

Mannsdale Animal Clinic

Boarding Build-out addendum

Landscaping will be minimal since this is a rear addition and visual aesthetics from the road remain unchanged. Formosa azaleas will continue along the northern wall filling in the original un-landscaped 12' wall. White muley grass and more azaleas will be placed on each side of the new window. The only visual deviation on the currently approved building design when viewed from the road will be the 14' wall and window facing highway 463.

All Exterior building materials will remain the same. Brick and Windows are exactly the same manufacturer, color pattern, and design. All exterior walls will be brick. Brick parapet walls will extend horizontally and vertically beyond the actual building itself to cover guttering and roofline as noted in elevations. Roofline will be extended from current peak and be comprised of the same commercial standing seam roofing as on current structure. All wall construction will follow previous building design including spray foam insulation covering wall and ceiling rafters creating a fully sealed environment. Kennel rooms are also better designed in this phase creating several 11x16' rooms instead of one large room to further control noise pollution. The current boarding room is being renovated in the same fashion to isolate out pets to smaller sized rooms. All lighting will be moonlight in color. Stribling road entrance will be concreted when construction is finished. 4100k lighting will be continue to be utilized. Existing wood fencing that was being used for pet walking will be moved behind the building structures and not visible from the road.

August 8, 2016

To: Scott Weeks, Planning and Zoning Administrator

From: Rita McGuffie, Chairman, MLHPD

Re: Addition to Mannsdale Veterinary Clinic

Dear Mr. Weeks:

The MLHPD held its regularly scheduled monthly meeting on August 8, 2016 at 6:30 pm at the Chapel of the Cross in Madison, Mississippi.

Mr. Dale Wilson of Mannsdale Veterinary Clinic presented plans for an addition to his existing building to increase his boarding capacity. This addition will be located in the area that is now fenced for outdoor runs which is in the rear of the building. The materials and lighting for the addition will match the existing building and the small area that may be visible from Highway 463 will be landscaped to match the front landscaping. The Commission voted unanimously to approve this proposal.

If you need any further information on this matter, please let me know.

Sincerely,

Rita McGuffie, Chairman, MLHPD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS/

CERTIFICATE OF APPROPRIATENESS:

MANNSDALE-LIVINGSTON HERITAGE PRESERVATION (MHL) DISTRICT

APPLICANT NAME: Mannsdale Animal Clinic
APPLICANT ADDRESS: 488 Mannsdale Road Madison MS 39110
APPLICANT TELEPHONE NUMBER: 601-499-5200
DATE SUBMITTED TO ZONING ADMINISTRATOR: 8-8-16

LOCATION OF PROPERTY FOR WHICH CERTIFICATE OF APPROPRIATENESS IS REQUESTED: (PLEASE ATTACH MAP INDICATING BOUNDARIES OF PROPERTY INVOLVED AND/OR A LEGAL DESCRIPTION).

PLEASE SPECIFY PROPOSED USE OR USES OF THE SUBJECT PROPERTY FOR WHICH CERTIFICATE OF APPROPRIATENESS IS REQUESTED: (IF MORE THAN ONE USE, INDICATE ON THE REQUIRED SITE PLAN THE LOCATION OF ALL THE PROPOSED USES).

CHECK LIST ALL OF THE FOLLOWING THAT APPLY:

Uses Allowed Only As Special Exceptions:

- Public/ quasi-public facility or utility: Specify: _____
- Commercial uses (See Zoning Ordinance for uses allowed as special exceptions)

Please describe specific uses:

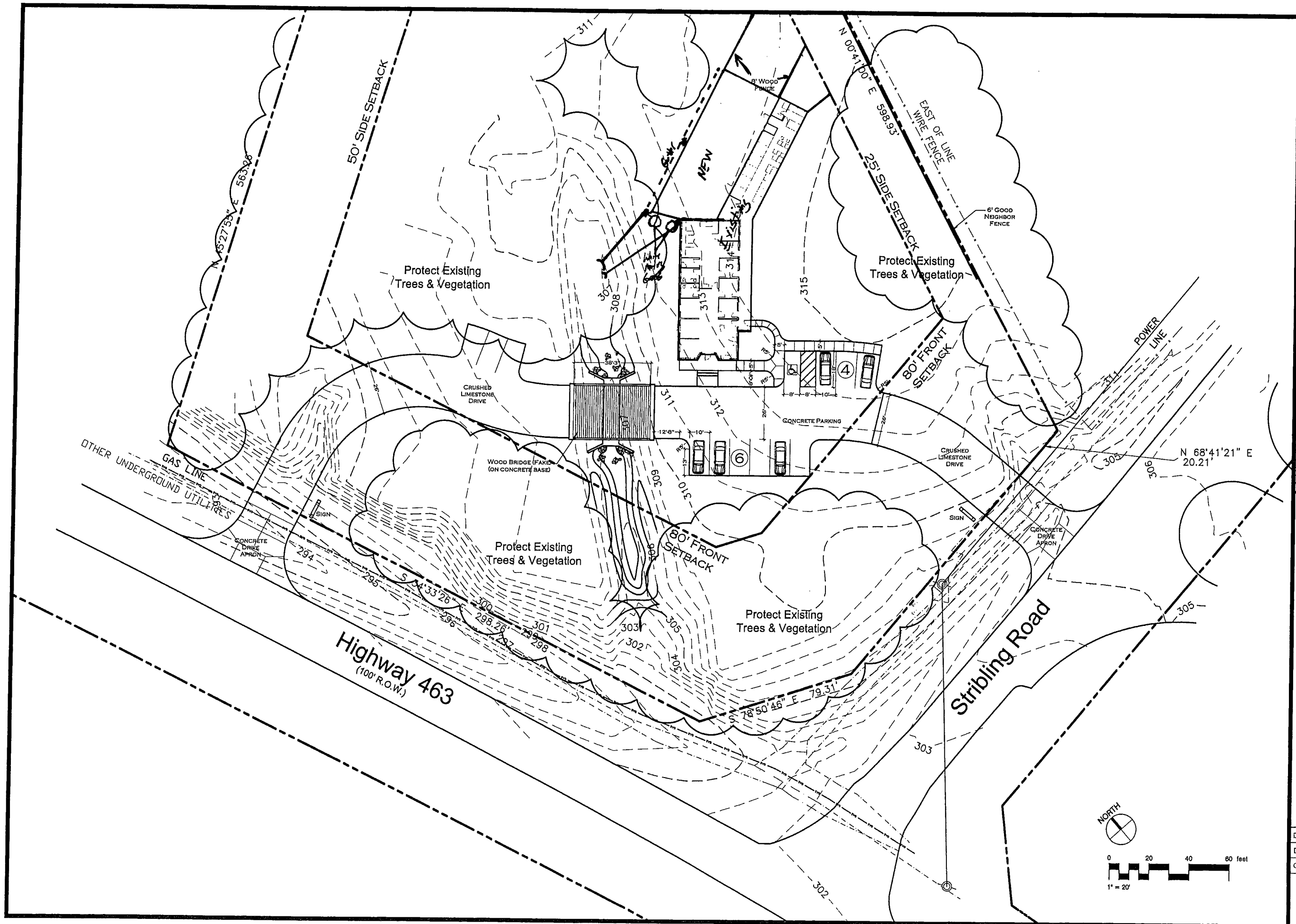
Veterinary Clinic Addition

- Surface mining operations of a temporary type: Please describe: _____

SITE PLAN REQUIRED: A site plan is required for all proposed buildings or structures (except single-family dwellings) in the MLHP District. If the applicant proposes the subdivision of land inside the MLHP, he/she must submit a subdivision plat in accordance with the Madison County *Subdivision Regulations*. All site plans (required for construction on a single lot) shall be prepared in accordance with Sections 402.16-19 and 505 of the Madison County Zoning Ordinance.

ADDITIONAL INFORMATION REQUIRED FOR DEVELOPMENT OF ALL COMMERCIAL PROPERTIES:

1. Detailed lighting plan for grounds and buildings.
2. Detailed landscaping plan.
3. A storm water and erosion management plan prepared by a qualified hydraulic engineer and approved by the Madison County Engineer.
4. In cases involving fuel pollution of storm water from fuel pumps or other sources, the applicant must submit a letter from the Mississippi Department of Environmental Quality (MDEQ) stating that the applicant's site plan has been reviewed and approved by MDEQ.



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 MADISON, MISSISSIPPI 39150
 601-906-3477 PHONE
 WWW.MCCRORYDESIGNS.COM



REVISIONS

SITE PLAN
MANNSDALE ANIMAL CLINIC
 MADISON COUNTY, MISSISSIPPI

DATE: 8-14-2014
 DRAWN: AMC
 CHECKED: AMC

PLANT SCHEDULE

TREES

QTY	BOTANICAL NAME / COMMON NAME
1	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD
3	CORNUS FLORIDA / FLOWERING DOGWOOD
2	LAGERSTROEMIA INDICA 'NATCHEZ WHITE' / CRAPE MYRTLE
3	PRUNUS CERASIFERA 'THUNDERCLOUD' / THUNDERCLOUD PLUM
8	QUERCUS NUTTALLII / NUTTALL OAK
5	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM

SHRUBS

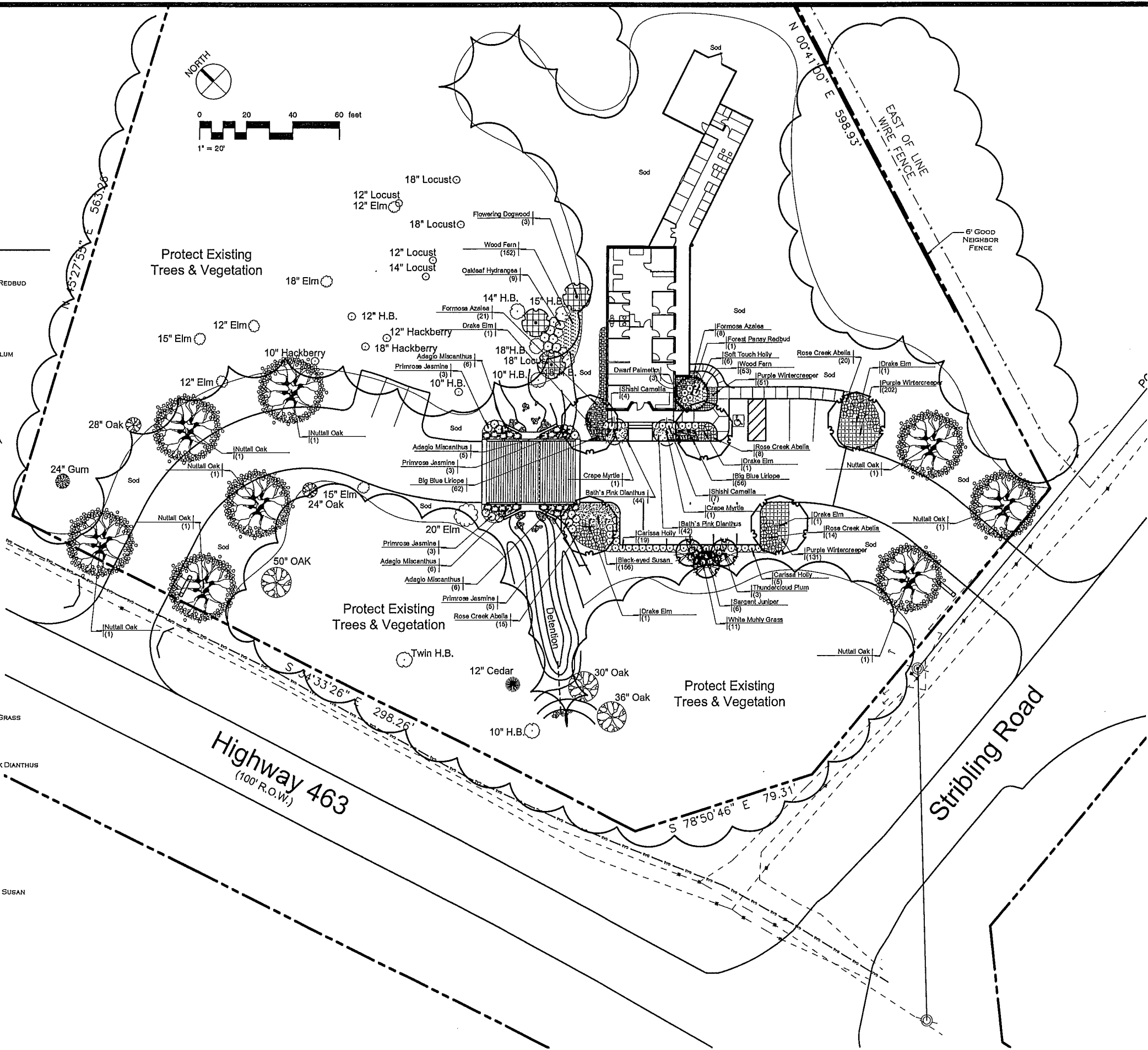
QTY	BOTANICAL NAME / COMMON NAME
57	ABELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA
8	AZALEA INDICA 'FORMOSA' / FORMOSA AZALEA
21	AZALEA INDICA 'GEORGE TABOR' / FORMOSA AZALEA
11	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI CAMELLIA
9	HYDRANGEA QUERCIFOLIA / OAKLEAF HYDRANGEA
24	ILEX CORNUTA 'CARISSA' / CARISSA HOLLY
6	ILEX CORNUTA 'SOFT TOUCH' / SOFT TOUCH HOLLY
14	JASMINUM MESNYI / PRIMROSE JASMINE
6	JUNIPERUS CHINENSIS SARGENTII / SARGENT JUNIPER
3	SABAL MINOR / DWARF PALMETTO

GRASSES

QTY	BOTANICAL NAME / COMMON NAME
23	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO MISCANTHUS
11	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE MUHLY GRASS

GROUND COVERS

QTY	BOTANICAL NAME / COMMON NAME
86	DIANTHUS GRATIANOPOLITANUS 'BATH'S PINK' / BATH'S PINK DIANTHUS
205	DRYOPTERIS NORMALIS / WOOD FERN
384	EUONYMUS COLORATUS / PURPLE WINTERCREEPER
118	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LIRIOPE
156	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK EYED SUSAN



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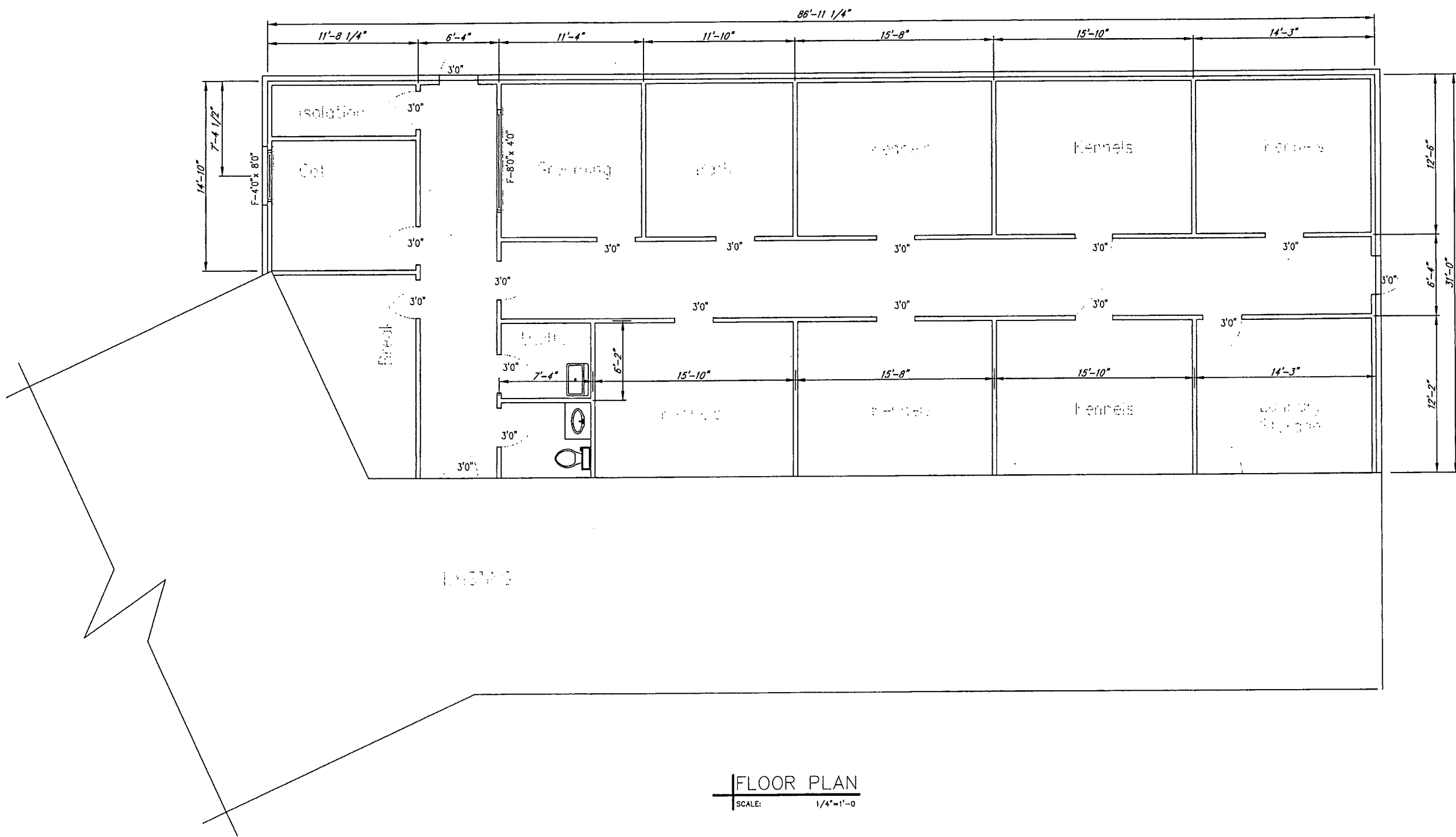
REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLANTING PLAN
MANNSDALE ANIMAL CLINIC
 MADISON COUNTY, MISSISSIPPI

DATE: 8-14-2014
 DRAWN: AMC.
 CHECKED: AMC.

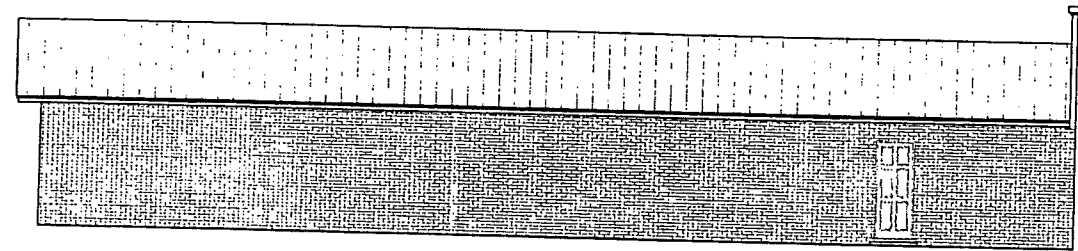
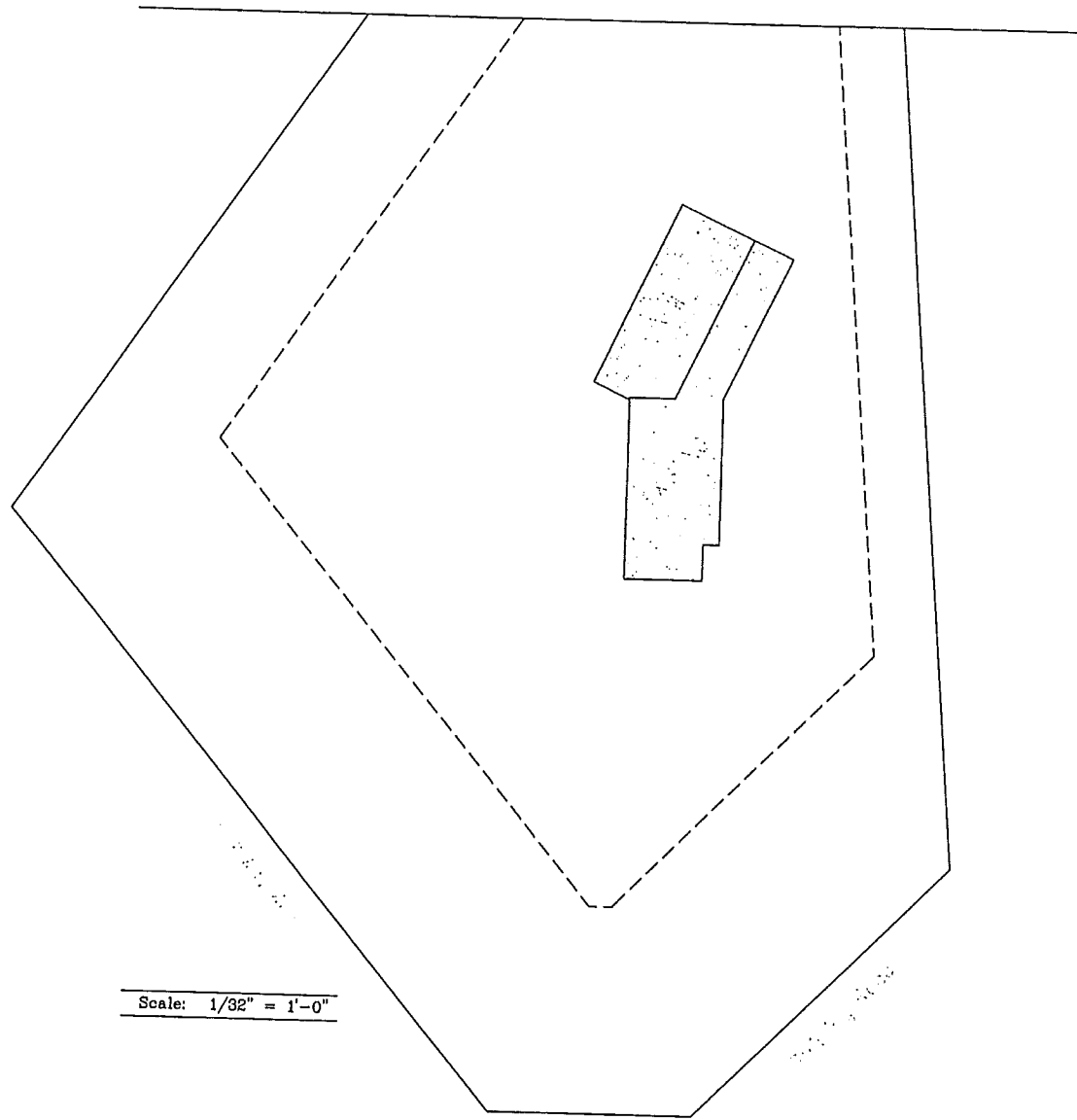
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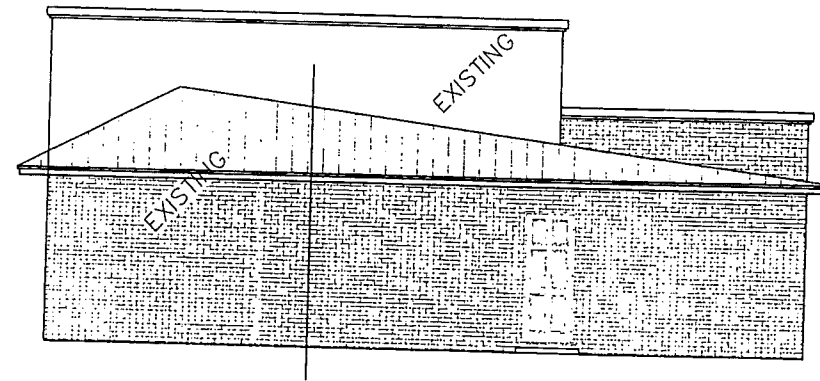
FLOOR PLAN
SCALE: 1/4" = 1'-0"

Revisions		Plan No.
No.	Date	1658
		Drawn By JCP
		7-21-16

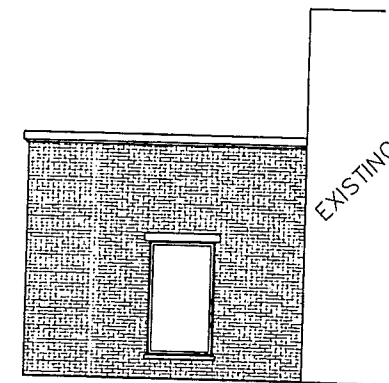
1 OF 7



WEST
SCALE: 3/16"=1'-0



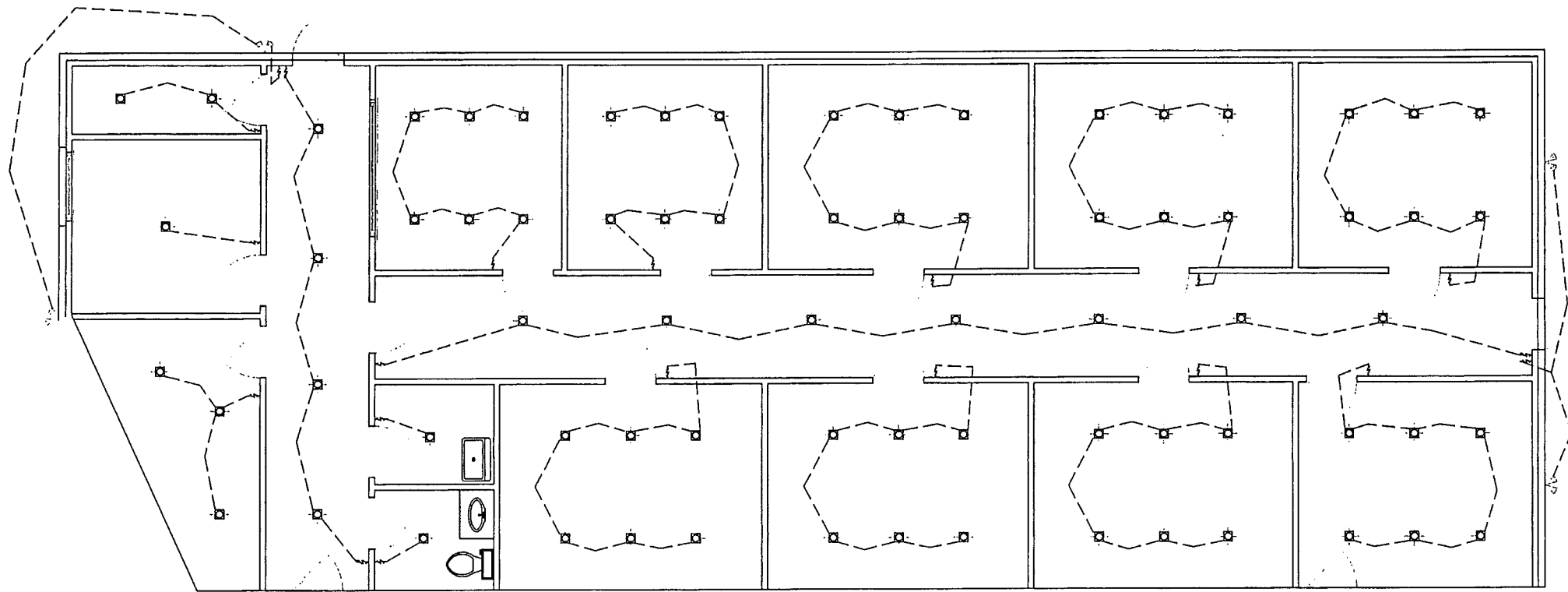
SOUTH
SCALE: 3/16"=1'-0



NORTH
SCALE: 3/16"=1'-0

Revisions		Plan No.
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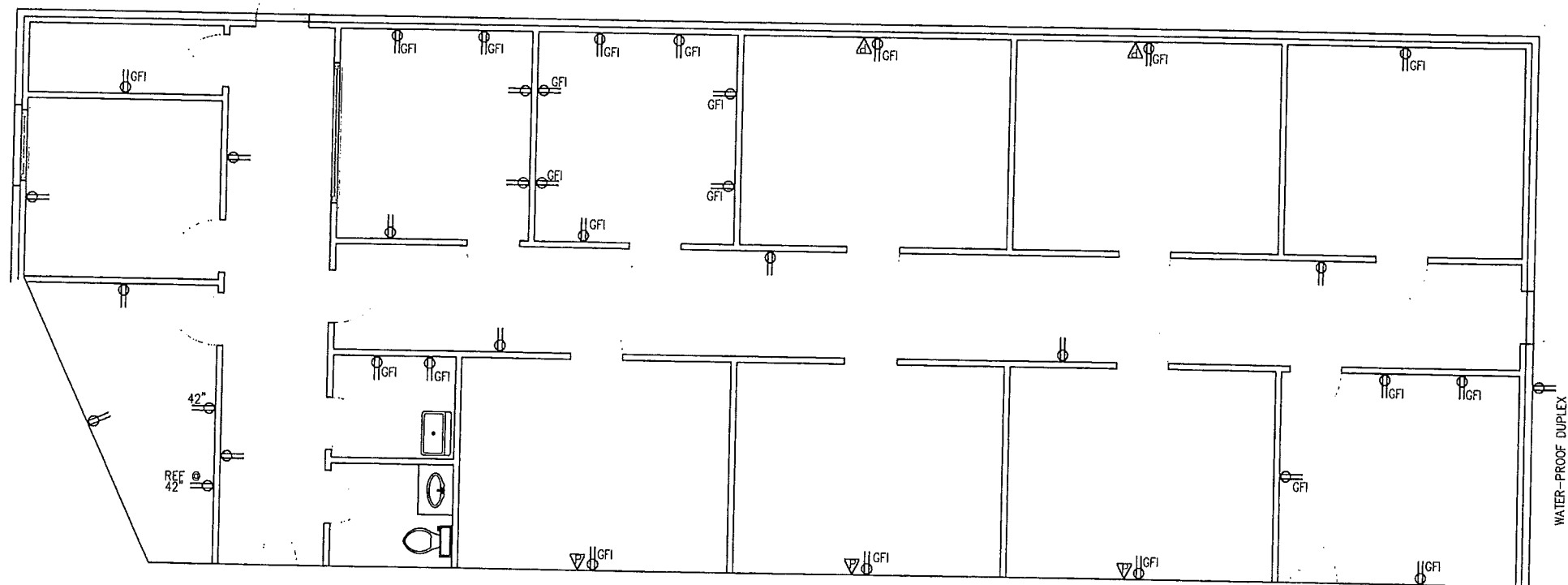
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| LIGHTING PLAN
SCALE: 1/4"=1'-0"

<i>Electrical Symbols</i>	
SYMBOL	DESCRIPTION
□	CAN LIGHT
○	RECYCLABLE FLOOR LIGHT WITH PHOTO-EYE
+	SWITCH
⚡	TRI-POLE SWITCH

<i>Revisions</i>		Plan No. 1658
No.	Date	
		Drawn By: JCP
		7-21-16
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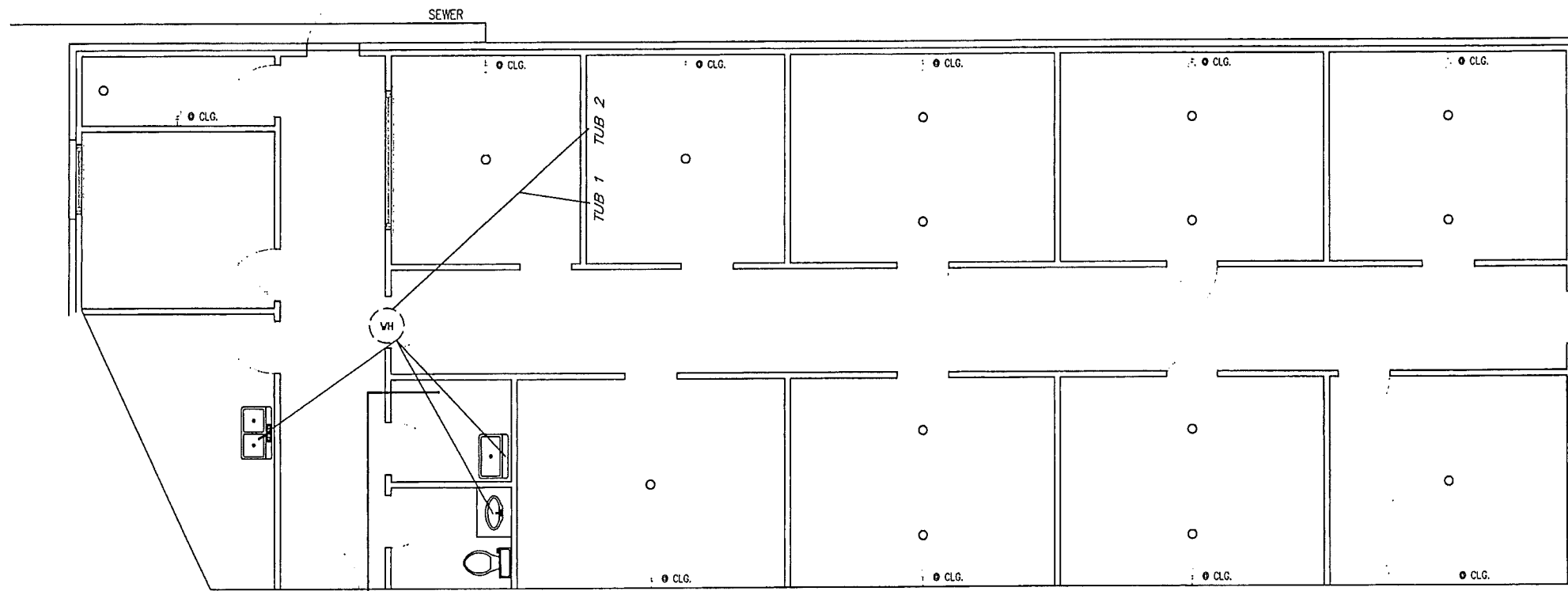
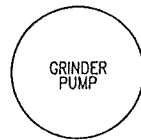


SYMBOL	DESCRIPTION
⊕	DUPLEX OUTLET
▽	T.V. OUTLET RECESS IN WALL

POWER PLAN
SCALE: 1/4"=1'-0"

Revisions		Plan No.
No.	Date	1658
		Drawn By: JCP
		7-21-16

4087



GAS Line
(The Into Existing)

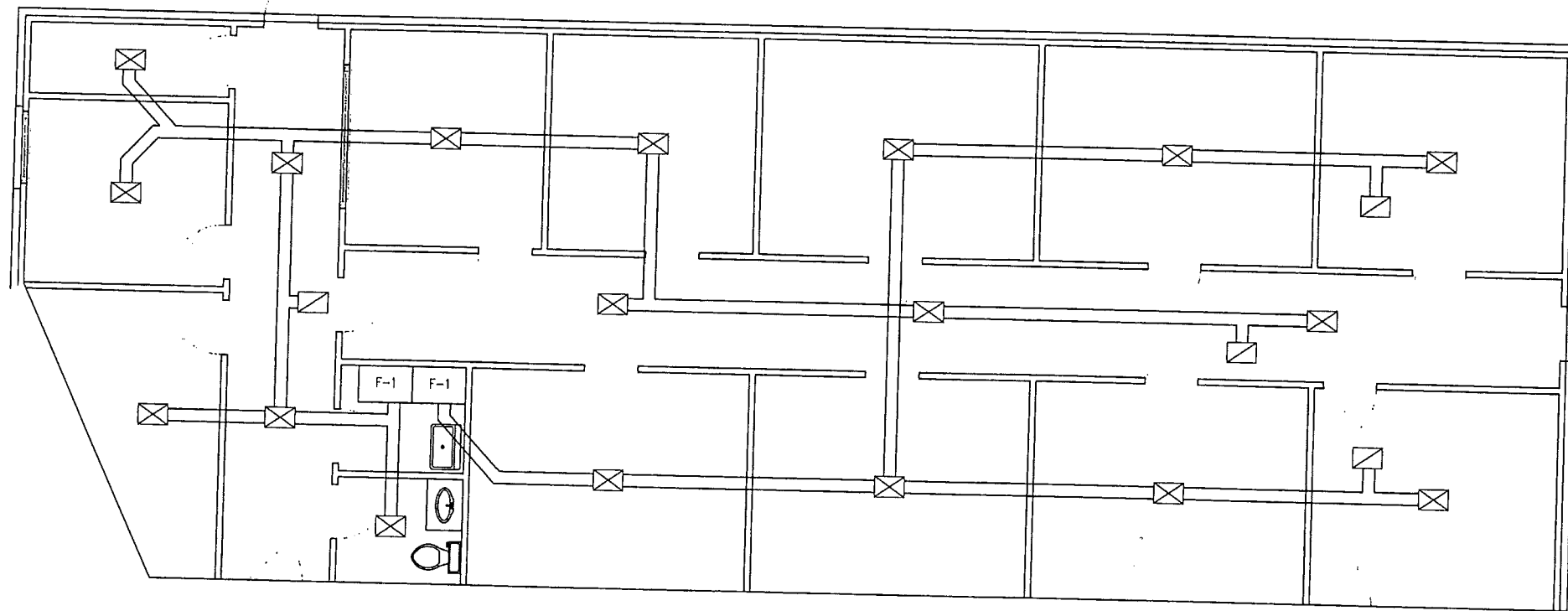
PLUMBING DIAGRAM
SCALE: 1/4"=1'-0"

EXISTING
WATER LINE

HOSE
BIB
FLOOR
DRAIN

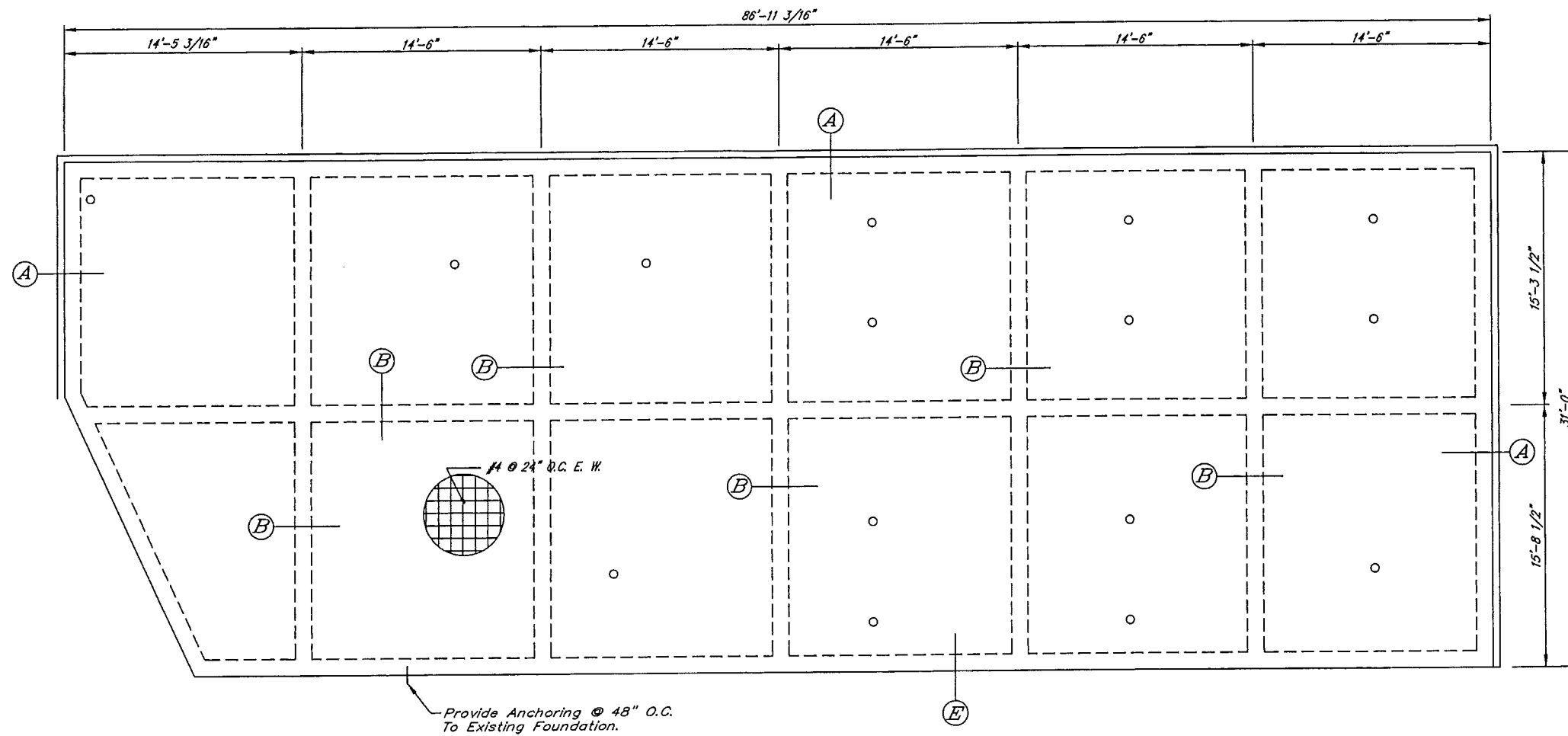
Revisions		Plan No.
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		Drawn By JCP
		7-21-16

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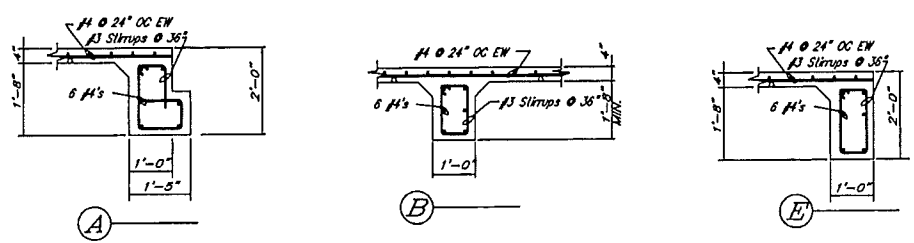
HVAC DIAGRAM
 SCALE: 1/4"=1'-0"

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Provide Anchoring @ 48" O.C.
To Existing Foundation.

FOUNDATION
SCALE: 1/4"=1'-0"



GENERAL NOTES:

1. CONCRETE CONSTRUCTION TO CONFORM WITH ACI BUILDING CODES 318, 302.1R-04 AND 332-04.
2. REINFORCING STEEL TO BE ASTM A615 GRADE 60 DEFORMED BARS.
3. 28 DAY CONCRETE STRENGTH TO BE 3000 PSI WITH A 5" SLUMP MAXIMUM.
4. SLAB AND FOOTING CONCRETE TO BE PLACED MONOLITHICALLY WITH NO COLD JOINTS.
5. FOUNDATION FILL SOIL TO BE PLACED IN 9" LIFTS MAXIMUM WITH EACH LIFT BEING COMPACTED TO WITHIN 95% OF ITS STANDARD PROCTOR.
6. DESIGN BASED ON GOOD SOIL CONDITIONS UNDER FOUNDATION.
7. PLUMBING DITCHES TO CROSS FOOTINGS AT RIGHT ANGLES AND BACKFILLED WITH FULLY COMPACTED SOIL.

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