

1 SCHEMATIC SITE DEMO 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: 312.453.0699



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

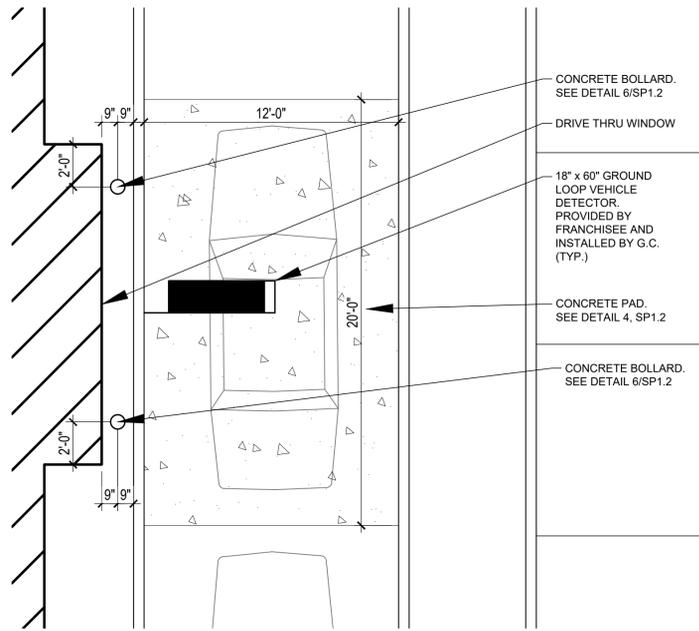
PROJECT:
HIGHLAND RESTAURANTS
JIMMY JOHN'S & DUNKIN'
 140 HIGHLAND RD
 HIGHLAND CHARTER TOWNSHIP, MI 48357
 DUNKIN' PC #: 385060

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

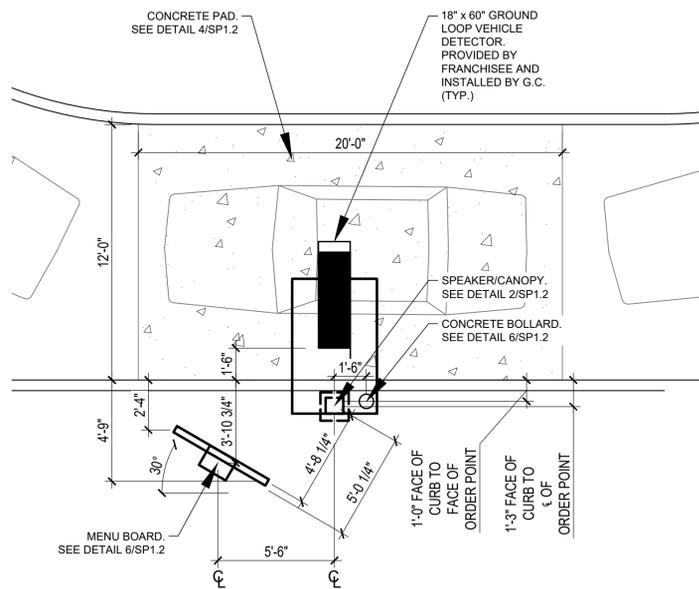
DRAWN BY: KR, VV
 CHECKED BY:
 SHEET TITLE:

SCHEMATIC SITE DEMO PLAN

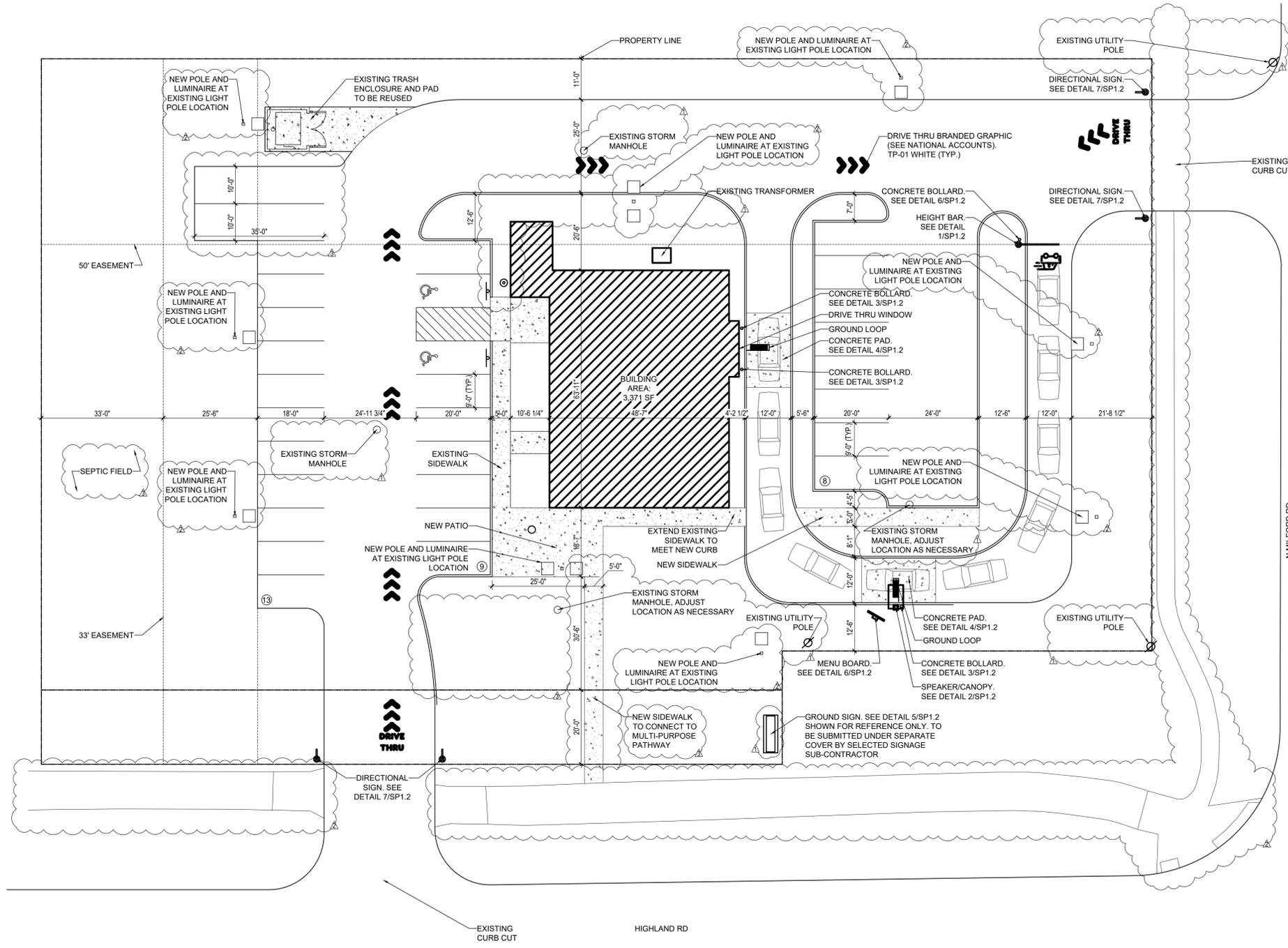
SHEET NO.
SP1.0
 Kolbrook Job No. 1502.165 (JIMMY JOHN'S), 1502.147 (DUNKIN')



3 DRIVE-THRU WINDOW LAYOUT
SCALE: 1/4" = 1'-0"



2 DRIVE-THRU MENU LAYOUT
SCALE: 1/4" = 1'-0"



1 SCHEMATIC SITE PLAN
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 CHECKED BY:
 SHEET TITLE:

SCHEMATIC SITE PLAN & LAYOUT DETAILS

SHEET NO. **SP1.1**

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. ASPHALT
⊕	EX. POST/BOLLARD	⊕	PROP. CONCRETE
⊕	EX. FLAGPOLE	⊕	PROP. LIGHT POLE
⊕	EX. WATER WELL		
⊕	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 NAVD88
 BM#2 - TOP OF WELL ON EAST SIDE OF ADJACENT BUILDING TO THE WEST OF SUBJECT PARCEL. ELEVATION - 1020.54 NAVD88



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.

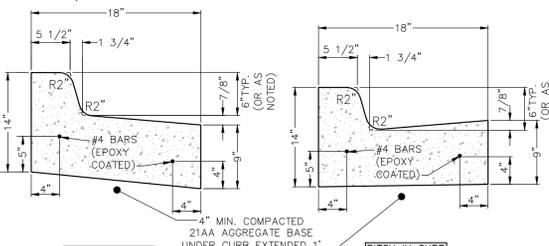
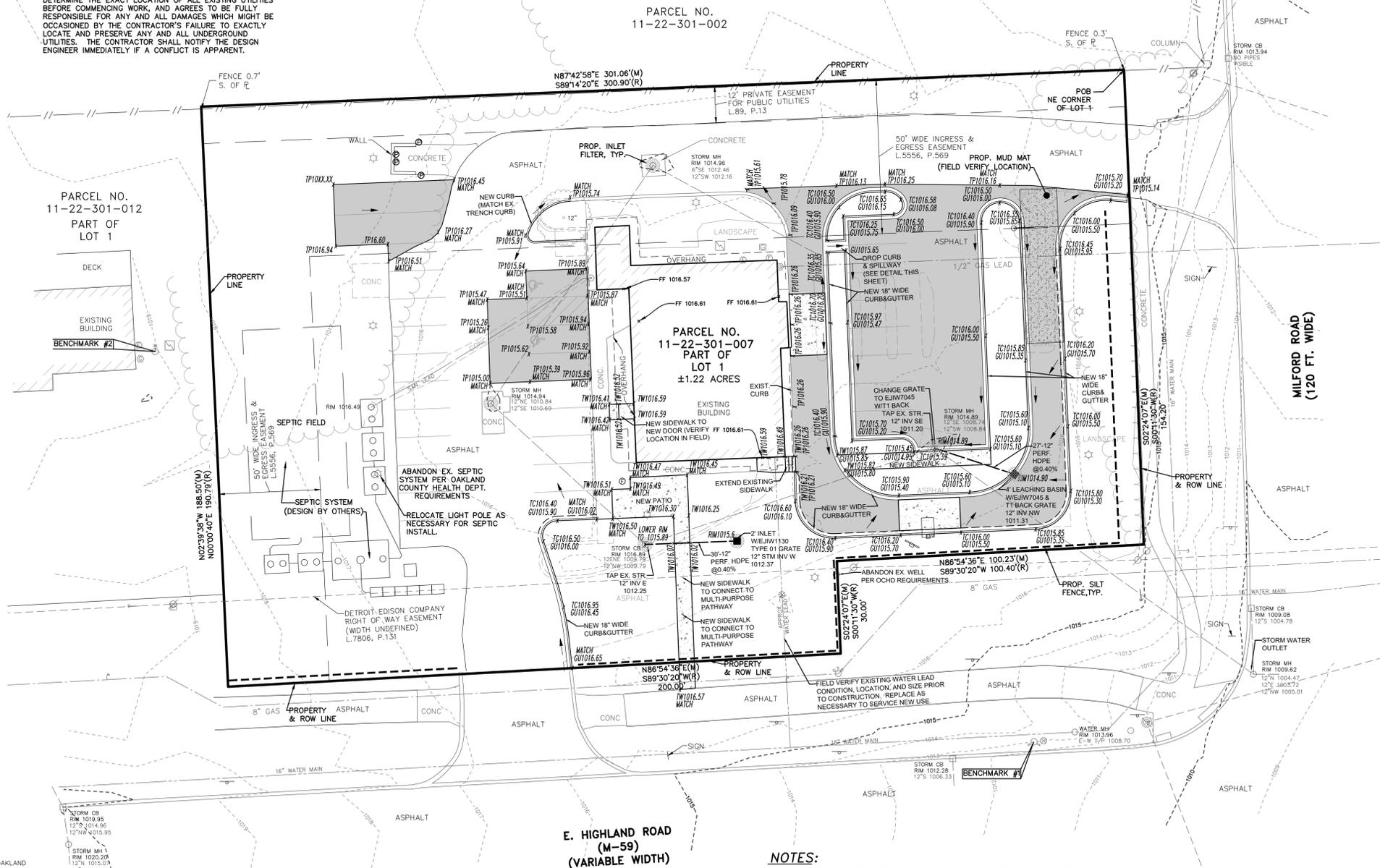
NOTICE:

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.

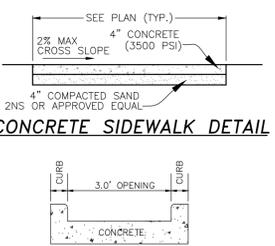
NOTE:

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 AGREE 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.

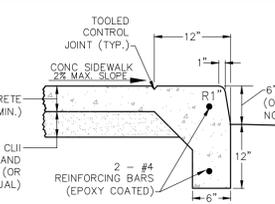
EXISTING VS. PROPOSED IMPERVIOUS AREAS (PAVEMENT/BUILDING)			
EXISTING IMPERVIOUS AREAS	30,202 S.F.		
PROPOSED IMPERVIOUS AREAS	27,386 S.F.		
PROPOSED IMPERVIOUS AREAS REDUCTION	2,816 S.F.		9.3239%



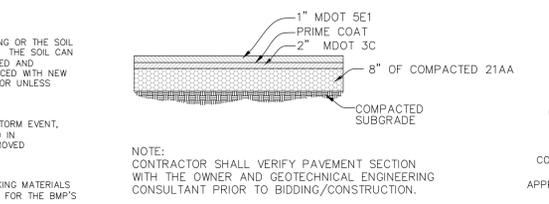
CONCRETE CURB & GUTTER - ON-SITE



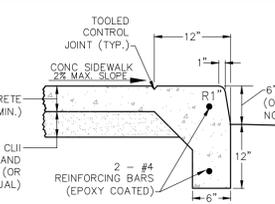
CONCRETE SIDEWALK DETAIL



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 MDOT 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 DOUBLED WALL 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: _____
 REVISED: 2025-10-09 PER TWP.
 DATE: 2025-09-11
 DRAWN BY: TG
 CHECKED BY: SD
 FBK: _____
 CHF: _____
 SCALE: HOR 1" = 20 FT.
 VER 1" = _____
 23-424

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.

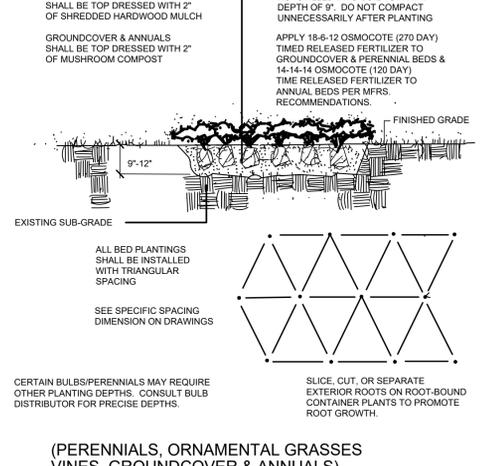
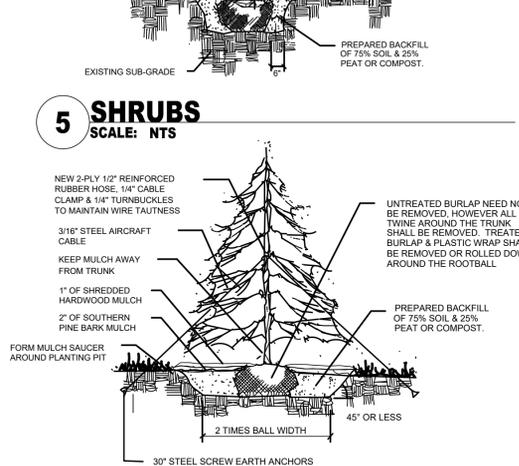
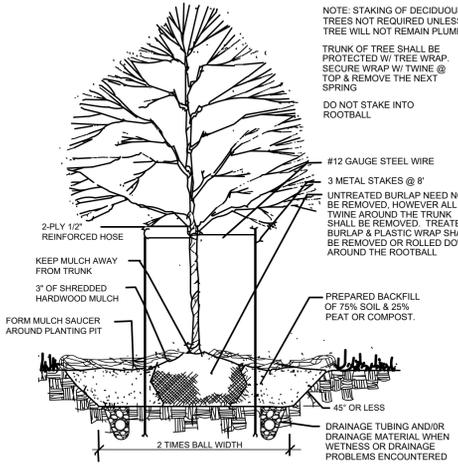
Sod shall be mineral base only.

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

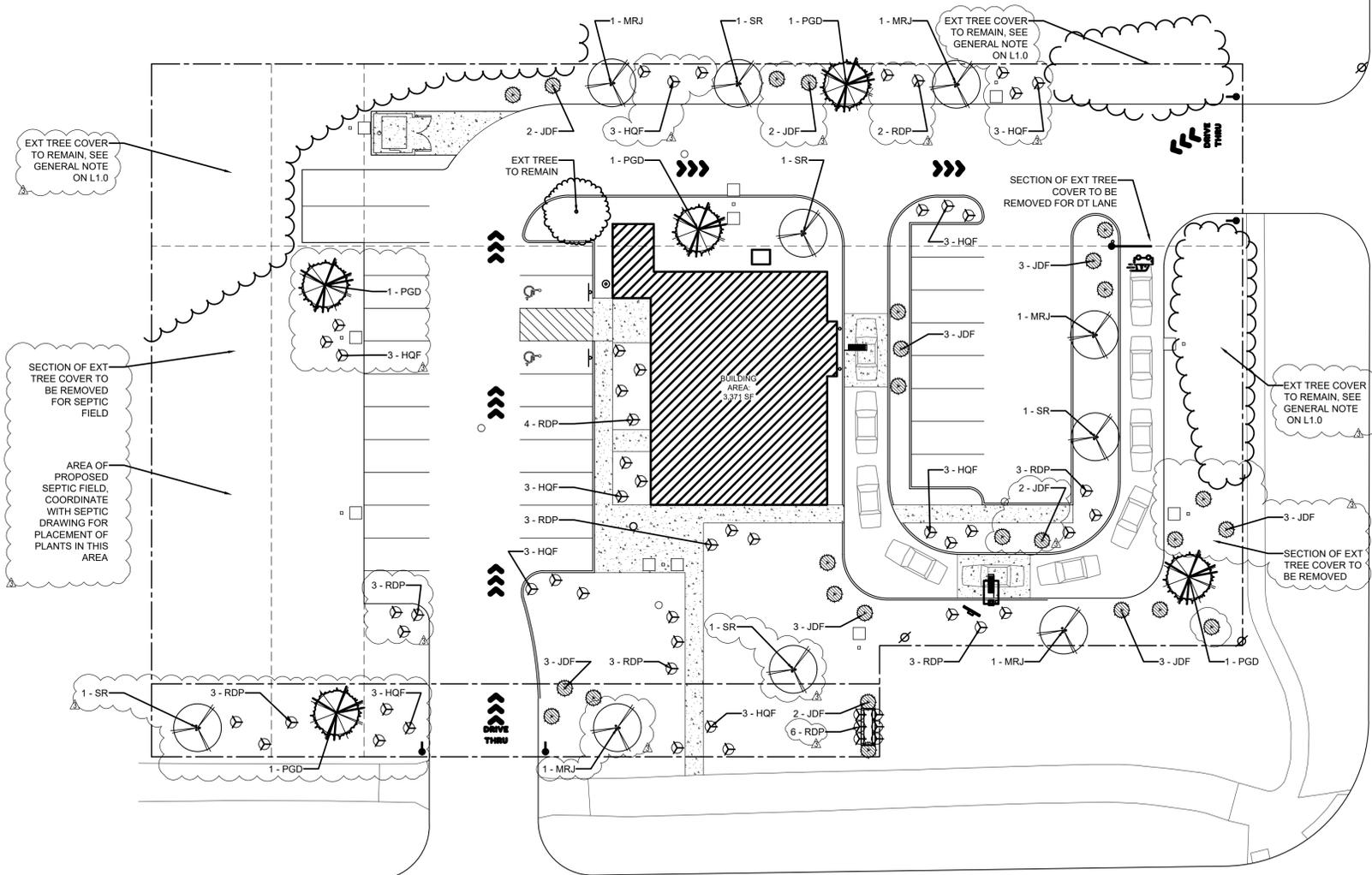
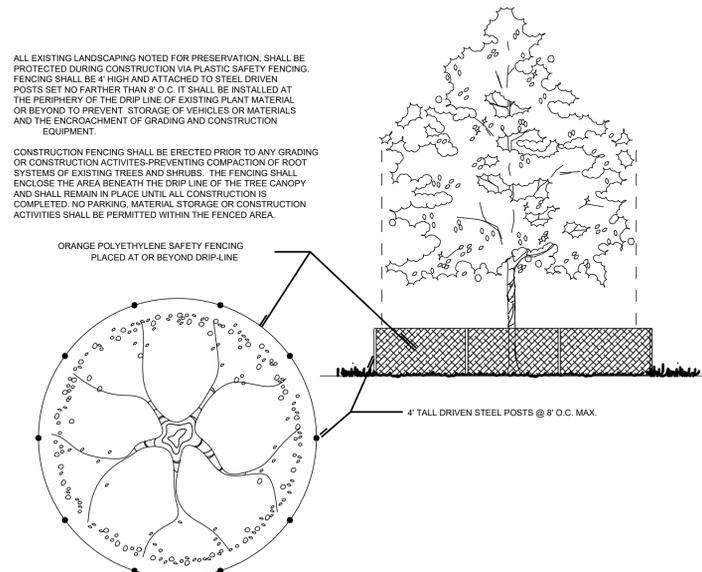
All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

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	27	HYDRANGEA P. 'SMNHPM'	QUICK FIRE FAB HYD	#5
RDP	30	ROSA 'MELOCCOS'	PINK DRIFT ROSE	#3
EVERGREEN SHRUBS				
KEY	#	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / TYPE
JDF	26	JUNIPERUS C. 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	#5



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JIMMY JOHN'S & DUNKIN'
 140 HIGHLAND RD
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LANDSCAPE SITE PLAN
 SHEET NO:
L1.0
 Kolbrook Job No. 1502.165 (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.

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.

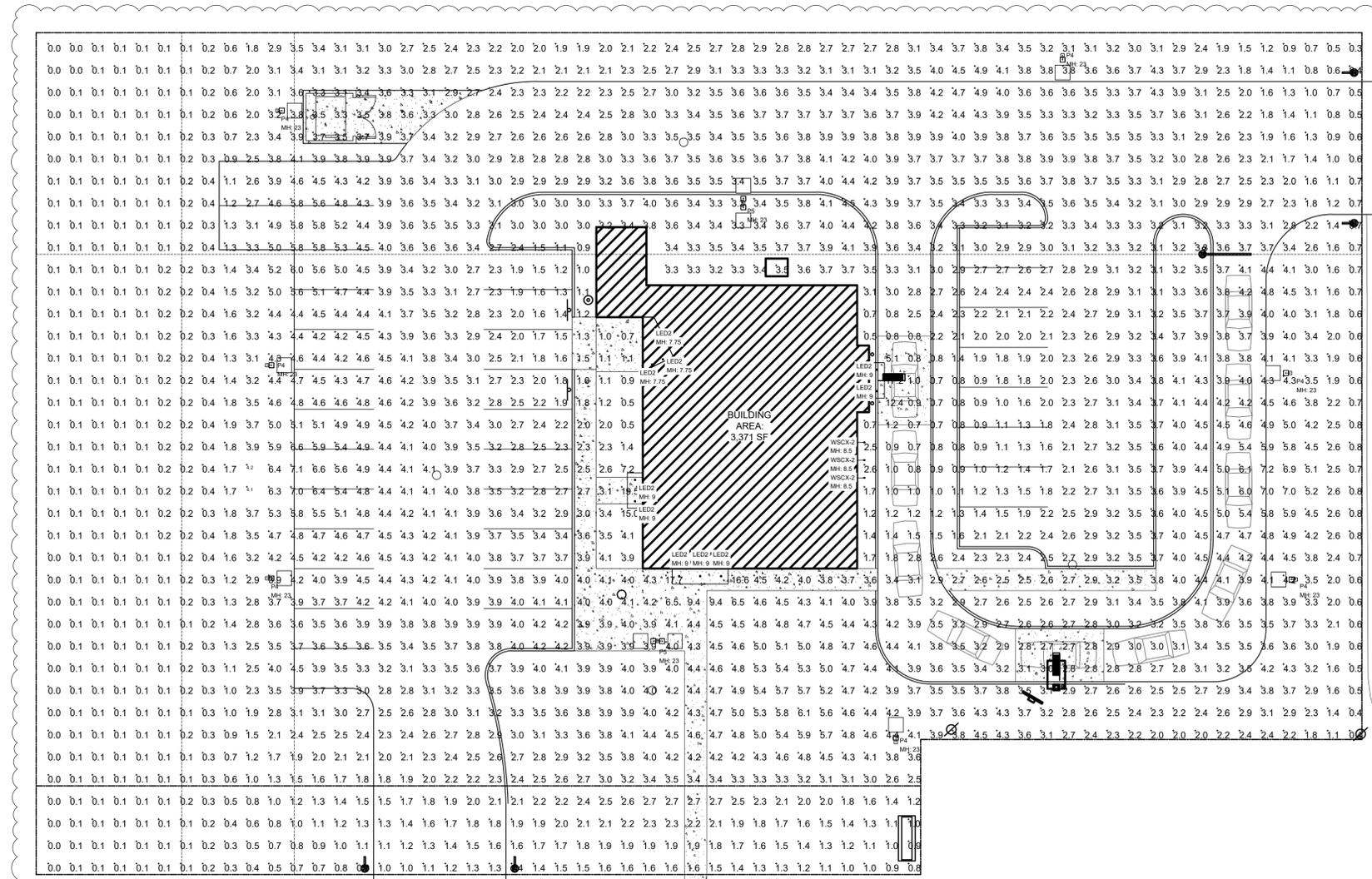
Fixtures mounted on 20' pole & 3' base
Light level calculated on the ground

Luminaire Schedule							
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	BUG Rating
⊕	10	LED2	LED-DLJBX4RG-4-15W-5CCT-WH-R	1.000	975	13.1146	N.A.
⊖	7	P4	PRV-C40-D-UNV-T4-BZ-HSS	1.000	15518	131	B2-U0-G4
⊕ ⊖	2	P5	PRV-C40-D-UNV-T5-BZ	1.000	18264	131	B4-U0-G4
⊕ ⊖ ⊕	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
CalcPts_1	Illuminance	Fc	2.68	19.5	0.0
			Avg/Min	Max/Min	
			N.A.	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

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

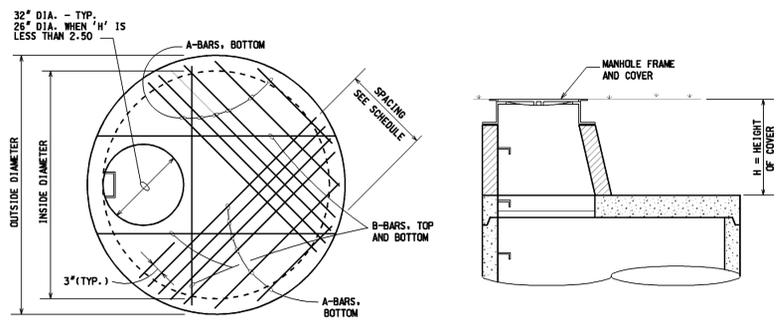
DRAWING ISSUE	DATE
FOR PERMIT	03/12/2025
TWP COMMENTS	06/17/2025
PHOTOMETRICS UPDATE	07/25/2025
SITE PLAN COMMENTS	08/08/2025

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

PHOTOMETRIC PLAN & NOTES

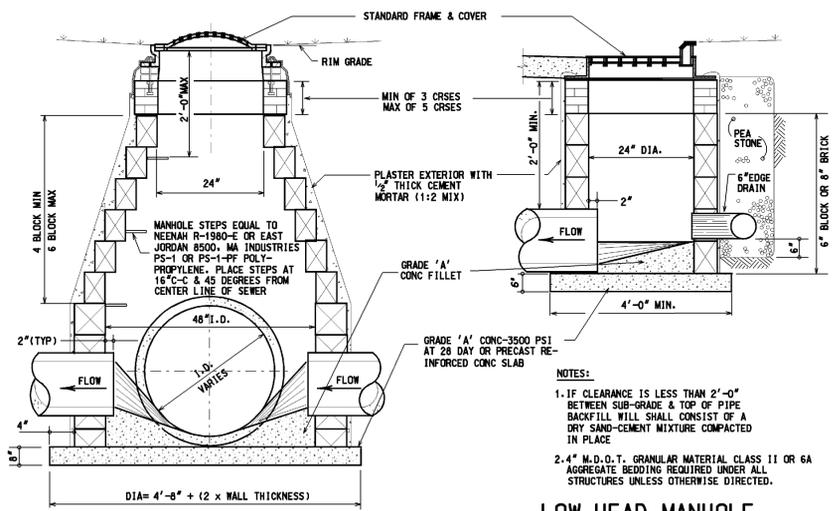
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 CHECKED = J.B.
 DRAWN = T.E.W.
 DESIGNED = M.P.D.
 DATE = SEPTEMBER 2005
 HRC JOB NO. = 20050368
 SCALE = NONE
 SHEET NO. = 1 OF 2
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PLAN **SECTION**

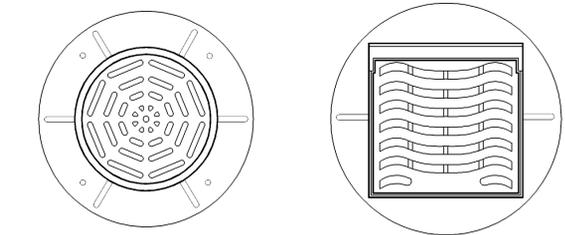
INSIDE DIA.	SLAB THICKNESS	MAX. HEIGHT OF COVER	REINFORCEMENT		
			A-BARS EA. SIDE	NO. SIZE	B-BARS TOP & BOTTOM
4'-0"	8"	8'-0"	(4)-#5	3 @ 3"	(3)-#5
5'-0"	8"	8'-0"	(6)-#5	3 @ 3"	(3)-#5
6'-0"	8"	8'-0"	(5)-#6	4 @ 6"	(3)-#5
7'-0"	8"	8'-0"	(7)-#6	6 @ 6"	(3)-#5
8'-0"	8"	8'-0"	(9)-#6	8 @ 6"	(3)-#5
9'-0"	10"	8'-0"	(11)-#6	10 @ 6"	(3)-#5
10'-0"	10"	8'-0"	(13)-#7	12 @ 6"	(3)-#5



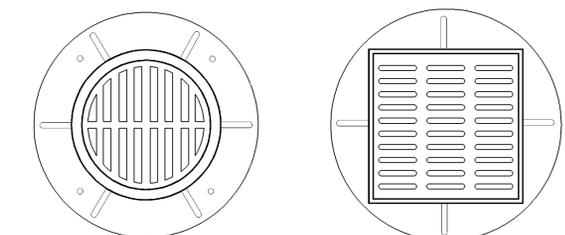
TYPE A-N INLET

LOW HEAD MANHOLE TYPE C INLET

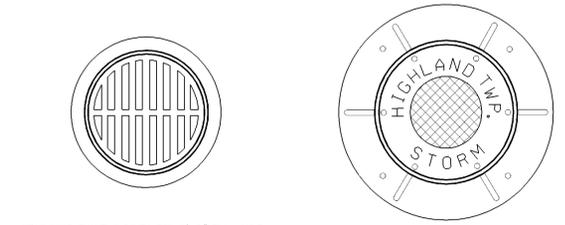
- NOTES:**
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS OF HIGHLAND TOWNSHIP.
 - IT SHALL BE THE OWNER'S ENGINEER AND CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
 - ALL SEWER 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.
 - ALL STORM SEWER SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER.
 - JOINTS FOR STORM SEWER SHALL BE PREMIUM JOINTS (TONGUE AND GROOVE WITH RUBBER GASKETS).
 - LEAD MATERIAL SHALL BE 4" DIA. (MIN.) PVC SCHEDULE 40 OR SDR 23.5. LEAD CONNECTIONS MAY ONLY BE AT STRUCTURES.
 - 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.
 - BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
 - ALL MORTAR AND CONCRETE WORK SHALL BE PROTECTED FROM FREEZING (40° F. AND FALLING) FOR A MINIMUM OF 48 HOURS.
 - 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.
 - DOUBLE WALLED HOPE MEETING THE REQUIREMENTS OF ASTM F2306.



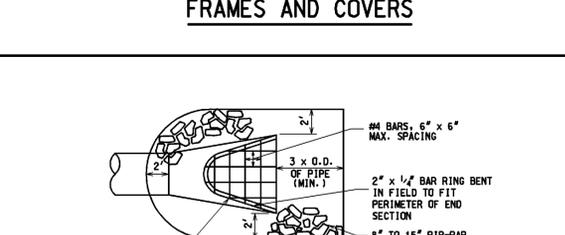
CATCH BASINS AND INLETS WITH PAVED DRIVING AREAS FRAME & COVER EJ1W #1040 WITH TYPE 'M-1' GRATE FOR 6" HIGH BACK CURB



CURB PAVEMENT SECTION FRAME & COVER EJ1W #1040 WITH TYPE 'M-1' GRATE FOR 6" HIGH BACK CURB



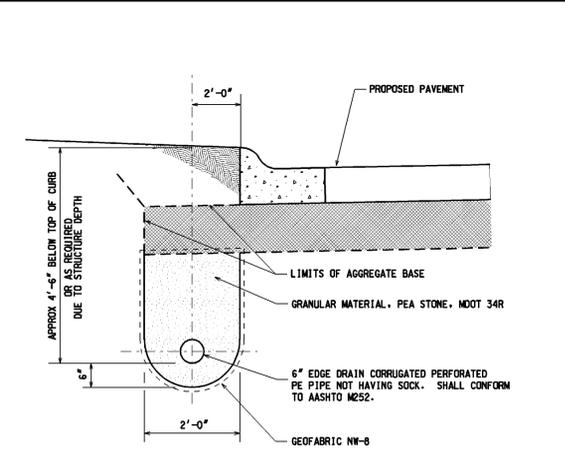
BEHIVE FRAME & COVER EJ1W #1040 WITH TYPE 02 GRATE



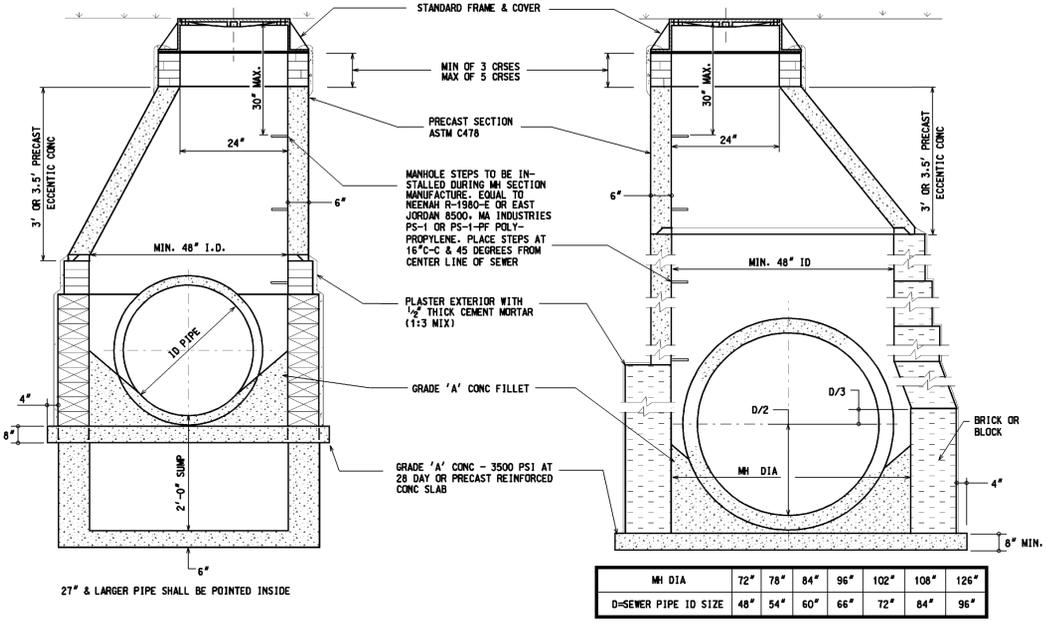
STORM SEWER FRAME & COVER EJ1W #1040 WITH TYPE 'B' COVER

FRAMES AND COVERS

END SECTION AND BAR SCREEN DETAIL INCLUDING RIP-RAP

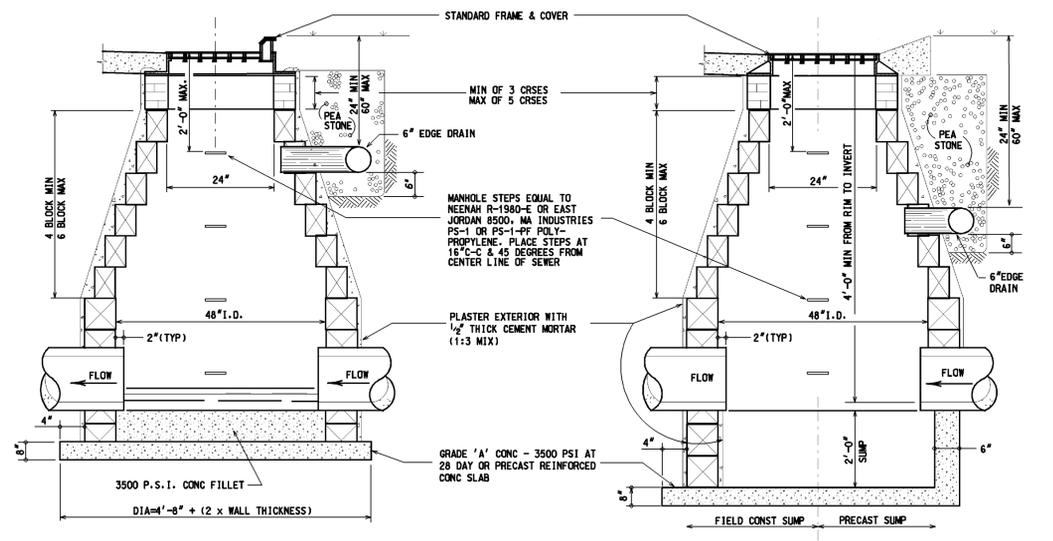


EDGE DRAIN DETAIL



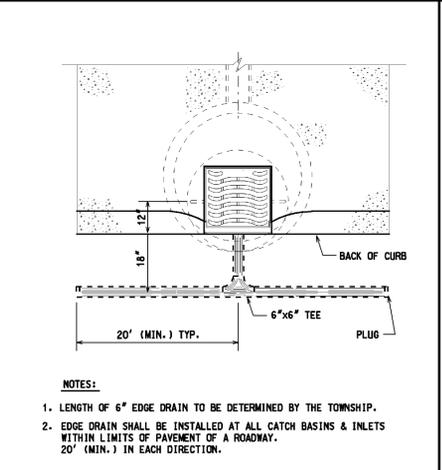
STORM MANHOLE FOR 42" PIPE AND SMALLER

STORM MANHOLE FOR 48" PIPE AND LARGER

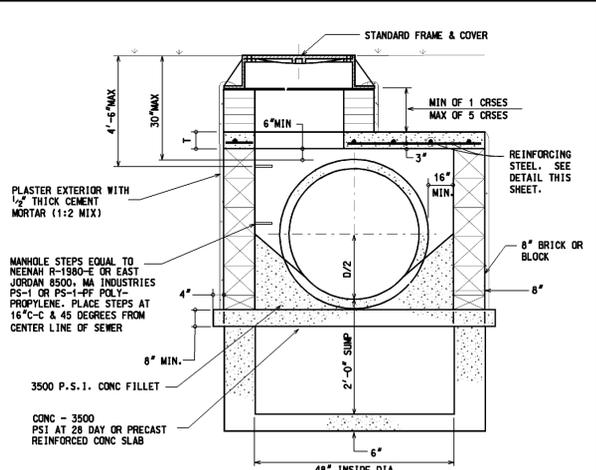


TYPE "A" INLET

TYPE "B" CATCH BASIN



6" EDGE DRAIN



LOW-HEAD STORM SEWER STRUCTURE



HRC
 Hubbell, Roth & Clark, Inc.
 CONSULTING ENGINEERS
 105 W. GRAND RIVER AVE.
 HOWELL, MICHIGAN 48843
 PHONE: (248) 454-6300
 DIRECT PHONE: (517) 852-9199
 FAX: (517) 852-6098
 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.



HIGHLAND TOWNSHIP

HIGHLAND TOWNSHIP DESIGN STANDARDS

STORM SEWER DETAILS

HRC JOB NO.	SCALE
20050368	NONE
DATE	SHEET NO.
SEPTEMBER 2005	1 OF 2

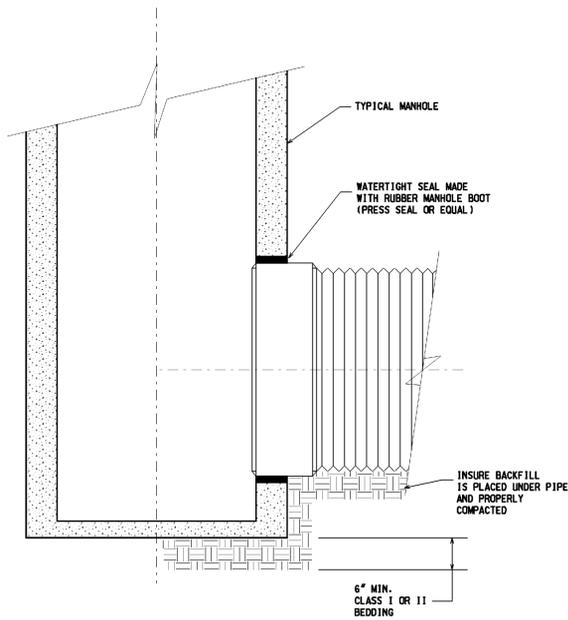
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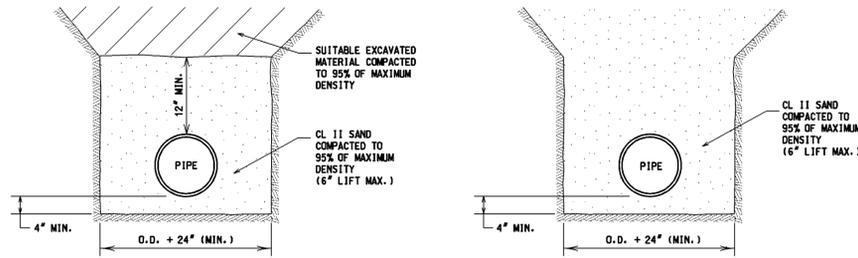
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USER NAME: huff09



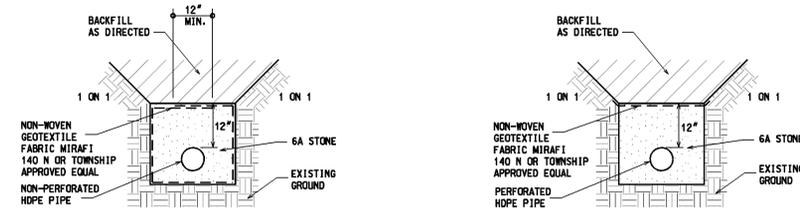
**WATERTIGHT MANHOLE CONNECTION
HDPE TO CONCRETE DETAIL**



BEDDING DETAIL - TRENCH B

BEDDING DETAIL - TRENCH A

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

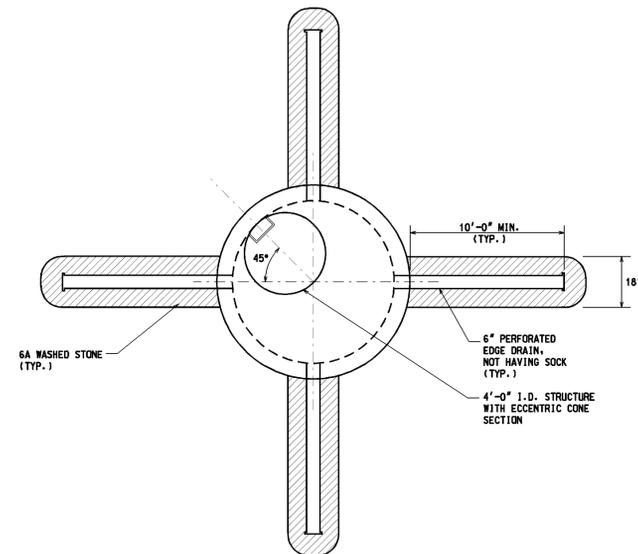


**HDPE PIPE TRENCH DETAIL
FOR DETENTION SYSTEMS
WITHOUT GROUNDWATER
RECHARGE**

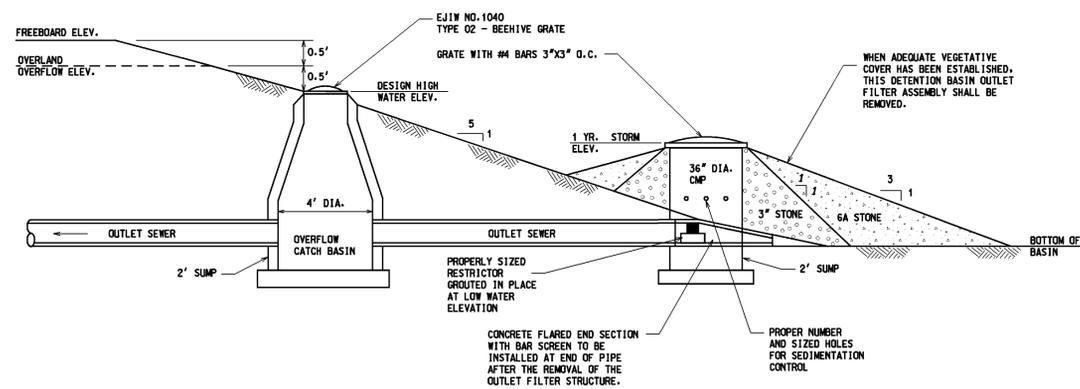
**HDPE PIPE TRENCH DETAIL
FOR DETENTION/RETENTION SYSTEMS
WITH GROUNDWATER
RECHARGE**

NOTES:

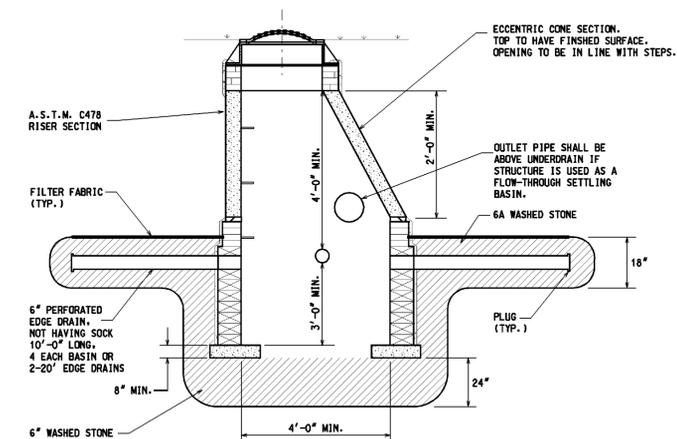
1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS OF HIGHLAND TOWNSHIP.
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8. BEFORE YOU DIG CALL MISS DIG AT 1-800-482-7171.
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10. 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

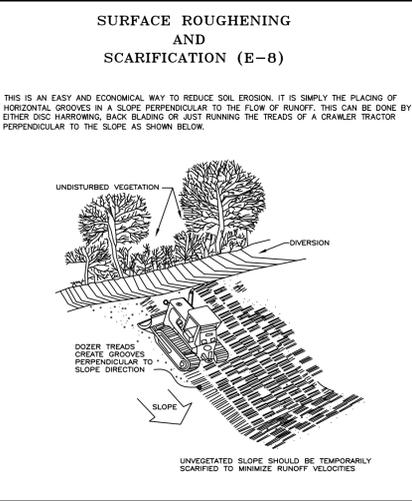
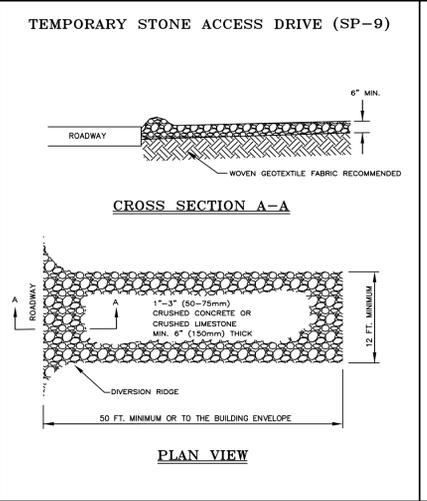
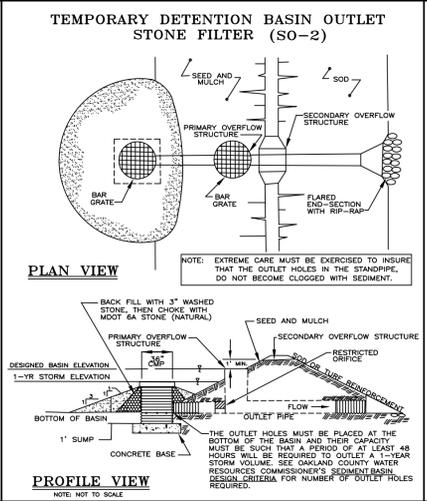
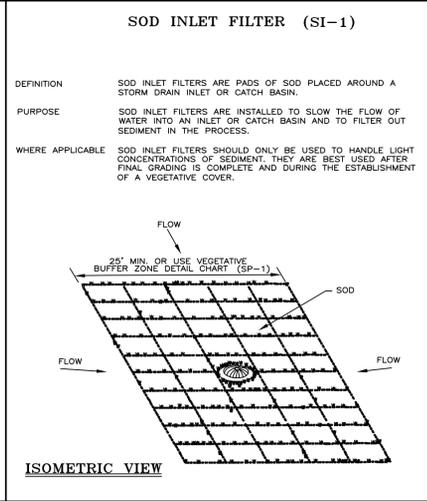
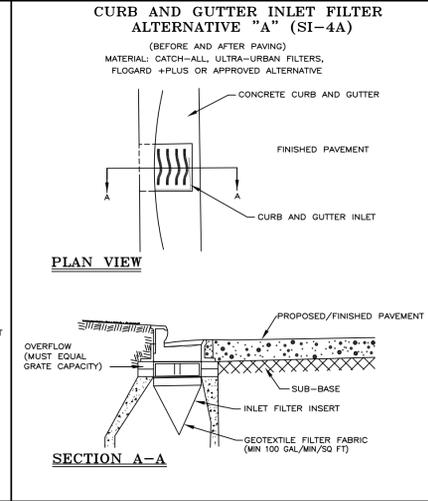
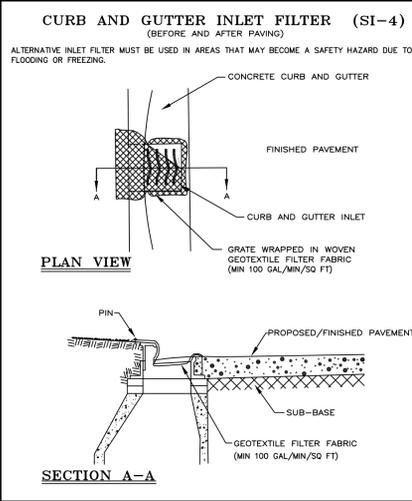
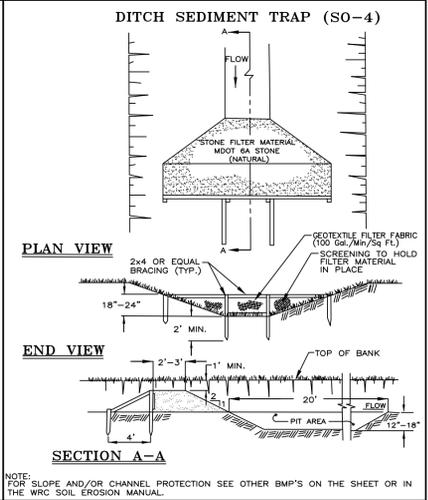
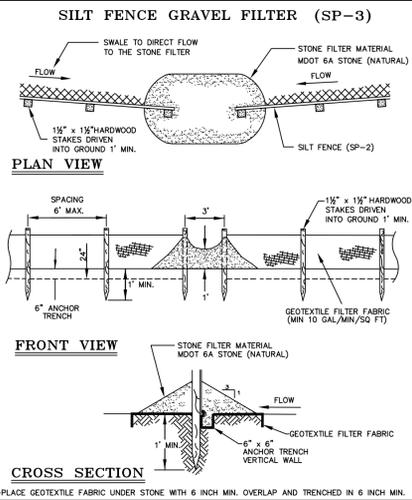
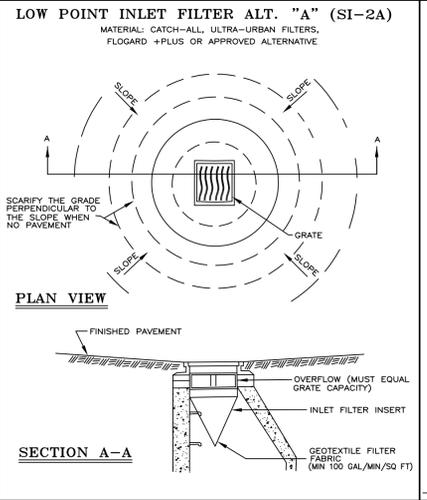
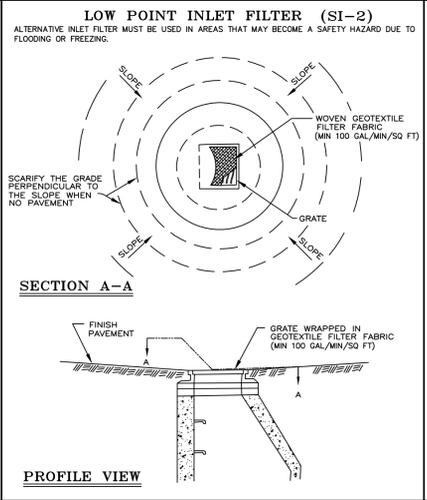
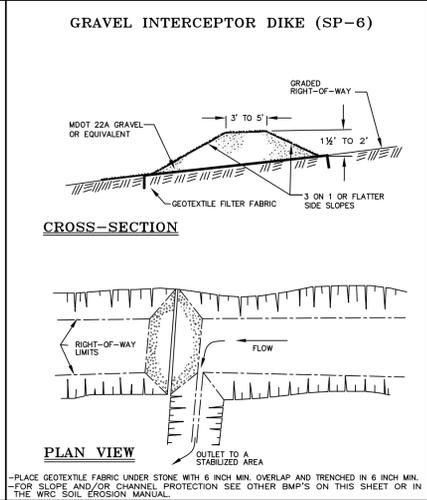
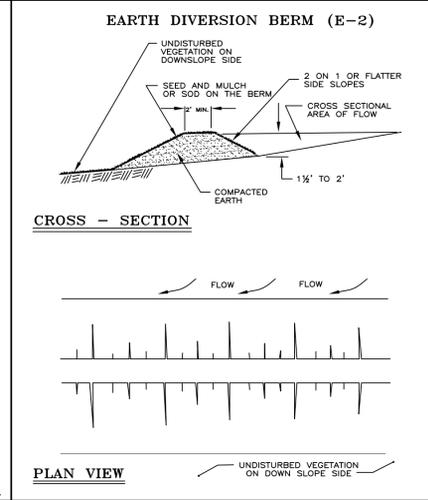
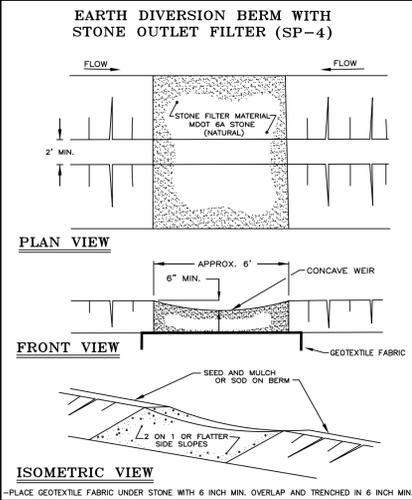
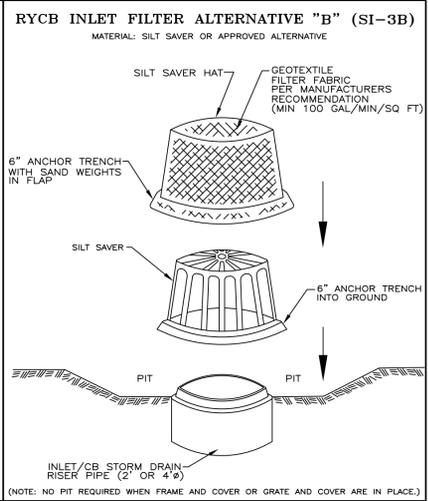
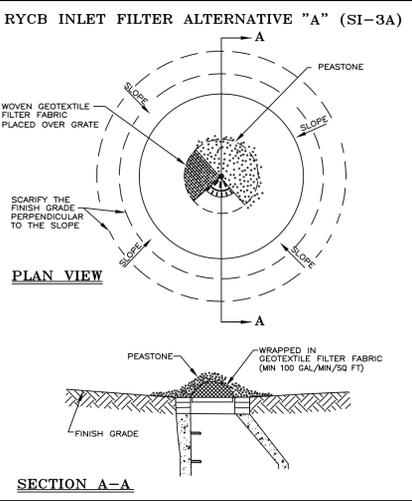
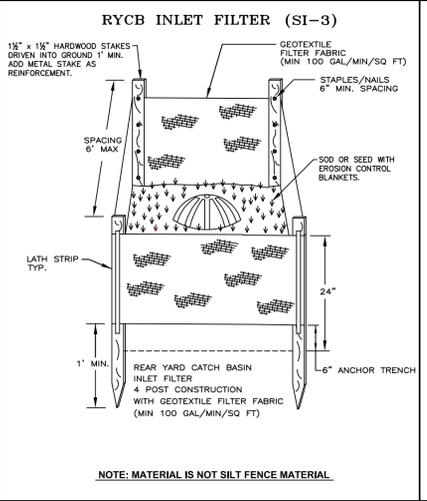
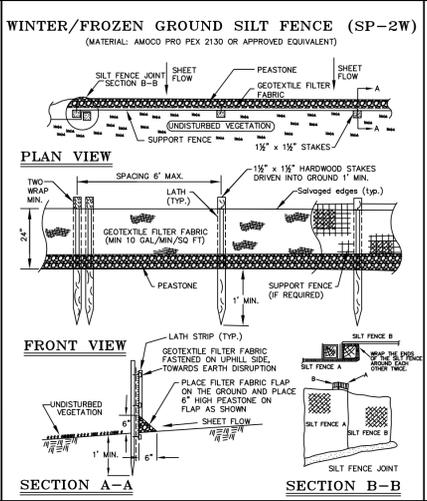
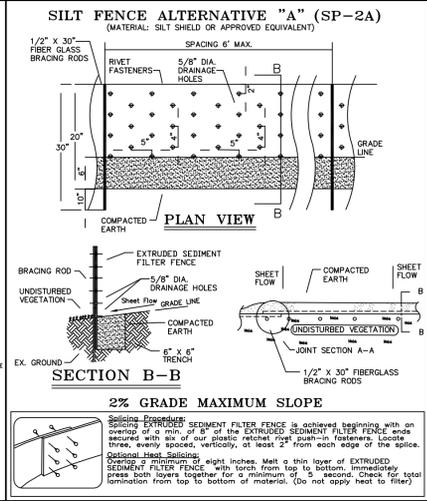
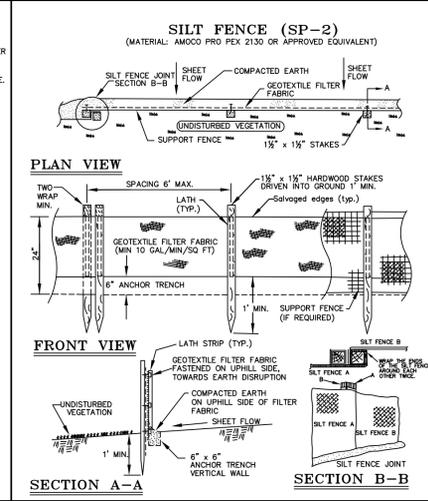
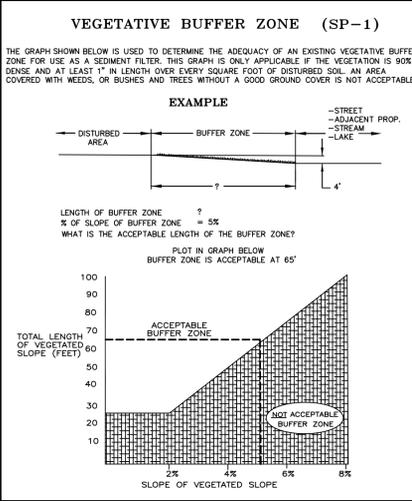
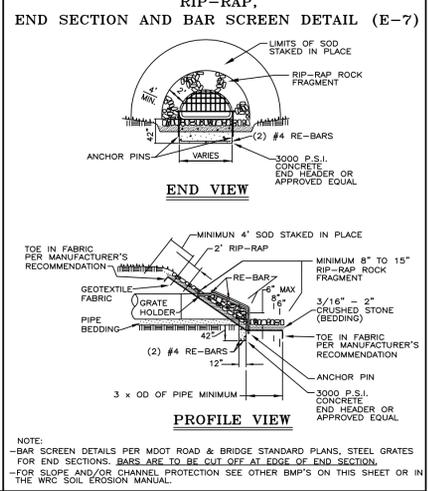
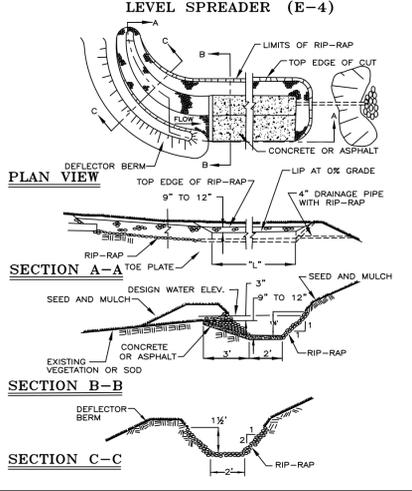
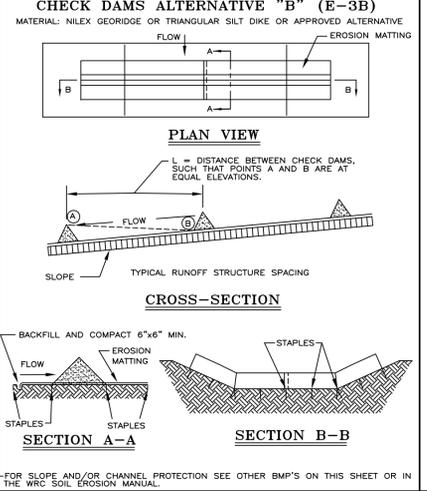
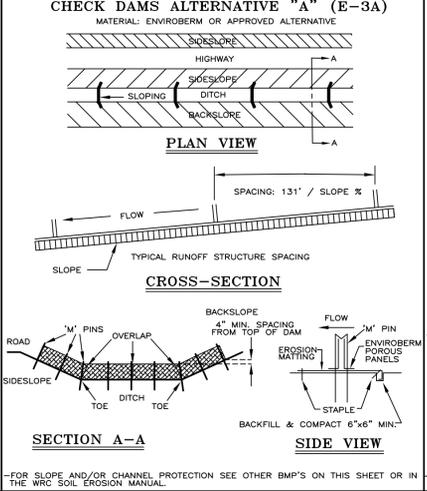
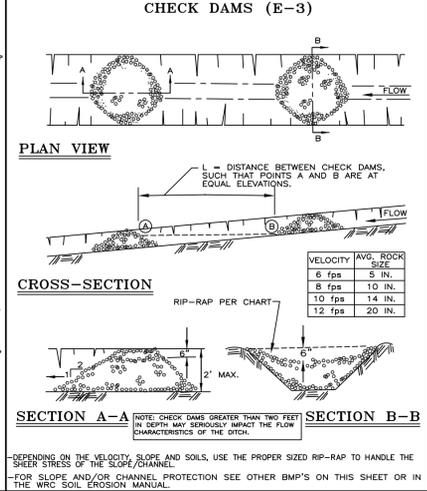
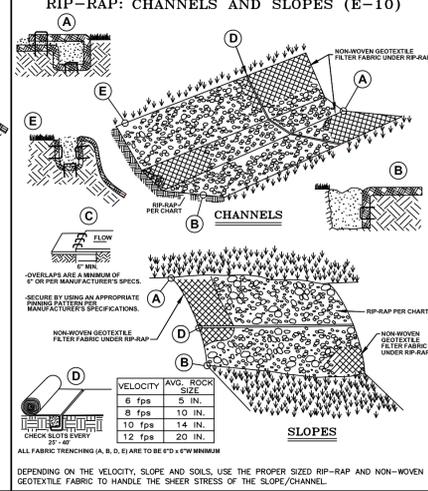
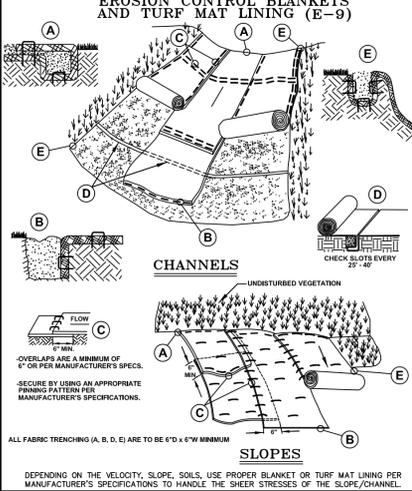


HIGHLAND TOWNSHIP

**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	PROPOSED DETAIL
2	02/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
3	03/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES
4	04/01/01	FOR CONSTRUCTION APPROVAL, NAME CHANGES

ORIG. DATE: 01/01/01

SCALE: NONE

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