

April 14, 2017

Northfield Township
Building & Zoning Department
8350 Main Street, Suite A
Whitmore Lake, Michigan 48189

Regarding: Ann Arbor Dog Training
Site Plan Review #1
OHM Job Number: 0151-17-1021
Conditional Use Review #1
OHM Job Number: 0151-17-1028

We have reviewed the site plan material, received by this office on March 27, 2017 for the above-referenced project based on the Township's Engineering Standards. Plans were prepared by Vanston/O'Brien Inc. with a date of March 9, 2017. The applicant is requesting Conditional Use and Site Plan approval for the existing general industrial site. A general summary of the site, followed by our review comments and recommendations is noted below.

General

The existing site is located on parcel #02-21-300-017 with address 1575 E North Territorial Road. The site is currently zoned as GI, General Industrial. The applicant is proposing a new single story 18,000 sft building on an existing site with two existing buildings totaling 10,480 sft.

Utilities

Water service for the existing site is supplied by a private on-site well, and sanitary service is provided by an existing on-site septic system. The applicant is proposing supplying water to the proposed building utilizing the existing water system and well by running 167 feet of 1-inch water service line from an existing building. With the additional demand on the system and head losses in the proposed service line, it is recommended the applicant verify the existing system has adequate flow and pressure to service the proposed building. The existing on-site septic system will remain, but will service only the existing buildings. A new septic system is proposed to service the proposed building.

Paving/Access/Grading

Access to the site is provided via Hoban Way from North Territorial Road. We recognize that Hoban Way crosses neighboring parcels to reach the site and a copy of the existing access easement shall be identified on the site plan. Hoban Way also appears to be the only access to the parcel west of this proposed site. Similarly, a copy of the existing access easement for the neighboring property across the subject property shall be identified on the site plan. If no easements exist on record, they shall be recorded.

The existing site has fifty-six (56) parking spaces provided. Two (2) additional barrier free parking spaces are proposed north of the proposed building. The existing parking lot consists entirely of gravel surface. Minor increases to the gravel area are proposed to accommodate the additional two (2) parking spaces. The Township Ordinance for off-street parking states, "all parking areas shall be paved with a concrete or

asphaltic surface” [Sec. 36-762 (b)(3)]. Any improvements to the existing parking lot and or proposed barrier-free parking spaces shall be paved with concrete or asphalt.

Dedicated fire lane signage is proposed. Proposed site access for emergency vehicle circulation and maneuverability will be evaluated by the Northfield Township Fire Department.

Existing and proposed grades are shown via contours. The parking lot has some spot grades, but more are necessary to ensure ADA compliance is met for the designated barrier-free parking spaces.

Drainage

The existing conditions appear to convey storm water runoff from the parking lot to the southwest portion of the site, where the majority of the runoff enters an existing swale that flows south to a wetland area. The proposed site improvements include a detention pond. Storm water for the improved area of the site will be detained in the proposed pond before out letting to the aforementioned swale and wetland area.

The proposed detention pond to accommodate the additional impervious surface stormwater flow must comply with the Rules and Guidelines of the Washtenaw County Water Resources Commissioner (WCWRC).

Permits and Other Agency Approvals

Copies of all permits and/or letters of waiver, obtained to date, shall be forwarded to this office. The current status of all necessary permits should be included on the cover sheet. We note that this project will require the following permits:

- Washtenaw County Water Resources Commissioner for soil erosion and sedimentation control.
- Northfield Township Fire Department approval for emergency vehicle access and maneuverability.
- Northfield Township Building Department.
- Washtenaw County Health Department for the proposed septic system.

Conclusion and Recommendations

As submitted, the Conditional Use application appears to be in substantial compliance with the Township requirements and we recommend the Planning Commission consider approval, conditional on the site plan being approved.

As submitted, the Site Plan does not appear to be in substantial compliance with the Northfield Township Site Plan requirements. We recommend that these comments be addressed prior to consideration of the Site Plan for approval by the Planning Commission. Please note that additional comments may be generated on future reviews based upon revised material being presented.

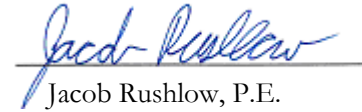
1. Preliminary calculations for the proposed detention pond shall be provided.
2. Identify existing access easements and include any applicable legal descriptions.
3. The proposed parking lot addition shall be paved with concrete or asphalt per the Township Ordinance.
4. Verify the existing well and water system has sufficient flow and pressure to provide water service to the proposed building.
5. Additional grades shall be provided for the proposed barrier free parking spots and sidewalk to ensure ADA compliance is met.
6. Additional spot grades shall be provided for the parking lot to demonstrate existing and proposed drainage patterns.

7. The plans shall include delineation of the 100-year floodplain. If no floodplain exists, a note shall indicate so.
8. Proposed sidewalk adjacent to parking shall be 7 foot wide.
9. A small portion of the site is identified to consist of soil type Sb. The description of this soil type shall be included with the soils information.

If you have any questions regarding this review or any of the comments presented, feel free to contact us at (734) 522-6711 or jacob.rushlow@ohm-advisors.com.

Sincerely,

OHM ADVISORS



Jacob Rushlow, P.E.
Township Engineer

cc: Marlene Chockley, Township Supervisor (via e-mail)
William Wagner, Public Safety Director (via e-mail)
Kurt Weiland, Building/Zoning Official (via e-mail)
Larry Roman, Planning Commission Chair (via e-mail)
Patrick Sloan, MCKA, Township Planner (via e-mail)
David Hughes, Vanston O'Brien (via e-mail)
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