



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AIPC; Planning Director
Date: February 19, 2026
Re: SPR25-001
Applicant: Steve Kolber/Kolbrook Design. Owner: OM Group
140 W Highland Road
PIN 11-22-301-007

The applicant for the Jimmy John/Dunkin' Donuts project at the NW corner of M-59 and Milford Road has submitted a site plan addressing staff and consultant comments as identified in my last memo of November 6, 2025. While they have not yet received the permit from the Oakland County Health Division, my understanding is that the plans are under review, and that the footprint of the system will not change.

They have addressed the issue of lighting levels at the property lines by changing the luminaires. The pole mounting heights are compliant with the zoning ordinance regulations including a statement that the lighting levels will be reduced after 11:00 p.m.

The signing package has been scaled back to the point that it would appear to comply with zoning regulations. Their calculations will be confirmed before permits are issued.

The Milford Road driveway geometry has been modified to address Road Commission for Oakland County (RCOC) requirements restricting turns in and out of the site.

The landscaping plan has been altered to better indicate the limits of mulch beds. The plans do not include the fencing discussed previously. The Supervisor believes the cemetery aesthetics and maintenance needs are better served by keeping the existing chain link fence so as to not "wall off" the cemetery. The landscaping at that property boundary is moved back to the fence to address your concerns about snow removal and maintenance. The landscaping plan is compliant with the zoning ordinance restrictions.

For your ease in review, I have attached the minutes of your November 6, 2025 meeting here so that you need not download additional files. The November 6 meeting packets are still online if you would like to compare and contrast the plans. I believe at this time the plans have addressed all previous review comments. It would be appropriate to approve the site plan conditioned upon receipt of all required permits, including the Oakland County Health Division and Road Commission for Oakland County.

Mr. York agreed, and also noted that there would be a more detailed review of storm water management when the site was further developed, noting the location of the pond.

Mr. Charlick noted that the C-3 Zoning District would provide the least impactful use of the property, at least in terms of zoning. He acknowledged the past history of the site as a junkyard and thought this was a reasonable proposal.

Mr. Heyn asked if this zoning action was similar to the proposal for the overflow parking lot on South Hickory Ridge Road, which included some conditions of approval. Ms. Corwin explained that the other parcel was not Master Planned for that transitional commercial district, whereas this one is, and the idea of residential development here is not ideal. The use list was reviewed by the Planning Commission.

Mr. York offered the following motion: Move to recommend approval of file 25-02, to rezone the southern 2/3 of parcel 11-29-100-025, commonly known as 3151 W Highland Road from R-1.5, Single Family Residential Zoning District to C-3, Low Impact Commercial Zoning District; applicant and property owner Ralko Properties, LLC based on the facts and findings articulated earlier by Mr. Charlick in particular considering the history of the property.

Mr. Curtis supported the motion. Roll Call vote: Zeolla, yes; York, yes; Tierney-yes; Temple-yes; Heyn-yes; Curtis, yes; Charlick, yes. Motion carries (7 yes votes, 0 no votes).

Agenda Item #3:

Parcel #	11-22-301-007
Zoning:	C-1, Local Commercial Zoning District
Address:	140 W Highland
File#:	SPR 25-01
Request:	Site Plan Review for Jimmy John/Dunkin
Applicant:	Steve Kolber, Kolbrook Design
Owner:	OM Group

Mr. Curtis introduced the agenda item. Mr. Kevin Rucker of Kolbrook Design was present to answer questions.

Mr. Rucker explained that his firm has been working on addressing comments received in March and other comments that had been provided by staff and other agencies since. They are still working on approvals from the Oakland County Health Division.

Mr. Charlick asked about the parking deficiency identified in an earlier memo from staff. Ms. Corwin explained that the applicant has since provided the requested parking calculations, based on the net floor area for each of the businesses, employee counts and other factors. The revised calculation shows the parking provided is adequate for the ground floor business but does not include any information regarding use of the basement.

Mr. Rucker agreed that this proposal does not include any use in the basement. Mr. Temple asked if the Planning Commission should consider the use of the basement at this time. Mr. York noted it is likely that the occupants would just start using the basement with or without approval. Mr. Rucker thought the plan was only for a handful of people in offices for the regional operations.

Mr. Temple asked about the floor plan for the basement. Mr. Rucker has not personally been in the basement, but thought between the mechanical room and the foundation of the safe, there is not a lot of space left, perhaps less than half of the first floor footprint.

Mr. Charlick asked about the lighting, since it exceeds the levels allowable at the property lines. Mr. Rucker explained that their lighting designers are reanalyzing the lighting levels and may suggest new fixtures. They hope to use the existing pole locations.

Mr. Charlick asked about the landscaping plans. He noted that there is not a good explanation of the planting beds provided for the trees. Ms. Corwin noted that it would seem difficult to maintain the mowing given the spacing of the trees. Mr. Temple thought it was critical to provide an appropriate screen for the cemetery, so that visitors are not disturbed by the commercial activity. Mr. Curtis affirmed that this was also an issue for Mr. Smith. Mr. York thought this landscaping proposal was not as robust as they had expected or hoped for.

Mr. Temple asked about the cloud areas on the drawing. These areas will be selectively cleared of invasive species and any diseased plants. He asked if a fence might be considered at the north property line. Mr. Temple thought smaller plants against the backdrop of the fence might be more appropriate. Ms. Corwin noted that the Supervisor had expressed a preference for a fence at one time. Mr. Charlick also noted that the landscaping proposed might be vulnerable to the plowing operations for the site. Mr. York noted that it might be necessary for the snow to be removed from the site.

Mr. Temple expressed his concern that we adequately buffer the cemetery, because that is a precious site to the Township residents. He would prefer to see a solid fence. Mr. Zeolla asked if there was any thought about the materials. Mr. Temple thought a vinyl fence could be appropriate, with landscaping to soften the look. Mr. York suggested some brick or stone pillars would be appropriate.

Mr. Heyn asked if there were color renderings of the building facades. He noted this was a complex design with a variety of materials. Mr. Rucker said he would send in color renderings.

Mr. York noted the concern of the signage package. He thought the only way to meet the ordinance requirements is to eliminate half the proposed signs. Mr. Rucker said they are working with the brands and the clients to limit the signage.

Mr. Charlick asked about Road Commission for Oakland County (RCOC) approval of the road approaches, since there is no proposed work in the right-of-way. Ms. Corwin explained the County must review the change of use, and that their staff had expressed a concern about turning movements. RCOC may limit turns in and out of the Milford Road driveway. MDOT has apparently approved the change of use.

The Planning Commission discussed the variety of issues that could arise from different turning movements. Mr. Charlick thought until the RCOC review is complete, it would be difficult to approve the site plan. Mr. Tierney thought it will be difficult to prevent left turns out of the site, and no room for another driveway.

Mr. Charlick thought the issues remaining include the RCOC approval of the driveway, the Health Division approval of the septic system, lighting and a decision about the landscaping plan—whether a fence is required or not. The parking question has been adequately addressed.

Mr. Charlick moved to table the site plan until such time as the applicant addresses the issues identified in the discussion. Mr. Heyn supported the motion. Roll call vote. Roll Call vote: Zeolla, yes; York, yes; Tierney-yes; Temple-yes; Heyn-yes; Curtis, yes; Charlick, yes. Motion carries (7 yes votes, 0 no votes).

LEGEND:

⊗	EX. CATCH BASIN	⊕	EX. UTILITY MARKER
⊗	EX. MANHOLE	⊕	EX. E.V. CHARGING STATION
⊗	EX. END SECTION	⊕	EX. SOIL BORING
⊗	EX. OVERFLOW STRUCTURE	⊕	EX. MAILBOX
⊗	EX. DOWNSPOUT/ROOF DRAIN	⊕	EX. GENERATOR
⊗	EX. CLEANOUT	⊕	EX. MONITOR WELL
⊗	EX. WATER GATE VALVE	⊕	EX. AIR CONDITIONER
⊗	EX. HYDRANT	⊕	EX. TRAFFIC SIGNAL
⊗	EX. WATER VALVE	⊕	EX. FENCE
⊗	EX. WATER SHUTOFF	⊕	PROP. FINISH FLOOR ELEVATION
⊗	EX. FIRE DEPT. CONNECTION	⊕	PROP. CURB & GUTTER (PITCH IN)
⊗	EX. GAS SHUTOFF	⊕	PROP. CURB & GUTTER (PITCH OUT)
⊗	EX. GAS VENT	⊕	PROP. STORM SEWER
⊗	EX. ELECTRIC/GAS METER	⊕	PROP. SANITARY SEWER
⊗	EX. HANDHOLE	⊕	PROP. WATER MAIN
⊗	EX. PEDESTAL	⊕	PROP. STRUCTURE
⊗	EX. TRANSFORMER	⊕	PROP. END SECTION
⊗	EX. LIGHTPOLE	⊕	PROP. CLEAN-OUT
⊗	EX. UTILITY POLE	⊕	PROP. HYDRANT
⊗	EX. GUY ANCHOR	⊕	PROP. GATE VALVE
⊗	EX. TREE	⊕	PROP. CURB BOX
⊗	EX. TREE TAG & NUMBER	⊕	PROP. E.V. CHARGING STATION
⊗	EX. TREE LINE	⊕	PROP. GUTTER ELEV.
⊗	EX. SANITARY SEWER	⊕	PROP. TOP OF CURB ELEV.
⊗	EX. STORM SEWER	⊕	PROP. TOP OF WALK ELEV.
⊗	EX. WATER MAIN	⊕	PROP. TOP OF PAVEMENT ELEV.
⊗	EX. ELECTRIC CABLE	⊕	PROP. SPOT ELEV.
⊗	EX. COMMUNICATION	⊕	PROP. DRAINAGE ARROW
⊗	EX. GAS LINE	⊕	PROP. SILT FENCE
⊗	EX. OVERHEAD LINE	⊕	PROP. TREE PROTECTION FENCE
⊗	EX. SIGN	⊕	PROP. INLET FILTER
⊗	EX. POST/BOLLARD	⊕	PROP. ASPHALT
⊗	EX. FLAGPOLE	⊕	PROP. CONCRETE
⊗	EX. WATER WELL	⊕	PROP. LIGHT POLE
⊗	EX. RAILROAD SIGNAL	⊕	
⊗	EX. SATELLITE DISH	⊕	
⊗	EX. BOULDER	⊕	
⊗	EX. TREE STUMP	⊕	
⊗	EX. PARKING METER	⊕	

DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF HIGHLAND, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
 PART OF LOT 1, MAE-ORACE ACRES, AS RECORDED IN LIBER 89, PAGE 13 OF PLATS, OAKLAND COUNTY RECORDS, DESCRIBED AS FOLLOWS:
 BEGINNING AT NORTHEAST CORNER; THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS WEST 154.20 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 20 SECONDS WEST 100.40 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 30 SECONDS WEST 30 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 20 SECONDS WEST 200 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS EAST 190.79 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 20 SECONDS EAST 300.90 FEET.

NOTE:
 BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

BENCHMARKS:
 BM#1 - ARROW ON HYDRANT ON NORTH SIDE OF M-59 AND 70 FT. WEST OF MILFORD ROAD. ELEVATION - 1016.57 NAVD83
 BM#2 - TOP OF WELL ON EAST SIDE OF ADJACENT BUILDING TO THE WEST OF SUBJECT PARCEL. ELEVATION - 1020.54 NAVD83



EXISTING ON-SITE SOILS
 13B OSHTOMO-BOYER LOAMY SANDS
 (PER USDA WEB SOIL SURVEY)

- SESC SEQUENCE OF CONSTRUCTION**
1. INSTALL GRAVEL MUD TRACKING MAT, SILT FENCE, AND INLET FILTERS (ON EXISTING STORM CATCH BASINS) AS INDICATED ON THE PLANS. (1 WEEK)
 2. DEMO. EXISTING AREAS TO BE REMOVED. (1 WEEK)
 3. MASS GRADING ACTIVITIES AND CONSTRUCTION OF UTILITIES (STORM SEWER/SEPTIC SYSTEM). INLET PROTECTION MUST BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF EACH CATCH BASIN. (2 WEEKS)
 4. INSTALL PAVING. (2 WEEKS)
 5. SEED & MULCH OR SOD ALL DISTURBED AREAS. VEGETATION SHALL BE ESTABLISHED WITHIN 5 DAYS OF FINAL GRADE, OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3-4" OF TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED. (2 WEEKS)
 6. FOR THE ENTIRE DURATION OF CONSTRUCTION, ALL SESC MEASURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS TO ENSURE PROPER FUNCTION. REMOVAL OF TEMPORARY SESC MEASURES IS PERMITTED ONLY AFTER THE ENTIRE SITE IS FULLY STABILIZED.

DISTURBANCE AREA 0.5 AC. ±

EROSION CONTROL STANDARD NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER (OCWRC) AND HIGHLAND TOWNSHIP.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS.
4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS DIRECTED ON THESE PLANS AND WHERE OTHERWISE REQUIRED BY THE WORK. THE CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES, AND OTHER CHANGES HAVE BEEN ACCOMPLISHED.
5. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF DIRT OFF THE WORK AREA.
6. THE CONTRACTOR SHALL PRESERVE ON-SITE NATURAL VEGETATION AS MUCH AS POSSIBLE.
7. PROTECT ALL EXISTING TREES, INCLUDING THEIR BRANCHES AND ROOTS, FROM DAMAGE DUE TO THIS WORK UNLESS SPECIFICALLY IDENTIFIED FOR REMOVAL.
8. STABILIZATION OF ALL DISTURBED AREAS SHALL BE ESTABLISHED USING THE APPROPRIATE VEGETATION WITHIN FIVE DAYS OF COMPLETION OF FINAL GRADING.
9. THE CONTRACTOR SHALL SWEEP THE EXISTING STREETS SURROUNDING THE PROJECT SITE AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND SHALL PROVIDE ALL EQUIPMENT AND MATERIAL TO KEEP DUST IN CHECK AT ALL TIMES. THE CONTRACTOR SHALL RESPOND IMMEDIATELY TO ANY AND ALL COMPLAINTS.

MAINTENANCE REQUIREMENTS

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.
SILT FENCE
 SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC SHOULD BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SOIL PILE. IF THE FABRIC IS BEING UNDERCUT (I.E. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

ACCESS ROADS (HAUL ROADS)
 PROPER MAINTENANCE MAY INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. IT IS ALSO IMPORTANT TO CHECK AND MAINTAIN ANY BMP'S WHICH ARE USED IN CONJUNCTION WITH THIS BMP, ESPECIALLY THOSE FOR DRAINAGE. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAYS SHOULD BE REMOVED IMMEDIATELY BY SWEEPING OR SCRAPPING AND SWEEPING, IF NECESSARY.

SEEDING, SODDING & MULCHING
 SEEDING, SODDING OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

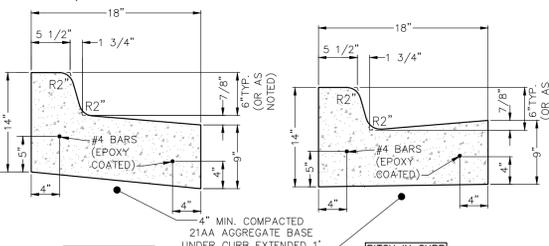
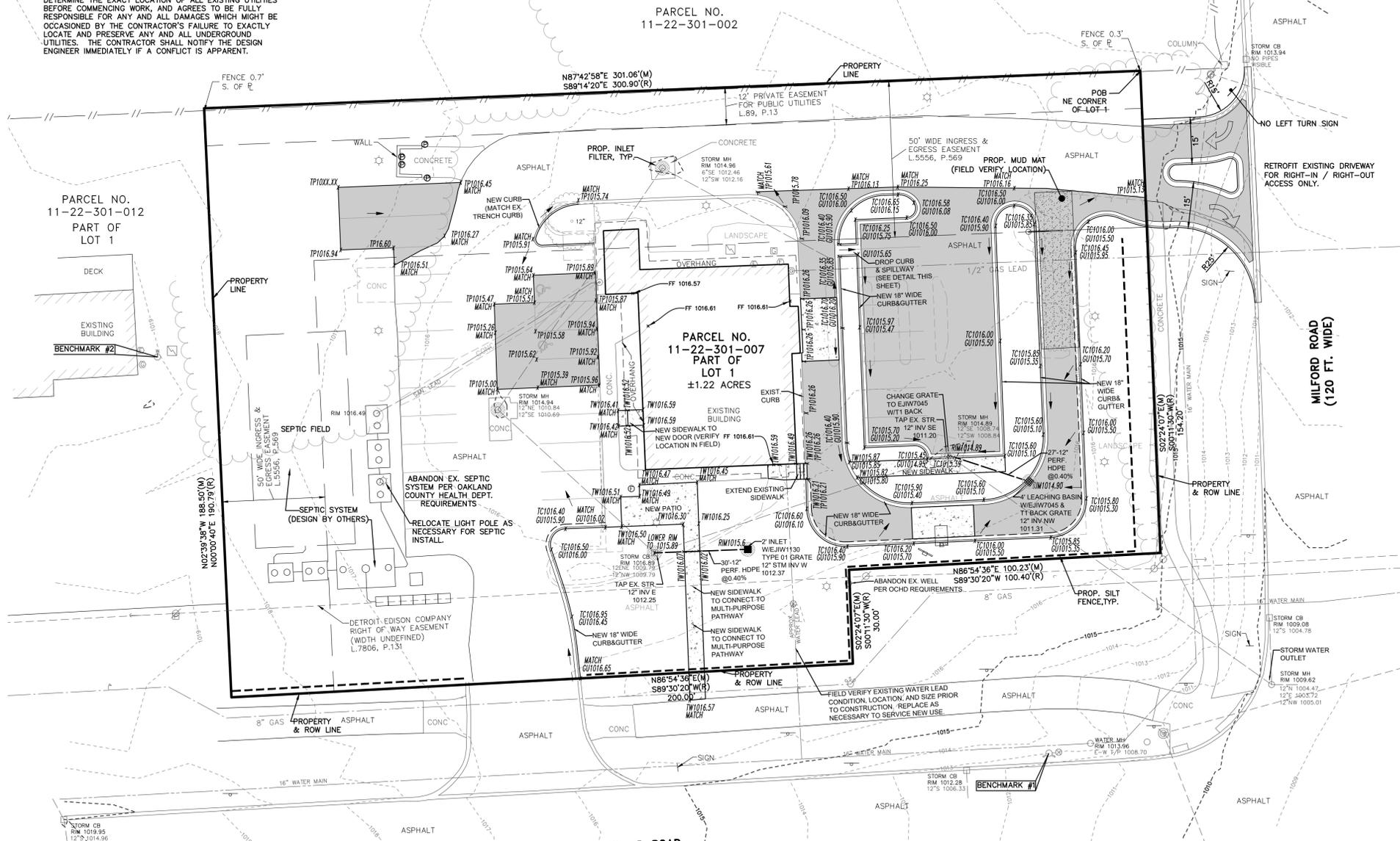
NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

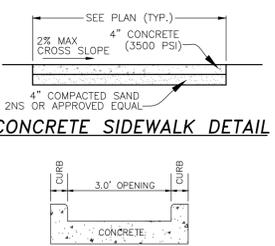
NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

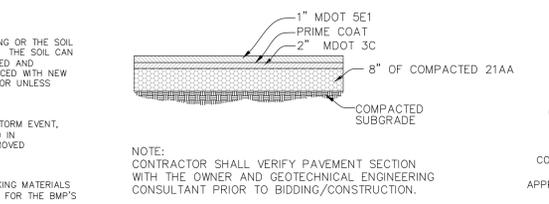
EXISTING VS. PROPOSED IMPERVIOUS AREAS (PAVEMENT/BUILDING)		
EXISTING IMPERVIOUS AREAS	30,202 S.F.	
PROPOSED IMPERVIOUS AREAS	27,386 S.F.	
PROPOSED IMPERVIOUS AREAS REDUCTION	2,816 S.F.	9.3239%



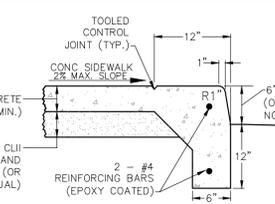
CONCRETE CURB & GUTTER - ON-SITE



DROP CURB SPILLWAY DETAIL



BITUMINOUS PAVEMENT CROSS-SECTION



INTEGRAL SIDEWALK AND CURB

NOTES:

1. ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND/OR MDOT.
2. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-1771) A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY/COUNTY/STATE AS REQUIRED PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, CONDITION, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR TO PLACE BOLLARDS PER ARCHITECTURAL DRAWINGS. CONTRACTOR TO VERIFY THAT ADA ACCESS IS NOT IMPACTED BY THE BOLLARDS.
6. SLOPES AND DIMENSIONS OF THE ADA SITE COMPONENTS (PARKING, PARKING ACCESS, ACCESSIBLE ROUTE, SIDEWALK, RAMPS, AND LANDINGS) TO MEET ALL ADA REQUIREMENTS.
 - ADA PARKING AND ADA PARKING ACCESS NOT TO EXCEED A 2% SLOPE IN ANY DIRECTION.
 - SIDEWALK (INCLUDING THE ACCESSIBLE ROUTE) NOT TO EXCEED 5% LONGITUDINAL SLOPE AND A 2% CROSS SLOPE.
 - RAMPS NOT TO EXCEED 8.3% LONGITUDINAL SLOPE.
7. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER (OCWRC) AND HIGHLAND TOWNSHIP. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED WITHIN THE WORK AREA AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, PONDS AND WETLANDS.
8. MILL & RESURFACE REMAINING PORTIONS OF PARKING LOT, AS DIRECTED BY OWNER.
9. COMPACTED MDT CLASS II SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
10. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER SHALL BE DOUBLE WALLED WITH SMOOTH INTERIOR AND ANNUAL EXTERIOR CORRUGATION MEETING REQUIREMENTS OF ASTM F2306. INSTALL PER TOWNSHIP/MANUFACTURER STANDARDS AND SPECIFICATIONS.
11. REFER TO DEMO AND SITE PLAN (PREPARED BY OTHERS).
12. THE EXISTING STORM SEWER SYSTEM AND LEACHING BASINS SHALL BE CLEANED, TESTED, AND CONFIRMED TO BE IN PROPER WORKING ORDER PRIOR TO FINAL PROJECT CLOSURE.

SHEET INDEX:

1	GRADING PLAN
1 OF 2	STANDARD DETAILS
2 OF 2	HIGHLAND TOWNSHIP STORM SEWER DETAILS
1 OF 1	WRC SOIL EROSION AND SEDIMENTATION CONTROL DETAILS



ALPINE ENGINEERING INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 SUITE 109
 NOVI, MICHIGAN 48377
 (248) 926-3701 (BUS)
 (248) 926-3765 (FAX)
 WWW.ALPINE-INC.NET

811
 Know what's below
 Call before you dig.

KP-J ARCHITECTS & ENGINEERS
GRADING PLAN
 SECTION: 22
 RANGE: 7E
 140 W. HIGHLAND ROAD
 TOWNSHIP: 3N
 HIGHLAND TOWNSHIP
 OAKLAND COUNTY
 MICHIGAN

CLIENT: _____
 REVISIONS:
 2025-10-09 PER TWP.
 2026-01-29 PER RCOC
 DATE: 2025-09-11
 DRAWN BY: TG
 CHECKED BY: SD
 FBK: _____
 CHF: _____
 SCALE: HOR 1" = 20 FT.
 VER 1" = _____
 23-424

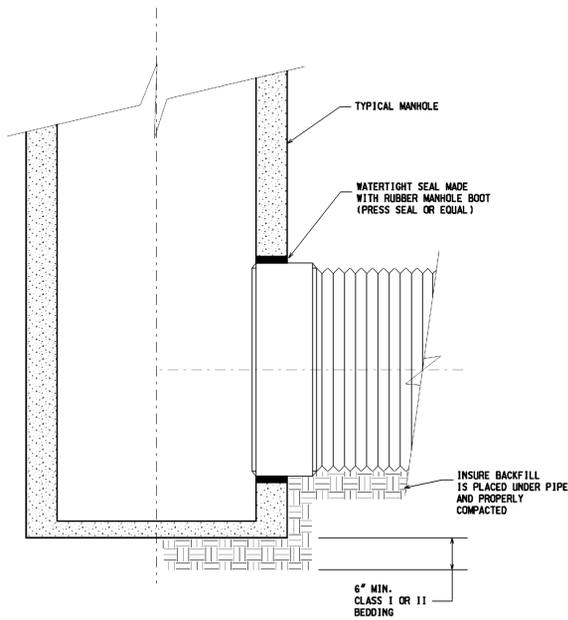
TIME: 05-14-2010 10:24

C:\E:\TEL\1\200503\20050368\1\20050368.dwg

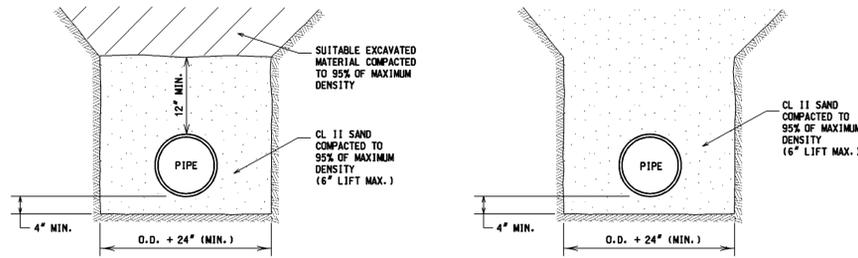
QUELLE - VBRWMB1804

DESIGN FILE: 1\200503\20050368\1\20050368.dwg

USER NAME: huff09



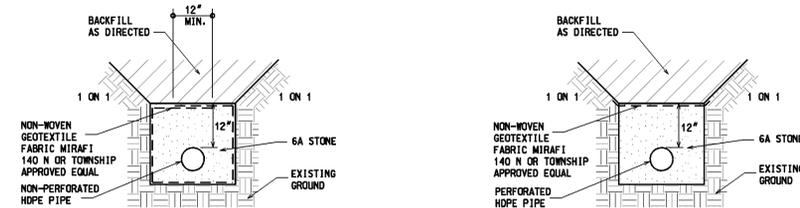
**WATERTIGHT MANHOLE CONNECTION
HDPE TO CONCRETE DETAIL**



BEDDING DETAIL - TRENCH B

BEDDING DETAIL - TRENCH A

(REQUIRED FOR INSTALLATION UNDER PAVEMENT OR WITHIN THE INFLUENCE OF ROAD BED.)

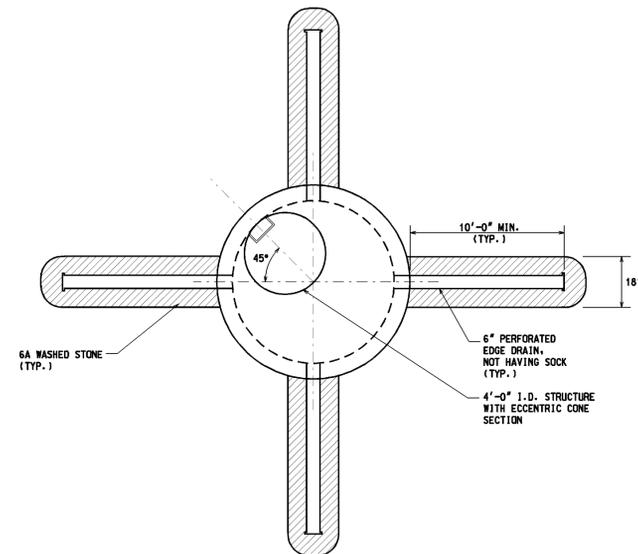


**HDPE PIPE TRENCH DETAIL
FOR DETENTION SYSTEMS
WITHOUT GROUNDWATER
RECHARGE**

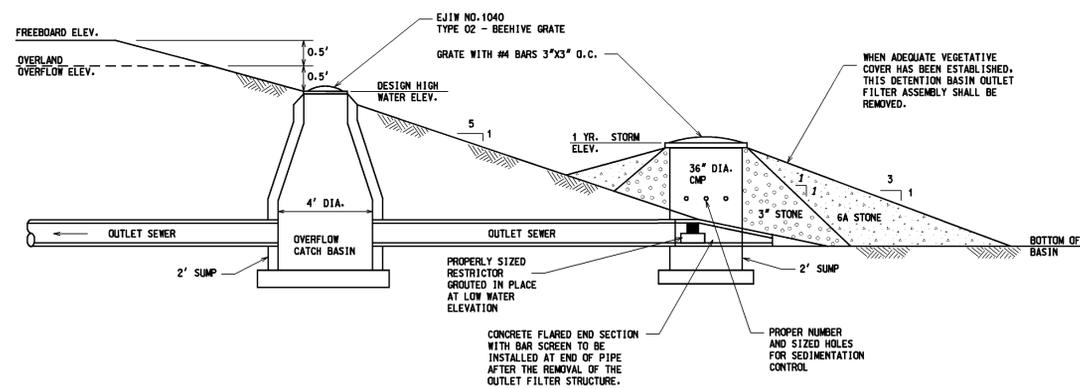
**HDPE PIPE TRENCH DETAIL
FOR DETENTION/RETENTION SYSTEMS
WITH GROUNDWATER
RECHARGE**

NOTES:

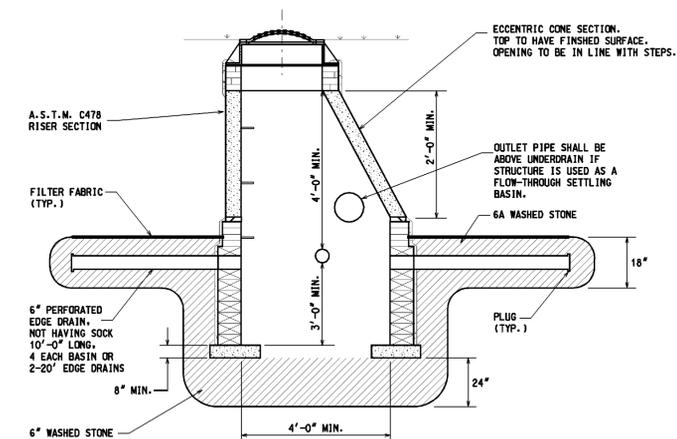
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS OF HIGHLAND TOWNSHIP.
2. IT SHALL BE THE OWNER'S ENGINEER AND CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. ALL SEWER TRENCHES UNDER THE 45 DEGREE ZONE OF INFLUENCE LINE OF EXISTING OR PROPOSED PAVEMENTS, BIKE PATHS, SIDEWALKS OR DRIVE APPROACHES SHALL BE BACKFILLED WITH MDOT CLASS II SAND COMPACTED TO AT LEAST 95% OF MAXIMUM UNIT WEIGHT.
4. ALL STORM SEWER SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER.
5. JOINTS FOR STORM SEWER SHALL BE PREMIUM JOINTS (TONGUE AND GROOVE WITH RUBBER GASKETS).
6. LEAD MATERIAL SHALL BE 4" DIA. (MIN.) PVC SCHEDULE 40 OR SDR 23.5. LEAD CONNECTIONS MAY ONLY BE AT STRUCTURES.
7. CONTACT THE TOWNSHIP ENGINEER 48 HOURS PRIOR TO STORM SEWER INSTALLATION TO SCHEDULE OBSERVATION. FULL TIME OBSERVATION IS REQUIRED FOR ALL UNDERGROUND STORM SEWER AND LEACHING SYSTEM CONSTRUCTION. CONTACT MICHAEL DARGA WITH HUBBELL, ROTH & CLARK, INC. 248-454-6532.
8. BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
9. ALL MORTAR AND CONCRETE WORK SHALL BE PROTECTED FROM FREEZING (40° F. AND FALLING) FOR A MINIMUM OF 48 HOURS.
10. PIPE FOR STORM SEWERS WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR PRIVATE ROAD EASEMENT SHALL BE RCP, C-76, CLASS IV OR V RCP.
11. DOUBLE WALLED HDPE MEETING THE REQUIREMENTS OF ASTM F2306.



PLAN VIEW



DETENTION POND OUTLET STRUCTURE DETAIL



**SECTION
STANDARD LEACHING BASIN**



Hubbell, Roth & Clark, Inc.
CONSULTING ENGINEERS
105 W. GRAND RIVER AVE.
HOWELL, MICHIGAN 48843
PHONE: (248) 454-6300
DIRECT PHONE: (517) 552-9199
FAX: (517) 552-6098
WEB SITE: <http://www.hrc-anr.com>

DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	M.P.D.
DRAWN	T.E.W.
CHECKED	J.B.
APPROVED	G.E.H.

V:\200503\20050368\1\20050368.dwg

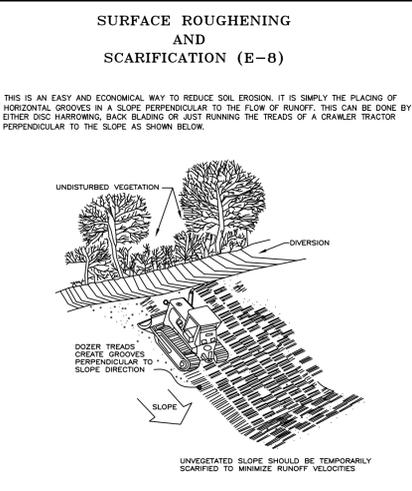
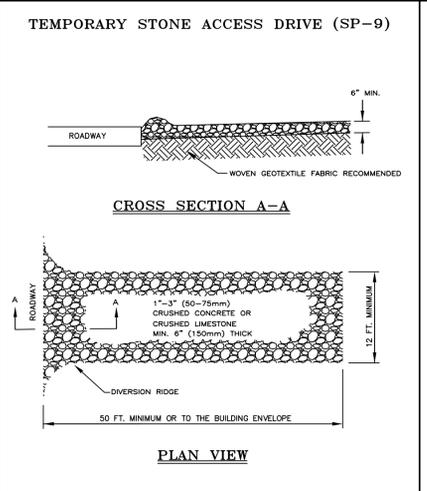
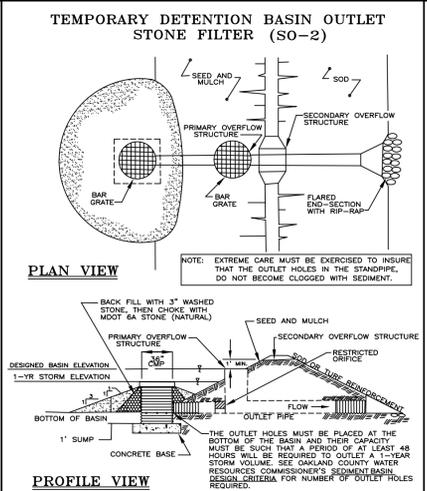
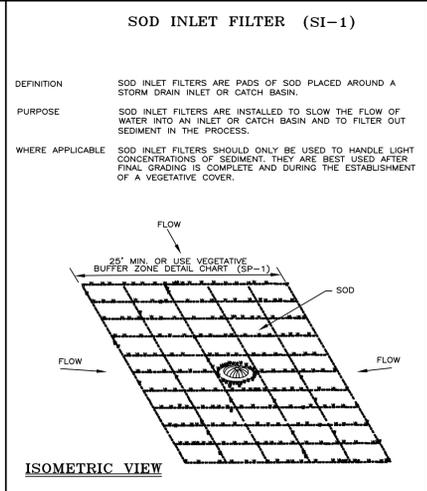
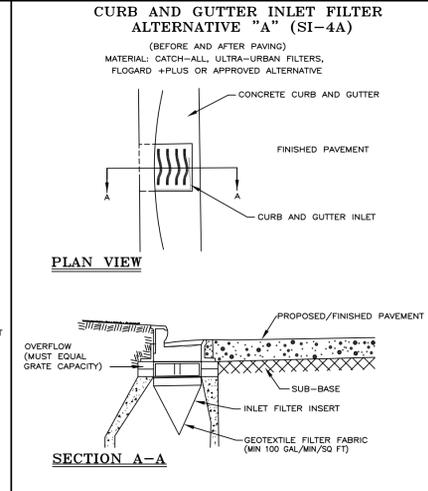
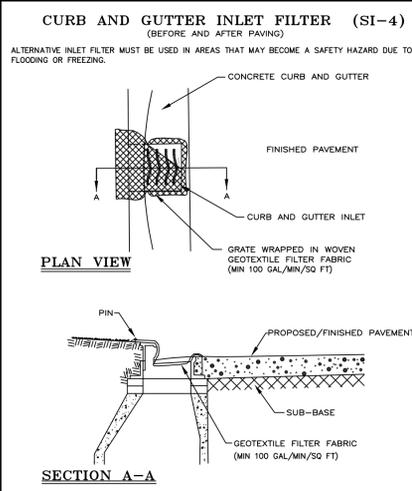
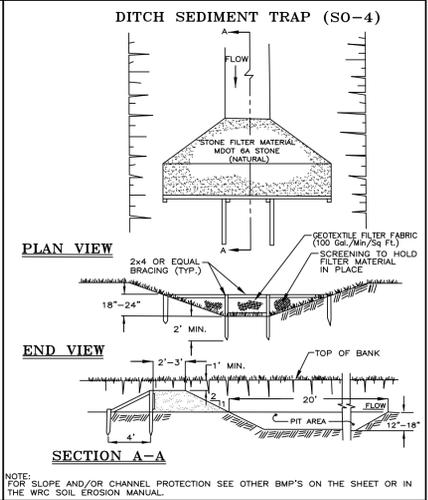
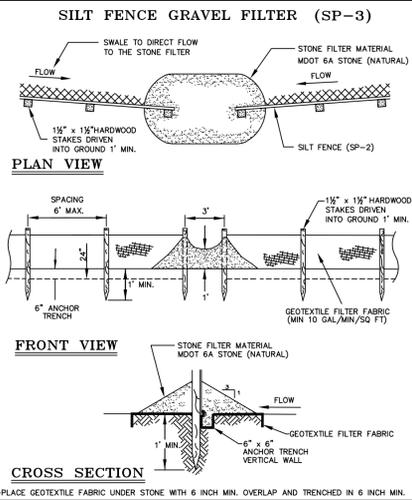
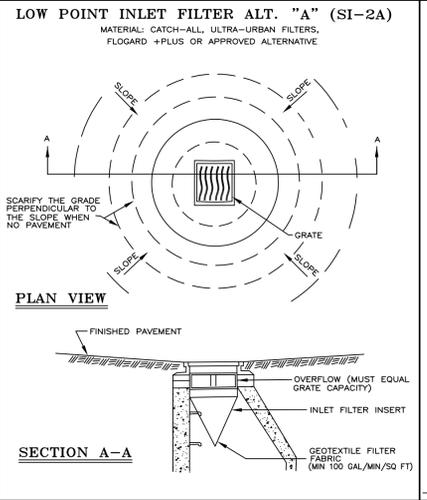
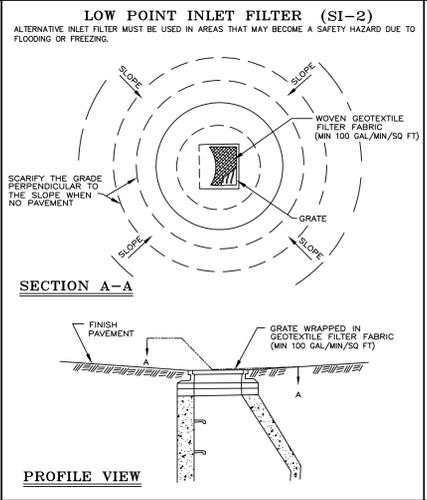
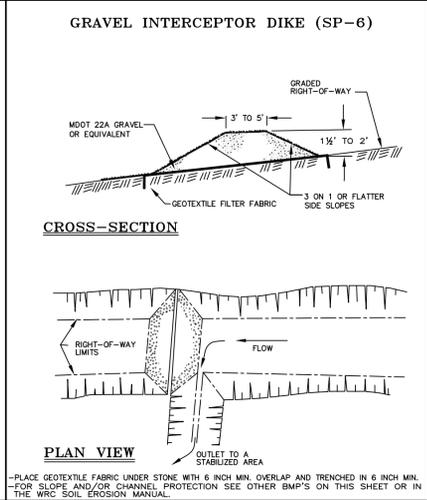
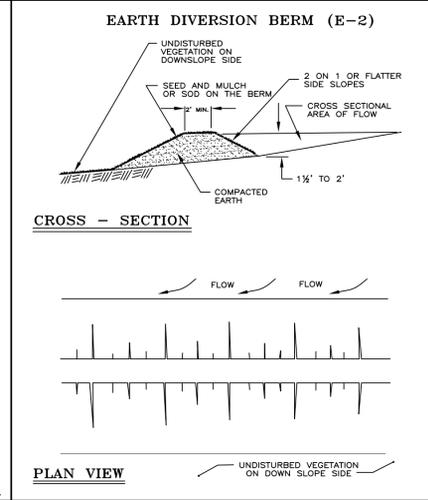
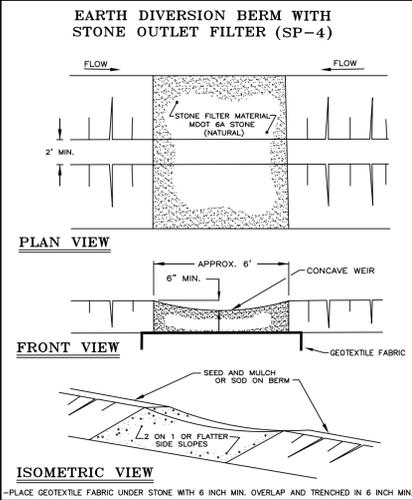
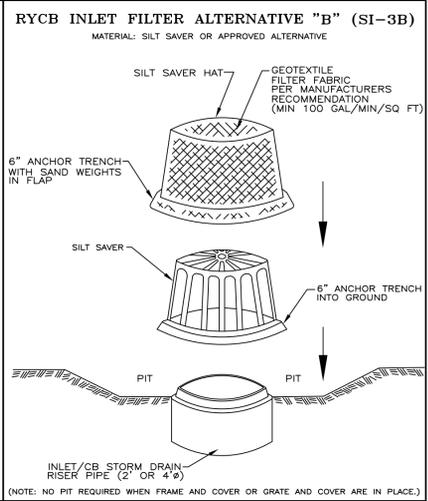
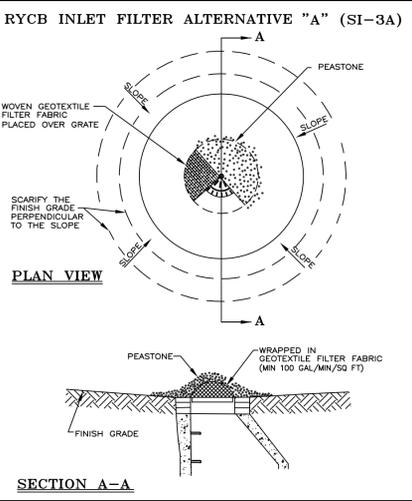
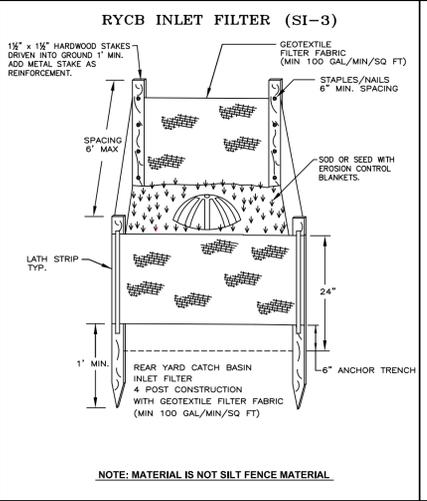
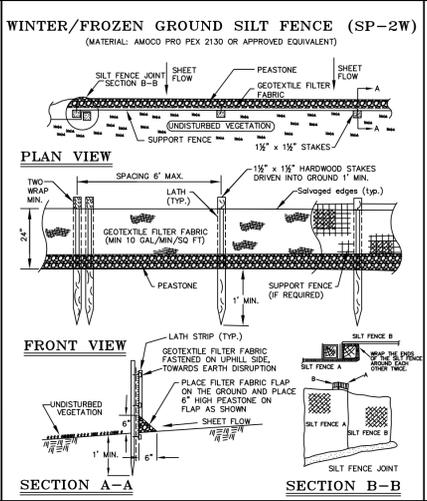
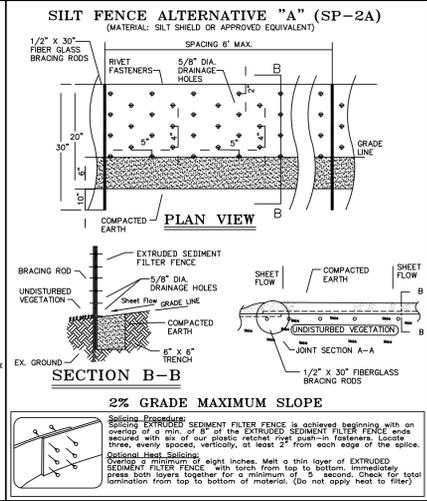
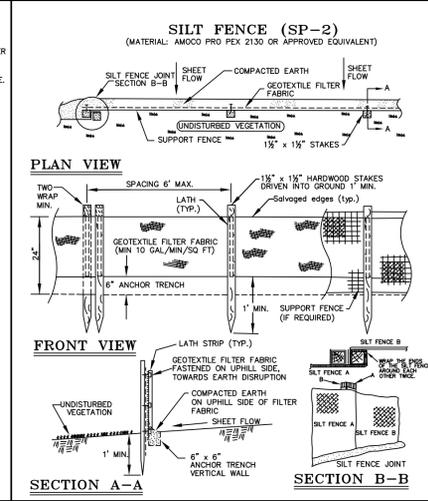
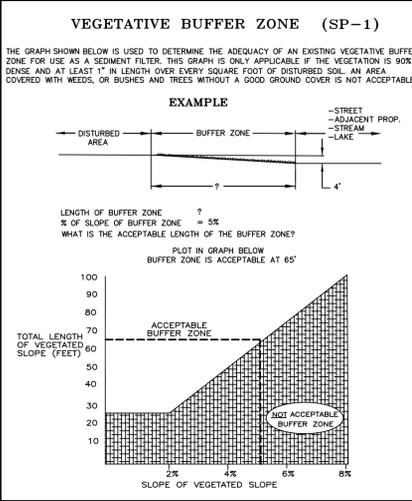
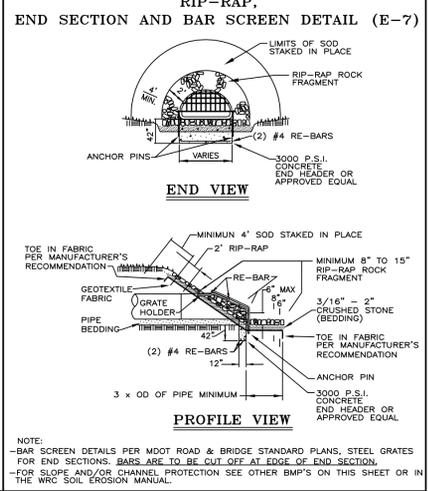
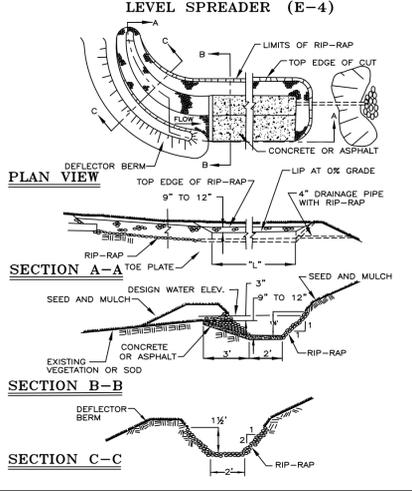
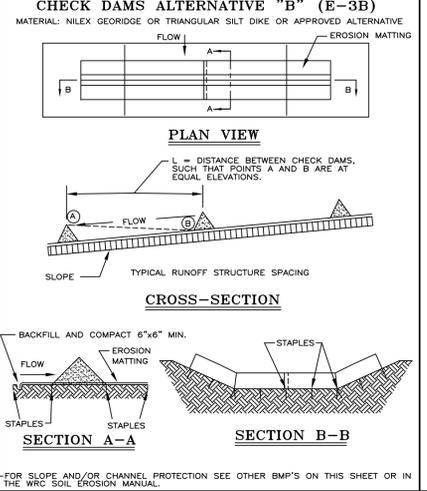
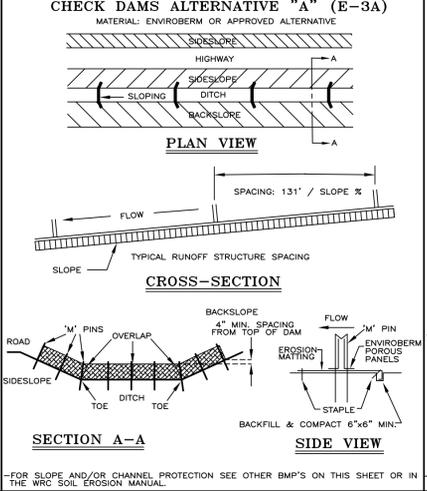
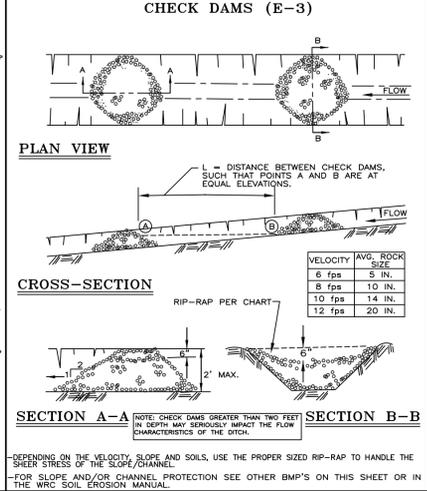
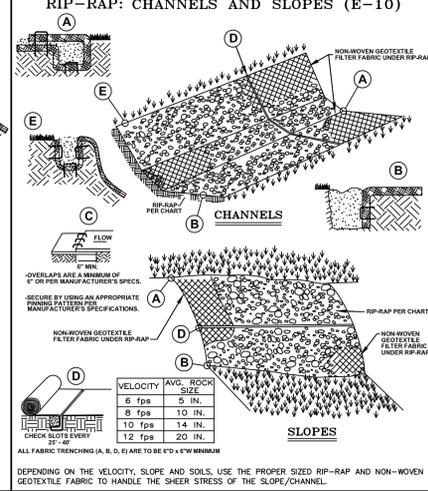
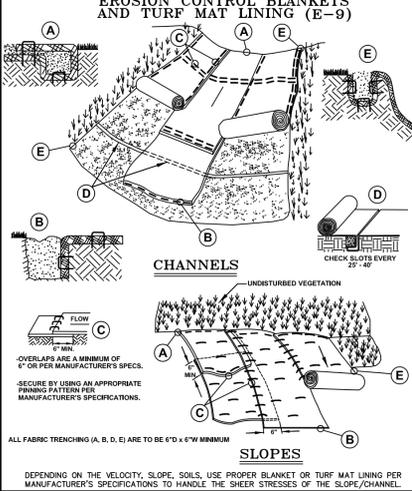


HIGHLAND TOWNSHIP

**HIGHLAND TOWNSHIP
DESIGN STANDARDS**

STORM SEWER DETAILS

HRC JOB NO. 20050368	SCALE NONE
DATE SEPTEMBER 2005	SHEET NO. 2 OF 2



NOTE:

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REV.	DATE	DESCRIPTION
1	01/01/01	ISSUED FOR CONSTRUCTION
2	01/01/01	PROPOSED DETAIL REVISIONS
3	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
4	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
5	01/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: _____

DESIGNED BY: WRC

DRAWN BY: Mapping

WRC WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48326-1907

SHEET NO.: 1 of 1

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

All plant material shall be guaranteed for two (2) years from the date of acceptance.

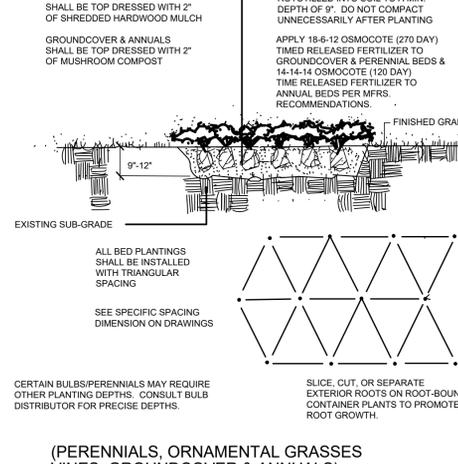
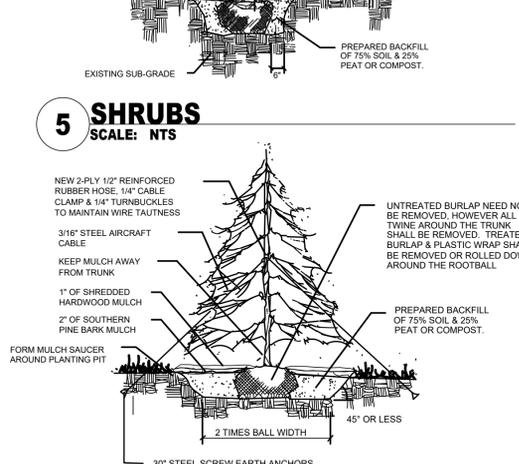
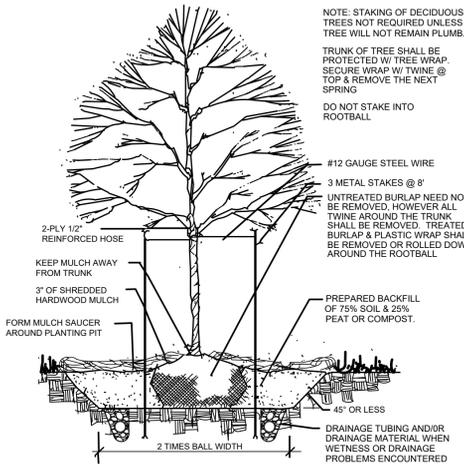
All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

LANDSCAPING MAINTENANCE:

Per Section 12.03.B.6.c, landscaping shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first.

EXISTING TREE COVER GENERAL NOTE:

In areas noted, existing trees and shrubs are to remain. Selective clearing is to be done, especially of invasive species. If replacement of shrubs is necessary, replacement shrubs are to be of a similar type from the plant list below.

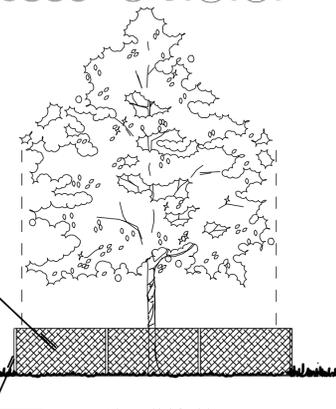
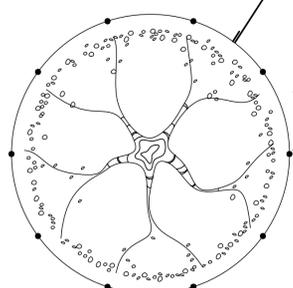


PLANT LIST: JJ & DKN - HIGHLAND, MI				
DECIDUOUS ORNAMENTAL TREES				
KEY	#	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / TYPE
MRJ	5	MALUS 'RED JEWEL'	RED JEWEL CRABAPPLE	1.5' BB
SR	5	SYRINGA RETICULATA	JAP TREE LILAC	
EVERGREEN TREES				
KEY	#	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / TYPE
PGD	5	PICEA G. 'DENSATA'	BLACK HILLS SPRUCE	4' BB
DECIDUOUS SHRUBS				
KEY	#	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / TYPE
HQF	31	HYDRANGEA P. 'SMNHPM'	QUICK FIRE FAB HYD	#5
RDP	33	ROSA 'MEJOCOS'	PINK DRIFT ROSE	#3
EVERGREEN SHRUBS				
KEY	#	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / TYPE
JDF	28	JUNIPERUS C. 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	#5
GROUNDCOVER				
SOD		SIZE OF BEDDED AND MUCH AREAS FOR EACH PLANTING TO BE DETERMINED BASED ON DETAILS 3-6 ON L1.0.		
MULCH**		SIZE OF BEDDED AND MUCH AREAS FOR EACH PLANTING TO BE DETERMINED BASED ON DETAILS 3-6 ON L1.0.		

ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES. PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING PLACED AT OR BEYOND DRIP-LINE



2 TREE PRESERVATION DETAIL
SCALE: NTS

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

BRAND PARTNER / CLIENT: OM GROUP
 BRAND COORDINATORS: JIMMY JOHN'S, DUNKIN'
 MEP ENGINEER:
 DEVELOPER:
 ARCHITECT:
kolbrook design
 828 DAVIS STREET, SUITE 300
 EVANSTON, IL 60201
 OFFICE 647.492.1892 | FAX: 312.453.0669

EXP: 05/24/2026 SIGNED: 03/12/2025

PROJECT:
HIGHLAND RESTAURANTS
JIMMY JOHN'S & DUNKIN'
 140 HIGHLAND RD
 HIGHLAND CHARTER TOWNSHIP, MI 48357
 DUNKIN' PC #: 365060

DRAWING ISSUE	DATE
FOR PERMIT	03/12/2025
TWP COMMENTS	06/17/2025
PHOTOMETRICS UPDATE	07/29/2025
SITE PLAN COMMENTS	08/08/2025
SITE PLAN COMMENTS	10/24/2025
SITE PLAN UPDATE	01/28/2026

DRAWN BY: KR, VV
 CHECKED BY:
 SHEET TITLE:
 LANDSCAPE SITE PLAN

SHEET NO:
L1.0
 Kolbrook Job No. 1502.166 (JIMMY JOHN'S), 1502.147 (DUNKIN')

GENERAL NOTES

- A. POLE STYLE (SQUARE), COLOR, AND TOTAL MOUNTING HEIGHT (BASE, POLE, FIXTURE) SHALL BE DESIGNED TO MATCH THE EXISTING DEVELOPMENTS
- B. THE ELECTRICAL CONTRACTOR SHALL REPORT AN DAMAGED LIGHT FIXTURES OR MISSING PARTS TO VILLA LIGHTING WITHIN 48 HOURS OF RECEIPT OF LIGHT FIXTURE PACKAGE.
- C. LIGHT LEVELS ARE CALCULATED ON THE GROUND.
- D. PER ZONING ORDINANCE 13.03 D, ALL OUTDOOR LIGHT FIXTURES SHALL BE TURNED OFF OR REDUCED IN LIGHTING INTENSITY TO APPROVED LEVELS BETWEEN 11:00PM AND SUNRISE.

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103 (800)325-0963
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

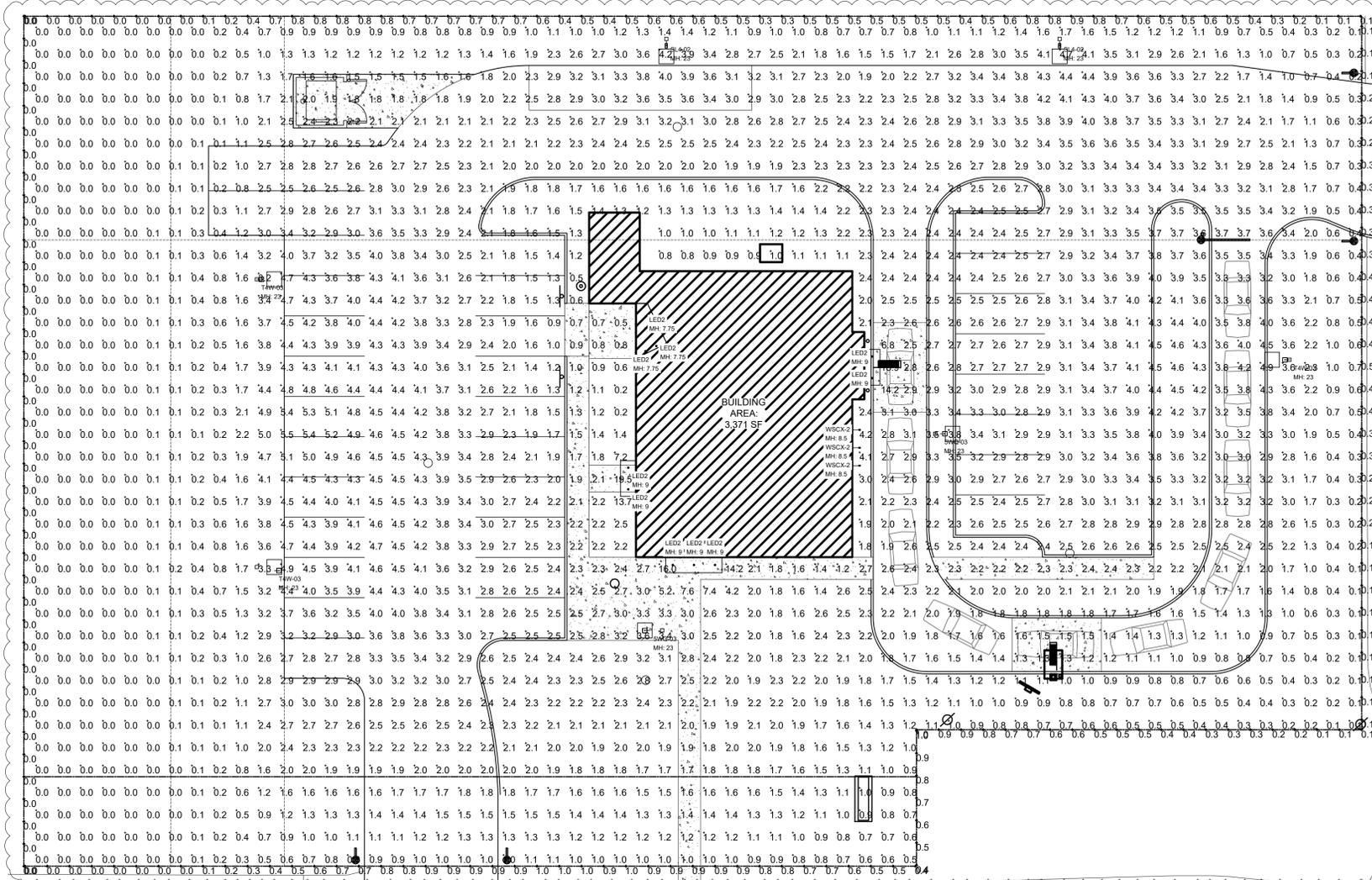
Fixtures mounted on 20' pole & 3' base
Light level calculated on the ground

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	BUG Rating
	2	SL4-02	GLEON-SA2C-740-U-SL4-HSS	1.000	11745	113	B1-U0-G3
	10	LED2	LED-DLJBX4RG-4-15W-5CCT-WH-R	1.000	975	13.1146	N.A.
	3	T4W-03	GLEON-SA3C-740-U-T4W-HSS	1.000	15650	166	B1-U0-G3
	2	5WQ-03	GLEON-SA3C-740-U-5WQ	1.000	22744	166	B5-U0-G3
	3	WSCX-2	H-GU10-BRZ/18-1-BRZ	1.000	582	5.89	B1-U1-G0

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CalcPts_1	Illuminance	Fc	1.99	19.5	0.0	N.A.
Property Line	Illuminance	Fc	0.37	1.0	0.0	N.A.

2 LUMINAIRE SCHEUDLE

SCALE: NTS



1 PHOTOMETRIC PLAN

SCALE: 1/16" = 1'-0"

BRAND PARTNER / CLIENT: OM GROUP
 BRAND COORDINATORS: JIMMY JOHN'S, DUNKIN'
 MEP ENGINEER:
 DEVELOPER:
 ARCHITECT: kolbrook design
 828 DAVIS STREET, SUITE 300
 EVANSTON, IL 60201
 OFFICE 847.492.1892 | FAX: 312.453.0669

Professional Engineer Seal for J. M. Johnson, No. 042-000000, State of Illinois.
 EXP: 05/24/2026
 SIGNED: 03/12/2025

PROJECT: HIGHLAND RESTAURANTS
 JIMMY JOHN'S & DUNKIN'
 140 HIGHLAND RD
 HIGHLAND CHARTER TOWNSHIP, MI 48357
 DUNKIN PC #: 365060

DRAWING ISSUE	DATE
FOR PERMIT	03/12/2025
TWP COMMENTS	06/17/2025
PHOTOMETRICS UPDATE	07/29/2025
SITE PLAN COMMENTS	08/08/2025
SITE PLAN COMMENTS	10/24/2025
SITE PLAN UPDATE	01/28/2026

DRAWN BY: KR, VW
 CHECKED BY:
 SHEET TITLE: PHOTOMETRIC PLAN & NOTES

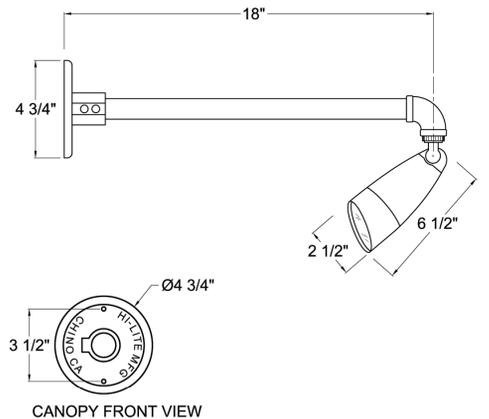
SHEET NO:
PH1.0
 Kolbrook Job No. 1502.166 (JIMMY JOHN'S), 1502.147 (DUNKIN')



HI-LITE MFG. CO., INC.

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

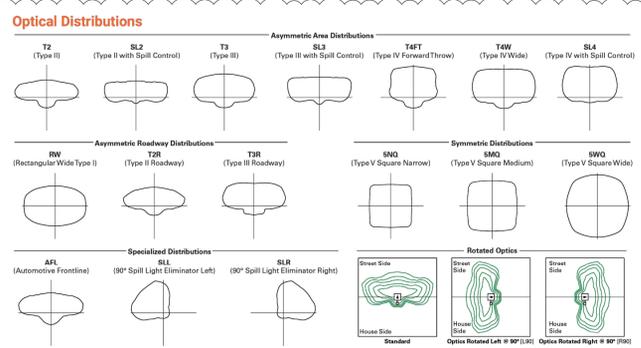
JOB NAME	DATE	TYPE
N.T.S.	05/25/2014	WSCX-2
DRAWN BY	REV	
S.M.-D		
SHEET		



Item Number	Wattage	Voltage
GU10-119/18-1-119	50W	120V
Finish	Mounting	Lamp/Socket
119-Bronze	Wall Mount	GU10

***Confidential and Proprietary. The information contained on this page is the sole property of Hi-Lite Mfg. Co., Inc. Any reproduction, redistribution, or use for profit from in part or as a whole without prior written authorization of Hi-Lite Mfg. Co., Inc. is unlawful, against trade laws and will be prosecuted to the fullest extent.

2 WSCX-2 LUMINAIRE
SCALE: NTS



Construction

- Extruded aluminum driver enclosure
- Heavy wall, die-cast aluminum end caps
- Die-cast aluminum heat sinks
- Patent pending interlocking housing and heat sink

Optics

- Patented high efficiency injection-molded AccuLED Optics technology
- 16 optical distributions including HSS, QRS and PFS
- DA Certified (3000 CCT and warmer only)

Electrical

- LED drivers are mounted to removable tray assembly for ease of maintenance
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions

Energy and Performance Data

Lumen Maintenance (LM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

Lumen Multiplier

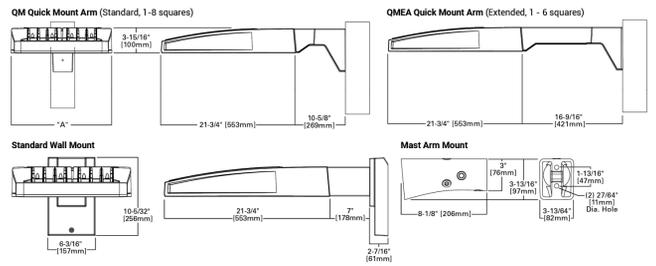
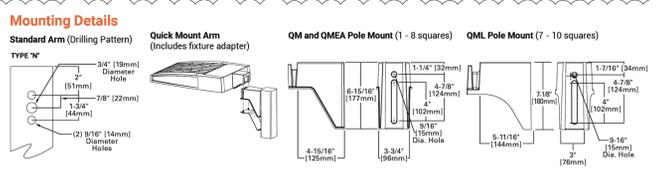
Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Proprietary circuit module designed to withstand 100kV of transient line surge

- Suitable for operation in -40°C to 40°C ambient temperatures. Optional 50°C high ambient (HA) configuration.

Warranty

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



Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apert	Standard Arm @ 120° Apert	Quick Mount Arm @ 90° Apert	Quick Mount Arm @ 120° Apert
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (Lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with OM Arm (Lbs.)	EPA with OM Arm (Sq. Ft.)	Weight with OML (Lbs.)	EPA with OML (Sq. Ft.)	Weight with OMEA (Lbs.)	EPA with OMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--

Ordering Information
SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

Product Family	Light Engine	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON-Galleon	SA1-1 Square	A-600mA	722-790CL 2500K	1120V	0-120-277V	T2-Type II	3800-Quick Mount Arm (Standard Length)	AP-Grey
SA1-2 Squares	B-600mA	722-790CL 2500K	1120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-3 Squares	C-1000mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-4 Squares	D-1200mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-5 Squares	E-1200mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-6 Squares	F-1200mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-7 Squares	G-1200mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-8 Squares	H-1200mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-9 Squares	I-1200mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	
SA1-10 Squares	J-1200mA	722-790CL 2500K	2120V	0-120-277V	T2-Type II Roadway	3800-Quick Mount Arm (Standard Length)	AP-Grey	

Options (Add as Suffix)

Controls and System Options (Add as Suffix)

Accessories (Order Separately)



McGraw-Edison
GLEON Galleon
Area / Site Luminaire

Product Features

- Light Ambient
- BAA
- 3G VIB
- IP66

Product Certifications

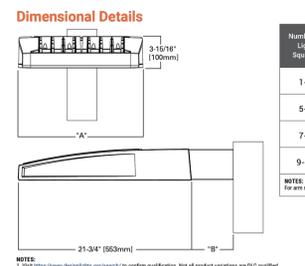
- UL
- ETL
- CSA
- CE
- RoHS
- REACH
- IP66

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficiency up to 156 LPW
- Options to meet Buy America and other domestic preference requirements



Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details

Number of Light Squares	"A" Width	"B" Standard Arm Length	"C" Extended Arm Length	"D" OML Arm Length	"E" OML Length	"F" OML Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16
5-6	21-5/8"	7"	10"	10-5/8"	--	16
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

1 SL4-02, T4W-03, AND 5WQ-03 LUMINAIRE
SCALE: NTS

BRAND PARTNER / CLIENT: OM GROUP

BRAND COORDINATORS: JIMMY JOHN'S DUNKIN'

MEP ENGINEER:

DEVELOPER:

ARCHITECT:

kolbrook design

828 DAVIS STREET, SUITE 300
EVANSTON, IL 60201
OFFICE: 647.492.1892 | FAX: 312.453.0669

EXP: 05/24/2026 SIGNED: 03/12/2025

Professional Engineer Seal for Jimmy John's & Dunkin'.

HIGHLAND RESTAURANTS
JIMMY JOHN'S & DUNKIN'

140 HIGHLAND RD
HIGHLAND CHARTER TOWNSHIP, MI 48357
DUNKIN' PC #: 365060

PROJECT:

DRAWING ISSUE	DATE
FOR PERMIT	03/12/2025
PHOTOMETRICS UPDATE	06/17/2025
SITE PLAN COMMENTS	08/28/2025
SITE PLAN COMMENTS	10/24/2025
SITE PLAN UPDATE	01/28/2026

DRAWN BY: KR, VV
CHECKED BY:
SHEET TITLE: LUMINAIRE CUT SHEETS

SHEET NO: PH1.1

Kolbrook Job No. 1502.166 (JIMMY JOHN'S), 1502.147 (DUNKIN')

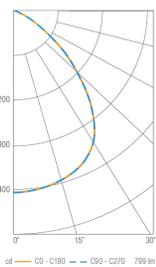


DRD2

Recessed LED Downlight
General Remodel
4", 5", 6" Aperture

PHOTOMETRICS

Light Engine: DRD2M7930 (DRD2 Module, 750 lm, 93 CRI, 3000K)
Trim: DRD2TR6SWH (DRD2 Trim, 6" Aperture, Smooth, White)



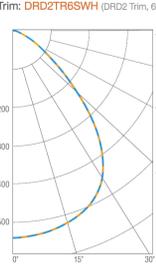
Gamma	C 0'
0.0°	436
5.0°	434
10.0°	433
15.0°	394
20.0°	388
25.0°	373
30.0°	351
35.0°	316
40.0°	265
45.0°	238
50.0°	154
55.0°	100
60.0°	55
65.0°	24
70.0°	8
75.0°	4
80.0°	1
85.0°	0
90.0°	0

Zone	Lumens	Luminaire %
0-30	321	40
0-40	517	65
0-60	768	96
0-90	799	100
0-180	799	100

Illuminance Chart



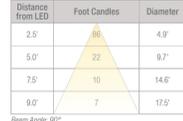
Light Engine: DRD2M10930 (DRD2 Module, 1000 lm, 93 CRI, 3000K)
Trim: DRD2TR6SWH (DRD2 Trim, 6" Aperture, Smooth, White)



Gamma	C 0'
0.0°	543
5.0°	537
10.0°	531
15.0°	523
20.0°	510
25.0°	492
30.0°	461
35.0°	411
40.0°	342
45.0°	256
50.0°	172
55.0°	112
60.0°	74
65.0°	48
70.0°	27
75.0°	12
80.0°	6
85.0°	2
90.0°	0

Zone	Lumens	Luminaire %
0-30	425	41
0-40	619	65
0-60	980	94
0-90	1046	100
0-180	1046	100

Illuminance Chart



dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422
© 2017 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.

www.dmf Lighting.com
Page 8 of 9 | V-08.15.17



DRD2

Recessed LED Downlight
General Remodel
4", 5", 6" Aperture

PRODUCT SELECTION GUIDE

FRAME-IN KIT (Product Code Example: DRDHRC4)

PRODUCT CODE	APPLICATION	IC/NON-IC	APERTURE	DRIVER
DRDH Housing	R Remodel	IC Insulation Contact	4" Aperture	BI Integrated TRIAC/ELV
			4S 4" Shallow	70 0-10V, 750 lm
			100 0-10V, 1000 lm	
			7C Lutron LDE1*, 750 lm	
			10C Lutron LDE1*, 1000 lm	
			7W Lutron L3DA3W*, 750 lm	
			10W Lutron L3DA3W*, 1000 lm	

LIGHT ENGINE (Product Code Example: DRD2M7927)

PRODUCT CODE	LUMENS (WATTS)	CRI	CCT	DRIVER
DRD2M Module	7 750 lm (10.8W)	93+ CRI	27 2700K	U Integrated TRIAC/ELV
	10 1000 lm (12.8W)		30 3000K	A Alternata Dimming
			35 3500K	Must be selected if 0-10V, Lutron Hi-lume 1% or DMF driver is selected for frame-in kit.
			40 4000K	

TRIM (Product Code Example: DRD2TR4SWH)

PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH	OPTION
DRD2TR Trim	R Round	4" Aperture	S Smooth	W White	DF Dead Front
	D Deep	5" Aperture	B Baffle	BK Black	Only available in round shape, 4" aperture, silver/black only. Compatible with 750 lm light engine only.
		6" Aperture	W Wall Wash	SW Silver Reflector, White Flange	
				AZ Low Intensity Reflector, White Flange	
				CC Custom Color	

*Lutron LDE1 Dimming refers to Lutron Hi-lume 1% (0-10V) LED driver with Soft-on, Fade-to-Black™
*Lutron L3DA3W Dimming refers to Lutron Hi-lume 1% 0-10V LED driver

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422
© 2017 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.

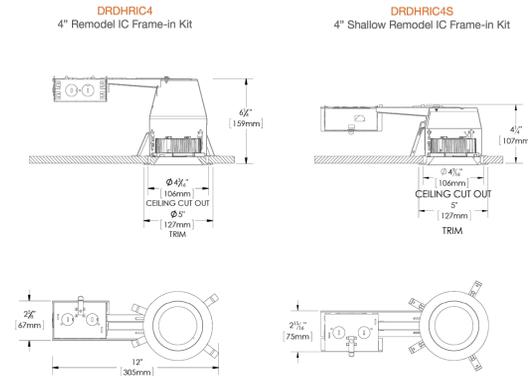
www.dmf Lighting.com
Page 2 of 9 | V-08.15.17



DRD2

Recessed LED Downlight
General Remodel
4", 5", 6" Aperture

FRAME-IN KIT DIMENSIONS



DRD2

Recessed LED Downlight
General Remodel
4", 5", 6" Aperture

PRODUCT SPECIFICATIONS



- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V or Lutron Hi-lume 1% dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty



Frame-in Kit

HOUSING: Die-formed steel with powder coat finish (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit, 6" shallow frame-in kit).
JUNCTION BOX: Galvanized steel. Equipped with (6) 1/2" and (1) 3/4" knockouts with pryout slots to allow straight conduit runs (4" frame-in kit, 4" shallow frame-in kit), equipped with (5) 1/2" and (2) 3/4" knockouts with pryout slots to allow straight conduit runs (5" frame-in kit, 6" frame-in kit, 6" shallow frame-in kit), (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.
MOUNTING: (4) tempered steel spring clips secure housing to ceiling.
CEILING: 1/2" up to 1".
CUTOUT: 4 1/4" (4" frame-in kit, 4" shallow frame-in kit), 5 1/4" (5" frame-in kit), 6 1/4" (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED: Tightly binned, high performing white Cree® LED.
LUMEN OUTPUT (POWER): 750 lm (10.8W), 1000 lm (12.8W).
COLOR QUALITY: 93+ CRI, 2-step SDCM.
CCT OPTIONS: 2700K, 3000K, 3500K, 4000K.
CONNECTOR: PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron Hi-lume® 1%).
INPUT VOLTAGE: 120/277V.
DIMMING: Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron Hi-lume® 1% at 120/277V.
LIFETIME: 50,000 hours at 70% lumen maintenance.
PHOTOMETRIC TESTING: Tested in accordance to IESNA LM-79-2008.
LISTINGS: IC rated, eULus Listed, ENERGY STAR® qualified, California Title 24 JAB compliant, ASTM E283 certified Air Tight, UL Listed for Wet Location, CEC listed.
WARRANTY: 5 year limited warranty.

Trim

CONSTRUCTION: Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code: DRDH-R-4/ DRD2M-10-9-40/ DRD2T-R-4-S-W	Type: LED2
Project:	Contact:
Date:	

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422
© 2017 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information.

www.dmf Lighting.com
Page 1 of 9 | V-08.15.17

BRAND PARTNER / CLIENT: OM GROUP
BRAND COORDINATORS: JIMMY JOHN'S DUNKIN'
MEP ENGINEER:
DEVELOPER:
ARCHITECT:
kolbrook design
828 DAVIS STREET, SUITE 300
EVANSTON, IL 60201
OFFICE: 647.492.1892 | FAX: 312.453.0669

EXP: 05 / 24 / 2026
SIGNED: 03 / 12 / 2025

PROJECT:
HIGHLAND RESTAURANTS
JIMMY JOHN'S & DUNKIN'
140 HIGHLAND RD
HIGHLAND CHARTER TOWNSHIP, MI 48357
DUNKIN' PC #: 365060

DRAWING ISSUE	DATE
FOR PERMIT	03/12/2025
TWO COMMENTS	06/17/2025
PHOTOMETRICS UPDATE	07/25/2025
SITE PLAN COMMENTS	08/08/2025
SITE PLAN COMMENTS	10/24/2025
SITE PLAN UPDATE	01/28/2026

DRAWN BY: KR, VV
CHECKED BY:
SHEET TITLE:

LUMINAIRE CUT SHEETS

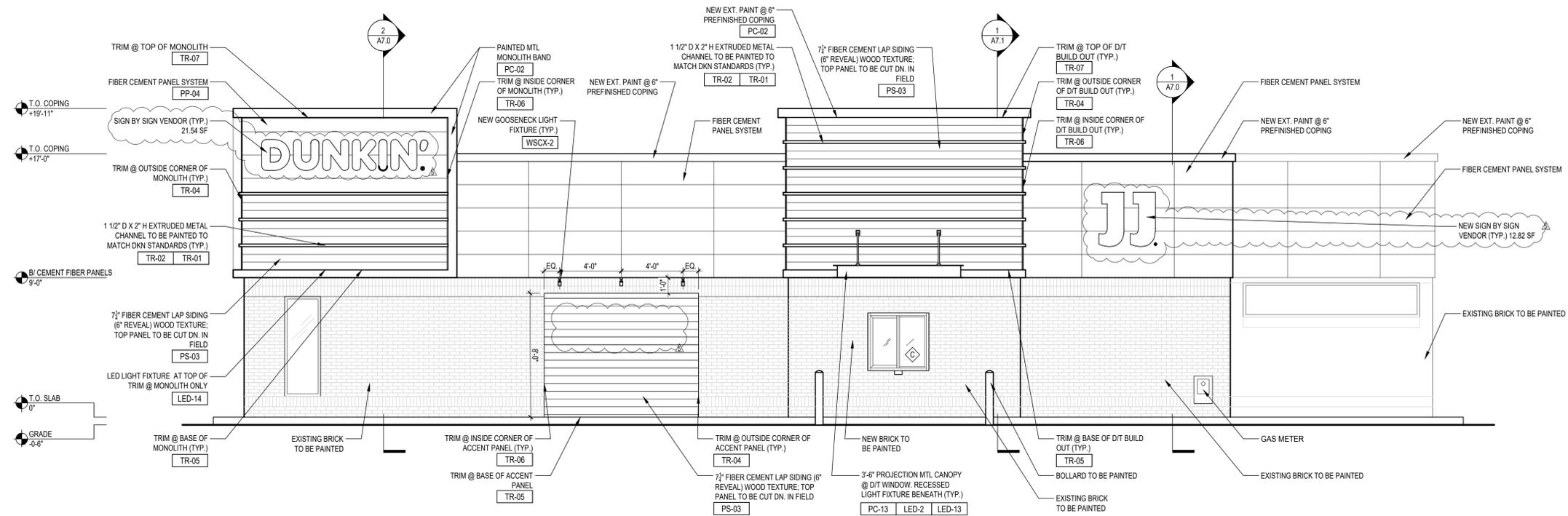
SHEET NO:
PH1.2
Kolbrook Job No. 1502.165 (JIMMY JOHN'S), 1502.147 (DUNKIN')

1 LED2 LUMINAIRE

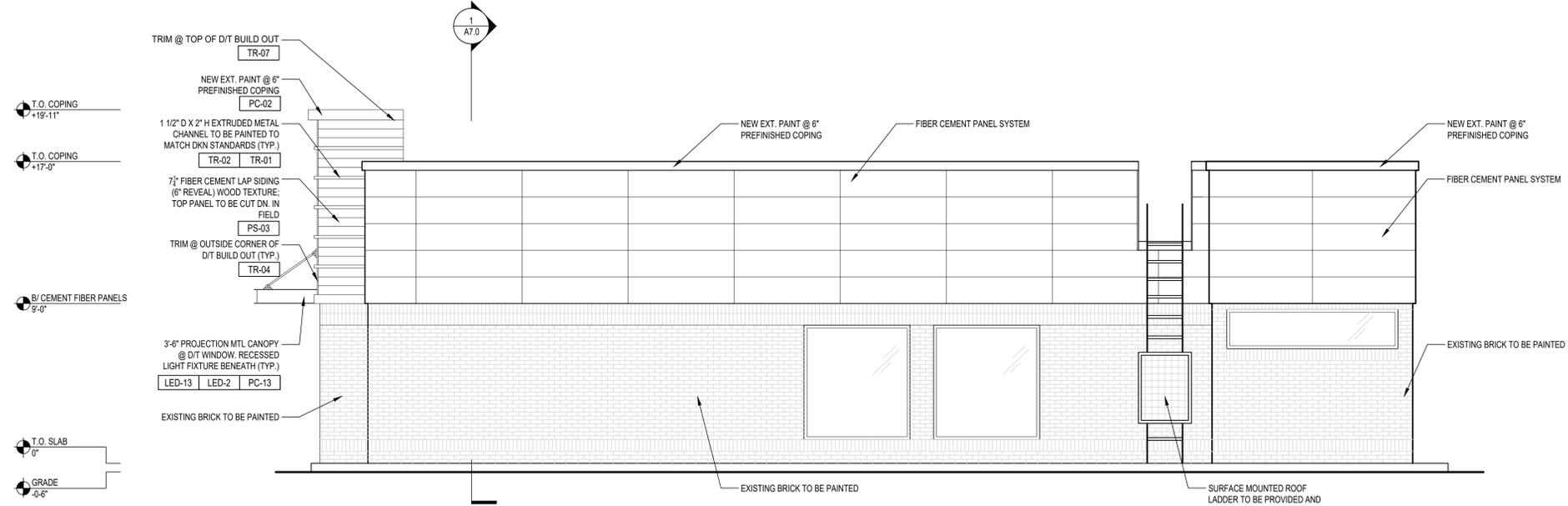
SCALE: NTS

GENERAL NOTES

- WALL SIGNS SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED UNDER SEPARATE COVER BY SELECTED SIGNAGE SUB-CONTRACTOR.



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BRAND PARTNER / CLIENT: OM GROUP
 BRAND COORDINATORS: JIMMY JOHN'S DUNKIN'
 MEP ENGINEER:
 DEVELOPER:
 ARCHITECT: kolbrook design
 828 DAVIS STREET, SUITE 300
 EVANSTON, IL 60201
 OFFICE 847.492.1892 | FAX: 312.453.0669

Professional Engineer Seal for J. Kolbrook, No. 043000001, State of Illinois.
 EXP: 05/24/2026 SIGNED: 03/12/2025

PROJECT: HIGHLAND RESTAURANTS
 JIMMY JOHN'S & DUNKIN'
 140 HIGHLAND RD
 HIGHLAND CHARTER TOWNSHIP, MI 48357
 DUNKIN' PC #: 365060

DRAWING ISSUE	DATE
FOR PERMIT	03/12/2025
TWP COMMENTS	06/17/2025
PHOTOMETRICS UPDATE	07/25/2025
SITE PLAN COMMENTS	08/08/2025
SITE PLAN COMMENTS	10/24/2025
SITE PLAN UPDATE	01/29/2026

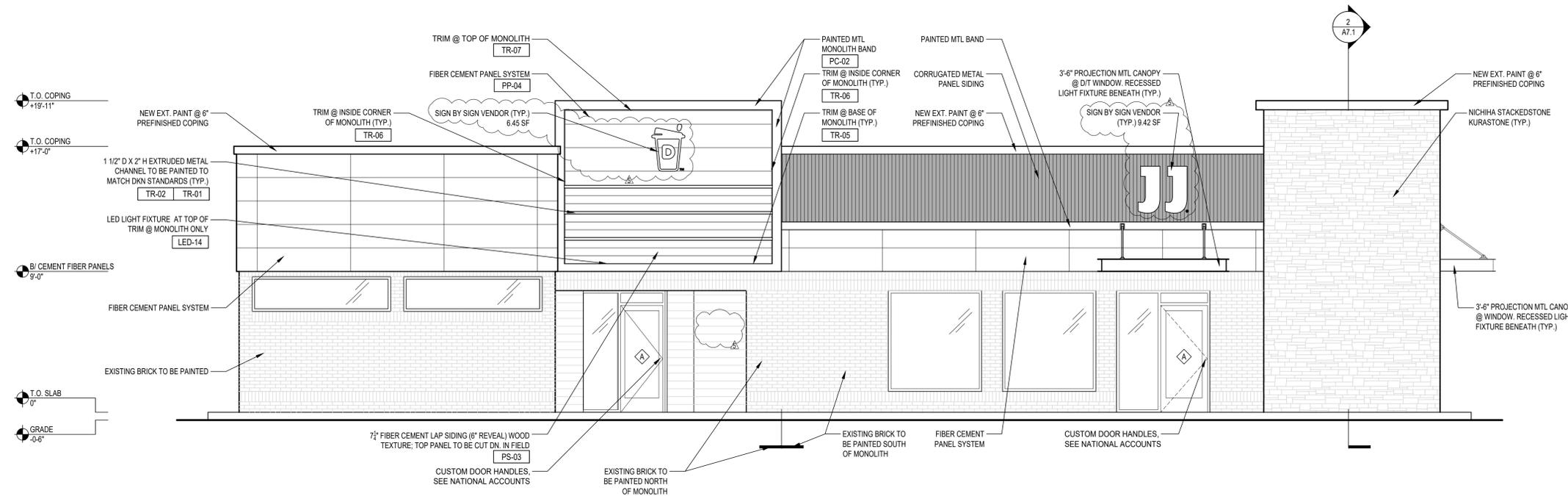
DRAWN BY: KR, VV
 CHECKED BY:
 SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

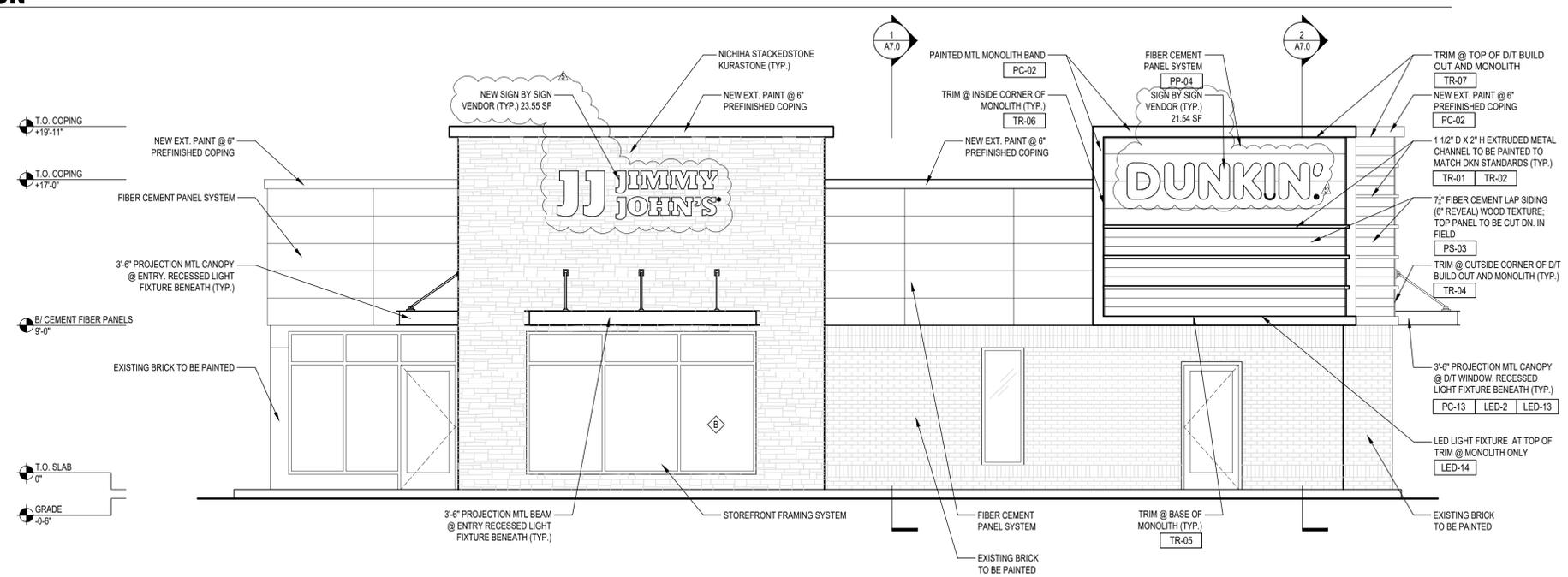
SHEET NO. **A5.2**

GENERAL NOTES

- WALL SIGNS SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED UNDER SEPARATE COVER BY SELECTED SIGNAGE SUB-CONTRACTOR.



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BRAND PARTNER / CLIENT: OM GROUP
 BRAND COORDINATORS: JIMMY JOHN'S, DUNKIN'
 MEP ENGINEER:
 DEVELOPER:
 ARCHITECT: kolbrook design
 828 DAVIS STREET, SUITE 300
 EVANSTON, IL 60201
 OFFICE 847.492.1892 | FAX: 312.453.0669

Professional Engineer Seal for James J. Brooks, No. 121202255, State of Illinois.
 EXP: 05/24/2026
 SIGNED: 03/12/2025

PROJECT:
HIGHLAND RESTAURANTS
JIMMY JOHN'S & DUNKIN'
 140 HIGHLAND RD
 HIGHLAND CHARTER TOWNSHIP, MI 48357
 DUNKIN' PC #: 365060

DRAWING ISSUE	DATE
FOR PERMIT	03/12/2025
TWP COMMENTS	06/17/2025
PHOTOMETRICS UPDATE	07/29/2025
SITE PLAN COMMENTS	08/08/2025
SITE PLAN COMMENTS	10/24/2025
SITE PLAN UPDATE	01/29/2026

DRAWN BY: KR, VV
 CHECKED BY:
 SHEET TITLE:
PROPOSED EXTERIOR ELEVATIONS

SHEET NO.
A5.3
 Kolbrook Job No. 1502.165 (JIMMY JOHN'S), 1502.147 (DUNKIN')



ARCHITECT:


828 DAVIS STREET
 SUITE 300
 EVANSTON, IL 60201
 Ph 847.492.1992

Copyright © 2024 Kolbrook Design, Inc.

PROJECT:
 Dunkin' - Jimmy Johns
 Highland, MI

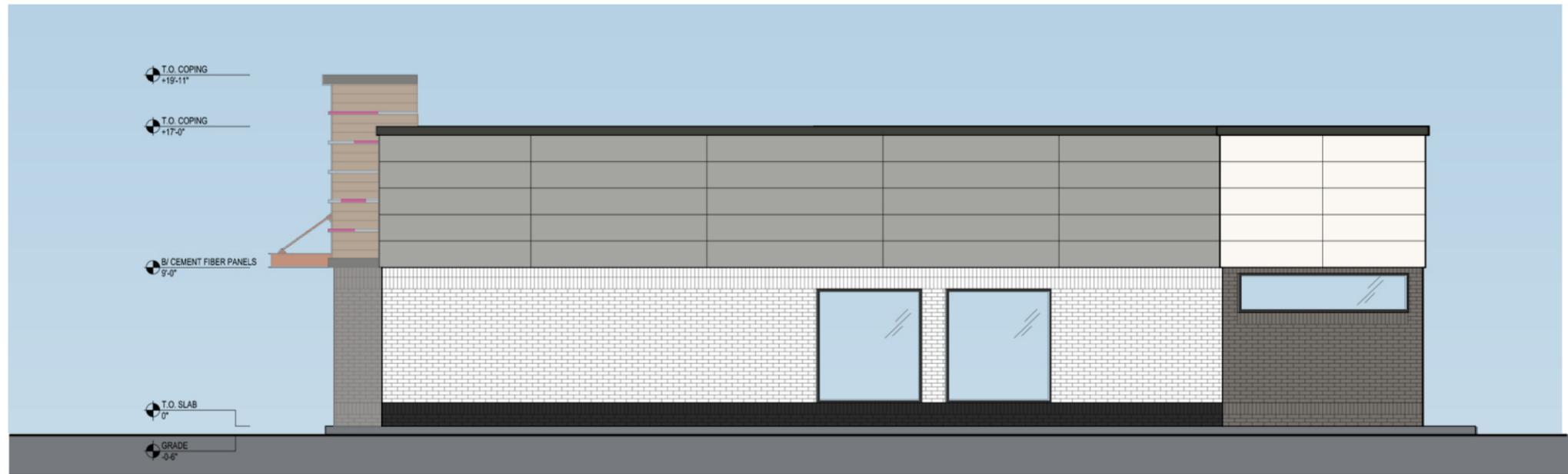
Scale:
 1/8"=1'-0"

Sheet Title:
 Exterior Elevations

Job No.
 1502.147

Issue Date
 2024 02 05

Project Area
 -



NORTH ELEVATION



WEST ELEVATION

ARCHITECT:

kolbrook design

828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

PROJECT:

Dunkin' - Jimmy Johns
Highland, MI

Scale:
1/8" = 1'-0"

Sheet Title:
Exterior Elevations

Job No.
1502.147

Issue Date
2024 02 05

Project Area
-