



PARCEL NOS.: 4714-23-301-010 & 4714-23-304-080

LEGAL DESCRIPTIONS - PROVIDED:
 PROPERTY DESCRIPTION PER WARRANTY DEED DATED JULY 28, 2016, AS RECORDED IN INSTRUMENT NO. 2016R-024551, LIVINGSTON COUNTY RECORDS:

Lot 5, 6, 7 and 8, Block 8, Range 8, of Original Plat of the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 2D, Page 64, Livingston County Records.

AND

That Part of Block 4, Range 1, of JW Hinchey Addition to the Village of Pinckney, Livingston County, Michigan, according to the recorded Plat thereof, as recorded in Liber 51D, Page 452, Livingston County Records; Beginning at the SE corner of Lot 8, thence South 86°10'13" West 263.02 feet; thence North 06°36'03" West 132.18 feet; thence North 86°10'13" East 263.02 feet; thence South 06°36'03" East 132.18 feet to the point of beginning, subject to easements and restrictions of record.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY UTILITIES ARE FOUND THAT DO NOT CORRESPOND TO THE INFORMATION SHOWN ON THESE PLANS.

BEFORE YOU DIG CALL MISS DIG 1-800-487-3872

BEBOSS
 Engineers Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 517.546.4836 FAX 517.548.1670



NORTH PROPERTY LINE AT EXISTING GARAGE - LOOKING WEST

SITE STATISTICAL DATA - REQUIREMENTS:
 ZONING: 'R4' - MULTIPLE-FAMILY RESIDENTIAL (BOTH LOTS)
 DEVELOPMENT TYPES / USE: ADULT SMALL GROUP HOME - SPECIAL LAND USE EXCLUDED (PER 152.262 (K))
 PARCEL # -080 (EAST LOT):
 GROSS/NET SITE AREA: 0.80 AC (34,848 SQ FT.)
 EX. BUILDING SQ FT (FOOTPRINT): +10,380 SQ FT. GROSS + 809 SQ FT. OUTBUILDING (32%) (TO REMAIN)
 EX. IMPERVIOUS SURFACE (EXCLUSIVE OF BUILDING): 3,709 SQ FT. (10.6%)
 EX. PERVIOUS SURFACE: 19,940 SQ FT. (57.2%)

PARCEL # -010 (WEST LOT)
 GROSS/NET SITE AREA: 0.79 AC (34,246 SQ FT)
 PROPERTY CONTAINS EXISTING GRAVELED PARKING LOT, NO STRUCTURES

MIN. SETBACKS REQUIRED:
 FRONT: 20-FT
 SIDES: CORNER LOT - STREET SIDE 20-FT, INTERIOR SIDE 6-FT
 REAR: 20-FT
 OUTBUILDING SETBACKS: MUST MEET STRUCTURE SETBACKS & LOCATED IN REAR OR SIDE YARD
 OFF-STREET PARKING: TO FOLLOW STRUCTURE SETBACK REQUIREMENTS
 MIN. LOT WIDTH: 66-FT
 MIN. LOT SIZE: 0.20 AC
 MAX. MULTI-FAMILY BUILDING LENGTH: 160-FT
 MIN. DWELLING UNIT SQ FT: EFFICIENCY = 500 SQ FT. ; 1-BEDROOM = 600 SQ FT.
 ALLOWABLE DWELLING UNIT DENSITY: 34,700 SQ FT SITE / 1,600 = 22 RMS MAX. = 11, 1-BEDROOM UNITS = 13.75 DWELLING UNITS / AC
 [MAX # OF DWELLING UNITS PER SINGLE BUILDING = 8]
 MAX. LOT COVERAGE: 40%
 MAX BLDG. HGT: 35-FT / 2.5 STORIES

SITE STATISTICAL DATA - EXISTING:
 (PROPOSED TO REMAIN)

EXISTING BUILDING (EAST PARCEL):
 LOT SIZE: 0.80 AC
 LOT WIDTH: 132.18 - FT MIN.
 MAX. MULTI-FAMILY BUILDING LENGTH: +- 192-FT
 FRONT (WEST): 33.3-FT
 FRONT (EAST): 25.2-FT (VARIES - MIN.)
 FRONT (SOUTH): 5.9-FT (VARIES - MIN.)
 SIDE (NORTH): 7.8-FT (VARIES - MIN.)
 OUTBUILDING - GARAGE: 3.6-FT (MIN. EX. TO REMAIN)
 LOT COVERAGE: 32% (BUILDING)
 MAX BLDG. HGT: EXISTING TO REMAIN (MAX 30-FT - CHIMNEY)

We are pleased to share a description of what will be happening at Grant's Place, both in the residential, and the center sides of the building.

Per section 152-283 parking space requirements, there was not an exact match for Grant's Place. We have picked the categories that fit best per the descriptions below.

Grants Place Residential - Rooming House - 6 bedrooms = 6 parking spots

The residential side of the building will be approximately 4900 Sq. Ft. on first floor and 4000 Sq. Ft. below grade living space.

Grant's Place Residential will provide a specialized residence for up to 6 people with disabilities that require much support with services 24 hours a day. The home will be designed and outfitted to meet or exceed the need of each resident individually.

There will be space included in the layout for residents to relax, do activities, work on their goals, eat, sleep, exercise, and help them enjoy life to its fullest.

Under Rooming House, the requirement is one parking spot per room. This is the best fit for the residential side, although none of the residents will be able to drive (they will have caregivers that will be providing support for them). Having six residents living here full time, we will average 5 care givers/employees. We will also stagger the shift changes so the total of 6 parking spots will be sufficient and meet the need.

Grant's Place Center - Personal Services = 1 spot per 300 sq ft * 7020 = 24 parking spots

This side of the building will be approximately 7020 Sq. Ft. We believe that Personal Services fits the description of this side.

The center side of the building will be designed and equipped to help people with disabilities work on their person-centered plan goals with the proper supports needed.

The space will have several therapy areas that will be used for a wide range of services such as speech therapy, occupational therapy, physical therapy, social therapy, exercise, art therapy, and others as needed. This part of the building will give people with disabilities and their caregivers access to resources and equipment that is not available for use in the community. It will bring much needed relief to the disabled and their families.

The State of Michigan along with Livingston County CMH has a large push to do these things in public places, but not all this population can handle it. Grant's Place Center will help bridge the gap and help build the skills needed for them to be successful in the public settings.

As for parking, the 24 parking spots is almost double what we will need.

We will have 2 office staff along with an average of 3 therapists, an average of 8 Disabled consumers with care givers / guardians that drive. We will need an average of 13 parking spots.

Per our site plan, including both on-street and off-street parking, we show a total of 33 spots available. Based on the narrative that we have provided; we need an average of 19 spots. Please note the existing gravel that could be used for overflow parking.



BUILDING SOUTH ELEVATION - BUILDING STEP-BACKS TO THE EAST



SITE - WEST SIDE - EXISTING SIGN - SIGN AREA 32" X40"

PROJECT	GRANT'S PLACE
PREPARED FOR	B5 CONTRACTING SERVICES 5755 LONG POINTE DRIVE HOWELL, MI 48843 517-262-0044
TITLE	VARIANCE EXHIBIT
DESIGNED BY:	PC
DRAWN BY:	PC
CHECKED BY:	
SCALE:	1" = 30'
JOB NO:	22-006
DATE:	2/23/22
SHEET NO.	1