



Planning Commission

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

Planning Commission Meeting Agenda
Hartland Township Hall
Thursday, October 10, 2024
7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Call to Public
6. Old and New Business
 - a. Site Plan #24-010 Redevelopment of site – proposed restaurant with drive-through service (Chick-fil-A), Planned Development (PD) Concept Plan (10382 Highland Road)
7. Call to Public
8. Planner's Report
9. Committee Reports
10. Adjournment

Hartland Township Planning Commission Meeting Agenda Memorandum

Submitted By: Troy Langer, Planning Director

Subject: Site Plan #24-010 Redevelopment of site – proposed restaurant with drive-through service (Chick-fil-A), Planned Development (PD) Concept Plan (10382 Highland Road)

Date: September 26, 2024

Recommended Action

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

Discussion

Applicant: 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). 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.

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.) and the overall height of the pylon sign as 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 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.

Signage is not shown on the Concept plan for the current request (SP PD #24-010). Any proposed signage will be reviewed by administrative staff under a separate sign permit application(s).

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, 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.

Planned Development Procedure

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

Proposed Concept Plan

A. General

General Layout

The applicant has submitted a Concept PD Plan for the redevelopment of the former Burger King site and the construction of an approximate 5,146 square foot building for a restaurant with drive-through service (Chick-fil-A). Outdoor seating (24 seats) is shown on the north side of the building. Seventy (70) seats are available for dining inside the restaurant per the Concept Plan however a floor plan was not provided.

Fifty-five (55) parking spaces are located in the center of the site. Two (2) one-way lanes wrap around the building and along the perimeter of the site, which are associated with the drive-through service options of the restaurant. Metal, flat-roofed canopy structures are also associated with each of the two (2) drive-through lanes.

Zoning Information

The property is currently zoned GC (General Commercial) which allows for a restaurant with drive-in or drive-through service, as a Special Land Use. Separate standards for Fast Food and Drive-through Restaurants are found in Section 4.28. Standards for Outdoor Seating and Dining are found in Section 4.47.

Parcel Size – PD Requirements

The subject parcel is approximately 1.66 acres per the Township Assessing Department records.

Per Section 3.1.18.B.ii, the minimum size for a Planned Development is twenty (20) acres of contiguous land. The Township Board, upon recommendation from the Planning Commission may permit a smaller Planned Development subject to meeting the requirements in Section 3.1.18.B.ii, such as the project offers unique characteristics and benefits or the parcel in question has unique characteristics that significantly impact development. The applicant is to submit a letter to the Township requesting a waiver of the minimum Planned Development size requirements and explaining the basis for the request. A waiver request was not submitted with this application but would be required for the Preliminary PD Site Plan application; however, the Planning Commission should identify any concerns they may have at this time.

Site Layout and Circulation

The plan shows three (3) access points to the site, using existing driveways; one from Blaine Road; one to an internal drive associated with Rural King/Noble Appliance site (south of subject site); and one from

Highland Road. Per the applicant's explanation, the intent is to close the existing driveway from Highland Road even though the submitted plan does not show the proposed closure.

Regarding the site layout for the proposed restaurant, the building is positioned in the northwest corner of the site. The main entrance to the restaurant is on the east side of the building. Fifty-five (55) off-street parking spaces are also on the east side of the building. Two (2), one-way drive lanes commence at the southeast corner of the site and wrap around the parking area and building. These are utilized for the drive-through ordering stations and pick-up service window. The width of the drive lane is not stated on the plans. Two (2) canopy structures are shown, which are related to the drive-through service use. One canopy is on the east (ordering canopy) and the other is on the northwest side of the site and building (pick up canopy).

Site circulation for drive-through service begins at the southeast corner of the site and proceeds along the east side of the parking area. Two (2), one-way lanes are shown where patrons will pull up, under the east canopy structure where digital menu boards are available for ordering food. During busy times, employees are available to take the customer's order directly. The customer then drives around the building to the next canopy (on northwest side of the building) to the pick-up window where the payment transaction occurs, and the food order is picked up. The customer can then exit the site to Blaine Road (west) or to the internal drive on the south side of the site.

Parking

Fifty-five (55) off-street parking spaces are provided. The dimensions of the parking spaces are not stated on the plan; however, the required parking space dimensions are 10 feet by 20 feet. Parking standards are outlined in Section 5.8. A restaurant (Fast Food) with drive-through window requires twenty-two (22) spaces per 1,000 square feet of usable floor area, plus spaces for employees of a peak shift, plus ten (10) stacking spaces, five (5) of which must be in advance of the order station, and which do not conflict with access to required parking spaces per order pick-up station. Stacking spaces are not shown on the plan but should be shown on the Preliminary PD site plans.

Additional information is required prior to staff being able to calculate the required number of parking spaces, such as a floor plan that states the usable square footage of the building. The project statement from the applicant states there are 15-20 employees per typical shift. The applicant has indicated they are in the process of obtaining access to parking spaces for employee parking, on the adjacent property to the south (Rural King and Noble Appliance), however the details have not been presented to staff.

It should be noted that a parking island is required when there are fifteen (15) or more parking spaces in a row. The plan shows seventeen (17) parking spaces in a row in two places.

Building Elevations

The building elevations show brick veneer as the dominant façade material in light and dark brown tones. Bronze trim and paint are used for windows and other accents. Façade material percentages are not provided but will be required with Preliminary PD site plans. The building height is stated as 20'-10". The next set of building elevations must show the outline of each roof-mounted mechanical unit. All roof-mounted mechanical units must be screened on all sides by parapet walls.

The metal canopy structure has a bronze finish and is approximately 9'-6" in height, as measured to the underside of the structure.

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

Setbacks

The required setbacks are outlined in the Zoning Ordinance for structures and parking. Section 3.1.18.C.vi.a. (PD section) provides the minimum yard setbacks for a planned development. Further discussion on this will occur as part of the Preliminary PD Site Plan application.

Other

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

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

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

B. Proposed Density (Not applicable)

C. Public Road Access

As noted previously, public access to the subject site is via two (2) existing driveways, from Blaine Road and the from the internal (private) drive lane south of the subject site. The existing access drive on Highland Road is to be eliminated per the applicant. Separate approvals and permits from the Michigan Department of Transportation (MDOT) may be required.

D. Traffic Generation

The applicant has not submitted a traffic impact analysis as part of the Concept Plan submittal; this is one of the requirements for Preliminary PD Site Plan submittal.

E. Internal Vehicular/Pedestrian Circulation

The proposed development is accessed from existing driveways. Internally a looped vehicular circulation system is shown for the drive-through ordering lanes, with one-way vehicle traffic around the building. Interior sidewalks are not labeled on the plan. The plans show proposed extensions of the existing sidewalks along the Blaine Road and Highland Road frontages.

F. Utilities

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

G. Design Details

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

H. Open Space

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

I. Landscaping

A landscape plan was not submitted but will be required with the Preliminary PD Site Plan application.

J. Dumpster and Enclosure

A double dumpster enclosure is shown on the west side of the site, near the entrance drive from Blaine Road. The dumpster enclosure also includes a small, enclosed room to be used for storage of store related maintenance equipment. It is unclear if this storage room is roofed or not. A detailed drawing of the enclosure was not submitted. The façade materials for the dumpster enclosure must match the façade materials of the building and comply with Section 5.7 (Dumpster Enclosure).

K. Exterior Lighting

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

Recognizable Benefits

One of the eligibility criteria for a planned development is that it “shall result in a recognizable and substantial benefit to the ultimate users of the project and to the community and shall result in a higher quality of development than could be achieved under conventional zoning.” It is not clear based on the Concept Plan whether the proposed development satisfies these criteria. It will be ultimately up to the applicant, Planning Commission, and Township Board to come to an agreement on the extent to which a recognizable benefit shall be provided for the proposed development.

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

Other

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

Hartland Township DPW Review

The Director of the Public Works Department has reviewed the plan and has no comments at this time, per the email dated September 24, 2024.

Hartland Township Engineer’s Review (SDA)

The Township Engineer (SDA) has provided comments in an email dated September 25, 2024.

Hartland Deerfield Fire Authority Review

No comments were submitted.

Attachments:

1. Township DPW email dated 09.24.2024 – *PDF version*
2. Township Engineer (SDA) email dated 09.25.2024 – *PDF version*
3. CFA Standard Features Narrative from Applicant – *PDF version*
4. Building elevations dated 09.18.2024 – *PDF version*
5. Photographs of CFA building designs – *PDF version*
6. Canopy structure plans dated 09.18.2024 – *PDF version*
7. Concept plans dated 09.25.2024 – *PDF version*

SP/PD #22-010 Restaurant PD Concept Plan

September 26, 2024

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CC:

SDA, Twp Engineer (via email)

S. Hable, Twp DPW Director (via email)

A. Carroll, Hartland FD Fire Chief (via email)

T:\PLANNING DEPARTMENT\PLANNING COMMISSION\2024 Planning Commission Activity\Site Plan Applications\SP PD #24-010 CFA PD Concept Plan\Staff reports\PC\SP PD #24-010 CFA Concept Plan PC 09.26.2024.docx

Martha Wyatt

To: Martha Wyatt
Subject: FW: Chick Fil A at old Burger King site

From: Scott Hable <SHable@hartlandtwp.com>
Sent: Tuesday, September 24, 2024 9:26 AM
To: Martha Wyatt <MWyatt@hartlandtwp.com>
Subject: RE: Chick Fil A at old Burger King site

Public works has no comment at this time.

Thank You –



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

Martha Wyatt

To: Martha Wyatt
Subject: Chick Fil A at old Burger King site

From: Amici, Luisa
Sent: Wednesday, September 25, 2024 3:34 PM
To: Martha Wyatt <MWyatt@hartlandtwp.com>; Troy Langer <TLanger@hartlandtwp.com>
Subject: Re: Chick Fil A at old Burger King site

Good Afternoon,

Please find below our initial concept review comments for the proposed project. Let us know if you have any questions or concerns.

1. There are no known existing wetlands on the existing site.
2. A County permit for any work within Blaine Road ROW. There is no work proposed within M-59, but any work within the ROW will require a permit from MDOT.
3. There are utilities available to connect.
 - Watermain - There is an existing 12-inch water main along the east side of Blaine Road and a 12-inch water main on the south side of the site. During site plan, we would determine where the connection would be located.
 - Sanitary - There is an existing 8 inch sanitary sewer on the south side of the site and on the northside along Highland Road. During the site plan, we would determine where the connection would be located.
 - Storm - Part of the site drains to an off site detention system (Hartland Marketplace). The rest of the site must drain to an on site storm water management system that we do not have records of. The County will have jurisdiction over the detention/retention system and will decide if additional detention capacity or pre-treatment is required for the proposed project. We will require calculations at the time of engineering review to confirm that the existing basin has the capacity for the proposed work.
4. Commercial kitchens may need a grease interceptor added and a Genesee Co IPP permit.
5. Sidewalks extensions may be required along Blaine Road up to the end of the south property line.

6. Circulation and hydrant coverage of the site will need to be reviewed by us and the Fire Department during the site plan review. It appears to be tight at the exit of the drive through.

Thank you,



Luisa Amici
Engineer



STANDARD SITE FEATURES / OPERATIONS

Introduction to Chick-fil-A

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

Local Ownership / Team Member Experience

- Our business model is built on local owners who come from a variety of backgrounds and work experiences. Most Chick-fil-A franchise owners have only one restaurant, and they live in the community where their restaurant is located.
- Working at Chick-fil-A restaurant means flexible work hours and leadership growth opportunities, competitive wages and benefits, hands-on training and mentoring and the chance to apply for scholarships to support their continuing education
- Since 1973, Chick-fil-A, Inc. has awarded more than \$162 million in scholarships to more than 93,000 Team Members.

Giving Back:

- Food Donation - Each time a franchised Chick-fil-A restaurant opens, Chick-fil-A, Inc. donates \$25,000 to a LOCAL food bank. In addition, through its Shared Table program, participating Chick-fil-A restaurants donate their surplus food to local shelters, soup kitchens and charities. In just the last few years, our Operators have donated approximately ten million meals.
- Community and People - Through the True Inspiration Awards program, Chick-fil-A, Inc. awards grants to local nonprofit organization working in the areas of education, hunger & environmental stewardship. Many winning organizations are nominated by a local Chick-fil-A restaurant Operator. Since the program began in 2015, \$12 million has been awarded to 171 community organizations!

Hours of Operation:

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

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



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

Deliveries / Loading Areas:

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

Parking:

- Parking Space – 9'-0" x 18'-0" typ. min.
- Parking – Typically would like 70+ space for a 5,000 sf building. Parking space count is based on experience at various locations and to allow customers with maximum flexibility and ease of navigation.

Refuse:

- Dumpster Enclosure provides space for two trash containers –Pickup day/time is based on vendor schedule by intended to be completed during off-peak hours.
- Hose bibb provided in the dumpster enclosure to allow for regular cleaning / maintenance
- Enclosed room at dumpster enclosure is locked and utilized to store site related maintenance equipment (ie. Shovels, blower, salt, brooms, extra traffic cones, etc)

Building

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

Drive-through lane circulation

- Chick-fil-A continues to evolve the way fast food is delivered efficiently to their customers by providing the best customer experience and speed of service. The dual flex drive-through lanes allow for flexibility throughout the day by the restaurant operator based on volume, staffing, weather conditions, etc.
- Volume
 - During COVID: Many of the Michigan locations opened during COVID and thus experienced a huge burden on the drive-through.
 - Today: In-store vs drive-through orders (typical of most locations in Michigan):
 - 40-45% dine-in / third-party (Doordash, Grubhub, etc) / order pickup
 - 55-60% drive-through orders
- Drive-through orders may be taken and fulfilled in a variety of ways:



-
- Both lanes may be utilized to allow customers to enter either lane and stay in the same lane from the order canopy to pickup canopy
 - Either lane may be used for mobile / third-party meal delivery orders only
 - Both lanes may be utilized for ordering and funneled down to one lane for order pickup
 - Single lane only may be utilized
 - Etc.
- Employees deliver orders to both lanes via the meal delivery door.
 - The drive-through canopies have been designed to keep the customers and employees sheltered from Michigan's various weather conditions.

Drive-through in Emergency:

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

Site Lighting:

- 25' light poles are standard height
- Building mounted sconces on either side of entry doors
- Spotlight for flag/flagpole (ground or roof mounted depending on location)



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

PROJECT DATA			
Prototype Edition:	LSR	Playground	YES
Exterior Finish Type:	TOWER BRICK	Landscaping Type:	STANDARD
Wall Framing Type:	WOOD STUD	LEED Rating:	NOT CERTIFIED
Kitchen Type:	CENTERLINE 3.0	Drive Thru Number of Approach Lanes:	52
Water Filtration Type:	TYPE A	Drive Thru Number of Ordering Lanes:	2
Industrialized Construction:	NO	Drive Thru Number of Fulfillment Lanes:	2
Number of Parking Spaces:	54	Drive Thru Dedicated Bypass Lane:	NO
Number of Accessible Parking Spaces:	3	Drive Thru Door:	YES
Cross Parking:	NO	Canopy Structure:	STEEL
Menu Board - Interior:	YES	Canopy Type - Order Point:	DOUBLE
Menu Board - Interior - Count:	4	Canopy Type - Meal Delivery:	DOUBLE
Menu Board - Interior - Type:	DIGITAL	Seat Count - Interior:	74
Menu Board - Walk-up:	NO	Seat Count - Exterior:	16
Menu Board - Walk-up - Count:	0	Number of Walk-up Windows:	0
Menu Board - Walk-up - Type:	N/A	Number of Registers:	3
Menu Board - Order Point:	YES	Building Area Square Footage:	4920
Menu Board - Order Point - Count:	4	DESIGN APPROVAL	
Menu Board - Order Point - Type:	DIGITAL	<input type="checkbox"/> SUP <input type="checkbox"/> SD <input type="checkbox"/> DD <input type="checkbox"/> CD	
Planned Classification:	BASE	<input type="checkbox"/> NOT APPROVED - REVISE AND RESUBMIT <input type="checkbox"/> APPROVED AS NOTED - REVISE AND RESUBMIT <input type="checkbox"/> APPROVED FOR DESIGN INTENT	
PROJECT NOTES			



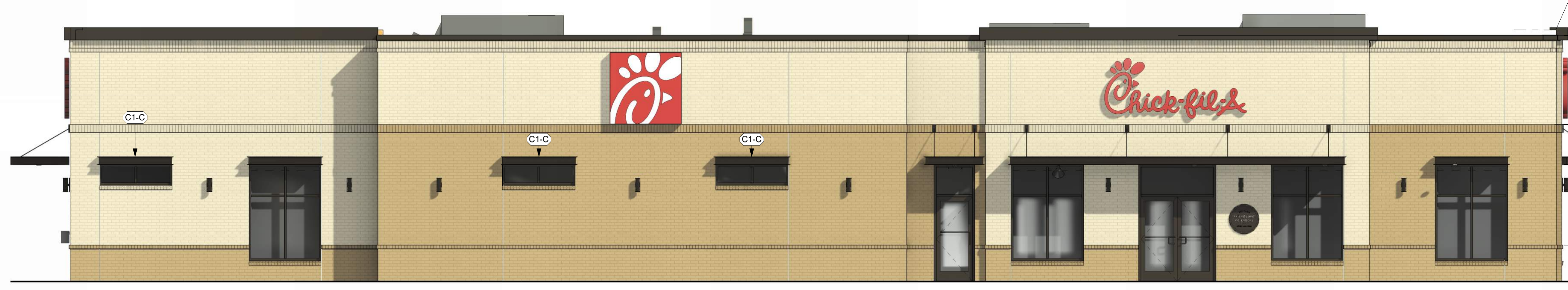
Chick-fil-A

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

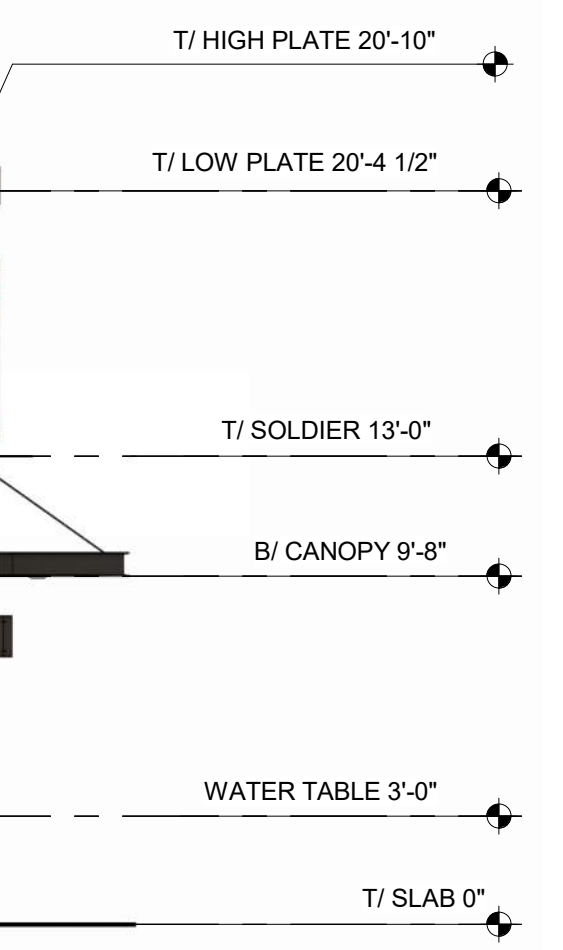
SITE ADAPT LOGO AND ADDRESS

PROTOTYPICAL SET

NOT FOR REGULATORY APPROVAL, BIDDING, OR CONSTRUCTION



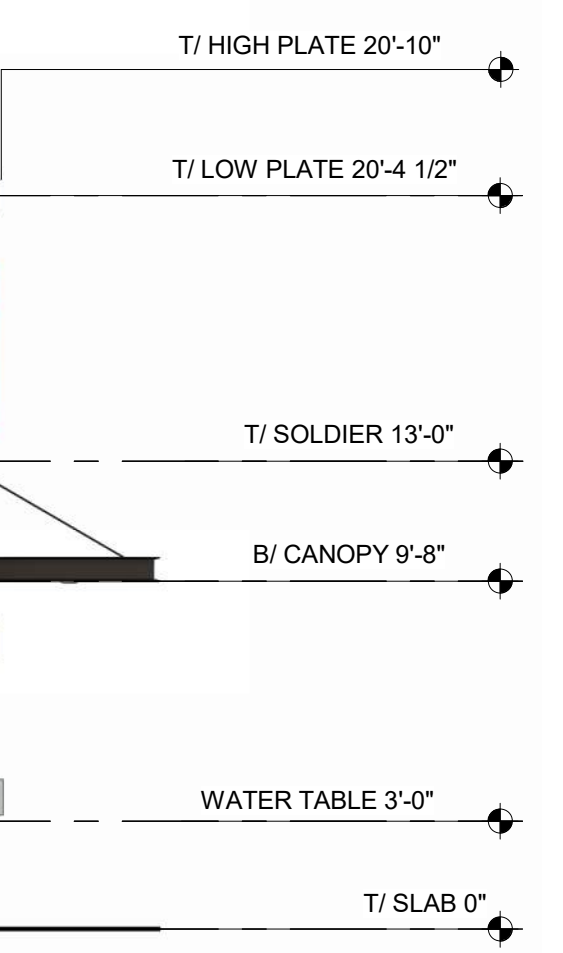
EXTERIOR ELEVATION



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



EXTERIOR ELEVATION



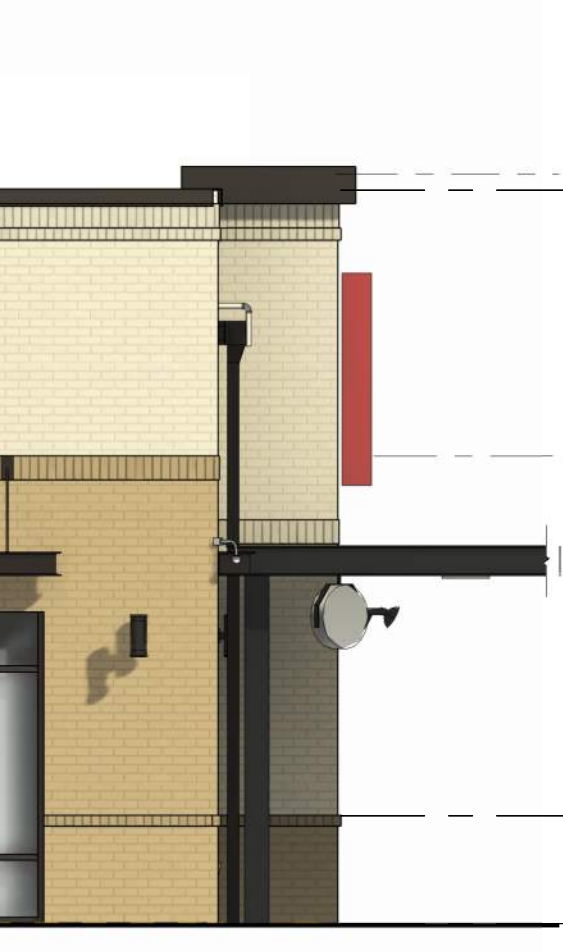
ATTACHED CANOPY SCHEDULE					
Mark	Description	Count	Overall Width	Overall Depth	Integral Lighting
C1-C	Exterior Canopy	9	6'-4"	1'-0"	No
C3-A	Exterior Canopy	1	9'-0"	5'-0"	Yes
C4-A	Exterior Canopy	1	5'-0"	4'-0"	Yes
C4-S	Exterior Canopy	1	7'-0"	4'-0"	Yes
C4-L	Exterior Canopy	1	28'-0"	4'-0"	Yes
Grand total		13			



EXTERIOR ELEVATION



EXTERIOR ELEVATION



CHICK-FIL-A
Hartland

10382 HIGHLAND ROAD
HARTLAND, MI 48353

FSR#05905
BUILDING TYPE / SIZE: P14 LSR BS
RELEASE: 24.08

PRINTED FOR DD PACKAGE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 2024223.53
DATE 09/18/24

DRAWN BY: Author
Information contained on this drawing and 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 DESIGN OVERVIEW

SHEET NUMBER **X-900**





PERSPECTIVE VIEW

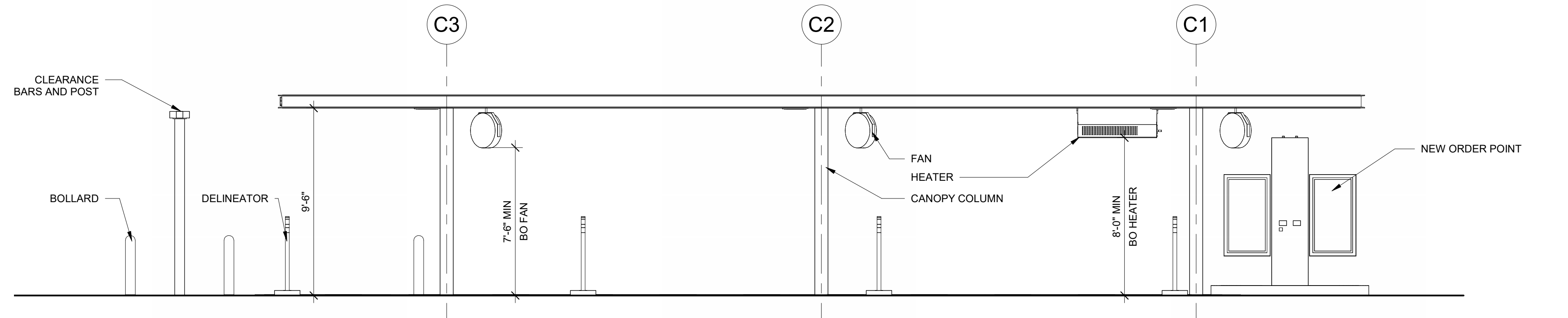
OP CANOPY FINISHES

CP-1	PREFINISHED METAL COLOR: DARK BRONZE
CP-2	METAL DECKING COLOR: WHITE

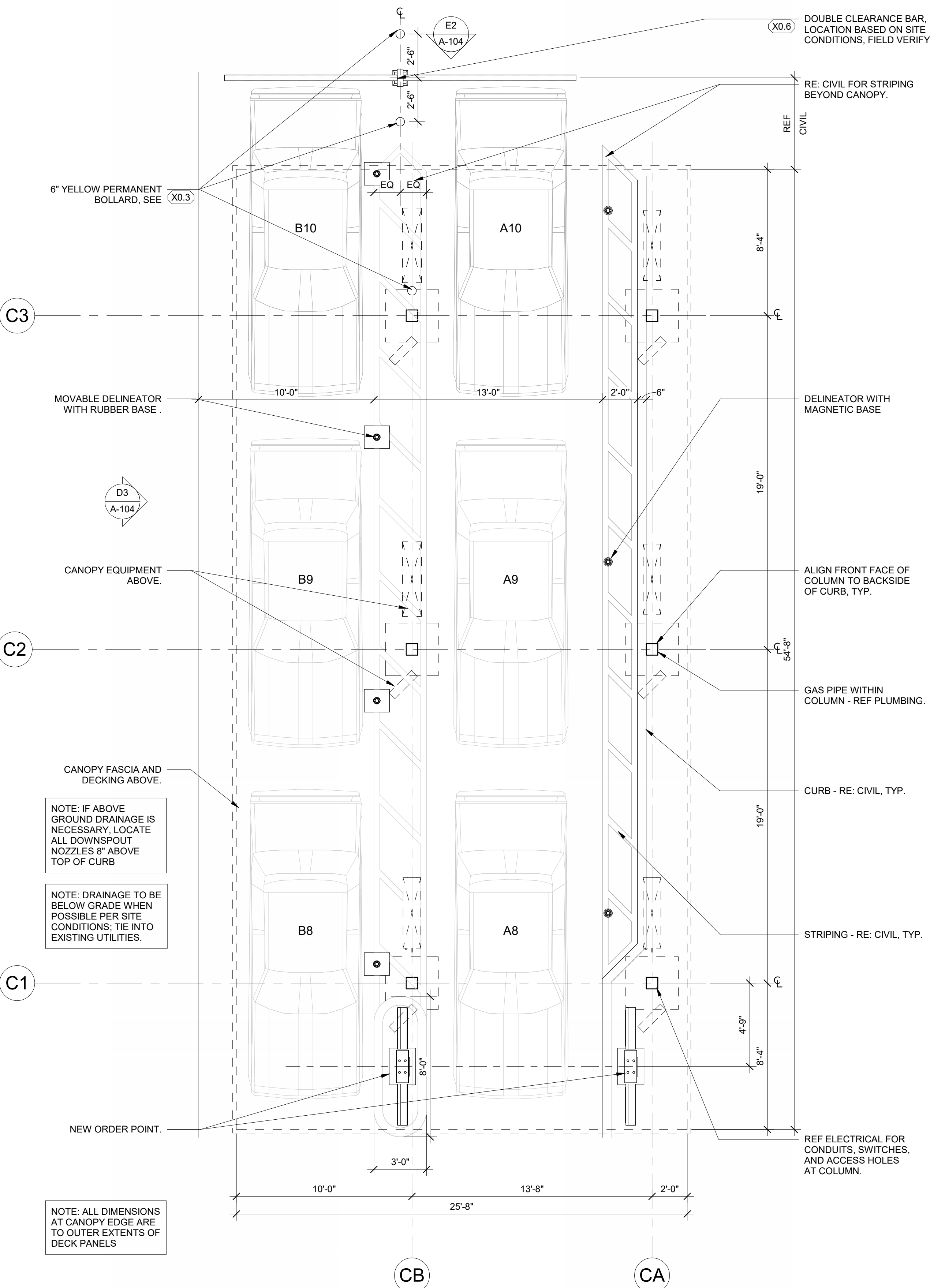
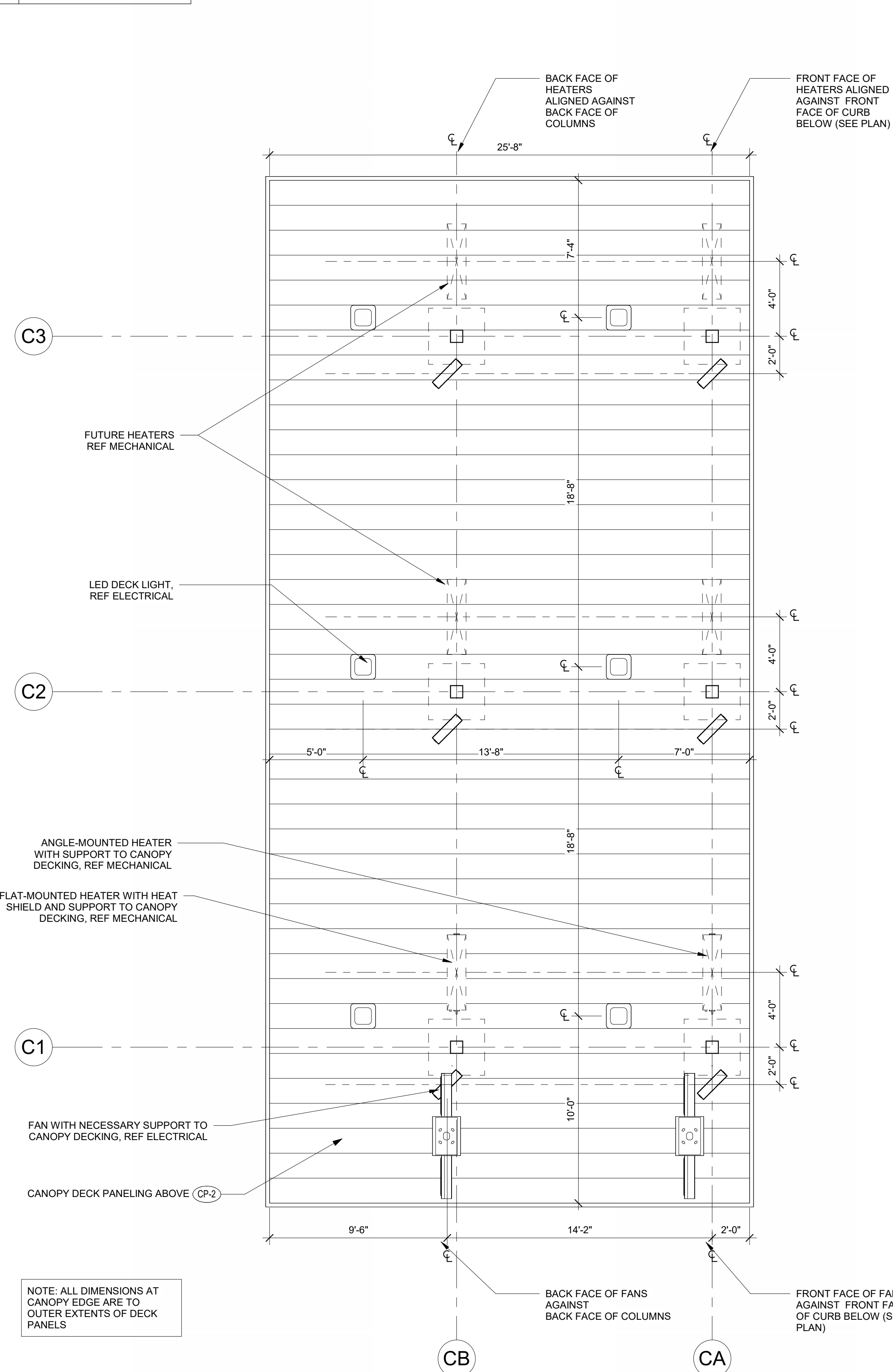
ORDER POINT EQUIPMENT SCHEDULE

TAG	EQUIPMENT	APPLICABLE TIER			SUPPLIER	CONTACT	MANUFACTURER	MODEL NUMBER	COMMENTS
		1	2	3					
X0.3	BOLLARD SLEEVE	-	X	X	GC	-	INTERSTATE PRODUCTS OR EQUAL	1736YRS - EAGLE 6"	
X0.4	OP DIGITAL MENU BOARD	-	X	X	PATTISON	Helene Hammond (613-247-5379) hhammond@pattisonagn.com	PATTISON	-	
X0.6	C7 DOUBLE CLEARANCE BAR	-	BY SITE	BY SITE	UNISTRUCTURES OR CHANDLER SIGNS	Carolyn Ward (678-674-1759) c.ward@unistructures.com OR Kristen Hamilton, Amy McClain, or Scarlett Quintero (210-349-3804) CFA@chandlersigns.com	UNISTRUCTURES OR CHANDLER SIGNS	-	14'-6 1/2" L x 9'-0" H; See shop drawings for more information; Dark Bronze textured finish
X0.19	CLEARANCE TEXT	-	X	X	LANE OR FASHION	Larry Tolbert (705-545-7615) ltolbert@lanesupplyinc.com OR Jason Holmes (705-242-8111) jholmes@fashioninc.com	LANE OR FASHION	-	
X-BR 3-A	BR-3								
XX									

E2 ENTRY ELEVATION
1/4" = 1'-0"



D3 SIDE ELEVATION
1/4" = 1'-0"



A3 ORDER POINT CANOPY REFLECTED CEILING PLAN
1/4" = 1'-0"

A2 ORDER POINT CANOPY PLAN
1/4" = 1'-0"



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

SITE ADAPT
LOGO
AND
ADDRESS

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
Hartland
10382 HIGHLAND ROAD
HARTLAND, MI 48353

FSR#05905

BUILDING TYPE / SIZE: P14 LSR BS

RELEASE: 24.08

PRINTED FOR DD PACKAGE

REVISION SCHEDULE

NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2024223.53

DATE 09/18/24

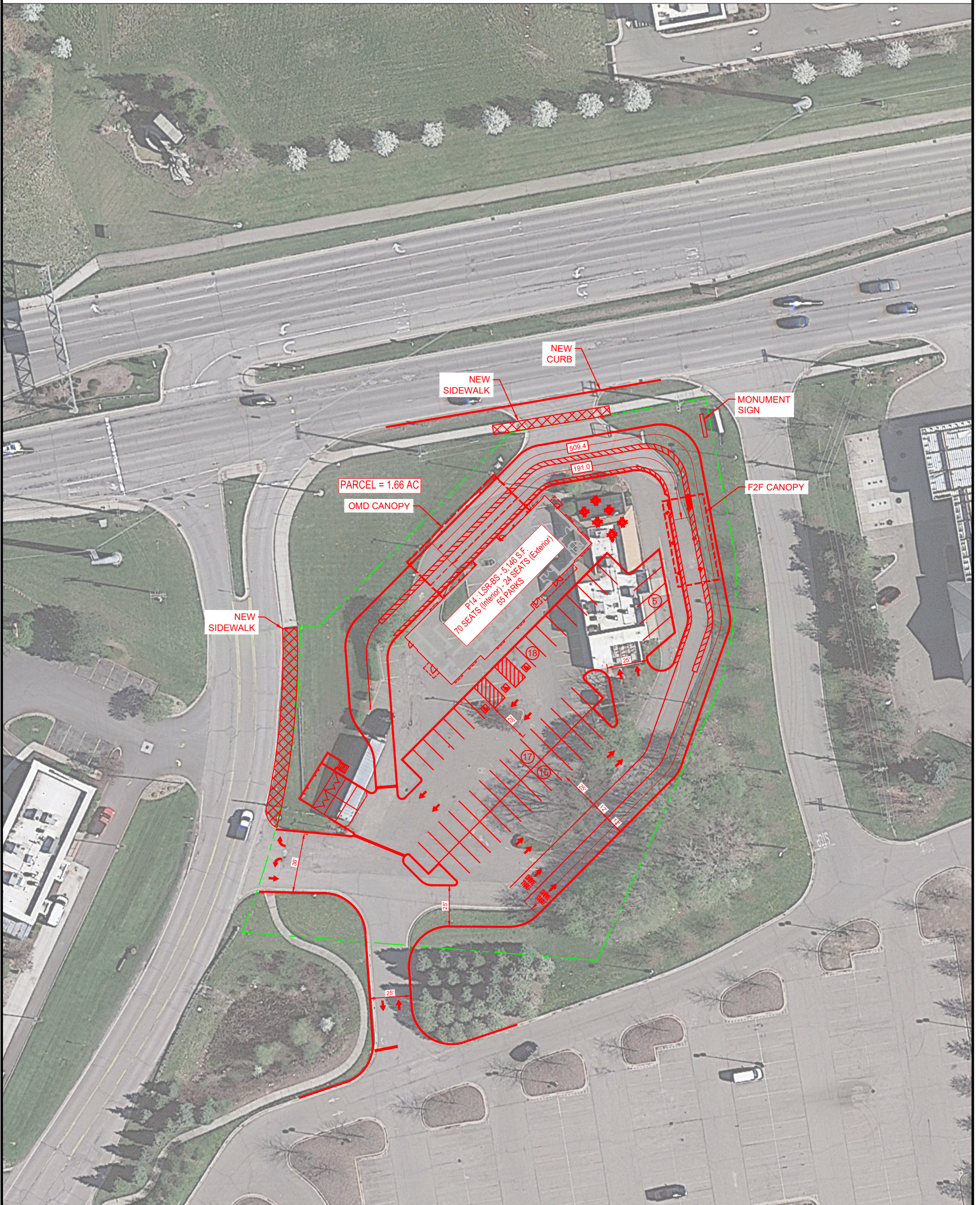
DRAWN BY Author

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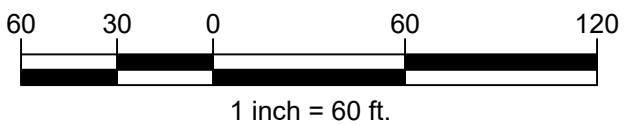
SHEET ORDER POINT CANOPY

SHEET NUMBER

A-104



**PRELIMINARY CONCEPT
NOT FOR DESIGN**



**P14 : LSR-BS
5,146 S.F.
70 SEATS (Interior)
24 SEATS (Exterior)
55 PARKS**

**HIGHLAND RD
10382 HIGHLAND RD
HARTLAND, MI
SITE SKETCH 'K'**

DATE : Sep 25, 2024

ATKINS
MEMBER of the SNC-Lavalin Group

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