



## 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

---

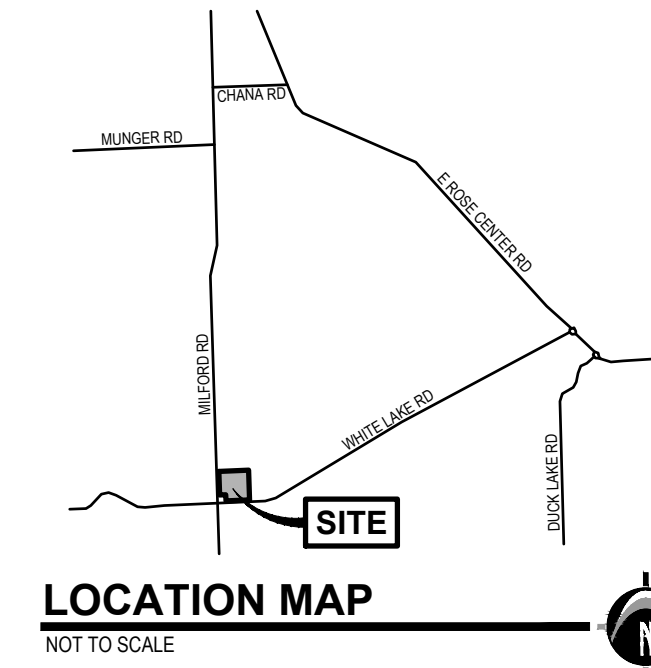
The applicant has been working on the necessary approvals for the expansion of the Wiggles and Giggles project and has submitted a revised site plan for your review. At the August 21, 2024 meeting of the Zoning Board of Appeals, the necessary variances were approved for the building as proposed. Those 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.



# WIGGLES & GIGGLES

## HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN



**NEDERVELD**  
 www.nederveld.com  
 800.222.1868  
**ANN ARBOR**  
 3037 Miller Rd  
 Ann Arbor, MI 48103  
 Phone: 734.929.6963  
 CHICAGO  
 COLUMBUS  
 GRAND RAPIDS  
 HOLLAND  
 INDIANAPOLIS

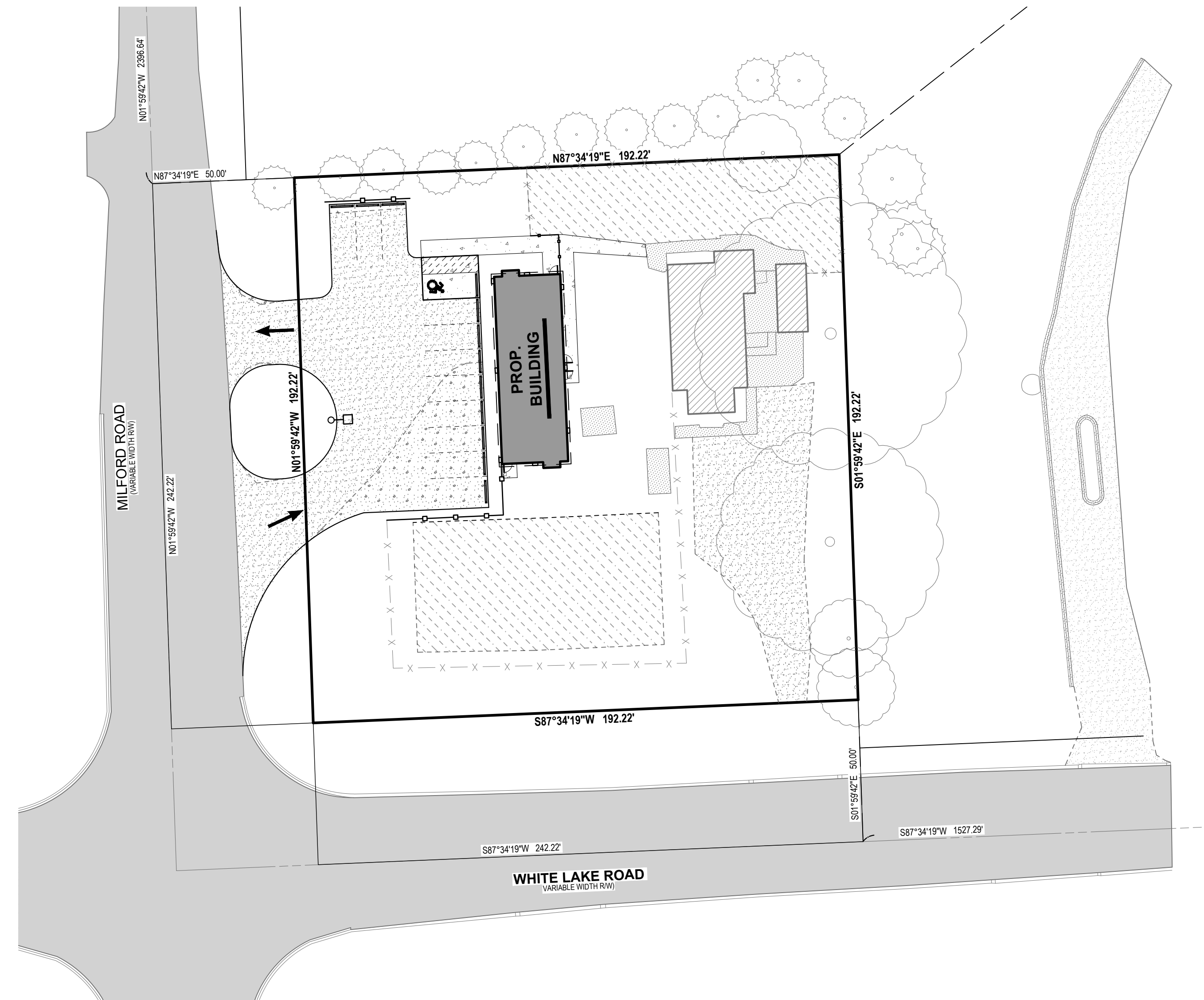
**PREPARED FOR:**  
 Wiggles & Giggles  
 Khaled Mneisen

1131 White Lake Rd.  
 Highland, MI 48356

**REVISIONS:**

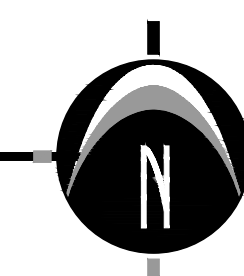
Title: SITE PLAN SUBMITTAL	Drawn: CB/OO	Checked: BC	Date: 7.1.2024
Title: REVISED LAYOUT PLAN	Drawn: CB/OO	Checked: BC	Date: 8.16.2024
Title: SITE PLAN RESUBMITTAL	Drawn: CB/OO	Checked: BC	Date: 9.11.2024

### SITE PLAN



**SITE LAYOUT**

1" = 30'



**SHEET INDEX**

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

**WIGGLES & GIGGLES**

Cover Sheet

1131 WHITE LAKE RD  
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,  
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**STAMP:**



**PROJECT NO:**  
 24500220

**SHEET NO:**  
**C-100**



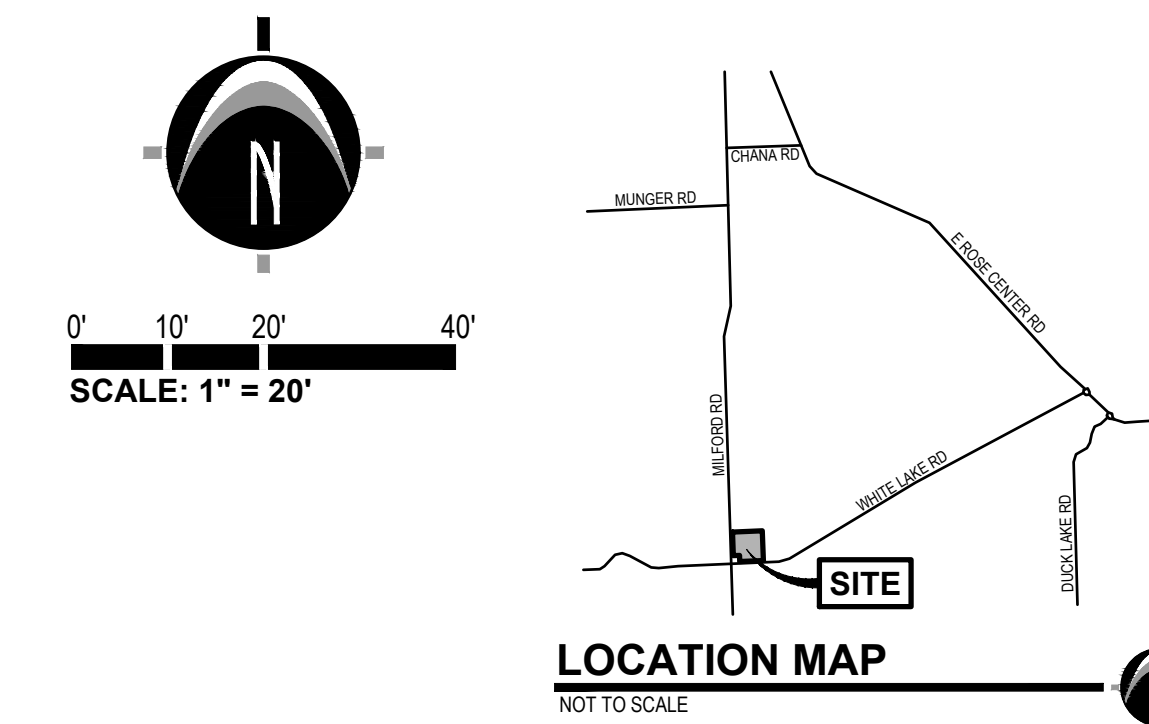
UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.  
 NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**PREPARED FOR:**  
 Wiggles & Giggles  
 Khaled Mhaisen

1131 White Lake Rd.  
 Highland, MI 48356

**REVISIONS:**

Title: SITE PLAN SUBMITTAL	Checked: BC	Date: 7.1.2024
Drawn: CB/OO	Checked: BC	Date: 8.16.2024
Title: REVISED LAYOUT PLAN	Checked: BC	Date: 8.16.2024
Drawn: CB/OO	Checked: BC	Date: 9.11.2024
Title: SITE PLAN RESUBMITTAL	Checked: BC	Date: 9.11.2024
Drawn: CB/OO	Checked: BC	Date: 9.11.2024



**LEGEND**

Section Corner	Mailbox
Iron - Set 1/2" X 18" iron rebar with NED Cap	Post
Iron - Found as noted	Utility Pole
Air Conditioning	Sign
Catch Basin - Round	Stop Sign
Catch Basin - Square	Underground Gas Marker
Control Point/ Benchmark	Water Well
Cable Riser	Fence
Culvert	Gas Line
Deciduous Tree	Overhead Utility
Electric Meter	Sanitary
Evergreen Tree	Zoning Setback Line
Faucet	Asphalt
Flag	Existing Building
Gas Meter	Concrete
Guy Anchor	Gravel
Light Pole	

**BENCHMARKS**

**BENCHMARK #1416** ELEV. = 1035.77 (NAVD88)  
 Benchline in East side of power pole, located 16'-4" East of edge of pavement for Milford Road and 190'-4" 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'-4" 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**

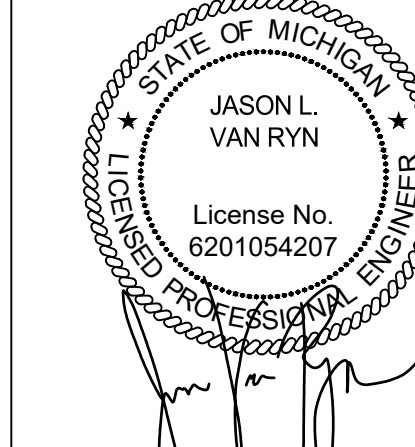
- Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260650, Map Number 2612500311F, with an Effective Date of September 29, 2006, shows this parcel to be located in Zone X (subject to map scale uncertainty).
- Lacking excavation, 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.
- 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.
- BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot
- 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.

**WIGGLES & GIGGLES**

**Existing Site Conditions Plan**

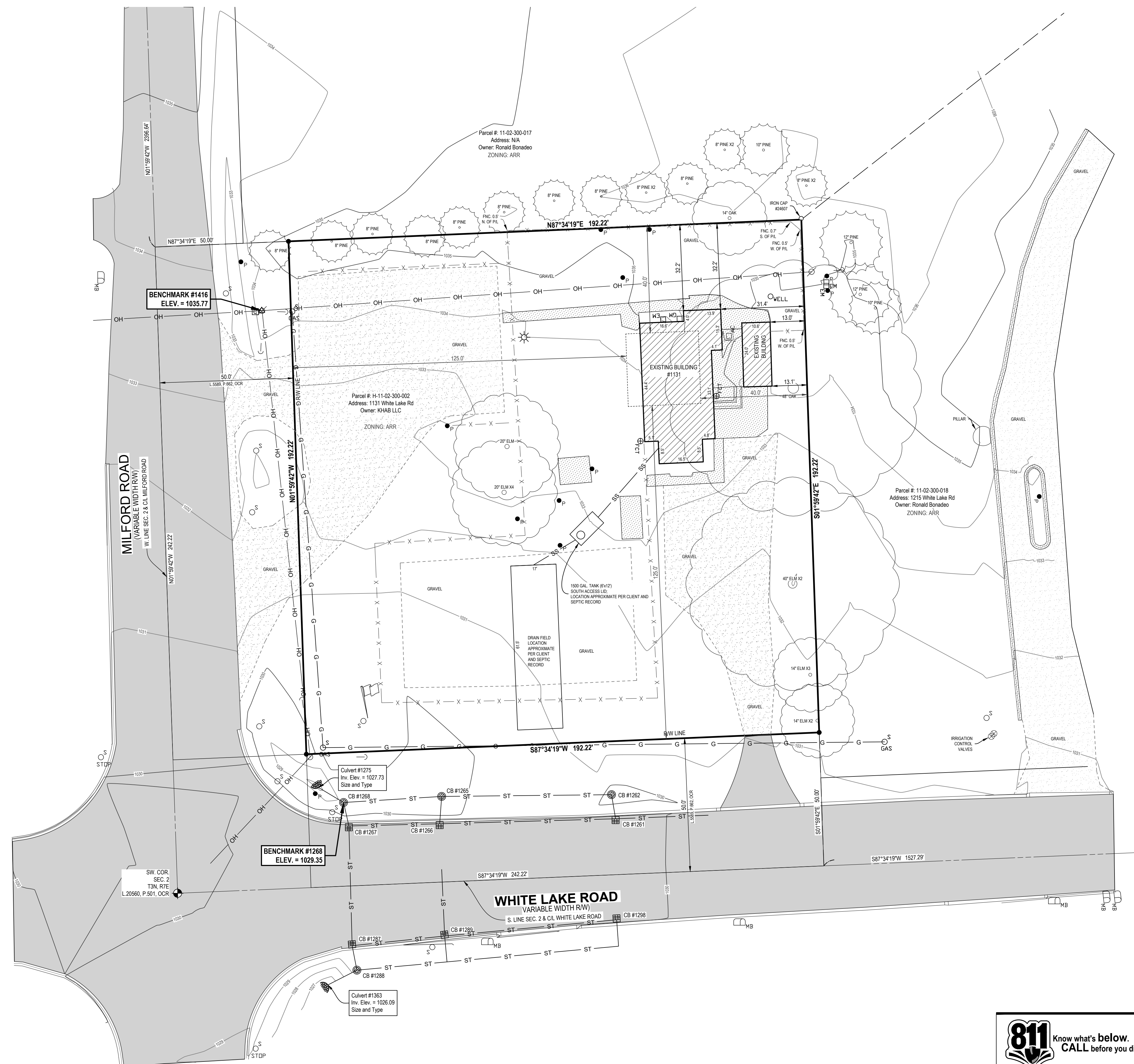
1131 WHITE LAKE RD  
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,  
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**STAMP:**



**PROJECT NO:**  
 24500220

**SHEET NO:**  
**C-201**



**811** Know what's below.  
 CALL before you dig.

UTILITY LOCATIONS ARE 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.

NOTE:  
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS 'SPRAY' WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

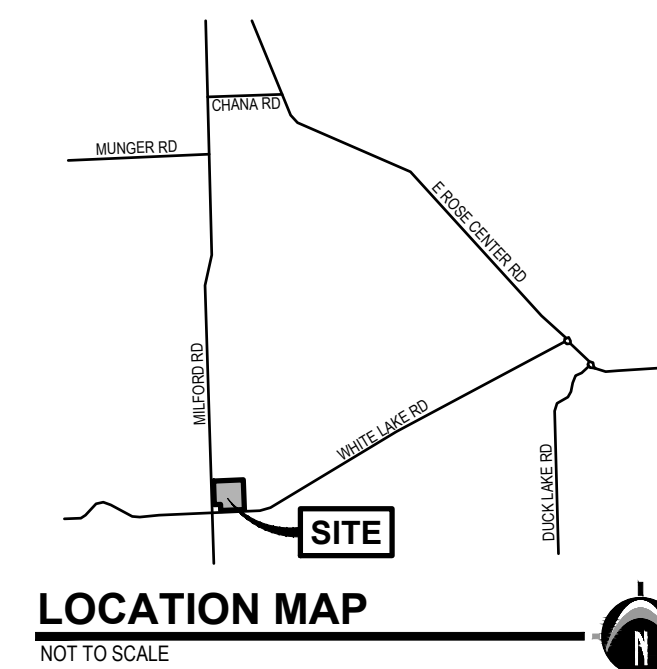
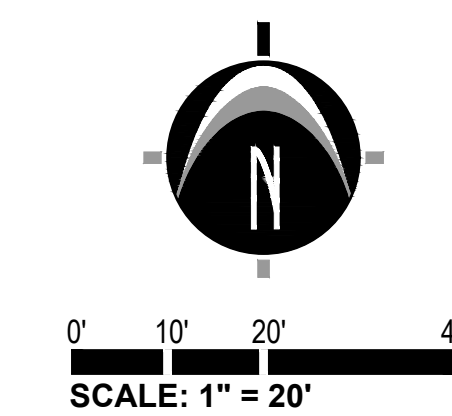


**PREPARED FOR:**  
 Wiggles & Giggles  
 Khaled Mneisen

1131 White Lake Rd.  
 Highland, MI 48356

**REVISIONS:**

Title: SITE PLAN SUBMITTAL	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

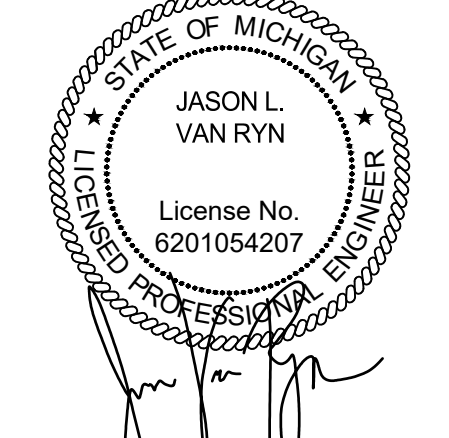


**NOTES**

- Soils Classification:  
 13B - Oshtemo-Boyer loamy sands, 0 to 6 percent slopes  
 44B - Riddles sandy loam, 1 to 6 percent slopes
- All trees except those marked for removal (See sheet C-203 for details) shall remain on site.  
  
 Trees to be removed:  
 Elm (*Ulmus* sp.) 20\" Single trunk, good condition  
 Elm (*Ulmus* sp.) 20\" Multi trunk, good condition

**WIGGLES & GIGGLES**  
 Natural Resources Inventory  
 1131 WHITE LAKE RD  
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,  
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**STAMP:**



**PROJECT NO:**  
 24500220

**SHEET NO:**  
**C-202**

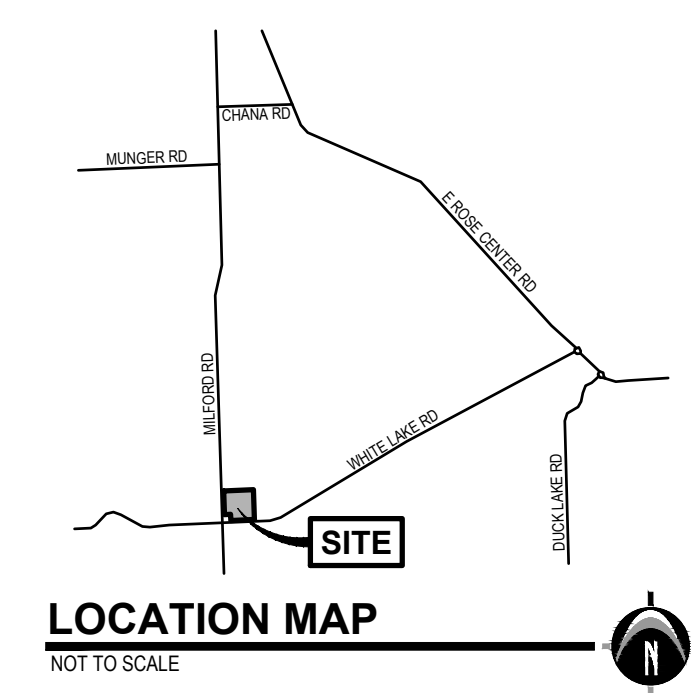
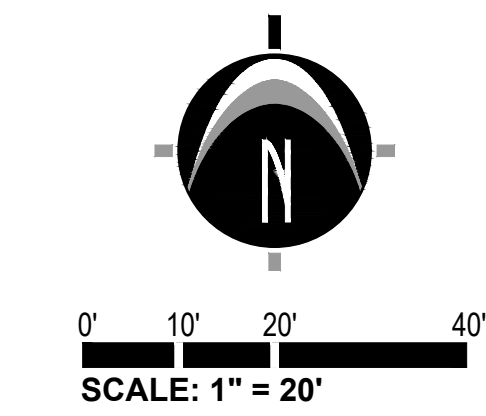


**PREPARED FOR:**  
 Wiggles & Giggles  
 Khaled Mneisen

1131 White Lake Rd.  
 Highland, MI 48356

**REVISIONS:**

Title: SITE PLAN SUBMITTAL	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



**DEMOLITION LEGEND**

- EXISTING ASPHALT & CONCRETE REMOVAL
- EXISTING GRAVEL REMOVAL
- EXISTING FENCE REMOVAL
- EXISTING TREE REMOVAL
- REMOVE EXISTING PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING TREE
- REMOVE EXISTING LIGHT POLE
- REMOVE EXISTING FENCE
- REMOVE EXISTING POST

**REMOVAL / DEMOLITION NOTES**

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

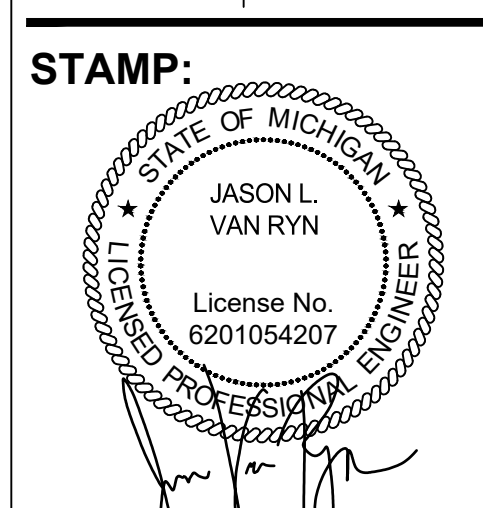


**811 Know what's below. CALL before you dig.**

UTILITY LOCATIONS ARE 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.

NOTE:  
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**WIGGLES & GIGGLES**  
 Demolition Plan  
 1131 WHITE LAKE RD  
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,  
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN



**PROJECT NO:**  
 24500220

**SHEET NO:**  
**C-203**

**PREPARED FOR:**  
 Wiggles & Giggles  
 Khaled Mneisen

1131 White Lake Rd.  
 Highland, MI 48356

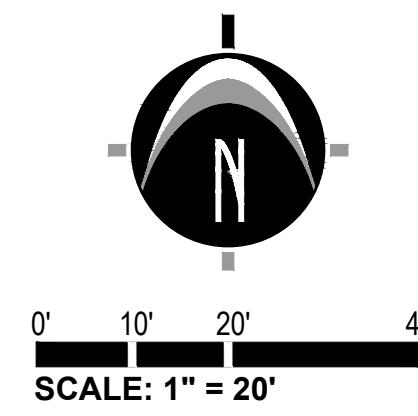
**REVISIONS:**

Title: SITE PLAN SUBMITTAL	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



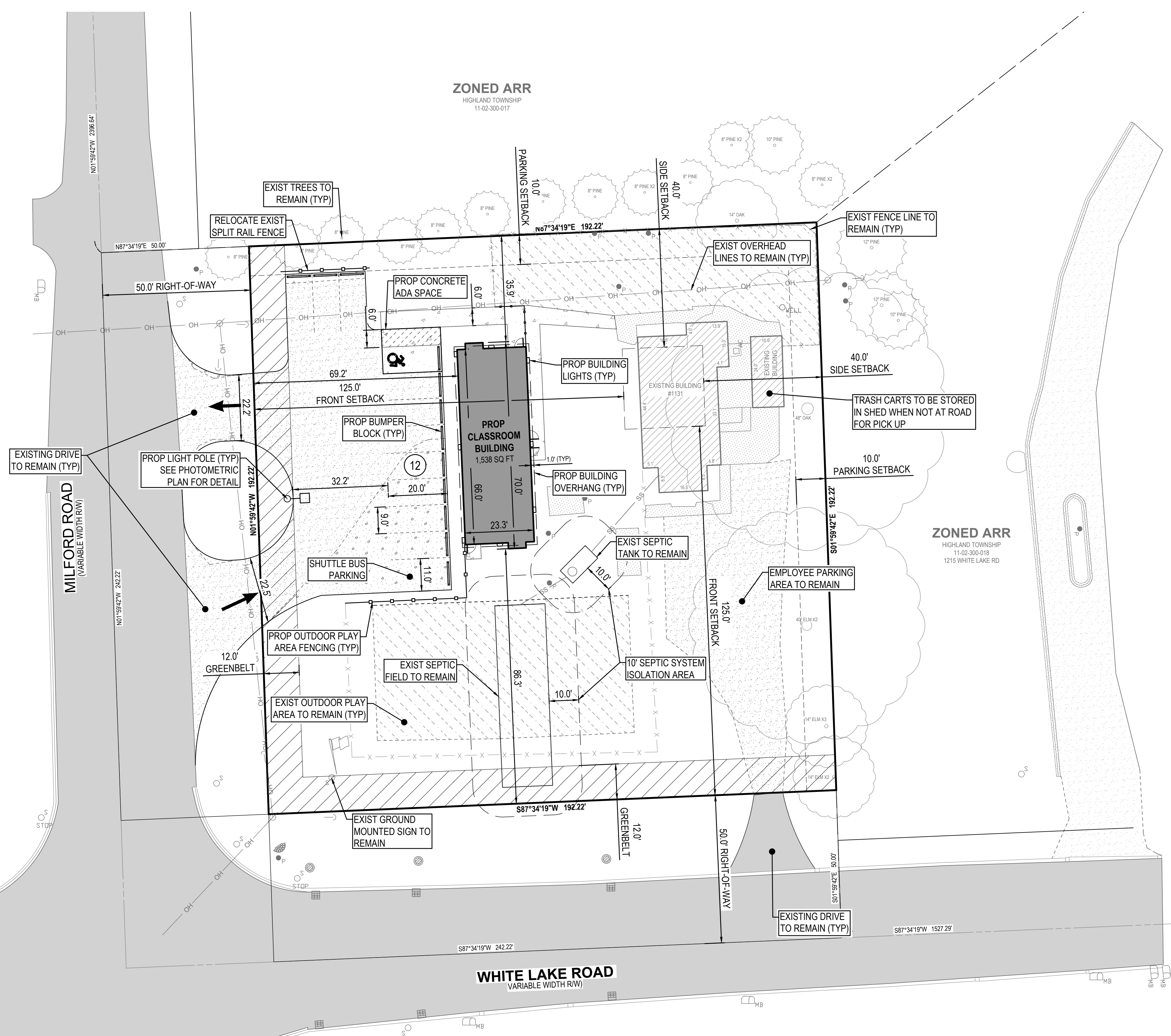
**LEGEND**

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



**GENERAL NOTES**

- 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.
- 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
- PARKING REQUIREMENTS:  
 A) MINIMUM REQUIRED SPACE PER THRESHOLD = 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 CHILDREN = 60 CHILDREN / 6 = 8 SPACES + 2 SPACES = 10 SPACES)  
 F) NUMBER OF SPACES PROVIDED = 12 (INCLUDING 1 SHUTTLE BUS SPACE)
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- 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.
- 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.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- 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.
- THE PERMANENT PARCEL NUMBER FOR THE SITE IS H-11-02-300-002.  
 THE ADDRESS OF THE PROPERTY IS 1131 WHITE LAKE RD.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.



**ZONED ARR**  
 HIGHLAND TOWNSHIP  
 11-03-400-303  
 5241 N MILFORD RD

**ZONED ARR**  
 HIGHLAND TOWNSHIP  
 11-03-400-004  
 5181 N MILFORD RD

**ZONED ARR**  
 HIGHLAND TOWNSHIP  
 11-02-300-018  
 1215 WHITE LAKE RD

**WHITE LAKE ROAD**  
 (VARIABLE WIDTH R/W)

**ZONED R1.5**  
 HIGHLAND TOWNSHIP  
 11-11-101-007  
 1124 WHITE LAKE RD

**ZONED R1.5**  
 HIGHLAND TOWNSHIP  
 11-11-101-008  
 1150 WHITE LAKE RD

**811** Know what's below.  
 CALL before you dig.

UTILITY LOCATIONS ARE 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.

NOTE:  
 EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**WIGGLES & GIGGLES**  
 Site Layout Plan  
 1131 WHITE LAKE RD  
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,  
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:**  
 24500220

**SHEET NO:**  
**C-205**



**PREPARED FOR:**  
 Wiggles & Giggles  
 Khaled Mhaisen

1131 White Lake Rd.  
 Highland, MI 48356

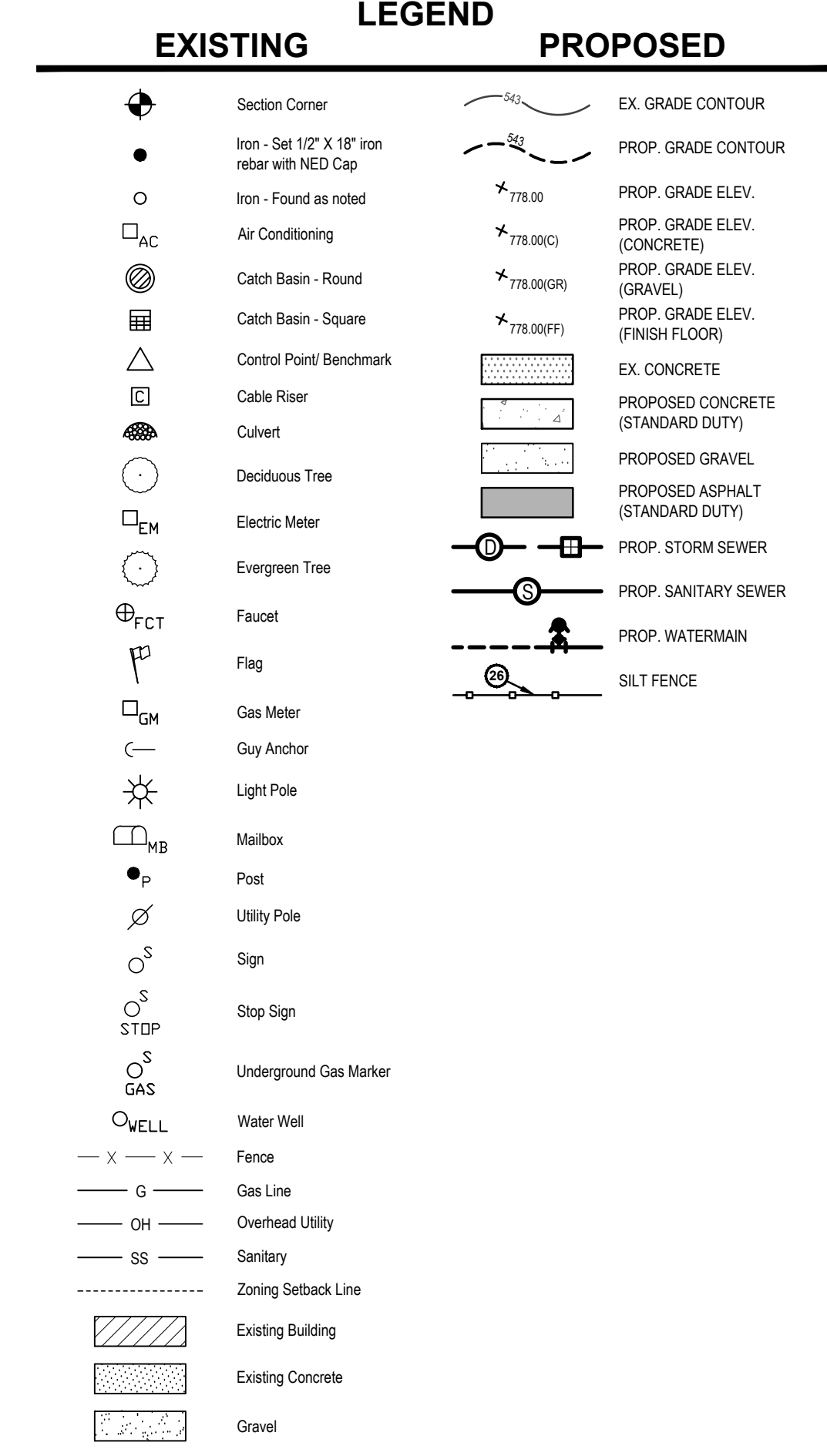
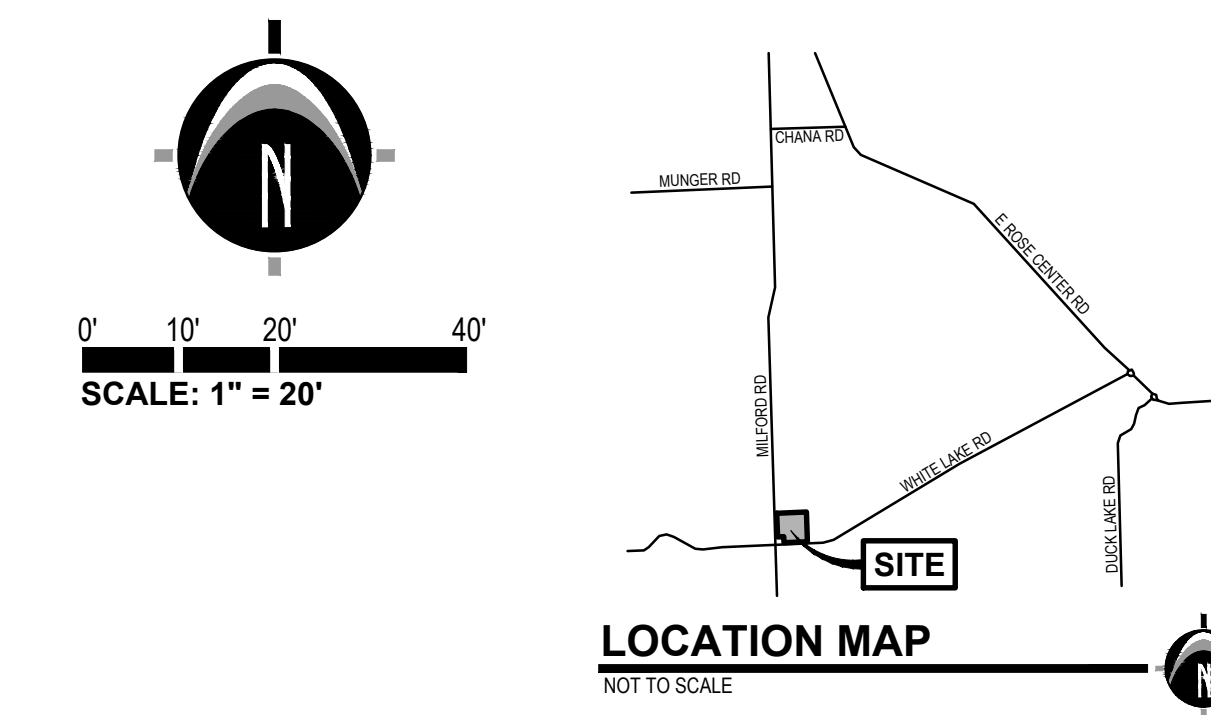
**REVISIONS:**  
 Title: SITE PLAN SUBMITTAL  
 Drawn: CB/OO Checked: BC Date: 7.1.2024  
 Title: REVISED LAYOUT PLAN  
 Drawn: CB/OO Checked: BC Date: 8.16.2024  
 Title: SITE PLAN RESUBMITTAL  
 Drawn: CB/OO Checked: BC Date: 9.11.2024

**WIGGLES & GIGGLES**  
 S.E.S.C. & Grading Plan  
 1131 WHITE LAKE RD  
 PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,  
 HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**STAMP:**  
 STATE OF MICHIGAN  
 JASON L. VAN RYN  
 LICENSED PROFESSIONAL ENGINEER  
 License No. 6201054207

**PROJECT NO:**  
 24500220

**SHEET NO:**  
**C-300**



**RAINGARDEN CALCULATIONS**

Proposed BMP	Area (ft <sup>2</sup> )	Runoff Storage Volume (ft <sup>3</sup> )		Ave. Design Infiltration Rate (in/hr)	Subsurface Infiltration Volume (ft <sup>3</sup> )	Total Volume Reduction (ft <sup>3</sup> )
		Surface	Soil			
Rain Garden	247	159	14	1.75	139	312
Rain Garden	198	122	9	1.75	106	237
Volume Provided in Rain Garden (cf) =					549	

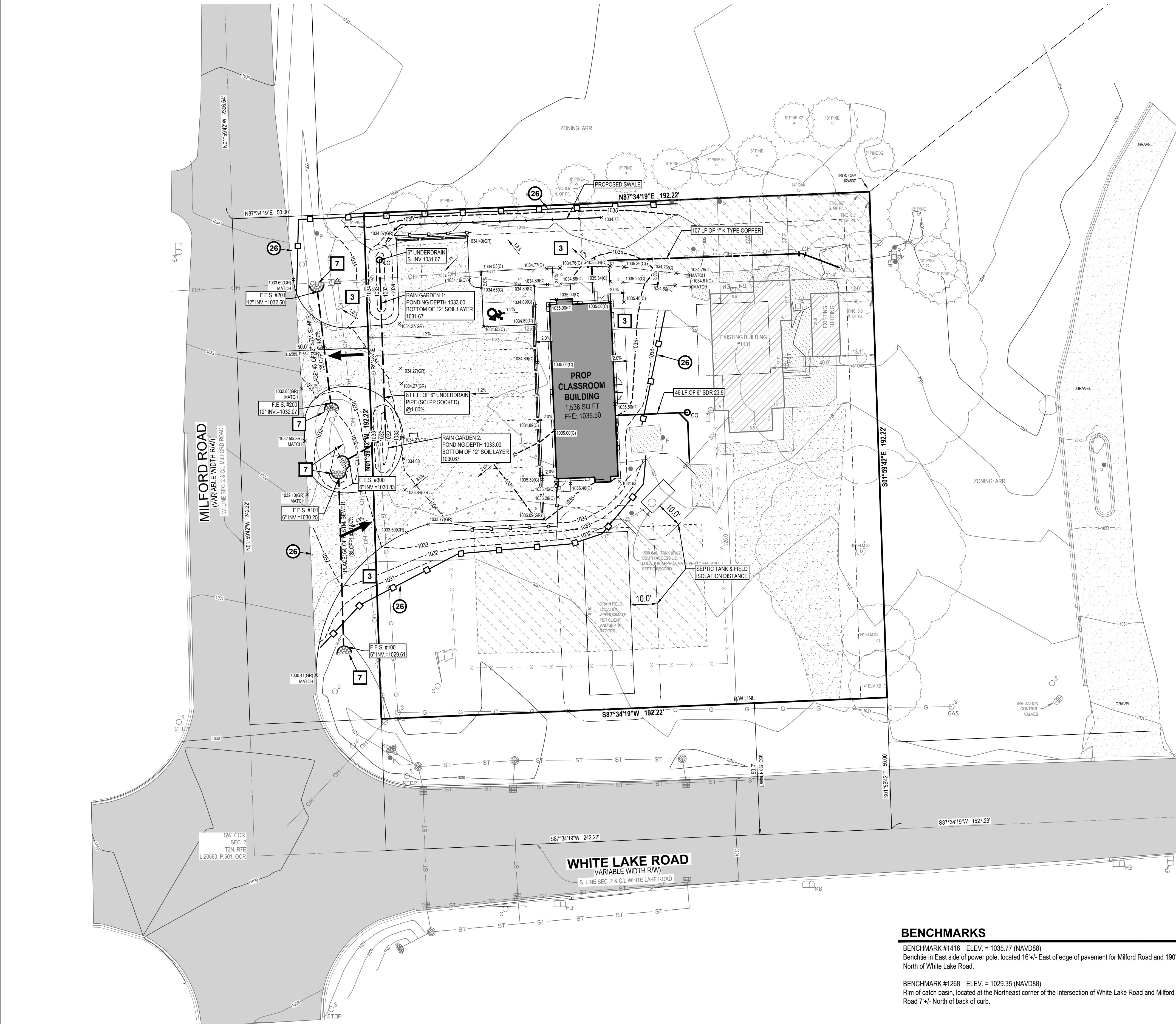
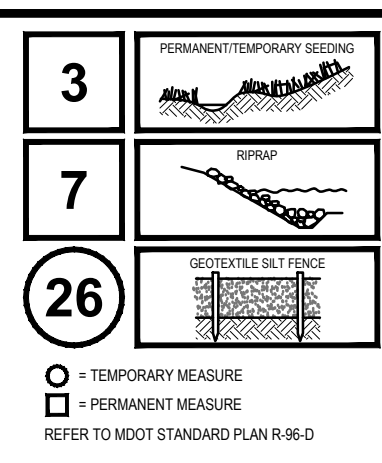
**BENCHMARKS**

**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.

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- REFER TO THE M.D.O.T. "SOIL EROSION AND SEDIMENTATION CONTROL MANUAL" (MARCH 2021) FOR ADDITIONAL INFORMATION.
- THE ENTIRE STORM SEWER SYSTEM SHALL BE CLEANED AND FLUSHED FOLLOWING CONSTRUCTION AND PAID RECEIPT THEREOF PROVIDED TO THE ENGINEER AND COUNTY SEWC AGENT PRIOR TO FINAL PAYMENT TO THE CONTRACTOR OR FINAL ACCEPTANCE OF THE CONSTRUCTION BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT, TAKE CORRECTIVE ACTION AND MAINTAIN ALL TEMPORARY SEWC MEASURES DAILY AND AFTER EACH RAIN EVENT UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT.



**811 Know what's below. CALL before you dig.**

UTILITY LOCATIONS ARE 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.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.



**PREPARED FOR:**  
Wiggles & Giggles  
Khaled Mhaisen

1131 White Lake Rd.  
Highland, MI 48356

**REVISIONS:**  
Title: SITE PLAN SUBMITTAL  
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

**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, APPROX. 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 COMPLETED 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:**
- 1) 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 GRASS 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 EXTRANEIOUS 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/G.C. 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 DESIGN MUST SHOW THE IRRIGATION SYSTEM DESIGN TO THE ARCHITECT/OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.

**LANDSCAPE CALCULATIONS**

**PARKING LOT LANDSCAPING: SEC. 12.05**

1 TREE & 3 SHRUBS FOR EVERY 6 PARKING SPACES

PARKING TOTAL: 10 SPACES	REQUIRED: 1 TREE & 3 SHRUBS	PROPOSED: 1 TREE & 6 SHRUBS
--------------------------	-----------------------------	-----------------------------

**GREENBELTS: SEC. 12.06**

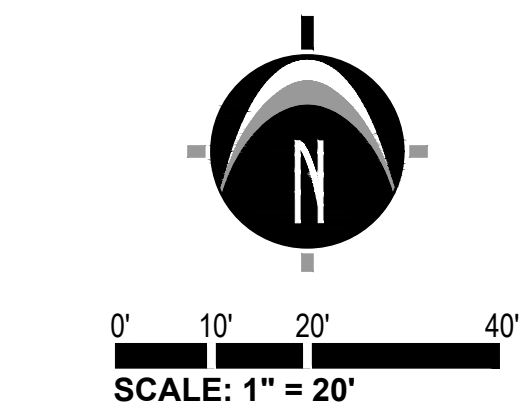
12 FT MIN. WIDTH, 1 DECIDUOUS TREE PER 30 LF OF FRONTAGE ABUTTING A PUBLIC ROAD RIGHT-OF-WAY. THE WIDTH OF BROWNS SHALL NOT BE COUNTED AS FRONTAGE.

MILFORD RD FRONTAGE: 166 LF	REQUIRED: 6 TREES	PROPOSED: 6 TREES & RAIN GARDEN INSTALLATION
WHITE LAKE RD FRONTAGE: 192 LF	REQUIRED: 6 TREES	PROPOSED: 6 TREES

**SITE LANDSCAPING: SEC. 12.07**

IN ADDITION TO REQUIRED LANDSCAPING AT LEAST 15% OF THE SITE AREA SHALL BE LANDSCAPED.

REQUIRED: 5,541 SQ. FT. OF AREA	PROPOSED: 7,185 SQ. FT. OF LANDSCAPE AREA
---------------------------------	---

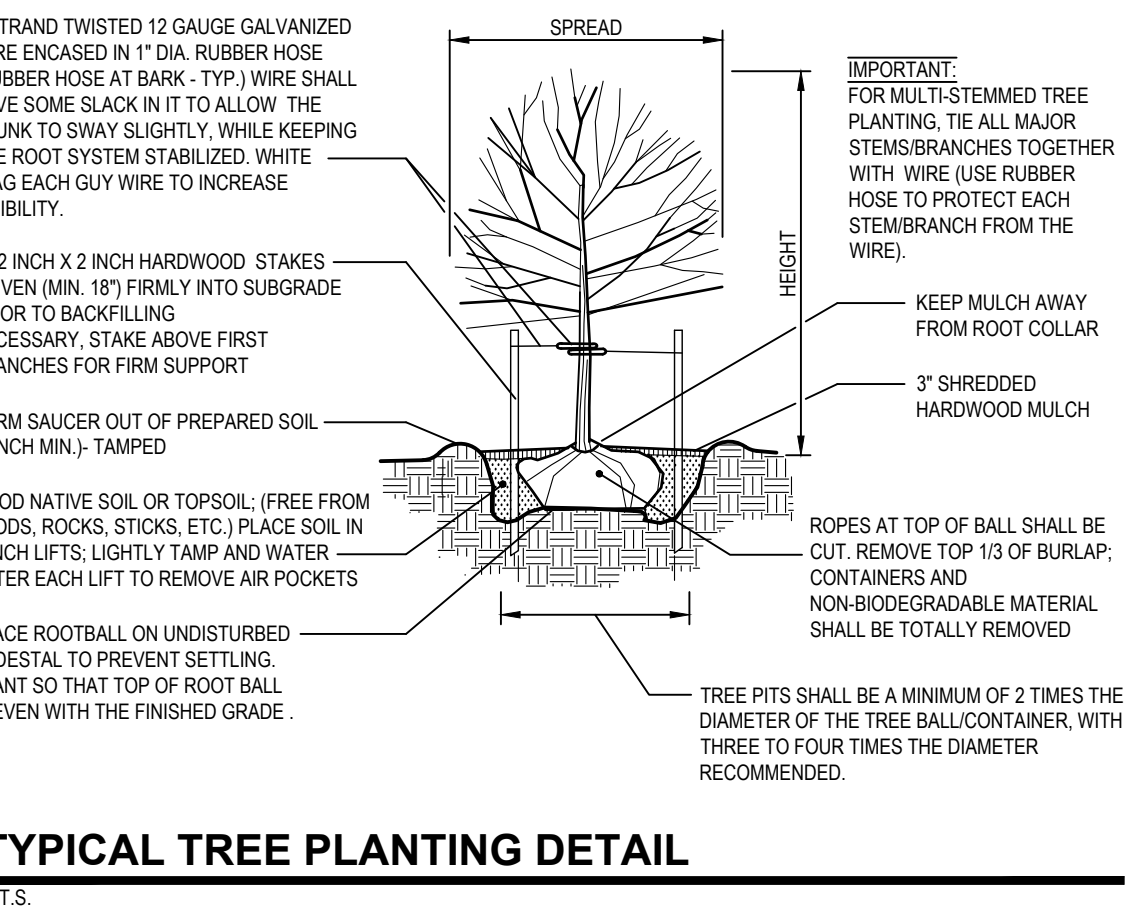
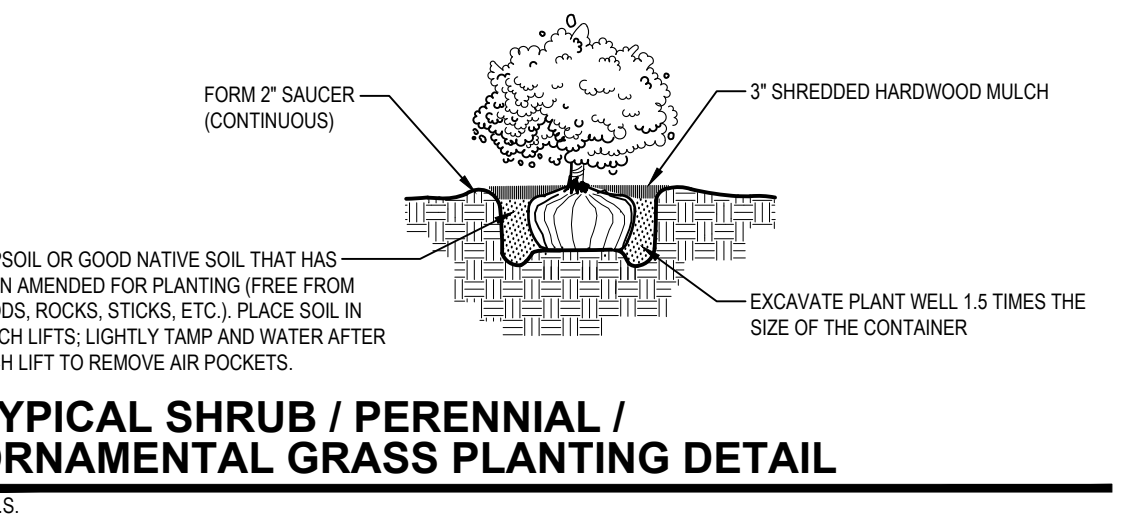
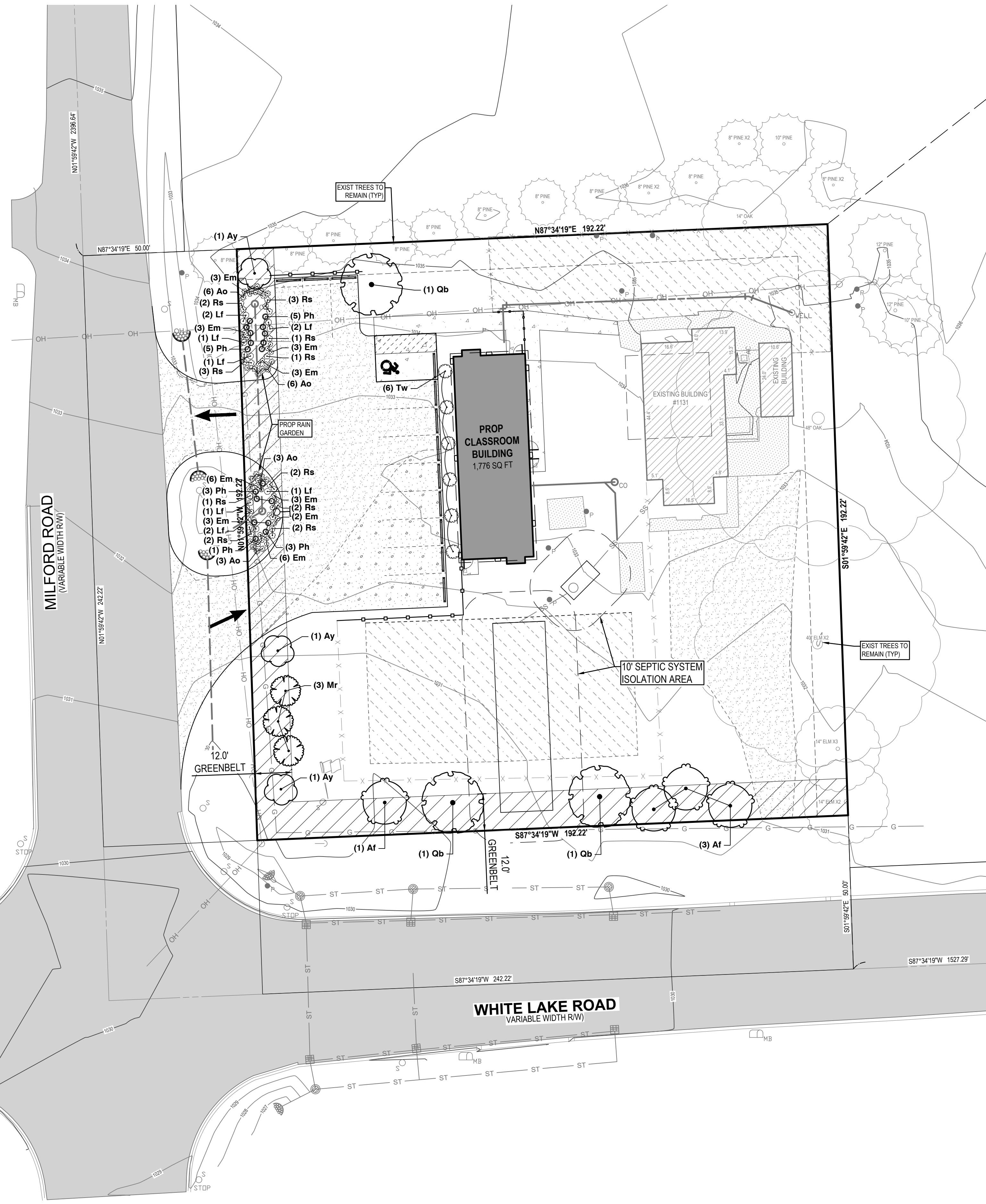


**LEGEND**

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING GRAVEL
[Pattern]	PROPOSED BITUMINOUS (STANDARD DUTY)
[Pattern]	PROPOSED CONCRETE (STANDARD DUTY)
[Pattern]	PROPOSED GRAVEL

**LANDSCAPE SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>					
[Symbol]	Af	4	Acer rubrum 'Frank Jr.'	Redpointe® Maple	2.5" cal.
[Symbol]	Ay	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5' Hgt. Min.
[Symbol]	Mr	3	Malus x 'JFS-KWS'	Royal Raindrops® Crabapple	5' Hgt. Min.
[Symbol]	Qb	3	Quercus bicolor	Swamp White Oak	2.5" cal.
<b>SHRUBS</b>					
[Symbol]	Ao	18	Aster oblongifolius 'October Skies'	October Skies Fall Aster	1 gal.
[Symbol]	Em	32	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	1 gal.
[Symbol]	Lf	10	Liatris spicata 'Floristan White'	Floristan White Blazing Star	1 gal.
[Symbol]	Ph	18	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.
[Symbol]	Rs	19	Rudbeckia hirta 'Indian Summer'	Indian Summer Black-eyed Susan	1 gal.
[Symbol]	Tw	6	Thuja plicata 'SMNTPGF'	Fluffy® Western Arborvitae	36" hgt.



**811 Know what's below. CALL before you dig.**

UTILITY LOCATIONS ARE 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.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

**WIGGLES & GIGGLES**  
Landscape Plan  
1131 WHITE LAKE RD  
PART OF THE SOUTHWEST 1/4 OF SECTION 2, T3N, R7E,  
HIGHLAND TOWNSHIP, OAKLAND COUNTY, MICHIGAN

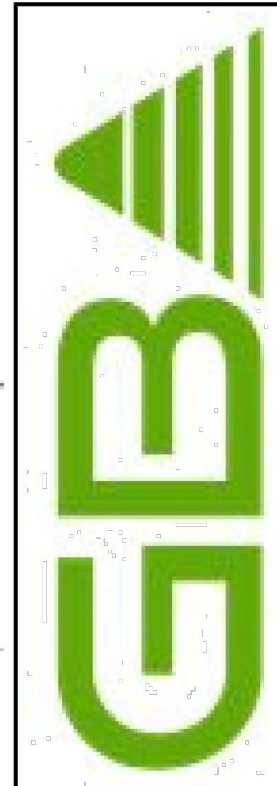
**STAMP:**

STATE OF MICHIGAN  
JASON L. VAN RYN  
License No. 6201054207  
REGISTERED PROFESSIONAL ENGINEER

**PROJECT NO:**  
24500220

**SHEET NO:**  
**L-100**





WIGGLE & GIGGLES  
EXTERIOR PHOTOMETRIC PLAN  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM

Designer  
BK  
Date  
08/27/2024  
Scale  
Not to Scale  
Drawing No.  
#24-33067



Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P1	1	Lithonia Lighting	DSX1 LED 40K 80CRI	D-Series Size 1 Area Luminaire 4000K CCT 80 CRI	10946	0.9	102.1727
	W1	3	Lithonia Lighting	WDGE2 LED 40K 80CRI	WDGE2 LED, 4000K, 80CRI	3166	0.9	32.1375
	W2	5	Lithonia Lighting	WDGE2 LED 40K 80CRI	WDGE2 LED, 4000K, 80CRI	3089	0.9	32.1375

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive Lanes		1.8 fc	3.6 fc	0.5 fc	7.2:1	3.6:1
Property Line		0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Overall/Grade		0.3 fc	3.8 fc	0.0 fc	N/A	N/A

**D-Series Size 1 LED Area Luminaire**

**Specifications**

- EPA: 0.69 ft (0.21m)
- Length: 32.21" (81.9mm)
- Width: 14.26" (36.2mm)
- Height H1: 7.88" (200mm)
- Height H2: 2.73" (69mm)
- Weight: 34 lbs (15.4kg)

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**WDGE2 LED Architectural Wall Sconce Precision Refractive Optic**

**Specifications**

- Depth (D1): 7"
- Depth (D2): 1.5"
- Height: 9"
- Width: 11.5"
- Weight: 13.5 lbs (without options)

**Introduction**

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with rugged AER wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**Ordering Information** EXAMPLE: DSX1 LED P7 40K 70CRI T3M V3MOLT SPA N1AIR2 PRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering	Distribution	Mounting	Shipped Included
DSX1 LED	Forward optics	40K	80CRI	T3M	Spot	SPR
	Reverse optics	40K	80CRI	T3M	Spot	SPR
	Neutral optics	40K	80CRI	T3M	Spot	SPR
	Warm optics	40K	80CRI	T3M	Spot	SPR

**Control options**

Control options	Other options	Finish options
Shipped installed	Shipped separately	Shipped separately
WALL MOUNT	Emergency battery backup	Emergency battery backup
FR	Emergency battery backup	Emergency battery backup
FR	Emergency battery backup	Emergency battery backup
FR	Emergency battery backup	Emergency battery backup

**WDGE LED Family Overview**

Luminaire	Optic	Standard 1M, 9°C	Color 1M, 9°C	Series	Approximate Lumens (9000K, 80CRI)
WDGE2 LED	Visual Control	4W	18W	Standard / Height	1,200 2,000 3,000 4,500 6,000
WDGE2 LED	Visual Reflective	15W	18W	Standard / Height	1,200 2,000 3,000 4,500 6,000
WDGE3 LED	Precision Reflective	15W	18W	Standard / Height	1,200 2,000 3,000 4,500 6,000
WDGE4 LED	Precision Reflective	15W	18W	Standard / Height	1,200 2,000 3,000 4,500 6,000

**Ordering Information** EXAMPLE: WDGE2 LED P3 40K 80CRI T3M V3MOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Mounting	Shipped Included	Shipped Separately
WDGE2 LED	P1	27K	70CRI	T15	Spot	SPR	AW5
	P1	30K	80CRI	T15	Spot	SPR	AW5
	P2	40K	80CRI	T15	Spot	SPR	AW5
	P3	50K	80CRI	T15	Spot	SPR	AW5
	P4	AMP	Amber	T15	Spot	SPR	AW5

**Options**

Options	Standard Sensors/Controls	Shipped Separately	Finish
EW08R	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Dark bronze
EW08S	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08T	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	White
EW08U	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Neutral aluminum
EW08V	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black bronze
EW08W	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08X	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08Y	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08Z	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AA	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AB	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AC	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AD	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AE	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AF	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AG	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AH	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AI	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AJ	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AK	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AL	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AM	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AN	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AO	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AP	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AQ	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AR	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AS	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AT	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AU	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AV	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AW	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AX	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AY	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AZ	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AA	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AB	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AC	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AD	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AE	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AF	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AG	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AH	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AI	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AJ	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AK	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AL	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AM	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AN	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AO	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AP	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AQ	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AR	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AS	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AT	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AU	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AV	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AW	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AX	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AY	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black
EW08AZ	Emergency battery backup, Certified CA Title 20 MARSIS	AW5	Black

**LITHONIA LIGHTING** COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (3786) • [www.lithonia.com](http://www.lithonia.com) © 2019-2023. All rights reserved.

**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING 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

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

**Alternates Note**

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

**Drawing Note**

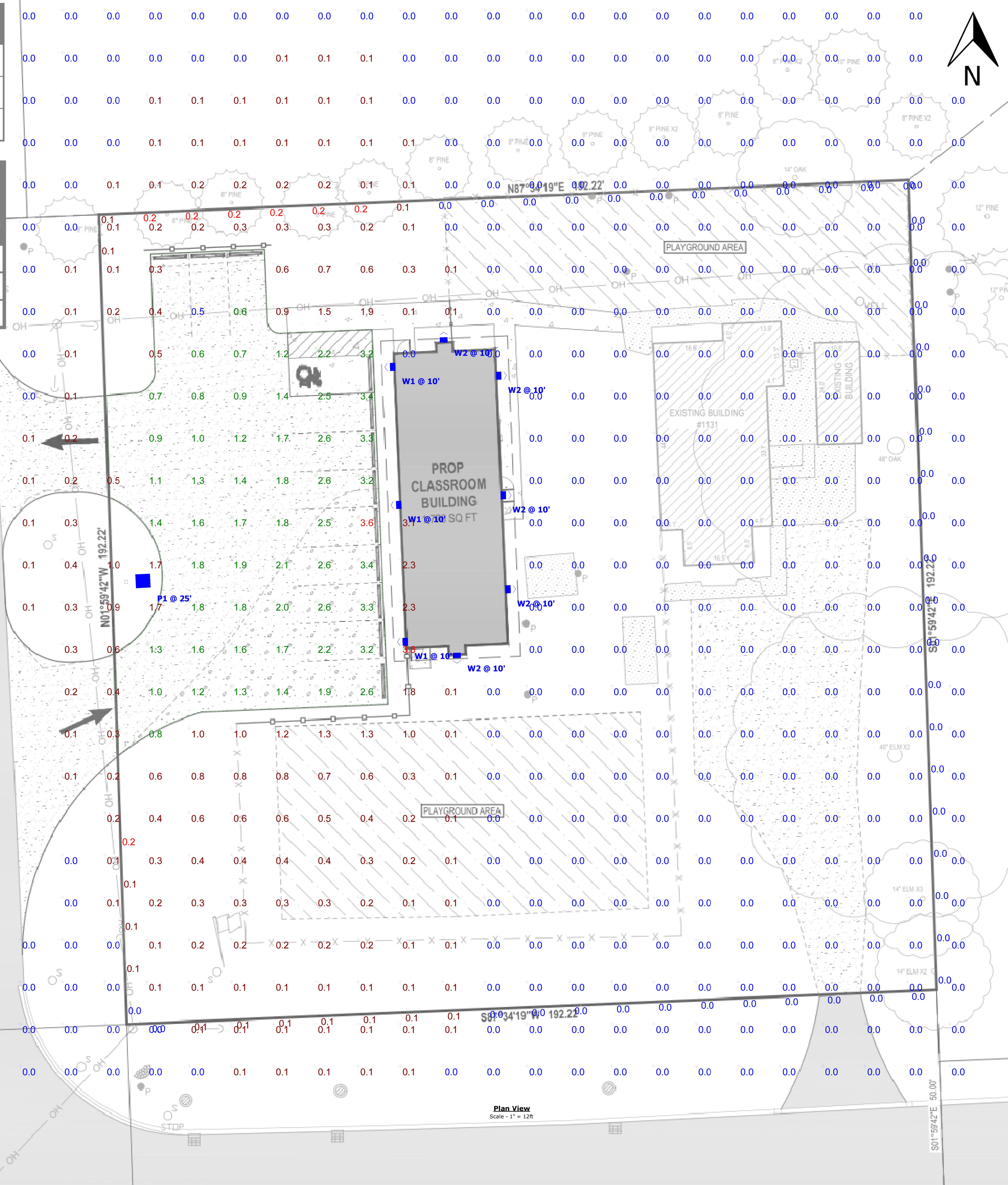
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

**Ordering Note**

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

**Mounting Height Note**

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

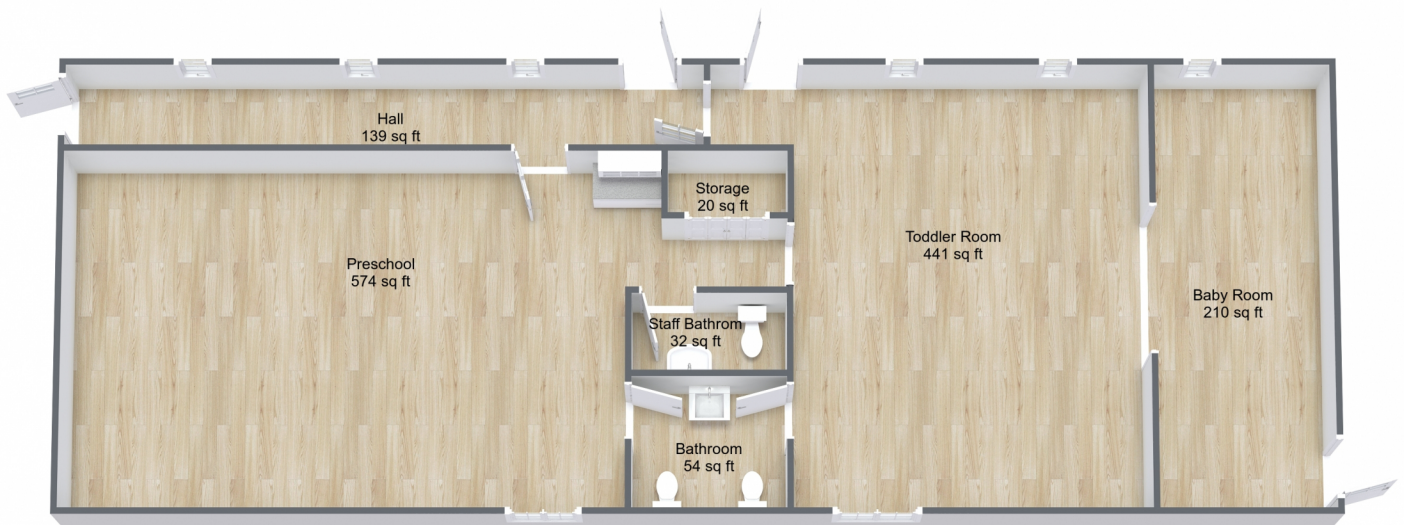


Plan View  
Scale - 1" = 12ft



# New Building 66

## 1. Floor



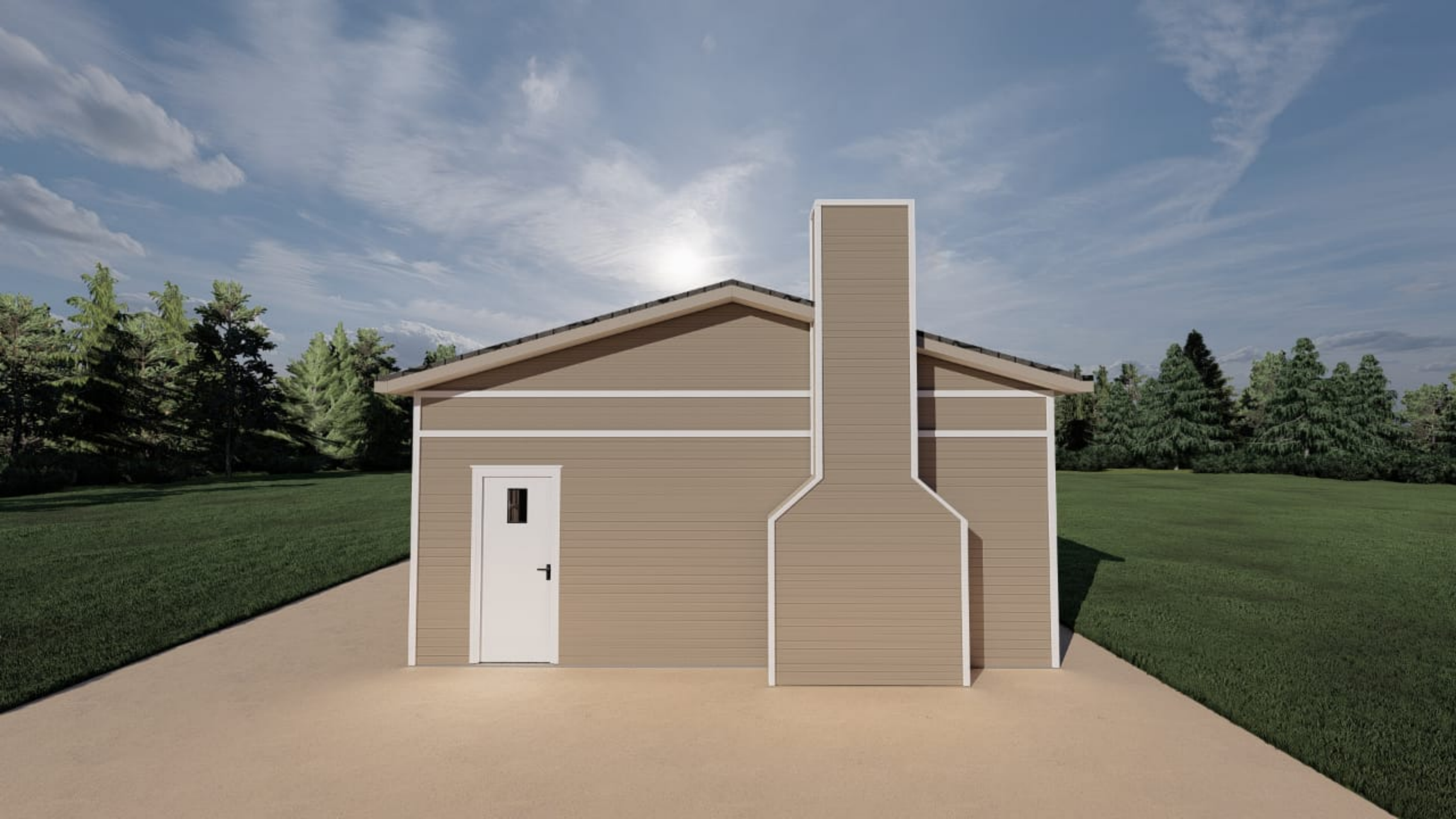












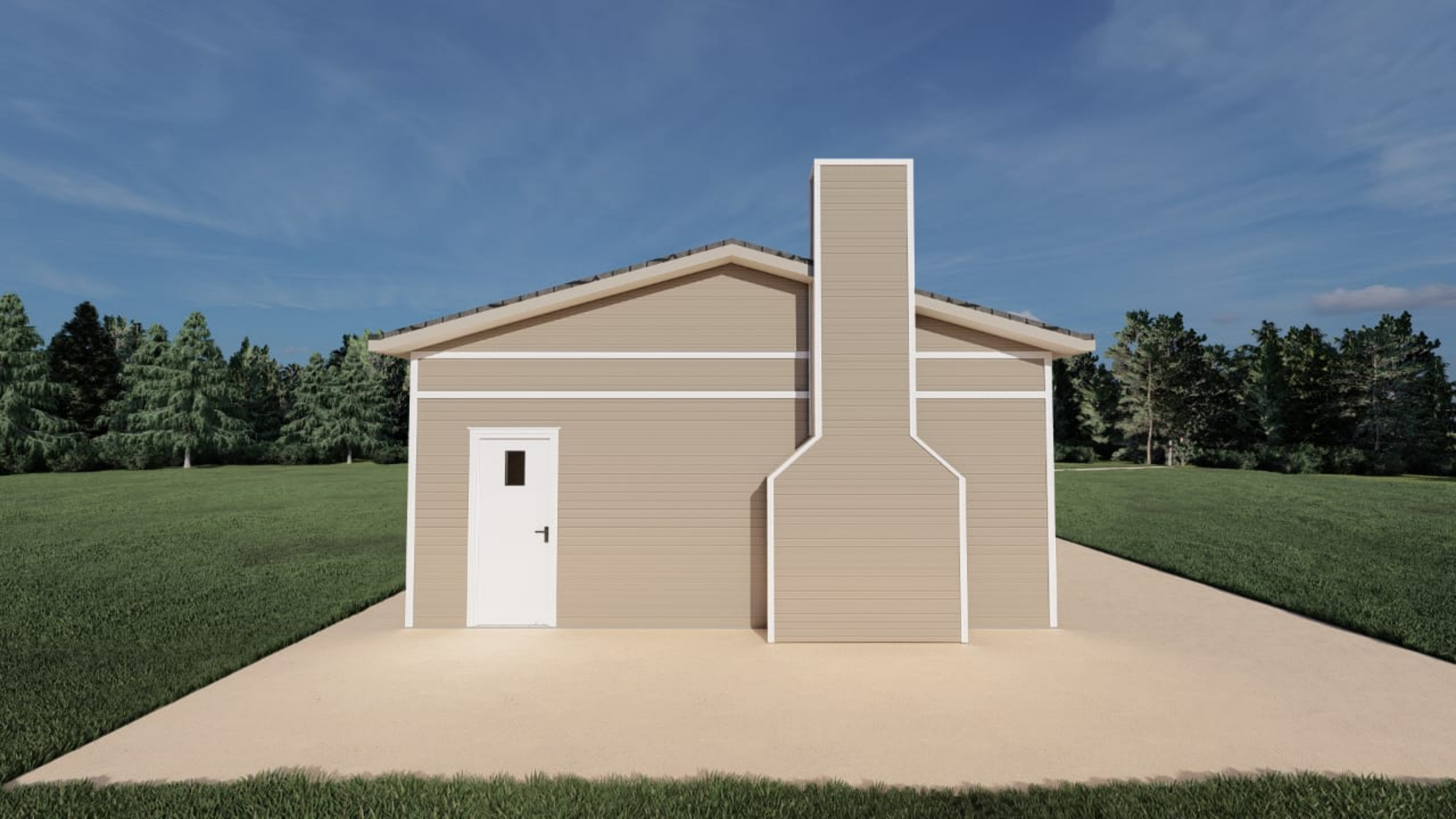


















CHARTER TOWNSHIP OF HIGHLAND  
ZONING BOARD OF APPEALS  
APPROVED MINUTES  
August 21, 2024

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: 24-16  
ENFORCEMENT: **Tabled from 08/07/24**  
ZONING: ARR – Agricultural and Rural Residential District  
PARCEL #: 11-02-300-002  
PROPERTY ADDRESS: 1131 White Lake Rd  
APPLICANT: Khaled Mheisen  
OWNER: Imagination Station Two, LLC  
VARIANCE REQUESTED: A 56-foot variance from the required 125-foot west front yard setback to 69-feet provided; and  
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.  
(Sec. 4.15.)  
This request is for the construction of a 1776 square foot daycare building.



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 ½ 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 ½ 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.

**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