



Memorandum

To: Planning Commission Members
From: Elizabeth J Corwin, PE, AICP; Planning Director
Date: April 3, 2025
Re: Special Land Use Approval and Site Plan Review for Jimmy John's and Dunkin'

The application before you is the redevelopment of the property at the northwest quadrant of Highland Road (M-59) and Milford Road. The site was most recently utilized as a paint store but has sat vacant for twenty years. Originally, the site was developed as a bank in 1967. The parcel is zoned C-1, Local Commercial Zoning District. Restaurants are allowed in this district, but the drive-through window requires Special Use Approval. Adjacent zoning includes OS, Office Services to the west, which is developed as a dentist office; C2, General Commercial to the north, which is the Highland Cemetery; and C-2, General Commercial to the east which is McDonald's restaurant with drive-through windows. The other two quadrants of the intersection are pending development of gas stations. The subject parcel is not considered part of Highland Station and is not subject to the Highland Station Design Guidelines but is included in the Highland Downtown Development District.

The applicant proposes an updated façade, removing and updating the original canopy. The public entrance to the building will be the west face, and the parking lot and traffic pattern on the east side will be reconfigured to provide access to the drive-through window and the required ten stacking spaces. There will be small employee parking lot on the east side of the building.

Since this is a new site plan approval after years of vacancy, the applicant will be required to meet the zoning requirements of a new development, including updating the landscaping and lighting. The existing Township multi-purpose pathway satisfies sidewalk requirements on the Highland Road frontage, and an existing sidewalk along the Milford Road frontage is mostly in place; but must be extended to the property line. The Oakland County Health Division will require a new onsite sewage disposal system, given not only the years of disuse, but also the change in intensity of the use. The building must also be connected to the public water system. New signage must comply with current Zoning regulations.

Given that broad overview, the first task before the Planning Commission is to consider a recommendation regarding the drive-through facility, per Section 4.10.C.8 of the zoning ordinance. As we have discussed the past, all Special Land Use approvals are subject to the standards of review of Section 6.03.H. I have attached an analysis of how these standards may be applied to this proposal for your use in forming your recommendation.

Warm inside. Great outdoors.



As to the specifics of the site plan, the plans presented are generalized, suitable for the use approval, but lacking details necessary for final approval. Your packet includes a review letter from the Township Engineer, in addition to my report. The Fire Marshal provided a verbal report noting that he is satisfied with the general layout and will provide more specific review when the plans are presented for building permits. The Planning Commission is directed to the following issues:

Generally:

It is worth noting that the property has been vacant for many years and has not had a modern site plan review since the ordinance was rewritten in 2012. The applicant is proposing minimal changes to the site and is not enlarging the existing footprint. I have located the approved site plans for the site from over the years, so that you might have them to refer to regarding features that may be retained. As you review the site, there are certain nonconforming issues that need not be referred to the Zoning Board of Appeals such as the building setbacks. But there are other considerations, such as the parking requirements or landscaping requirements, that simply need to be brought up to the current standard.

Parking and site circulation:

The plan should include a table of basic site data, including the parking calculations. In general, the requirement for a restaurant is one space per 70 square feet of the net floor area of the restaurant, plus 10 stacking spaces plus two longer spaces for recreational vehicles, buses or semi-trucks (Sect 11.02, Table 11.1). The definition of net area can be found in Section 2.07. If we assume the net area is approximately 80 percent of the gross floor area, the parking requirement would be 38 spaces plus the ten stacking and two longer spaces. 30 spaces are provided, but the two "longer spaces" are impractical, requiring a backing maneuver near the entrance to the site. This does not include any allowance for use of the basement. Additional parking would be required for any use of the basement, even warehousing.

There may be feasible options to demonstrate parking compliance by designating "reserved parking" areas for future development if needed, but this cannot be determined without a clearer indication of the location of the onsite sewage disposal system.

As noted elsewhere in this memo, the RCOC has stated an intent to restrict turning movements to right turns in and out at the Milford Road driveway.

Sidewalks:

The site plan should be revised to accurately reflect the existing conditions for the adjacent sidewalks and multi-purpose path in the Highland Road and Milford Road rights-of-way. These are properly indicated on the Alta Survey, Sheet 1. The Milford Road sidewalk currently ends at the driveway and should be extended north to the property line.

There is no sidewalk connection from the Highland Road path to the building. The Planning Commission should also discuss whether there is enough probability of foot traffic from Milford Road to require an internal sidewalk from Milford Road to the building.

Lighting:

The applicant has not provided a lighting plan. The architectural plans call out recessed lighting under canopies and LED lighting above certain trim. There are some existing pole lights on the site, but there is no statement as to whether the applicant intends to retain these or replace these. The existing poles are indicated on the ALTA Survey and on the original site plans. More information is needed to assess the lighting plans, including a photometric study.

Landscaping: The applicant did not provide a landscaping plan. The existing site has some mature landscaping materials that could count toward the landscaping requirements, but overall, the site is need of selective clearing and possible replacement of some of the shrubs, particularly to address invasive species that have established themselves on the site. In particular, the site falls short of the buffer requirements adjacent to the Highland Road right-of-way and some of the internal landscaping requirements (see Sections 12.05 and 12.06 of the Zoning Ordinance.) See the original site plans and photos of the existing conditions of the site to aid your discussion.

For further discussion, the Planning Commission should consider the odd notch of additional ROW at the southeast corner of the site. Technically, the applicant should be applying a 20-foot landscape buffer here as well as along the remainder of the frontage. The drive-through loop encroaches into this required greenbelt, as well as the menu board and speaker/canopy.

Signage

The site plan indicates a proposed ground mounted sign along the Highland Road frontage. It does not indicate whether this is a reuse of the existing sign frame or a totally new installation. Based on the ALTA survey, it appears the existing sign and frame is in the ROW. The applicant should plan to develop a new sign, compliant with the zoning ordinance, located at least 10 feet from the ROW in both directions. (Section 14.07, Table 14.2.)

As for the building mounted signage, the sign allowance is 2 square feet for every lineal foot of the primary façade (2 sq ft x 47 lf = 94 sq ft). This signage may be split on multiple faces of the building. While I have not independently verified the calculations indicated on the site plan, there are signs on 3 faces of the building totally 193 square feet.

Directional signs as indicated on the plans are permissible, but no details are presented for your consideration.

Onsite sewage disposal and water service:

I understand that the applicant is working with the Oakland County Health Division on approval of an engineered septic system. The location and layout of the proposed system should be included on the site plan.

There is public water in both the Highland Road and Milford Road rights-of-way. The locations of the watermain and hydrants/valves should be noted on the site plan and a proposed location for a water service should be indicated.

Grading and Drainage

There is no indication of the proposed grading plan or indication of what level of effort is anticipated in resurfacing those parts of the parking lot and drives that will be reused. The site was designed to drain via ten-inch diameter storm sewer and restricted orifice plates to the road drainage system, with flows exceeding the design flow stored on the parking lot surface. This is not a design approach that would be acceptable today.

If the west lot is merely resurfaced and not regraded, the existing drainage scheme may be acceptable for that portion of the site. But a different scenario is warranted for the east lot and new drive-through facility traffic loop.

SUMMARY

The proposed site plan is adequate for discussion and analysis of the request for Special Approval of the drive-through facility for the proposed restaurant. The Planning Commission may form a recommendation for the Township Board, based on the analysis attached to this memo and other factors that may come to light during your discussion.

The site plan has deficiencies that will keep you from considering anything other than a preliminary approval. In particular, it is requisite to decide how to deal with the parking deficiency and the encroachment of the drive-through loop into required landscape buffer prior to preliminary approval. Other issues are detailed design issues and may be worked out through permitting with other agencies and engineering review of the grading/drainage plans.

Upon discussion of the project in greater detail at the Planning Commission meeting, we will be able to determine what, if any issues, need to be directed to the Zoning Board of Appeals.

Jimmy John's and Dunkin'; 140 W Highland, Parcel 11-22-301-007 Planning Director's Analysis of Special Use

H. Standards for special land use. The Township Board shall approve the proposed special land use if it is determined to be in compliance with the standards and requirements of this Ordinance and the Standards for Site Plan Approval listed in Section 5.04.

- 1. All special land uses shall be designed, located, planned and operated so that the public health, safety and welfare will be protected.**

The subject parcel is located on a major intersection in Highland Township, with access from both Highland Road and Milford Road. The nearest residential parcels are in the Highland Station Business District, south of the divided highway. The parcel has been zoned and used commercially since the 1960's and has a commercial Master Plan designation.

Public water is available to the site, and a modern onsite sewage disposal system will be required.

Traffic considerations are discussed below in Standard 4. There are design considerations that can protect public safety. The Fire Marshal has reviewed the site and actually driven a tanker through the site and is satisfied that the traffic circulation patterns as proposed will be effective and do not create safety concerns for his department.

Site design can and should be modified to provide a safe pedestrian connection between the Highland Road multi-purpose pathway and the building entrances and to provide a continuous sidewalk along the entire Milford Road frontage.

- 2. All special land uses shall be compatible and harmonious with the surrounding land uses taking into consideration the size, location and character of the proposed special land use within the context of surrounding land uses and the Master Plan. Furthermore, the proposed special land use shall not cause substantial injury to the value of other property in the area in which it is located.**

As noted above, the site is surrounded by office, commercial and institutional uses. Although the aesthetic of the site will be considerably more "modern" than adjacent facilities, the use is an improvement over the existing conditions and within the parameters allowed by the Zoning Ordinance. The use is compatible with the Master Plan designation of office and low intensity commercial. Although the drive-through facility may draw more traffic to the site than a restaurant with no such feature, such traffic can be managed given the capacity of adjacent roadways. The drive-through facility is likely to provide a desired service for local residents and businesses, consistent with the intent statement for the C-1, Local Commercial Zoning District.

- 3. The proposed special land use shall be in general agreement with the Master Plan designation for the area where the use is proposed.**

As discussed above, the use is compatible with the Master Plan.

- 4. All special land uses shall provide facilities for safe and convenient vehicular and pedestrian traffic, including but not limited to: turning movements, traffic flow, proximity and relationship to intersections, adequacy of sight distances, location and access of off-street parking, and provisions for pedestrian traffic.**

I have discussed access to the parcel with both the Michigan Department of Transportation and the Road Commission for Oakland County. The current site plan includes modifications to provide a safe and adequate vehicle queuing area to address a concern that traffic could back into Highland Road. The Road Commission

for Oakland County has reported that they will require that the east driveway to Milford Road will be restricted to a right in-right out only configuration.

5. ***All special land uses shall be designed, constructed and operated in a manner that prevents detrimental impacts to surrounding properties such as noise, dust, fumes, smoke, air, water, odor, light and/or vibration, etc. The special land use shall be designed, constructed and operated in a manner that does not detract from area aesthetics.***

The site will be required to be updated to meet current standards for lighting. Restaurants of this nature with drive-through facilities do not typically generate nuisances described in the standard of review such as noise, dust and smoke. Outdoor seating has not been proposed. The menu boards are located nearest the Highland Road/Milford Road intersection. The Planning Commission may want to discuss whether it is appropriate to impose any limitations on sound amplification or hours of operation; however, as noted previously, the site is separated from residential properties by the Highland Road right-of-way and other businesses. Finally, landscaping shall be refreshed to meet current standards as a condition of the site plan review, primarily establishing the required buffer along Highland Road and some internal parking lot landscaping.

6. ***The proposed special land use shall not unreasonably burden the capacity of public services and/or facilities.***

Public water is available at this site. The onsite sewage disposal system will be privately owned and managed. The proposed use of a drive-through facility does not impose a special burden on fire protection or police protection.

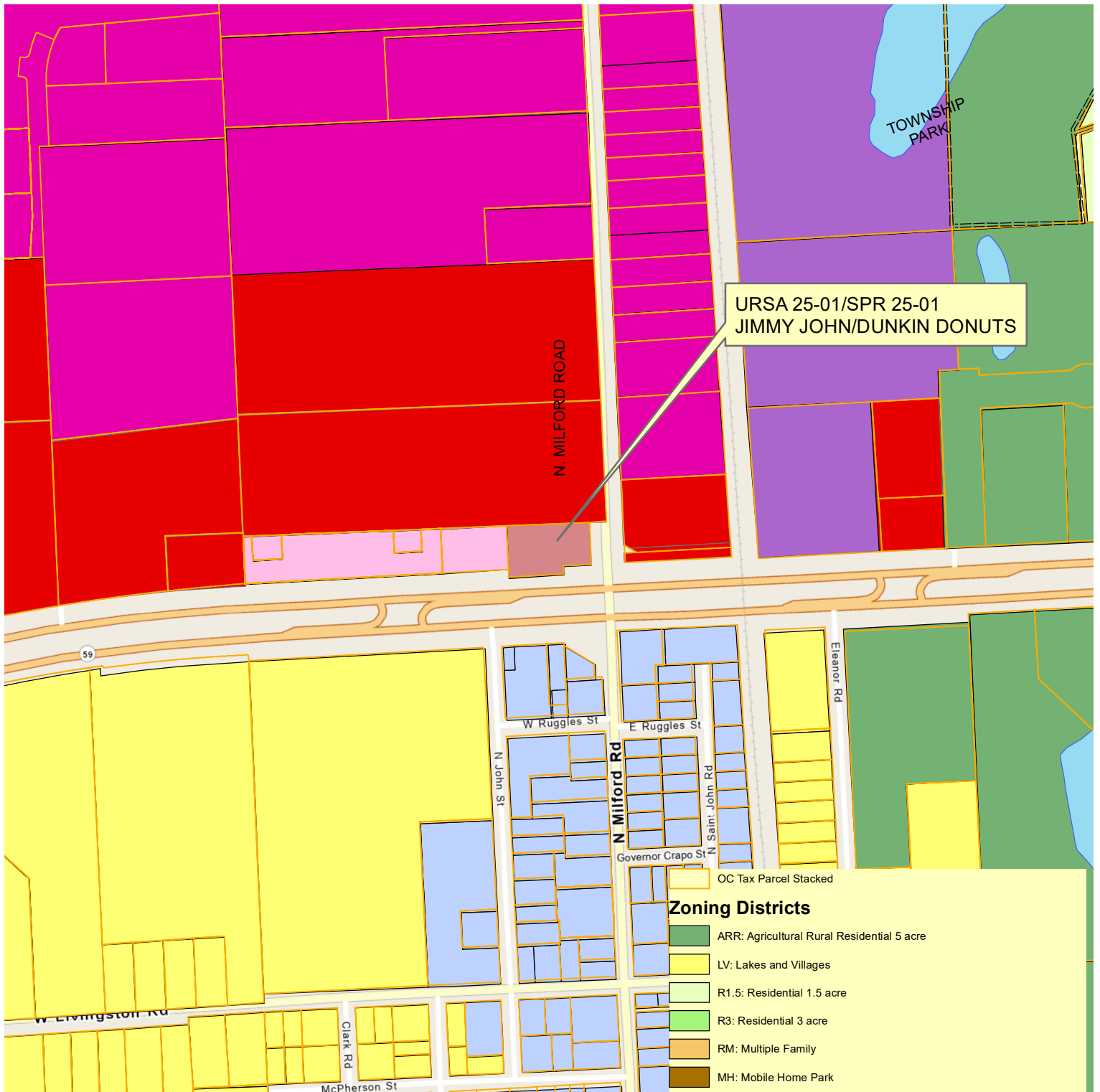
7. ***The proposed special land use shall comply with any specific standards set forth in Article 10, Supplemental Use Regulations, that are applicable to the use.***

There are no specific standards for a drive-through facility in Section 10.



CHARTER TOWNSHIP OF HIGHLAND

ZONING MAP



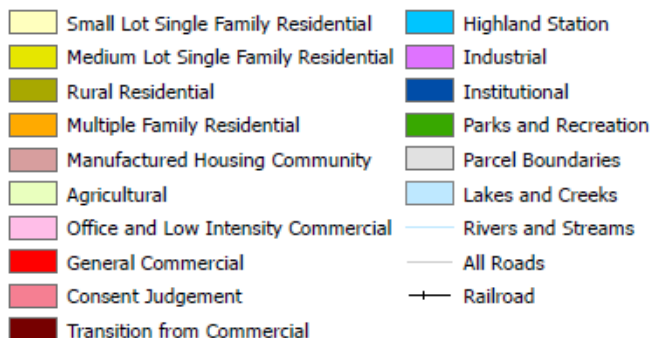
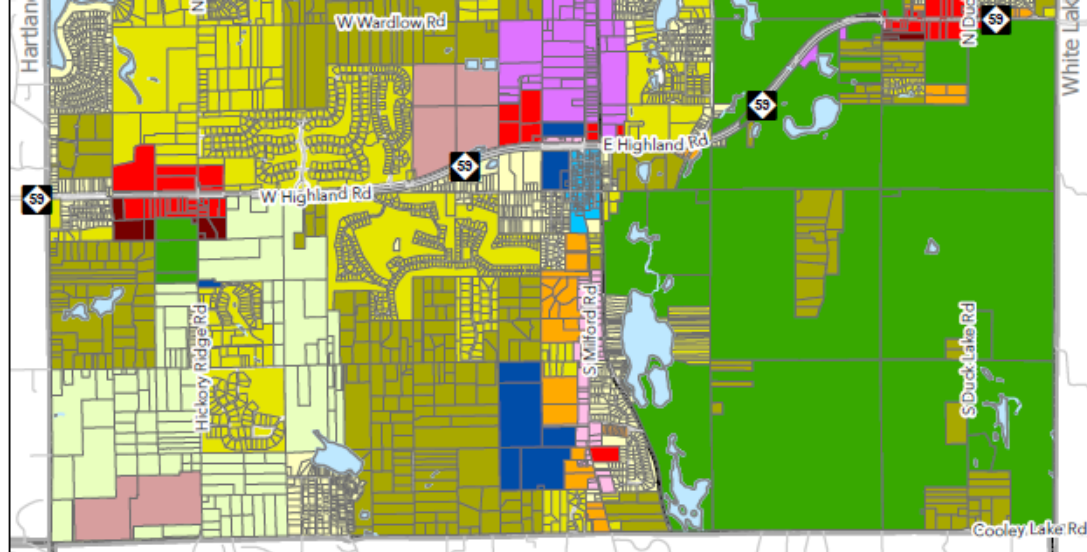
Zoning Districts

- OC Tax Parcel Stacked
- ARR: Agricultural Rural Residential 5 acre
- LV: Lakes and Villages
- R1.5: Residential 1.5 acre
- R3: Residential 3 acre
- RM: Multiple Family
- MH: Mobile Home Park
- OS: Office Service
- C-1: Local Commercial
- C-2: General Commercial
- C-3: Low Impact Commercial
- HS: Highland Station
- TR: Technology and Research
- IM: Industrial Manufacturing

C3: Low-Impact Commercial



ENACTED: November 18, 2010



Future Land Use

Highland Township

Oakland County, Michigan





March 22, 2025

Highland Township
205 North John Street
Highland, MI 48357

Attn: Ms. Beth Corwin, P.E.
Planning & Development Director

Re: Site Plan Review
Jimmy John's/Dunkin
140 Highland Road
Sidwell No. 11-22-301-007

HRC Job No. 20250252.02

Dear Ms. Corwin:

As requested, this office has reviewed the plans for the above-mentioned project as prepared by Kolbrook Design (plans not dated). The proposed improvements include renovation of an existing building for a proposed Jimmy John's and Dunkin food service with a drive thru. We have the following comments:

Water Supply

1. There is a 16 inch water main along Highland Road and Milford Road. The plans should show the connection to one of these water mains.

Wastewater Disposal

1. The plans should show the existing septic tank and field or a proposed wastewater disposal system. This will require the review and approval of the Oakland County Department of Environmental Health.

Storm Water Management

1. All proposed storm sewer improvements will need to be designed in accordance with Highland Township Engineering Design Standards.
2. The plans do not show any storm sewers or storm water detention on the existing site, and it does not appear that any new storm water detention improvements are proposed. Information should be provided on the plans that confirm that the proposed site improvements will not have a negative impact on the stormwater management of the site.

Paving and Grading Improvements

1. The proposed paving and grading improvements will need to be designed in accordance with Highland Township Engineering Design Standards. Paving and grading improvements will need to be shown on the plans.
2. Site circulation will need to be reviewed and approved by the Township Planner and Fire Department.

Soil Erosion Control

1. The Soil Erosion and sediment control plans will require the review and permitting of the Oakland County Water Resources Commission.

Summary

The plans appear to be preliminary, and additional information is needed to conduct a complete site plan review. The existing water, septic and storm sewer utilities will need to be shown on the plans along with any proposed improvements. This office is available to discuss any of these comments with the applicant prior to submitting the construction drawings. If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Michael P. Darga, P.E.

MPD/mpd

pc: Highland Township; R. Hamill
HRC; R. Alix, File

RCV'D 12/06/2023

OAKLAND COUNTY TREASURERS CERTIFICATE

This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

12/6/2023

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended NH

5.00

132473 Liber 59048 Page 167 thru 168
12/6/2023 3:22:52 PM Receipt #000103434
\$26.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$9,288.00 Transfer Tax
PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

STATE OF
MICHIGAN
Oakland
12/6/2023
000103434



REAL ESTATE
TRANSFER TAX
\$1,188.00 :00
\$8,100.00 :57
1393976

WARRANTY DEED
2023-111485

Reputation First Title Agency, LLC

The Grantor, Italy American II, LLC, a Michigan Limited Liability Company by
Frank Mastroianni, President

whose address is 8401 North Telegraph Road, Dearborn Heights, MI 48127

convey and warrant to OM Highland Realty LLC

whose address is 200 S. Frontage Rd., Ste. 310, Burr Ridge, IL 60527

the following described premises situated in the State of Michigan, to wit:

Land situated in the Township of Highland, County of Oakland, State of Michigan, described as follows:

Part of Lot 1, MAE-GRACE ACRES, according to the recorded plat thereof 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.

Tax Parcel No: H 11-22-301-007

Common Address: 140 W. Highland Rd, Highland, MI 48357-4502

for the sum of ONE MILLION EIGHTY THOUSAND AND 00/100 Dollars (\$1,080,000.00).

Subject to easements, reservations and restrictions of record

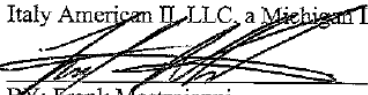
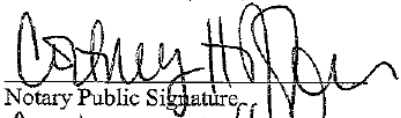
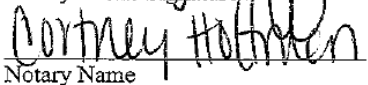
Dated: November 3, 2023

WARRANTY DEED
2023-111485

Reputation First Title Agency, LLC

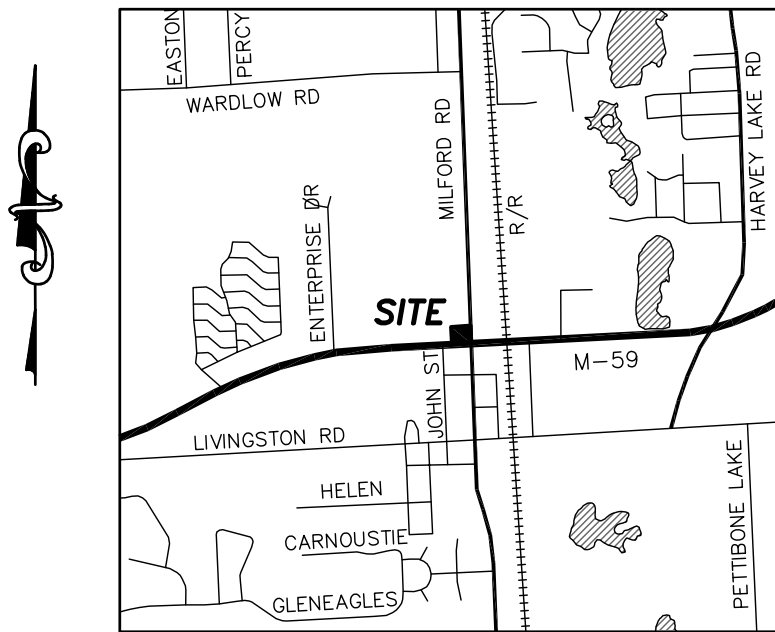
Signed and Sealed:

Italy American II, LLC, a Michigan Limited Liability Company


BY: Frank Mastroianni
ITS: PresidentSTATE OF MICHIGAN
COUNTY OF WAYNEAcknowledged before me in WAYNE County, Michigan, on 3rd day of November, 2023 by Italy American II, LLC, a MI Limited Liability Company, by Frank Mastroianni, its President.
Notary Public Signature
Notary NameCORTNEY HOFFMAN
Notary Public, State of Michigan
County of Livingston
My Commission Expires 09-02-2025
Acting in the County of WayneNotary public, State of MI, COUNTY OF LIVINGSTON
My Commission Expires: 9/2/25Drafted by: Frank Mastroianni
Italy American II, LLC a MI Limited Liability Company by
Frank Mastroianni, President
8401 North Telegraph Road
Dearborn Heights, MI 48127When recorded, return to:
OM Highland Realty LLC
200 S. Frontage Rd. Ste. 310
Burr Ridge, IL 60527

File No. 2023-111485

Recording Fee: \$35.00
State Transfer Tax: \$8,100.00
County Transfer Tax: \$1,188.00



LEGEND

- | | |
|--------------------------------|-------------------------|
| □ EX. CATCH BASIN | ✕ EX. RAILROAD SIGNAL |
| ○ EX. MANHOLE | — EX. SIGN |
| △ EX. END SECTION | ⊙ EX. POST/BOLLARD |
| ⊕ EX. OVERFLOW STRUCTURE | ⊙ EX. FLAGPOLE |
| ⊕ EX. DOWNSPOUT/ROOF DRAIN | ⊕ EX. MAILBOX |
| ⊕ EX. CLEANOUT | ⊕ EX. PARKING METER |
| ⊕ EX. WATER WELL | ⊕ EX. SATELLITE DISH |
| ⊕ EX. HYDRANT | ⊕ EX. SOIL BORING |
| ⊕ EX. WATER SHUTOFF | ⊕ EX. MONITOR WELL |
| ⊕ EX. FIRE DEPT. CONNECTION | ○ FOUND IRON |
| ⊕ EX. IRRIGATION CONTROL VALVE | ● SET IRON |
| ⊕ EX. LIGHTPOLE | ○ EX. BOULDER |
| ⊕ EX. UTILITY POLE | □ EX. TREE STUMP |
| ⊕ EX. GUY ANCHOR | ○ EX. TREE |
| ⊕ EX. TRAFFIC SIGNAL | ⊕ EX. TREE TAG & NUMBER |
| ⊕ EX. GAS SHUTOFF | — EX. TREE LINE |
| ⊕ EX. GAS VENT | — EX. FENCE |
| ⊕ EX. HANDHOLE | — EX. SANITARY SEWER |
| ⊕ EX. PEDESTAL | — EX. STORM SEWER |
| ⊕ EX. TRANSFORMER | — EX. WATER MAIN |
| ⊕ EX. GENERATOR | — EX. ELECTRIC CABLE |
| ⊕ EX. GAS METER | — EX. COMMUNICATION |
| ⊕ EX. ELECTRIC METER | — EX. GAS LINE |
| ⊕ EX. ELECTRICAL OUTLET | — EX. OVERHEAD LINE |
| ⊕ EX. UTILITY MARKER | |
| ⊕ EX. HVAC | |

DESCRIPTION:

LAND SITUATED IN THE TOWNSHIP OF HIGHLAND, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF LOT 1, MAE-GRACE 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.

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

NOTE:

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

SCHEDULE B, PART II — EXCEPTIONS:

PER FIRST REPUTATION FIRST TITLE AGENCY, LLC COMMITMENT NO. 2023-111485, DATED 05/23/2023

12. BUILDING AND USE RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS OR RESTRICTIONS VIOLATE STATE OR FEDERAL LAW, DISCLOSED BY INSTRUMENT RECORDED IN LIBER 3637, PAGE 421 AND LIBER 11677, PAGE 385, AND IN COVENANT DEED RECORDED IN LIBER 23903, PAGE 408. **AFFECTS, NOTHING TO PLOT**

15. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY, RECORDED IN LIBER 7806, PAGE 131. **AS SHOWN HEREON**

16. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN WARRANTY DEED FOR INGRESS AND EGRESS, RECORDED IN LIBER 5556, PAGE 569. **AS SHOWN HEREON**

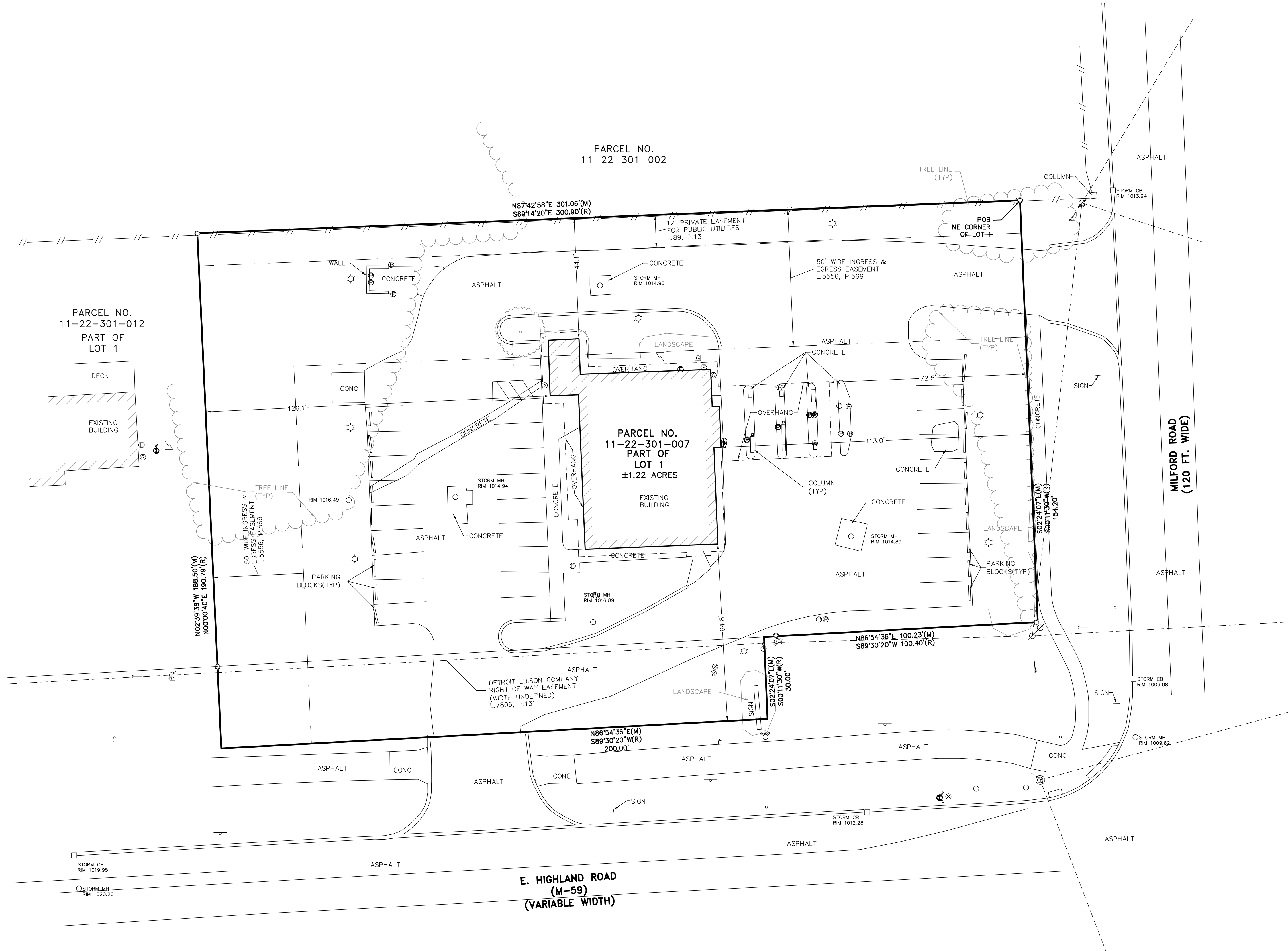
17. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN DETROIT EDISON UNDERGROUND EASEMENT RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY, RECORDED IN LIBER 15898, PAGE 93. **DOES NOT AFFECT**

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.



CERTIFICATION:

TO: OM GROUP, ITALY AMERICAN II, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, REPUTATION FIRST TITLE AGENCY, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON 10-17-2023.

JOHN D. HEIKKINEN
PROFESSIONAL SURVEYOR NO. 4001047952
EMAIL: JOHN@ALPINE-INC.NET

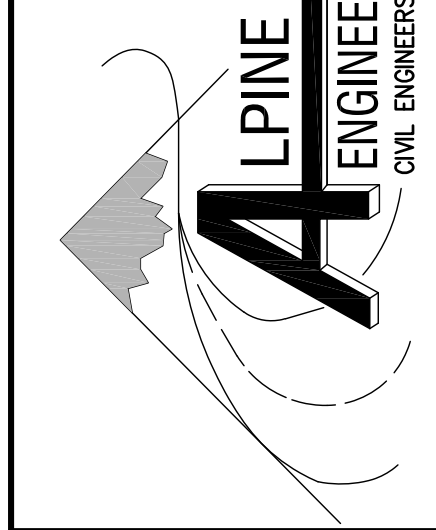
10-20-23

DATE

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS
CONSTRUCTION LAYOUT

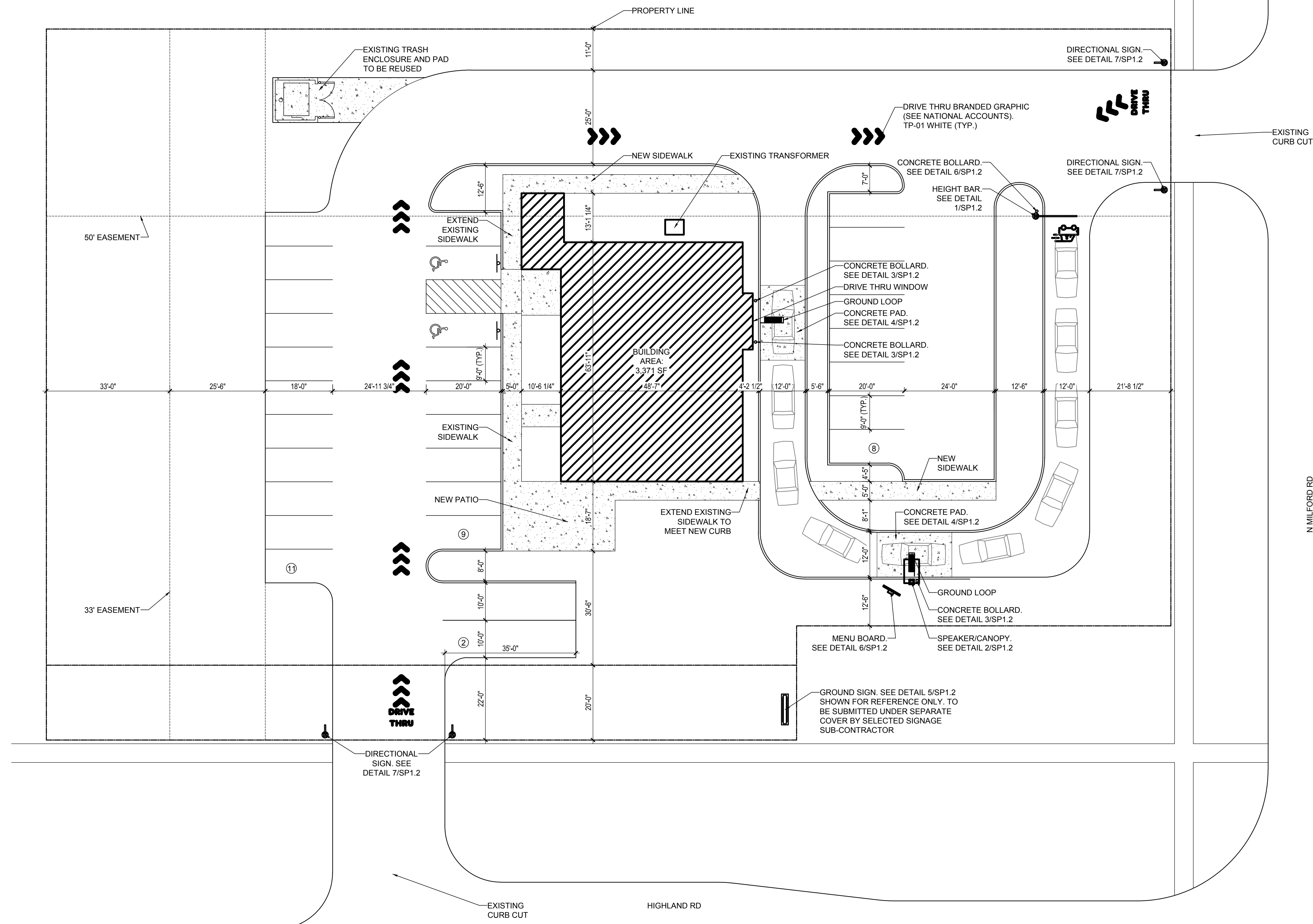
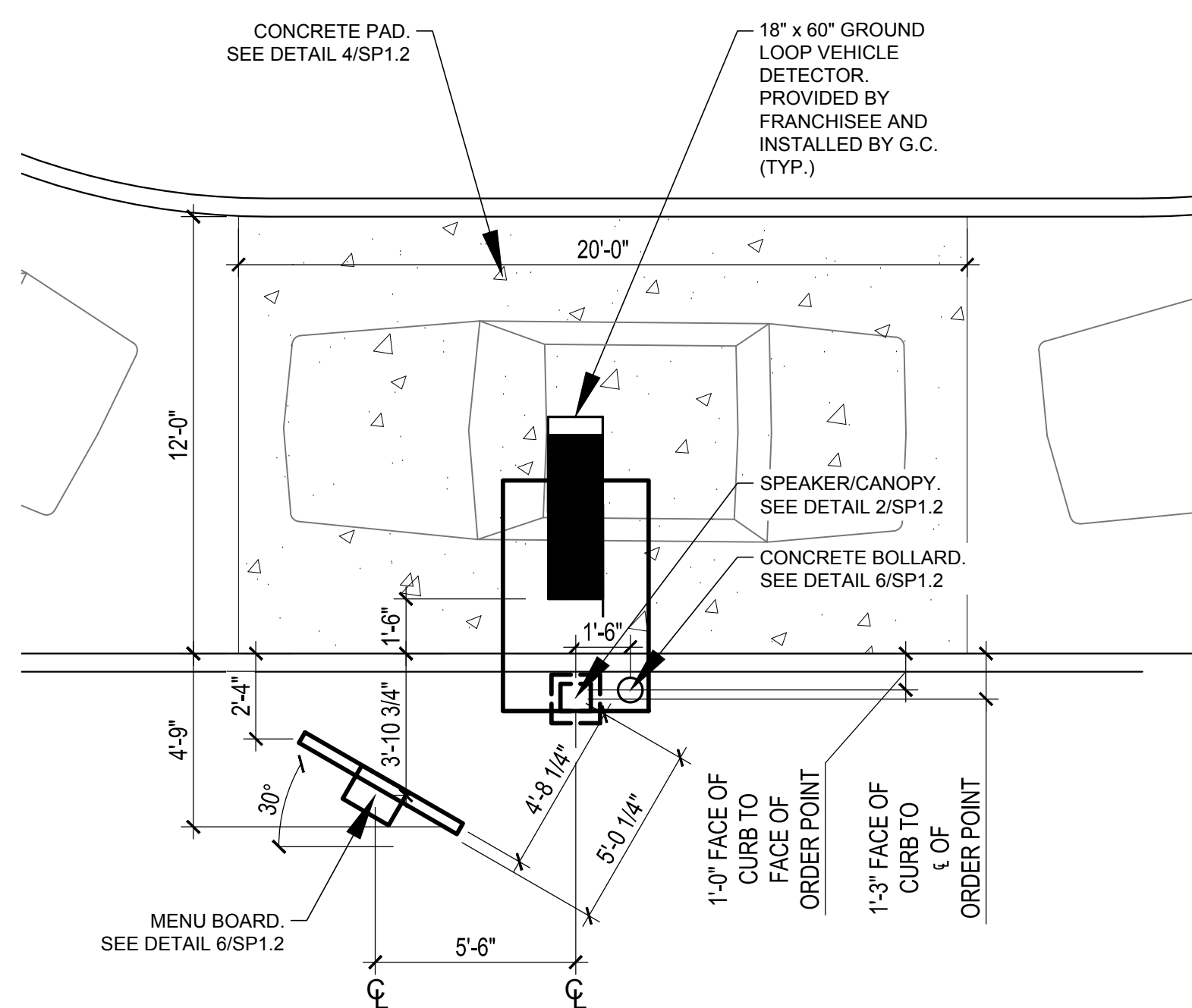
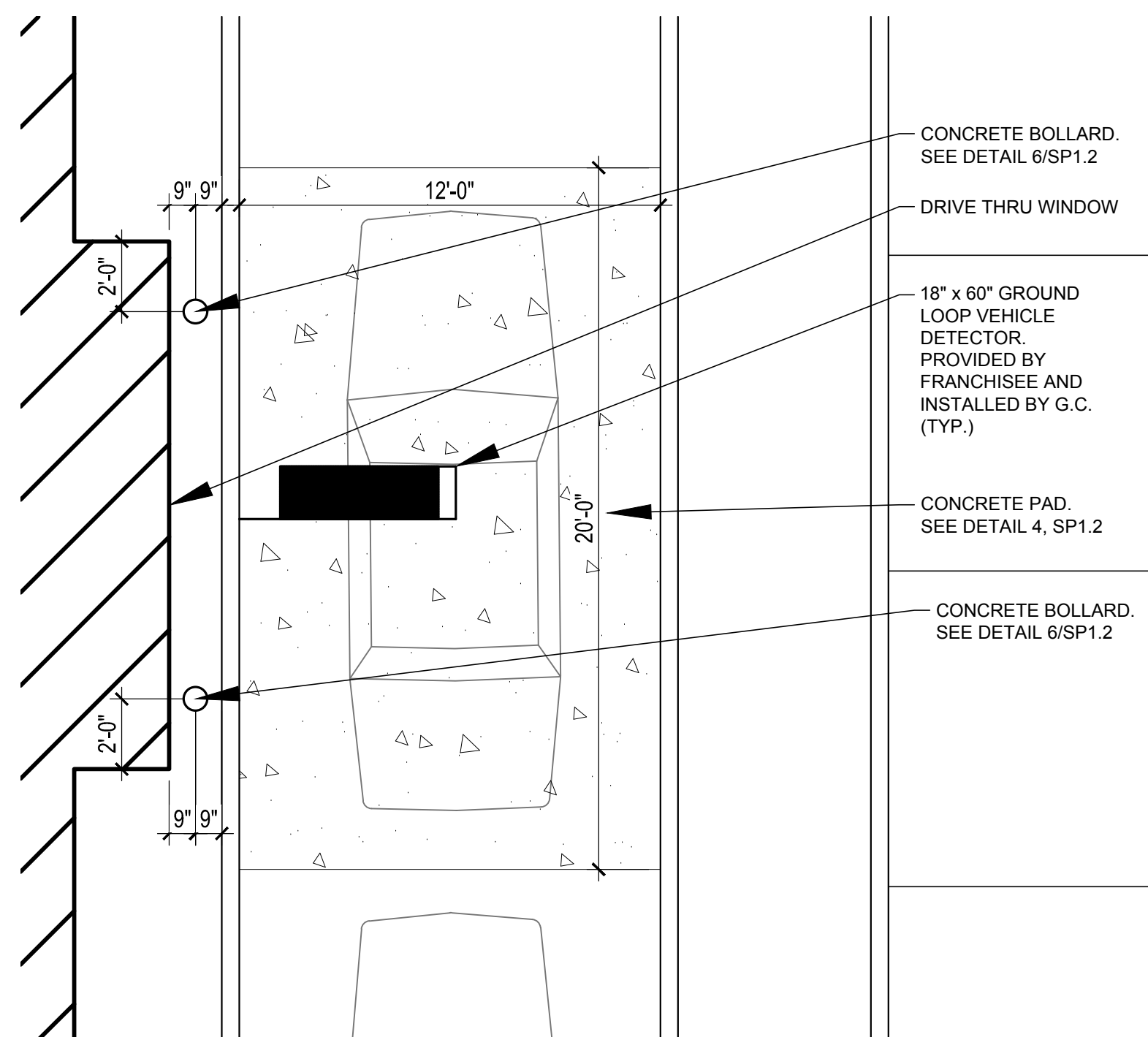
RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

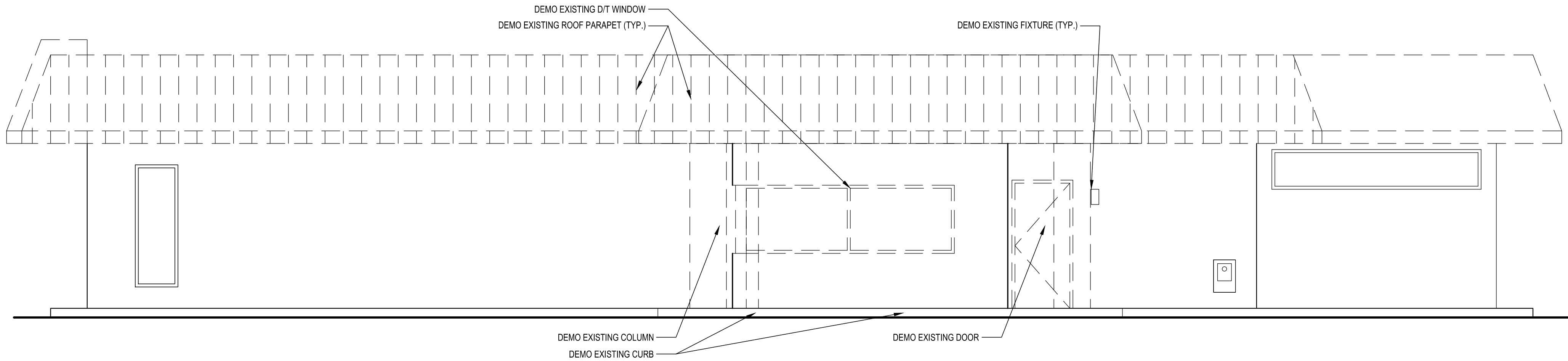


811
Know what's below
Call before you dig.

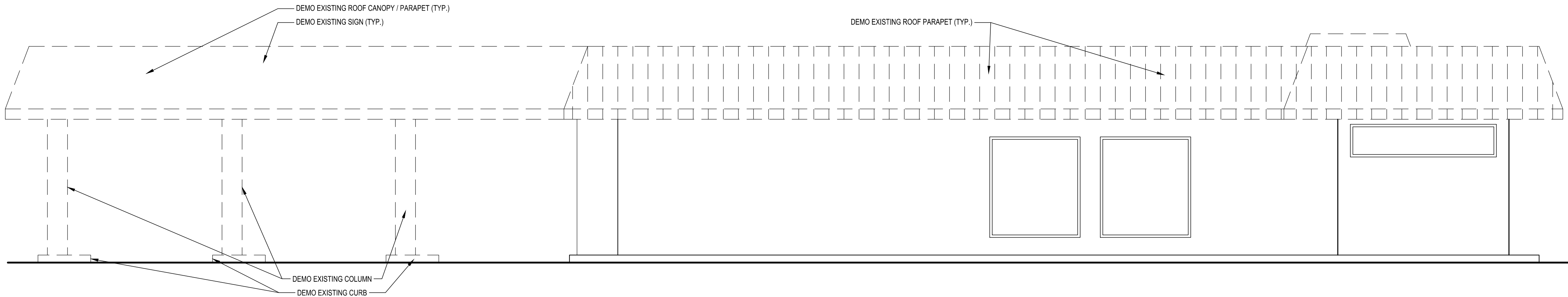
CLIENT: **KOLBROOK DESIGN**
ALTA/NSPS LAND TITLE SURVEY
SECTION: 22
140 W. HIGHLAND ROAD
TOWNSHIP: 3N
HIGHLAND TOWNSHIP
OAKLAND COUNTY
MICHIGAN
RANGE: 7E

REVISED
DATE: 10/19/2023
DRAWN BY: TTP
CHECKED BY: JDH
FBK: 421
CHF: SB
SCALE: HOR 1"=20 FT.
VER 1"=23-424
1





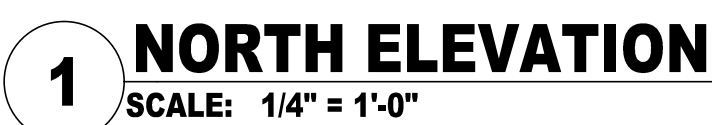
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

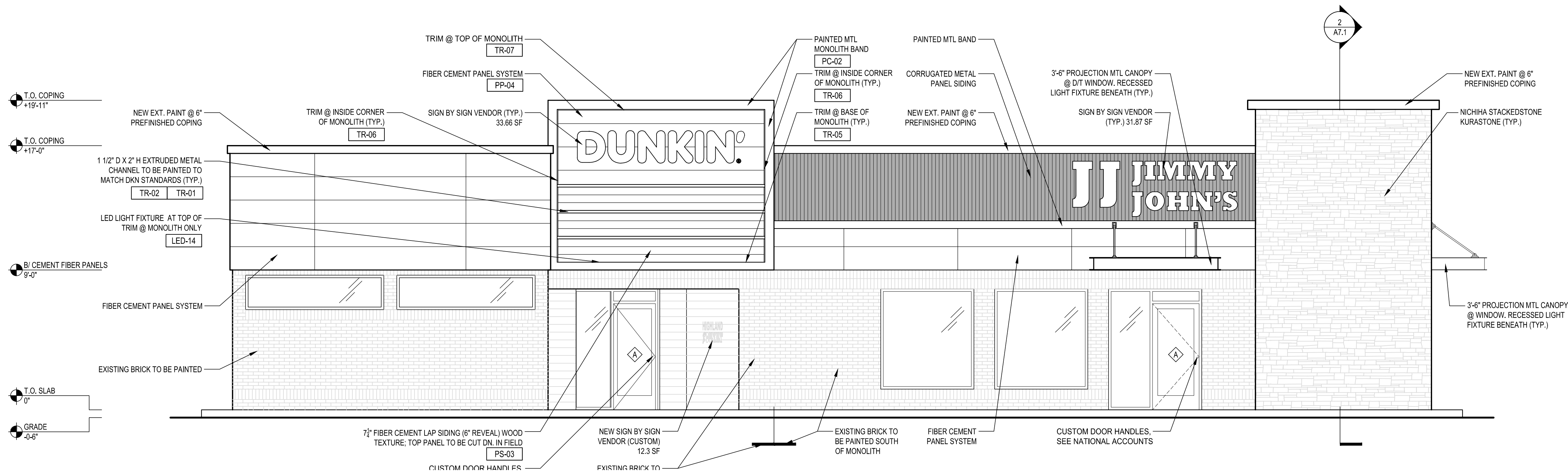
BRAND PARTNER / CLIENT		OM GROUP
BRAND COORDINATORS		JIMMY JOHN'S DUNKIN'
MEP ENGINEER		
DEVELOPER		
ARCHITECT		kolbrook design 828 DAVIS STREET, SUITE 300 EVANSTON, IL 60201 OFFICE 847.492.1892 FAX: 312.453.0699
PROJECT:		HIGHLAND RESTAURANTS JIMMY JOHN'S & DUNKIN' 140 HIGHLAND RD HIGHLAND CHARTER TOWNSHIP, MI 48357 DUNKIN' PC #: 365060
DRAWING ISSUE	DATE	
DRAWN BY: KR, VV		
CHECKED BY:		
SHEET TITLE:		
SELECTIVE DEMO EXTERIOR ELEVATIONS		
SHEET NO.		
A5.0		
Kolbrook Job No.	1502.166 (JIMMY JOHN'S), 1502.147 (DUNKIN')	

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



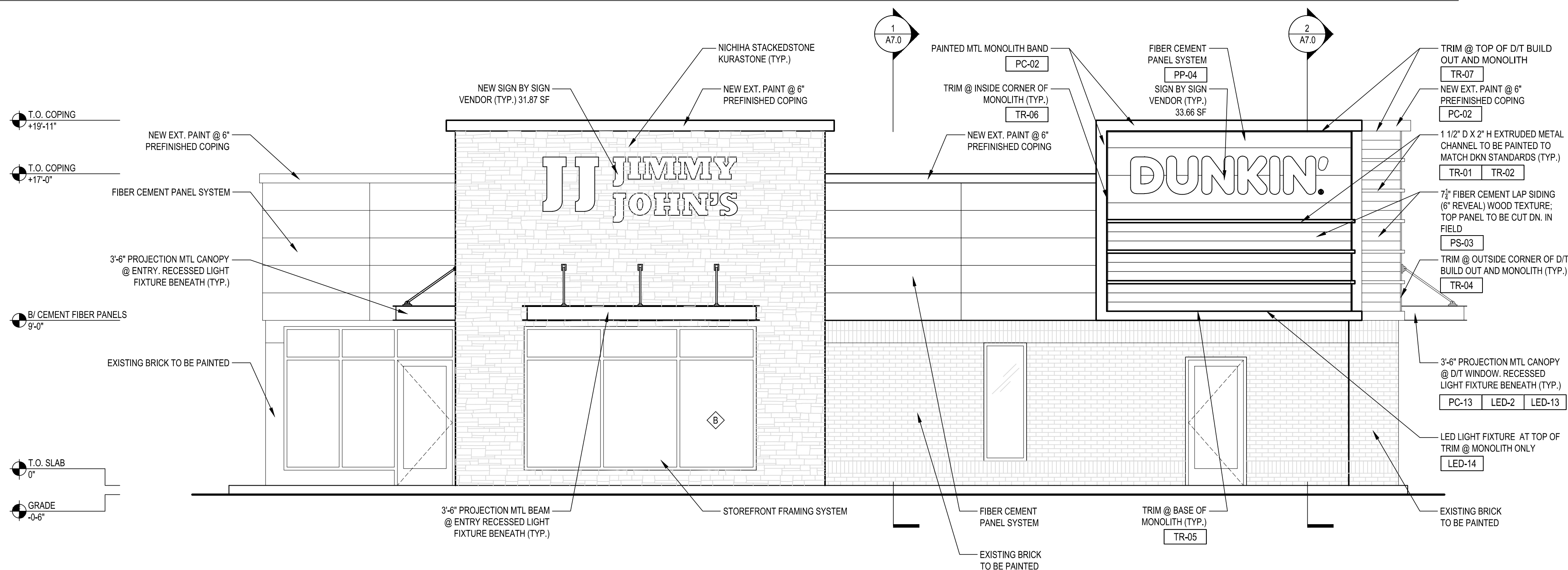
GENERAL NOTES

- 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 312.453.0699
PROJECT:	HIGHLAND RESTAURANTS JIMMY JOHN'S & DUNKIN'
DRAWING ISSUE	DATE
DRAWN BY: KR, VV	CHECKED BY:
SHEET TITLE:	PROPOSED EXTERIOR ELEVATIONS
SHEET NO.	A5.3
Kolbrook Job No.	1502.166 (JIMMY JOHN'S), 1502.147 (DUNKIN')

GENERAL NOTES

TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:

PREP/ KITCHEN AND STORAGE AREAS:
0'-0" TO 3'-0" - 5/8" DUROCK CEMENT BOARD, 3'-0" AND ABOVE - 5/8" ORIENTED STRAND BOARD (OSB)

SERVICE AREA:
5/8" MIN. ORIENTED STRAND BOARD (OSB), 5/8" DUROCK CEMENT BOARD BEHIND PORCELAIN/ CERAMIC TILES.

SALES AND SEATING AREAS:
5/8" GYPSUM BOARD, 5/8" DUROCK CEMENT BOARD BEHIND CERAMIC TILES, 5/8" ORIENTED STRAND BOARD @ DECORATIVE PLAM "WOOD" WALLS.

RESTROOMS:
5/8" DUROCK CEMENT BOARD

GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING AS REQUIRED THROUGHOUT. IN RESTROOMS FOR GRAB BARS, LAVATORIES, HAND DRIERS, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES UNLESS OTHERWISE NOTED; IN SERVICE AREA FOR: VDU, WALL SHELVES, ETC.

DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.

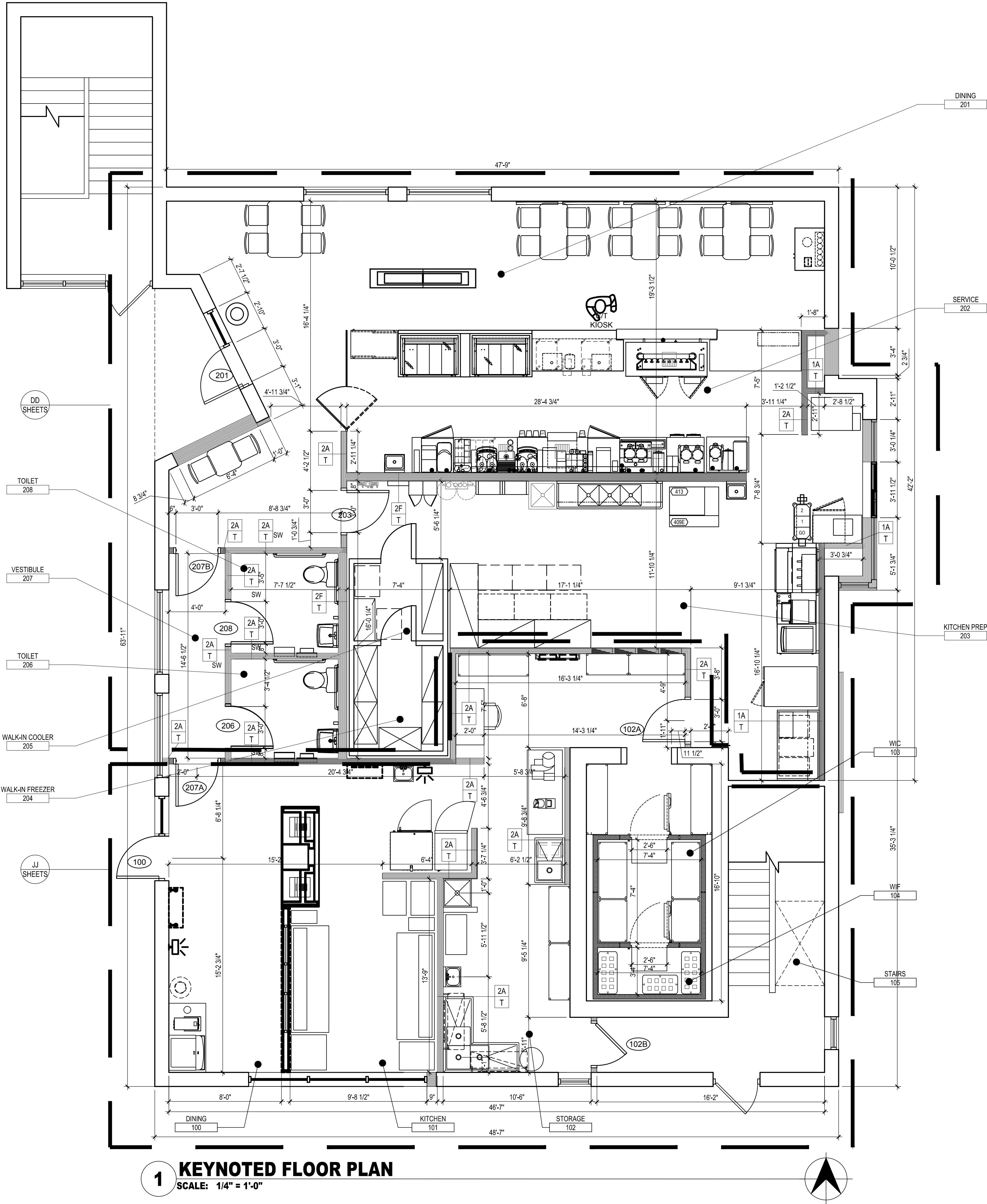
REFER TO EQUIPMENT SHEETS JJ01.0 AND DDQ1.0-1.1 FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT.

SEE SHEET A8.1 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.

PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP @ 5'-0" A.F.F. (BY G.C.) TO BE LOCATED EVERY 30'-0" IN THE SERVICE, KITCHEN PREP AND STORAGE AREAS.

INDOOR AIR QUALITY MANAGEMENT REQUIREMENTS:
DURING CONSTRUCTION THE USE OF SMOKING/TOBACCO PRODUCTS INSIDE THE BUILDING IS PROHIBITED.
CONTRACTOR AND SUBCONTRACTORS SHOULD MAKE EVERY EFFORT TO MAINTAIN CLEAN WORK AREAS. CONSTRUCTION ACTIVITIES THAT PRODUCE DUST SHOULD TAKE PLACE PRIOR TO HVAC STARTUP/USE, AND EVERY EFFORT SHOULD BE MADE TO DIRECT THESE POLLUTANTS TO THE OUTDOORS WITH FANS. MATERIALS THAT ARE ABSORPTIVE SHOULD NOT BE BROUGHT ON-SITE UNTIL THE BUILDING IS SUFFICIENTLY DRIED IN, AND SHOULD BE ELEVATION FROM THE GROUND AND COVERED WITH VISQUEEN WHILE STORED ON SITE.
IF THE HVAC SYSTEMS WILL BE USED DURING CONSTRUCTION ACTIVITIES, TEMPORARY FILTRATION (MERV 8) SHOULD BE USED ON ALL RETURN AIR INTAKES, AND THE FILTERS INSIDE THE UNIT SHOULD BE REPLACED PRIOR TO BUILDING TURN OVER.
ALL INDOOR AIR QUALITY MANAGEMENT POLICIES OUTLINED ABOVE ARE PHOTOGRAPHED AT 25%, 50%, AND 75% PROJECT COMPLETION TO CONFIRM MEASURES WERE FOLLOWED.

CONSTRUCTION WASTE RECYCLING REQUIREMENTS:
ALL CONSTRUCTION-RELATED RECYCLABLE WASTE SHOULD BE RECYCLED/REUSED OR OTHERWISE DIVERTED FROM LANDFILL WHENEVER POSSIBLE.
AT MINIMUM ALL CONCRETE, METAL, AND PLASTIC THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.
WHERE LOCAL MUNICIPALITIES OR VENDORS OFFER COMMINGLED RECYCLING OPPORTUNITIES TO HELP ACHIEVE OVER 50% CONSTRUCTION WASTE DIVERSION RATE FROM LANDFILL, FRANCHISEE SHOULD PURSUE.



1 KEYNOTED FLOOR PLAN
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: 312.453.0699

PROJECT:
HIGHLAND RESTAURANTS
JIMMY JOHN'S & DUNKIN'

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

DRAWING ISSUE	DATE

DRAWN BY: KR, VV
CHECKED BY:

SHEET TITLE:

FLOOR PLAN
AND NOTES

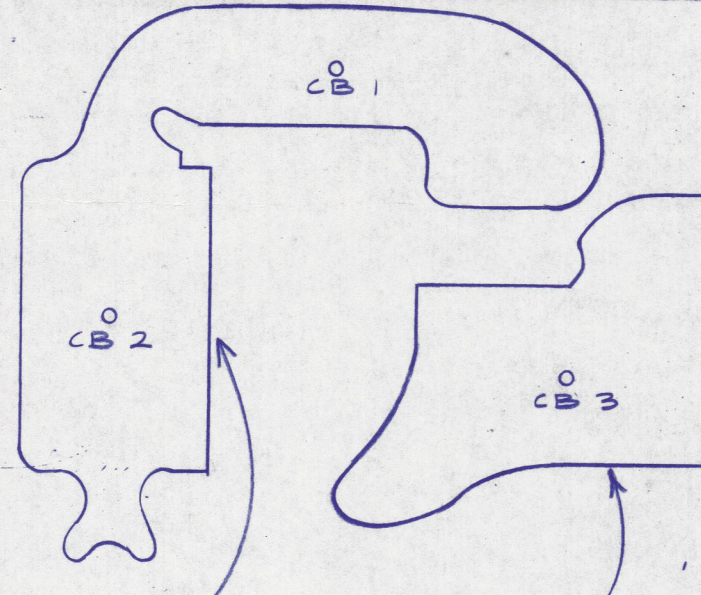
SHEET NO.

A1.1

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

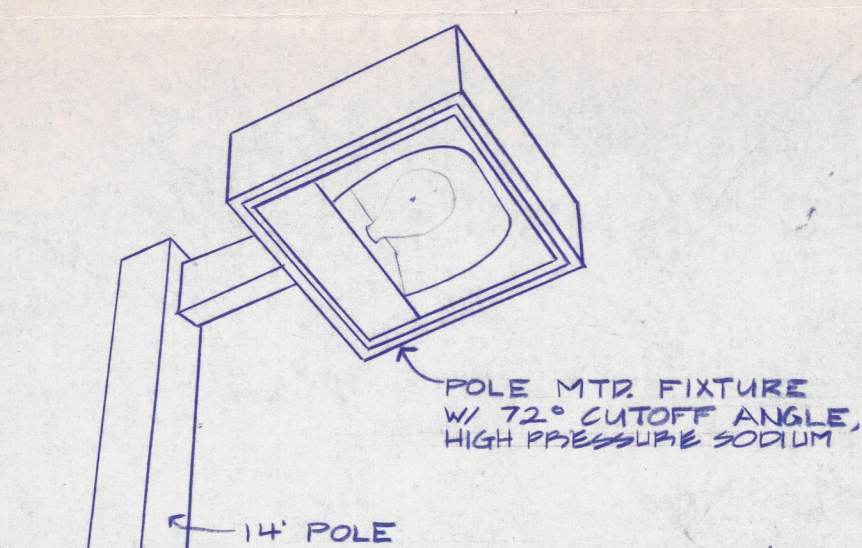
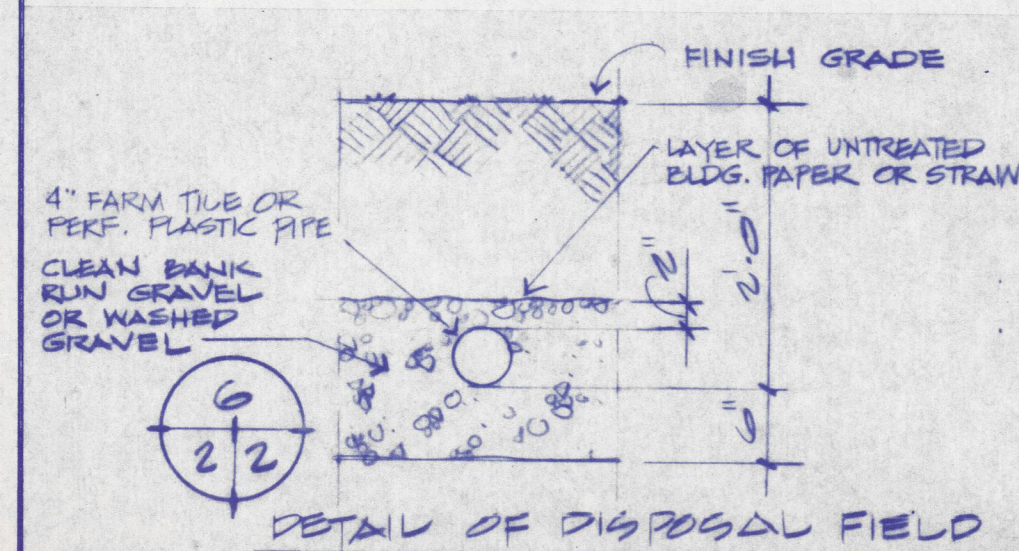
PHOTOGRAPHS AND RECORD COPIES OF SITE PLANS

STORM WATER RETENTION



RETENTION BASIN #1	RETENTION BASIN #2	TOTAL RETENTION
11,469 SQ. FT. AREA 2.52 FT. AVERAGE DP. 7,684 CU. FT. PROVIDED 5,860 CU. FT. REQ.	7,172 SQ. FT. AREA 2.67 FT. AVERAGE DP. 4,775 CU. FT. PROVIDED 3,630 CU. FT. REQ.	18,641 SQ. FT. AREA 2.67 FT. AVERAGE DP. 12,459 CU. FT. PROVIDED 9,490 CU. FT. REQ.
CATCH BASIN OPENING SIZES		
CB #1 6, 1 1/2" Ø HOLES	CB #2 6, 1 1/2" Ø HOLES	CB #3 6, 1 1/2" Ø HOLES

"C-0"
(PROFESSIONAL & OFFICE)



DETAIL-TYPICAL LIGHT POLE
McGraw Edison #CS12521-120BZ 250W H.P.S.



HANDICAPPED PARKING SIGN

HIGHLAND ROAD (M-59)

GENERAL INFORMATION

SIDWELL NO. 11-22-301-004
PARKING REQUIREMENT
USABLE AREA: 2753 SQ. FT.
PARKING SPACES REQ. 2753/100 = 28 CARS, 31 PROVIDED
HANDICAPPED SPACES: 2 REQ., 2 PROVIDED

BUILDING HEIGHT
ONE STORY W/BSMT. APPROX. 15' ABOVE GRADE
WATER SUPPLY
REUSE EXISTING WELL

SANITARY WASTE DISPOSAL
SEPTIC TANK & DISPOSAL FIELD FOR APPROX.
250 GALS/DAY WILL BE PROVIDED

STORM WATER DISPOSAL
THREE CATCH BASINS WILL
BE PROVIDED WHERE SHOWN.
SEE STORM WATER RETENTION
CALCULATIONS.

ZONING
"C-0" PROFESSIONAL & OFFICE
AREA
53,020 SQ. FT. - 1.23 ACRES

SYMBOLS & INDICATIONS

16.30	EXISTING GRADES
16.33	NEW GRADES
16.33G	NEW GUTTER ELEVATIONS
16.83%	TOP OF CURB ELEVATIONS
---	EXISTING CONTOUR UNCHANGED
---	EXISTING CONTOUR CHANGED
---	NEW CONTOUR
---	RETENTION BASIN

Received
April 23, 1980



SITE PLAN
SCALE: 1" = 20'

HIGHLAND,
MICHIGAN
ANN ARBOR
MICHIGAN

BRIGHTON STATE BANK • HIGHLAND OFFICE •
DANIELS AND ZERMACK
2080 SOUTH STATE STREET
PHONE: 313-761-2090

ARCHITECTURE
ENGINEERING

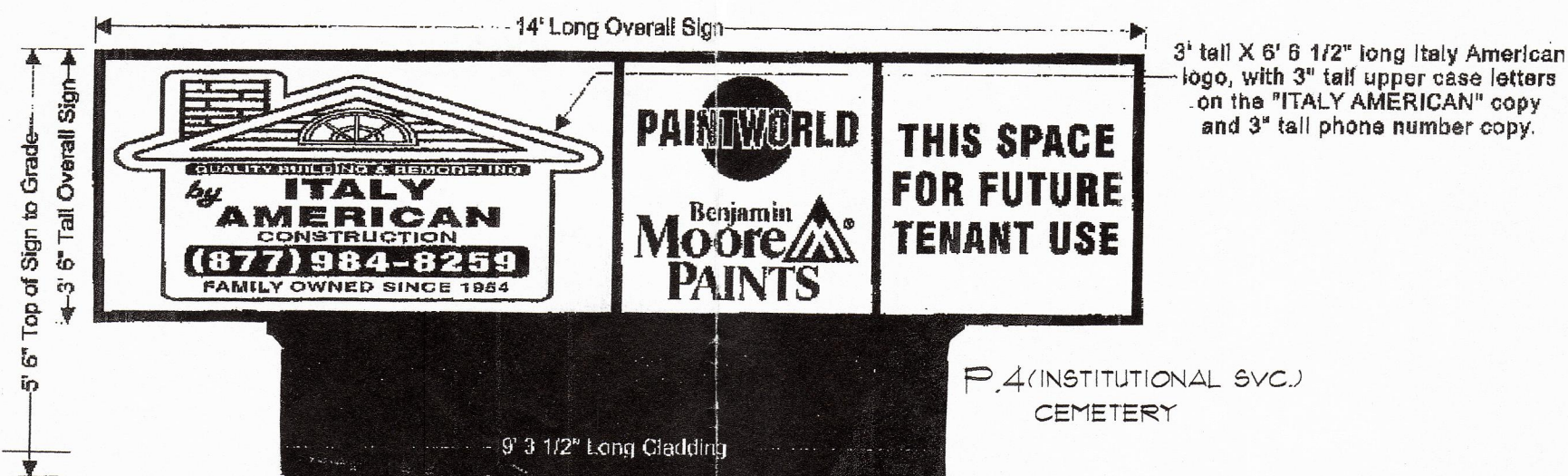
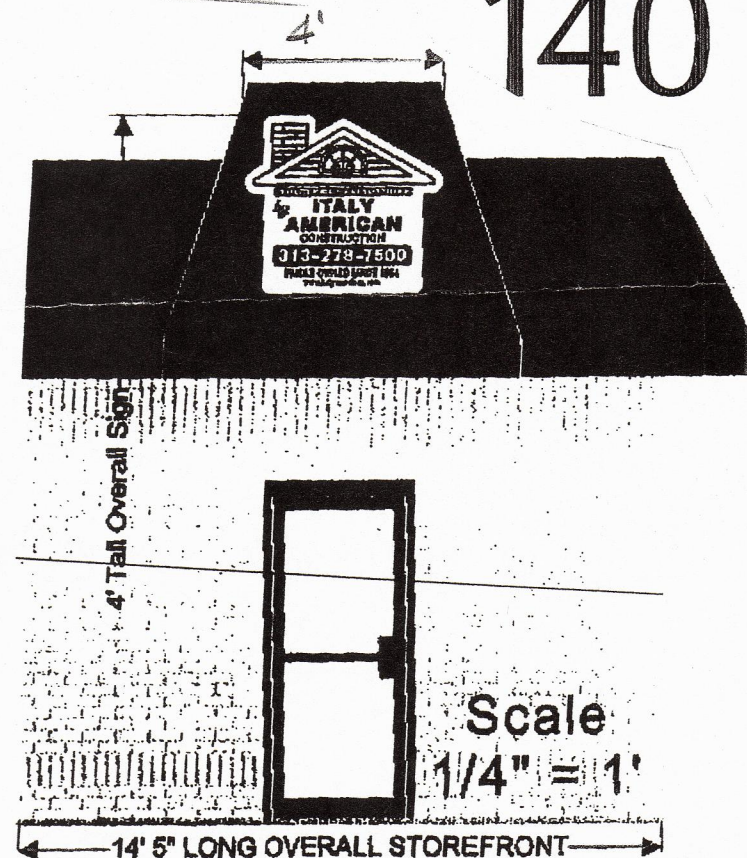
REVISION
3-11-80
JOB 78-41
DATE 20 FEB 80
DRAWN BY DH
CHECKED BW
SHEET 2 OF 16

1 1/4" tall upper case letters on "QUALITY BUILDING & REMODELING" copy, 3 7/8" tall upper case letters on "ITALY AMERICAN" copy, 2" tall upper case letters on "CONSTRUCTION" copy, 3 1/2" tall numbers on "313-278-7500" copy, 2" tall upper case letters on "FAMILY OWNED SINCE 1954" copy, 1 1/2" and 1" tall lower case letters on "www.ItalyAmerican.com" copy. All copy to match customers' logo and typesets.

HIGHLAND RETAIL

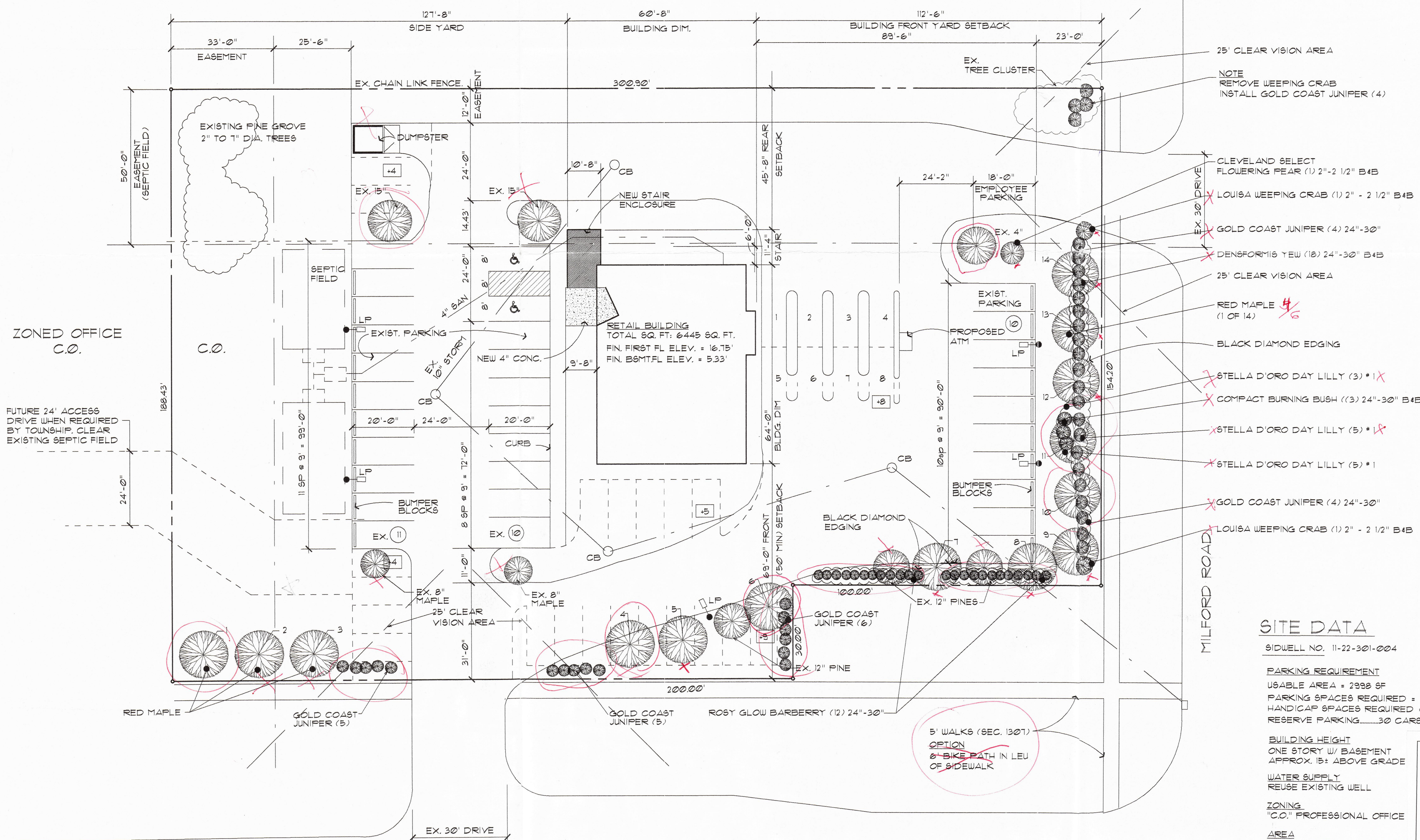
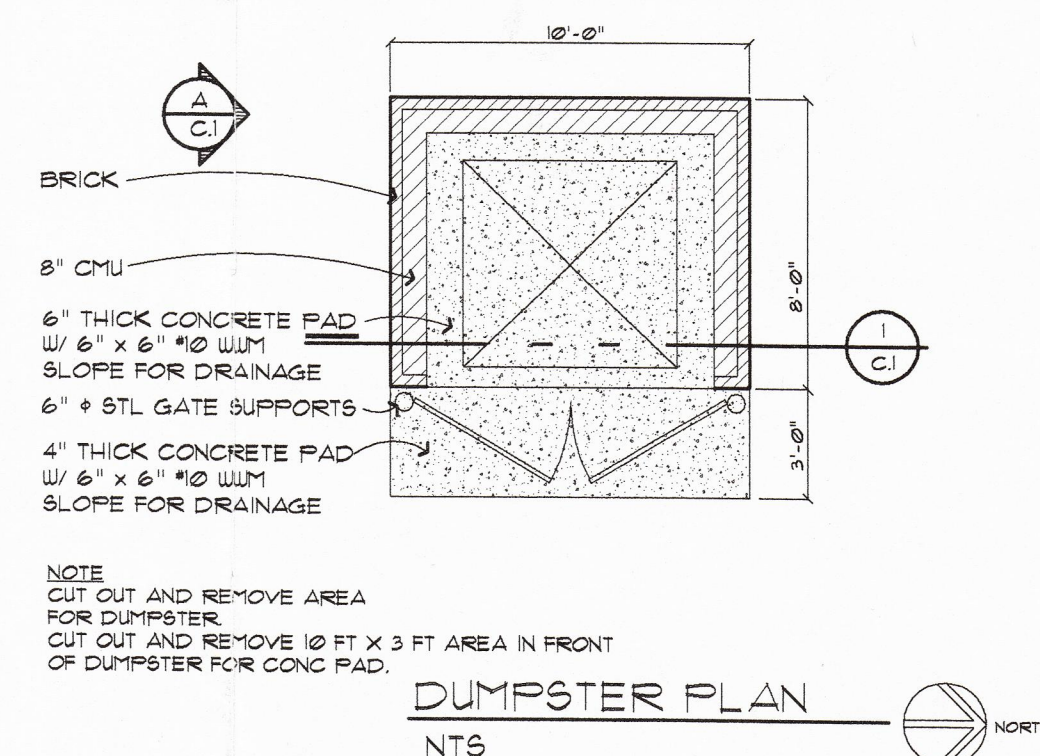
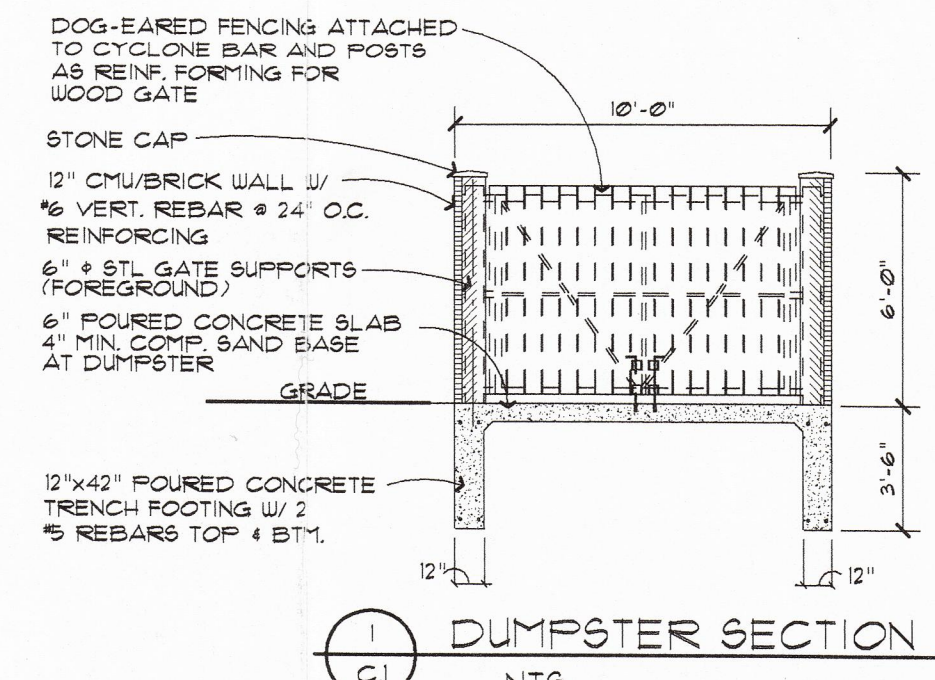
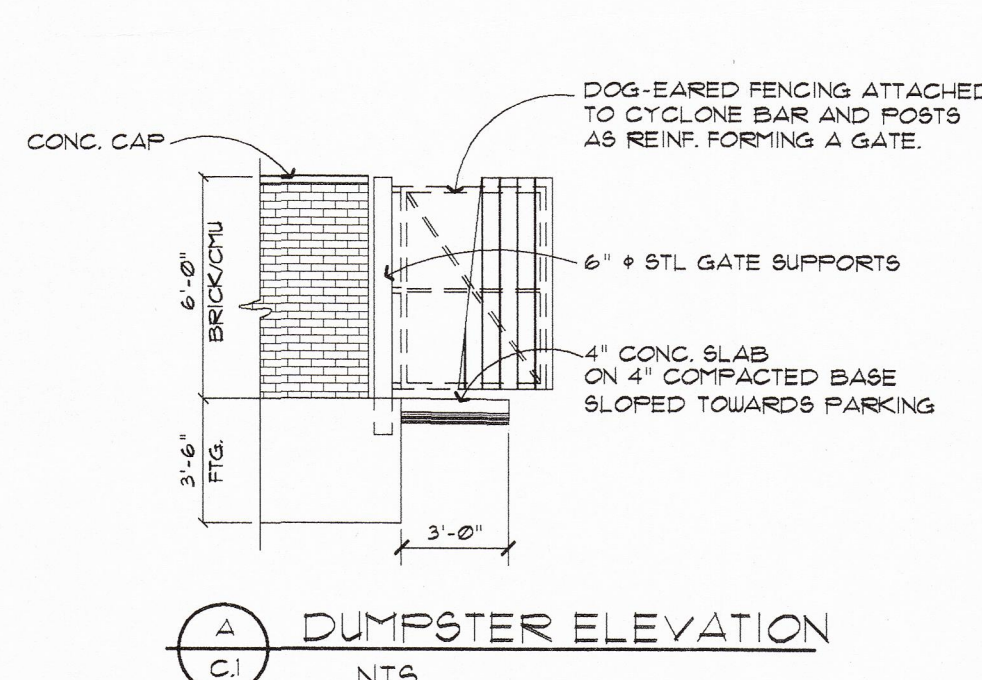
140 WEST HIGHLAND

HIGHLAND, MICHIGAN



LANDSCAPE NOTES

- ALL PLANT BEDS TO RECEIVE WEED BARRIER AND 3" LAYER OF SHREDDED BARK MULCH
- ALL PLANT BEDS BORDERING AGAINST LAWN AREAS SHALL RECEIVE "BLACK DIAMOND" EDGING OR EQUAL
- ALL TREES REQUIRE 3" LAYER OF SHREDDED MULCH TO COVER PLANTING PIT.
- ALL DISTURBED LAWN AREAS TO BE HYDRO-SEEDED USING A PREMIUM SUNNY MIXTURE
- LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WRITTEN WARRANTY FOR ALL PLANT MATERIAL.



INDEX OF DRAWINGS

SHEET NO.	TITLE
C.1	SITE PLAN, PROJECT DATA
D.1	FIRST LEVEL DEMOLITION PLAN
A.1	FLOOR PLANS
A.2	REFLECTED CEILING PLANS
A.3	BUILDING SECTION, TOILET RM DETAILS
M.1	HVAC PLAN
P.1	PLUMBING PLAN
E.1	PANEL SCHEDULES, NOTES RISER DIAGRAM
E.2	FIRST LEVEL POWER PLAN

TREE REQUIREMENT:
ONE DECIDUOUS TREE FOR EVERY 40 FEET OF FRONTAGE
M-59.....300'
MILFORD.....184'
484'
DRIVES.....160'
424' FRONTAGE / 30 = 14 TOTAL

SITE DATA

SIDWELL NO. 11-22-301-004

PARKING REQUIREMENT

USABLE AREA = 2998 SF
PARKING SPACES REQUIRED = 2998/100 = 30.31 PROVIDED (EXISTING)
HANDICAP SPACES REQUIRED = 2, 2 PROVIDED
RESERVE PARKING.....30 CARS

BUILDING HEIGHT
ONE STORY W/ BASEMENT
APPROX. 15' ABOVE GRADE

WATER SUPPLY
REUSE EXISTING WELL

ZONING
"C.O." PROFESSIONAL OFFICE

AREA
53,070 SQ. FT. - 123 ACRES.

SANITARY TANK & DISPOSAL
FIELD FOR APPROX. 250 GAL
STORM WATER DISPOSAL

STORM WATER DISPOSAL
THREE CATCH BASINS PROVIDED (SEE SITE PLAN 2)

CHARTER TOWNSHIP OF HIGHLAND

REVIEWED BY PLANNING STAFF FOR COMPLIANCE WITH TOWNSHIP ORDINANCES

TYPE OF APPROVAL: Site Plan

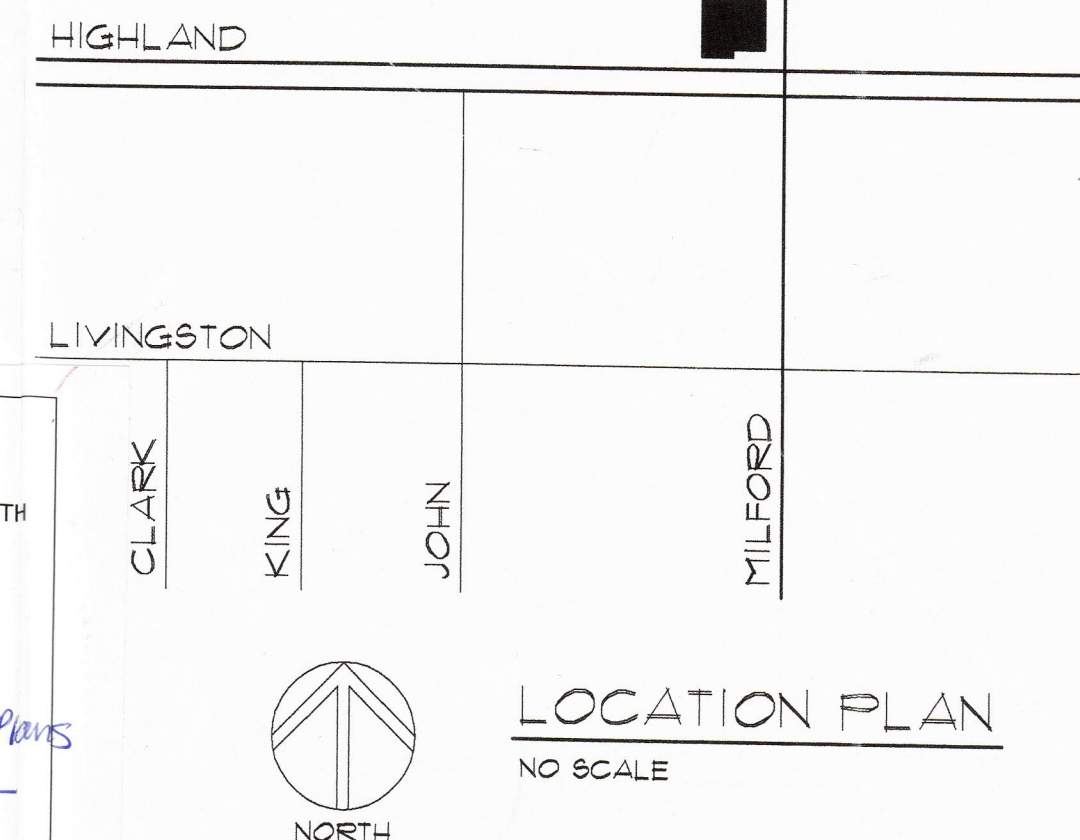
RECOMMENDED: 10-18-05

SEE PLANNING DEPT. MEMO DATED 10-17-05

SEE PC MINUTES DATED

REVIEWED BY: James J. Fedorak

RECEIVED
OCT 13 2005
HIGHLAND TWP.
Planning Commission



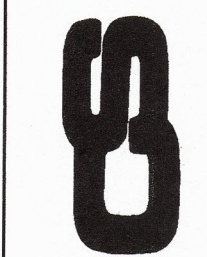
HIGHLAND ROAD (M-59)
SITE PLAN
SCALE: 1" = 20'-0"



HIGHLAND RETAIL
140 W. HIGHLAND (M-59)
HIGHLAND, MI

SITE PLAN
PROJECT DATA
INDEX OF DRAWINGS

ARCHITECTS
CHESTER STEMPEN ASSOCIATES • AIA
29895 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076
(248) 557-2145 FAX: (248) 569-2856



ISSUED:

08/06/03
09/23/03
LANDSCAPE
12/30/03
SIGNAGE
08/25/04

DRAWN M.D.K.
REVIEWED C.R.S.
APPROVED C.R.S.
BOS
CONTR

DO NOT SCALE
PRINTS - USE
DIMENSIONS ONLY

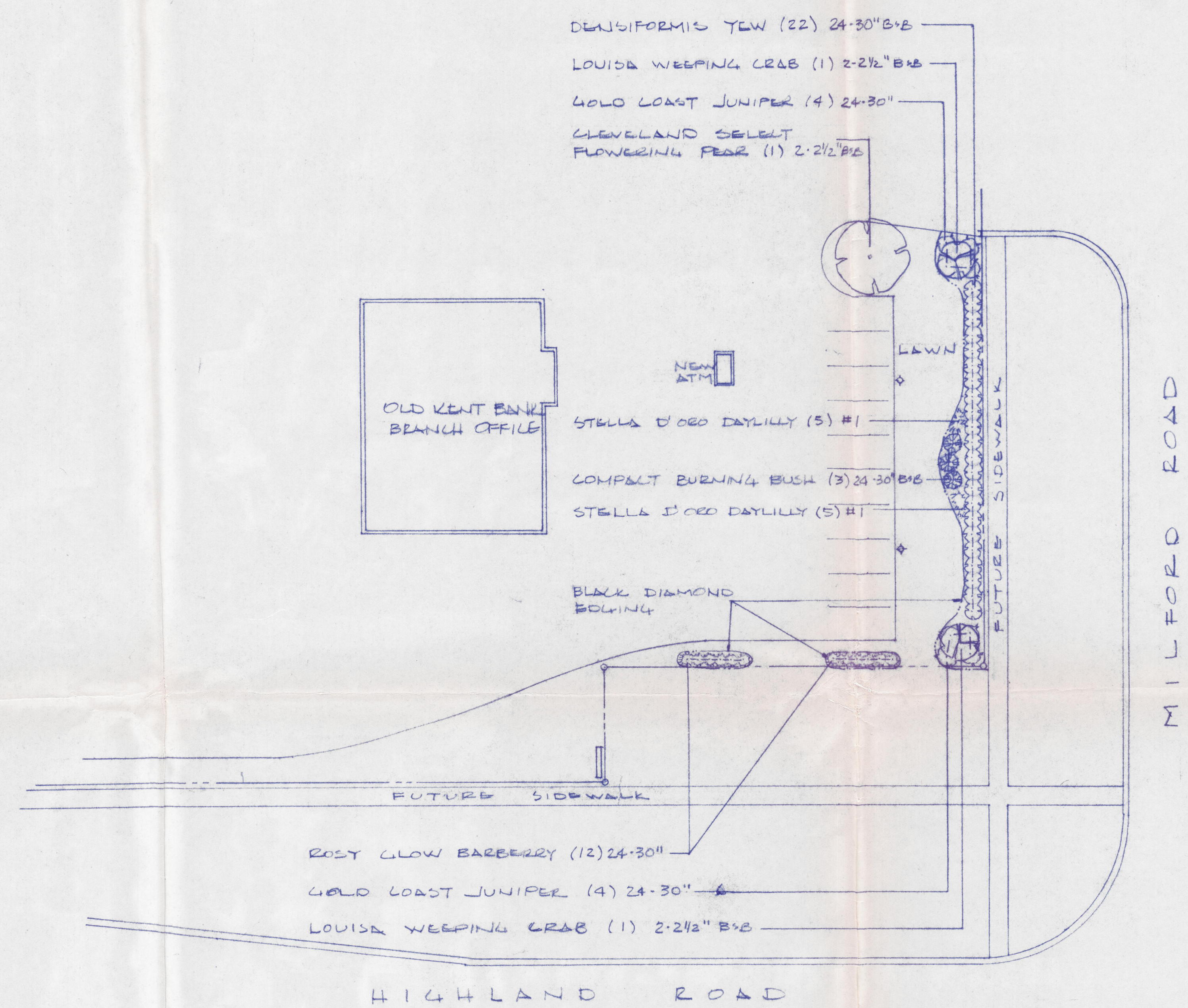
JOB NO.
2320

SHEET
C.1

HIGHLAND

OWNER / DEVELOPER:
ITALY AMERICAN CONSTRUCTION, INC.
2401 TELEGRAPH ROAD
DEARBORN HEIGHTS, MI 48121
PH. (313) 278-7500

Submitted to:
 Design & Construction
 DEC 21, 1996
 RECEIVED



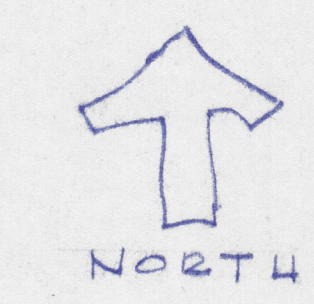
LANDSCAPE NOTES

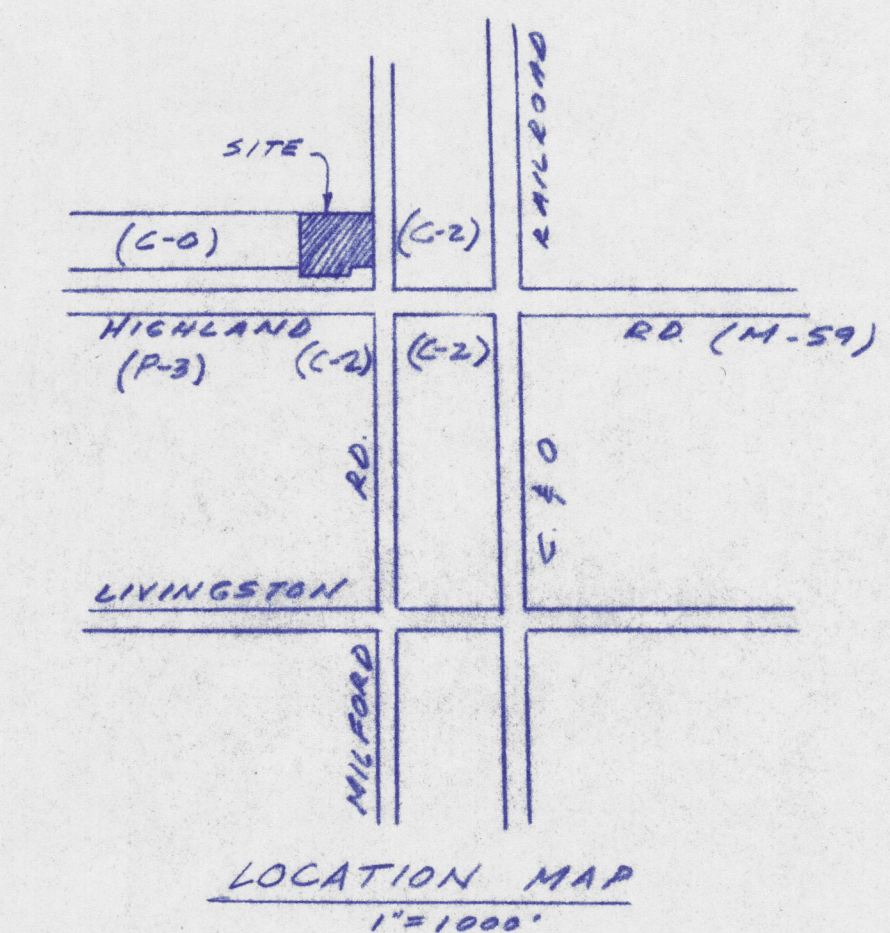
- 1) ALL PLANT BEDS TO RECEIVE WEED BARRIER AND 3" LAYER OF SHREDDED BARK MULCH
- 2) ALL PLANT BEDS BORDERING AGAINST LAWN AREAS SHALL RECEIVE "BLACK DIAMOND" EDGING 4" OR EQUAL
- 3) ALL TREES REQUIRE 3" LAYER OF SHREDDED BARK MULCH TO COVER PLANTING PIT
- 4) ALL DISTURBED LAWN AREAS TO BE HYDRO-SEEDED USING A PREMIUM SUNNY MIXTURE
- 5) LANDSCAPE CONTRACTOR SHALL PROVIDE A ONE YEAR WRITTEN WARRANTY FOR ALL PLANT MATERIAL

LANDSCAPE DESIGN
 FOR
OLD KENT BANK
 HIGHLAND BRANCH HIGHLAND, MI

Sunburst Gardens, Inc.
 RICK RANDOLPH DECEMBER 14, 1996

SCALE: 1" = 20'-0"





APPROVAL RECOMMENDED

For: Lisa Brown TYPE OF PLAN(S) _____

Approval Recommendation Valid For One Year

From: JAN 08 1997

POWELL AND ASSOCIATES, ENGINEERS, INC.
CONSULTING MUNICIPAL ENGINEERS

Review Job No.: 96-114 By: map msc

REVISIONS
1 12-10-96
DATE: OCT.31. 1996
SCALE: AS NOTED
DRAWN BY: T. ARVOY

OLD KENI BANK NEW A I M
MACHINE
140 W. HIGHLAND (M-59)
HIGHLAND MICH. 48357

PERRIN CONSTRUCTION CO., INC
8888 E LANSING RD. DURAND MICHIGAN 48429
(517) 288-9046 FAX (517) 288-2731

SHEET NO.
1
OF





















RIGHT LANE
MUST
TURN RIGHT

PAVING &
REMODELING
ITALY
AMERICAN
CONSTRUCTION
4040 400-2000
1700 WINDY HILL RD

CUSTOM DESIGN
RESIDENTIAL
COMMERCIAL