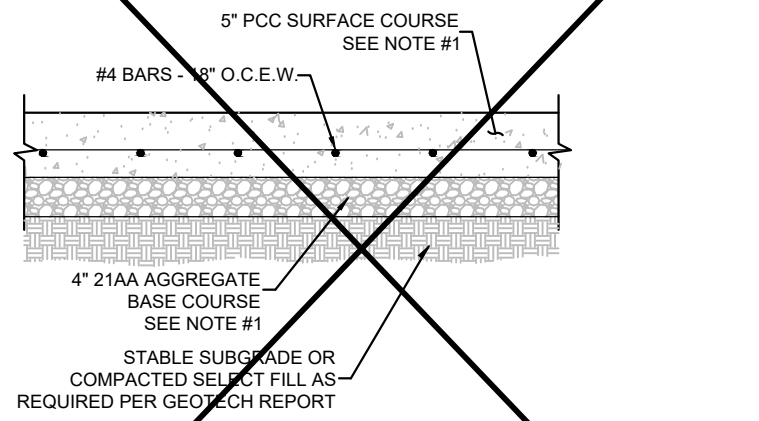
4 CONCRETE APRON AT TRASH ENCLOSURE
C-402 NOT TO SCALE



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

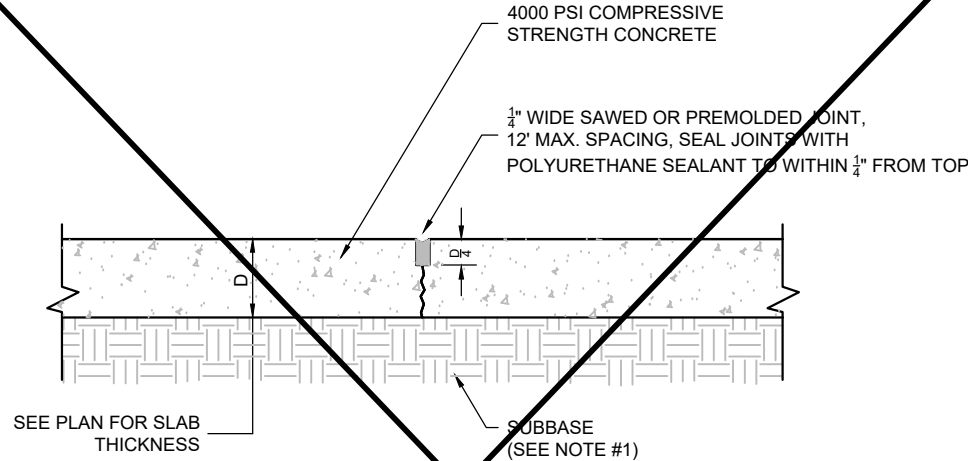
5 PAVEMENT EDGE DETAIL
(START & END OF DRIVE-THRU LANES)
C-402 NOT TO SCALE

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



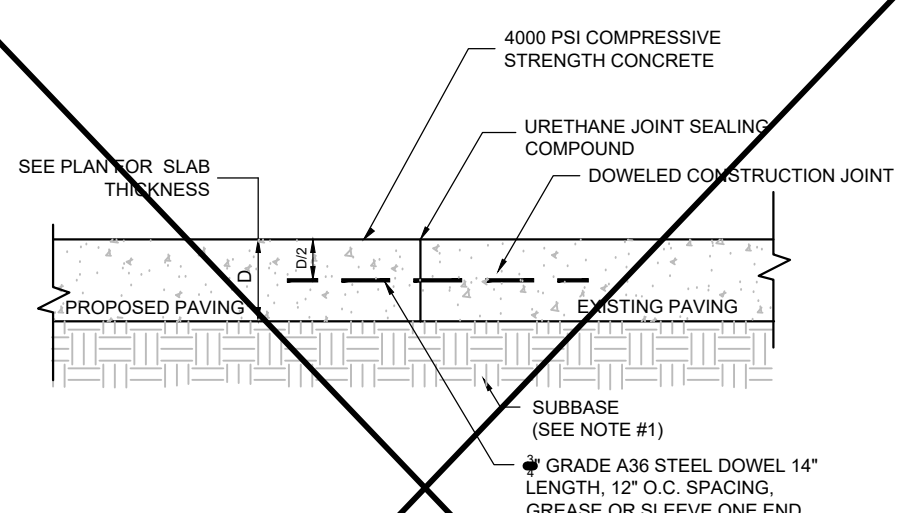
- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
 - MINIMUM PAVEMENT THICKNESS SHALL BE 5\"/>

6 CONCRETE PAVEMENT
C-402 NOT TO SCALE



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

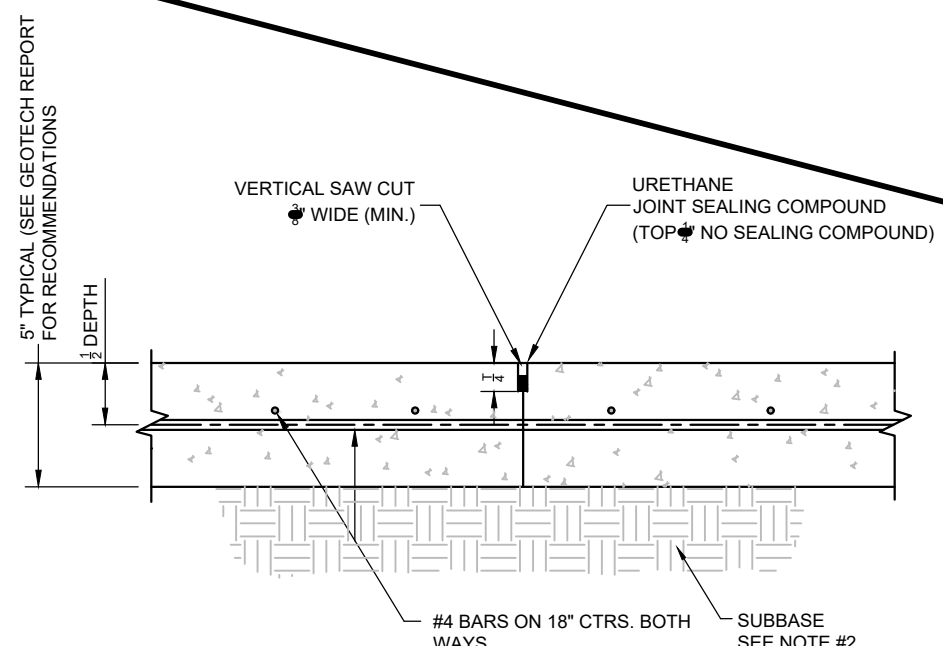
7 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
C-402 NOT TO SCALE



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

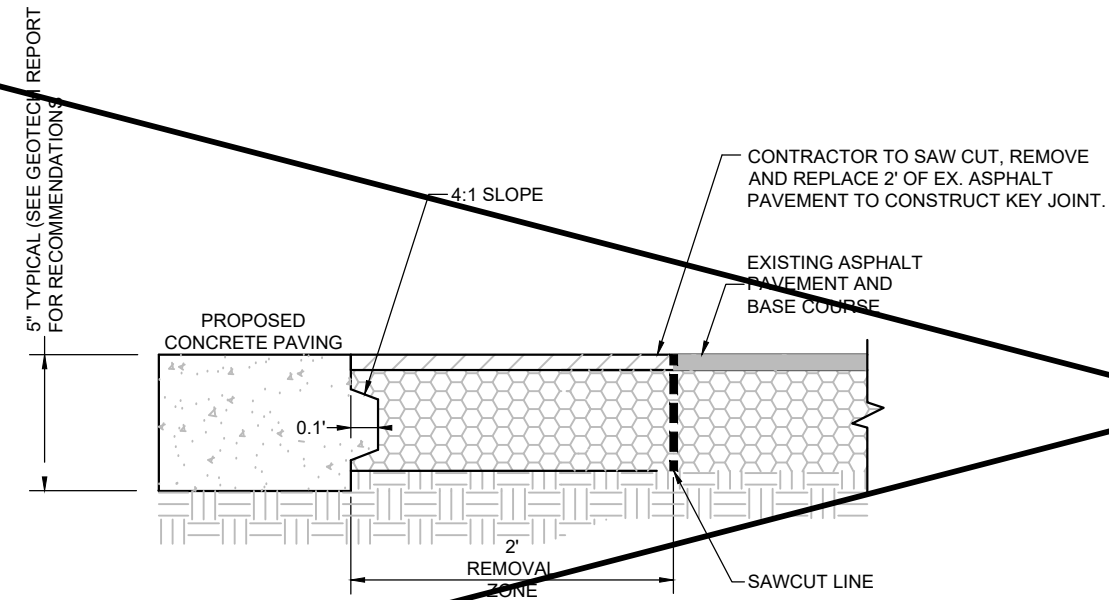
8 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
C-402 NOT TO SCALE

THESE DETAILS APPLY TO CONCRETE PAVED LOTS



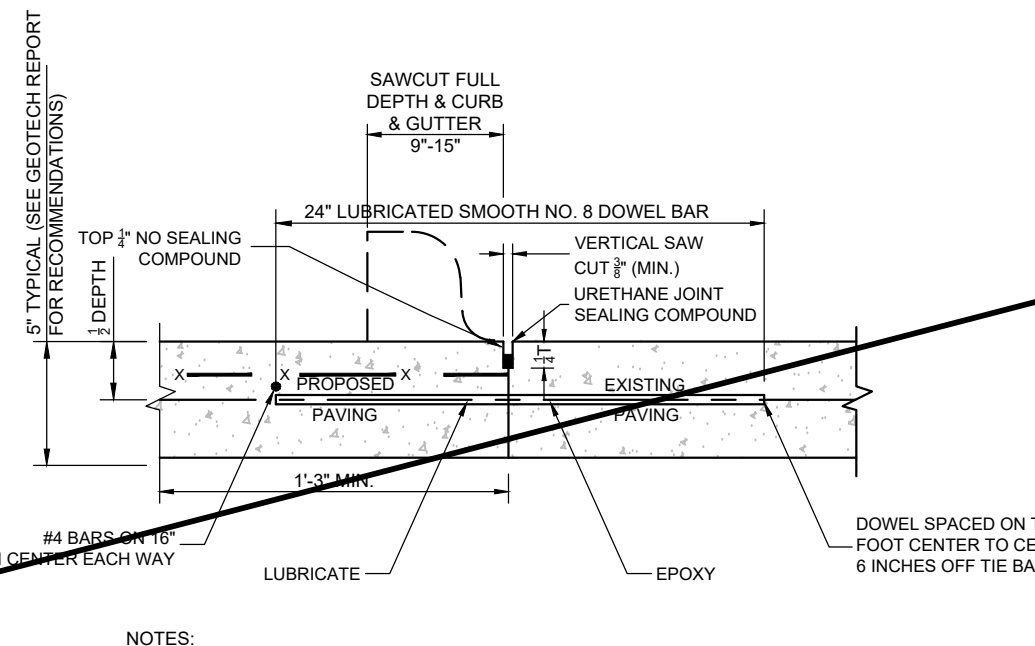
- NOTES:
1. JOINT SPACING TO BE 12' x 12' WITH EVERY OTHER JOINT BEING AN EXPANSION JOINT.
 2. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

9 CONTRACTION JOINT
C-402 NOT TO SCALE



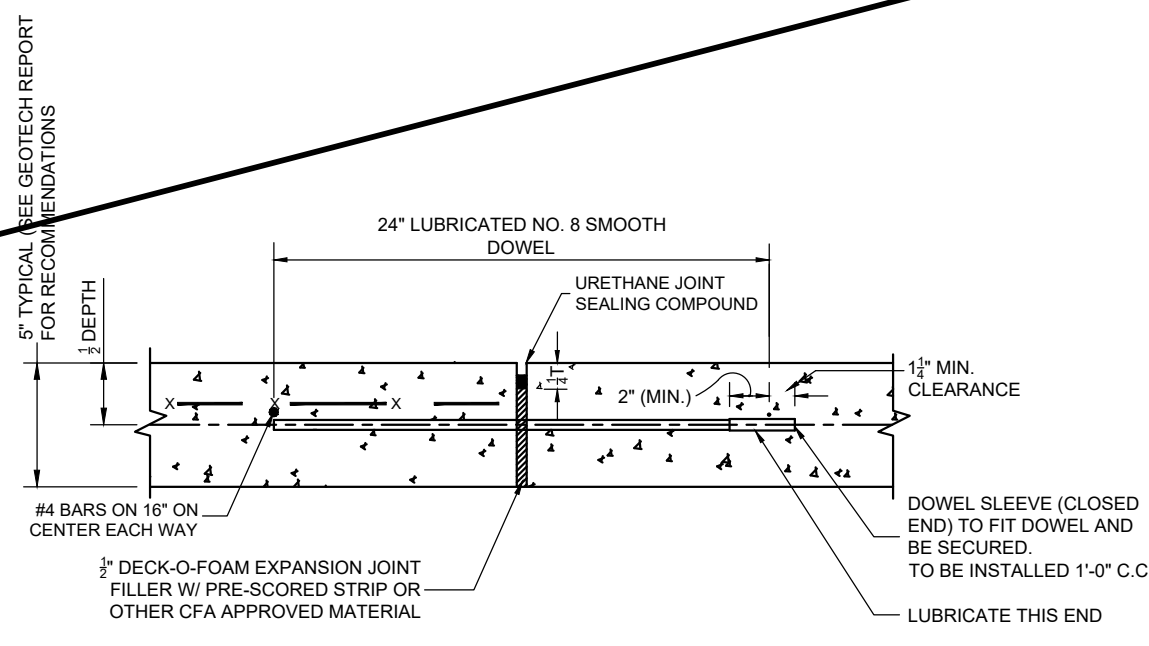
- NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.

10 KEYED CONSTRUCTION JOINT
C-402 NOT TO SCALE



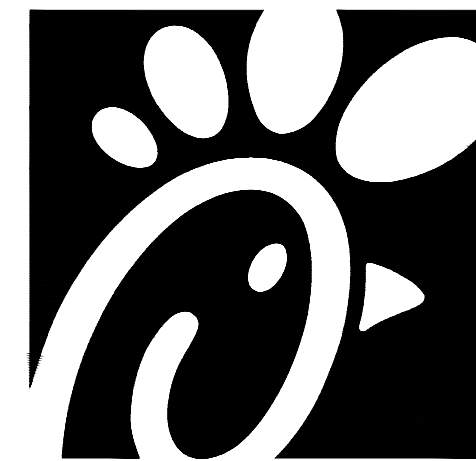
- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
 2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
 3. DOWEL BARS SHALL BE DRILLED & EPOXIED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL EQUIP.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

11 LONGITUDINAL BUTT JOINT
C-402 NOT TO SCALE



- NOTES:
1. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
 2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
 3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL EQUIPMENT.
 4. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO WET CONCRETE NOT ACCEPTABLE.
 5. JOINT SPACING TO BE 24'x24' (EVERY OTHER JOINT).

12 EXPANSION JOINT
C-402 NOT TO SCALE



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FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

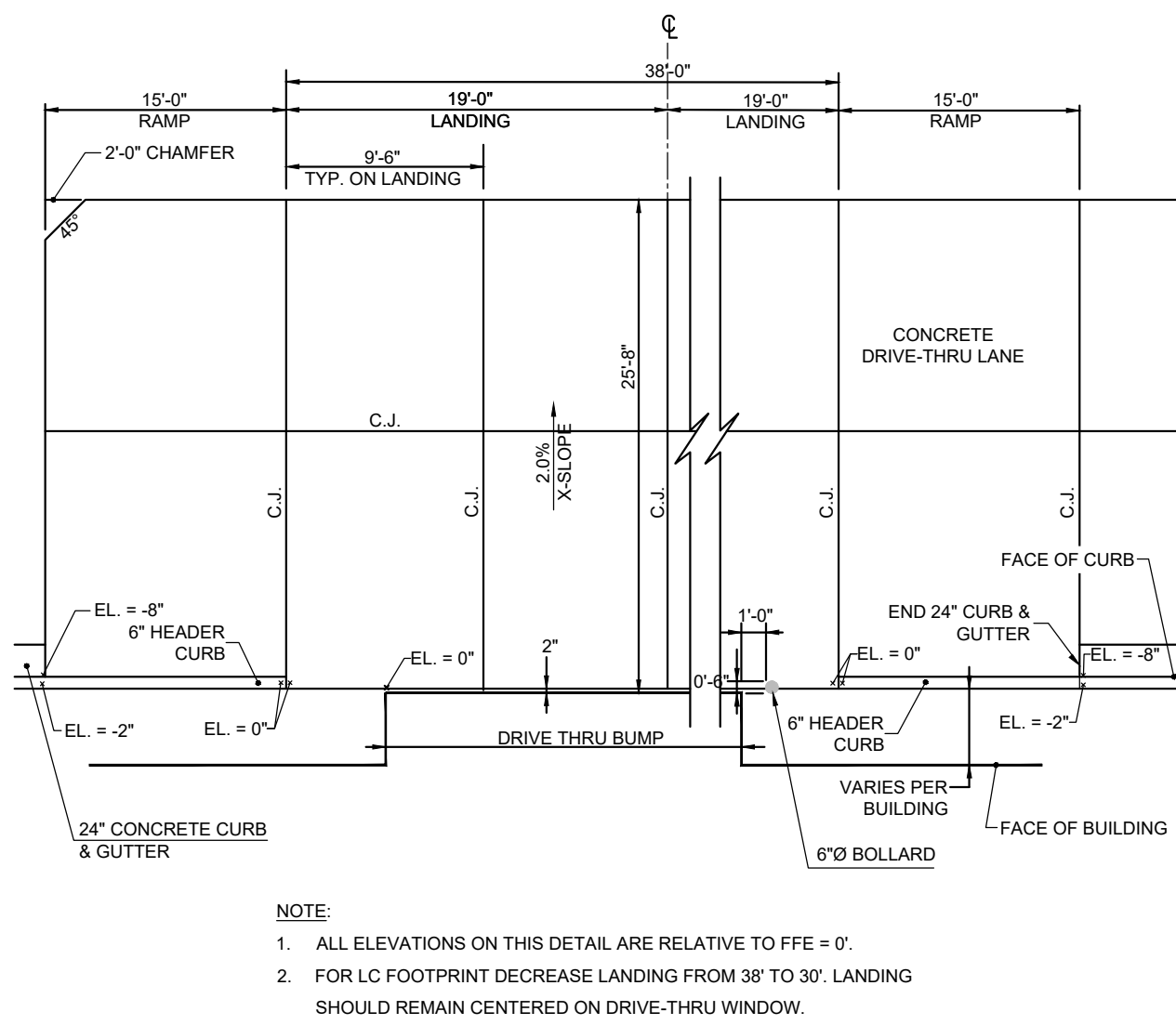
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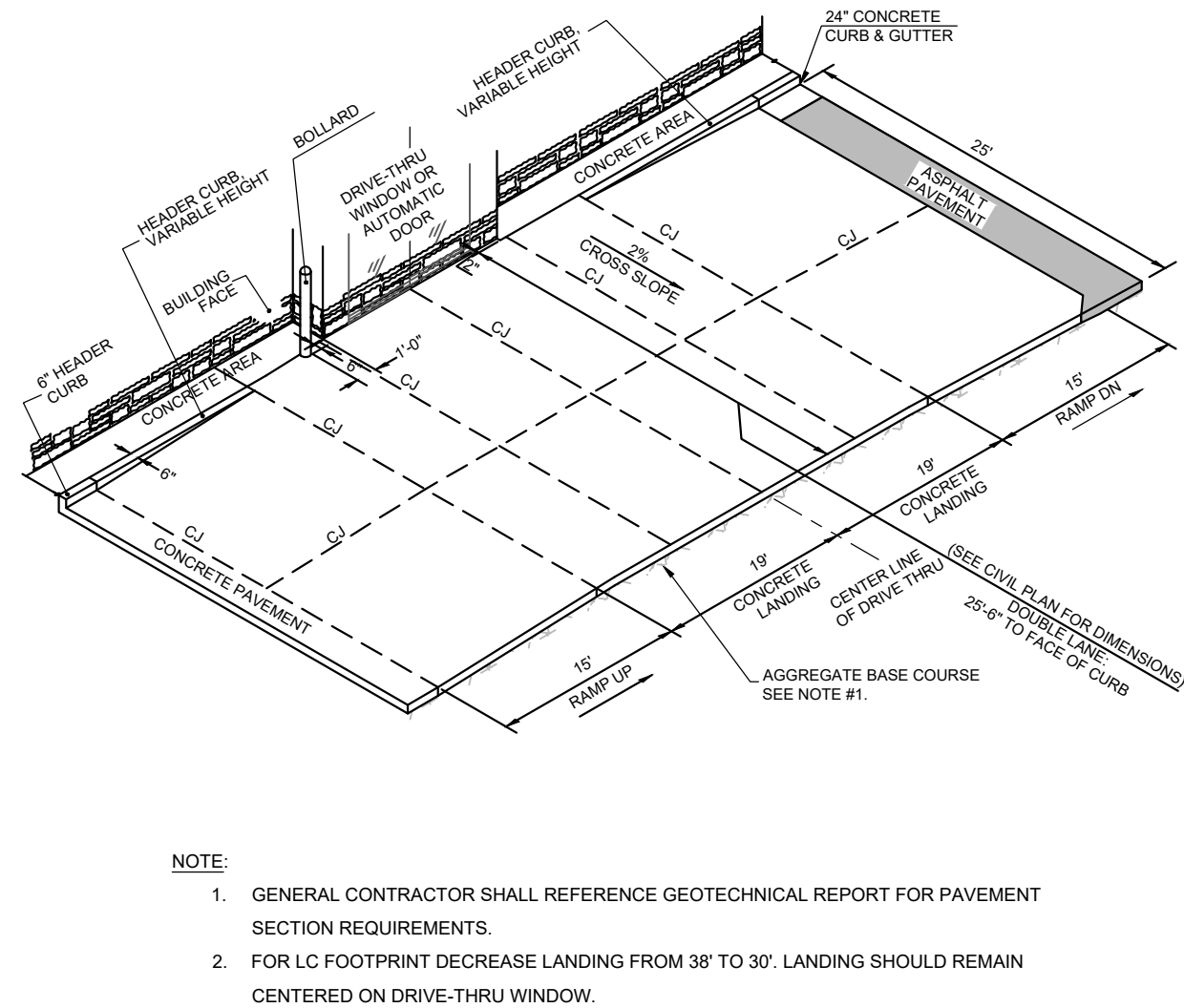
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SHEET
CFA STANDARD
DETAILS - 3

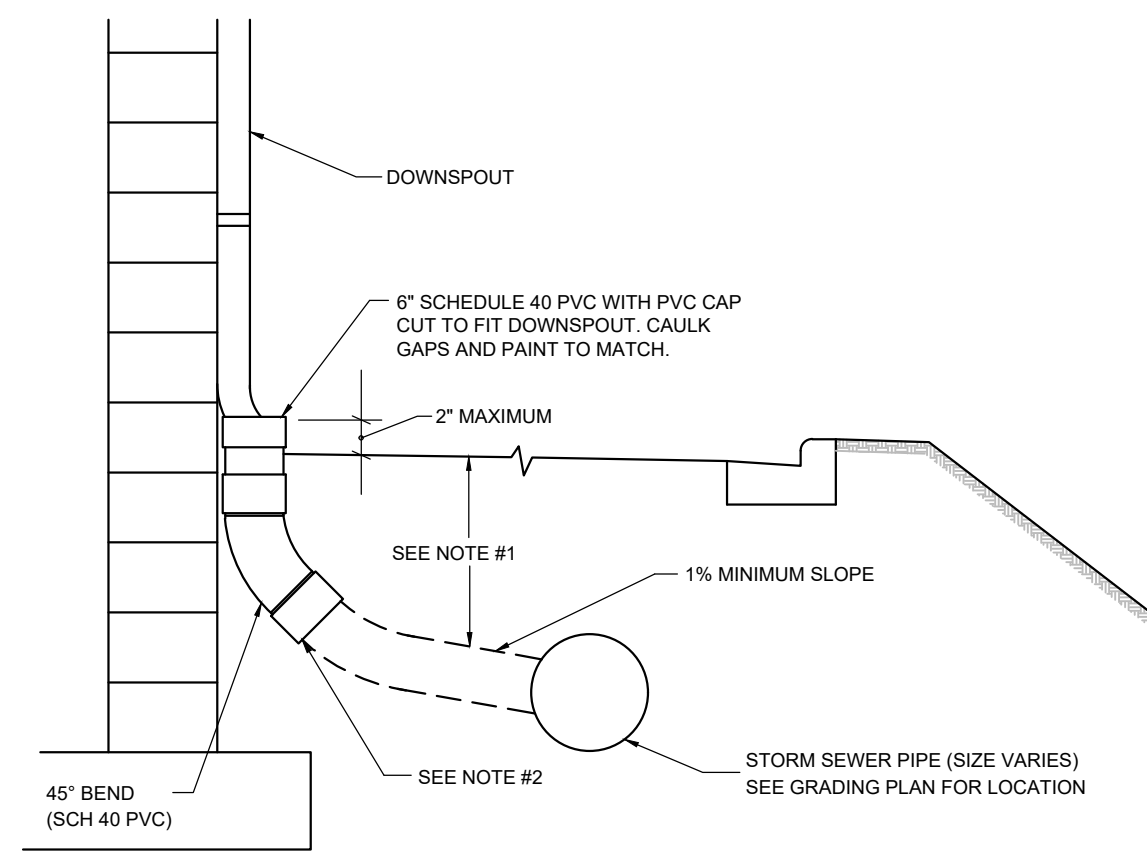
SHEET NUMBER
C-402



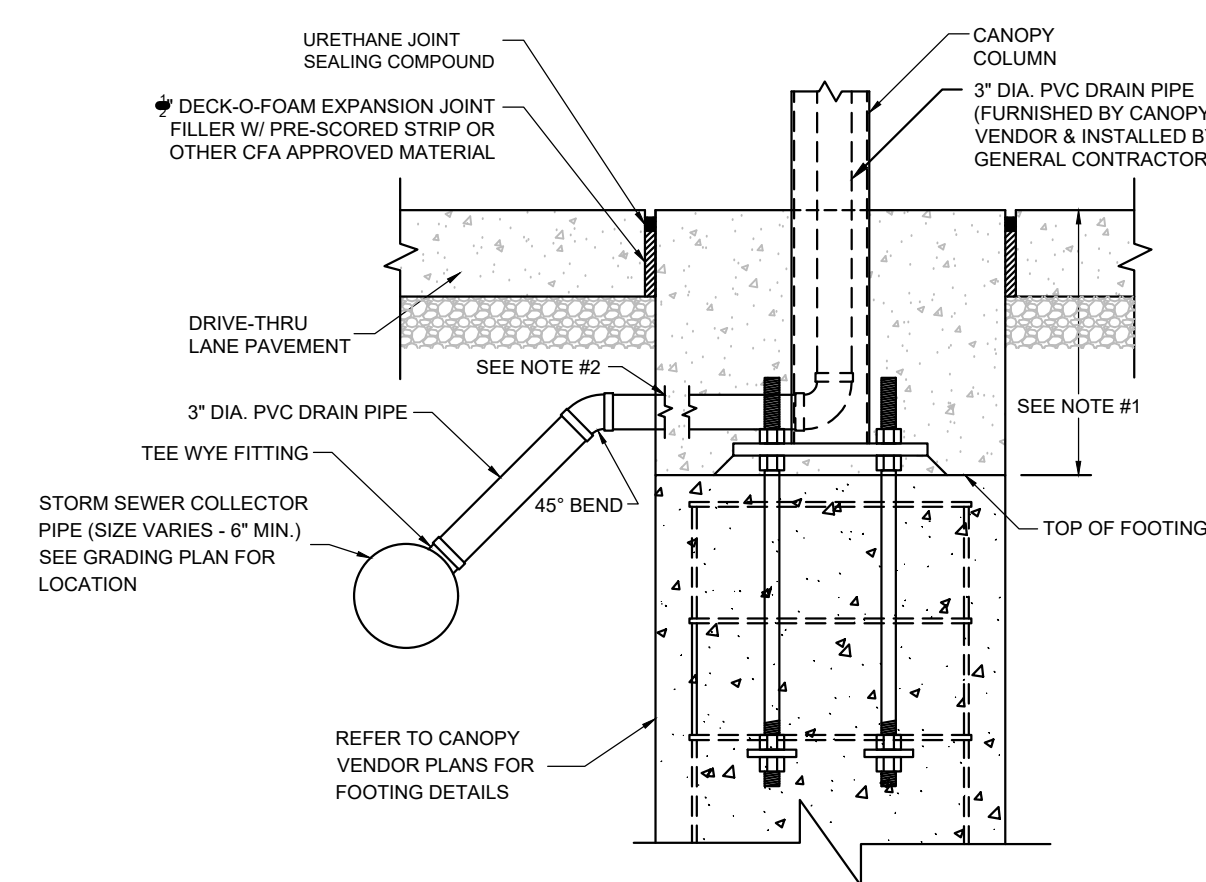
1 DRIVE-THRU PLAN - FLUSH WITH FFE
C-403 NOT TO SCALE



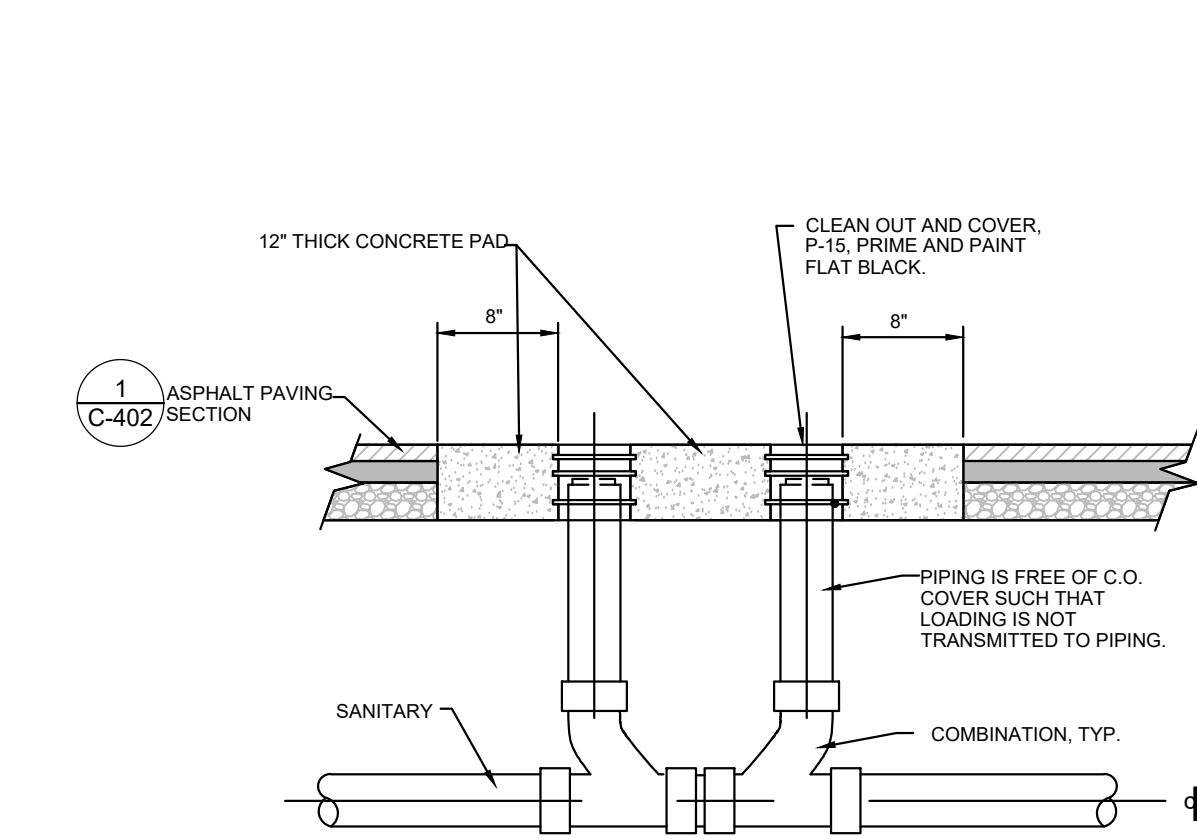
2 DRIVE-THRU ISOMETRIC
C-403 NOT TO SCALE



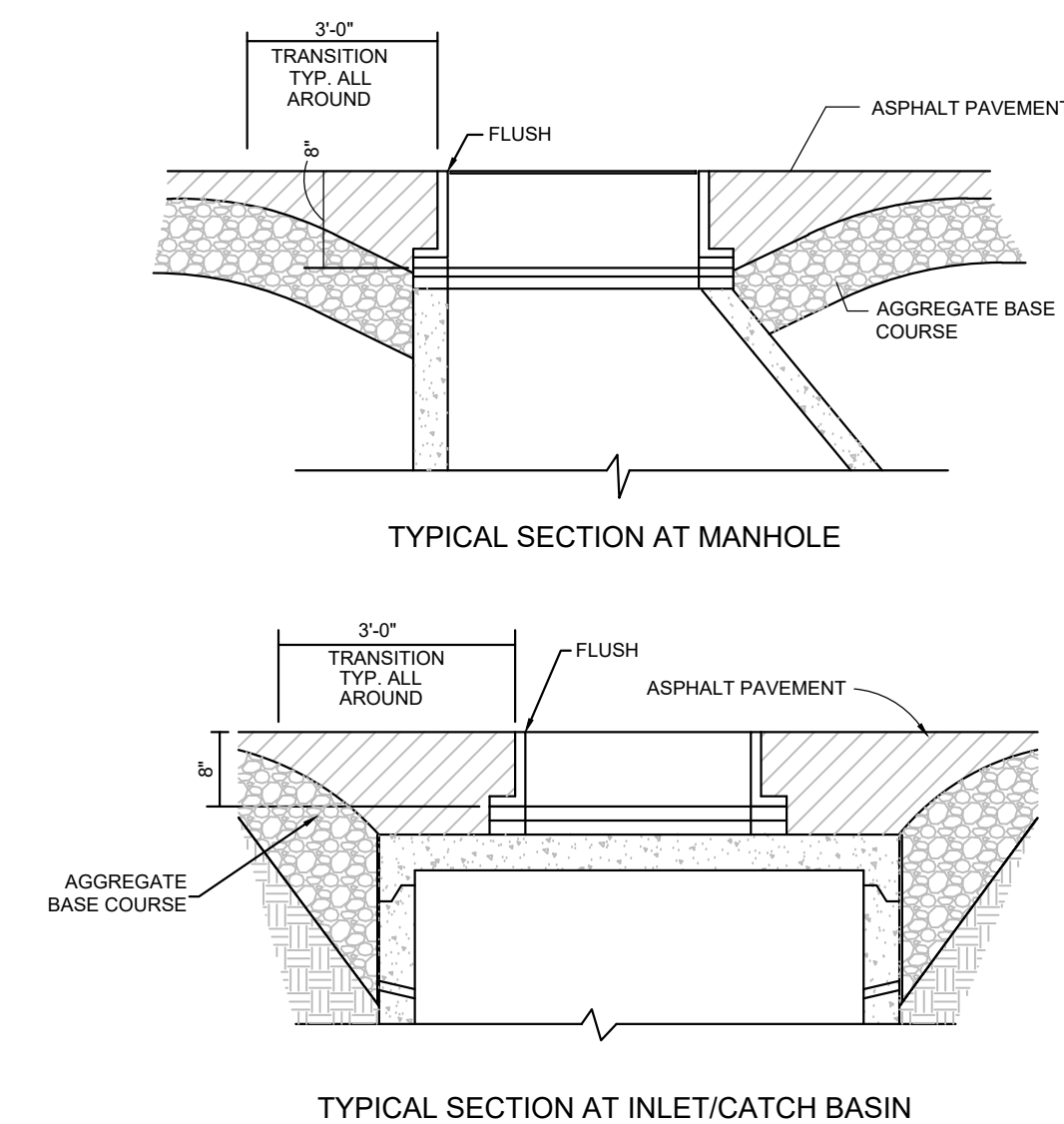
5 BUILDING DOWNSPOUT CONNECTION
C-403 NOT TO SCALE



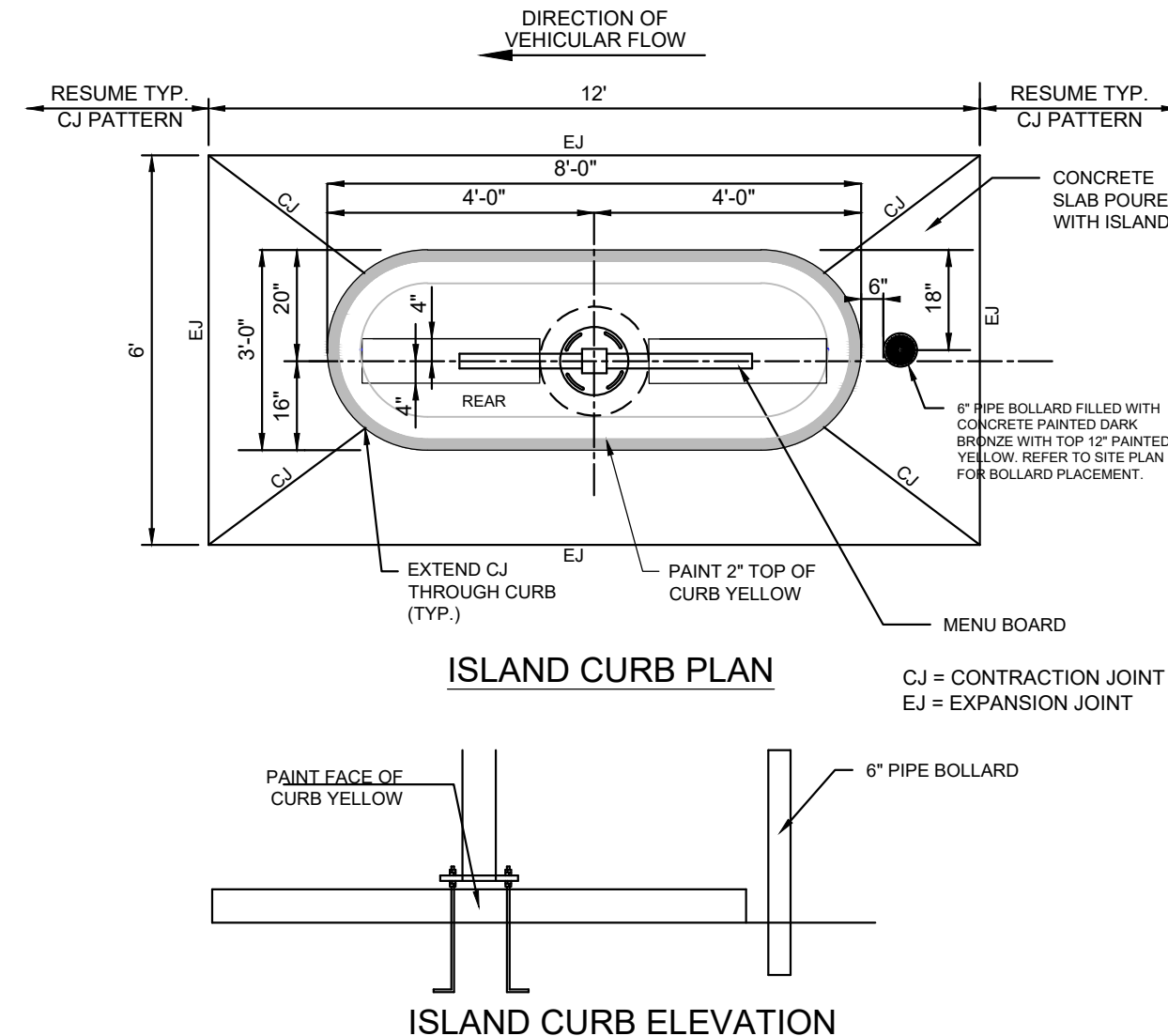
6 CANOPY DOWNSPOUT CONNECTION
C-403 NOT TO SCALE



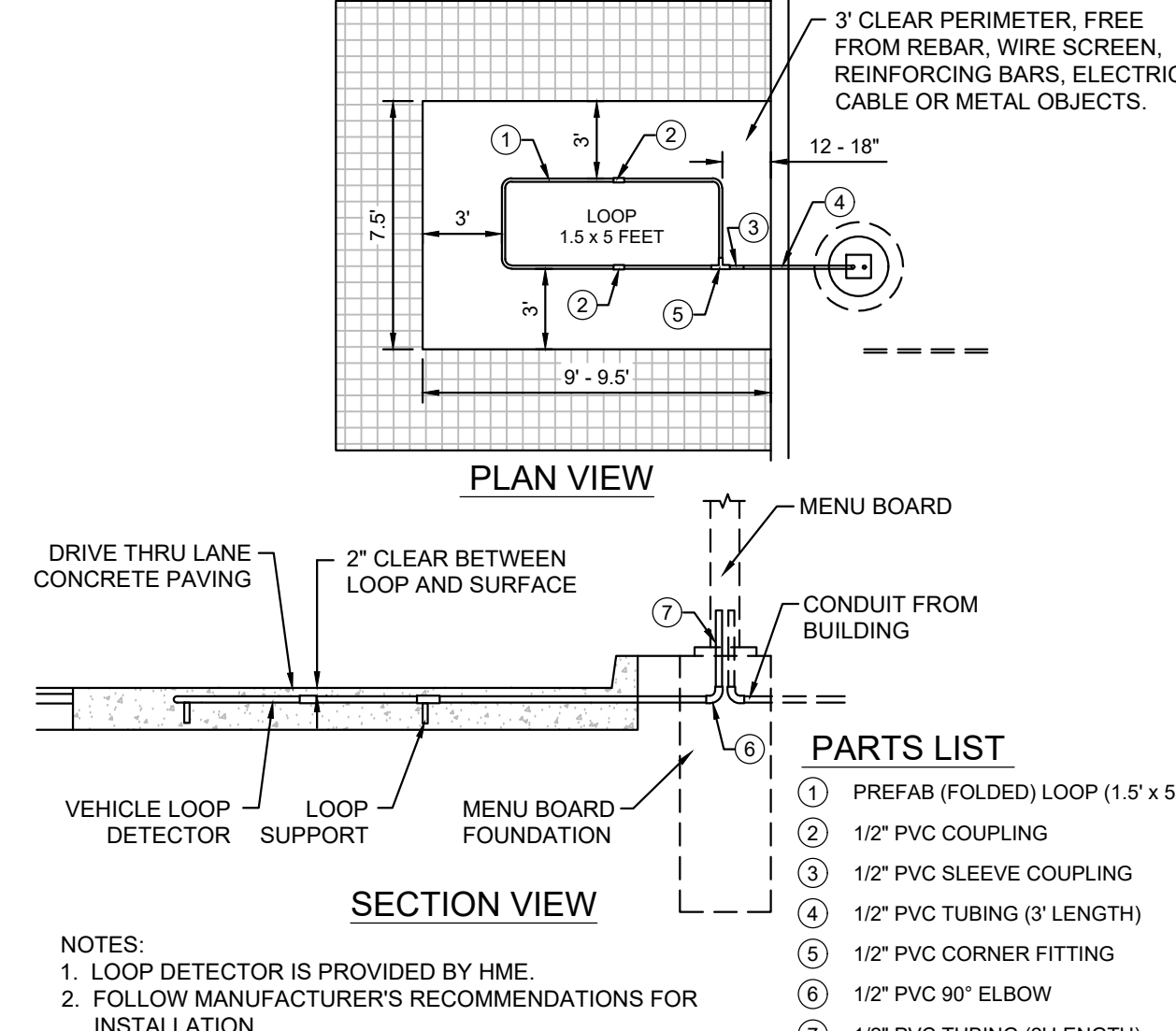
8 CLEAN-OUT (OUTSIDE OF BUILDING)
C-403 NOT TO SCALE



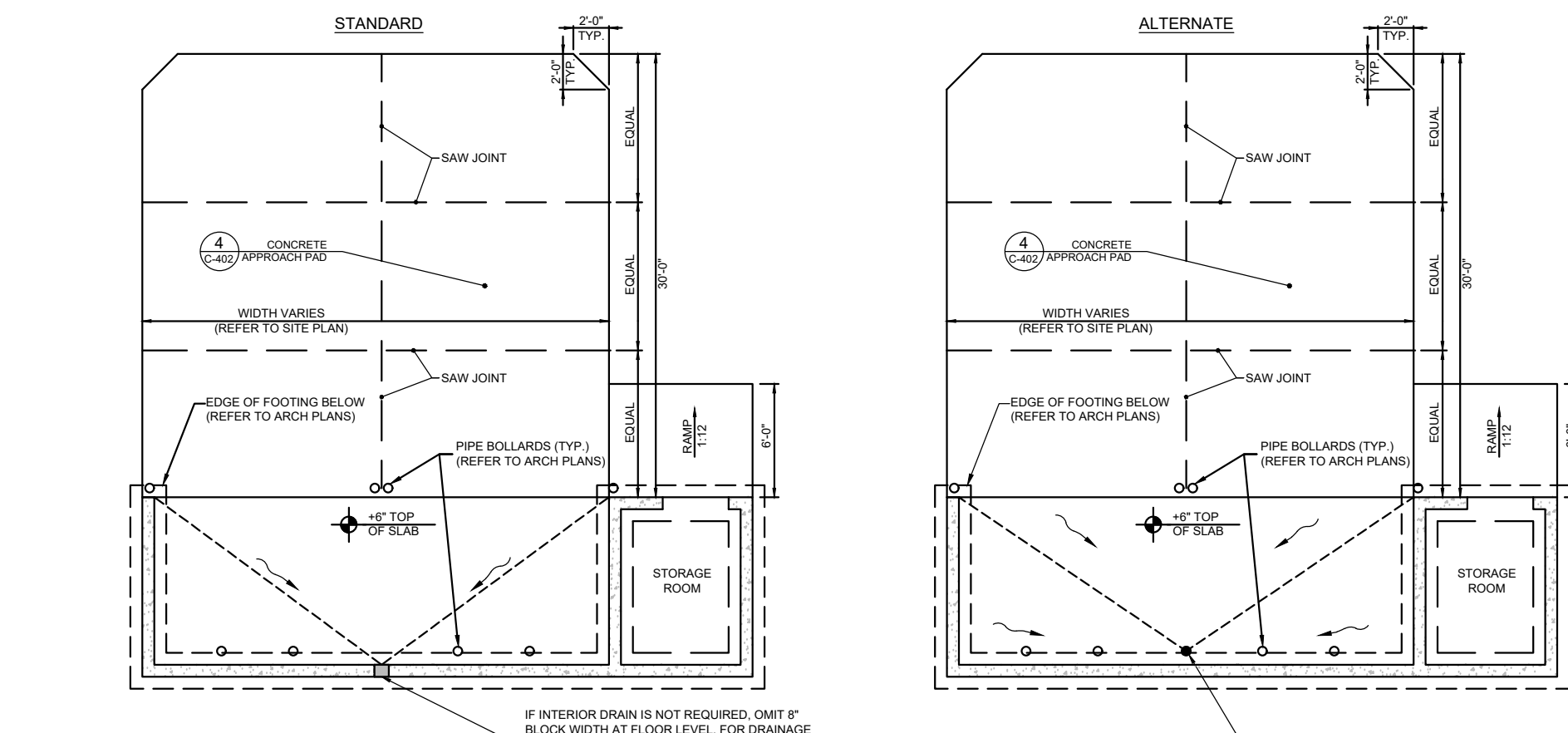
9 THICKENED PAVEMENT @ STRUCTURES
C-403 NOT TO SCALE



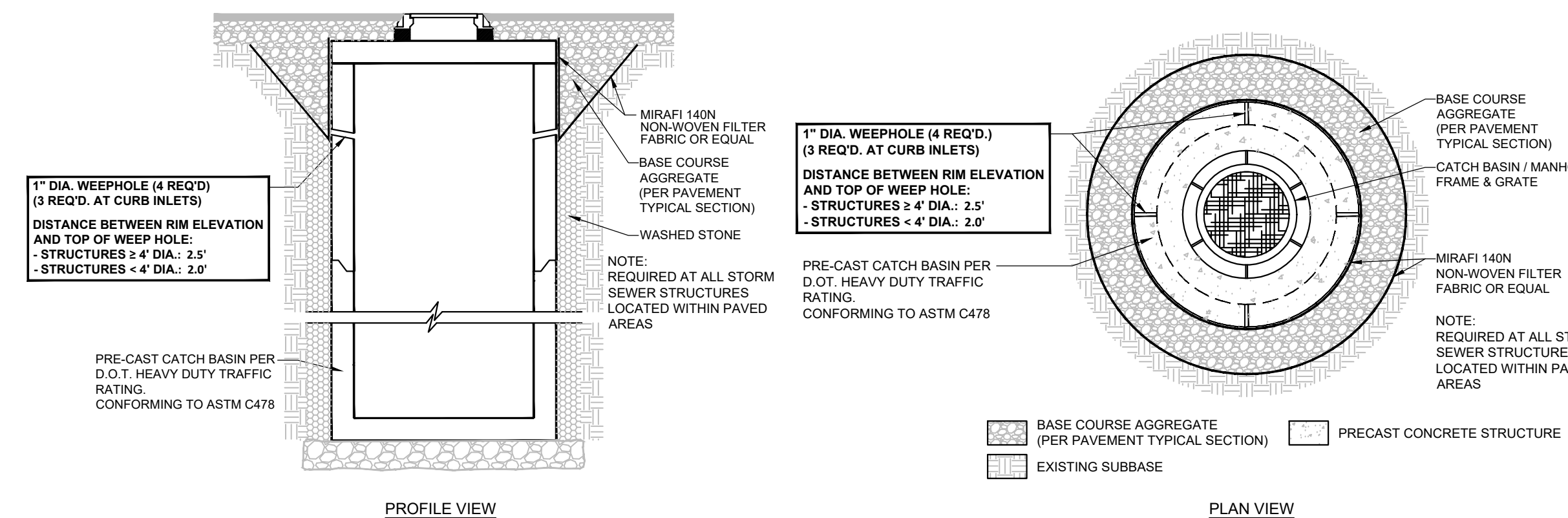
3 DRIVE-THRU ORDER POINT ISLAND
C-403 NOT TO SCALE



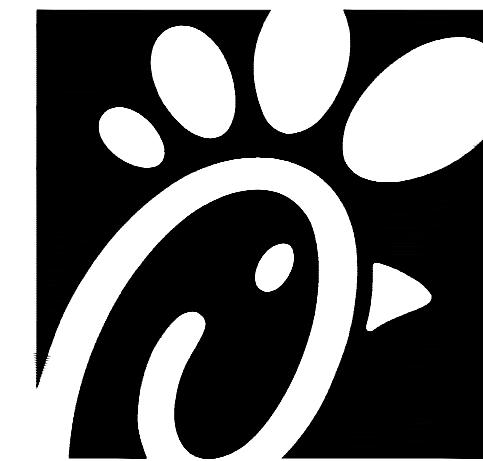
4 MENU BOARD LOOP DETECTION SYSTEM
C-403 NOT TO SCALE



7 SCREENED REFUSE ENCLOSURE
C-403 NOT TO SCALE



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



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NO. DATE DESCRIPTION

CONSULTANT PROJECT # 24-0381

PRINTED FOR PRELIM SITE PLAN

DATE MARCH 27, 2025

DRAWN BY BV

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SHEET
CFA STANDARD
DETAILS - 4

SHEET NUMBER

C-403

S:\PROJECTS\2024\24-0381_C5A_HARTLAND_C500S\DWG\2 SITE PLAN\05-C-500-DETAILS.dwg PLOT DATE: 3/27/2025 BT: Brandon Vozg

SPECIFICATIONS
Notes:
1. 6" plain end inlet/outlet
2. Unit weight - w/ cast iron covers: 1,290 lbs. (for wet weight add 12,525 lbs.)
3. Maximum operating temperature: 150° F continuous
4. Capacities - Liquid: 1,500 gal.;
Grease: 10,061 lbs. (1,379 gal.) @100GPM
Grease: 9,446 lbs. (1,294 gal.) @200GPM
Solids: 315 gal.
5. Satisfies Miami DERM 99% efficiency requirements; retaining the following capacities at 99% efficiency;
9,897 lbs. (1,356 gal.) @100GPM
8,093 lbs. (1,109 gal.) @200GPM
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE
Schier Great Basin™ grease interceptor model # GB-1500 shall be lifetime guaranteed and made in USA of seamless, molded polyethylene with minimum 7/16" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter and Safety Star® access restrictor built into each cover adapter. This unit is certified for hydromechanical performance to ASME A112.14.3/CSA B481.1-2022 (Type D) as well as certified to ANSICAN/IAQMO Z1001-2021 for gravity grease interceptors. Flow control not required. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 10,061 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAQMO to ASME A112.14.3/CSA B481.1-2022 (Type D) grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Satisfies Miami DERM 99% efficiency requirements. Product labels are permanently attached to inside and outside of unit for easy viewing.

SPECIFICATION SHEET

MODEL NUMBER:
GB-1500

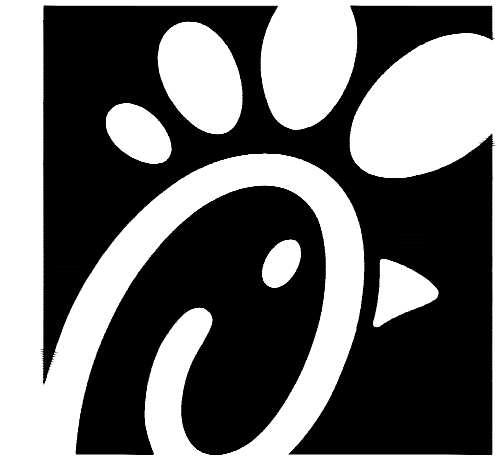
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SCHIER PRODUCTS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

PART NUMBER: 4085-001-01

DESCRIPTION:
GREASE INTERCEPTOR 100 GPM / 200 GPM, 6" PLAIN INLET/OUTLET, H-20 RATED PICKABLE CAST IRON COVERS

DWG BY: T.ASAY DATE: 12/13/2022 REV: C ECO: 121423CS

6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com



Chick-fil-A

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

PEA GROUP
t: 844.813.2949
www.peagroup.com



CHICK-FIL-A
HARTLAND
10382 HIGHLAND RD.
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	24-0381
PRINTED FOR	PRELIM SITE PLAN
DATE	MARCH 27, 2025
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SHEET
DETAILS

SHEET NUMBER

C-500



KEY NOTES:	
1	IRRIGATED SOD LAWN, TYP.
2	RESTORE SEED LAWN, TYP.
3	ALUMINUM EDGING BETWEEN LAWN/ROCK AND PLANT BED, TYP.
4	25' CLEAR VISION TRIANGLE
10	TREE PROTECTION FENCING AROUND EX. TREE TO REMAIN, TYP.
12	3" DEPTH SHREDDED HARDWOOD MULCH WITH PRE-EMERGENT, SHREDDED HARDWOOD MULCH TO BE INSTALLED IN BEDS. NO ROCK PERMITTED PER TOWNSHIP ORDINANCE.
14	POTENTIAL SITE OF CHICK-FIL-A BLDG SIGN: VERIFY FINAL LOCATION OF BUILDING SIGN; NO PLANTINGS TO BLOCK FINAL LOCATION, SHIFT SHRUBS AND TREES AS NECESSARY
15	TRANSFORMER, DO NOT BLOCK ACCESS DOORS, IF PRESENT. SHIFT PLANTS AS NECESSARY FOR ACCESS. SEE L-101 FOR TRANSFORMER DETAIL
18	TREES TO NOT CONFLICT WITH OVERHEAD CANOPIES AT DRIVE THRU AND BLDG. COLUMNAR TYPE TREE PROPOSED OR SHIFT TREE AS NECESSARY.
19	POTENTIAL SNOW STORAGE AREA
22	BIKE RACK
23	OUTDOOR PATIO
25	SIGN, REFER TO CIVIL DRAWINGS
26	FLAGPOLE SEE CIVIL SHEETS

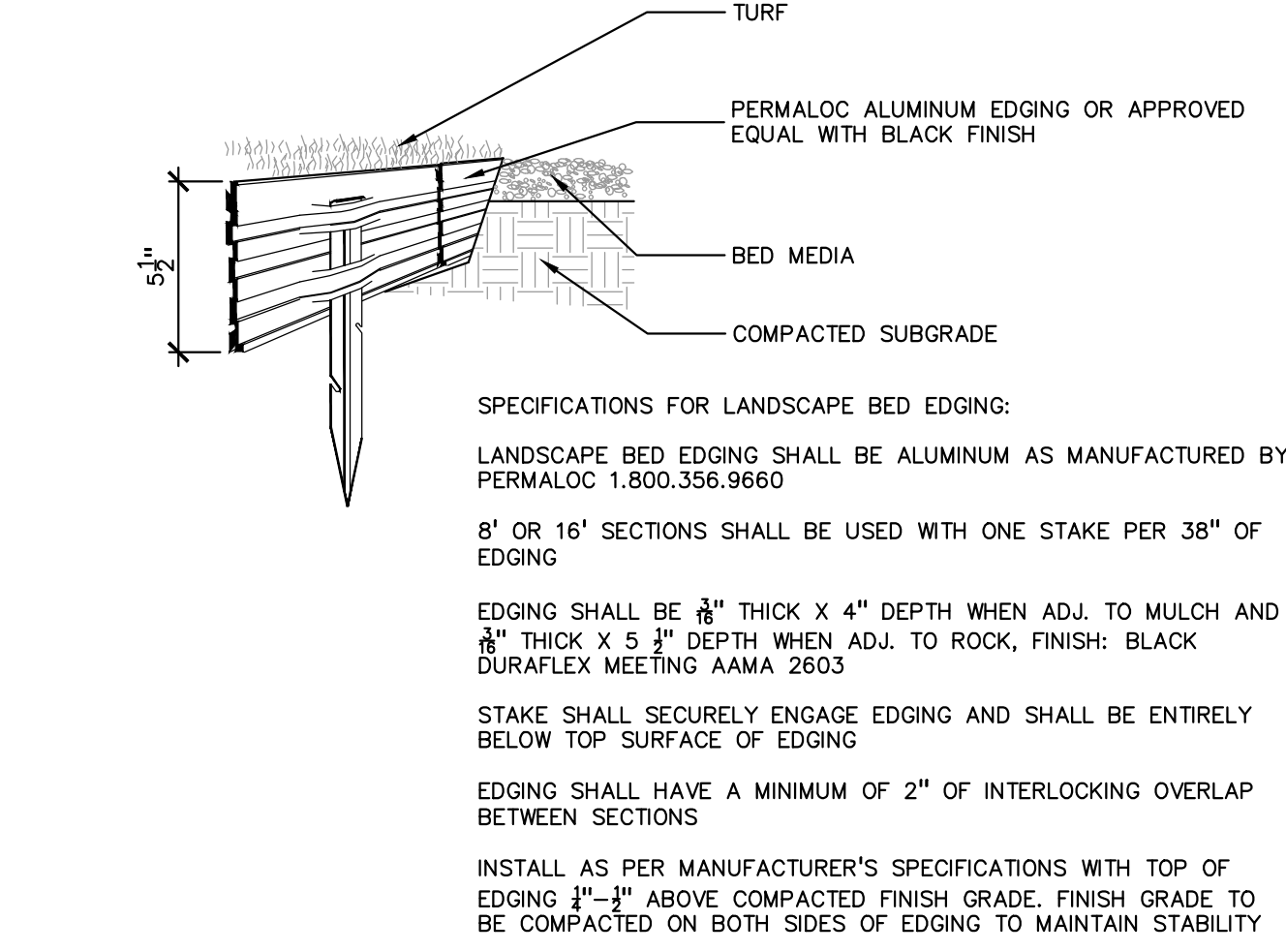


L-100

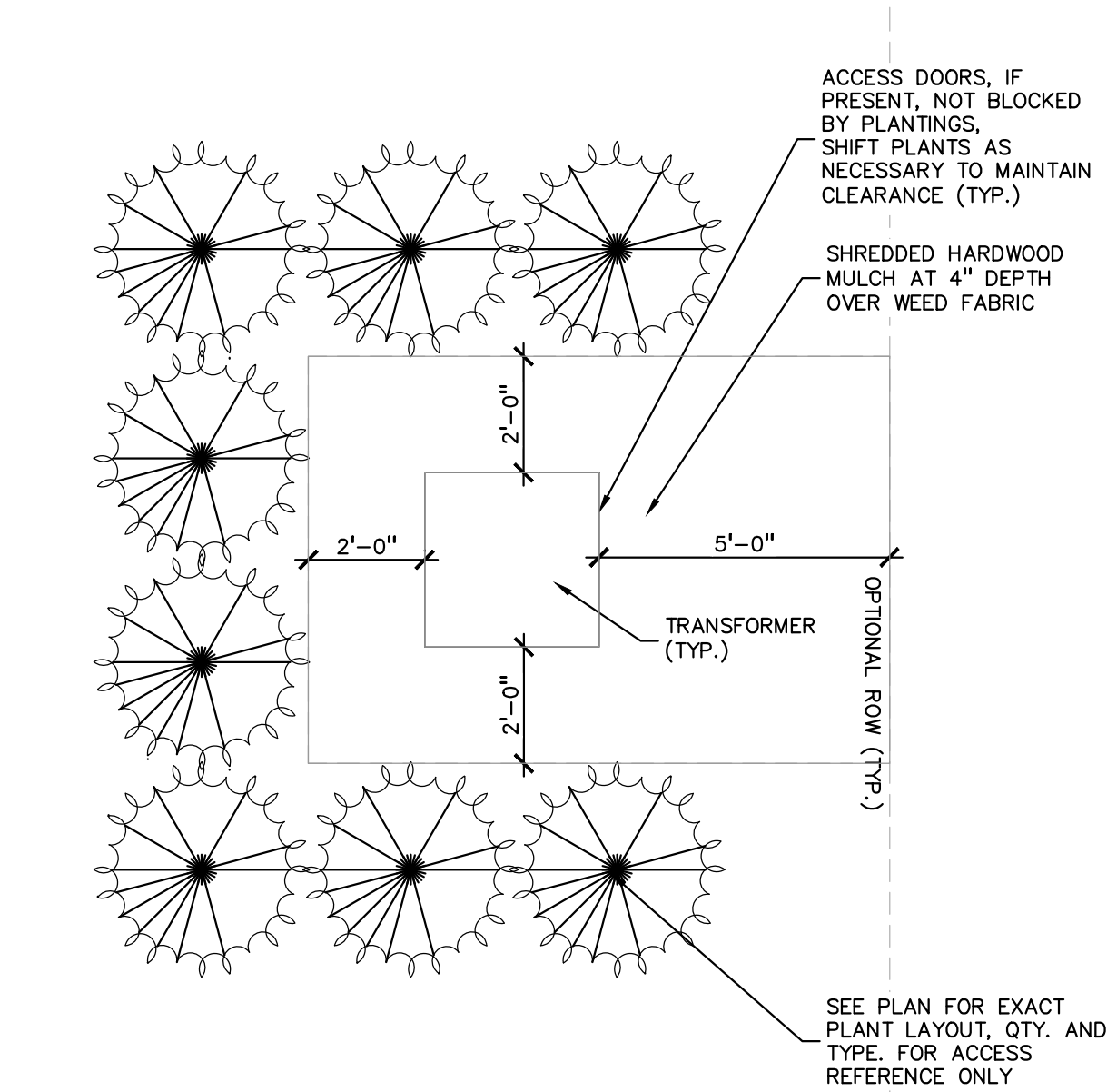
176

S:\PROJECTS\2024\04-0381_LST_HARTLAND_250905\DWG\05-LANDSCAPE DETAIL.dwg PLOT DATE: 3/27/2025 BY: Charlotte L. Eggenrova

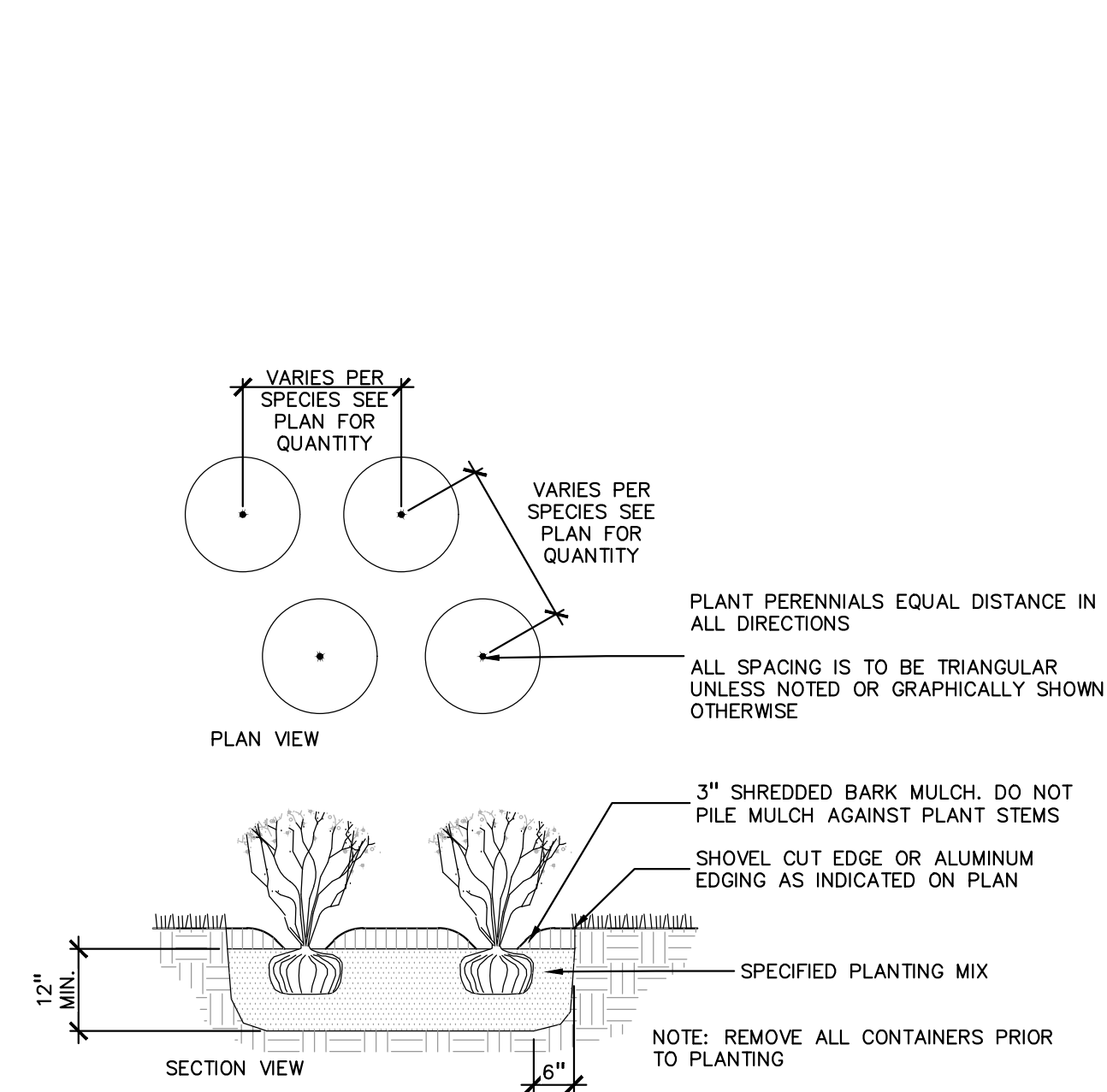
- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
 - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
 - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
 - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
 - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
 - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
 - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
 - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
 - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
 - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
 - SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
 - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
 - CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
 - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



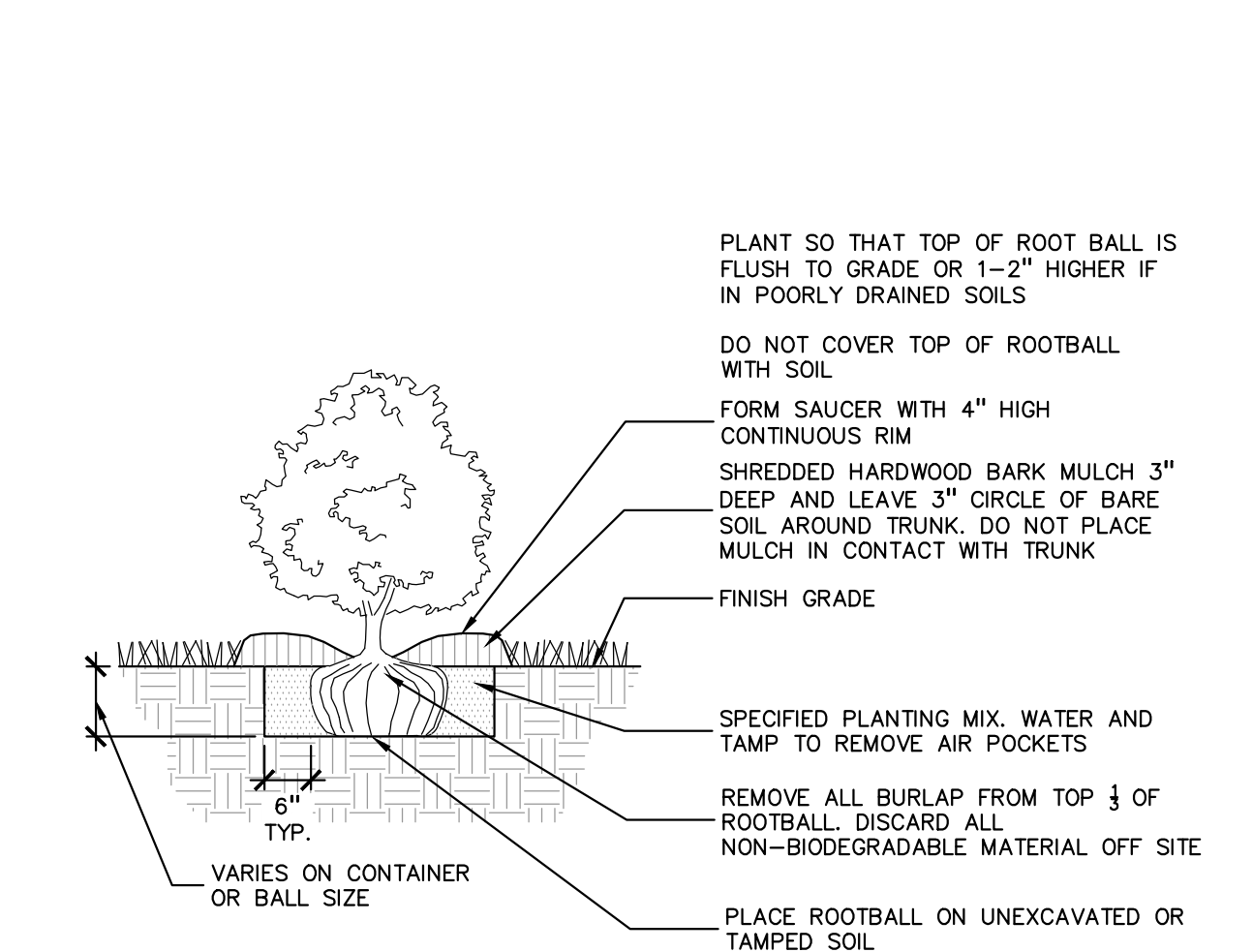
6 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



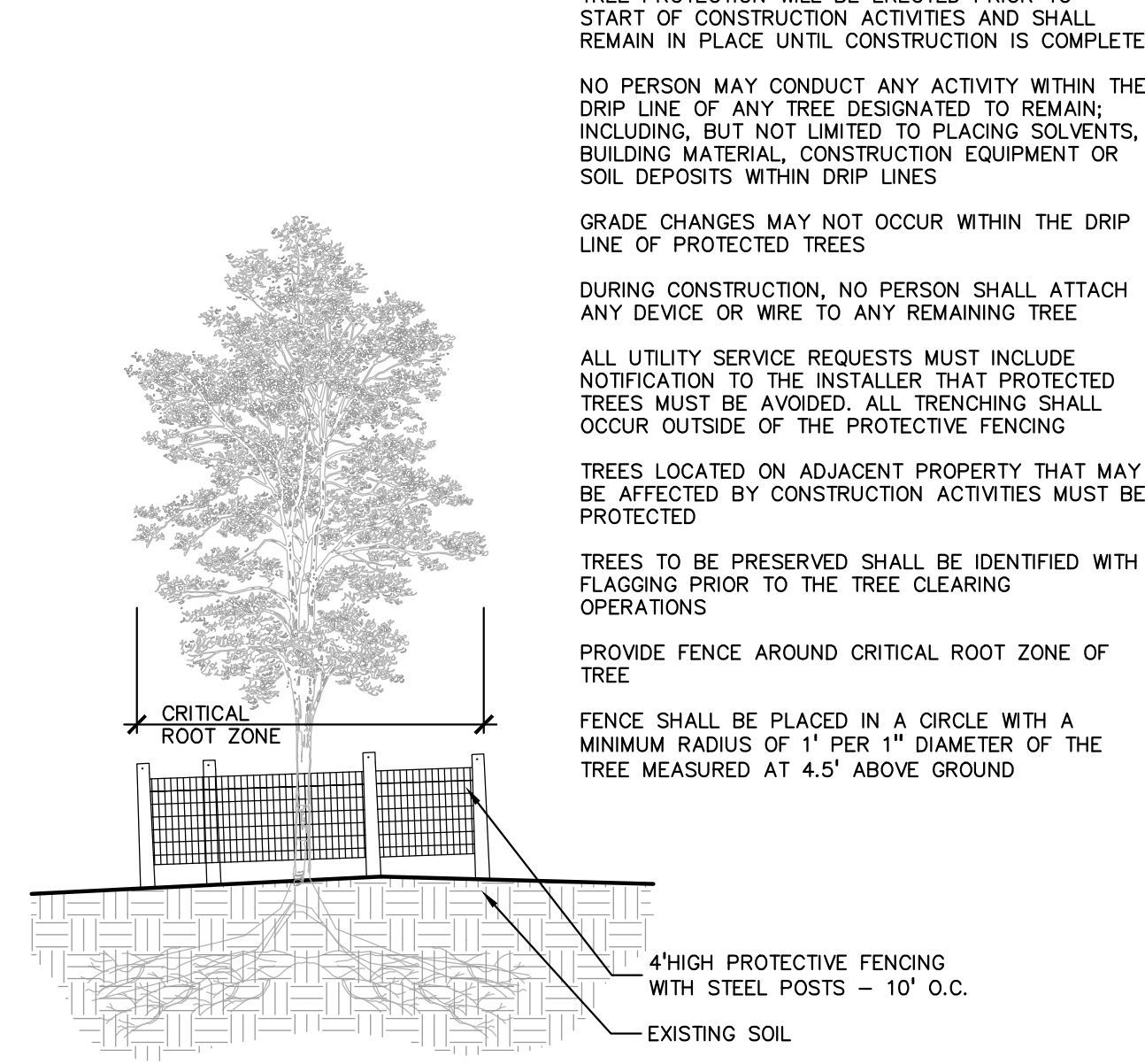
5 TRANSFORMER SCREENING DETAIL
SCALE: 1" = 3'-0"



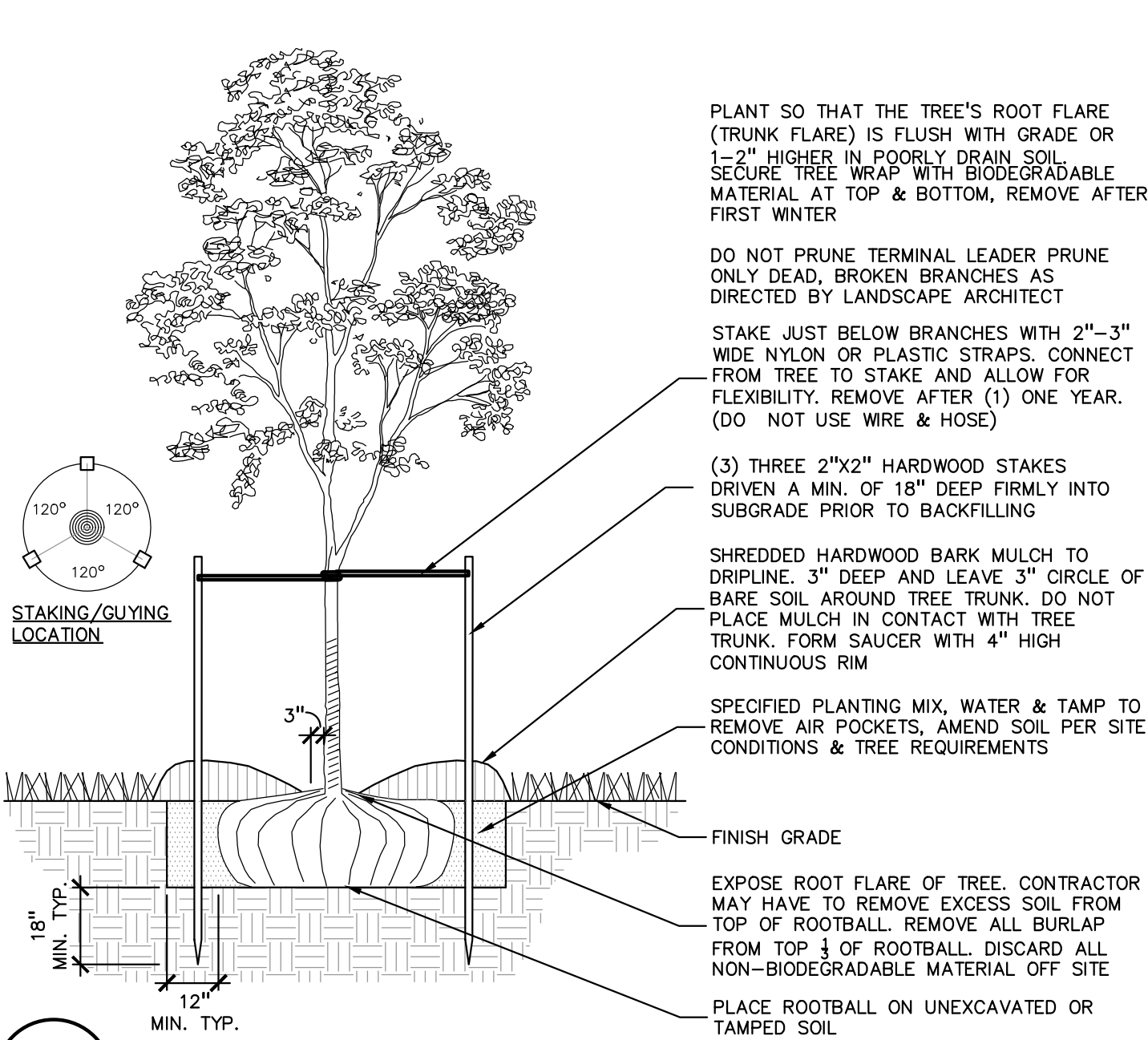
4 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"



3 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



2 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

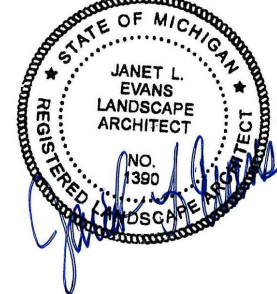


Chick-fil-A

Chick-fil-A
5200 Buffington Road
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PEAGROUP

t: 844.813.2949
www.peagroup.com



CHICK-FIL-A
HARTLAND
10382 HIGHLAND RD.
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B
RELEASE: 24.11

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 24-0381
PRINTED FOR PRELIM SITE PLAN
DATE MARCH 27, 2025
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SHEET

LANDSCAPE
DETAILS
SHEET NUMBER

L - 101



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



EXTERIOR ELEVATION - NORTHWEST



EXTERIOR ELEVATION - SOUTHEAST



EXTERIOR ELEVATION - SOUTHWEST



EXTERIOR ELEVATION - NORTHEAST

PROJECT DATA				
Prototype Edition:	LSR	Playground	YES	
Acceptable Values: LS, LSR, LSR, 00, 0				

EXTERIOR FINISHES	
(BR-A) BRICK VENEER COLOR: DARK BROWN SIZE: MODULAR	(EC-1) PREFINISHED METAL COPING COLOR: MIDNIGHT BRONZE
(BR-B) BRICK VENEER COLOR: LIGHT BROWN SIZE: MODULAR	(PT-113) EXTERIOR PAINT COLOR: DARK BRONZE FINISH: SEMI-GLOSS
	(ST-1) STOREFRONT COLOR: DARK BRONZE

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	9	6' - 4"	1' - 0"	0' - 0"	No
C4-A	Exterior Canopy	1	5' - 0"	4' - 0"	2' - 4"	Yes
C4-G	Exterior Canopy	2	7' - 0"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 0"	4' - 0"	2' - 4"	Yes
Grand total		13				

FINISH SCHEDULE - EXTERIOR					
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	NOTE
BR-A	BRICK VENEER (PRIMARY)	GLEN-GERY	MODULAR	*	KHAKI MATT MORTAR: ARGOS, SAN TAN
BR-B	BRICK VENEER (ACCENT)	GLEN-GERY	MODULAR	*	WHITEHALL MORTAR: ARGOS, SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	*	WHITEHALL MORTAR: ARGOS, SAN TAN
CP-2	CANOPY METAL DECK				WHITE SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #666-350	SW 2807	ROOKWOOD REFUSE ENCLOSURE, FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #666-350	SW Bronzeton e	DARK BRONZE FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)

MATERIAL CALCULATION TABLE				
	SOUTHWEST	NORTHWEST	SOUTHEAST	NORTHEAST
TOTAL FACADE SF:	1023 SF	2591 SF	2636 SF	1036 SF
BRICK SF:	928 SF (91%)	2288 SF (88%)	2182 SF (83%)	829 SF (80%)
GLASS SF:	8 SF (1%)	221 SF (9%)	314 SF (12%)	153 SF (15%)
SPANDREL GLASS SF:	0 SF (0%)	0 SF (0%)	0 SF (0%)	0 SF (0%)
METAL SF:	87 SF (8%)	82 SF (3%)	140 SF (5%)	54 SF (5%)

DISCLAIMER:
THE PANORAMA IS FOR
THE PROTOTYPICAL
TEMPLATE AND MAY NOT
REPRESENT SITE
SPECIFIC CHANGES.



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PROTOTYPICAL SET

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CHICK-FIL-A
HARTLAND
10382 HIGHLAND RD
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14 LSR BASE

RELEASE: 24.11

PRINTED FOR: PRELIMINARY

REVISION SCHEDULE

NO. DATE DESCRIPTION

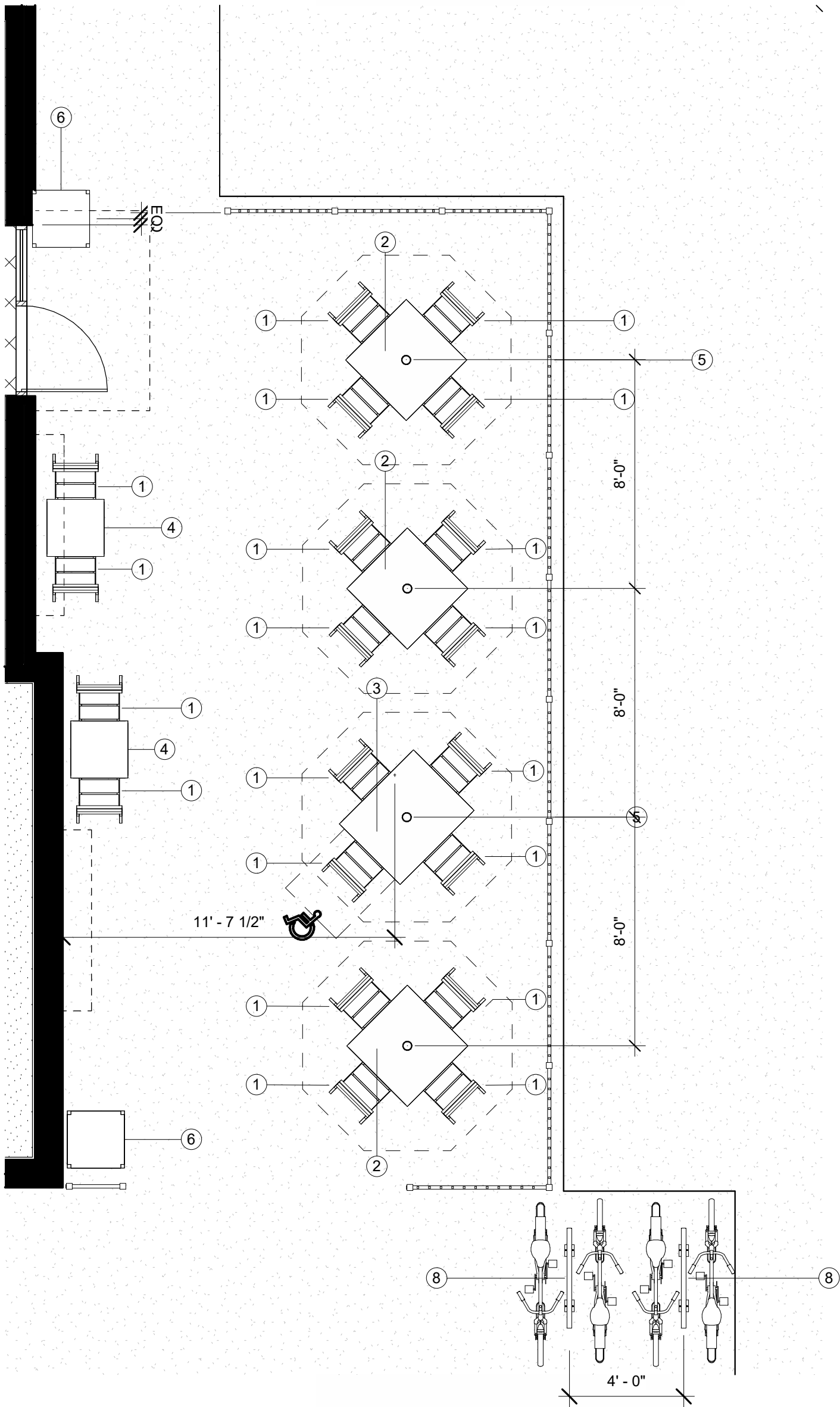
SHEET

DESIGN OVERVIEW

SHEET NUMBER

X-900

C4 FLOOR PLAN - PATIO
1/4" = 1'-0"



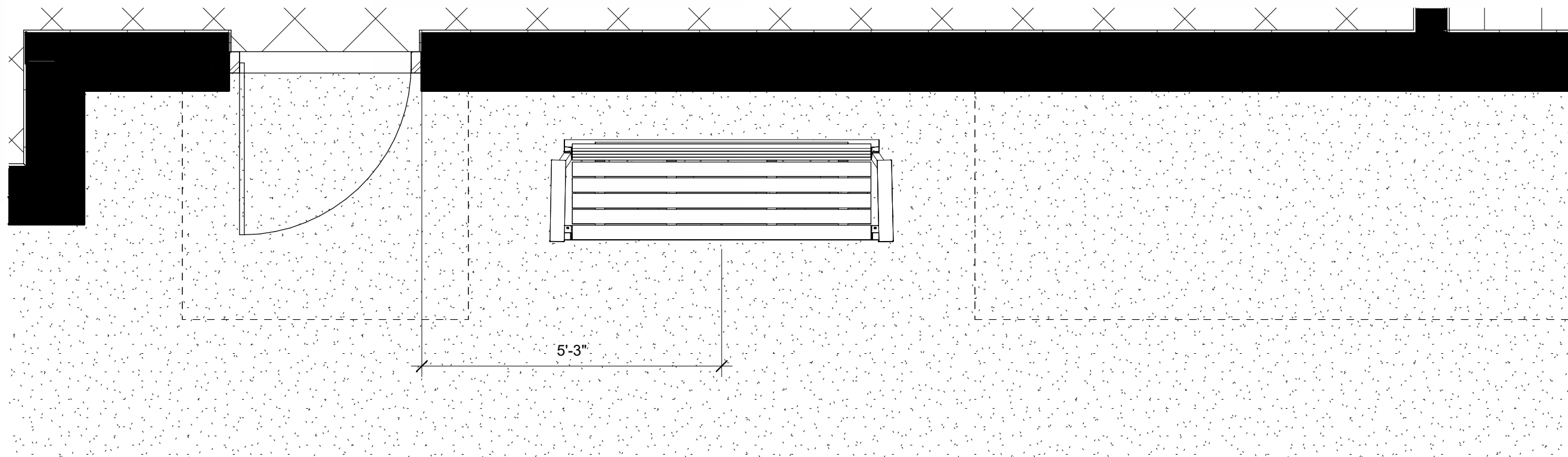
PERSPECTIVE VIEW



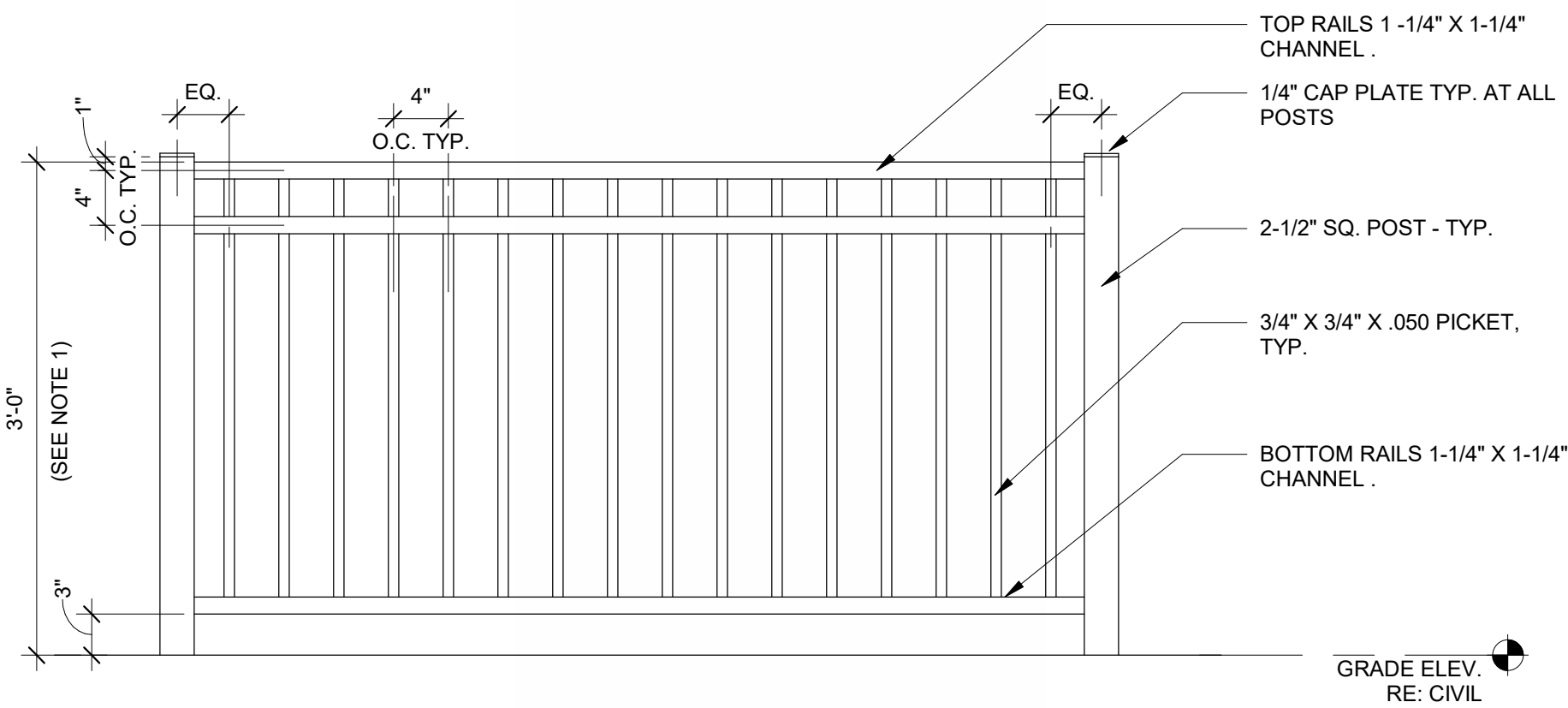
PATIO SEATING SCHEDULE

Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish
1	Patio Chair	20	Benchmark Design Group	WENDOVER CHAIR	3' - 0"	3' - 0"	2' - 5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
2	Patio Table - 4 Top	3	Benchmark Design Group	TAB3055-3636-AAL-WJ-UH-BDT	3' - 0"	3' - 0"	2' - 5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
3	Patio Table - 4 Top - ADA	1	Benchmark Design Group	TBL3056-3644-AL-UH	3' - 8"	3' - 0"	2' - 5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
4	Patio Table - 2 Top	2	Benchmark Design Group	TAB3055-2424-AAL-WJ-BDT	2' - 0"	2' - 0"	2' - 5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
5	Patio Umbrella	4	Tuuci	OCEAN MASTER PARASOL	2' - 0"	2' - 0"	3' - 11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
6	Trash Receptacle	2	Benchmark Design Group	CFA-AL-2444					
7	Entrance Bench	1	Benchmark Design Group	AUSTIN BENCH WITH SLATS					
8	Bike Rack - Surface Mount	2	Belson Outdoors	ORN-2-SF-P	3' - 4"	0' - 2 3/8"	2' - 9"	Steel	Black Powder Coated

E2 ENTRANCE BENCH PLAN
1/2" = 1'-0"

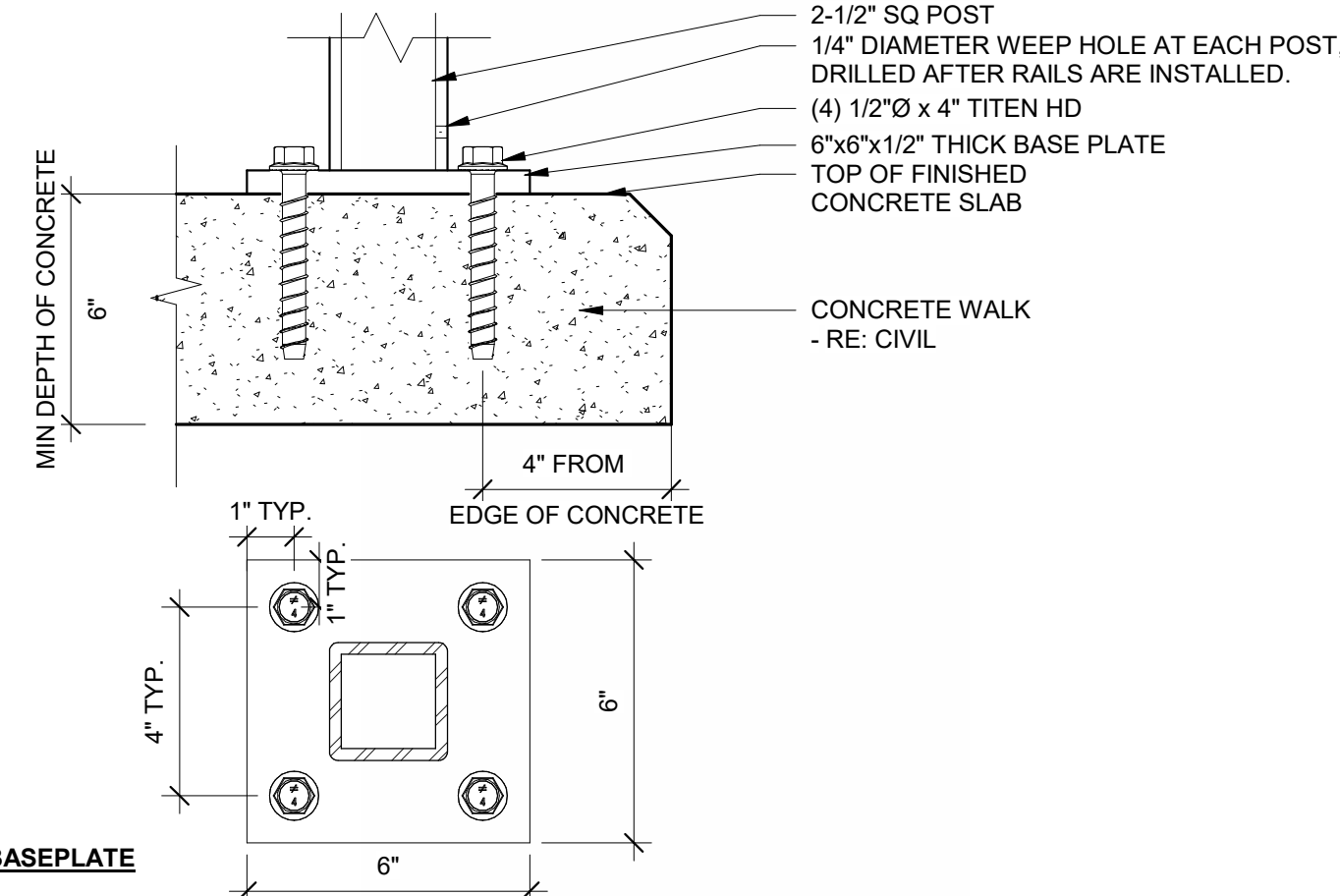


D2 TYP ALUMINUM RAIL
1" = 1'-0"



- NOTES:
- 3'-0" HANDRAIL HEIGHT TO BE USED ALONG OPEN SIDED LEVEL WALKING SURFACES THAT ARE LOCATED LESS THAN 2'-6" ABOVE A FLOOR OR GRADE BELOW. 3'-6" GUARDRAIL HEIGHT REQUIRED ALONG OPEN SIDED LEVEL WALKING SURFACES THAT ARE LOCATED 2'-6" OR GREATER ABOVE A FLOOR OR GRADE BELOW OR WHERE REQUIRED BY A.H.J. OR OTHER GOVERNING CODE/REGULATION. ARCHITECT TO VERIFY SITE SPECIFIC CONDITIONS & COORDINATE.
 - ALL ALUMINUM TO BE .062" TOP WALL, .078 SIDE WALL UNLESS NOTED OTHERWISE.
 - USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH.

C1 TYP EXTERIOR RAILING FIELD BOLT-DOWN DETAIL
3" = 1'-0"



CHICK-FIL-A
HARTLAND

10382 HIGHLAND RD
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 24.11
PRINTED FOR:
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REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 02/17/25
DRAWN BY CT
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SHEET
PATIO DETAILS

SHEET NUMBER

A-102

PROTOTYPICAL SET

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GPD GROUP
Professional Corporation
1225 South Main Street, Suite 201
Akron, OH 44311
330.572.2100 Fax 330.572.2101



Chick-fil-A
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Atlanta, Georgia
30349-2998



2/18/2025 6:58:34 AM Autodesk Docs//MI_05905_Hartland (MI) FSU_2025.1_FSR05905-Hartland (MI) ARC - Prelim Model.rvt
10-LSR-05905-A-103-REFUSE ENCLOSURE

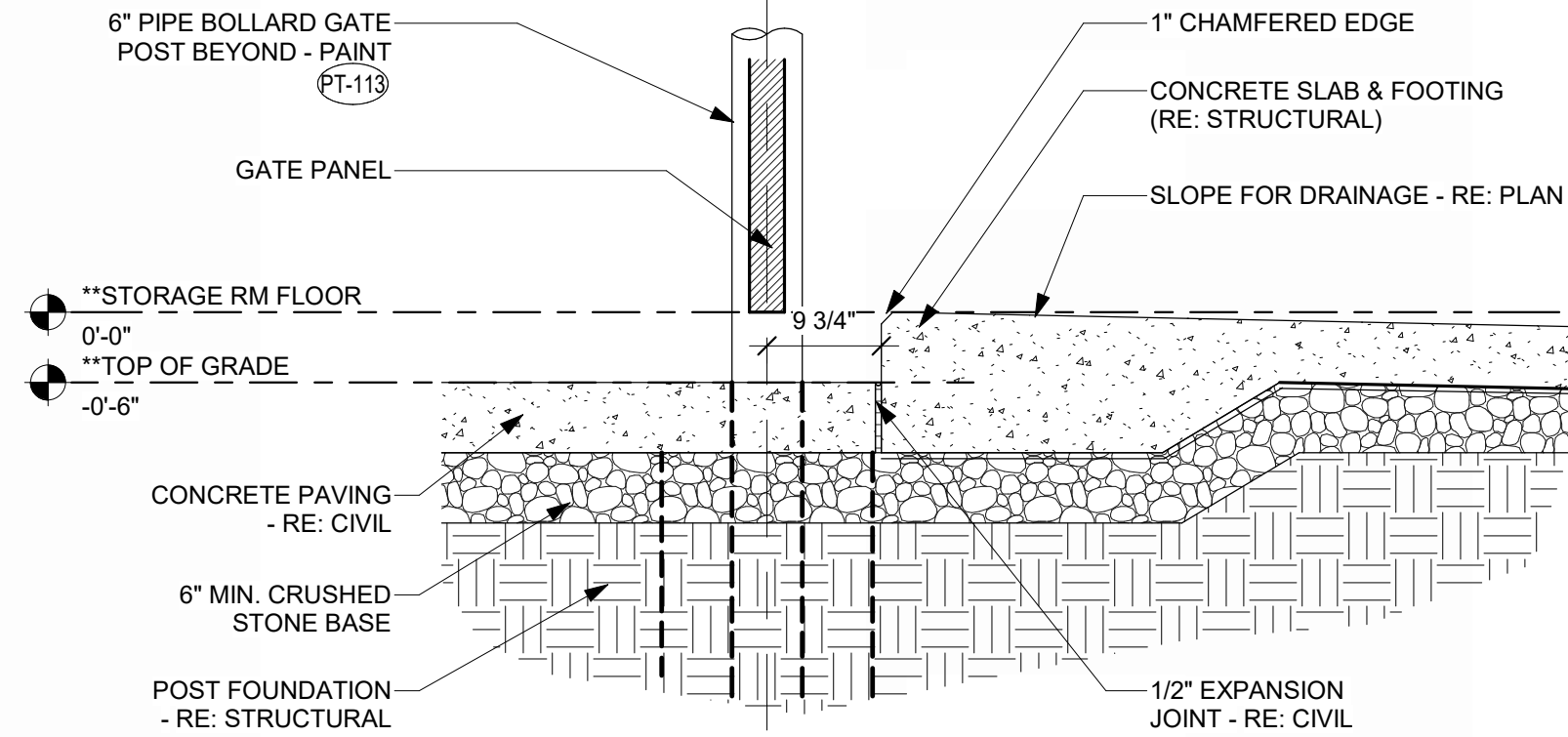


PERSPECTIVE VIEW

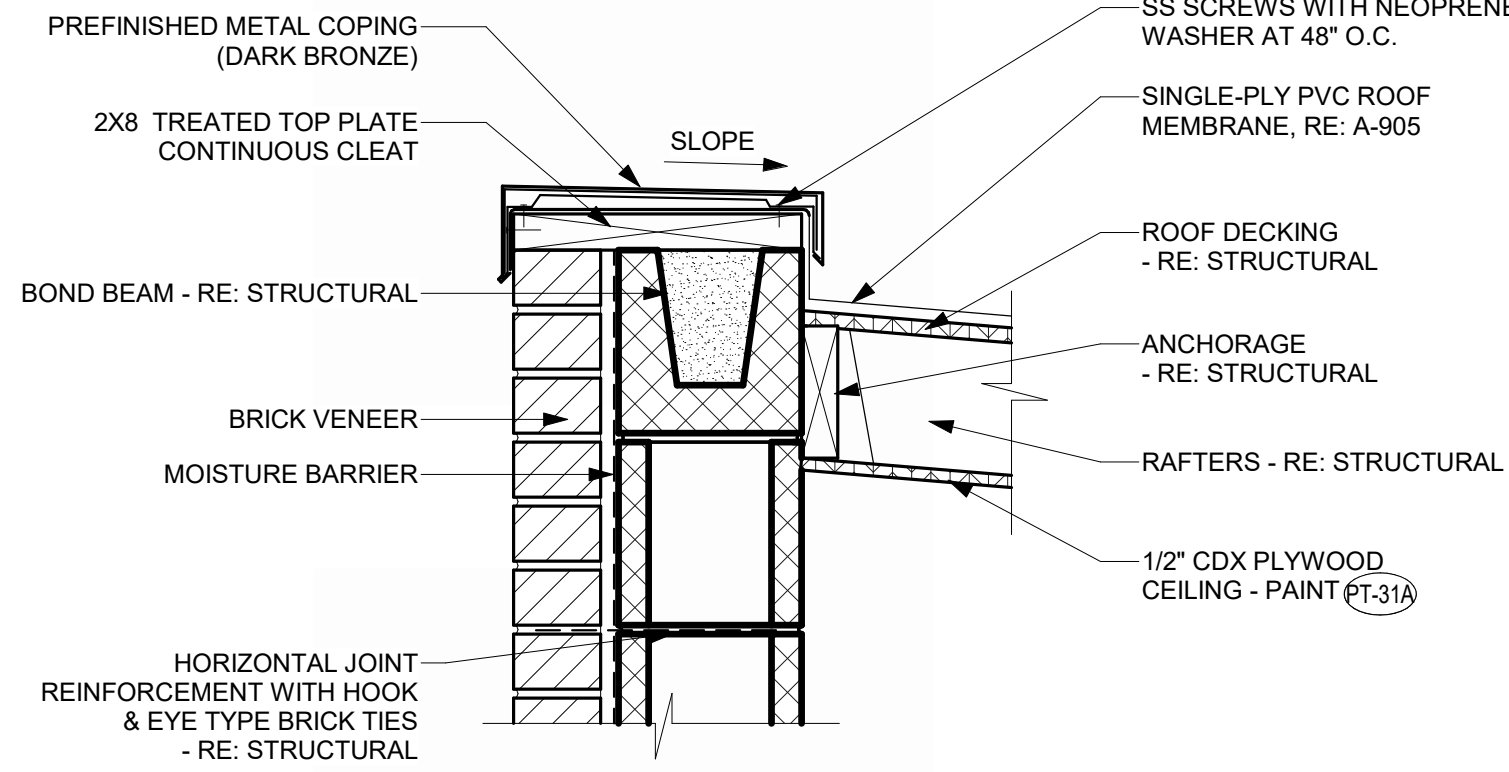


REFUSE ENCLOSURE NOTES

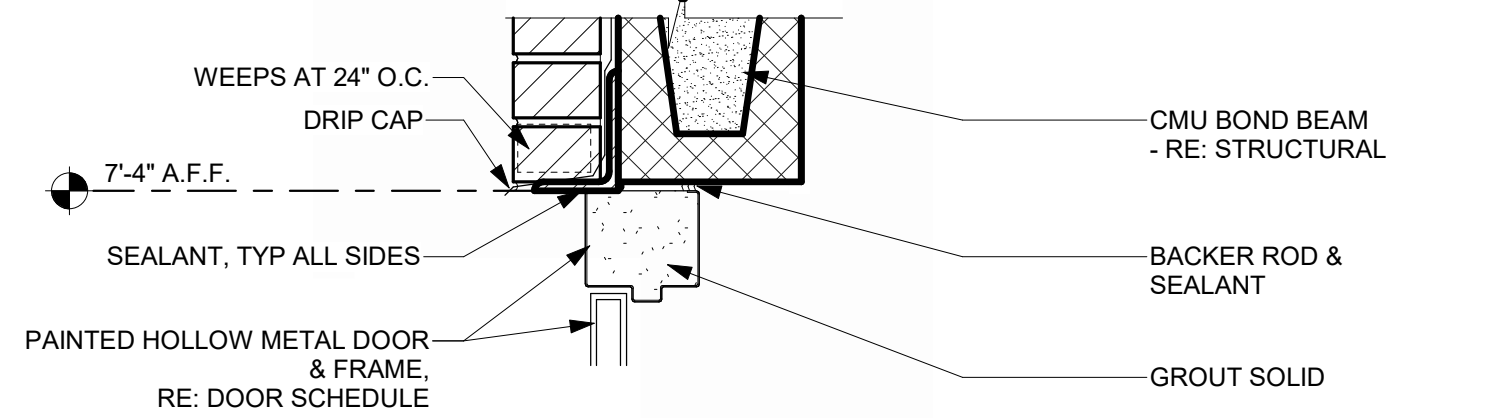
1. ** IN THE ARCHITECTURAL DRAWINGS, REFUSE ENCLOSURE AND MAIN BUILDING ARE BOTH NOTED WITH FINISH SLAB AT 0'-0". ACTUAL FINISH SLAB HEIGHTS WILL VARY BETWEEN MAIN BUILDING AND REFUSE ENCLOSURE. REFER TO CIVIL FOR ALL FINISH SLAB HEIGHTS.



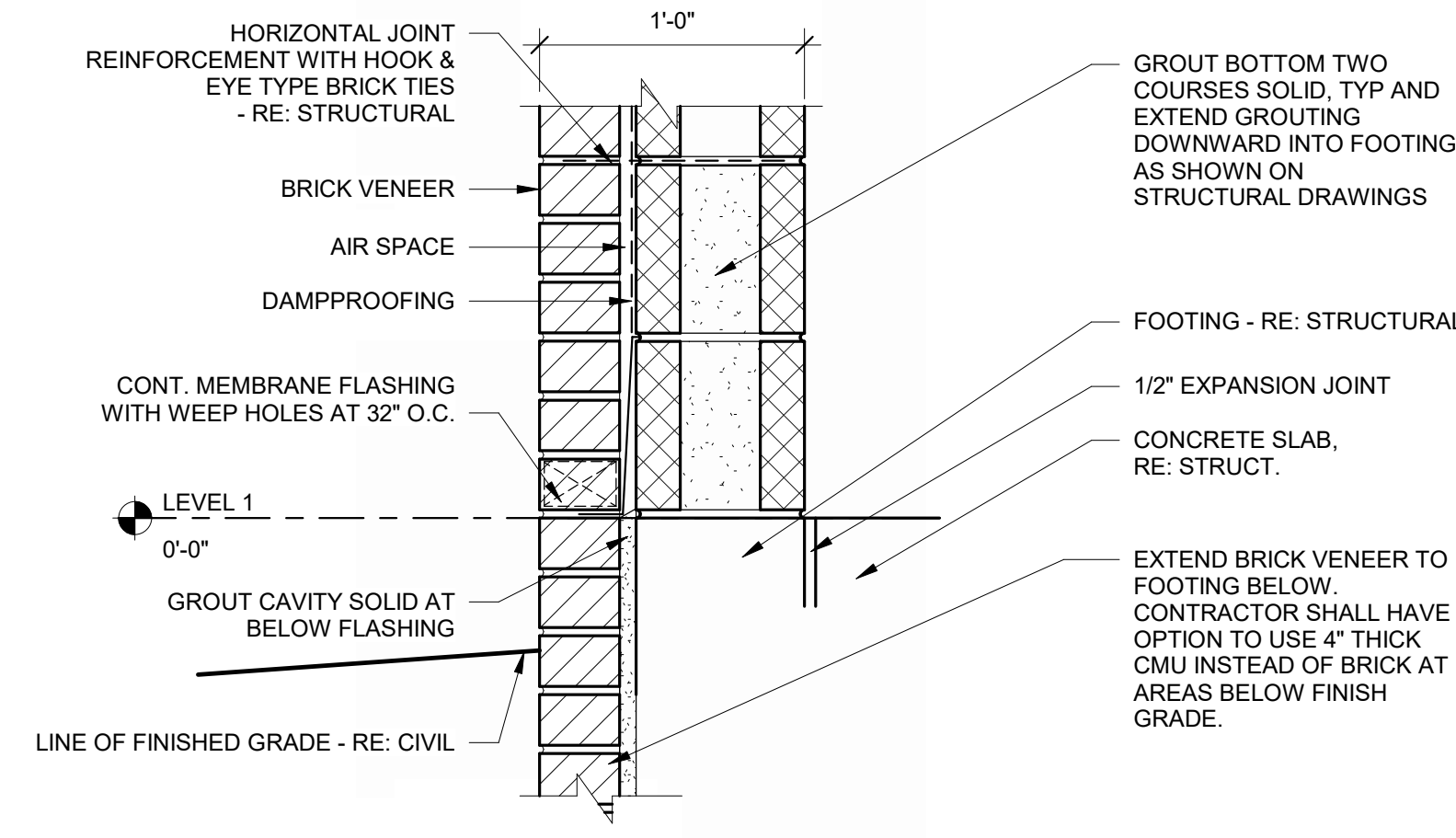
C4 REFUSE PAD AT CONCRETE PAVING DETAIL
3/4\"/>



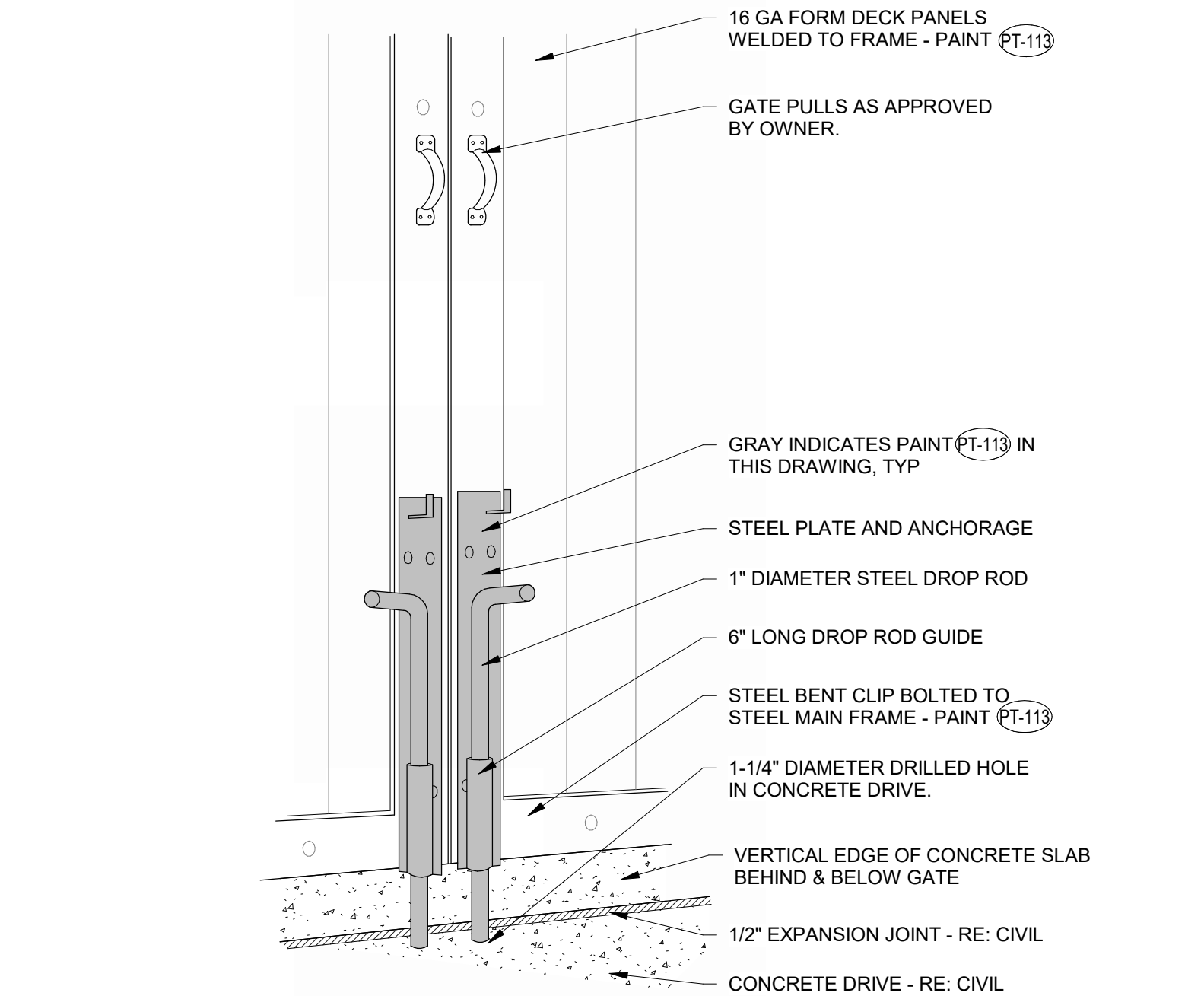
E3 REFUSE ENCLOSURE ROOF EDGE DETAIL
1 1/2\"/>



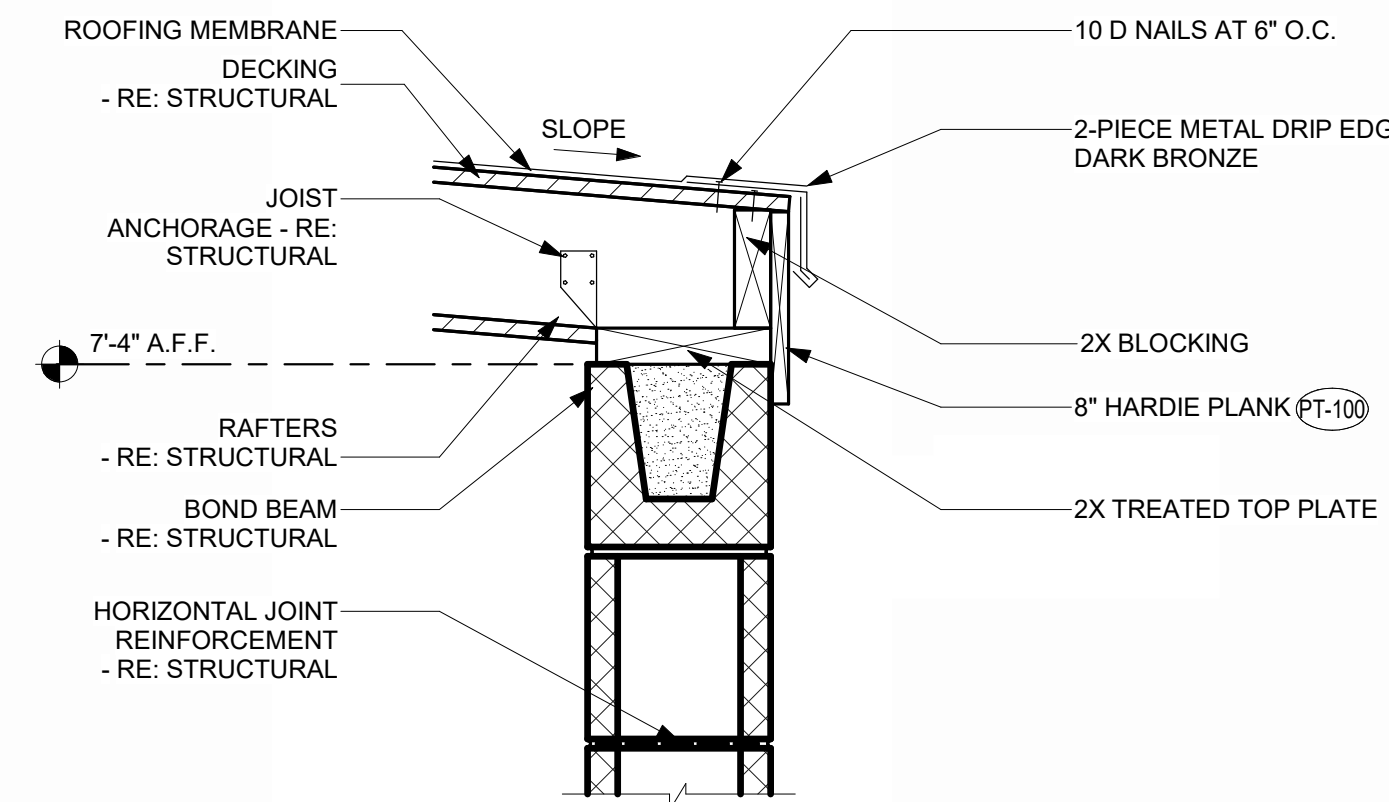
D3 REFUSE ENCLOSURE DOOR HEAD DETAIL
1 1/2\"/>



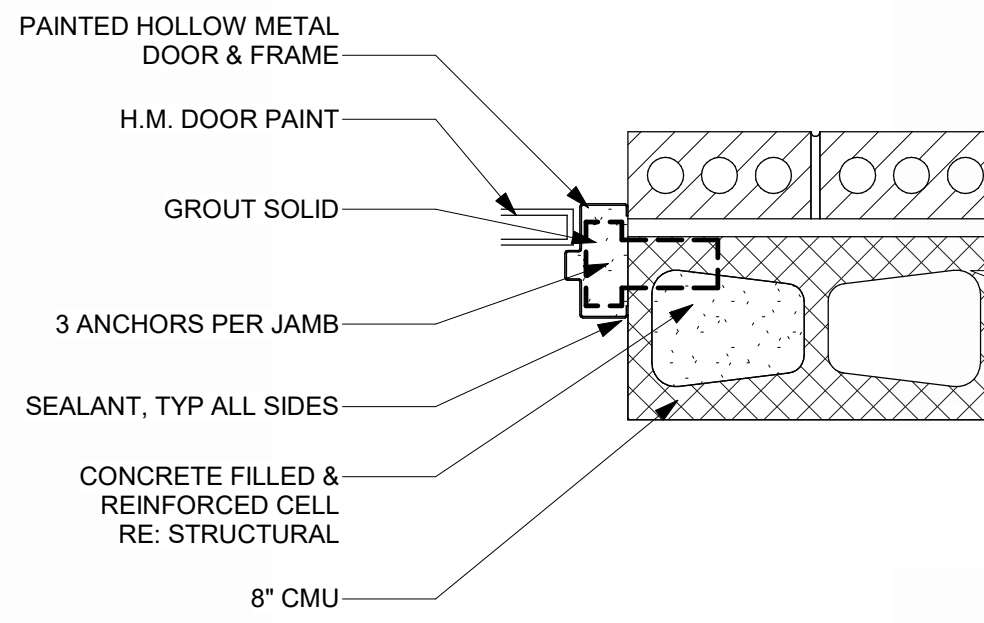
C3 REFUSE ENCLOSURE BASE DETAIL
1 1/2\"/>



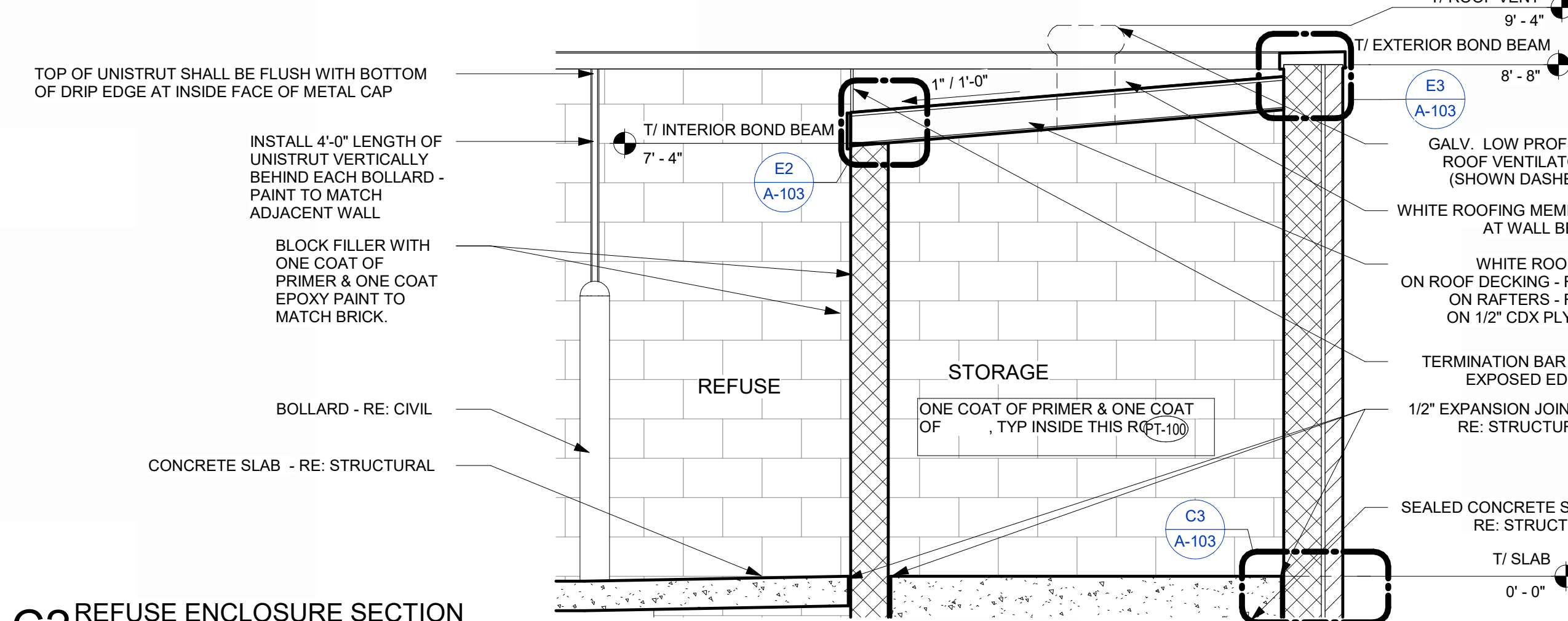
A3 REFUSE ENCLOSURE DROP ROD 3-D DECK PANEL DETAIL
N.T.S.



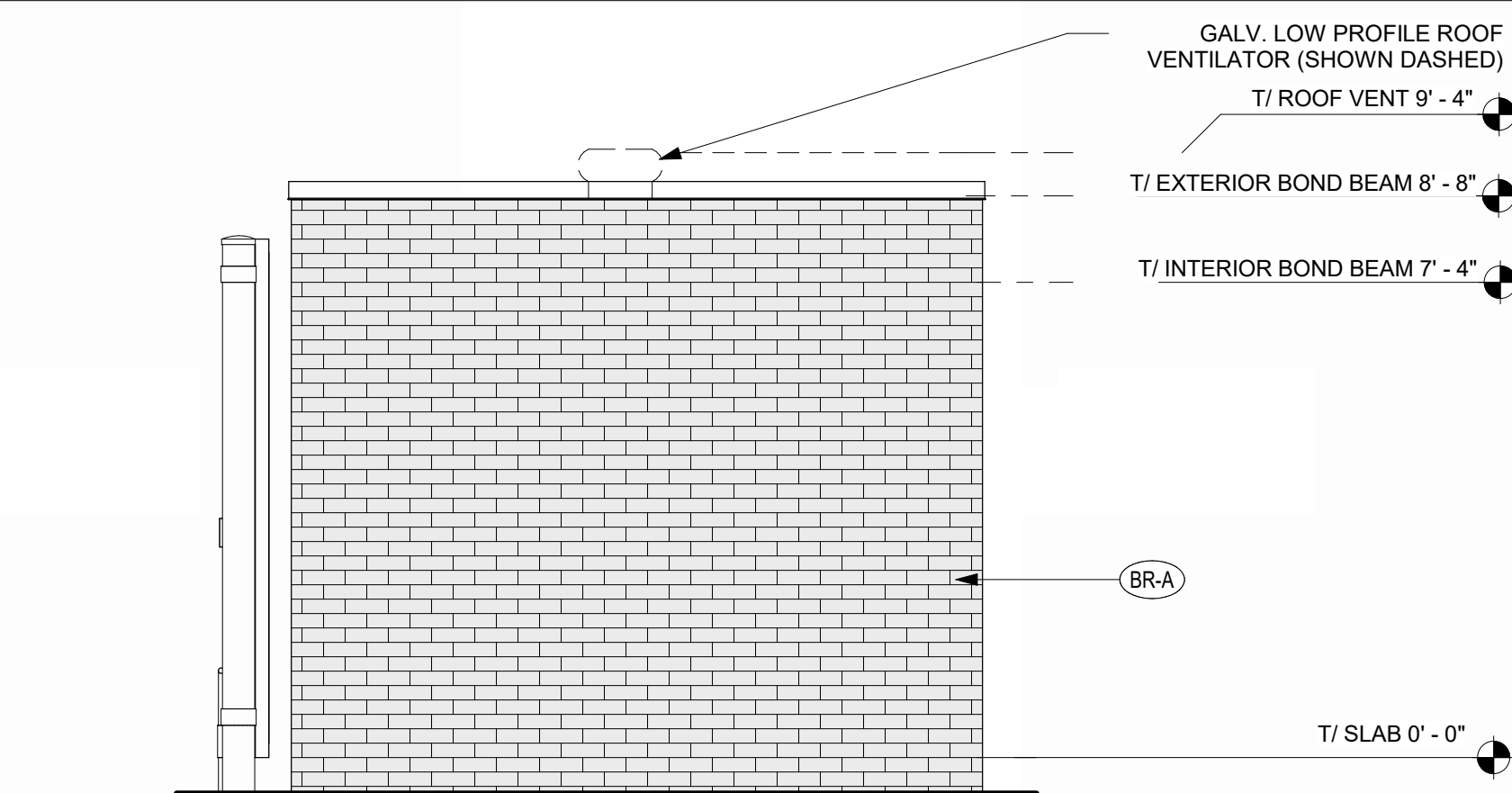
E2 REFUSE ENCLOSURE DRIP EDGE
1 1/2\"/>



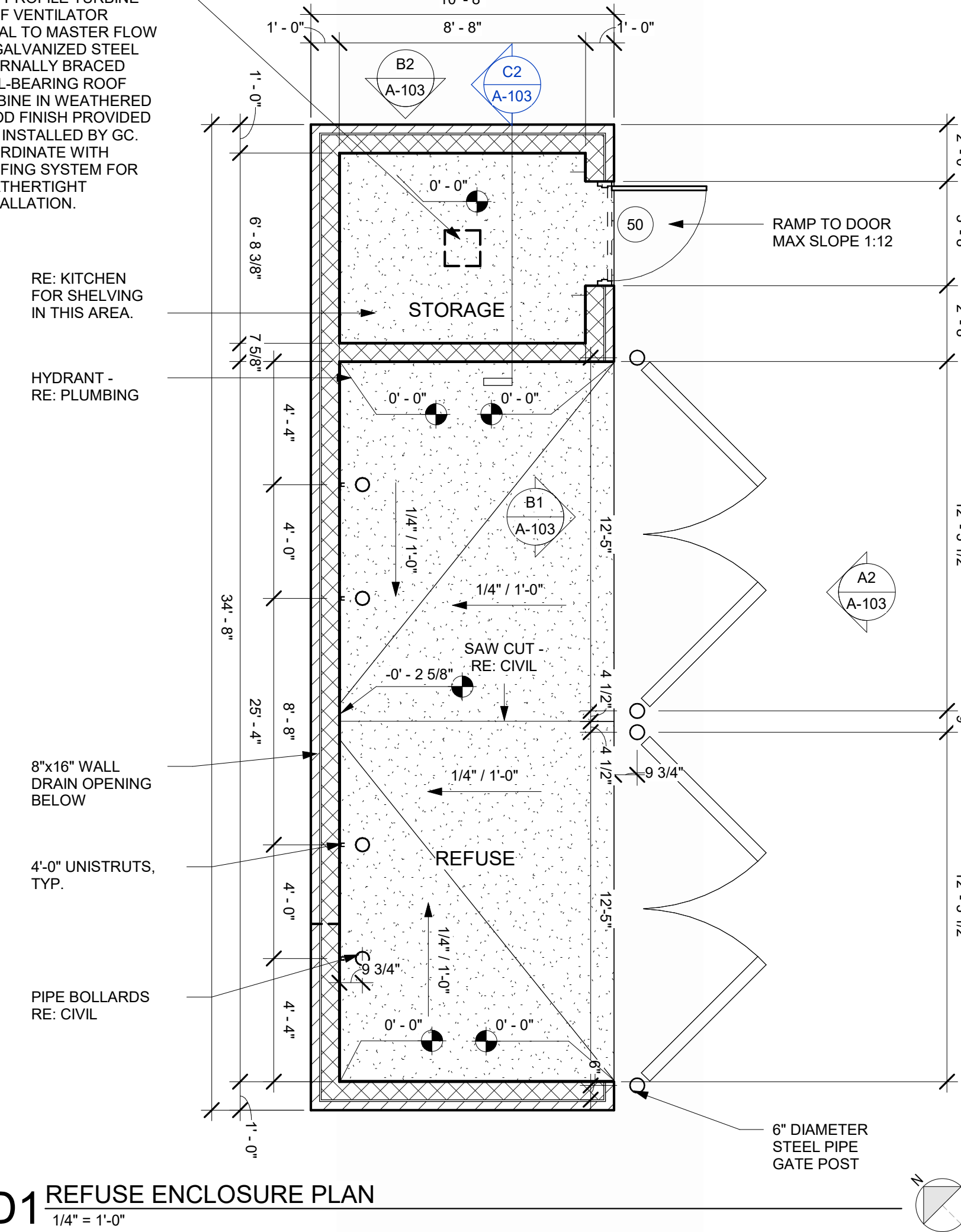
D2 REFUSE ENCLOSURE DOOR JAMB DETAIL
1 1/2\"/>



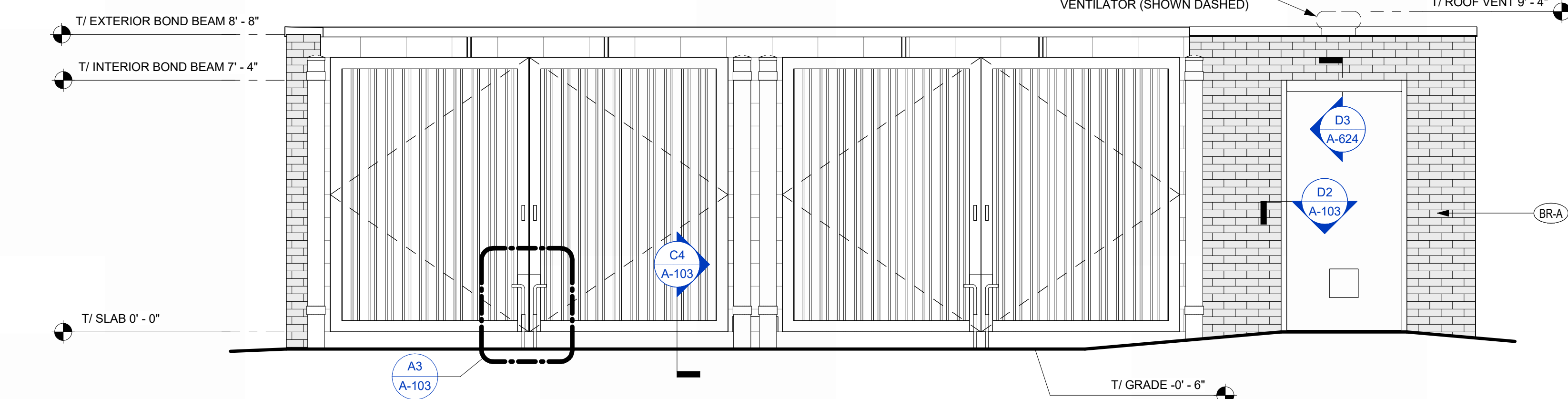
C2 REFUSE ENCLOSURE SECTION
1/2\"/>



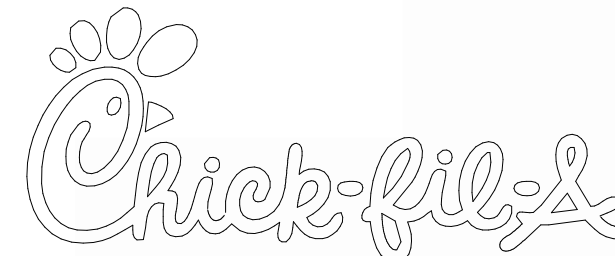
B2 REF. ELEV. SIDE
3/8\"/>



D1 REFUSE ENCLOSURE PLAN
1/4\"/>



A2 REFUSE ENCLOSURE ELEVATION
3/8\"/>



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30349-2998



PROTOTYPICAL SET

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CHICK-FIL-A
HARTLAND

10382 HIGHLAND RD
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 24-11

PRELIMINARY

REVISION SCHEDULE
NO. DATE DESCRIPTION

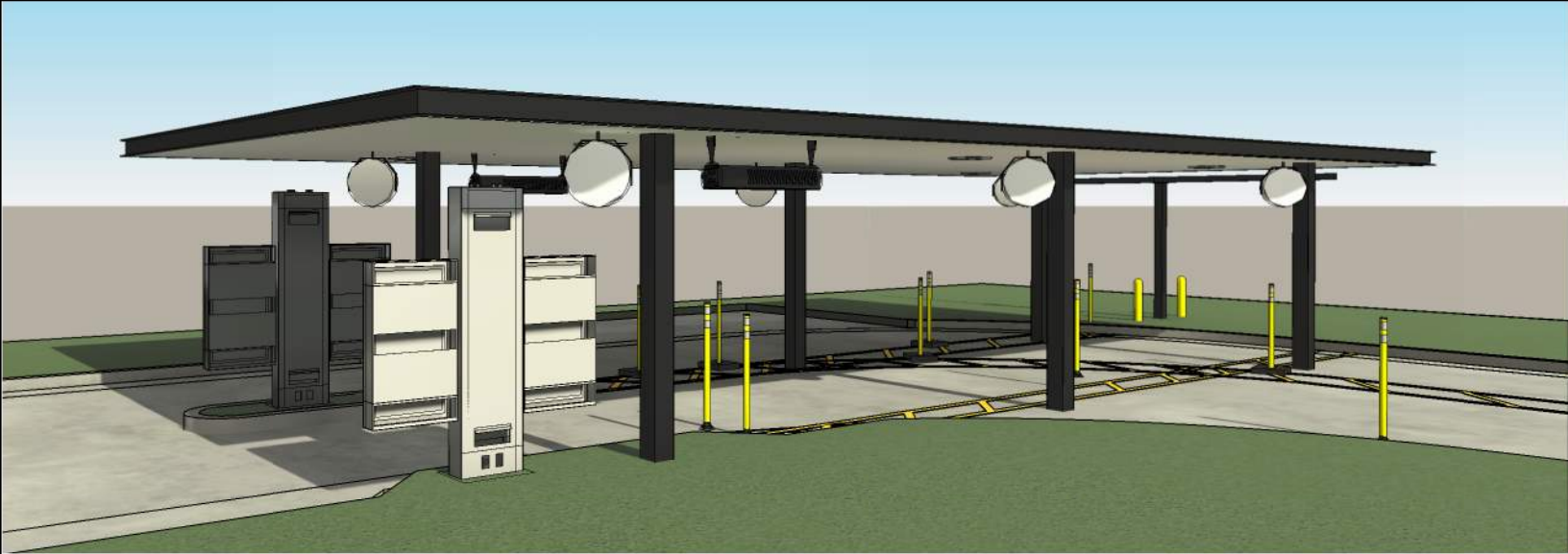
CONSULTANT PROJECT # 2024223.53
DATE 02/17/25

DRAWN BY: Author
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SHEET REFUSE ENCLOSURE

SHEET NUMBER

A-103

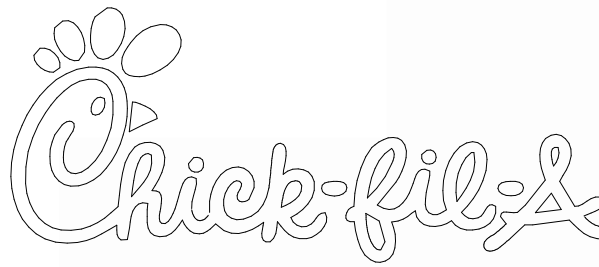
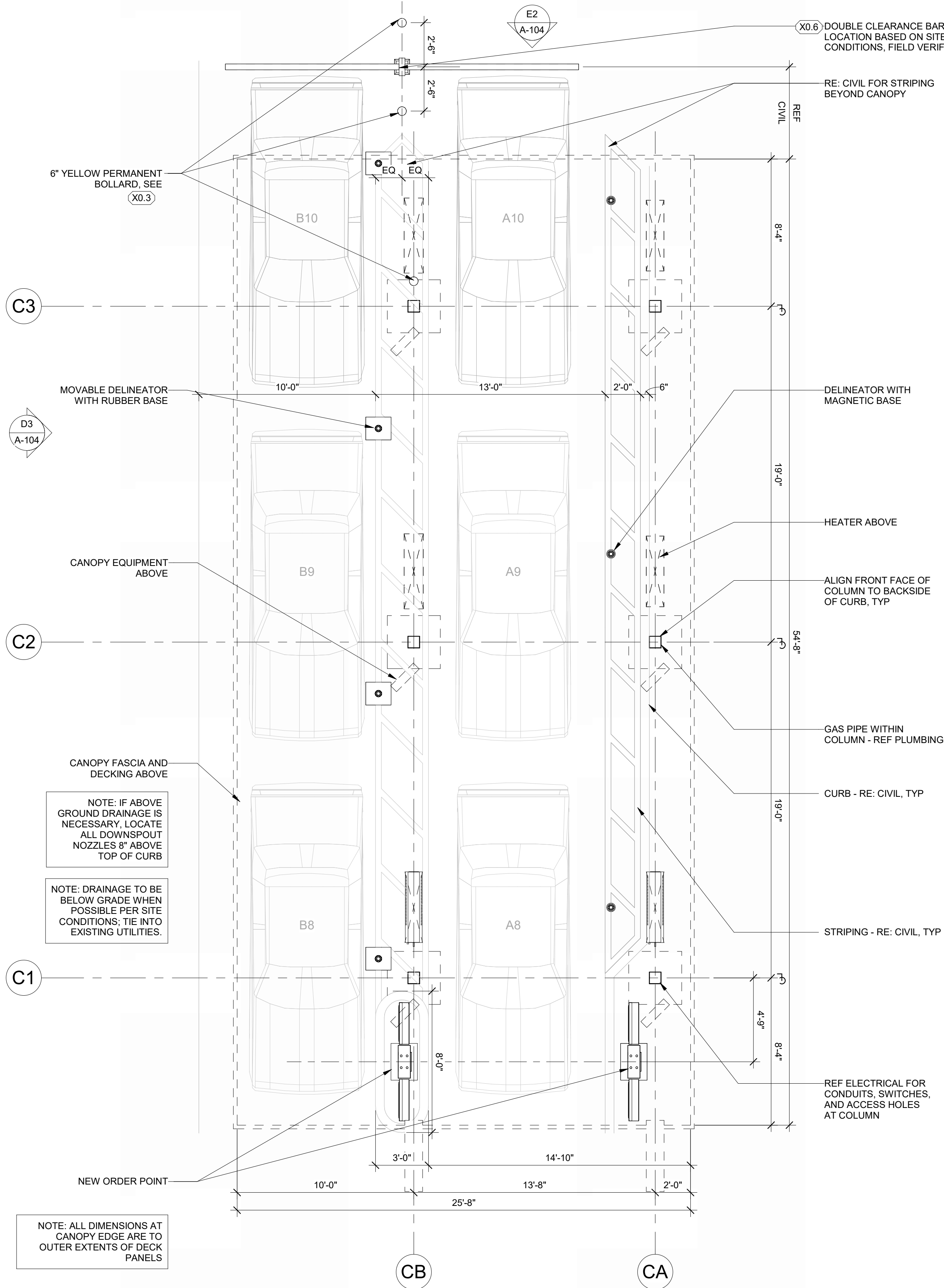
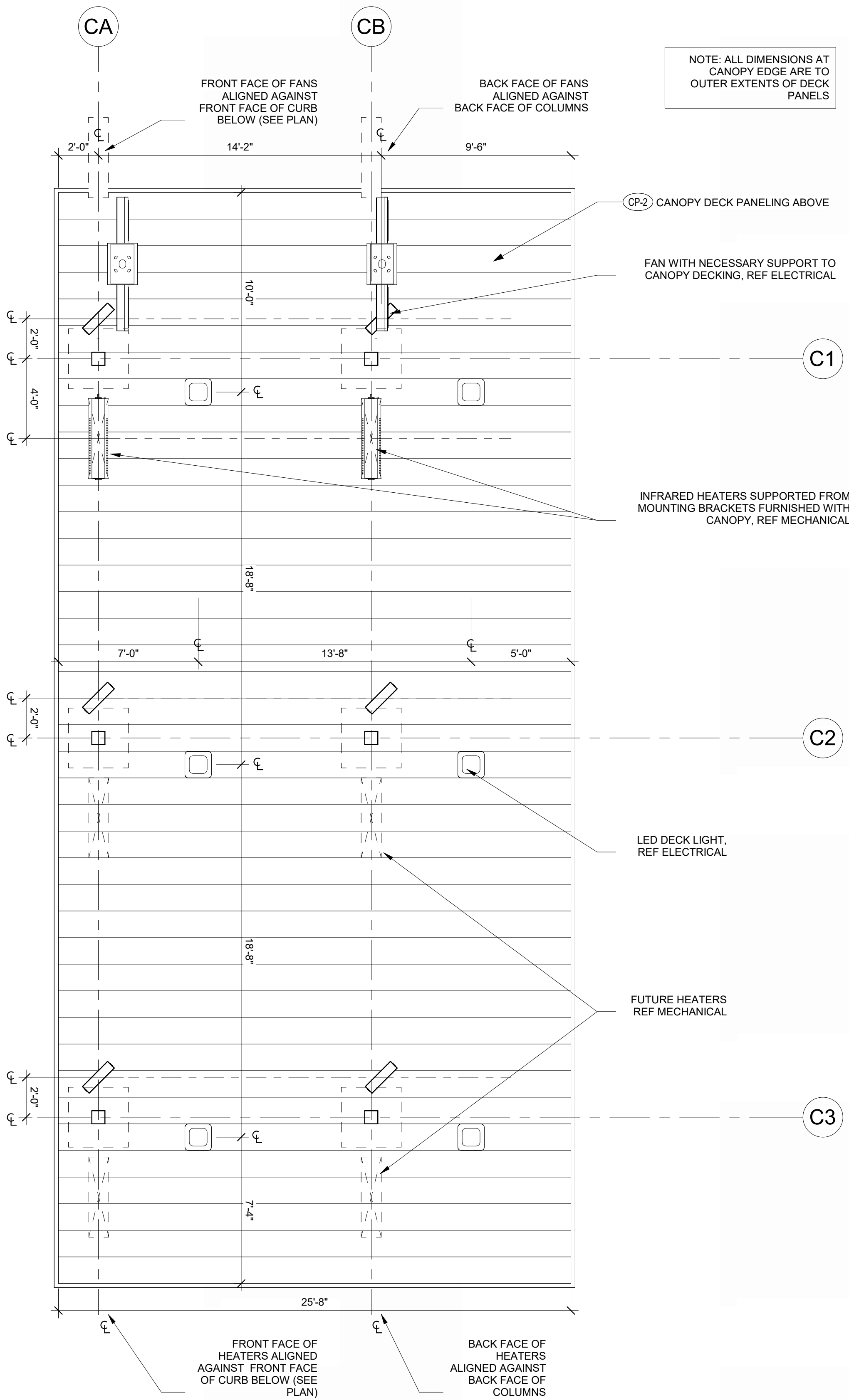
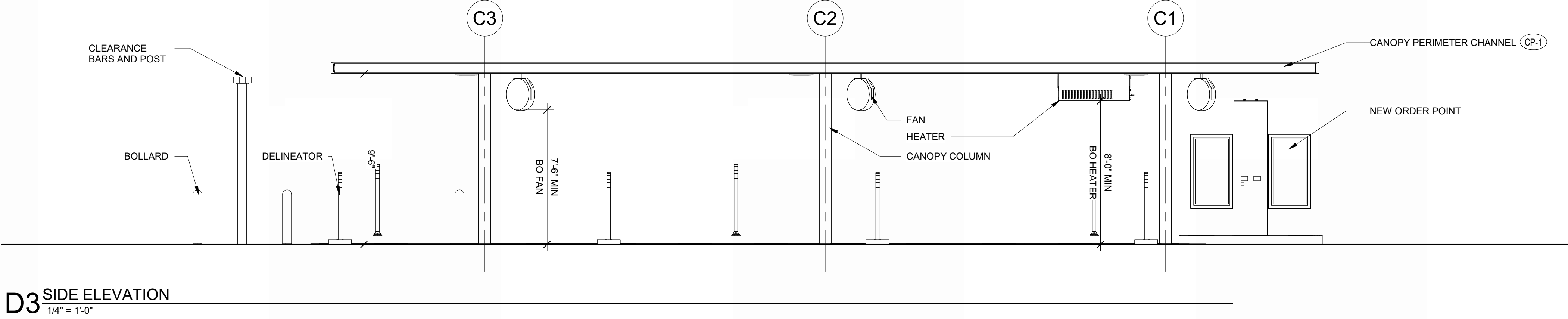


PERSPECTIVE VIEW

OP CANOPY FINISHES

- CP-1
PREFINISHED METAL
COLOR: DARK BRONZE
- CP-2
METAL DECKING
COLOR: WHITE

TAG	EQUIPMENT	APPLICABLE TIER			SUPPLIER	CONTACT	MANUFACTURER	MODEL NUMBER	COMMENTS
		1	2	3					
X0.3	BOLLARD SLEEVE	-	X	X	GC	-	INTERSTATE PRODUCTS OR EQUAL	1738YRS - EAGLE 6"	-
X0.4	OP DIGITAL MENU BOARD	-	X	X	PATTISON	Helene Hammond (613-247-5379) hhammond@pattisonsigns.com	PATTISON	-	-
X0.6	C7 DOUBLE CLEARANCE BAR	-	BY SITE	BY SITE	UNISTRUCUTURES OR CHANDLER SIGNS	Carolyn Ward (678-974-1759) c.ward@unistructures.com OR Kristen Hamilton, Amy McCann, or Scarlett Quintero (210-349-3804) CFA@chandlersigns.com	UNISTRUCUTURES OR CHANDLER SIGNS	-	14'-6 1/2" L x 9'-0" H. See shop drawings for more information; Dark Bronze textured finish
X0.19	CLEARANCE TEXT	-	X	X	LANE OR FASHION	Larry Tolbert (705-545-7615) ltolbert@lanesupplyinc.com OR Jason Holmes (785-242-8111) jholmes@fashioninc.com	LANE OR FASHION	-	-



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



PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
HARTLAND

10382 HIGHLAND RD
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 24-11

PRINTED FOR
PRELIMINARY

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 02/17/25

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SHEET ORDER POINT CANOPY

SHEET NUMBER

A-104




GPD GROUP
Professional Corporation
520 South Main Street, Suite 2551
Akron, OH 44311
330.572.2100 Fax 330.572.2101

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CONSTRUCTION

FSR#05905

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

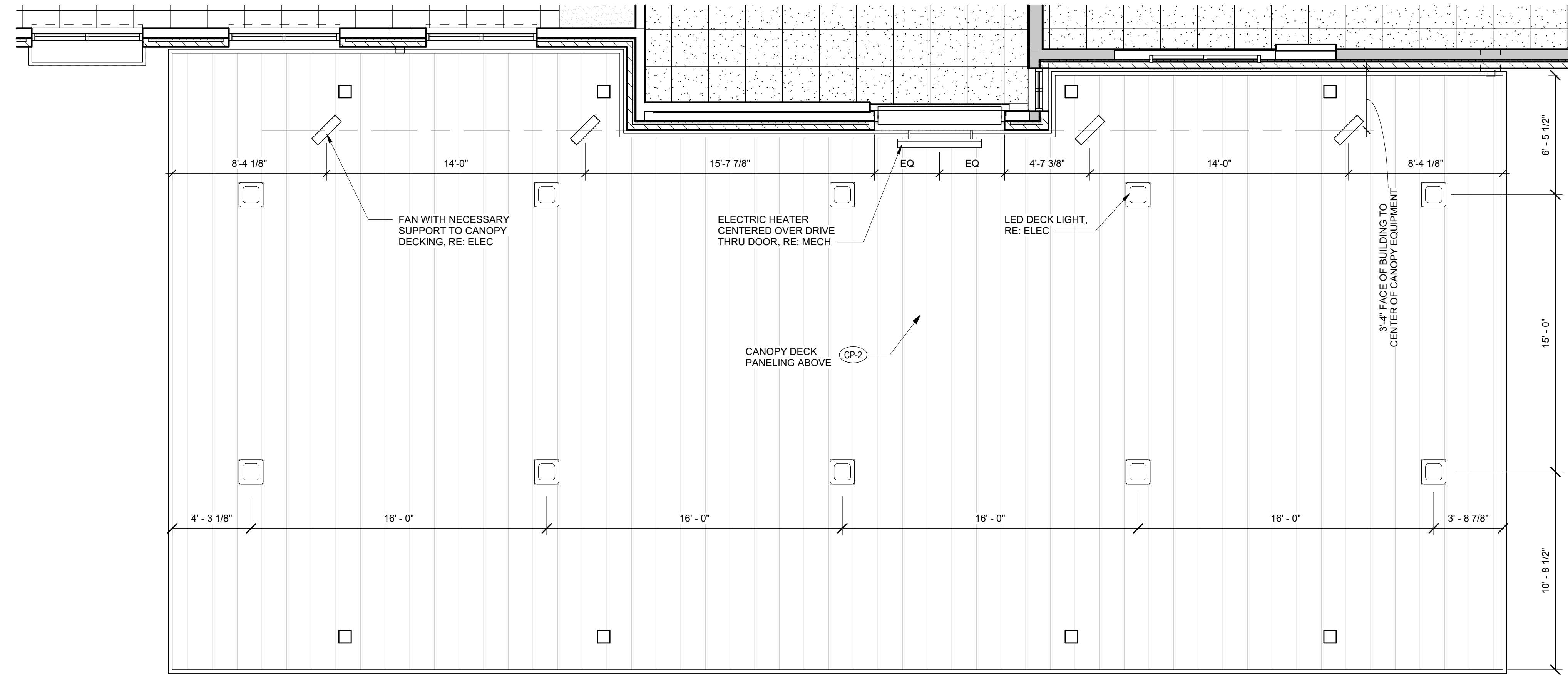
SECTIONS - TRANE

X-402

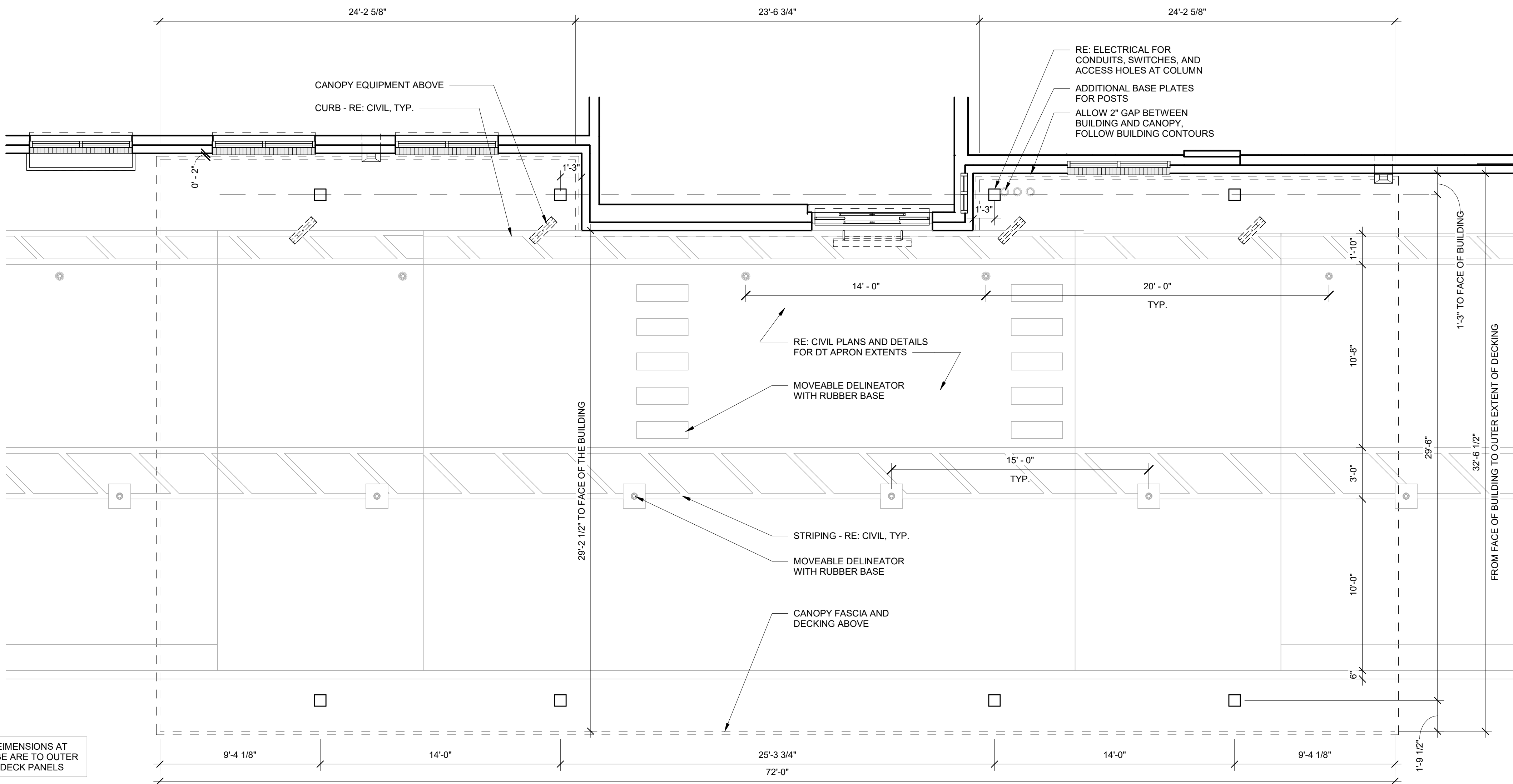


2/18/2025 7:00:41 AM Autodesk Docs//MI_05905_Hartland (MI) FSU_2025.1_FSR05905-Hartland (MI) ARC - Prelim Model.rvt 10-LSR-05905-A-105-OUTSIDE MEAL DELIVERY CANOPY

D3 OUTSIDE MEAL DELIVERY CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"



A3 OUTSIDE MEAL DELIVERY CANOPY PLAN
1/4" = 1'-0"



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Atlanta, Georgia
30349-2998



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CHICK-FIL-A
HARTLAND

10382 HIGHLAND RD
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14 LSR BASE

RELEASE: 24.11

PRINTED FOR PRELIMINARY

REVISION SCHEDULE

NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2024223.53

DATE 02/17/25

DRAWN BY Author

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SHEET OUTSIDE MEAL DELIVERY CANOPY

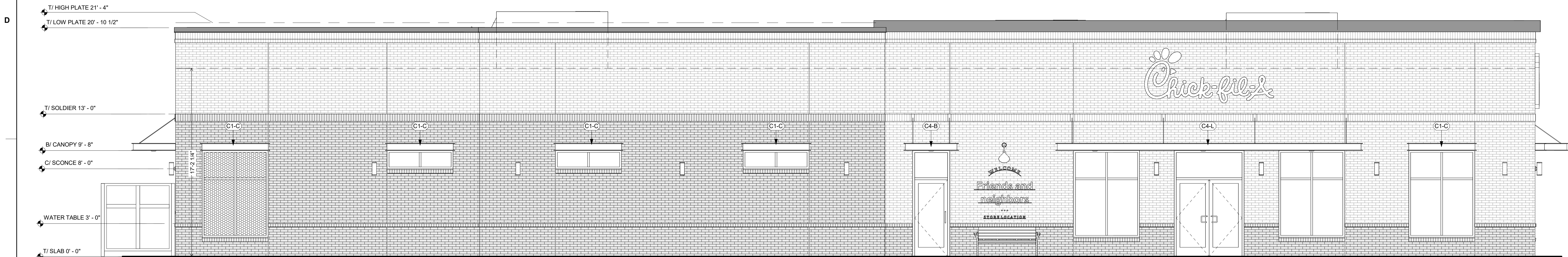
SHEET NUMBER

A-105

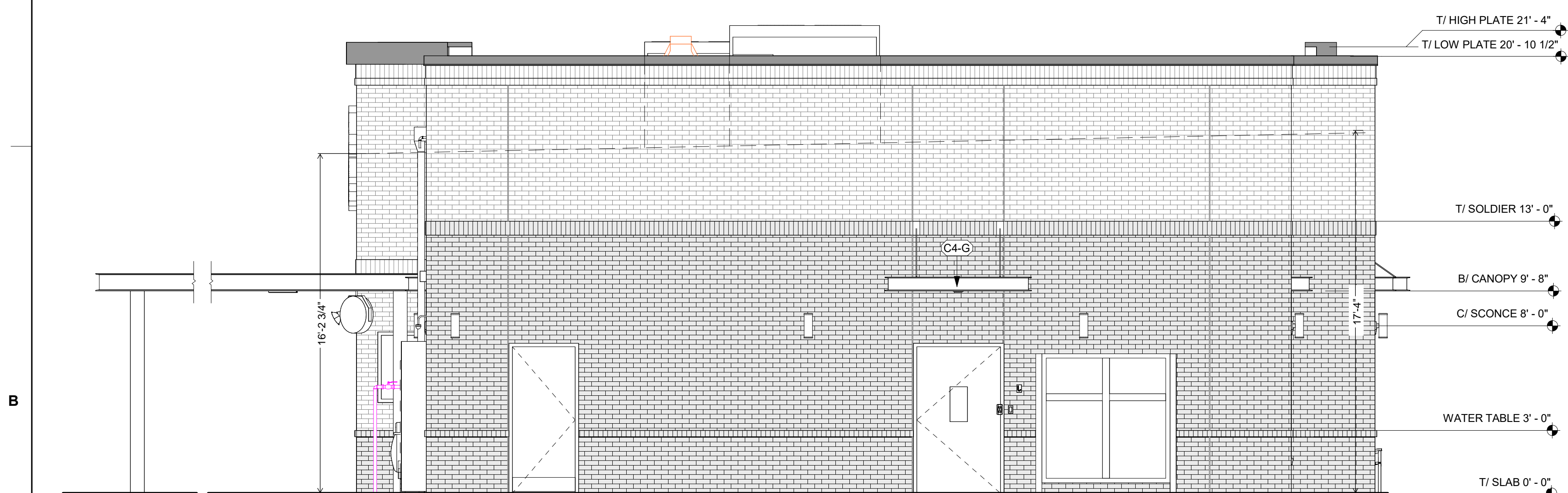
2/19/2025 12:17:33 PM Autodesk Docs\\MI_05905_Hartland (MI) FSU_2025.1_FSR05905-Hartland (MI) ARC - Prelim Model.rvt 10-LSR-05905-A-301-EXTERIOR ELEVATIONS



D4 EXTERIOR ELEVATION - NORTHWEST
1/4" = 1'-0"



E4 EXTERIOR ELEVATION - SOUTHEAST
1/4" = 1'-0"



B4 EXTERIOR ELEVATION - SOUTHWEST
1/4" = 1'-0"



B2 EXTERIOR ELEVATION - NORTHEAST
1/4" = 1'-0"

MATERIAL CALCULATION TABLE				
	SOUTHWEST	NORTHWEST	SOUTHEAST	NORTHEAST
TOTAL FACADE SF:	1023 SF	2591 SF	2636 SF	1036 SF
BRICK SF:	928 SF (91%)	2288 SF (88%)	2182 SF (83%)	829 SF (80%)
GLASS SF:	8 SF (1%)	221 SF (9%)	314 SF (12%)	153 SF (15%)
SPANDREL GLASS SF:	0 SF (0%)	0 SF (0%)	0 SF (0%)	0 SF (0%)
METAL SF:	87 SF (8%)	82 SF (3%)	140 SF (5%)	54 SF (5%)

ATTACHED CANOPY SCHEDULE						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	9	6' - 4"	1' - 0"	0' - 0"	No
C4-A	Exterior Canopy	1	5' - 0"	4' - 0"	2' - 4"	Yes
C4-G	Exterior Canopy	2	7' - 0"	4' - 0"	2' - 4"	Yes
C4-L	Exterior Canopy	1	28' - 0"	4' - 0"	2' - 4"	Yes
Grand total		13				

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
BR-A	BRICK VENEER (PRIMARY)	GLEN-GERY	MODULAR	*	WHITEHALL	MORTAR: ARGOS, SAN TAN
BR-B	BRICK VENEER (ACCENT)	GLEN-GERY	MODULAR	*	WHITEHALL	MORTAR: ARGOS, SAN TAN
CP-1	CANOPY METAL FASCIA		DURA COAT	*	WHITEHALL	MORTAR: ARGOS, SAN TAN
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			MIDNIGHT BRONZE	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE, FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW Bronzetone	DARK BRONZE	FINISH: SEMI-GLOSS EXTERIOR METALS
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

GENERAL NOTES
1. ALL SIGNAGE PROVIDED BY OTHERS
2. REF FLOOR PLAN AND WINDOW LEGEND FOR STOREFRONT INFORMATION

CANOPY NOTES:
BUILDING MOUNTED CANOPIES
- 8" THICK CANOPY
- KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (CP-1)
COLUMN MOUNTED CANOPIES
- 10" THICK CANOPY
- FINISH OF STRUCTURE TO BE (CP-1)
- FINISH OF DECKING TO BE (CP-2)

LEGEND

(BR-B) EXPANSION JOINT, SEALANT COLOR TO MATCH MORTAR COLOR, RE: SPECIFICATIONS

(BR-A) CARD READER BY SECURITY VENDOR - RE: ELEC

(EC-1) SCUPPER - PT-113 SEE

DOWNSPOUT - PT-113 SEE

MDP - PT-113 RE: ELECTRICAL

OIL EXTRACTION PORT ACCESS BOX

CO2 FILL BOX - RE: KITCHEN

LIGHT FIXTURE - RE: ELECTRICAL

CT CABINET - PT-113 RE: ELECTRICAL

LIGHT FIXTURE - RE: ELECTRICAL



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5200 Buffington Road
Atlanta, Georgia
30349-2998



PROTOTYPICAL SET

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BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
HARTLAND

10382 HIGHLAND RD
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14 LSR BASE
RELEASE: 24.11

PRINTED FOR
PRELIMINARY

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 02/17/25

DRAWN BY CT
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EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

"This submittal is for general informational purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

LIGHTING FIXTURE SCHEDULE										
SYMBOL	LABEL	QTY	CATALOG NUMBER	MANUFACTURER	DESCRIPTION	LAMP	WATTS	VOLTS	MOUNTING	LLF
⬢	OA	16	P5075-31 WITH P8789 TOP COVER LENS	PROGRESS LIGHTING	5" DIAMETER, 14" HEIGHT, WET LOCATION, UP/DOWN CYLINDER W/ 12 WATT PAR30 3K NFL LED LAMPS	(2)GE-LED12P30RW83025	24	120	WALL	1.00
⬢	OD2	5	LUMINAIRE: PRV-C40-D-UNV-T4-8K-HSS-MS/DIM-A40W (TYPE 4 DISTRIBUTION WITH HSS) POLE: SSP21-4.0-7-BLK-DIM10-8C (SINGLE LUMINAIRE) ANCHOR BOLT SET: ABSSS-5	COOPER/LUMARK KW INDUSTRIES	SINGLE AREA LIGHT FIXTURE WITH TYPE 4 FORWARD-THROW DISTRIBUTION AND HOUSE SIDE SHIELD. FIXTURES, BRACKETS, AND POLES TO HAVE DARK BRONZE FINISH. DRILL MOUNT THE ARMS/BRACKETS TO THE POLES. PROVIDE SINGLE POLE FUSE HOLDER AND 3A FUSES IN HAND HOLE OF POLE.	INTEGRAL LED	131	120	POLE - 21'	1.00
⬢	OD3	4	LUMINAIRE: PRV-C40-D-UNV-T3-8K-MS/DIM-A40W (TYPE 3 DISTRIBUTION) POLE: SSP21-4.0-7-BLK-DIM2180-8C (TWO LUMINAIRES AT 180 DEGREES) ANCHOR BOLT SET: ABSSS-5	COOPER/LUMARK KW INDUSTRIES	TWIN AREA LIGHT FIXTURE WITH TYPE 3 MEDIUM DISTRIBUTION. FIXTURES, BRACKETS, AND POLES TO HAVE DARK BRONZE FINISH. DRILL MOUNT THE ARMS/BRACKETS TO THE POLES. PROVIDE SINGLE POLE FUSE HOLDER AND 3A FUSES IN HAND HOLE OF POLE.	INTEGRAL LED	262	120	POLE - 21'	1.00
⬢	OK	1	LNC-SLU-3K-3-1	HUBBELL	LED WALLPACK W/ CENTERLINE OF FIXTURE AT 8'-0" ABV 0'-0" (FINISH FLOOR LINE)	INTEGRAL LED	13	120	WALL	1.00
⬢	Z2	16	C-CP-A-SQ-78L-50K-WH	C-LITE	CEILING LIGHT FIXTURE PROVIDED BY THE CANOPY SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR	INTEGRAL LED	88	120	CANOPY - 9.5'	0.70

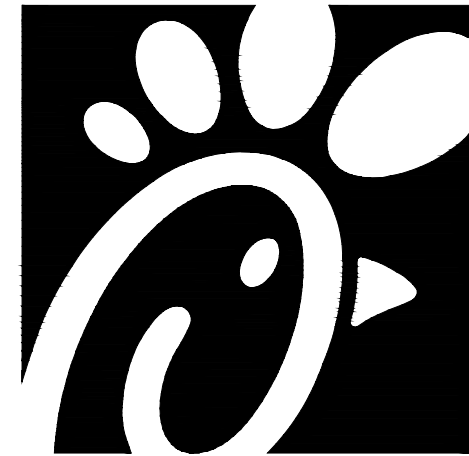
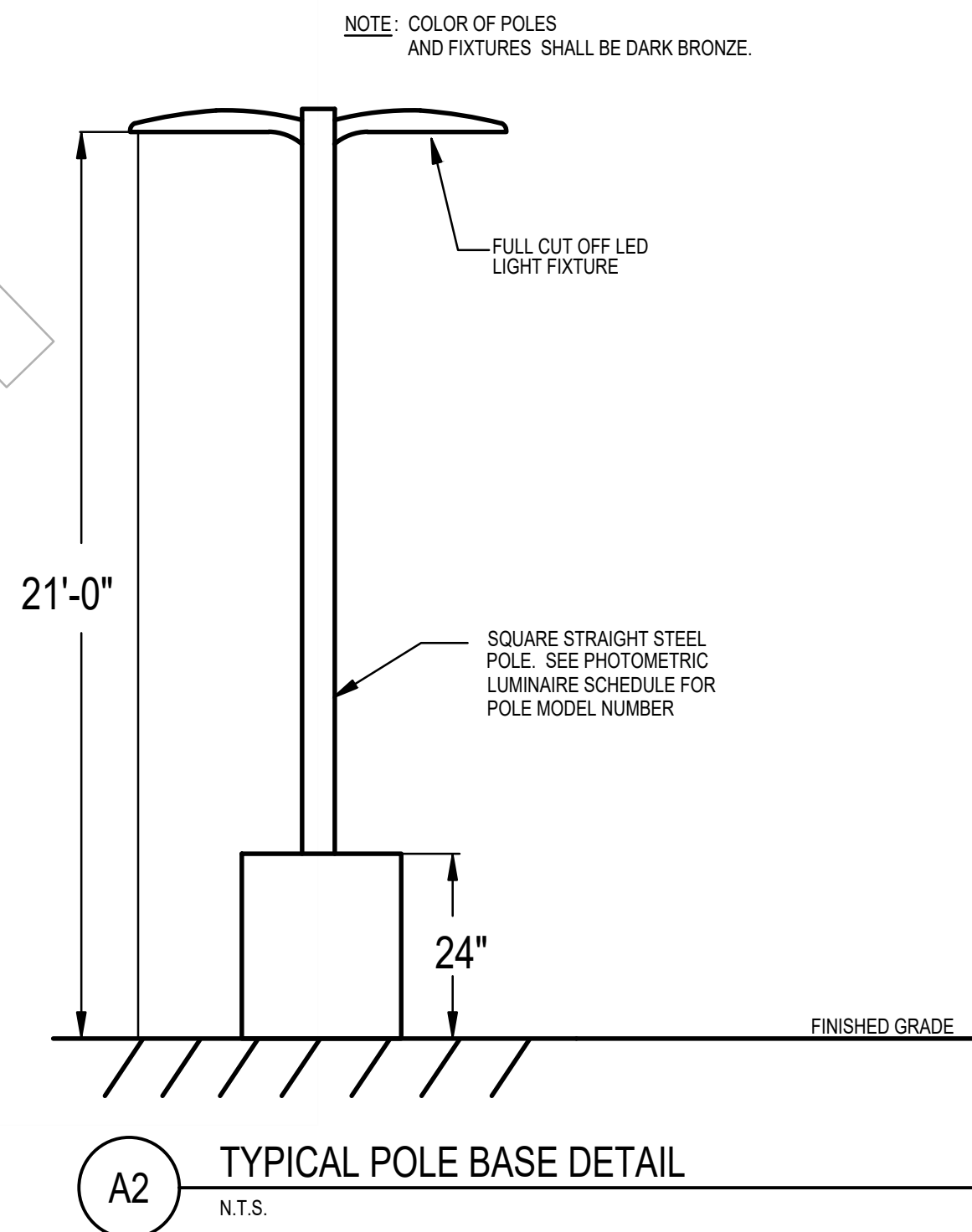
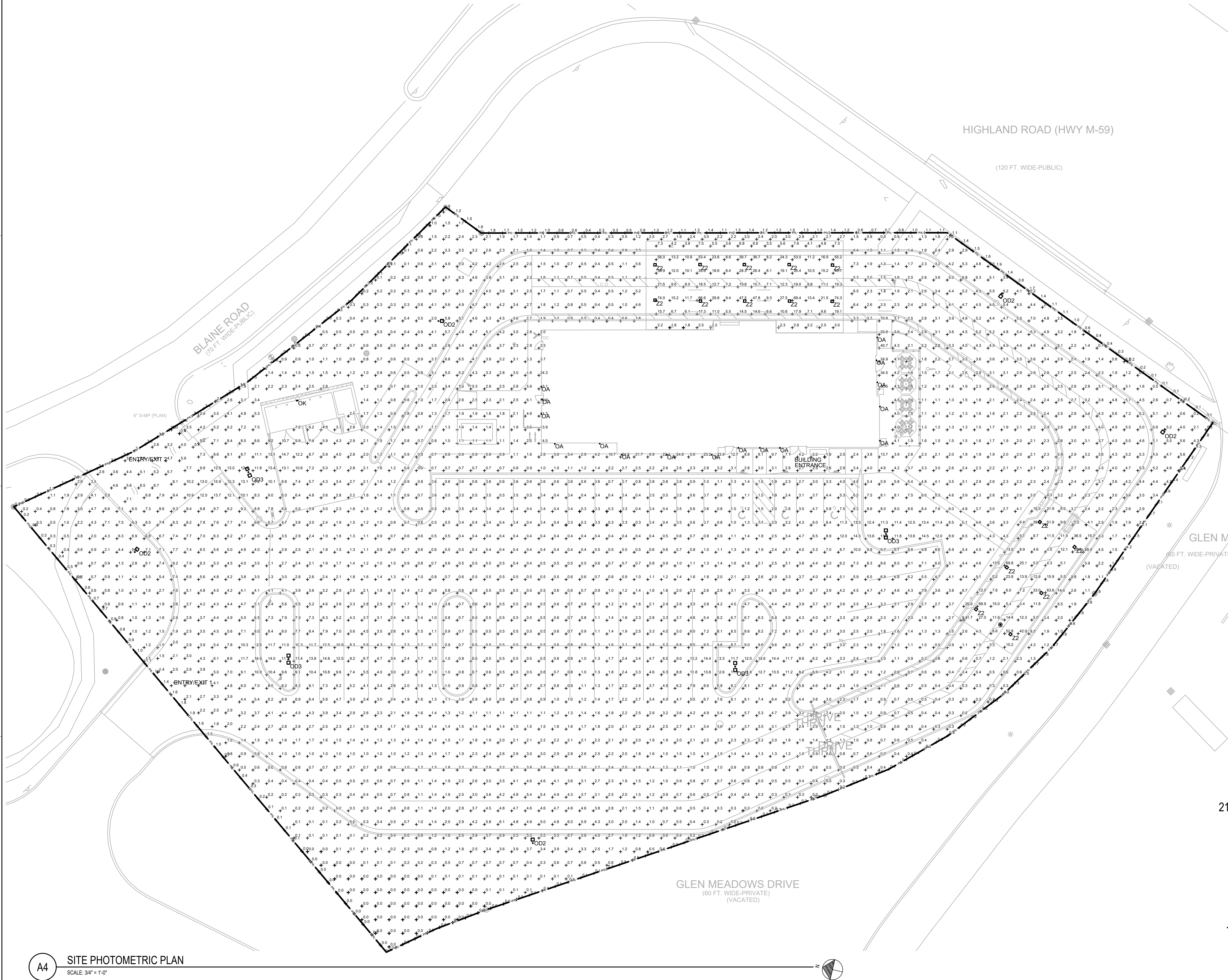
STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAXMIN	AVGMIN
CFA HARDSCAPE	+	2.9 fc	28.8 fc	0.2 fc	144.0:1	14.5:1
PEDESTRIAN WALKWAYS	+	6.2 fc	50.8 fc	0.4 fc	127.0:1	15.5:1
PROPERTY LINE	+	0.9 fc	7.2 fc	0.0 fc	N/A	N/A
MEAL ORDER CANOPY	+	17.9 fc	74.3 fc	1.8 fc	41.3:1	9.9:1
MEAL DELIVERY CANOPY	+	18.2 fc	69.8 fc	4.1 fc	17.0:1	4.4:1
ENTRY/EXIT 1	+	2.5 fc	4.1 fc	1.4 fc	2.9:1	1.8:1
ENTRY/EXIT 2	+	4.6 fc	7.1 fc	2.4 fc	3.0:1	1.9:1
BUILDING ENTRANCE	+	3.3 fc	7.1 fc	1.9 fc	3.7:1	1.7:1
PARKING AREA	+	2.4 fc	14.5 fc	0.3 fc	48.3:1	8.0:1

PHOTOMETRIC NOTES

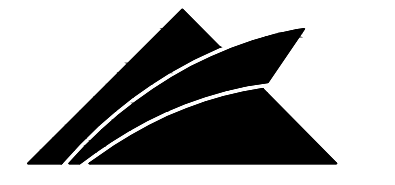
- ALL FIXTURES UTILIZED IN THIS SITE PHOTOMETRIC ARE FULL CUTOFF.
- MOUNT AREA LUMINAIRE TYPE 'OD2' & 'OD3' AT 25' AFG (INCLUDING POLE BASE) UNLESS OTHERWISE NOTED.
- SEE FIXTURE SCHEDULE FOR COLOR TEMPERATURES.
- PARKING AREA LIGHTING CALCULATIONS TAKEN AT 5'-0" ABOVE GROUND LEVEL.
- PROPERTY LINE LIGHTING CALCULATIONS TAKEN AT 5'-0" ABOVE GROUND LEVEL.
- MEAL ORDER CANOPY LIGHTING CALCULATIONS TAKEN AT GROUND LEVEL.
- MEAL DELIVERY CANOPY LIGHTING CALCULATIONS TAKEN AT GROUND LEVEL.
- PEDESTRIAN WALKWAY LIGHTING CALCULATIONS TAKEN AT 5'-0" ABOVE GROUND LEVEL.

3/25/2025 5:45 PM
10-SE-05073-A-401-MICHIGAN PRODUCT APPROVALS
O:\RETAIL\CHICK-FIL-A\2024\2024223.53_05905 HARTLAND, MI\4_WORKING FILES\05_ELECTRICAL3_PHOTOMETRICS\EXTERIOR\CF A HARTLAND RD PHOTOMETRIC.DWG

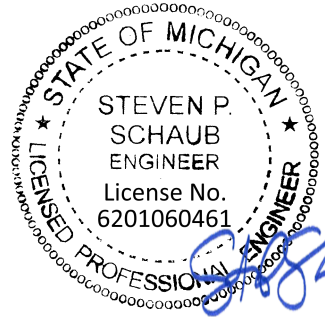


Chick-fil-A

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



GPD GROUP
PROFESSIONAL CORPORATION
520 S. MAIN STREET, STE 201
AKRON, OH 44311



03/26/25

CHICK-FIL-A
HARTLAND

10382 HIGHLAND ROAD,
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14-LSR-B5
RELEASE: 21.08

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ISSUED FOR PERMIT

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 03/25/25
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ELECTRICAL PHOTOMETRIC PLAN
SHEET NUMBER

E-102

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Larry Ciofu, Clerk

Subject: Resolution – Hartland High School Parent Action Committee

Date: April 16, 2025

Recommended Action

Move to approve the resolution recognizing the Hartland High School Parent Action Committee as a charitable nonprofit in the community for the purpose of obtaining a charitable gaming license.

Discussion

The Hartland High School Parent Action Committee is seeking recognition as a nonprofit organization for the purpose of obtaining a charitable gaming license from the State of Michigan. This allows the nonprofit organization to take part in non-profit “gaming” such as raffles. The organization is seeking a gaming license to sell raffle tickets at the Hartland Graduation Ceremony on Friday, March 30, 2025.

Financial Impact

None

Attachments

Res 25-R009 – Charitable Gaming License – HHS Parent Action Committee
Hartland High School Parent Action Committee Charitable Gaming License Request.

Hartland High School Parent Action Committee (PAC)

The Hartland High School Parent Action Committee (PAC) is a parent volunteer organization that works to enrich the high school experience for students, staff, and parents. The high school principal and one teacher representative sit on the committee and join the monthly PAC meetings, in addition to the PAC board members and typically a handful of parent volunteers. The PAC board is made up of a president, vice president, treasurer and secretary.

The PAC organizes and funds a variety of events throughout the school year, centered around the students and the high school staff, including:

- Creekside<>High School Pen Pals - The PAC provides cider and donuts the morning the high school pen pals visit Creekside to meet their elementary counterparts.
- Teacher Appreciation Week - The PAC organizes a variety of snacks, treats and/or gifts for the staff (many provided through parent donations) throughout the first week of May, and provides a full lunch for the staff one day that week.
- Post-SAT Cookies - Working with HCS Student Nutrition, the PAC provides cookies for Juniors as they exit after completing their SAT.

The event that brings us to the Board of Trustees, of course, is a raffle. We plan to raffle off a suite at EMU's George Gervin GameAbove Center for Hartland's graduation ceremony on Friday, May 30 at 7pm. The suites at the GameAbove Center are ideal for large groups or for families with small children to enjoy the graduation ceremony, but many families find it cost prohibitive to purchase a suite outright. The raffle drawing is currently scheduled to take place on Friday, May 9, following the traditional Senior Walk at the high school. Proceeds from the raffle will be used to support future PAC events.

As you may already know, charitable organizations like the HHS PAC must first be qualified by the state Charitable Gaming Division as an eligible charitable organization before applying for and being granted a raffle license. The PAC is in that qualification process now, as a Local Civic organization. To qualify, the PAC must provide a resolution approved by our local governing body stating that we are indeed a charitable organization in the community. This resolution has been presented to the Hartland Township Board of Trustees.

We ask you to pass this resolution so that we may proceed with this year's raffle, and similar fundraisers in the future.

Please note that this resolution is intended to support our organization's qualification to hold charitable gaming events. Once the Charitable Gaming Division approves the PAC as an eligible local civic organization, we will not require Township Board approval for future events or raffles. It will then be the PAC's responsibility to submit applications to the state Charitable Gaming Division for raffle licenses, and that division's responsibility to grant or deny such applications.

Thank you for your consideration,



Kristin Coleman
HHS PAC Treasurer
810-691-6713

Michigan Department of Consumer and Industry Services

Filing Endorsement

*This is to Certify that the ARTICLES OF INCORPORATION - NONPROFIT
for*

HARTLAND HIGH SCHOOL PAC

ID NUMBER: 787969

*received by facsimile transmission on April 13, 2004 is hereby endorsed filed on
April 14, 2004 by the Administrator. The document is effective on the date filed,
unless a subsequent effective date within 90 days after received date is stated in the
document.*



*In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this 14th day
of April, 2004.*

A handwritten signature in black ink, appearing to read "Andrew L. Mettelfor".

, Director

Bureau of Commercial Services

BOARD OF TRUSTEES

2655 Clark Road
Hartland, Michigan 48353
(810) 632-7498 Office
(810) 632-6950 Fax



Supervisor
William J. Fountain

Clerk
Larry N. Ciofu

Treasurer
Kathleen A. Horning

Trustees
Brett J. Lubeski
Summer McMullen
Denise O'Connell
Joseph M. Petrucci

RESOLUTION NO. 25-R009

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSE

At a regular meeting of the Township Board of Hartland Township, Livingston County, Michigan, held at the Township Hall in said Township on April 22, 2025, at 7:00 p.m.

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and seconded by _____
O'Connell.

BE IT RESOLVED that the request from the Hartland High School PAC, asking that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a charitable gaming license, be considered for approval.

BE IT FURTHER RESOLVED that the Hartland Township Board authorizes and directs the Clerk to complete the State of Michigan "LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES" form (BSL-CG-1153) for the approval.

A vote on the foregoing resolution was taken and was as follows:

RESULT:
MOVER:
SECONDER:
AYES:
NAYS:
ABSENT:

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)

I, the undersigned, the duly qualified and acting Township Clerk of the Township of Hartland, Livingston County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Township Board of said Township at a regular meeting held on the 22nd day of April 2025.

Larry N. Ciofu Hartland Township Clerk



Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL 432.103a(i)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.
BSL-CG-1153(R4/24)

Hartland Township Board of Trustees Meeting Agenda Memorandum

Submitted By: Michael Luce, Township Manager

Subject: 2025 PRV Project Budget Amendment

Date: April 22, 2025

Recommended Action

Move to approve the budget amendment for overages incurred during the 2025 PRV project for an amount not to exceed \$55,000.00

Discussion

The installation of the second pressure reducing valve and vault has been in planning for a few years now. Staff had budgeted \$350,000.00 for this project and the project went out to bid. Only two bids were received with the lowest being \$399,980.00. Being that it was imperative to complete this job for our water system, staff believed they could find savings by helping to coordinate contractors and work performed overall. The project is now 95% complete and almost all final invoices have been received for the job. One final invoice will be received for SCADA installation and implementation after that work is completed. This is included in this total cost.

Total project cost ended up at \$400,101.37. While this total is close to the lowest bid of \$399,980.00, it is still over our original budgeted amount of \$350,000.00. Staff is seeking this budget amendment to finalize and complete this job.

Financial Impact

Is a Budget Amendment Required? ☒ Yes ☐ No

The Finance Director will determine the necessary budget amendment to depreciation based on when the new asset goes into service.

Attachments