

**Case No. 07-074 filed by Rino Soave of Soave Corporation for
Pinebrook Plaza located south of Grand River Avenue and east of
Joseph Road**

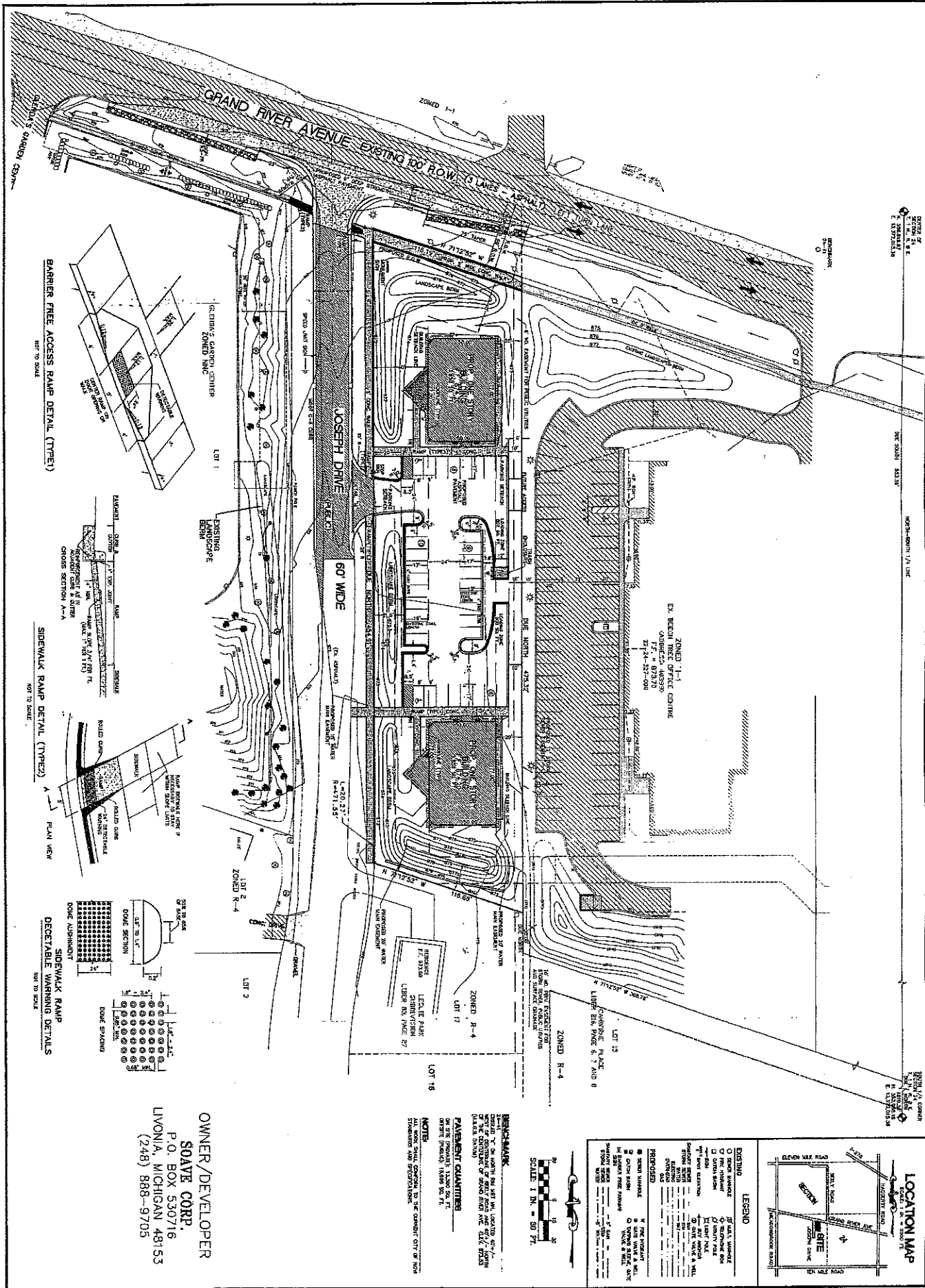
Applicant is requesting a variance to the required number of off street parking spaces for a combined parking lot for two new buildings to be located in the Pinebrook Professional Plaza. Applicant is requesting thirty-five parking spaces for a professional office building and a medical dental building parking lot for the plaza. Property is zoned NCC and located south of Grand River Avenue and east of Joseph Drive.

CITY OF NOVI CODE OF ORDINANCES Section 2505.14.d (2) Number of Minimum Parking Spaces per Unit of Measure states: "One parking space for each two hundred and twenty- two square feet of GLA for buildings up to 100,000 square feet."

CITY OF NOVI CODE OF ORDINANCES Section 2505.14.d (3) Number of Minimum Parking Spaces per Unit of Measure states: "One parking space for each one hundred and sixty seven square feet of GLA for buildings up to 5,000 square feet."

REQUIRED PARKING SPACES	40 spaces
PROPOSED PARKING SPACES	35 spaces
VARIANCE REQUESTED	5 spaces

- **Applicant is requesting a variance to the number of parking spaces required for the use of a medical dental building.**



BARRIER FREE ACCESS RAMP DETAIL (TYPE 1)
NOT TO SCALE

SIDEWALK RAMP DETAIL (TYPE 2)
NOT TO SCALE

SIDEWALK RAMP
DETECTABLE WARNING DETAILS
NOT TO SCALE

OWNER/DEVELOPER
SOAVE CORP.
 P.O. BOX 530716
 LIVONIA, MICHIGAN 48153
 (248) 888-9705

REMARKS:
 1. ALL NOTES SHALL BE READ IN CONNECTION WITH THE SITE PLAN.
 2. THE CITY ENGINEER SHALL REVIEW AND APPROVE THIS SITE PLAN.
 3. THE CITY ENGINEER SHALL REVIEW AND APPROVE THIS SITE PLAN.
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PERMITS:
 1. CITY OF LIVONIA - ZONING PERMIT
 2. CITY OF LIVONIA - PLANNING PERMIT
 3. CITY OF LIVONIA - ENGINEERING PERMIT

NOTES:
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LIVONIA ZONING AND SUBDIVISION ORDINANCES.



EXISTING		PROPOSED	
(Symbol)	ROAD	(Symbol)	NEW ROAD
(Symbol)	WALL	(Symbol)	NEW WALL
(Symbol)	CONCRETE	(Symbol)	NEW CONCRETE
(Symbol)	ASPHALT	(Symbol)	NEW ASPHALT
(Symbol)	PAVING	(Symbol)	NEW PAVING
(Symbol)	LANDSCAPE	(Symbol)	NEW LANDSCAPE
(Symbol)	PLANTING	(Symbol)	NEW PLANTING
(Symbol)	TREES	(Symbol)	NEW TREES
(Symbol)	UTILITIES	(Symbol)	NEW UTILITIES
(Symbol)	EXISTING UTILITIES	(Symbol)	NEW UTILITIES
(Symbol)	EXISTING SIGNAGE	(Symbol)	NEW SIGNAGE
(Symbol)	EXISTING FENCES	(Symbol)	NEW FENCES
(Symbol)	EXISTING DRIVEWAYS	(Symbol)	NEW DRIVEWAYS
(Symbol)	EXISTING SIDEWALKS	(Symbol)	NEW SIDEWALKS
(Symbol)	EXISTING STAIRS	(Symbol)	NEW STAIRS
(Symbol)	EXISTING RAMP	(Symbol)	NEW RAMP
(Symbol)	EXISTING CURB	(Symbol)	NEW CURB
(Symbol)	EXISTING DRAINAGE	(Symbol)	NEW DRAINAGE
(Symbol)	EXISTING EROSION CONTROL	(Symbol)	NEW EROSION CONTROL
(Symbol)	EXISTING LIGHTING	(Symbol)	NEW LIGHTING
(Symbol)	EXISTING SECURITY	(Symbol)	NEW SECURITY
(Symbol)	EXISTING OTHER	(Symbol)	NEW OTHER



DATE: 01/26/07
 DESIGNED BY: [Name]
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET: 04115
 TOTAL SHEETS: 2

SITE PLAN
PINEBROOK PROFESSIONAL CENTER
 PART OF THE SOUTHWEST 1/4 SECTION 24
 T. 1 N., R. 8 E., CITY OF NOW
 OAKLAND COUNTY, MICHIGAN

ARPEE/DONNAN, INC.
 LAND SURVEYING • ENGINEERING • MAPPING
 36937 SCHOOLCRAFT
 LIVONIA, MICHIGAN 48150
 PHONE (734) 953-3325 FAX (734) 953-3324

PREPARED FOR
SOAVE CORP.
 P.O. BOX 530716
 LIVONIA, MICHIGAN 48153
 (248) 888-9705

REVISED: 01/26/07
 DATE: 01/26/07
 TIME: 01/26/07