

### Memorandum

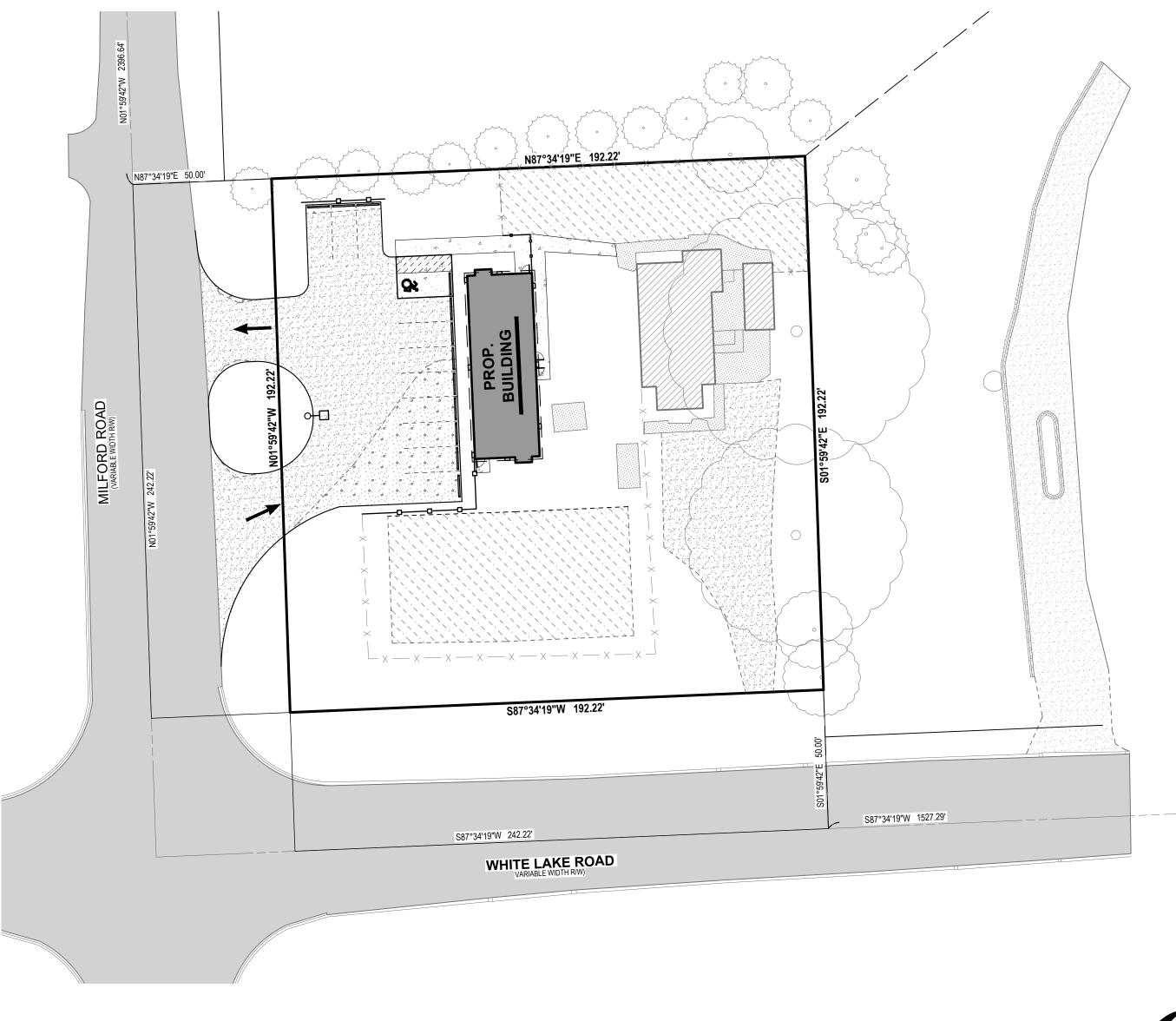
To:	Planning Commission Members
From:	Elizabeth J Corwin, PE, AIPC; Planning Director
Date:	September 13, 2024
Re:	SPR 24-06 Applicant and Property Owner: Khaled Mheisen, KHAB, LLC 1131 White Lake Road PIN 11-02-300-002

The applicant has been working ono the necessary approvals for the expansion of the Wiggles and Giggles project and has submitted a revised site plan for your review. At the August 21, 2024 meeting of the Zoning Board of Appeals, the necessary variances were approved for the building as proposed. Those minutes are attached for your consideration. At the September 9, 2024 meeting of the Board of Trustees, the Special Land Use was approved subject to the conditions in your recommendation of August 1, 2024.

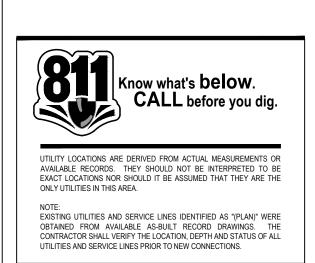
The resubmittal package includes new renderings of the building. We understand that the applicant is still working at identifying and purchasing an appropriate portable building, but that the renderings represent his intended end treatment of the unit.

Warm inside. Great outdoors.





SITE LAYOUT 1" = 30'

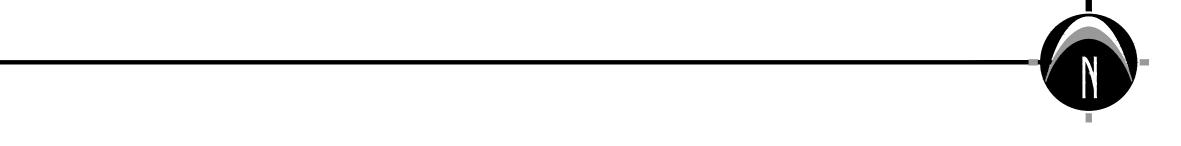


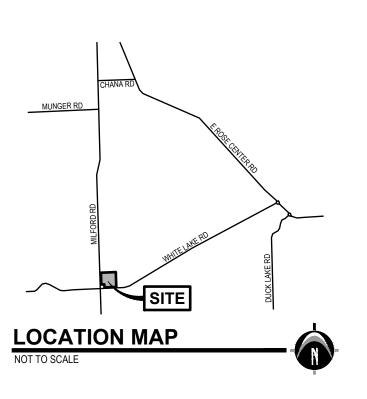
- Land Planning - Landscape Architecture - Civil Engineering - Land Surveying - High Definition Scanning - Forensic Engineering - Fire Investigation -

# WIGGLES & GIGGLES

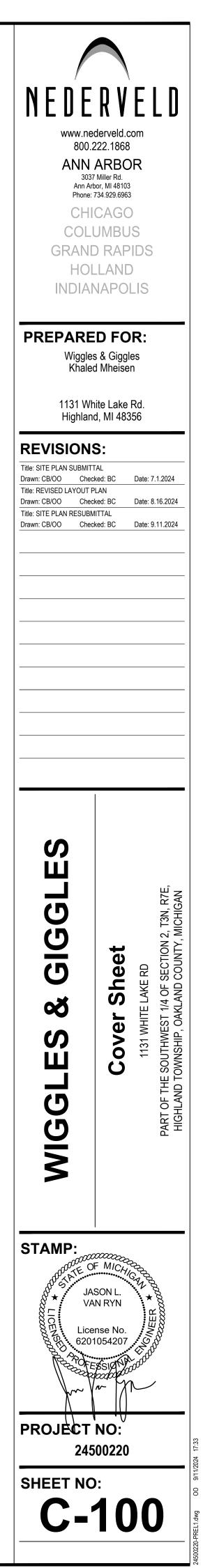
# HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

# SITE PLAN

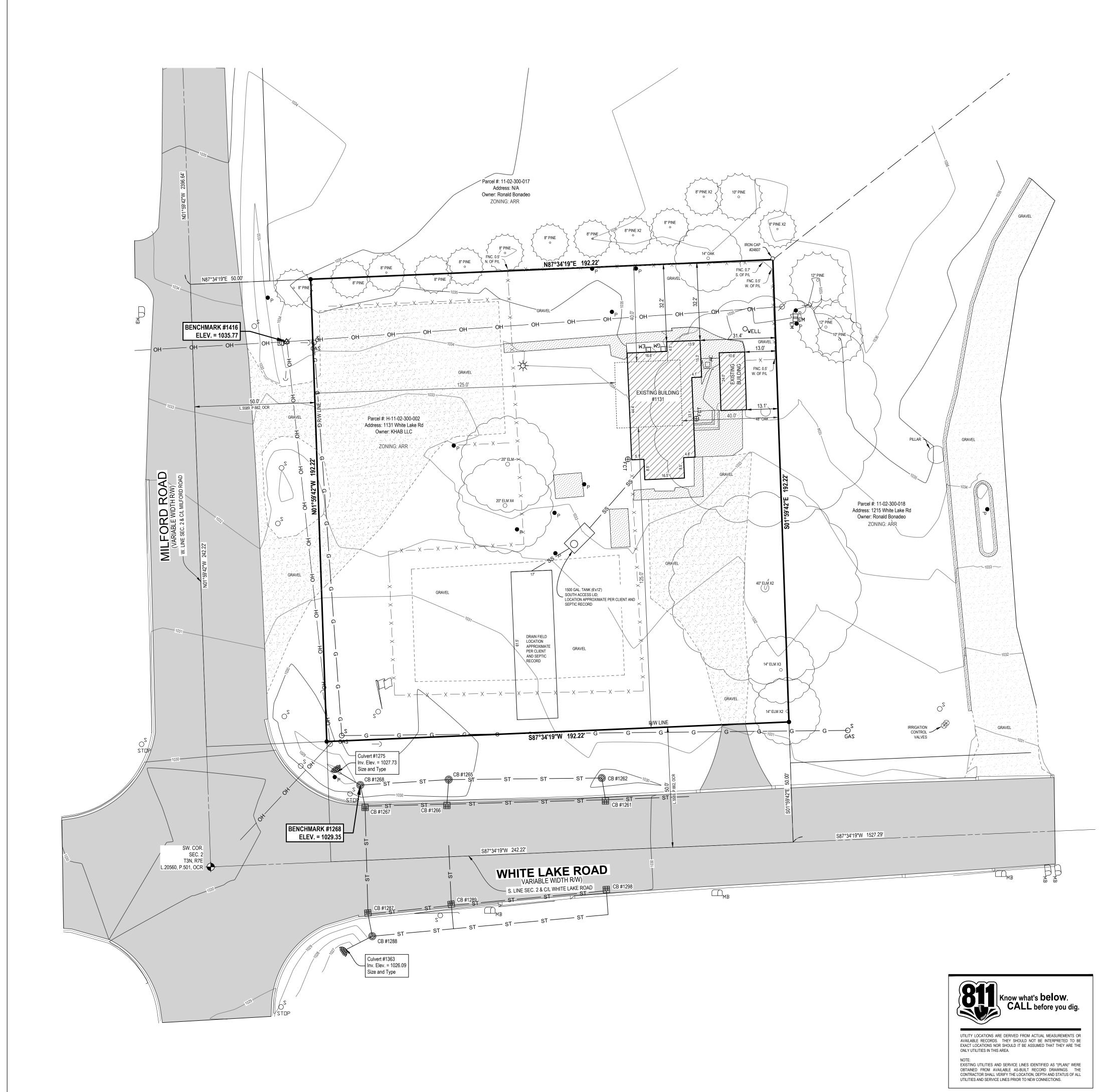


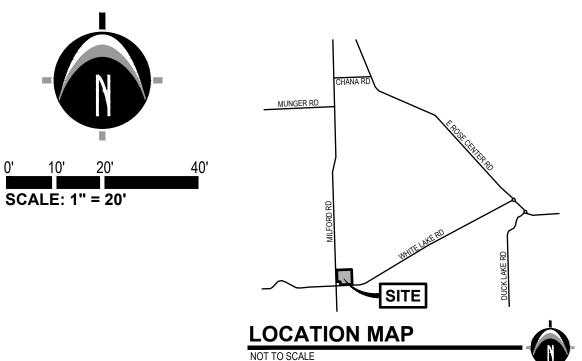


Cover Sheet	C-100
Existing Site Conditions Plan	C-201
Natural Resources Inventory Plan	C-202
Demolition Plan	C-203
Site Layout Plan	C-205
S.E.S.C. & Grading Plan	C-300
Landscape Plan	L-100
Photometric Plan	P-1



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### 800.222.1868 ANN ARBOR 3037 Miller Rd. Ann Arbor, MI 48103 Phone: 734.929.6963 CHICAGO COLUMBUS **GRAND RAPIDS** HOLLAND INDIANAPOLIS PREPARED FOR: Wiggles & Giggles Khaled Mheisen 1131 White Lake Rd. Highland, MI 48356 **REVISIONS:** Title: SITE PLAN SUBMITTAL

NEDERVELD

www.nederveld.com

### LEGEND

$\blacklozenge$	Section Corner		Mailbox
•	Iron - Set 1/2" X 18" iron rebar with NED Cap	● <sub>P</sub>	Post
0	Iron - Found as noted	Ø	Utility Pole
□ <sub>AC</sub>	Air Conditioning	$O_{Z}$	Sign
$\bigotimes$	Catch Basin - Round	O <sup>S</sup> STOP	Stop Sign
Ħ	Catch Basin - Square	OS	Underground Gas Marker
$\bigtriangleup$	Control Point/ Benchmark	GAS O <sub>WELL</sub>	Water Well
С	Cable Riser		Fence
<b>6</b>	Culvert		
$\bigcirc$	Deciduous Tree	G	Gas Line
		—— ОН ——	Overhead Utility
ШЕМ	Electric Meter	\$\$	Sanitary
$\bigcirc$	Evergreen Tree		Zoning Setback Line
$\oplus_{FCT}$	Faucet		Asphalt
P	Flag		Existing Building
□ <sub>GM</sub>	Gas Meter		Concrete
(—	Guy Anchor		Gravel
✻	Light Pole		

## Drawn: CB/OO Checked: BC Date: 7.1.2024 Title: REVISED LAYOUT PLAN Drawn: CB/OO Checked: BC Date: 8.16.2024 Title: SITE PLAN RESUBMITTAL Drawn: CB/OO Checked: BC Date: 9.11.2024 S Plan Ш **JD** Conditions Ŭ U U TION 2, INTY, MI SEC ST 1/4 OF ( õ S Site Existing **MIGG** ЧО ЧО

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License No. 6201054207

24500220

**C-201** 

PROJECT NO:

SHEET NO:

STAMP:

### BENCHMARKS

BENCHMARK #1416 ELEV. = 1035.77 (NAVD88) Benchtie in East side of power pole, located 16'+/- East of edge of pavement for Milford Road and 190'+/-North of White Lake Road.

BENCHMARK #1268 ELEV. = 1029.35 (NAVD88) Rim of catch basin, located at the Northeast corner of the intersection of White Lake Road and Milford Road 7'+/- North of back of curb.

### LEGAL DESCRIPTION

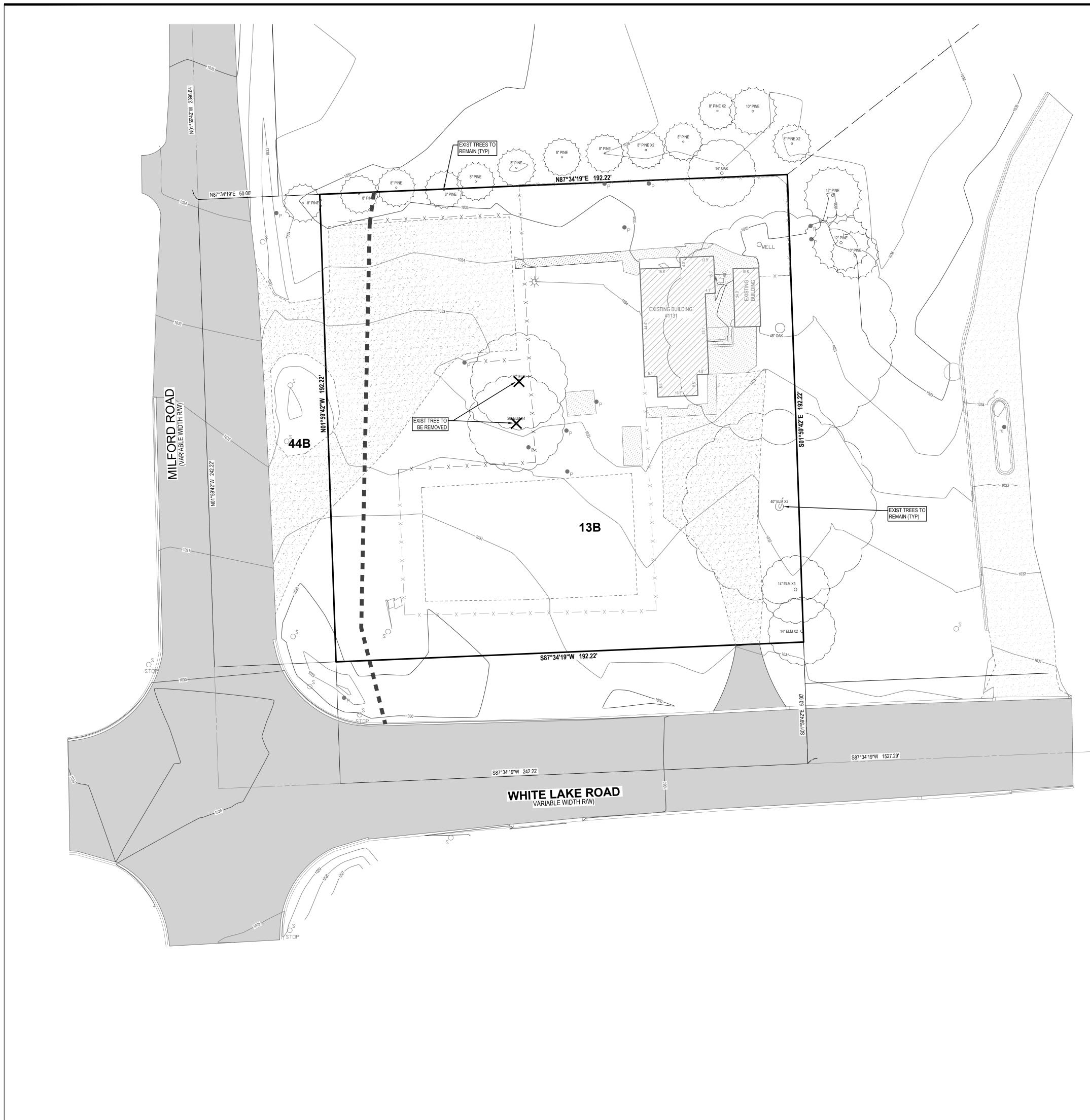
Real property in the City of Highland, County of Oakland, State of Michigan, described as follows:

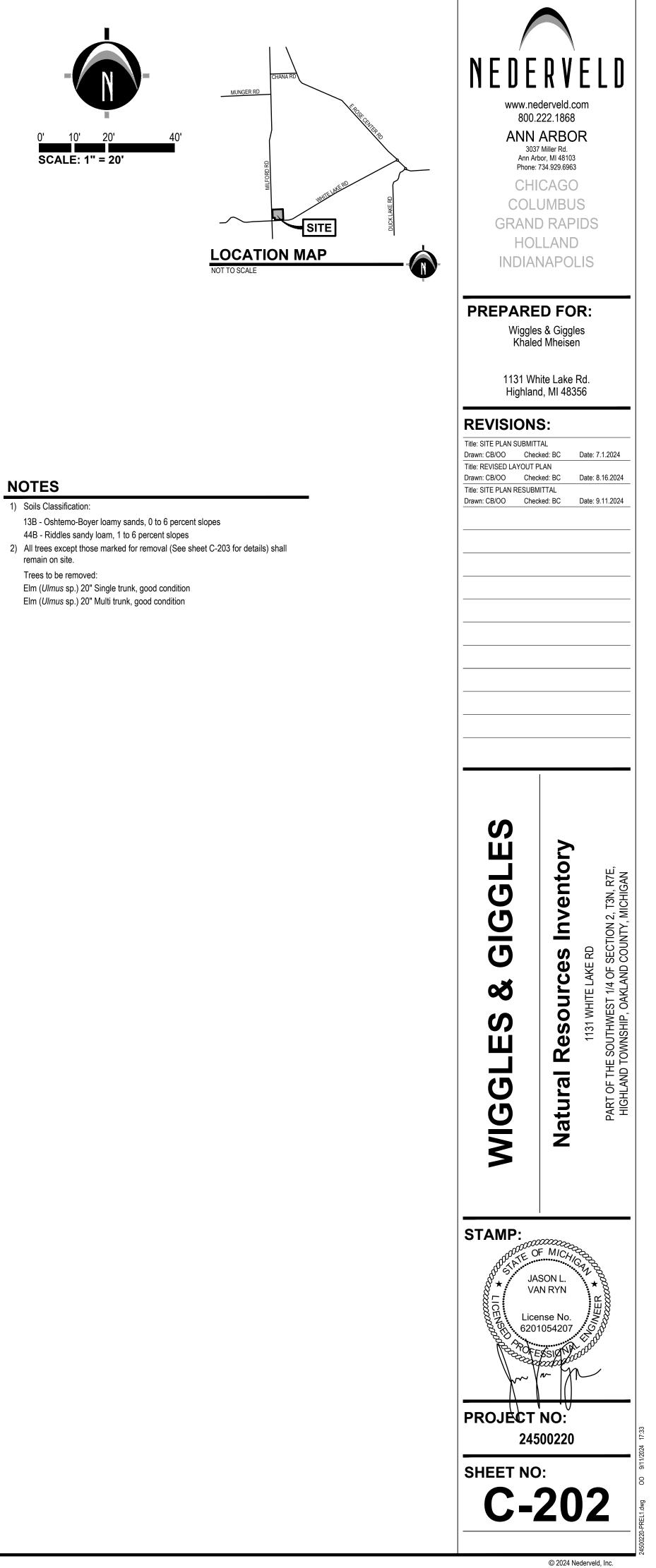
South 242.22 Feet of the West 242.22 feet of the Southwest 1/4 of Section 2, Town 3 North, Range 7 East, Except the South 50 feet of the West 50 feet taken for road.

(Warranty Deed, dated, December 15, 2023, 135783, Liber 59066, Page 442, Oakland County Register of Deeds.)

### SURVEYOR'S NOTES

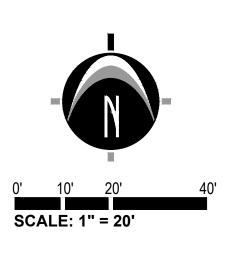
- 1) Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260650, Map Number 26125C0311F, with an Effective Date of September 29, 2006, shows this parcel to be located in Zone X (subject to map scale uncertainty).
- 2) Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- 3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
- 4) BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot
- 5) Quit Claim Deed to Board of County Road Commissioners of the County of Oakland, State of Michigan, a Public Body Corporate as recorded in Liber 5589, Page 662, Oakland County Register of Deeds

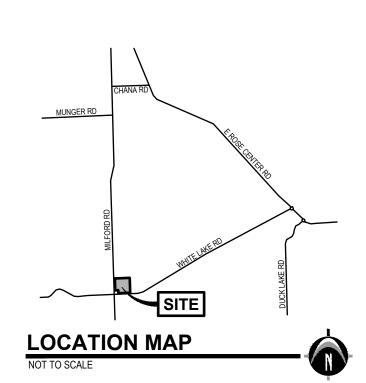






<sup>-</sup>Land Planning -Landscape Architecture - Civil Engineering - Land Surveying - High Definition Scanning - Forensic Engineering - Fire Investigation -





### **DEMOLITION LEGEND**

	EX
	EX
— X —	EX
×	EX
$\Diamond$	RE
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	RE
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<b>\$\$</b>	RE
<b>6</b>	RE

XISTING ASPHALT & CONCRETE REMOVAL

XISTING GRAVEL REMOVAL

XISTING FENCE REMOVAL

XISTING TREE REMOVAL

EMOVE EXISTING PAVEMENT

EMOVE EXISTING GRAVEL

EMOVE EXISTING TREE

EMOVE EXISTING LIGHT POLE

EMOVE EXISTING FENCE

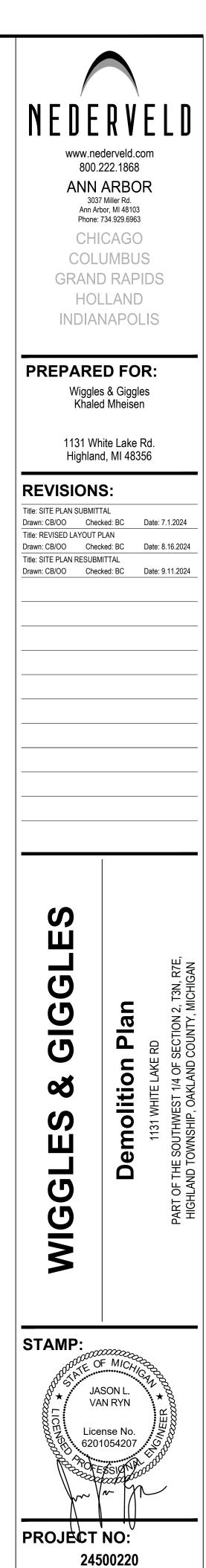
EMOVE EXISTING POST

### **REMOVAL / DEMOLITION NOTES**

CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION. 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE

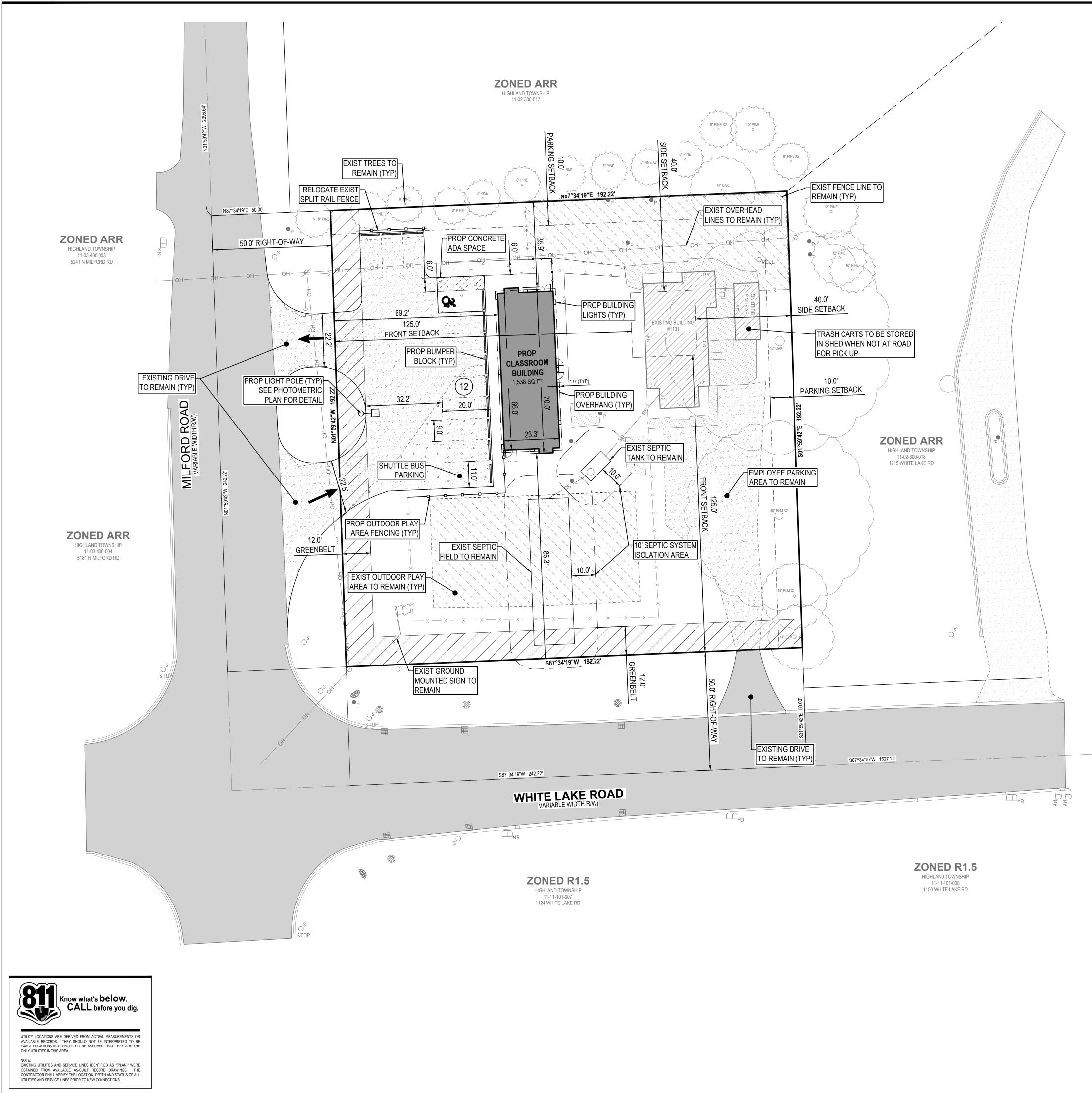
1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF

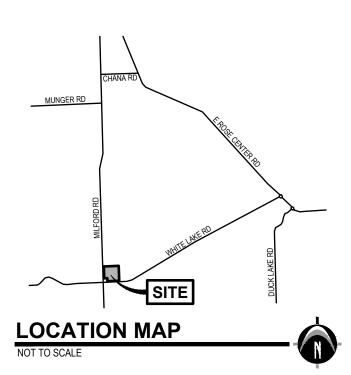
- ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE TOWNSHIP AND BY THE OWNER, REPRESENTATIVES OF THE TOWNSHIP, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES. 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE TOWNSHIP OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS: THE CONTRACTOR SHALL DETERMINE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/DAY/YEAR.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.



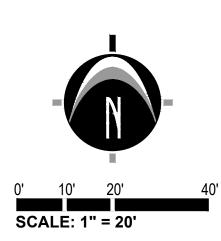
SHEET NO:

**C-203** 





### LEGEND

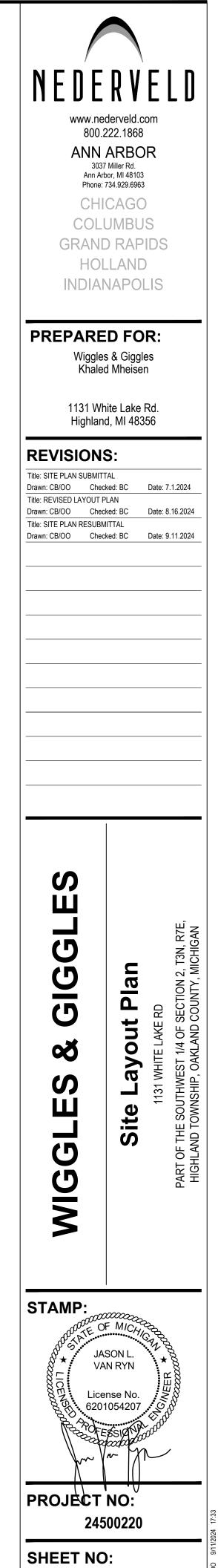




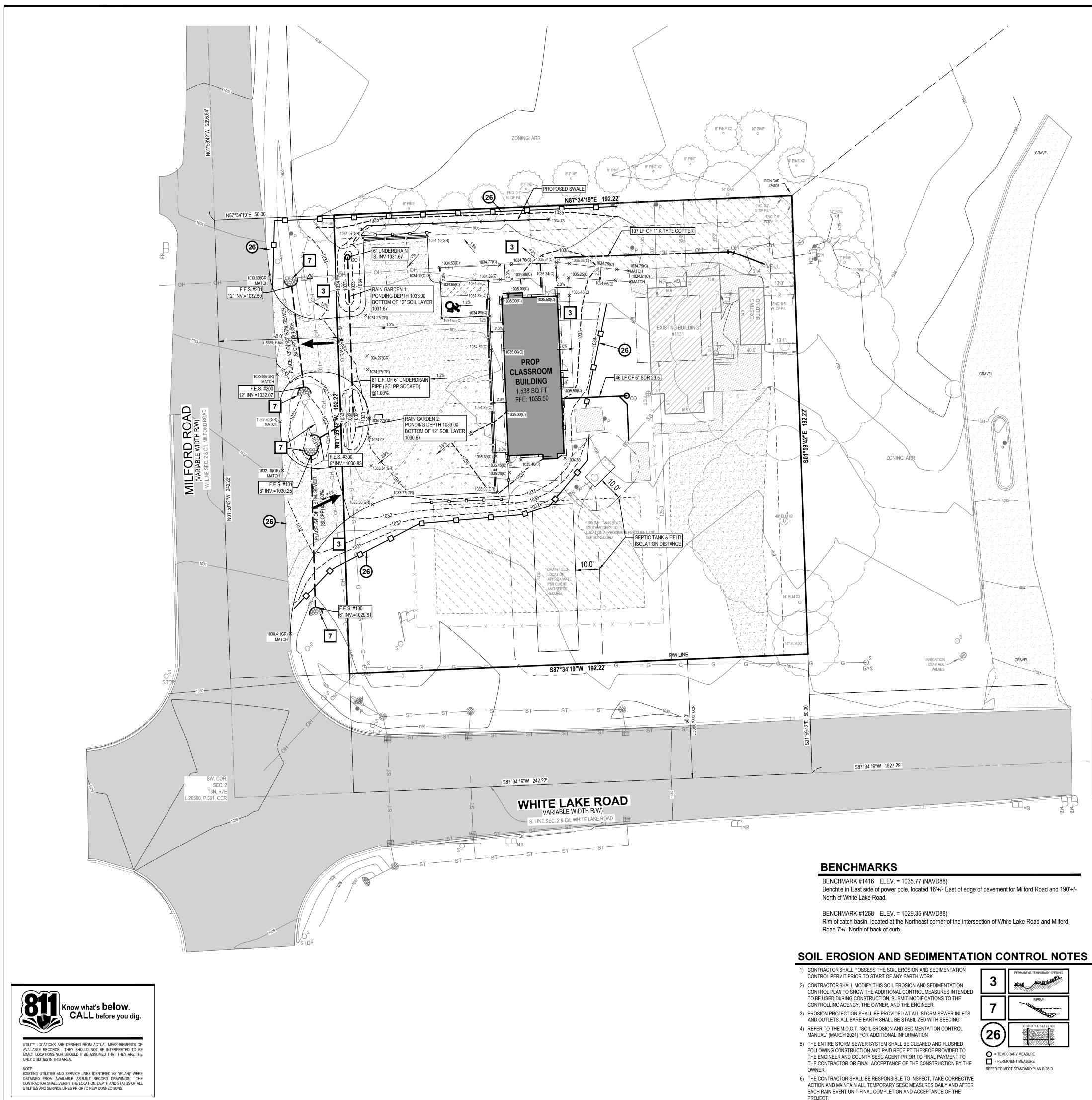
EXISTING BITUMINOUS EXISTING CONCRETE EXISTING GRAVEL PROPOSED BITUMINOUS (STANDARD DUTY) PROPOSED CONCRETE (STANDARD DUTY) PROPOSED GRAVEL OUTDOOR PLAY AREA

### **GENERAL NOTES**

- 1) ZONING OF PROPERTY: ARR AGRICULTURAL & RURAL RESIDENTIAL
- ARR ZONING REQUIREMENTS A) MINIMUM LOT AREA = 5 ACRES (217,800 SQ.FT.)
- B) MINIMUM LOT WIDTH = 330 FT.
- C) MAXIMUM BUILDING HEIGHT = 28 FT OR 2 STORIES
- D) MAXIMUM LOT COVERAGE = 10%
- SETBACKS A) FRONT YARD = 125 FT. (FRONTING MAJOR THOROUGHFARE)
- B) SIDE YARD = 40 FT.
- 2) SUMMARY OF LAND USE:
- A) TOTAL ACREAGE = 0.85 ACRES (36,946 SQ. FT.) (EXCLUDING R.O.W.)
- B) TOTAL BUILDABLE AREA = 0.02 ACRES (740.6 SQ. FT.)
- C) AREA OF PROPOSED BUILDING = 1,538 SQ. FT.
- D) AREA OF EXISTING BUILDING = 1,414 SQ. FT. E) LOT COVERAGE = 8.5%
- F) ZONING OF PARCELS TO SOUTH AND WEST = R-1.5 & ARR
- ZONING OF PARCELS TO NORTH AND EAST = ARR G) PROPOSED SETBACK ENCROACHMENTS (APPROVED BY THE ZBA ON 8/21):
- FRONT SETBACK (MILFORD RD) = 56.0 FT.
- FRONT SETBACK (WHITE LAKE RD) = 40.7 FT.
- SIDE SETBACK (NORTH) = 6.1 FT. \*A VARIANCE APPLICATION FOR THE PROPOSED ENCROACHMENTS HAS BEEN SUBMITTED TO THE ZBA ON 7/2/2024
- 3) PARKING REQUIREMENTS:
- A) MINIMUM REQUIRED SPACE PER TOWNSHIP = 9'x20' (24' AISLE)
- B) TYPICAL PARKING SPACE PROVIDED = 9'x20' (24' AISLE)
- C) TYPICAL VAN ACCESSIBLE PARKING SPACE = 11'x18' WITH 5' AISLE D) TYPICAL CAR ACCESSIBLE PARKING SPACE = 8'x18' WITH 5' AISLE
- E) NUMBER OF SPACES REQUIRED = 10 (BASED ON HIGHLAND REQUIREMENTS 2 SPACES PLUS 1 ADDITIONAL SPACE FOR EACH 8 CHILDREN = 60 CHILDREN / 8 = 8 SPACES + 2 SPACES = 10 SPACES)
- F) NUMBER OF SPACES PROVIDED = 12 (INCLUDING 1 SHUTTLE BUS SPACE)
- 4) THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM , RATE MAPS
- 5) BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES. 6) UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY
- SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. 7) CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- 8) ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH DOWN CAST TYPE FIXTURES TO BE SPECIFIED BY LIGHTING CONSULTANT.
- 9) THE PERMANENT PARCEL NUMBER FOR THE SITE IS H-11-02-300-002. THE ADDRESS OF THE PROPERTY IS 1131 WHITE LAKE RD.
- 10) NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.



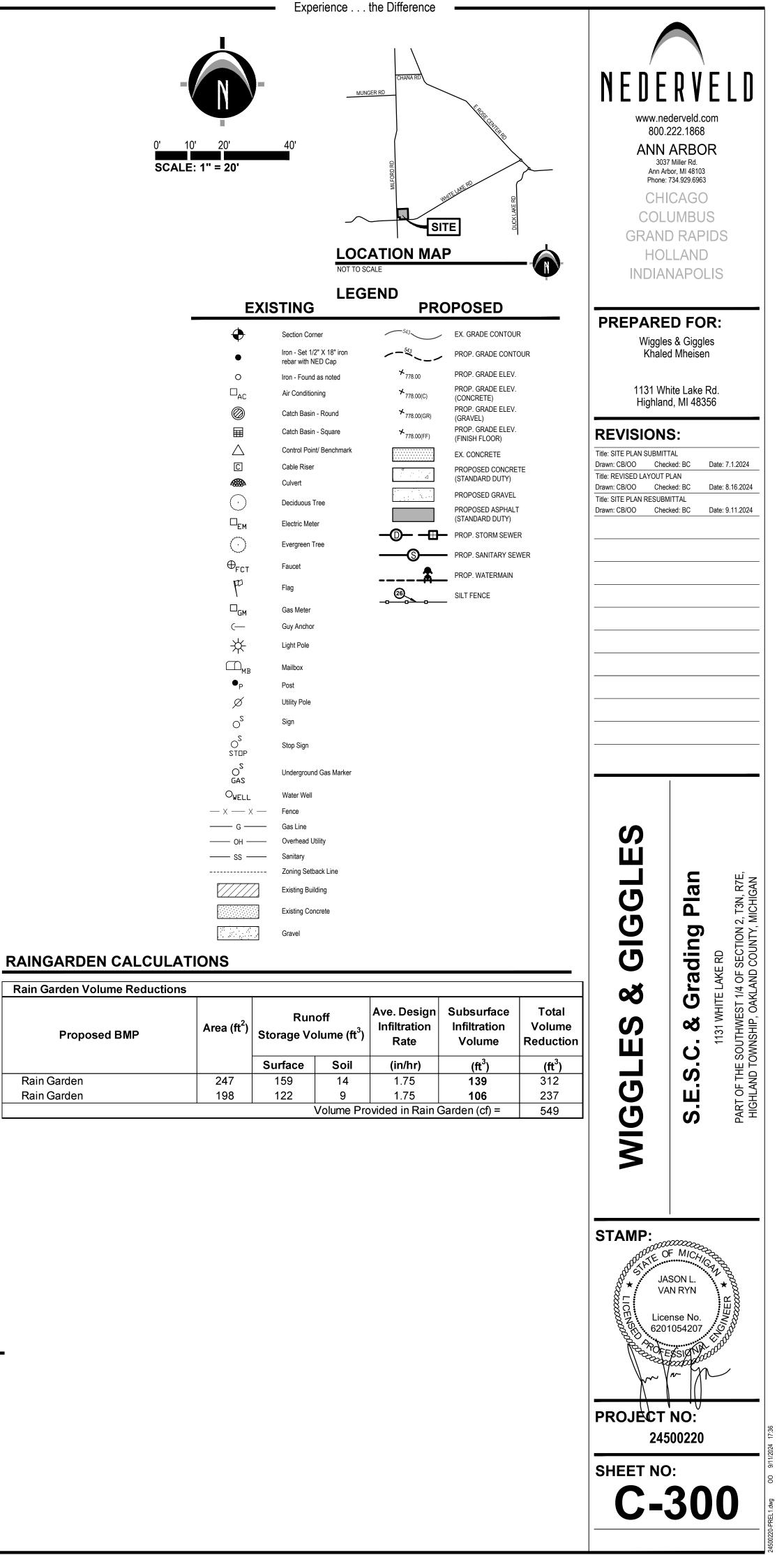
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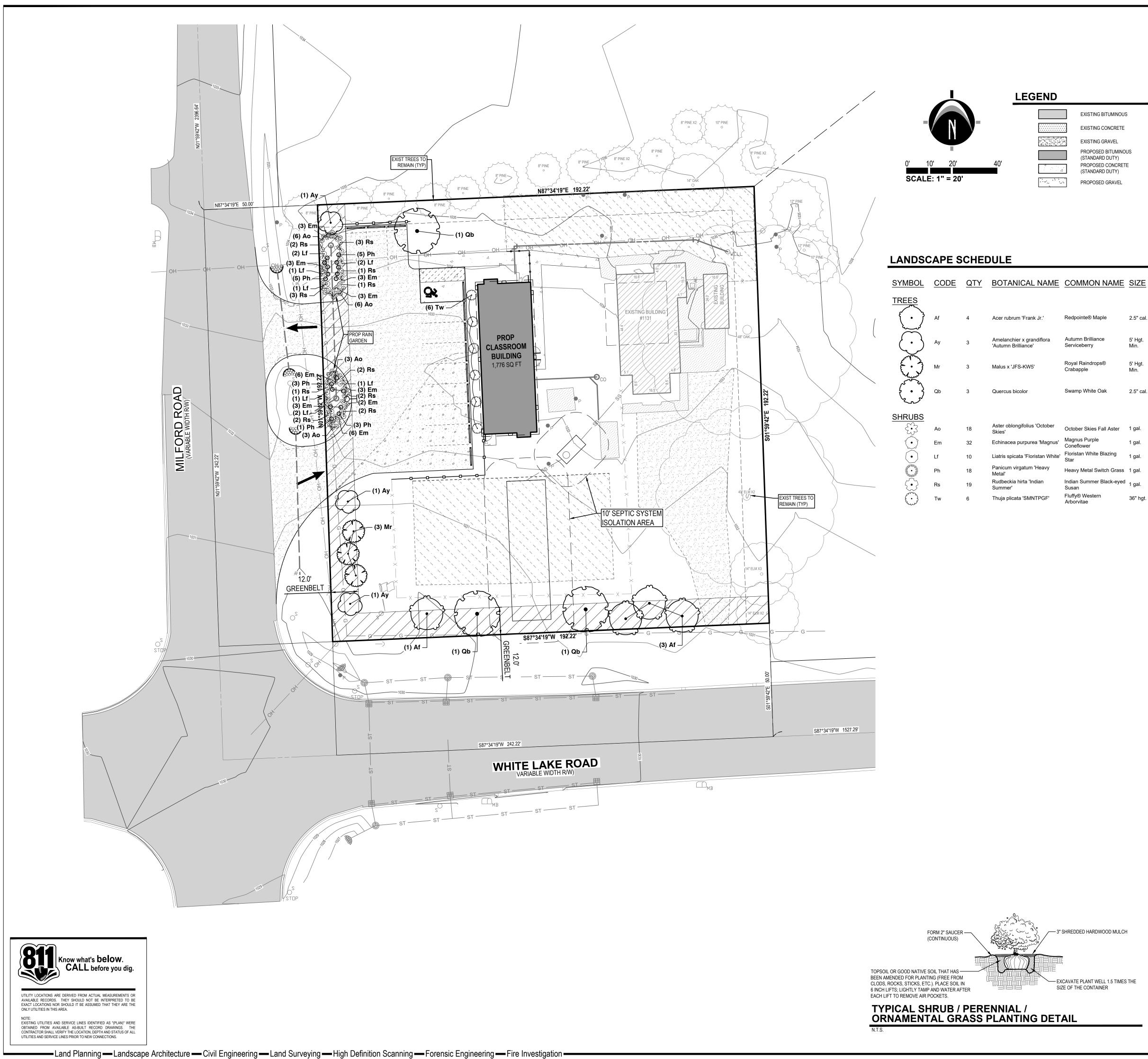
- PROJECT.

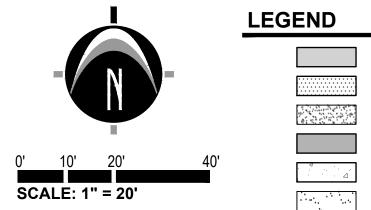
Rain Garden

Rain Garden



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YMBOL	CODE	<u>QTY</u>	BOTANICAL NAME	COM
REES				
$\left( \cdot \right)$	Af	4	Acer rubrum 'Frank Jr.'	Redpoin
$\bigcirc$	Ау	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Serviceb
	Mr	3	Malus x 'JFS-KW5'	Royal Ra Crabapp
	Qb	3	Quercus bicolor	Swamp
HRUBS				
£ <b>.</b> 3	Ao	18	Aster oblongifolius 'October Skies'	October
(•)	Em	32	Echinacea purpurea 'Magnus'	Magnus Coneflov
•	Lf	10	Liatris spicata 'Floristan White'	Floristan Star
•	Ph	18	Panicum virgatum 'Heavy Metal'	Heavy N
•	Rs	19	Rudbeckia hirta 'Indian Summer'	Indian S Susan
the stand	Tw	6	Thuja plicata 'SMNTPGF'	Fluffy® \ Arborvita

### LANDSCAPE NOTES

### **PLANTING NOTES:**

- 1) ALL PLANT MATERIAL SHALL BE LOCALLY NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. DO NOT PLANT MATERIALS UNTIL DIRECTED BY OWNER, LANDSCAPE ARCHITECT. AND/OR CONSTRUCTION MANAGER. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL, FOR ANY REASON BEFORE OR AFTER IT IS INSTALLED. 2) SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- 3) ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- 4) MAINTENANCE OF LANDSCAPING ITEMS, TREES, AND PLANTS SHALL BE PERFORMED BY THE PROPERTY OWNER OR A QUALIFIED PROFESSIONAL, ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE MUNICIPAL STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIALS ARE TO BE REPLACED IMMEDIATELY AFTER NOTIFIED TO DO SO.
- 5) PLANT TREES AND SHRUBS IN ACCORDANCE WITH PLANTING DETAILS. DIG TREE PITS PER DETAILS. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APRROX. 1/4 OF THE ROOT BALL ABOVE GRADE, AND BACKFILL TO TOP OF ROOT BALL.
- 6) REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS. REMOVE THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE BURLAP FROM AROUND TRUNK. 7) FINELY SHREDDED HARDWOOD BARK MULCH, NATURAL COLOR (NON-COLORED), IS REQUIRED FOR ALL
- PLANTINGS AND PLANTING BEDS. MULCH PER PLANTING DETAILS. MULCH IN PLANT BEDS SHALL BE 3" THICK AT TIME OF INSPECTION AND AFTER COMPACTED BY RAIN OR IRRIGATION. ALL PLANTING BEDS SHALL BE EDGED WITH 6" X 12 GAUGE STEEL LANDSCAPE EDGING. 8) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND AND
- OVERHEAD UTILITIES. IF A CONFLICT WITH UTILITIES EXIST, NOTIFY OWNER/CONSTRUCTION MANAGER PRIOR TO PLANTING. 9) PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER PLANTING AND ACCEPTANCE.
- **TOPSOIL AND TURF NOTES:**

2.5" cal.

5' Hgt.

5' Hgt.

2.5" cal.

1 gal.

36" hgt.

Min

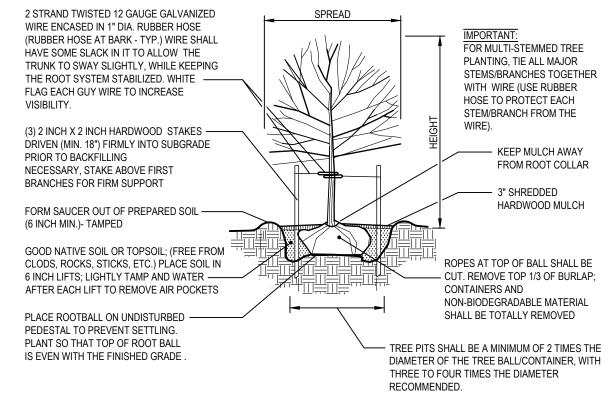
- ) WHEREVER GROUND IN ITS NATURAL STATE HAS BEEN DISTURBED, APPROVED LANDSCAPING OR GRASS SHALL BE FULLY INSTALLED, AND ESTABLISHED WITHIN A REASONABLE PERIOD OF TIME, BUT NO LONGER THAN ONE GROWING SEASON (UNLESS OTHERWISE NOTED AND APPROVED).
- 2) DURING EXCAVATION, GRADING, AND INSTALLATION OF REQUIRED LANDSCAPING, ALL SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS SHALL BE STRICTLY FOLLOWED AND COMPLIED WITH. 3) ALL LAWN AREAS SHALL RECEIVE SOD OR HYDROSEED. TURF SHALL BE INSTALLED ON TOPSOIL UNLESS APPROVED OTHERWISE. DO NOT PLANT UNTIL ACCEPTANCE OF FINISH GRADE.
- 4) SOD SHALL BE GROWN ON TOPSOIL UNLESS APPROVED OTHERWISE. SOD SHALL BE 2 YEARS OLD AND STRONGLY ROOTED. PLACE SOD TIGHTLY WITH NO GAPS AND WITH GRAIN IN SAME DIRECTION. SEAMS OF SOD SHALL BE STAGGERED IN A RUNNING BOND PATTERN. SOD SHALL BE WATERED IMMEDIATELY TO AVOID DRYING OUT. DO NOT INSTALL SOD UNTIL ACCEPTANCE OF FINISH GRADE AND IRRIGATION SYSTEM IS OPERATING PROPERLY UNLESS DIRECTED IN WRITING TO DO OTHERWISE. FINISH ROLL SOD WITH A WATER FILLED LAWN ROLLER, ROLL PERPENDICULAR TO LENGTH OF SOD.
- 5) TURF SHALL BE INSTALLED ON A MIN. OF 3"-4" OF LIGHTLY COMPACTED APPROVED TOPSOIL. TOPSOIL SHALL BE FERTILE, SCREENED, FRIABLE TOPSOIL FREE OF STONES 1/2" IN DIA. AND LARGER, ROOTS, STICKS, OR OTHER EXTRANEOUS MATERIAL INCLUDING NOXIOUS PLANTS. PH BETWEEN 6.0 AND 6.5, SALTS 500 PARTS PPM, ORGANIC CONTENT 3% MIN. DO NOT INSTALL TOPSOIL UNTIL APPROVED BY OWNER/C.M.. TOPSOIL SHALL BE FINE GRADED TO A SMOOTH FINISH, FREE OF LUMPS AND DEPRESSIONS.
- 6) ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE BACK FILLED WITH TOPSOIL TO A DEPTH OF 18" MIN. **IRRIGATION NOTES:**
- 1) AN IN-GROUND IRRIGATION SYSTEM IS NOT REQUIRED PER LOCAL ZONING ORDINANCES. HOWEVER, IT IS RECOMMENDED THAT ALL PLANTING AREAS, LAWN AREAS AND LANDSCAPE ISLANDS SHOWN ARE TO HAVE A COMPLETE IRRIGATION SYSTEM. THE G.C. SHALL BE RESPONSIBLE FOR RETAINING A QUALIFIED FIRM FOR THE DESIGN OF THE IRRIGATION SYSTEM. THE DESIGN MUST SHOW HOW THE SYSTEM TIES INTO THE BUILDING AND MUST SHOW ALL OF THE NECESSARY EQUIPMENT FOR A COMPLETE SYSTEM. THE G.C. SHALL SUBMIT THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

### LANDSCAPE CALCULATIONS

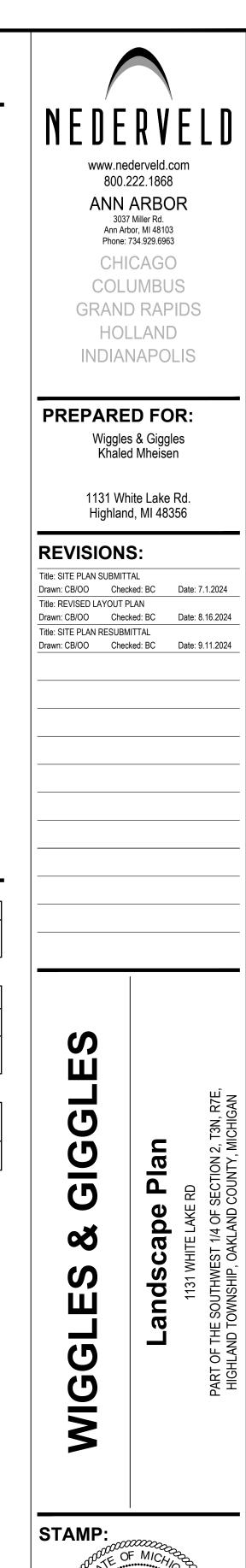
1 TREE & 3 SHRUBS FOR EVERY 8 PARKING SPA	CES
PARKING TOTAL: 10 SPACES	
REQUIRED: 1 TREE & 3 SHRUBS	PROPOSED: 1 TREE & 6 SHRUBS
GREENBELTS: SEC. 12.06	
12 FT MIN. WIDTH, 1 DECIDUOUS TREE PER 30 LI WIDTH OF DRIVEWAYS SHALL NOT BE COUNTED	F OF FRONTAGE ABUTTING A PUBLIC ROAD RIGHT-OF-WAY. THE D AS FRONTAGE.
MILFORD RD FRONTAGE: 166 LF	
REQUIRED: 6 TREES	PROPOSED: 6 TREES & RAIN GARDEN INSTALLATIO
WHITE LAKE RD FRONTAGE: 192 LF	
REQUIRED: 6 TREES	PROPOSED: 6 TREES

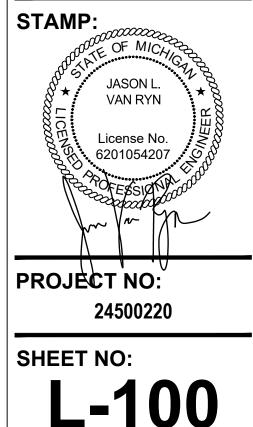
PROPOSED: 7,185 SQ. FT. OF LANDSCAPE AREA

REQUIRED: 5,541 SQ. FT. OF AREA









Schedule Lamp	0.0 <sup>+</sup> 0.0 <sup>+</sup> 0.0	0 <sup>+</sup> 0.0 <sup>+</sup> 0.0 <sup>+</sup> 0.0 <sup>+</sup> 0.0 <sup>-</sup> 0.0 <sup>+</sup> 0.0	
1 Lithonia Lighting DSX1 LED 40K 80CRI D-Series Size 1 Area Luminaire 4000K CCT 10946 0.9 1	Input Power 102.1727 - 0.0 - 0.0 - 0.0		
P1       No. 100 (100 (100 (100 (100 (100 (100 (100	32.1375		
<b>W1</b>	+0.0 +0.0 +0.0		
W2       5       Lithonia Lighting       WDGE2 LED 40K 80CRI       WDGE2 LED, 4000K, 80CRI       3089       0.9	32.1375	0 <sup>+</sup> 0.1 <sup>+</sup> 0.0 <sup>+</sup> 0.0 <sup>*</sup> 0.0	
Statistics	+0.0 +0.0 +0.1	1 0.1 0.2 0.2 0.2 0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0
Description Symbol Avg Max Min Max/Min Avg		0.2       0.2       0.2       0.2       0.2       0.1       0.0       0	12" PINE
Parking & Drive Lanes X 1.8 fc 3.6 fc 0.5 fc 7.2:1 3.6	•	The second secon	Same
	A 0.0 0.1 0.1		• <b>0</b> .0
	/A 0.0 0.1 0.2	2 0.4 OH 0.5 0.6 0.9 OH 1.5 1.9 0.1 01 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	<b>3</b> ,0 <i>2</i> °°
	он — 20 — ) Он		
D-Series Size 1 LED Area Luminaire	0.0 ±0.1	0.5 $0.6$ $0.7$ $1.2$ $2.2$ $3.2$ $0.0$	0.0
Image: Section of the section of th	0.0 0.1	0.7 0.8 0.9 1.4 2.5 3.4 W1 @ 10' W2 @ 10' 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	+0.0
d"series The WDGE LED family is designed to meet specific every wall-mounted lighting need in a widely accert highly refined aesthetic that blends seamlessly	xcepted ran n	EXISTING BUILDING #1131 0.0 1.2 1.7 2.6 3.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
Length:       0.06 m? 32.71" (83.1 cm)       a high performance, high efficacy, long-life luminaire.       Depth (D1): 7* Depth (D2):       7* 1.5"         Width:       14.26 m 14.26 m       The photometric performance results in sites       Height:       9*	with provides .		0.0
Height H1:       7.88" (20.0 m)       With excellent uniformity, greater pole spacing and lower power density. D-Series outstand- ing photometry aids in reducing the number of (6.9 m)       With:       11.5"       Optics provides great uniform distribution and optics control. When combined with multiple integrated ing photometry aids in reducing the number of poles required in area lighting applications with       Weight:       13.5 lbs       Optics provides great uniform distribution and optics control. When combined with multiple integrated ing photometry aids in reducing the number of poles required in area lighting applications with	optical ed n 18W - 0.1 0.2 0.5	5 1.1 1.3 1.4 1.8 2.6 3.2 PROP CLASSROOM 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0.0 <sup>+</sup>
(15.4 kg) applications in any environment. (15.4 kg) applications in	0.1 0.3	1.4 1.6 1.7 1.8 2.5 3.6 BUILDING 3.91 @710 SQ FT 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0 + 0.0
DSX1 LED         Forward optics         Color temperature?         Color temperature? <th><b>35.22</b></th> <th></th> <th>0.0</th>	<b>35.22</b>		0.0
P1         P6         30K         SOURCE         TD         Type Index         TD         TD         Type Index         TD         TD         Type Index         TD		0 1.7 1.8 1.9 2.1 2.6 3.4 2.3 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	0.0
P5     Cated optics p10 <sup>3</sup> P12 <sup>3</sup> P12 <sup>3</sup> P12 <sup>3</sup> P12 <sup>3</sup> P13 <sup>3</sup>	DDBXD 0.1 0.3 <b></b> 0.9	9 17 1.8 1.8 2.0 2.6 3.3 2.3 <b>2.3 W20</b> 10' 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	
40K       400K       80CRI         50K       5000K       80CRI         50K       5000K       80CRI         MA       Mast arm adapter (mounts on 2 3/8" 0D horizontal tenon)       P0*       27K       2700K       70CRI*       T1S       Type I Medium       347*       SRM       Sufface mounting bracket       AWS       3/8/inch Architectural wall space         P1       30K       3000K       80CRI       T2M       Type I Medium       480*       ICW       Indirect Canopy/Ceiling Washer bracket (dry)       PBBW       Surface-mounted back box (tr right conduit entry). Use when right conduit entry). Use when	spacer x (top, left, then there		GGLES SOCIAT SOCIAT SH.COI
Control options     Other options     Finish (required)       Shipped installed     PER7 Seven-pin receptade only (controls)     Shipped installed     DDBXD Dark Bronze	0.3 0.6	6 1.3 1.6 1.6 1.7 2.2 3.2 3.2 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	0.0 010ME SERBU
NLTAR2 PIRM       NLIght A/R gen 2 enabled with bi-level motion / ambient sensor, 8-40° mounting height, ambient sensor enabled at 2fc. 10, 00, 27       FMO       Feld adjustable output <sup>10,27</sup> FMO       Bid adjustable output <sup>10,27</sup> DDBXD       Black         PIR       High Awagen 2 enabled with bi-level motion / ambient sensor, 8-40° mounting height, ambient sensor enabled at 2fc. 10, 00, 27       Bid       Bi-level switched dimming, 30% <sup>10,27</sup> DD       Matural Aluminum       E10WH       Emergency battery backup, Cetified in CA Tide 20 MAEDBS (10W, 5°C min)       PIR       Bi-level (100/35%) motion sensor for 8-15° mounting heights, Intended for use on switched diruxing with external dusk to dawn switching.       DBLXD       Black         PIR       High Awagen 2 enabled with bi-level motion / switched diruxing with external dusk to dawn switching.       Bi-level (100/35%) motion sensor for 8-15° mounting heights, Intended for use on switched diruxing with external dusk to dawn switching.       DBLXD       Black         PIR       NEMA twist-lock receptade only (controls ordered provide sensor for 8-10° mounting heights, Intended for use on photyper transient sensor for 15-30° mounting heights, Intended for use on photyper transient sensor for 15-30° mounting heights, Intended for use on photyper transient sensor for 15-30° mounting heights, Intended for use on photyper transient sensor for 15-30° mounting heights, Intended for use on photyper transient sensor for 15-30° mounting heights, Intended for use on photyper transient sensor for 15-30° mounting heights, Intended for use on photyper transient sensor for 15-30° mounting heights, Intended for use on photyper transient sensor fo	um 0.2 0.4	<b>W2 @ 10'</b> 4 1.0 1.2 1.3 1.4 1.9 2.6 18 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	A.GASS
PER       NEMA twist-lock receptade only (controls ordered separate) <sup>1/2</sup> Fiture (for use with an external dusk to dawn switching ontrol, ordered separate) <sup>1/2</sup> PER       NEMA twist-lock receptade only (controls ordered separate) <sup>1/2</sup> NEMA twist-lock receptade only (controls ordered separate)	ronze Laluminum		WIGGLE & GIGGLES EXTERIOR PHOTOMETRIC P GASSER BUSH ASSOCIATI WWW.GASSERBUSH.CON
EGSR       External Glare Shield (reversible, field install required, matches housing finish)       NUTAIR2 PIR       nLightNR/Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.       DSSTXD       Textured sandstone         BSDB       Bird Spikes (field install required)       Bird Spikes (field install required)       DSSTXD       Textured sandstone		8 0.8 1.0 1.2 1.3 1.3 1.0 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0
	WDGE2 LED Rev. 04/25/24 0.1 0.2	2 0.6 0.8 0.8 0.8 0.7 0.6 0.3 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 + 0.0
	Н	PLAYGROUND AREA	0.0 +
	0.0 0.2	2 0.4 0.6 0.6 0.6 0.5 0.4 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0
	0.0 0.0 <sup>+</sup> 0.0	1 0.3 0.4 0.4 0.4 0.4 0.3 0.2 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0+0.0
General Note       Image: Constraint of the			0.0
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING /	0.0 0.0 0.1	1 0.2 0.3 0.3 0.3 0.2 0.1 0.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING	0.0 0.0 0.0	$0  0.1  0.2  0.2  \times  0.2  \times  0.2  \times  0.2  \times  0.2  \times  0.2  \times  0.1  \times  0.1  \times  0.0  \times  0.0  \times  0.0  0.$	0.0
ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP			0.0
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSI: LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE T(	0.0 0.0 0.0	0 5 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.0 0.0	
REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.       O         UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE       STUP	0.0 0.0 0.0 0.0	0  0.00  0.1  0.1  0.1  0.1  0.1  0.1  0.1  0.1  0.1  0.1  0.1  0.1  0.0	0.0
90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.	+0.0 +0.0 +0.0 <sup>S</sup> 0 <sup>S</sup> 0.0	0 0.0 +0.0 +0.1 +0.1 +0.1 +0.1 +0.0 +0.0	0.0
Alternates Note       Ordering Note         THE USE OF FIXTURE ALTERNATES MUST BE       FOR INQUIRIES CONTACT GASSER BUSH AT         OUIOTES@GASSERBUSH COM OR 734-265-			20.00
RESUBMITTED TO THE CITY FOR APPROVAL. 6705.	O <sup>th</sup>	O Stole - 1" = 12ft	BK Date
Drawing Note       Mounting Height Note         THIS DRAWING WAS GENERATED FROM AN ELECTRONIC       MOUNTING HEIGHT IS MEASURED FROM GRADE         IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE       TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE			08/27/2024  Scale  Not to Scale
VERIFIED IN FIELD BY OTHERS. CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.			Drawing No. #24-33067
			587 34 19 W 1321.29

Drawing Note THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.	734-266-6705. <b>Alternates Note</b> THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.	REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING C UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTIN 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA	VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INE THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUT LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGI	FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT RI FROM LABORATORY DATA TAKEN UNDER CONTROLLED O ENGINEERING SOCIETY APPROVED METHODS. ACTUAL F LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICA	<ol> <li>SEE SCHEDULE FOR LOMINAIRE MOUNTING HEIGHT.</li> <li>SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.</li> <li>CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GF</li> <li>THE ENGINEER AND/OR ARCHITECT MUST DETERMINE A</li> </ol>	<b>General Note</b> 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.			One Lithonia Way • Convers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.	Separately     **     control, ordered separately)     **     HA     SO*C ambient operation <sup>34</sup> PERS     Five-pin receptade only (controls ordered separate)     **     DS     Dual switching ** **     BAA     Buy Americaln) Act Complia       SF     Single fuse (120, 277, 347V)     DF     Double fuse (208, 240, 480V       Shipped separately     EGSR     External Glare Shield (reversi required, matches bousing fin       BSDB     Bird Spikes (field install required)	Shipped installed         PER7         Seven-pin receptade only (controls ordered separate) <sup>14,27</sup> Shipped installed           NLTAIR2 PIRHN         nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor, 8-40' mounting bi-level switched dimming, 30% <sup>16,17</sup> HS         Houseside shield (black finis)           PIR         High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2/c. <sup>11,10,22</sup> BL30         Bi-level switched dimming, 30% <sup>16,17</sup> HS         Houseside shield (black finis)           PIR         High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2/c. <sup>11,10,22</sup> BL30         Bi-level switched dimming, 30% <sup>16,17</sup> HS         Houseside shield (black finis)           PIR         High/low, motion/ambient sensor enabled at 2/c. <sup>11,10,22</sup> BL50         Bi-level switched dimming, 50% <sup>16,17</sup> R90         Right notated optics <sup>3</sup> PER         NEMA twist-lock receptade only (controls ordered separate) <sup>14</sup> MG         O-10x dimming wires pulled outside ontrols ordered separate/ <sup>14</sup> CCE         Coastal Construction <sup>28</sup>	Control options Other options	P5         extended lead times apply)         T4M         Type IV medium         BLC4         Type IV backlight control <sup>1</sup> 240           P10 <sup>+</sup> P12 <sup>+</sup> 27K         270K         80CRI         T4LG         Type IV low glare <sup>3</sup> 277         270K         270K         80CRI         TFTM         Forward throw medium         LCC0         Left corner outoff <sup>3</sup> 347           P11 <sup>+</sup> P13 <sup>+</sup> 35K         350CK         80CRI         FTTM         Forward throw medium         RCC0         Right corner outoff <sup>3</sup> 480           50K         500K         80CRI         50K         80CRI         FTTM         Forward throw medium         RCC0         Right corner outoff <sup>3</sup> 480	DSX1 LED     Forward optics     (this section 70CRI only)     AFR     Automotive front row     TSM     Type V medium     MVC       P1     P6     30K     3000K     70CRI     T1S     Type I short     T5LG     Type V wide     HVO       P2     P7     40K     4000K     70CRI     T2M     Type I medium     TSW     Type V wide     XVO       P3     P8     50K     5000K     70CRI     T3M     Type II medium     BLC3     Type II backlight     120       P4     P9     (this section 80CRI only,     T3LG     Type II low glare <sup>3</sup> 208	Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MV DSX1 LED Color Rendering	Width:     (62 am)     If the protocol of the second of the secon	Specifications       highly refined         EPA:       0.69 ft <sup>2</sup> (0.6m <sup>2</sup> )       benefits of the         Length:       32.71"         (83.1 cm)       benefits of	d"series	D-Series Size 1 LED Area Luminaire	Overall/Grade		Description Syr	Statistics		W1     3     Lithonia Lighting       W2     5     Lithonia Lighting	P1     1     Lithonia Lighting       Image: State of the state of	Schedule Symbol Label QTY Manufacturer	
TO FACE OF FIXTU		QUALITY COMPLIANCE.	DICATED ARE FROM GRADI	EPRESENTS ILLUMINATION CONDITIONS IN ACCORDA PERFORMANCE OF ANY MA AL VOLTAGE, TOLERANCE						,≈ 1) ≈ lible, field install nrish)	DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black	(mounts on 2 3/8" OD horizontal tenon) Finish (required)	18.16     #5 drilling*       196.26     RPA5       196.26     RPA5       196.26     SPA8N       SPA8N     Square narrow pole mounting 48 drilling       WBA     Wall bracket *0       MA     Mast arm adapter	Age         Mounting           DLT         (120V-277V) <sup>4</sup> Shipped included           DLT         (347V-480V) <sup>54</sup> SPA         Square pole mounting (#8 drilling)           DLT         (277V - 480V) <sup>24</sup> RPA         Round pole mounting (#8 drilling)           SpA5         Square pole mounting	over 100,000 hours. /OLT SPA NLTAIR2 PIRHN DDBXD	tric performance results in sites cuniformity, greater pole spacing wer density. D-Series outstand- try aids in reducing the number of d in area lighting applications with y savings of 65% and expected	aesthetic that blends seamlessly nment. The D-Series offers the e latest in LED technology into nance, high efficacy, long-life	page to go al interactive demonst. In styling of the D-Series features a		<ul><li>► 0.0 IC</li><li>► 0.3 fc</li></ul>	<ul><li>★ 1.8 fc</li><li>★ 0.0 fc</li></ul>	nbol Avg			WDGE2 LED 40K 80CR	WDGE2 LED 40K 80CRI	Catalog	
Note T IS MEASURED FROM GRA RE. POLE HEIGHT SHOULD HE MOUNTING HEIGHT LES	DNTACT GASSER BUSH AT BUSH.COM OR 734-266-	NTS DEFINED IN ASHRAE	E AND/OR FLOOR UF	I LEVELS CALCULATED NCE WITH ILLUMINATING NUFACTURER'S IN LAMPS, AND OTHER	OUT TO EXISTING /				COMMERCIAL OUTDOOR	DMG <sup>1</sup> 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)           BCE         Bottom conduit entry for back box (PBBW). Total of 4 entry points.           CCE         Coastal Construction	(10W, 5°C min) E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min) PE' Photocell, Button Type	P12         30K         3000K         80CRI           P22         40K         4000K         LW <sup>3</sup> Limits           P32         50K         5000K         Waveleng           P42         AMB3         Amber         Amber	Ordering Information           Series         Package         Color Temperature         CRI           WDGE2 LED         P0 <sup>1</sup> 27K         2700K         70CRI <sup>+</sup>	WDGE2 LED         Visual Comfort         10W           WDGE2 LED         Precision Refractive         10W           WDGE3 LED         Precision Refractive         15W           WDGE4 LED         Precision Refractive         15W	WDGE LED Family Overview           Luminaire         Optics         Standard EM, 0°C         O           WDGE1 LED         Visual Comfort         4W         4W	Height:     9*       Width:     11.5*       Weight:     13.5 lbs       (without options)     W-	Specifications Depth (D1): 7* Depth (D2): 1.5"		Arc			Max				D-Series Size 1 Area Lu 80 CRI I WDGE2 LED, 4000K, 8	Description	
BE		O <sup>S</sup> STOP							See page 4 tor out of box handsonality One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SEI © 2019-2024 Acuity Brands Lighting, Inc. All rights reserved.	PIRTFC3V         Bi-level (100/35%) motion sensor for 8-15' mounting heights with photoc programmed for dusk to dawn operation.           PIRTFC3V         Bi-level (100/35%) motion sensor for 15-30' mounting heights with photoc programmed for dusk to dawn operation.           Networked Sensors/Controls         InlightARWireless enabled bi-level motion/ambient sensor for 8-15' mounting heights with photoc sensor for 15-30' mounting heights with photoc sensors for 15-30' mounting heights with photoc sensors for 15-30' mounting heights with photoc sensor for 15-30' mounting heights with photoc sensors for 15-30' mounting heights with photoc sensor for 15-30' mounting heights with photoc sensors for 15-30' mounting heights with photoc sensor for 15-30' mounting h	Standalone Sensors/Controls           PIR         Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended is witched circuits with external dusk to dawn switching.           PIRH         Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended switched circuits with external dusk to dawn switching		Distribution         Voltage         Mounting           T1S         Type I Short         MVOLT         Shipped included	18W         Standalone / nLight          1,200         2,000           18W         Standalone / nLight         700         1,200         2,000           18W         Standalone / nLight         700         1,200         2,000           18W         Standalone / nLight         7,500         8,500           Standalone / nLight          12,000         16,000	old EML-20°C Sensor Approxim	D1 H WDGE2 with i optics provide control. When emergency ba cold temperatideal wall-mou	every wall-mo shape that ble packages rang providing a tri nLight® AIR wi	Hit the Tab key or n	<b>DGE2 LED</b> chitectural Wall Sconce	0.0 fc N/A	0.5 fc 7.2:1 0.0 fc N/A	Min Max/M					Lam Outp	
	0.0	0.0	0.0	0.0	0.0	0.0	0.0	+0.0	v (7378) • Jwww.jithoniacom WDGE2 LED Rev. 04/25/24	el pre- DDBTXD Textured dark bronze el pre- DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white ng heights. DSSTXD Textured sandstone	or use on DWHXD Viatural aluminum DWHXD White DSSXD Sandstope		K 80CRI T3M MVOLT SRM DDBXD	3,000         4,500         6,000            3,200         4,200             10,000         12,000             18,000         20,000         22,000         25,000	any environment.	dustry leading precision refractive great uniform distribution and optical combined with multiple integrated tery backup options, including an 18W ure option, the WDGE2 becomes the nted lighting solution for pedestrian scale	nted lighting need in a widely accepted nds with any architecture. The clean gn comes in four sizes with lumen ing from 1,200 to 25,000 lumens, e site-wide solution. Embedded with eless controls, the WDGE family provides gy savings and code compliance.	D family is designed to meet specifier's		N/A N/A	3.6:1 N/A	lin Avg/Min		0.0				
OH	+0.0 0.0	+0.0 +0.0	0.0 0.0	0.0 0.0	0.0	0.0			0.1	0.1	0.2	0.3	0.1 0.3	0 <sup>3</sup> 40.1 +0.4	0.1 0.3	0.1 0.2	0.1 0.2	0.0 0.1	0.0 50.1	0.0 0.1	0.0 0.1	5	+0.0 +0.0	+ 0.0 <sup>+</sup> 0.0	0.0 0.0	0.0 <sup>++</sup> 0.0	0.0 0.0	
	0.0 × 0.0	0.0	<sup>+</sup> 0.0 Б	0.0	0.1	0.1	0.2	HO	0.2	0.3	-HO 	06	он 101 <mark>-59'42</mark>		22.	<b>0</b> .5				0.2 OH	0.1	PINE 0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.0	0.0	0.0	0.0	
STOP	0.0 <sup>+</sup> 0.0 P ⊙ <sup>S</sup>	0,00 0.1	+0.1 +0.1 <sup>©</sup>	0.1 0.2	0.2 0.3	0.3 0.4	U.H U.O	+0.4 +0.0	0.6 0.8	0.8 1.0	1.0 1.2	*1.3 *1.6	<b>P1 @ 25'</b> 1/7 1.8	+ 1.7 1.8	1.4 1.6	*1.1 <sup>-</sup> *1.3	*0.9 *1.0	0.7 0.8	+0.5 *0.6	0.4 <sub>OH</sub> 0.5	0.3	0.2 0.2 0.2 0.2	+ <b>0.1</b> ~~_+0.2	<sup>+</sup> 0.1 <sup>+</sup> 0.1	0.1 0.1	+0.0 +0.0	0.0 0.0	+ -
	0.1 0.1	$\rightarrow +0.1^{+0.1}^{+0.1}$	0.1 0.1	\ <sup>+</sup> 0.2 → ×0.2		0.4 0.4			0.8 0.8	1.0 1.2	*1.3* *1.4	/ <sup>**</sup> 1.6 <sup>**</sup> 1.7	<sup>**</sup> 1.8 <sup>**</sup> 2.0	1.9 2.1	*1.7 *1.8	*1.4 - *1.8	<sup>**</sup> 1.2 <sup>**</sup> 1.7	**0.9 **1.4	*0.7 *1.2	<sup>**</sup> 0.6 0.9	0.6	0.2 0.2 0.3 0.3	0.2 +0.2 8" PINE	<sup>+</sup> 0.1 <sup>+</sup> 0.1	0.1 0.1	<sup>+</sup> 0.0 <sup>+</sup> 0.1	0.0 0.0	±
	0.1 0.1	1 – 0.1 – 0. 0.1 0.1	0.1 0.1	— X — <u>0.2</u> X — 0.2		0.4 0.3	0.5 0.4	0.5	0.7 0.6	1.3 1.3	×1.9 ×2.6	×2.2 ×3.2	°*********************************	×2.6 3.4	2.5 * <mark>3.6</mark>	2.6 3.2	× 2.6 3.3	2.5 3.4	<u> ////////////////////////////////////</u>	OH 1.5 1.9	0.7 0.6	0.2 <sub>ME</sub> 0.2 0.3 0.2	0.2	0.1 0.1	0.1 0.1	0.1 0.1	0.0 0.0	
	<sup>+</sup> 0.1 <sup>+</sup> 0.0	1 0.1 0.1 0.1 0.1	0.1 0.1	2 — × <sub>0.1</sub> × + <sub>0.1</sub>		0.2 0.1		PLAYGRO	0.3 0.1		1.8 0.1		2.3	2.3	BUILDI 3.Ψ1 @710 SC	PROF		W1 @ 10'		0.1 0.1	6 <sup>+</sup> 0.3 <sup>+</sup> 0.1	0.1 0.0	€ 0.1 <sup>+</sup> 0.0	+0.1,0.0. 8" PINE	0.0	<sup>+</sup> 0.0 <sup>+</sup> 0.0	0.0 +0.0	±
	0.0 0.0 <b>Plan View</b> Scale - 1" = 12ft	S89:034'19"₩0 19: 0.0 0.0	0.0 0.0	×+ × × > 0.0	0.0 0.0	0.0 0.0		JND AREA	+0.0 +0.0		<b>W2 @ 10'</b> 0.0 0.0	●p   <sup>+</sup> 0.0	■> w2 <sub>0</sub> ∯10'	0.0		0.0 OM	0.0	₩2 @10' 0.0'	<b>2 @ 10</b> 0	0.0 0.0	0.0 0.0	0.0 0.0	0.0 N87°9419"	0.0 8" PINEO.0 }	0.0 <sup>+</sup> 0.0	0.0	0.0 0.0	±
	<sup>+</sup> 0.0 <sup>+</sup> 0.0 <sup>+</sup> 0 ⊘	+0.0 +0.0 +0	0.0 $0.0$ $0.0$ $0.0$	< <del></del> × × × 0.0 0		0.0 0.0 0	0.0 0.0 0		+0.0 0.0 +n	0.0 0.0 +0	+0.0 +0.0 +0	+0.0 +0.0 0	+0.0 +0.0 +0	0.0 <sup>+</sup> 0.0 <sup>+</sup> 0	+0.0 +0.0 +0	<sup>+</sup> 0.0 <sup>+</sup> 0.0 <sup>+</sup> 0	+0.0 +0.0 +0	+0.0 +0.0 0	0.0 0.0 0	0.0 0.0 0	0.0 +0.0 P	0.0 0.0 0	0.02.22 0.0 0 0.0 0.0 0.0	+ 8" PINE + 0.0 + 0.0 + 0		+0.0 +0.0 +0	0.0 0.0 0	±
	.0 0.0 0.0	.0 <sup>+</sup> 0.0 <sup>+</sup> 0.0	.0 0.0 0.0 0.0 0.0 0.0	.0 0.0 0.0	.0 0.0 0.0	.0 0.0 0.0			.0 0.0	.0 0.0 0.0	.0 0.0 0.0	.0 0.0 0.0	.0 0.0 0.0	0.0	.0.1 0.0 0.0	.0 0.0 0.0	0.0 0.0		.0 16.8 0.0 0.0	.0 0.0 0.0	PLAYGROUND AREA		.0 0.0 0.0 0.0 0.0	NE X2 .0 0,0 +0,0	.0 0,0 0.0 8" PINE	.0 0.0 +0.0	.0 0.0 0.0	
	0.0 0.0	0.0	0.0 0.0 0.0 0.0	0.0	0.0 0.0	0.0 0.0	- 0.0		0.0-0-0	0.0 0.0	0.0 0.0	0.0 -0.0	0.0 0.0	0.0 0.0	4.8 0.0 -0.0	0.0 0.0	0.0		0.0 0.0	0.0 0.0		0.0 0.0	++ 0.80 0.80 0.80 0.80 0.80 0.80 0.80	+0.0 +0.0			0.0 <sup>+</sup> 0.0 	±
S01~59	0.0 <sup>+</sup> 0.0 <sup>+</sup> 0.0 <sup>+</sup> 45 <sup>-</sup> E 20.00 <sup>+</sup>	0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0	0.0 +0.0 0.0 0.0 0.0 14" ELM X2 C	0.0 0.0 0.0	1 0.0 0.0 0.0 0.0 0.0			40° ELM X2 +0.0 +0.0 0.0 +0.0	+0.0 +0.0 0.0 +0.0	+ <sub>0.0</sub> + <sub>0.0</sub> 0.0 + <sub>0.0</sub>	0.0 0.0 0.0	0.0 0.0 0.0	0.0 0.0	0.0 +0.0 +0.0	48° 0.4K +0.0 +0.0 <sup>0.0</sup> +0.0	+0.0 +0.0 +0.0	+0.0 +0.0 +0.0	0.0 0.0	0.0 0.0	0.0 0.0 0.0	0.0	0.0000000000000000000000000000000000000	+0.0 +0.0 +0.0		0.0	+0.0 +0.0	±4
Date 08/27/2024 Scale Not to Scale Drawing No. #24-33067 29"	Designer BK				Ţ					EXTER GASS WW	WIGGLE & GIGGLES EXTERIOR PHOTOMETRIC F GASSER BUSH ASSOCIAT WWW.GASSERBUSH.CO	k GIGGLE IOMETRI A ASSOCI ERBUSH.(	ES IC PLAN COM							12" PIN		0	12" PINE					

VERIFIED IN FIELD BY OTHERS.	Drawing Note THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE	Alternates Note THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.	UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTIN 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA 734-266-6705.	THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUT LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGI REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING Q	ENGINEERING SOCIETY APPROVED METHODS. ACTUAL P LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICA VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS IND	THE ENGINEER AND/OR ARCHITECT MUST DETERMINE A FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT RE FROM LABORATORY DATA TAKEN UNDER CONTROLLED C	<ol> <li>SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.</li> <li>SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.</li> <li>CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GR</li> </ol>	General Note			BSDB Bild Spikes (field install require     One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • Wywellithonia.com     © 2011-2023 Acuity Brands Lighting. Inc. All rights reserved.	PERS     Five-prin receptade only (controls ordered separate) <sup>94,21</sup> DS     Dual switching <sup>18, 96,21</sup> BAA     Buy America (n) Act Compliant       SF     Single fuse (120, 277, 3477) <sup>18</sup> DF     Double fuse (208, 240, 4807) <sup>13</sup> DF     Double fuse (208, 240, 4807) <sup>13</sup> Shipped separately     EGSR     External Glare Shield (reversibilin required, matches housing fill)	ambient sensor, 8-40° mounting height, ambient sensor enabled at 2(c. <sup>11</sup> , 3, 30, 2)     Field adjustable output <sup>15,21</sup> HS     Houseside shield (black finish)       PIR     High/low, motion/ambient sensor, 8-40° mounting height, ambient sensor, 8-40°	Control options         Other options           Shipped installed         PER7         Seven-pin receptade only (controls ordered separate) <sup>14, in</sup> Shipped installed           NLTAIR2 PIRHN         nLight AIR gen 2 enabled with bi-level motion /         PER7         Seven-pin receptade only (controls ordered separate) <sup>14, in</sup> Shipped installed	P11 <sup>1</sup> P13 <sup>1</sup> 30K 3000K 80CRI 40K 4000K 80CRI 50K 5000K 80CRI	P2         P7         40K         4000K         70CRI         T2M         Type II medium         T5W         Type V wide         XVDLI           P3         P8         50K         5000K         70CRI         T3M         Type II medium         BLC3         Type II backlight         120 <sup>1K</sup> P4         P9         (this section 80CRI only, extended lead times apply)         T3LG         Type II wedium         BLC3         Type II backlight         208 <sup>1K</sup> Rotated optics         27K         2700K         80CRI         T4LG         Type IV wide limes ontrol <sup>10</sup> 207 <sup>1K</sup> P11         P12 <sup>3</sup> 30K         3000K         80CRI         TFIM         Forward throw medium         RCCO         Right corner outoff <sup>11</sup> 347 <sup>1K</sup>	DSX1 LED     Color temperature <sup>2</sup> Color Rendering Index <sup>2</sup> Distribution     Voltage       DSX1 LED     Forward optics P1     Yolks section 70CRI only) 30K 3000K     70CRI     AFR     Automative front row T1S     TSM     Type V medium TSLG     MVOL HVOLD	Weight: 34 lbs typical energy	Height H1: 7.88" (20.0 cm) Height H2: 2.73"	Specifications highly refined a with its environ benefits of the	d"series SEA Introduction The modern st	D-Series Size 1 LED Area Luminaire	Overall/Grade -			Description Syn	Statistics		W2     5     Lithonia Lighting	W1     3     Lithonia Lighting	Symbol     Label     QTY     Manufacturer       Image: P1     1     Lithonia Lighting	Schedule	
BASE HEIGHT.	<b>Mounting Height</b> MOUNTING HEIGH TO FACE OF FIXTU		IG CONTROLS REQUIRMEN	E FOR INDEPENDENT ENGNEER AND/OR ARCHITECT	ERFORMANCE OF ANY MA	PRESENTS ILLUMINATION	ADE				1	, field install h)	tandard) <sup>32</sup> DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum	Finish (required) DDBXD Dark Bronze DBLXD Black	<ul> <li>SPA8N Square narrow pole mounting #8 drilling</li> <li>WBA Wall bracket <sup>10</sup></li> <li>MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)</li> </ul>	s RPAS Round pole mounting s #5 drilling <sup>5</sup>	e Mounting f (120V-277V) <sup>4</sup> (347V-480V) <sup>34</sup> SPA Sequer pole mounting (49 define)	savings of 65% and expected ver 100,000 hours.	ic performance results in sites iniformity, greater pole spacing er density. D-Series outstand- / aids in reducing the number of in area lighting applications with	mesthetic that blends seamlessly ment. The D-Series offers the latest in LED technology into ance, high efficacy, long-life	eta grafiterative dements. Ing of the D-Series features a		- 0.3 fc	- 0.0 fc	<b>K</b> 1.8 fc	nbol Avg			WDGE2 LED 40K 80CR	WDGE2 LED 40K 80CR	Catalog DSX1 LED 40K 80CRI		
HE MOUNTING HEIGH	T IS MEASURED FROM RE. POLE HEIGHT SHO	NTACT GASSER BUS BUSH.COM OR 734-2	ITS DEFINED IN ASH G@GASSERBUSH.CO	INEERING ANALYSI	NUFACTURER'S IN LAMPS, AND OTH⊟	LEVELS CALCULATE					COMMERCIAL	an external control, ordered separately) BCE Bottom conduit entry for back box (PBBW). Total or points. CCE Coastal Construction	E10WH         Emergency battery backup, Certified in CA Title 20 M (10W, 5°C min)           E20WC         Emergency battery backup, Certified in CA Title 20 M (18W, -20°C min)           PE'         Photocell, Button Type           DMG*         0-10V dimming wires pulled outside fixture (for us	P3 <sup>2</sup> 50K         5000K           P4 <sup>2</sup> AMB <sup>3</sup> Amber           Options         Options         Options	Series         Package         Color Temperature           WDGE2 LED         P01         27K         2700K           P12         30K         3000K         P22         40K         4000K	WDGE4 LED         Precision Refractive           Ordering Information         1	WDGE1 LED         Visual Comfort         4W           WDGE2 LED         Visual Comfort         10W           WDGE2 LED         Precision Refractive         10W           WDGE3 LED         Precision Refractive         15W	WDGE LED Family Overview	Height:     9*       Width:     11.5*       Weight:     13.5 lbs	Specifications Depth (D1): 7* Depth (D2): 1.5"	e e e e e e e e e e e e e e e e e e e		3.8 fc	+ +	+ +	Max			WDGE2 LED, 4000		Description D-Series Size 1 Are 80 CRI		
- LL33	OULD BE			~~~ s	R.	) TRIC					OUTDOOR © 2019-2024 Acuity Brands Lighting, Inc	NLTAIR2 PIRH nLightAIR Wireless enabled bi-le	AEDBS PIR Bi-level (100/35%) motion sen switched circuits with external PIRH Bi-level (100/35%) motion sen switched circuits with external e with PIR1FC3V Bi-level (100/35%) motion sen	Wavelength T4M Type IV Medium TFTM Forward Throw Medium	70CRI <sup>4</sup> T1S         Type I Short         M           80CRI         T2M         Type II Medium         34           LW <sup>2</sup> Limited         T3M         Type II Medium         48	Standalone / nLight		×	D1			WDGE2 LED Architectural Wall Scor Precision Refractive Op	0.0 fc	0.0 fc	0.5 fc	Min I			K, 80CRI	K, 80CRI	ea Luminaire 4000K		
											gia 30012 • Phone: 1-800-705-SERV (7378) • (jini) , All rights reserved.	or for 15-30' mounting heights with photocell pre- peration.	dusk to dawn switching. sor for 15-30' mounting heights. Intended for use on dusk to dawn switching or for 8-15' mounting heights with photocell pre-	Washer bracket (dry/ damp locations only/ <sup>s</sup>	0 <sup>5</sup> ICW Indirect Canopy/Ceiling PB	12,000 16,000 18,000	P0         P1         P2         P3           750         1,200         2,000             1,200         2,000         3,000           700         1,200         2,000         3,200            7,500         8,500         10,000	ideal wall-mounted lightin applications in any environ Approximate Lumens (400	control. When combined v emergency battery backup cold temperature option, t	shape that blends with any rectilinear design comes in packages ranging from 1,2 providing a true site-wide nLight® AIR wireless contro	Introduction The WDGE LED family is d	otic	N/A	N/A	7.2:1	Max/Min			3089	3166	Lamp Output CCT 10946	Lamp	
/		0.0	0.0	0.0	+0.0	+0.0	0.0	0.0	0.0		w.lithoniit.com WDGE2 LED Rev. 04/25/24	DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBXTD Textured dark hyprose	right conduit entry). Use when there is no junction box available Finish	ipped separately VS 3/8inch Architectural wall spacer BW Surface-mounted back box (top, left, idet readult actual like when them		P4         P5         P6                4,500         6,000            4,200             12,000	g solution for pedestrian scale ment.	ing precision refractive rm distribution and optical with multiple integrated o options, including an 18W he WDGE2 becomes the	ofour sizes with lumen 100 to 25,000 lumens, solution. Embedded with ols, the WDGE family provides	ge to see all interactive elements.		N/A	N/A	3.6:1	Avg/Min		0.0	0.9 32.1375	0.9 32.1375	LLF Input Power 0.9 102.1727	Input	
	SH.	0.0 0.0			+ 0 <sup>S</sup> +	0.0			/				(		<sup>+</sup> 0.1 <sup>+</sup> 0	0.1 (	OS	0.1	- 0.1 +0	0.1	0.0		он Ф	\$ +0.0 +	●P +0.0 (	- 5		+0.0 +0	0.0 (	+	+0.0 +	0.0	
		0.0 0.0	0.0 0.0	0.0 0.0	0.0 +0.0	0.0 0.0	0.0 0.1	0.0 <sup>+</sup> 0.1	0.2	0.1 0.2 동		0.1 0.3	0.2 <b>5</b> 0.4	0.3 0.6	0.3 HO 0.9	0.4 1.0	0H	0.3	0.2 0.5	0.2	0.1	0.1		0.1	0.1 0.1 <sup>+</sup> 0.1	0.0, PINE 0.1	0.0 +0.1	0.0 0.0	0.0 0.0	• • • • •	0.0 0.0	0.0	
	STD	€_P	0,00	5 U.1 0.0	0.1	0.1 <sup>+</sup> 0.1	0.1 <sup>+</sup> 0.2	0.3	0.4	0.0	÷	0.8	*1.0	1.3	1/7			×14	* 1.1	*0.9	0.7	0.5		+	-	0.2 8	,±0.1~~	0.1	0.1	+0.1	<sup>+</sup> 0.0	<sup>+</sup> 0.0	
	P	0.0	0,1,)	U.1		0.2	0.3	0.4	0.6	0.0	+0.0	1.0	e 1.2° e	1.6	1.8	1.8 	*	*1.6	1.3	*1.0	<sup>*</sup> 0.8	0.6		*05		0.2		0.1	0.1	-0.1	<sup>+</sup> 0.0	<sup>+</sup> 0.0	
		0.1 0.1	0.1' 0.1	U.1 0.1	+0.1 +0.4		+0.3 +0.3	0.4	0.6 0.6	× 0.8	- × +	1.0 1.2	**1.3 <sup>*</sup> **1.4	<sup>**</sup> 1.6 <sup>**</sup> 1.7	*1.8	1.9 2/1	*	*1.7 *1 8	*1.4 - *1.8	1.2 1.7	*0.9 *1.4	*0.7 *1.2	0.9	*018	0.6	0.2 0.3 0.3	+0.2 +0.2 PINE	<sup>+</sup> 0.1 <sup>+</sup> 0.1	0.1 0.1	+0.1 +0.1	<sup>+</sup> 0.0 <sup>+</sup> 0.1	+0.0 +0.0	
		0.1	0.1	U.1 0.1			0.3	0.4	0.5			1.3	ھ ھ <sup>×</sup> 1.9	2.2°	×2.6 <sup>5</sup>	₀ 2.6° ₀	,	2.5			2.5	01		OH 15	0.7	0,4 <sub>INE</sub>	0.2	0.1	0.1	0.1	0.1	0.0	
		0.1	0.1	0.1			0.2	0.3	0.4			1.3	* 2.6	*3.2°	*3.3 	0 3.4		*36	3.2	3.3	*			 1 ê	0.6	0.2		<sup>+</sup> 0.1	0.1	+0.1	0.1	<sup>+</sup> 0.0	
		0.1 0.0	0.1 0.1	0.1 0.1	+0.1 +0.4	×0.1 × +0.1 ×	0.1 0.1	0.2 0.1	0.2			1.0 0.1	1.8 0.1	3.8 W1 @ 10	2.3	2.3		BUILDIN 3.41 @710 SQ	PROP CLASSR0			W1 @ 10'			0.3 0.1	0.1 0.0	0.1 0.0	+0.10.0 	0.0 0.0	+0.0 +0.0	+ 0.0 + 0.0	+0.0 +0.0	
	Scale - 1 = 1.	<b>0.0</b> <b>Plan Viev</b> Scale - 1" = 1:	0.0	589:034'19			0.0	0.0	AND ANCEAL			0.0	0.0	W2 @ 10'	W				OM S		W2 @	2 @ 10) 0 		- OH	0.0	0.0	0.0 N87	10.0 8" PINE	مىر	+0.0	0.0	<sup>+</sup> 0.0	
		U.U 0.0	0.0 0.0	0.0 0.0			0.0 0.0	0.0 +0.0	0.0 0.0	0.0		0.0 0.0	0.0 <sup>+</sup> 0.0	0.0 0.0	<b>2</b> ⁄⊕ <b>10'</b> <sup>+</sup> 0.0	0.0 0.0 P		<b>@ 10'</b> 0.0 0.0	0.0 0.0	0.0 0.0	0.0 0.0	0.0 0.0	<u>A</u>	- oft	0.0 0.0	0.0 0.0	9 <b>.019"E 9.02</b> .1	0.0			0.0 0.0	0.0 0.0	
		0.0	0.0	0.0	+		0.0	+0.0	+0.0	0.0	+	+0.0 +	0.0	0.0	+0.0	0.0	+ + +	0.0	+0.0	+0.0	0.0	0.0	4	- DHY +	+0.0 P	0.0	22' 0.0 + 0.0 0.	+0.0		+0.0 +	0.0	0.0	
		0.0 0.0	0.0 0.0	0.0 0.0	0.0 <sup>+</sup> 0.0		0.0	0.0	0.0	u.⊎ 		0.0	0.0	0.0	0.0 0.0	0.0 0.0		0.0.1 0.0	0.0 0.0	#113 0.0 =	0.0 0.0 EXISTING B	0.0		OH	0.0 0.0	0.0 0.0	0.0 <u>0.0</u> .0 0.0	0.0	PINE X2	0.0 <sup>+</sup> 0.0	0.0 0.0	0.0 0.0	
		0.0	0.0	0.0	+0.0	<sup>+</sup> 0.0	0.0	+0.0	0.0			0.0	0.0	0.0	0.0-	0.0	18.5	<sup>+</sup> 0.04.8	0.0	31 / 4//		0.0				0.0	0.0	+0.0 <sup>4</sup>	8" PINE	$m_{2}^{2}$	+0.0 5	0.0	
		0.0 0.0	0.0 0.0	0.0 0.0		+0.0 .0	0.0 0.0	0.0 0.0	- 0.0 0.0	0.0 0.0		0.0 0.0	0.0 0.0	0.0	0.0 0.0	0.0		0.0 0.0	0.0	0.0	0.0	0.0			0.0 01 0.0	0.0 0.0	0.0 0.0 0.0	+0.0 +0.0	-0.00.0	° }{	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	+0.0 +0.0	
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-	\$01°59'42	0.0 0.0	.0 0.0		$\rightarrow$	.0 0.0 0.0	0.0	.0 0.0+0.0	.0 0.0 0.0	.0 0.0	0.0 +	.0 0.0 + 0.0	.0 0.0 +	0.0	0.0 <sup>+</sup> 0.10 <sup>+</sup> 0.0	0.0 137 0.	0.0 +	.0.0 + 0.0	.0 <sup>0.0</sup> 0.0	0.0 + 0.0	0.0 + 0 0.0	0.0 + VL 0 0.0			0.0		.0 0.0	.0 0.0	.0 0.0 VE X2	Λ <b>΄</b> Ν ΄	.0	.0	
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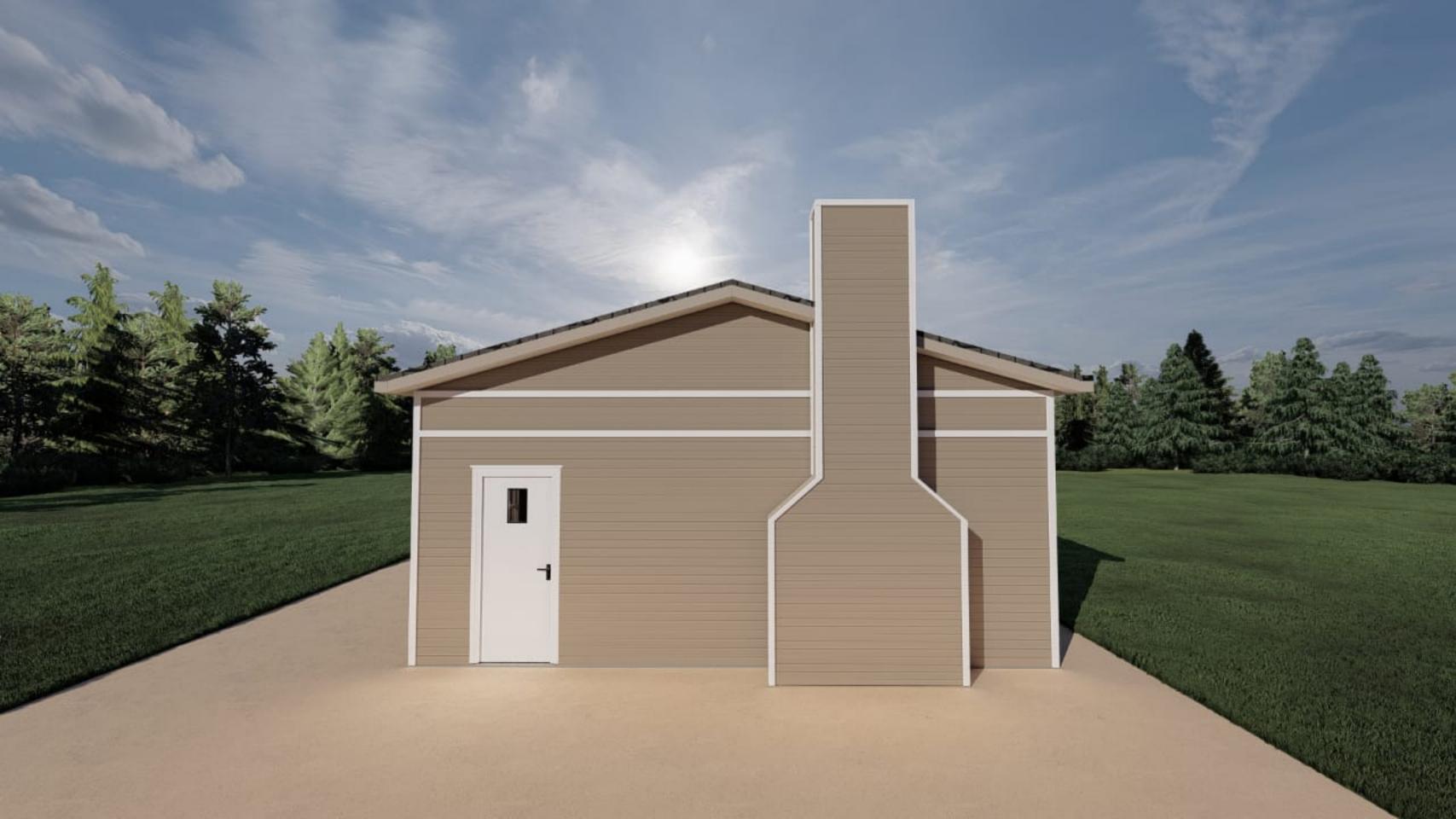
### New Building 66





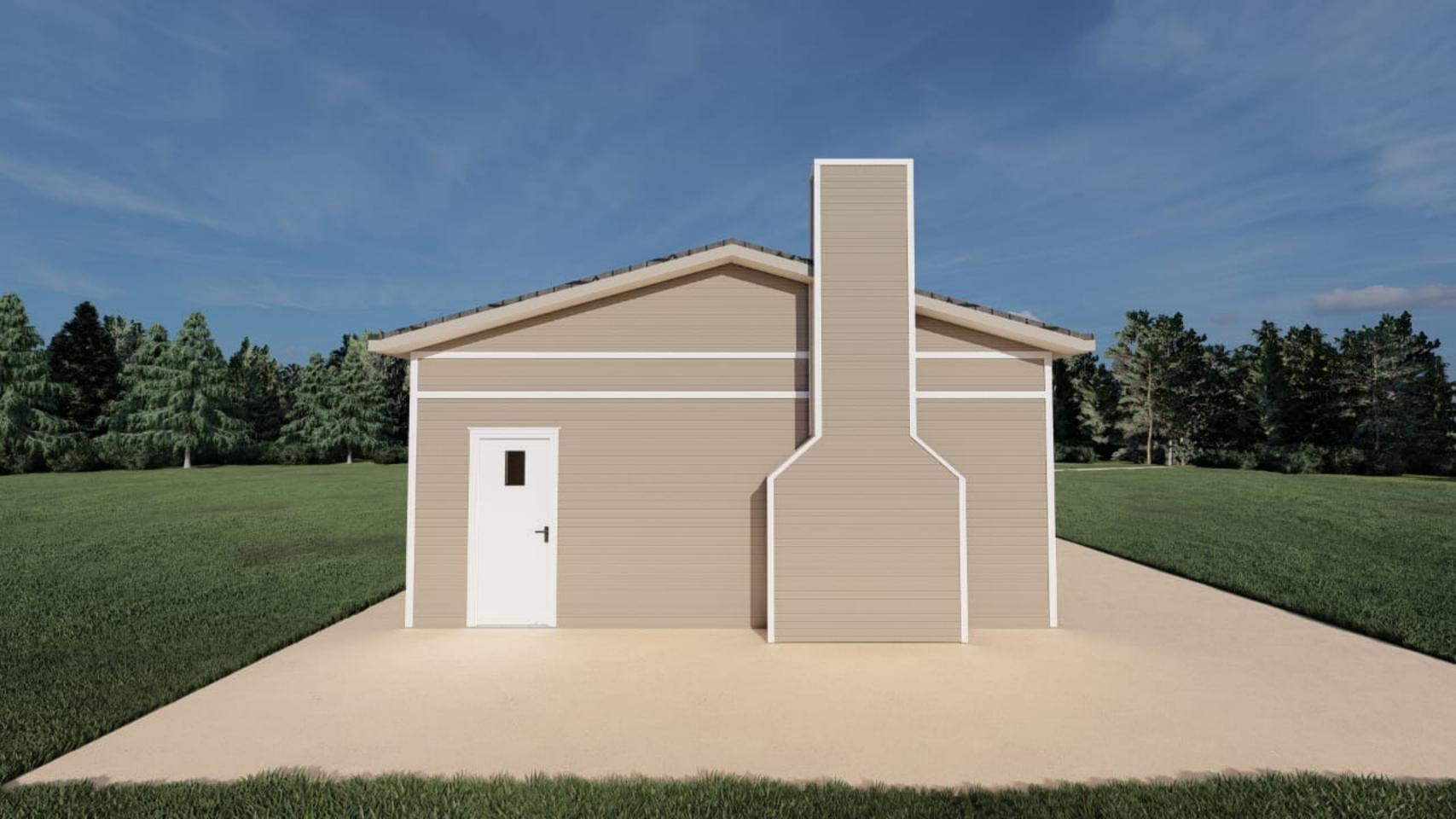














### CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS APPROVED MINUTES August 21, 2024

The meeting was held at Highland Township Auditorium, 205 N. John St, Highland, MI, 48357.

The meeting was called to order at 7:30 p.m.

ROLL CALL:

David Gerathy, Chairman Michael Borg, Vice Chairman Anthony Raimondo, Secretary Grant Charlick Peter Eichinger Robert Hoffman John Jickling (Alternate) Mary Michaels (Alternate) Michael Zeolla

Kariline P. Littlebear, Zoning Administrator

Visitors: 4

Chairman Gerathy welcomed the public and reviewed the procedures for addressing the Board. Four affirmative votes are required to approve a variance. If a variance is approved, the applicant has one year to act upon the variance. The alternate members, Mary Michaels and Michael Zeolla, will participate in this meeting because the only case tonight was tabled from the previous meeting in which they both participated in the absence of two of the regular members.

### **OLD BUSINESS:**

### Motion:

Mrs. Michaels made a motion to remove Case #24-16 from the table. Mr. Hoffman supported the motion, and it carried with a unanimous voice vote.

1.	CASE NUMBER: ENFORCEMENT: ZONING: PARCEL #: PROPERTY ADDRESS: APPLICANT: OWNER: VARIANCE REQUESTED:	<ul> <li>24-16</li> <li>Tabled from 08/07/24</li> <li>ARR – Agricultural and Rural Residential District</li> <li>11-02-300-002</li> <li>1131 White Lake Rd</li> <li>Khaled Mheisen</li> <li>Imagination Station Two, LLC</li> <li>A 56-foot variance from the required 125-foot west front yard setback to</li> <li>69-feet provided; and</li> <li>A 40.7-foot variance from the required 125-foot south front yard setback to</li> <li>84.3-feet provided; and</li> <li>A 6.1-foot variance from the required 40-foot north side yard setback to</li> <li>33.9-feet provided.</li> <li>(Sec. 4.15.)</li> <li>This request is for the construction of a 1776 square foot daycare building.</li> </ul>
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Page 2 of 4

Chairman Gerathy introduced the case and asked if the applicant was present. The applicant and his representatives stepped up to the podium. Mr. Gerathy asked if the Zoning Administrator had anything to add. Mrs. Littlebear stated that she had nothing new to add.

### **Discussion from the Applicant:**

Brandon Chaney with Nederveld Engineering representing the applicant, Cassandra Westfield, manager of Wiggles & Giggles, and Khaled Mheisen, applicant and owner of Wiggles & Giggles, were present and went over the revised elevations for the proposed daycare building.

### **Discussion from the Public:**

Jeff Kaiser, Pettibone Lake Rd, Highland, MI, spoke in favor of this request. He noted that there is a shortage of daycare facilities in the State of Michigan and that daycare facilities have a lot of oversight from state agencies. He stated that his mother had run a daycare for many years, and he took over when she retired and ran it himself for many years. He stated that he had cared for children whose grandparents had been children at the daycare when his mother started it. He stated that Wiggles & Giggles was a part of the community for several decades now and to put unreasonable restrictions on them would be a detriment to the daycare but also to the community as a whole.

### **Discussion from the Board:**

Mr. Hoffman asked for clarification regarding the modular trailer and if it would be on a slab foundation. Mr. Chaney explained that it will be on a slab foundation, and it would still be the same proposed structure from the original submission but with proposed siding and a pitched roof with an overhang to be added in order to make the structure match the existing building and fit with the neighborhood as had been requested by the Zoning Board of Appeals and the Planning Commission.

Mr. Charlick asked about the revised site plan and parking lot. Mr. Chaney explained that they redesign the parking lot to keep the existing curb cuts and added two parking spaces with a dedicated space for the daycare's shuttlebus. Mr. Charlick stated that he liked this site plan proposal much better.

Mr. Zeolla stated that this proposal is a great improvement over the last plan.

Mrs. Michaels asked the applicant if all of the work will be finished before occupancy of the new structure and the applicant stated that her assumption was correct, and they would have all of the work on the site and structure completed before the new structure is occupied.

Mr. Borg stated that question 3 on the worksheet was answered no by the applicant but he believes that this request is of a personal nature as it is related to the financial desire to expand the business. He noted that the ZBA are not supposed to take financial concerns into account when coming to a decision. Mr. Borg then stated that if an addition was constructed onto the existing building instead of constructing a new building, then the variance requests may be minimized. Mr. Mheisen stated that it would be best to build a new structure instead of building an addition to the existing building because it would better provide for separate play spaces for the different age groups and create a better foot traffic flow for parents.

Mrs. Michaels agreed with the applicant noting that as a mother she is more comfortable with the idea of the newborns being separated from the bigger kids because it would be safer for all of the children.

Mr. Zeolla asked if the floor plan of the revised structure has changed from the original proposal. Mr. Chaney stated that the floor plan will stay the same as the original proposal.

Mr. Eichinger and Mrs. Michaels asked for clarification regarding the age range of children currently enrolled. Ms. Westfield explained that the current building is  $2\frac{1}{2}$  years of age through school age for the after-school program. She further explained that if they are approved for the new building then the new building would be for newborns up to  $2\frac{1}{2}$  years old and the existing building would then be for 3 years through school age.

Mr. Charlick noted that the original site plan approval included a second building on the site and asked if there had been a variance granted in 1985 at the time of the original special use approval for the creation of

the daycare site. Mrs. Littlebear said no and explained that the zoning ordinance had been so different then that a variance had not been needed at that time.

Mr. Charlick further noted that under the 1985 site plan approval, the second structure was approved to be even closer to N. Milford Rd than this current proposal.

Mr. Jickling stated that he believes that the practical difficulty is self-created, that the lot is being overbuilt, and that the applicant could find other parcels to expand the business noting that there are many empty buildings. He stated that the renderings show the doors on the building to be at grade level. Mr. Chaney stated that the rendering does not reflect the single step that will most likely be constructed. Mr. Jickling stated that he felt that the renderings are misleading. Mr. Chaney stated that the total size of the building envelope on this site is only 700 square feet and noted that any sized expansion on this site would necessitate the approval of a variance because the lot is so undersized for its zoning district. Mr. Mheisen stated that it is important to expand on this site instead of moving because the parents in this community need to be able to have one location for their different aged children to be cared for.

Mr. Raimondo asked if the Planning Commission had discussed at the requirement for sidewalks on new projects. Mr. Charlick stated that it doesn't seem to be something that the Planning Commission is concerned with because it is a rural residential area that doesn't have sidewalks nor is likely to have sidewalks in the future. They were focused more on pedestrian traffic on the site itself connecting each parking lot and both buildings. Ms. Westfield stated that currently the parking lot from White Lake Rd is staff parking and there is a sidewalk from that lot to the existing building.

Mrs. Michaels noted that there will still be approvals needed from other agencies that have the authority over the differing aspects of a childcare facility and road access.

Mr. Borg asked if it would be possible to ask for a rezoning of the property to reduce the necessity for a variance. Mrs. Littlebear explained that because the property is not only zoned residential but is also surrounded by residential zoning and as such the property could not be rezoned to a commercial or industrial zoning. This type of rezoning is often called "spot zoning" and is not allowed. Mr. Borg offered the following Facts and Findings for this case.

Mr. Borg offered the following facts and findings for this

Facts and Findings:

The main structure could be renovated, and an addition built instead of a separate building thus minimizing the variances requested.

The Fire Marshal has requested that the existing White Lake Rd entrance remain to serve as an emergency access.

A special use approval was granted for a childcare facility in 1985 and has been running successfully as childcare facilities are a need for the community.

The subject parcel has a 5-acre minimum zoning but is approximately 0.85 acres thus making this parcel undersized for its zoning district.

The parcel is a corner lot that fronts two major thoroughfares thus having even larger setback requirements than an average front yard for this district.

The proposed structure is in keeping with the characteristics of the surrounding residential neighborhood as recommended by the Planning Commission.

This request will not have any negative impacts on the health, safety, or welfare of this community.

### Motion:

Mr. Hoffman made a motion in Case #24-16, parcel # 11-02-300-002, commonly known as 1131 White Lake Rd, to approve a 56-foot variance from the required 125-foot west front yard setback to 69-feet provided, a 40.7-foot variance from the required 125-foot south front yard setback to 84.3-feet provided and a 6.1-foot variance from the required 40-foot north side yard setback to 33.9-feet provided for the construction of a 1776 square foot daycare building. Mr. Zeolla supported the motion.

**Roll Call Vote:** Mr. Hoffman-yes, Mr. Borg-no, Mr. Eichinger-yes, Mrs. Michaels-yes, Mr. Zeolla-yes, Mr. Charlick-yes, Mr. Gerathy-yes, (6 yes votes, 1 no vote). The motion carried and the variance was approved.

### CALL TO THE PUBLIC:

No public comment was offered.

### MINUTES:

Mrs. Michaels made a motion to approve the minutes of August 7, 2024, as corrected. Mr. Borg supported the motion, and it carried with a unanimous voice vote.

### **DISCUSSION:**

Mr. Borg asked if there was a meeting for September 4, 2024. Mrs. Littlebear stated that there are three cases to be heard at that meeting and two cases for the September 18, 2024 meeting.

Mrs. Littlebear announced that a company will be applying sound dampening products to the ceiling of the Township Auditorium to reduce the echo during the last week of September.

### **ADJOURN:**

At 8:03 p.m., Mrs. Michaels made a motion to adjourn the meeting. Mr. Borg supported the motion, and it carried with a unanimous voice vote.

Respectfully submitted,

Anthony Raimondo AR/kpl