



January 18, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Four Seasons Veterinary Services – Special Land Use and Sketch Plan Review #1
Location:	6936 Grand River Avenue – south side of Grand River, west of Hubert Road
Zoning:	NSD Neighborhood Services District

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Four Seasons Veterinary Services for special land use (application dated 12/26/17) and sketch plan (application dated 12/26/17) review and approval.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance. As a side note, our review is based on the draft Zoning Ordinance amendments to Article 7 currently under consideration by the Township. The proposed amendments have not yet been adopted, but are expected to be acted upon prior to the Planning Commission’s public hearing.

A. Summary

1. In our opinion, the special land use standards of Section 19.03 are generally met; however, the use conditions of Section 7.02.02(x) must be met and any comments provided by the Township Engineer or Fire Department must be addressed.
2. The applicant must provide the following information to demonstrate full compliance with Section 7.02.02(d):
 - a. A site plan identifying the outdoor animal area.
 - b. A description of indoor waste management procedures.
3. We encourage the owner to provide the required tree plantings for the Grand River greenbelt.
4. We request the applicant describe how waste will be removed from the business in the absence of a waste receptacle.
5. The Township may wish to request details of existing site lighting to ensure current standards are met.
6. When new signage is needed, the applicant must obtain approval and a permit from the Township prior to installation.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The project entails a new veterinary clinic within an existing multi-tenant commercial center. The submittal indicates that this business would occupy a 2,263 square foot unit on the north side of the existing building.

Based on the draft Ordinance amendment, Table 7.02 lists veterinary clinics without boarding or overnight care as a special land use in the NSD. Such uses are also subject to the use conditions of Section 7.02.02(x).

Procedurally, the Planning Commission is to review the special land use, site plan and impact assessment and provide a recommendation on each to the Township Board (following a public hearing). The Township Board has the final review/approval authority.

C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the review criteria for Special Land Use applications as follows:

- 1. Master Plan.** The Township Master Plan identifies the subject site as Neighborhood Commercial, which is intended for retail businesses and services that serve the needs of nearby residential neighborhoods.

In our opinion, the inclusion of veterinary services within a multi-tenant commercial center is consistent with the Plan.

- 2. Compatibility.** This area of Grand River includes a variety of retail, office and service uses, including medical office. The addition of a veterinary clinic is compatible with the existing character of the area. This statement is made provided the applicable use conditions are met.

3. **Public Facilities and Services.** As a developed site along the main commercial corridor through the Township, we anticipate necessary public facilities and services are in place; however, the Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department.
4. **Impacts.** The use conditions of Section 7.02.02(x) are intended to limit on- or off-site impacts. Similar to the comment above, if these standards are met, the proposed use should not adversely impact adjacent or surrounding properties and/or uses.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require efforts to mitigate potential adverse impacts.

D. Use Conditions

Veterinary clinics are subject to the following use conditions of Section 7.02.02(x):

1. **A site plan shall be provided as part of the Land Use Permit application showing a dedicated outdoor animal area. Outdoor animal areas shall consist of properly maintained lawn, special canine grass or other methods with an appropriate drainage system to control surface run-off. The outdoor area surface shall be approved by the Planning Commission following a recommendation by the Township Engineer. The outdoor area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the area. Solid pet waste in the outdoor area must be promptly picked up.**

The special land use application and Impact Assessment both reference an outdoor walk area within the lawn on the north side of the building; however, there is no plan identifying said area. This information must be provided.

The outdoor walk area is to include a bag dispenser and collection container that will be emptied daily.

2. **Applicants shall submit, at the time of land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods. The waste management plan shall detail both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.**

As noted above, the submittal does not include a plan, though a proposed floor plan is included.

The special land use application and Impact Assessment outline waste and noise management methods; however, there is nothing describing indoor waste management procedures. This information must be provided.


E. Sketch Plan Review

1. **Parking.** The submittal does not identify the number of parking spaces currently provided. Based on review of an aerial photo, the site provides approximately 30 parking spaces. The proposed use (professional office) requires less parking (1 per 300 SF) than a commercial center (1 per 250 SF); thus, the amount of parking provided is sufficient to accommodate the proposed use.
2. **Landscaping.** Based upon review of aerial photos, the site appears to be deficient in terms of greenbelt tree plantings. If these are accurate, we encourage the owner to provide the required plantings – current standards call for 1 canopy tree for each 40 feet of frontage.

3. **Waste Receptacle and Enclosure.** Based on review of aerial photos, the site does not appear to provide a waste receptacle. If this is accurate, we request the applicant describe how waste will be removed from the business.
4. **Exterior Lighting.** The submittal does not identify any existing or proposed site lighting. The Township may wish to request additional details (such as fixture specifications and a photometric plan) to ensure that existing lighting is fully compliant with current standards (Section 12.03).
5. **Signs.** When signage for the business is needed, the applicant will need to obtain approval and a permit from the Township prior to installation. For the applicant's information, sign regulations are found in Article 16 of the Township Zoning Ordinance.
6. **Impact Assessment.** The submittal includes an Impact Assessment prepared by the applicant (dated January 3, 2018). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lsplanning.com.

Respectfully,
LSL PLANNING, A SAFE BUILT COMPANY



Brian V. Borden, AICP
Planning Manager



January 17, 2018

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Four Seasons Veterinary Service Sketch Plan Review #1

Dear Ms. Van Marter:

Tetra Tech conducted a sketch plan review of the Four Seasons Veterinary Services plans submitted by Michelle Bradford. Four Seasons Veterinary is proposing to remodel a portion of an existing building, located at 6936 Grand River Ave, Brighton, MI, into a veterinary clinic that does **not** offer boarding, grooming, nor overnight care. Included in the submission were the sketch plan review application, the special land use application, an impact assessment, the construction plan for converting the area to a veterinary clinic, and the draft version of Article 7 of the Genoa Township Zoning Ordinance. We offer the following comments:

- The petitioner describes a dedicated outdoor walk area that will be located on the north side of the building in the Special Land Use Application. The zoning ordinance article 7 draft requires a site plan locating this dedicated outdoor animal area. The submitted sketch plan does not include the dedicated outdoor animal area. We recommend the petitioner add this area, including the details required under item (x).1 of the draft article, to the site plan. Of special interest is the proximity to the outdoor area to existing drainage structures. The requirements under item (x).2 requiring operational procedures for noise and waste management are adequately addressed in the Special Land Use Application.

The petitioner should revise and resubmit the site plan to address the above comments prior to approval. There are no changes to parking, traffic patterns, or stormwater drainage required. Assuming the dedicated outdoor animal area has proper grass and contains no direct discharge to the storm sewer, we have no further engineering related concerns. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Markstrom'.

Gary J. Markstrom, P.E.
Unit Vice President

A handwritten signature in black ink, appearing to read 'Marguerite K. Davenport'.

Marguerite K. Davenport
Project Engineer

copy: Michelle Bradford, Four Seasons Veterinary Service

Tetra Tech

401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

January 16, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Four Seasons Veterinary Services
6936 Grand River Avenue
Howell, MI 48843

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 8, 2018 and the drawings are not dated. The project is based on an existing 6,327 square foot assembly occupancy that will be split into a multi-tenant structure. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

The fire authority has no objection to the proposed use of the proposed tenant space, however the following items must be addressed.

1. The building and tenant addresses shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The rear doors must be provided with address number a **minimum of 4"** tall. The location and size shall be verified prior to installation. **IFC 505.1**
2. A Knox Box shall be located on future submittals at each tenant space created. The Knox box will be located adjacent to the front door of the structure. **IFC 506.1**
3. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, CFPS
Fire Marshal

January 22, 2018

Genoa Township Committee Members
Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

Re: Four Seasons Veterinary Services Sketch Plan Review #1 Resubmittal

Dear Genoa Township Committee Members,

This correspondence details revisions to the special land use application proposed by Four Seasons Veterinary Services to remodel a portion of an existing building, located at 6936 Grand River Avenue, Brighton, MI. The revised contents are in red. The resubmittal includes:

- A site plan, photographs, and written details addressing engineering and planning concerns for proper grass and no direct discharge to the storm sewer. Included is the location of the dedicated outdoor animal walk area and the proximity of this area to the existing drainage structures.
- A stepwise written plan for the disposal of waste from Four Seasons Veterinary Services.
- A site plane showing landscaping and light poles of the existing parking lot.
- Acknowledgement that approval and permit from Genoa Township are to be obtained prior to installation of signage.
- Acknowledgement that items of concern by the Brighton Area Fire Authority will be addressed immediately following approval for the special land use permit.

I appreciate the opportunity for this revision of my application for this special land use permit. Please contact me with questions or concerns by phone at 517-303-1845, or by e-mail at dvmdrb@me.com

Kind Regards,

Dr. Michelle Bradford
Four Seasons Veterinary Services, P.C.

Impact Assessment: Revised

For

Four Seasons Veterinary Services

Applicant:

Dr. Michelle Bradford
5571 E. Grand River Avenue
Howell, MI 48843
(517) 303-1845

Prepared by:

Dr. Michelle Bradford

In conjunction with property information provided by:

Desine Inc.
7011 Grand River Road
Brighton, MI 48114

January 22, 2018

Introduction

This impact assessment has been prepared pursuant to Article 13 - Site Plan Review and Impact Assessment of Special Land Use for the Township of Genoa, Livingston County, Michigan. The assessment addresses the impact of the proposed internal construction in the North section of the existing 6,365 square foot commercial building of Kil's Tae Kwon Do, Inc. located at 6936 Grand River Ave. Brighton, MI 48114.

a. **Name(s) and address(es) of person(s) responsible for preparation:**

-Dr. Michelle Bradford, 5571 E. Grand River Ave. Howell, MI 48843. Owner of Four Seasons Veterinary Services, PC. This impact assessment has been prepared in conjunction with property information provided by Desine, Inc. 7011 Grand River Road, Brighton, MI 48114 from the impact assessment for Master Kil's Tae Kwon Do Fitness Center proposed July 28, 1997.

b. **Map(s) and written description/analysis of the project site:**

-The existing building of Kil's Tae Kwon Do, Inc. located at 6936 Grand River Avenue Brighton, MI 48114 is currently undergoing renovations in preparation for multi-tenant commercial space. The building will be divided into three (3) tenant spaces. Four Seasons Veterinary Services (FSVS) is proposing occupancy of approximately 2,263 square feet in the North section of the building (closest to Grand River Avenue). The total site consists of approximately 2.11 acres which is zoned Neighborhood Services District (NSD). The area surrounding 6936 Grand River Avenue, Brighton, MI consists of a parking lot and landscaped areas.

-Neighboring businesses include Brighton Dermatology and Regenesis (West; NSD), Grand River Dental and Rollerama (North and across Grand River Ave; OSD and GCD, respectively), and the Salvation Army (East; NSD). There is a residential area South of the site which is Grand Beach No. 3 Subdivision (approximately 500 feet; Low Density Residential) which is also separated by a tree line.

-An aerial photograph is provided for your review.

c. **Impact on natural features:**

-This is not applicable, as the proposed project is for the build out of the interior of a leased space in the existing building.

d. **Impact on stormwater management:**

-This is not applicable, as the proposed project is for the build out of the interior of a leased space in the existing building. **In accordance with Section 7.02.02(x) of the draft Ordinance Amendment, I have provided a site plan and photographs of the proposed dedicated outdoor animal walk area. This area is a maintained grassed area. There will be a small sign indicating the dedicated animal walk area, as well as, an outdoor poop bag dispenser and collection container. The feces will be promptly picked up and the collection container will be emptied daily. Fecal waste collected inside and outside the facility will be disposed of in the sewer system (by flushing down the toilet) or secured in a closed bag and deposited in the trash. The trash will then be disposed of in a waste container outside the building, which will be emptied weekly by a waste collector. These arrangements will be made with a waste collection service by Four Seasons Veterinary Services upon final approval of the special land use permit. The city sewer and water systems providing services to the building are in a closed system preventing risk of exposure to animal waste in the proposed outdoor animal walk area. Also noted, as a small animal veterinarian for the past 13 years, it is routine for pet owners to bring in a small fecal sample that they have collected at home in a closed container, at the time of their appointment, for fecal testing. These samples are rarely collected on site. Additionally, as a result of my proposed business plan detailing no grooming, boarding, or overnight stays of animals, animal waste should be kept at a minimum.**

-A photograph of the storm drain location in relation to the proposed animal walk area is included for your review.

e. **Impact on surrounding land used:**

-Noise is the potential impact on surrounding properties. 4 methods for noise attenuation include:
1) Absorption- Sound baffles, acoustic wall panels.

2) Isolation - Use rooms such as halls and storage areas as buffers between loud rooms and quiet rooms.

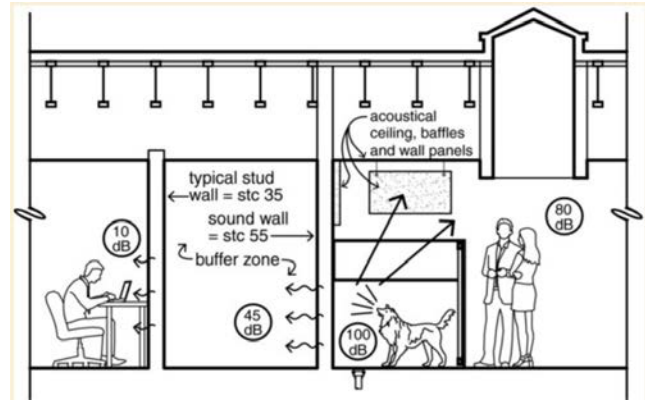
For example, if a kennel is generating 100 dB and the STC rating of the first wall is 55 then 45 dB will escape into the buffer zone. However, if the next wall has an STC of 35 dB then only 10 dB of noise will escape into the quiet area, which will be barely perceptible.

Design sound walls to extend above the ceiling all the way up.

Acoustic door in the dog ward.

3) Masking- Sound is not additive. Using the sound of a waterfall or fountain, or playing classical music in the reception area not only masks aversive noise, but also has been proven to calm pets when stressed. Hotel lobbies commonly use this modality.

4) HVAC Design- Design the HVAC system so that ducts do not penetrate across sound walls or between sound areas.



As you can see, with my floor plan and my proposed solutions for noise management, I have taken this into consideration. My contractor has proposed several solutions to manage noise depending on the level of sound attenuation needed for this location:

-Acoustical door for the dog ward.

-Sound deadening insulation in the dog ward and all examination rooms (walls and ceilings).

-Sound deadening insulation in the wall of the adjoining tenant space.

-Placement of the dog ward on the west wall, away from the adjoining tenant space and away from the exterior windows.

Additionally, noise can be managed by creating a fear-free environment through the use of:

-Proper hospital flow: as indicated by separate entrance and exit doors, designated dog and cat examination rooms, and designated dog and cat wards.

-Pheromones and treats.

-When deemed necessary, anti-anxiety medications, sedatives and/or analgesics (pain medication).

-Potential for air pollution from inhalant isoflurane anesthesia will be controlled through installation and use of a scavenging system which collects and removes waste gases from the patient breathing and ventilation circuits. Handling and personal protection protocols are followed in accordance with OSHA, Federal, and State Regulations.

-Potential for air pollution in the form of fecal odor and waste nuisance can be managed:

Dedicated Outdoor Animal Walk Area: Located at the North side of the building. In accordance with Section 7.02.02(x) of the draft Ordinance Amendment, I have provided a site plan and photographs of the proposed dedicated outdoor animal walk area. This area is a maintained grassed area. There will be a small sign indicating the dedicated animal walk area, as well as, an outdoor poop bag dispenser and collection container. The feces will be promptly picked up and the collection container will be emptied daily. Fecal waste collected inside and outside the facility will be disposed of in the sewer system (by flushing down the toilet) or secured in a closed bag and deposited in the trash. The trash will then be disposed of in a waste container outside the building, which will be emptied weekly by a waste collector. These arrangements will be made with a waste collection service by Four Seasons Veterinary Services upon final approval of the special land use permit. The city sewer and water systems providing services to the building are in a closed system preventing risk of exposure to animal waste in the proposed outdoor animal walk area. Also noted, as a small animal veterinarian for the past 13 years, it is routine for pet owners to bring in a small fecal sample that they have collected at home in a closed container, at the time of their appointment, for fecal testing. These samples are rarely collected on site. Additionally, as a result of my proposed business plan detailing no grooming, boarding, or overnight stays of animals, animal waste should be kept at a minimum.

-A photograph of the storm drain location in relation to the proposed animal walk area is included for your review.

-**Exterior Lighting:** A site plan detailing the existing landscaping and the site lighting detail; as well as, a photograph of the parking lot lighting is attached for your review. There are no changes in the site lighting proposed with this use.

-**Signs:** Approval and permit from Genoa Township will be obtained prior to installation of signage. Sign regulations as outlined in Article 16 of the Township Zoning Ordinance will be followed.

-The landscape will not be affected by the interior build out of the leased space in the existing building. Consequently, Four Seasons Veterinary Services has minimal influence in the persuasion of alterations of the existing landscaping.

-The proposed business is consistent with the development of adjacent properties. Growth along the Grand River Avenue corridor has consisted of a mixture of medical, office, and commercial uses.

f. Impact on public facilities and services:

-The anticipated number of employees will be 5 during the initial start up phase. There will be 3 full-time employees and 2 part-time employees with 3 to 4 people working during each shift. I anticipate 3 to 5 patients daily in the first two months. Growth in employee and patient numbers over the first year and beyond is expected to be 4 to 5 employees per shift and an average of 15 patients daily. Client visits for prescription medication and diet refills are estimated at 5-10 visits per day. There are no anticipated impacts on public schools nor an increased need for police and fire protection.

-The items of concern provided by the Brighton Area Fire Authority will be addressed immediately following approval for the special land use permit:

1) The building and tenant addresses will be a minimum of 6" high letters of contrasting colors and clearly visible from the street. The rear doors will be provided with address number a minimum of 4" tall. The location and size shall be verified prior to installation.

2) A Knox Box shall be located on future submittals at each tenant space created. The Knox Box will be located adjacent to the front door of the structure.

3) The names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, and on-site project supervisor will be provided.

g. Impact on public utilities:

- The property is presently supplied by municipal sewer and water systems. The construction is limited to the interior of the existing building, so impact on public utilities will be minimal. After construction, there will be minimal impact on public utilities from the proposed business.

h. Storage and handling of any hazardous materials:

-Formalin Solution 10% Neutralized and Buffered. Chemical Name: Formaldehyde. Veterinary clinic use is limited to preserving tissue samples being sent to commercial laboratories for diagnostic testing. Sealed, pre-filled biopsy containers are provided by the laboratory in 30 ml, 60 ml, and 120 ml jars. Storage in a veterinary setting typically involves two (2) of each sized container stored at room temperature in a cabinet prior to use. A container is opened only briefly for biopsy tissue to be placed in it. It is immediately closed, taped, and labeled for submittal to the laboratory the same day. There is arranged pick up by someone from the laboratory the same day the biopsy is obtained. Formalin is a known carcinogen. Handling and personal protection protocols are followed in accordance with OSHA, Federal, and State Regulations.

i. Impact on Traffic and Pedestrians:

-The business is located in the site on Grand River Avenue west of Hubert Road. Access to the site will be through the existing driveway located at the East end of the property. Grand River Avenue at this location is a four lane road with a left turn center lane. Traffic counts conducted by the Livingston County Road Commission for this area of Grand River Avenue indicate a 24-hour traffic count of approximately 19,900.

-Traffic generated from this business in this site based on a leased space of 2,263 square feet and the proposed use is estimated to be 25 trips per day. Weekday peak hours will be from 4 pm to 7 pm. On the days of business open until 5 pm, there will be 6 to 7 trips in the one hour peak time period. On the days of business open until 7 pm, there will be 14 to 15 trips in the 3 hour peak time period.

Weekend peak hours will be 9 am to 1 pm. Anticipated trips will be 6 to 10 trips during the 4 hour peak time period. The traffic generated from this business will slightly increase the local traffic on Grand River Avenue. However, the existing level of service will not be significantly impacted by the proposed project.

j. **Special Provisions:**

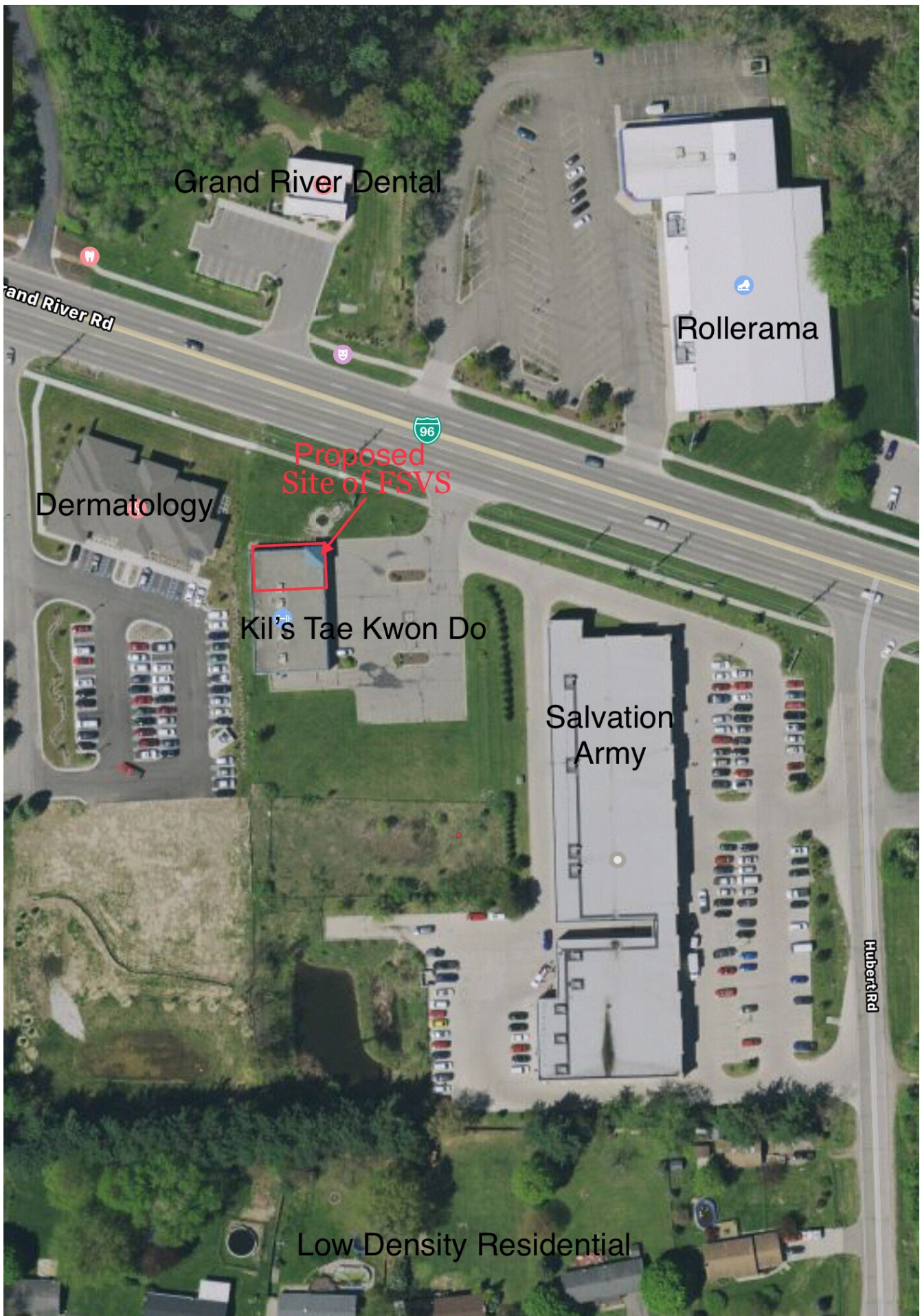
-No special provisions or requirements are currently proposed for this facility.

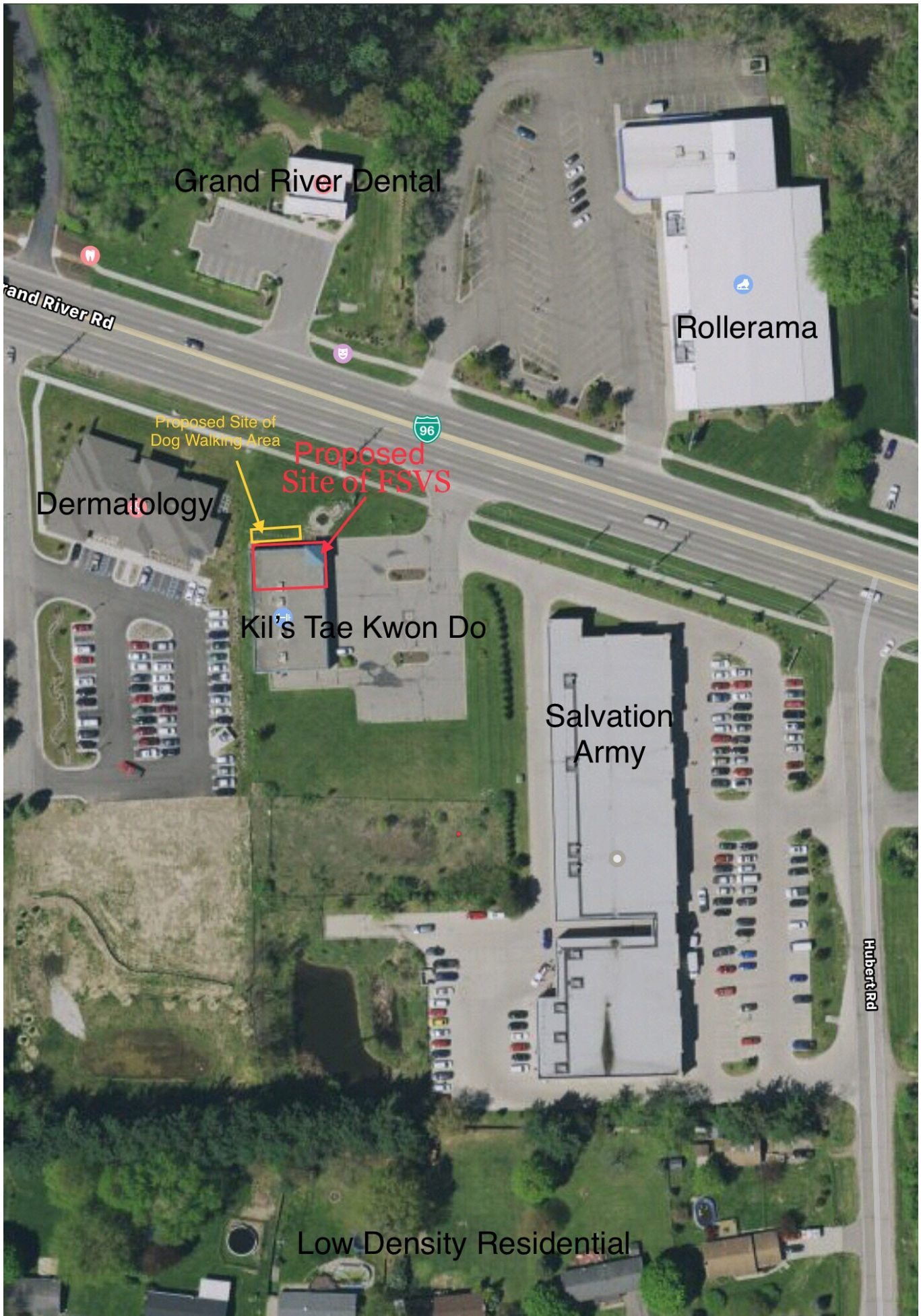
k. **List of sources:**

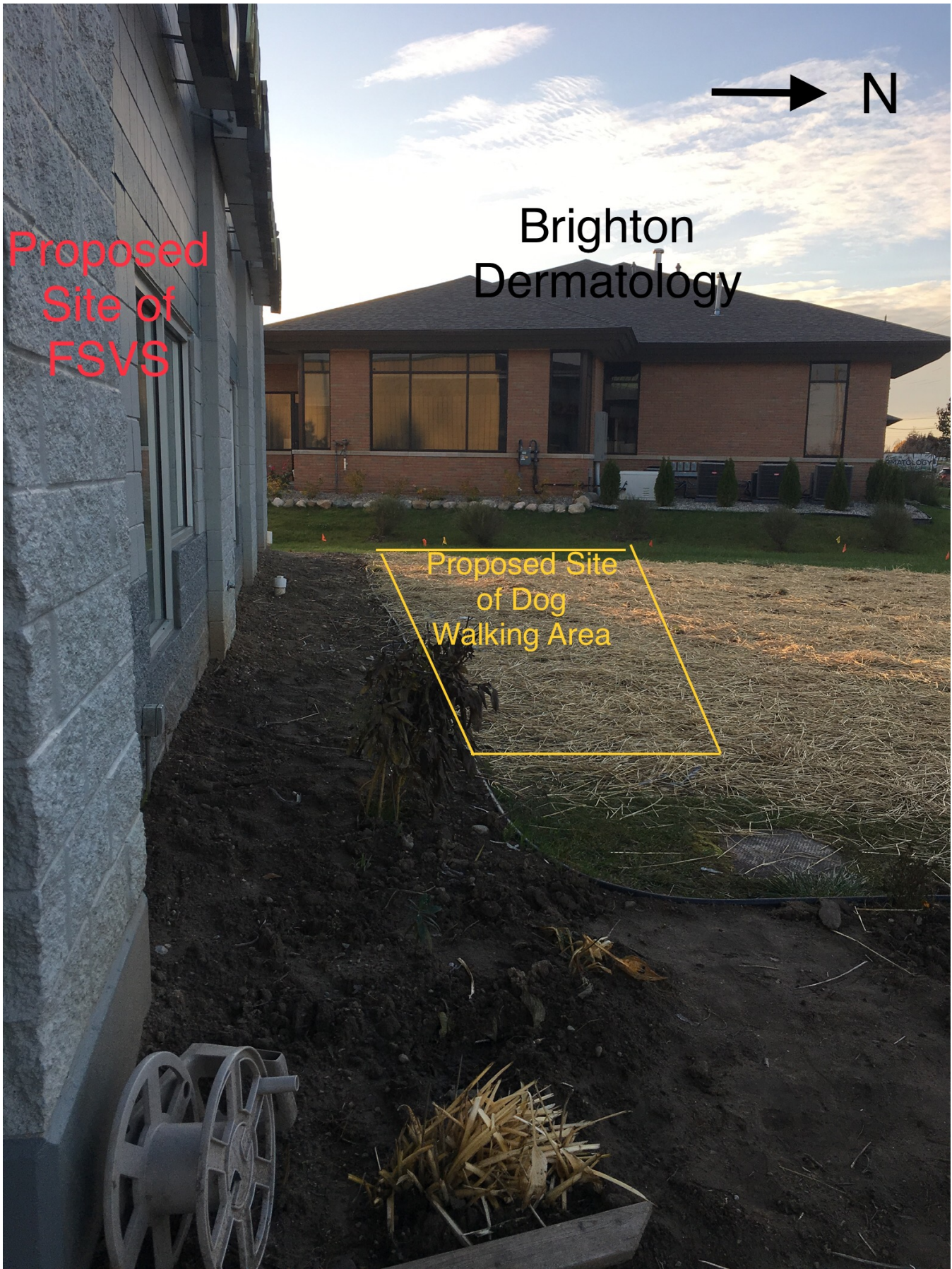
1 Ackerman, Lowell, "Blackwell's Five Minute Veterinary Practice Management Consult," Second Ed, 2014; pg. 712-714.

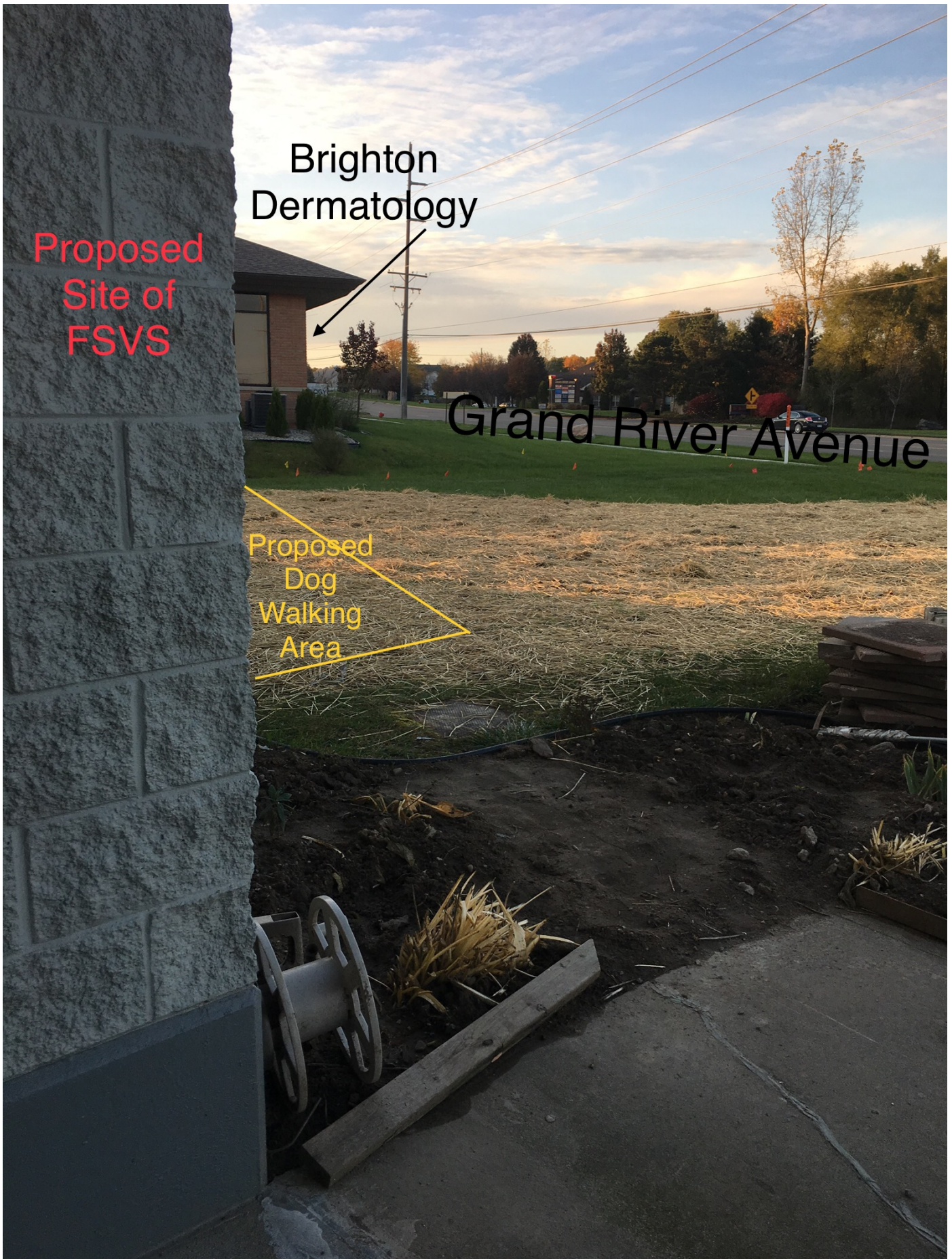
2 Desine Inc., Impact Assessment for Master Kil's Tae Kwon Do Fitness Center, proposal for Genoa Township for construction at the location of 6936 Grand River Avenue, Brighton, MI 48114; July 28, 1997.

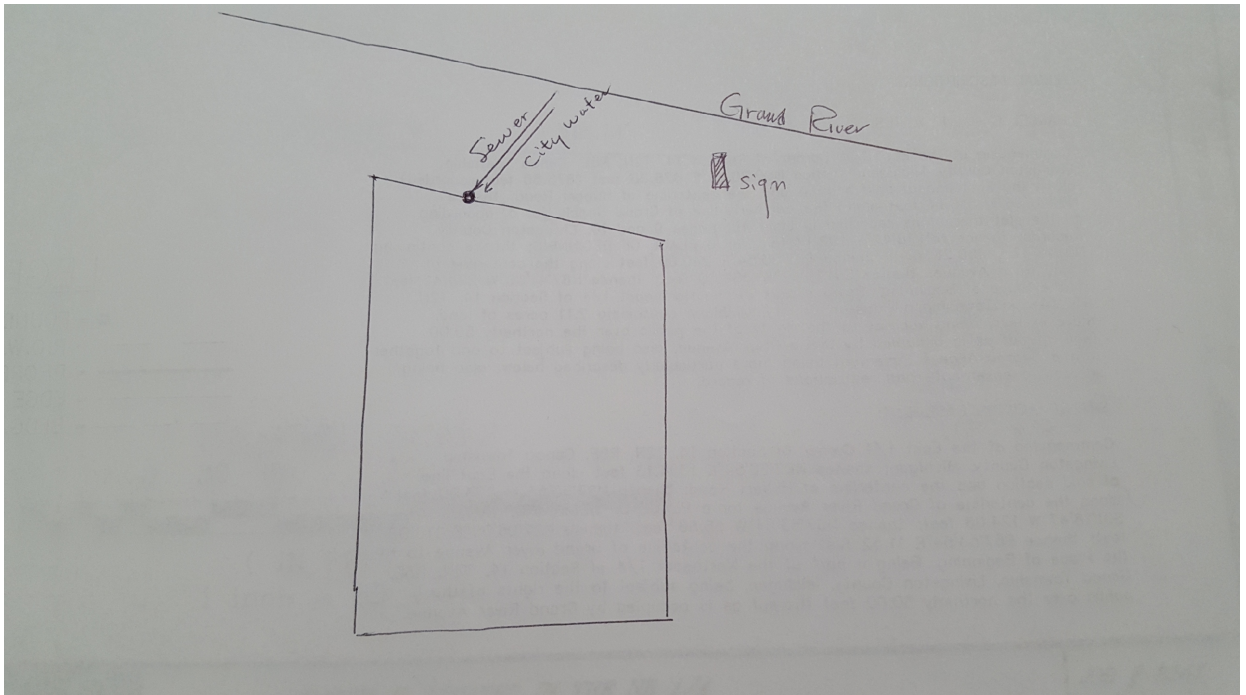
3 Livingston County Road Commission. Transportation Data Management System. 2015 data. <http://livingston.ms2soft.com/tcds/tsearch.asp?loc=Livingston&mod=>.

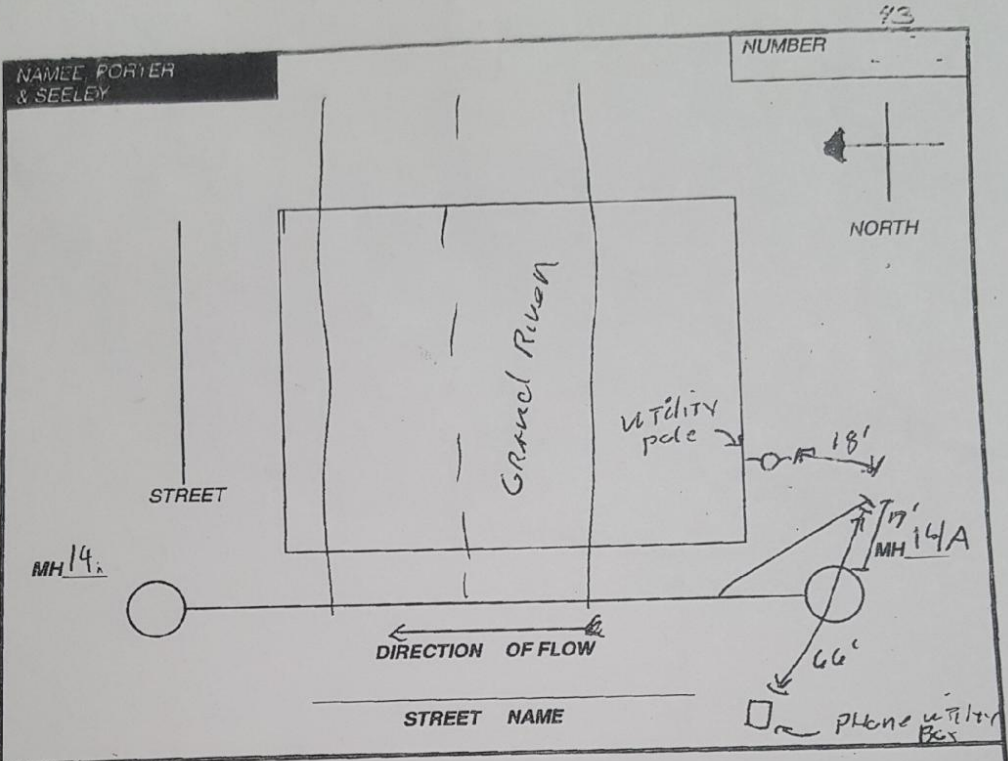












PROPERTY TAX NO 4711-14-200-024 DISTANCE FROM WYE TO DOWNSTREAM MANHOLE 85'

HOME OWNERS NAME Kilg Tackwendo DEPTH OF LEAD AT PROPERTY LINE 978.85 (9.0')

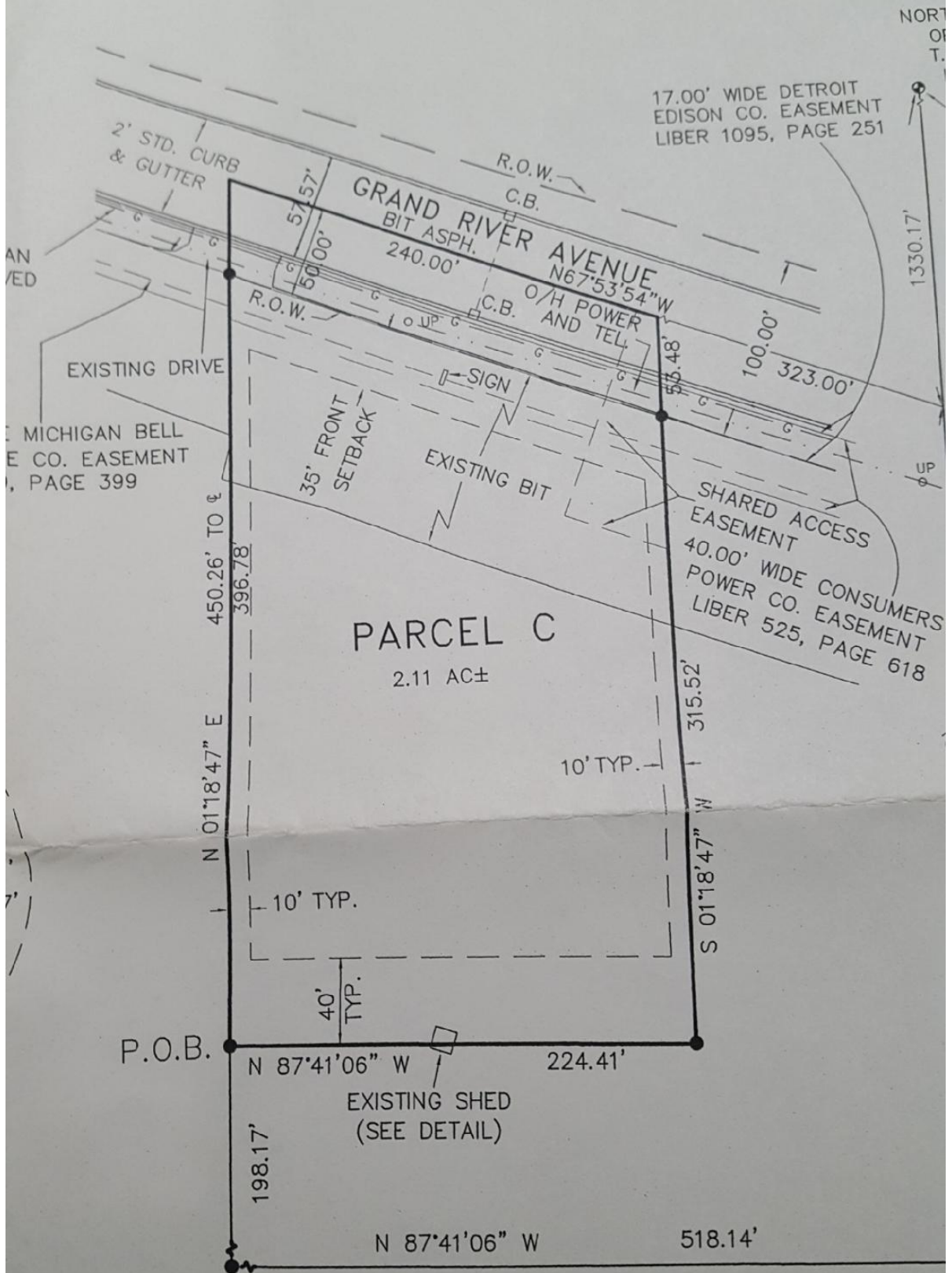
WAS OCCUPANT INVOLVED IN LOCATION OF LEAD? NO LENGTH OF RISER none

SIZE AND TYPE OF LATERAL 6" SDR-26 LENGTH OF LATERAL 21'

BASEMENT SLAB

COMMENTS _____

<u>1-24-01</u> DATE INSTALLED	<u>Kilg Tackwendo center</u> <u>6936 GRAND RIVER Ave</u>	<u>0144.353-SW-1</u> CONTRACT NO.
<u>Tom McDowell</u> RPR	<u>Genoa Twp. MI</u> ADDRESS	<u>Genoa TWP.</u> CLIENT
SEWER LATERAL LOCATION SHEET		



GRAND BEACH #3
 LIBER 16, PAGES 9 & 10

876.38'

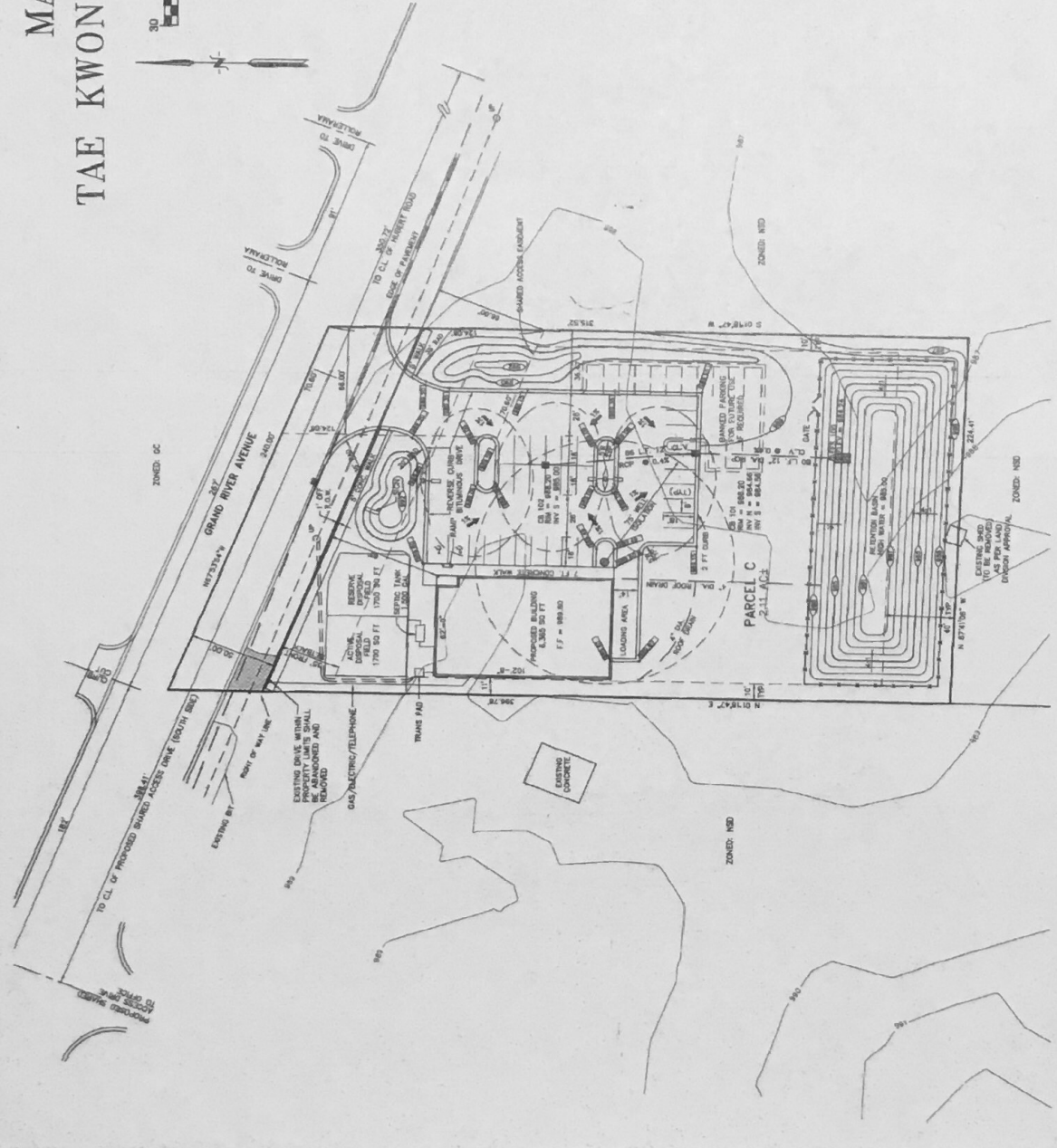
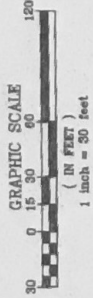


6936 Grand River Ave



6936 Grand River Ave

MASTER KIL'S TAE KWON DO FITNESS CENTER



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BUILDING
- EX. CURB
- PROP. CURB
- PROP. SIDE OF PAVEMENT
- EX. STORM SEWER
- PROP. STORM SEWER
- STORM MANHOLE
- CATCH BASIN
- VENTILATION
- FLARED END SECTION
- LIGHT POLE
- WELL
- SIGN POST
- STORMWATER FLOW DIRECTION
- △ SURFACE SOIL EVALUATION
- PROP. FENCE
- EX. SPOT ELEVATIONS
- PROP. SPOT ELEVATIONS
- FACE OF WALK
- BACK OF CURB
- ALL SPOT GRADES ARE TOP OF CURB UNLESS NOTED OTHERWISE.

NOTES: 1) NO WELLS AND 8" DIA. MIN. ARE EXISTING ON THE PROPERTY.
2) SOIL BATTLE STORAGE WILL BE PROVIDED WITHIN THE BUILDING.

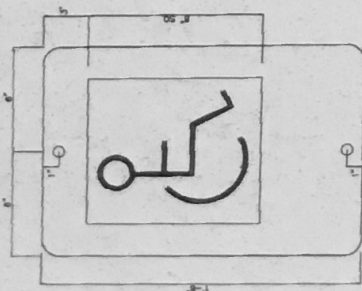
SEE DATA

- TOWNSHIP DISTRICT: NED (NEIGHBORHOOD SERVICES DISTRICT)
- PROPOSED: 2.11 AC
- REQUIRED: 1.0 AC
- MIN. LOT WIDTH: 240 FT
- MIN. LOT AREA: 100 FT
- STREACH LIMITS: 88 FT
- MIN. FRONT YIELD: 11 FT
- MIN. SIDE YIELD: 10 FT
- MIN. REAR YIELD: 10 FT
- MIN. PARKING: 10 FT
- MIN. HEIGHT: 18'-6"
- PERCENT BUILDING COVERAGE: 7%
- MINIMUM SURFACE WALK: 50'

FLOORING CALCULATIONS

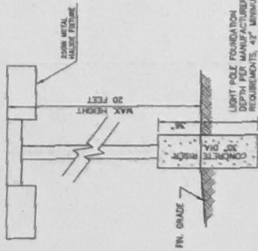
- GROSS LEASABLE FLOOR AREA: 5,176 SQ. FT.
- REQUIRED PARKING SPACES: 1,000 SQ. FT. GFA
- (5,176 / 1,000) = 5.18 = 5 SPACES
- PARKING: 10 FT
- MINIMUM: 10 FT
- TOTAL SPACES = 10
- REQUIRED SPACES = 10
- SOIL CALCULATIONS
- ALLOWABLE STORMAGE
- WALL OR CANOPY: 100 FT. MAX.
- MIN. SIDE YIELD: 10 FT. MIN.
- MIN. REAR YIELD: 10 FT. MIN.
- MIN. FRONT YIELD: 10 FT. MIN.

<p>REVISIONS</p> <p>NO. DATE BY</p> <p>1 1/18/18 JKL</p>	<p>DATE: 1/18/18</p> <p>BY: JKL</p> <p>FOR: JKL</p>	<p>SCALE: 1" = 30'</p> <p>DATE: 1/18/18</p> <p>BY: JKL</p>	<p>PROJECT: MASTER KIL'S TAE KWON DO FITNESS CENTER</p> <p>DATE: 1/18/18</p> <p>BY: JKL</p>
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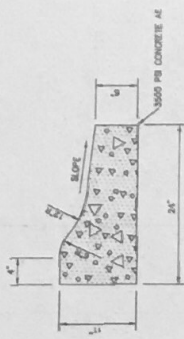
SIGN PANEL DETAIL
NOT TO SCALE

1. SIGN PANEL SHALL BE 1/4" THICK ALUMINUM ALLOY WITH 1/8" DIA. HOLES FOR MOUNTING BOLTS. PANEL SHALL BE MOUNTED TO THE SIGN POST WITH 1/2" DIA. BOLTS. PANEL SHALL BE MOUNTED TO THE SIGN POST WITH 1/2" DIA. BOLTS. PANEL SHALL BE MOUNTED TO THE SIGN POST WITH 1/2" DIA. BOLTS.

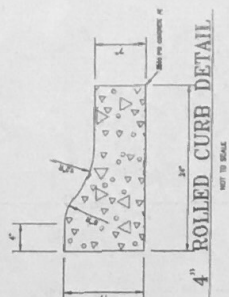


SITE LIGHT POLE
NOT TO SCALE

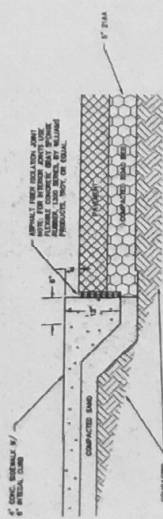
1. LIGHT POLE FOUNDATION DEPTH PER MANUFACTURER'S REQUIREMENTS, AT MINIMUM.



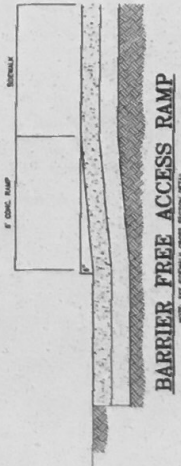
4" REVERSE PITCH CURB DETAIL
NOT TO SCALE



4" ROLLED CURB DETAIL
NOT TO SCALE



INTERGRAL CURB & ISOLATION JOINT DETAIL
NOT TO SCALE



BARRIER FREE ACCESS RAMP
NOTE: SEE GENERAL NOTES SECTION DETAIL



ENTRANCE SIGN DETAIL
SCALE: 1" = 3'

<p>DATE: 08-15-17 REVISION: 01 DRAWN BY: J. L. WILSON CHECKED BY: J. L. WILSON PROJECT: 17-000</p>		<p>SCALE: 1" = 3'</p>	<p>DT2</p>
<p>DATE: 08-15-17 REVISION: 01 DRAWN BY: J. L. WILSON CHECKED BY: J. L. WILSON PROJECT: 17-000</p>		<p>SITE IMPROVEMENTS NOTES & DETAILS</p>	
<p>DATE: 08-15-17 REVISION: 01 DRAWN BY: J. L. WILSON CHECKED BY: J. L. WILSON PROJECT: 17-000</p>		<p>MASTER KIL'S TAE KWON DO</p>	
<p>DATE: 08-15-17 REVISION: 01 DRAWN BY: J. L. WILSON CHECKED BY: J. L. WILSON PROJECT: 17-000</p>		<p>DATE: 08-15-17 REVISION: 01 DRAWN BY: J. L. WILSON CHECKED BY: J. L. WILSON PROJECT: 17-000</p>	



MHOG Utilities

Marion, Howell, Ocala,
and Genoa Townships

- Manholes
- Flushing Connections
- Gravity Main
- Force Main
- Hydrant
- Water Valves
- Normally Open
- Water Lead Lines
- Hydrant Lead
- Water Main
- Water Fittings
- Hydrant Tap
- Material Change
- Bend
- Reducer
- Tee
- Cap
- Parcels

1" = 94'

Source: Data provided by MHOG, MHOG client, and other sources. The data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the community and all use is strictly at the user's own risk.

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
Map Published: January 22, 2018



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