



SPARC ARENA PHASE II JSP23-23

SPARC Arena Phase II: JSP23-23

Approval of the request of SPARC Holdings, LLC, for SPARC Arena Phase II: JSP23-23 for a Section 9 waiver. The subject parcel is in Section 35, east of Novi Road and south of Nine Mile Road. It is zoned I-1, Light Industrial. The existing building is a former industrial building and was erected prior to the adoption of the Façade Ordinance. The applicant proposes to raise portions of the façade elevations to expand the recreational activities offered.

Required Action

Approval of a Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	9-6-2023	Approval recommended from Planning, Engineering, Traffic, and façade
Façade	Approval recommended	9-27-2023	Section 9 waiver for minimum and maximum compositions of brick and flat metal paneling recommended

Approval – Section 9 Façade Waiver

In the matter of JSP23-23SPARC Arena, motion to approve a Section 9 Façade Waiver to allow for:

- a. Deficiency of brick (30% minimum required) on the west facing side of the structure (10% proposed), Brick portions of the façade however are being added to the north (front-facing), and west facing sides of the structure which are being affected by the addition to address this,
- b. Overage of flat metal panels (50% maximum permitted) on west facing side of the structure (77% proposed),
- c. All roof top units must be screened from view from all on-site and off-site vantage points in compliance with the Façade ordinance.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.


MAP
Location

SPARC Arena: JSP23-23





LOCATION



LEGEND

 Subject Property

Right of Way

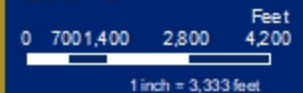
-  Dedicated
-  Highway Easement
-  Prescriptive
-  Private



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Heather Zeigler
Date: 9/11/2023
Project: SPARC Arena
Version #: 1



MAP INTERPRETATION NOTICE

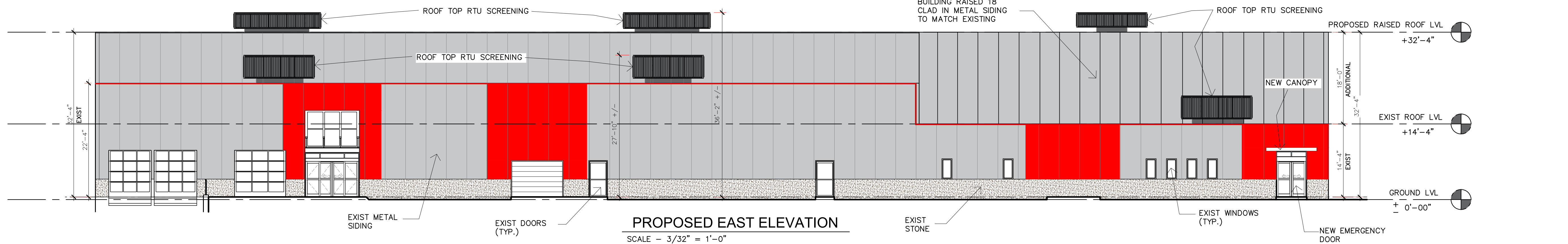
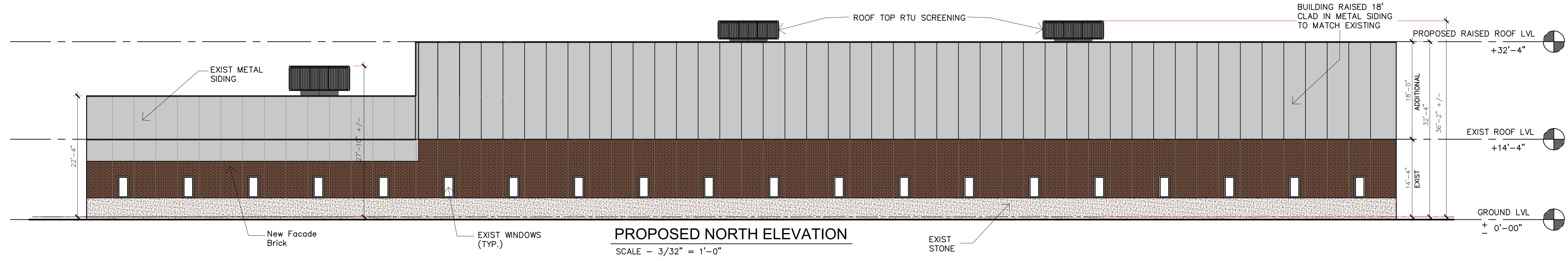
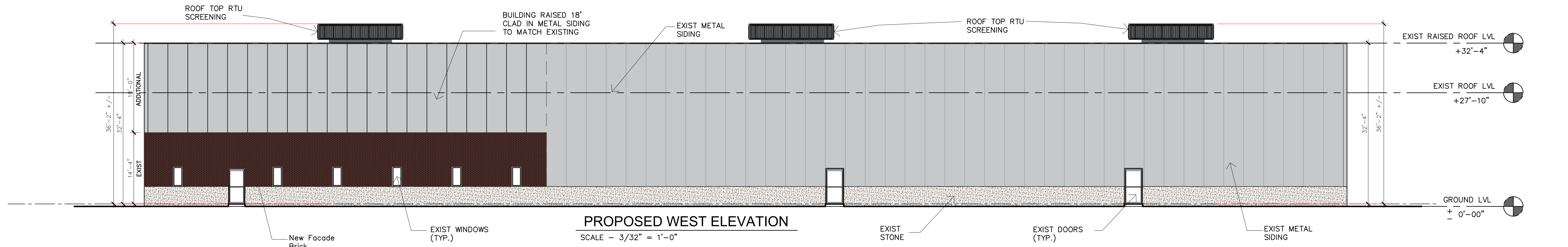
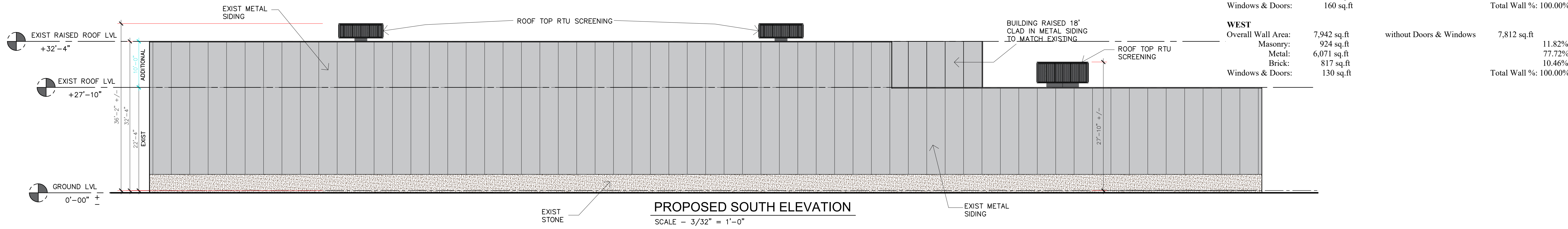
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

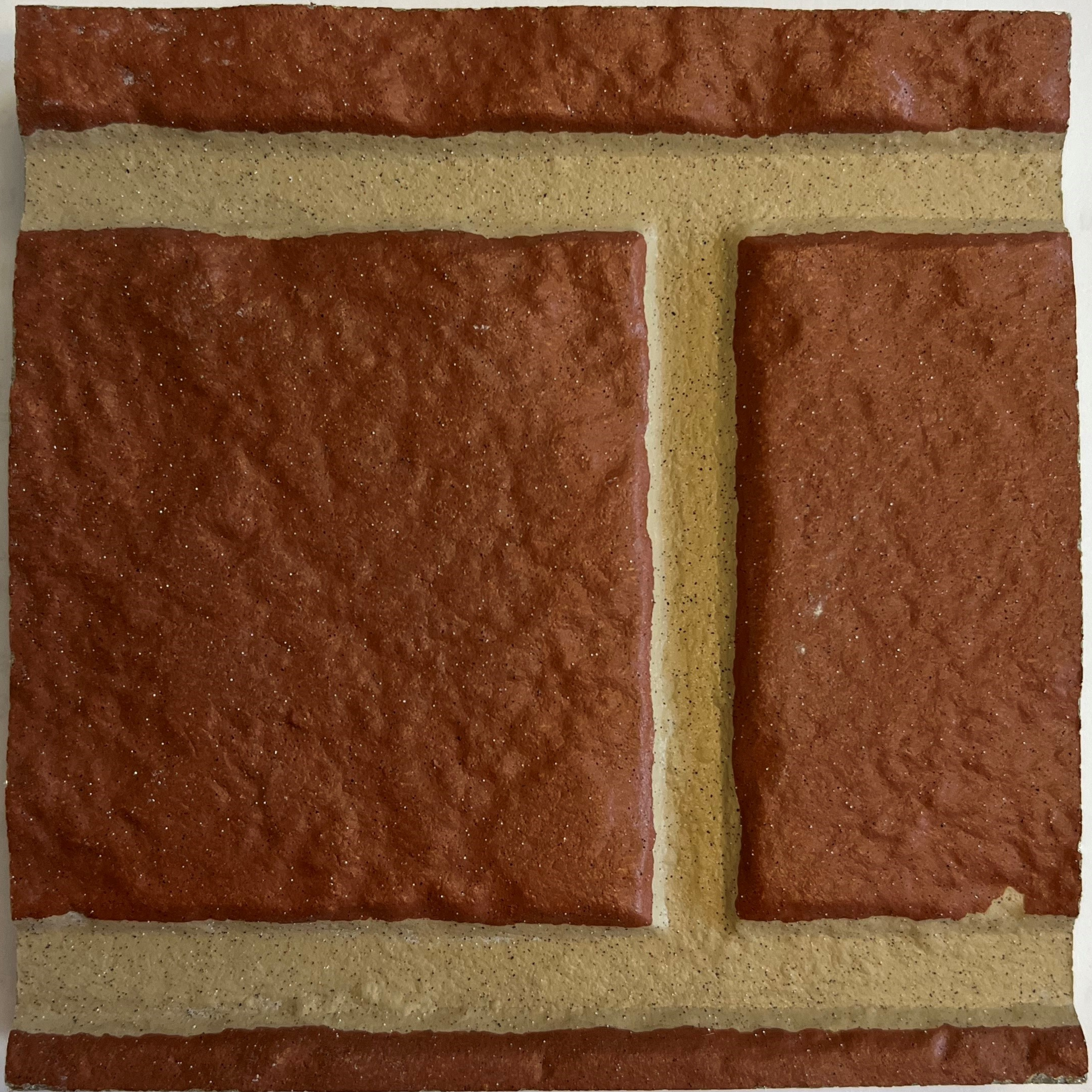
PROPOSED EXTERIOR RENOVATIONS & SITE PLAN

SPARC PHASE#2 ELEVATIONS COLOR RENDERING

SPARC Gyms - Novi, Michigan
Exterior finish surface and percentages

SOUTH			
Overall Wall Area:	7,356 sq.ft	without Doors & Windows	7,356 sq.ft
Masonry:	996 sq.ft		13.53%
Metal:	6,360 sq.ft		86.47%
Windows & Doors:	0 sq.ft		
		Total Wall %:	100.00%
EAST			
Overall Wall Area:	7,959 sq.ft	without Doors & Windows	7,250 sq.ft
Masonry:	766 sq.ft		10.41%
Metal:	6,484 sq.ft		89.43%
Windows & Doors:	709 sq.ft		
		Total Wall %:	100.00%
NORTH			
Overall Wall Area:	7,330 sq.ft	without Doors & Windows	7,170 sq.ft
Masonry:	967 sq.ft		13.49%
Metal:	3,997 sq.ft		55.75%
Brick:	2,206 sq.ft		30.76%
Windows & Doors:	160 sq.ft		
		Total Wall %:	100.00%
WEST			
Overall Wall Area:	7,942 sq.ft	without Doors & Windows	7,812 sq.ft
Masonry:	924 sq.ft		11.82%
Metal:	6,071 sq.ft		77.72%
Brick:	817 sq.ft		10.46%
Windows & Doors:	130 sq.ft		
		Total Wall %:	100.00%





Owner / Developer

SPARC HOLDINGS, LLC
41713 Dukesbury Court
Novi, Michigan 48375

CONTACT:
Mr. Raghu Ravipati
Tel: 248-787-5624
email: rravipati@yahoo.com

Architect

GAV & ASSOCIATES
24001 Orchard Lake Road, Suite 180A
Farmington, Michigan 48336

CONTACT:
Ghassan Abdelnour
Tel: 248-985-9101
email: ghassan@gavassociates.com

Civil Engineer

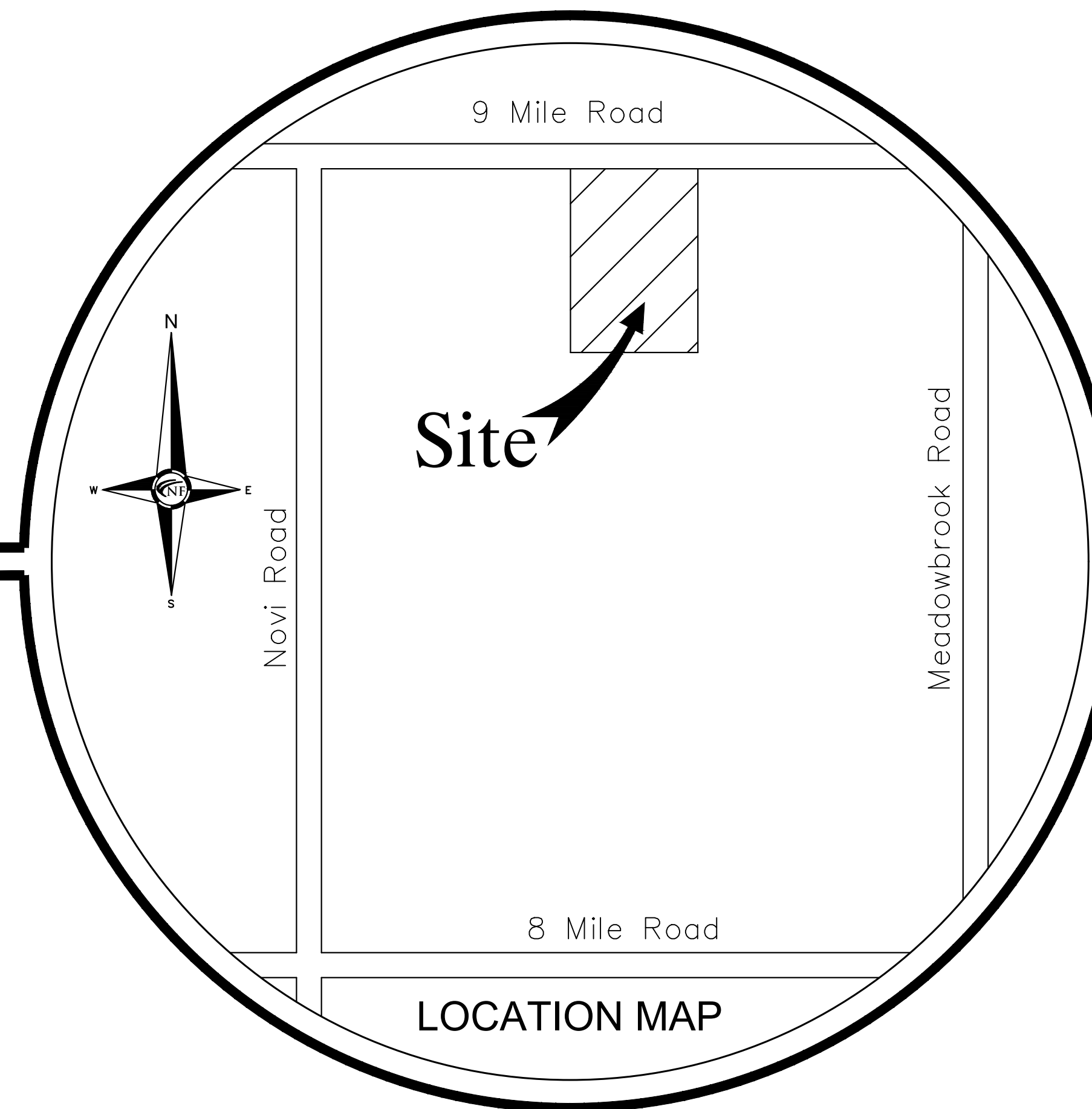
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT:
James D. Klinkenberger, CFM
Tel. (248) 332-7931
Fax. (248) 332-8257

PRELIMINARY/FINAL SITE PLAN DOCUMENTS
SPARC ARENA

PREPARED FOR ADMINISTRATIVE APPROVAL

PART OF THE NORTH 1/2 OF SECTION 35, T.1N , R.8E.,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



ISSUED/REVISED:
01-28-2021 ADMIN PRELIM/FINAL SPA
03-10-2021 REVISED PER CITY REVIEW
04-14-2021 FINAL STAMPING SET

LEGAL DESCRIPTION

PARCEL ID# 22-35-127-015
COMMONLY KNOWN AS: 42775 NINE MILE ROAD, NOVI, MI 48375

PER TITLE WORK:

A PARCEL OF LAND BEING PART OF THE NORTH 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 02 MINUTES 35 SECONDS EAST 70.88 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 21 SECONDS EAST 610.04 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 35 SECONDS WEST 70.88 FEET-; THENCE SOUTH 89 DEGREES 32 MINUTES 25 SECONDS WEST 329.14 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 13 SECONDS WEST 610.04 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 35; THENCE NORTH 89 DEGREES 32 MINUTES 25 SECONDS EAST 329.12 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 5.60 ACRES OF LAND MORE OR LESS.

AS SURVEYED:

A PARCEL OF LAND BEING PART OF THE NORTH 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 02 MINUTES 35 SECONDS EAST 70.88 FEET ALONG THE NORTH LINE OF SAID SECTION 35, SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD (120 FEET WIDE); THENCE SOUTH 00 DEGREES 19 MINUTES 25 SECONDS EAST 610.04 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 35 SECONDS WEST 70.88 FEET TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 35 AS MONUMENTED; THENCE SOUTH 89 DEGREES 32 MINUTES 25 SECONDS WEST 328.77 FEET TO A POINT ON THE EASTERLY LINE OF "NOVI INDUSTRIAL SUBDIVISION", AS RECORDED IN LIBER 203 OF PLATS ON PAGE 5 AND 6 OF OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 21 MINUTES 21 SECONDS WEST 610.04 FEET ALONG THE EASTERLY LINE OF SAID "NOVI INDUSTRIAL SUBDIVISION" TO A POINT ON THE NORTH LINE OF SAID SECTION 35, SAID LINE ALSO BEING THE CENTERLINE OF SAID NINE MILE ROAD; THENCE NORTH 89 DEGREES 32 MINUTES 25 SECONDS EAST 329.12 FEET ALONG SAID NORTH LINE AND SAID CENTERLINE TO THE POINT OF BEGINNING. CONTAINING 5.60 ACRES OF LAND MORE OR LESS. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTH 60 FEET THEREOF FOR NINE MILE ROAD.

SHEET INDEX

SP-0 Cover Sheet

CIVIL

SP-1 Preliminary/Final Site Plan
SP-2 ALTA/NSPS Land Title Survey

LANDSCAPE

L1 Landscape Plan

ARCHITECTURAL

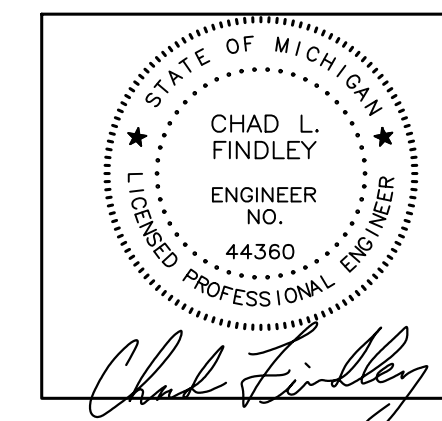
A.101 Proposed Floor Plan
A.102 Proposed Occupancy Narrative
A.201 Proposed Elevations
A.210 Line of Sight Elevations
A.601 Reflected Ceiling Plan

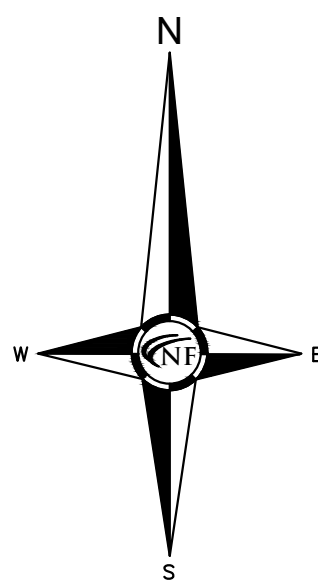


CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

N & F JOB #M186

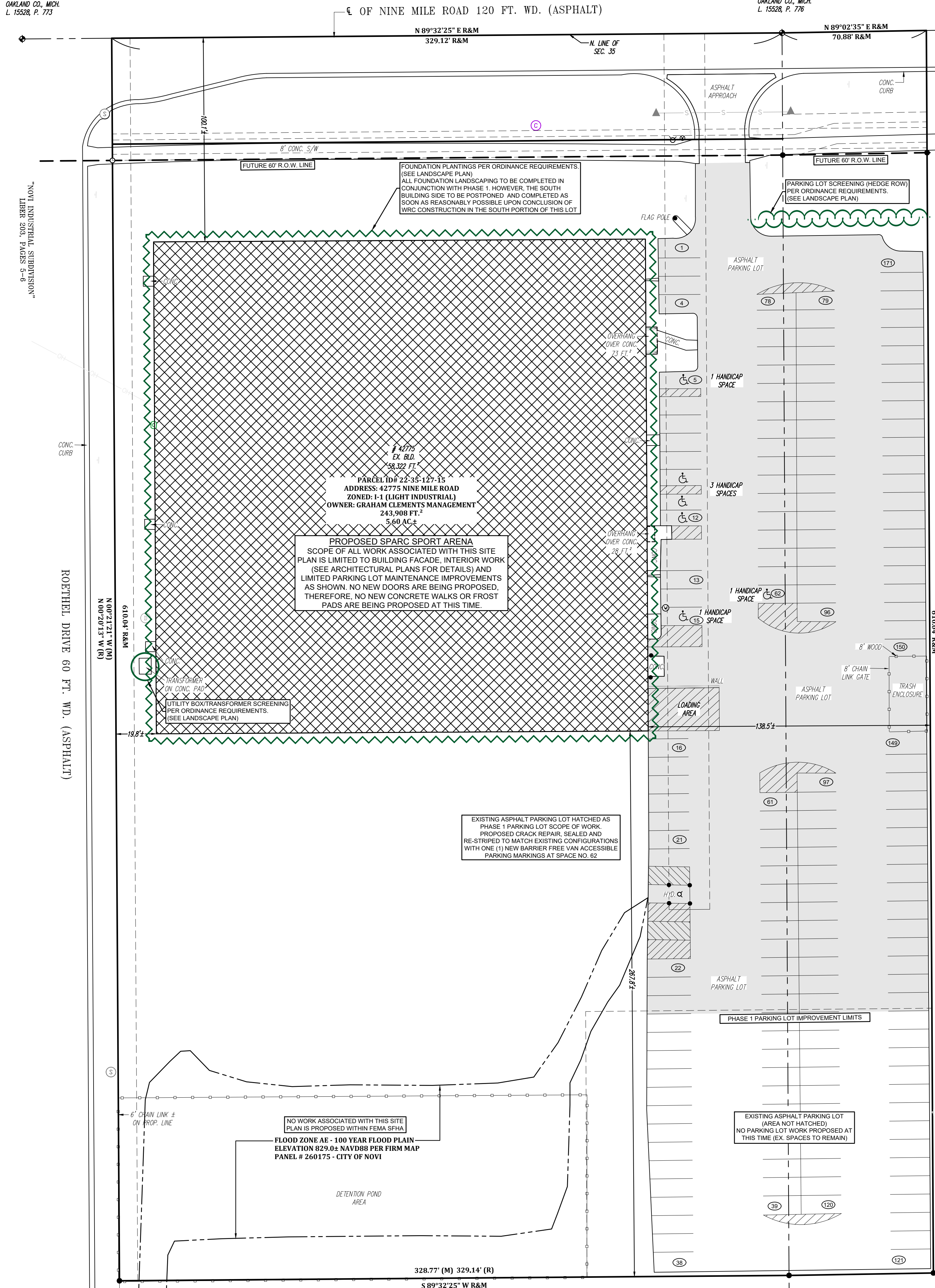




NORTHWEST CORNER
SEC. 35, T.1N., R.8E.,
CITY OF NOVI
OAKLAND CO., MICH.
L. 15528, P. 773

NORTH & CORNER
SEC. 35, T.1N., R.8E.,
CITY OF NOVI
OAKLAND CO., MICH.
L. 15528, P. 776

NORTHEAST CORNER
SEC. 35, T.1N., R.8E.,
CITY OF NOVI
OAKLAND CO., MICH.
L. 15528, P. 755



"NOVI INDUSTRIAL SUBDIVISION"
LIBER 203, PAGES 5-6

ROTHEL DRIVE 60 FT. WD. (ASPHALT)

610.04' R&M
N 89°32'25" E 127.15'

610.04' R&M
N 89°32'25" E 127.15'

610.04' R&M
N 89°32'25" E 127.15'

610.04' R&M
N 89°32'25" E 127.15'

FOUNDATION PLANTINGS PER ORDINANCE REQUIREMENTS (SEE LANDSCAPE PLAN)
ALL FOUNDATION LANDSCAPING TO BE COMPLETED IN CONJUNCTION WITH PHASE 1. HOWEVER, THE SOUTH BUILDING SIDE TO BE POSTPONED AND COMPLETED AS SOON AS REASONABLY POSSIBLE UPON CONCLUSION OF WRC CONSTRUCTION IN THE SOUTH PORTION OF THIS LOT.

PARKING LOT SCREENING (HEDGE ROW) PER ORDINANCE REQUIREMENTS (SEE LANDSCAPE PLAN)

PROPOSED SPARC SPORT ARENA
SCOPE OF ALL WORK ASSOCIATED WITH THIS SITE PLAN IS LIMITED TO BUILDING FACADE, INTERIOR WORK (SEE ARCHITECTURAL PLANS FOR DETAILS) AND LIMITED PARKING LOT MAINTENANCE IMPROVEMENTS AS SHOWN. NO NEW CONCRETE WALKS OR FROST PADS ARE BEING PROPOSED AT THIS TIME.

UTILITY BOX/TRANSFORMER SCREENING PER ORDINANCE REQUIREMENTS (SEE LANDSCAPE PLAN)

EXISTING ASPHALT PARKING LOT HATCHED AS PHASE 1 PARKING LOT SCOPE OF WORK. PROPOSED CRACK REPAIR, SEALED AND RE-STRIPED TO MATCH EXISTING CONFIGURATIONS WITH ONE (1) NEW BARRIER FREE VAN ACCESSIBLE PARKING MARKINGS AT SPACE NO. 62.

PHASE 1 PARKING LOT IMPROVEMENT LIMITS

EXISTING ASPHALT PARKING LOT (AREA NOT HATCHED). NO PARKING LOT WORK PROPOSED AT THIS TIME (EX. SPACES TO REMAIN)

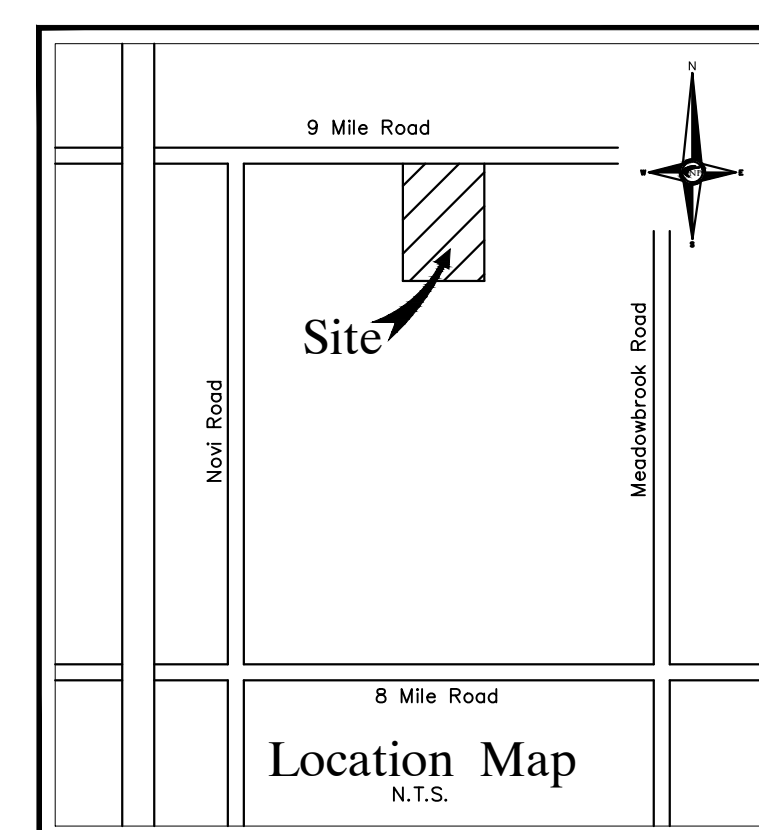
NO WORK ASSOCIATED WITH THIS SITE PLAN IS PROPOSED WITHIN FEMA SFHA
FLOOD ZONE AE - 100 YEAR FLOOD PLAIN
ELEVATION 829.02 NAVD88 PER FIRM MAP
PANEL # 260175 - CITY OF NOVI

DETECTION POND AREA

328.77' (M) 329.14' (R)
S 89°32'25" W R&M

PARCEL ID# 22-35-176-019
ADDRESS: N/A
ZONED: I-1 (LIGHT INDUSTRIAL)
OWNER: CITY OF NOVI

PARCEL ID# 22-35-200-008
ADDRESS: N/A
ZONED: I-1 (LIGHT INDUSTRIAL)
OWNER: CITY OF NOVI



50
NF
ENGINEERS
1969 - 2019

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CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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ZONING REQUIREMENTS

I-1 (LIGHT INDUSTRIAL)

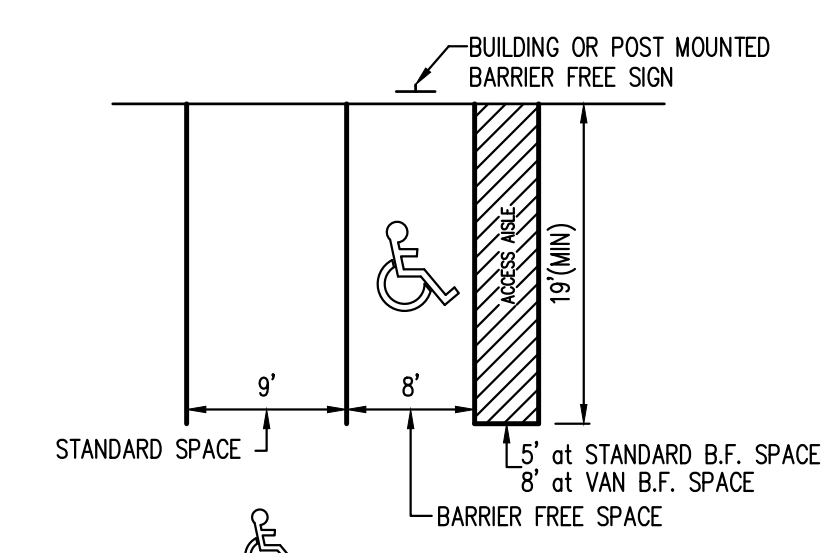
ZONING REGULATIONS:
MIN. AREA: N/A
MIN. WIDTH: N/A
MAX. BLDG. HT.: 40 FEET
MAX. BLDG. COVERAGE: N/A

SETBACK:
FRONT YARD: 40 FT.
LEAST SIDE: 20 FT.
TOTAL SIDES: 40 FT.
REAR YARD: 20 FT.
MIN. USABLE FLOOR: N/A

EX. CONDITIONS:
AREA: 58,322 FT.²
EX. COVERAGE: 23.9%
FRONT SETBACK: 100.1 FT.
LEAST SIDE: 19.8 FT.
TOTAL SIDES: 158.3 FT.
REAR SETBACK: 267.8 FT.

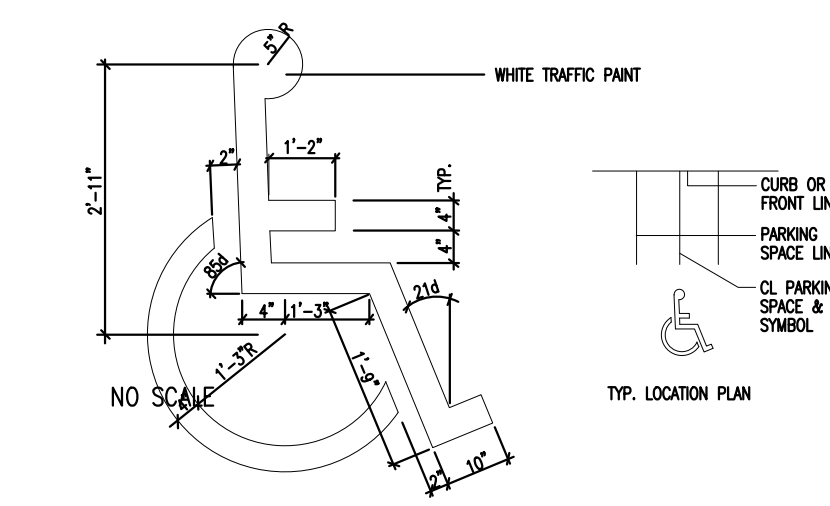
PARKING SPACES:

STANDARD SPACES: 165 SPACES
ADA SPACES: 6 SPACES
TOTAL SPACES: 171 SPACES



NOTE: ♿ DENOTES HANDICAPPED SPACE PROVIDE UNIVERSAL SYMBOL MOUNTED ON SIGN 7' ABOVE GRADE.

TYPICAL PARKING SPACE LAYOUT
NO SCALE



BARRIER FREE SYMBOL FOR PARKING
NO SCALE



LEGEND - GREEN (RETROREFL), WHITE SYMBOL ON BLUE (RETROREFL) BACKGROUND - WHITE (RETROREFL)



A	B	C	D	E	F	G	H	J	K	L
12	6	.375	.438	1.5	1.5 D	5	1 D	1.871	3.859	1.5
18	9	.375	.438	2.25	2 D	1	1.5 D	2.493	5.784	1.5

COLORS: LEGEND - GREEN (RETROREFLECTIVE) OR BLACK BACKGROUND - WHITE (RETROREFLECTIVE)
DIRECTIONAL APPLICATION: COLORS: LEGEND - WHITE (RETROREFLECTIVE) BACKGROUND - BLUE (RETROREFLECTIVE)

REQUIRED PARKING NOTE

REFER TO THE "PARKING NARRATIVE" MEMORANDUM ENCLOSED IN THE SITE PLAN PACKET (SHEET A.102) FOR PARKING REQUIREMENTS

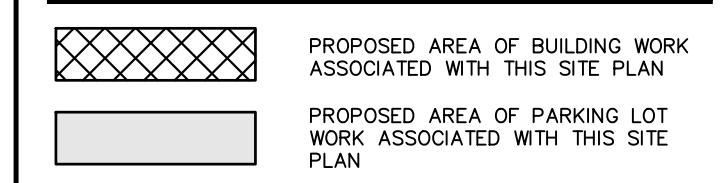
NOTES

ALL PROPOSED WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
ALL ON-SITE SIGNING AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
PARKING SPACE DIMENSIONS AND MANUEVERING LANES SHALL MEET CITY OF NOVI STANDARDS.
PARKING SPACES SHALL BE 9' (MIN) x 19' (MIN)
PARKING ABUTTING 7' WIDE INTERIOR SIDEWALKS SHALL BE 9' (MIN) x 17' (MIN)
TWO WAY DRIVE MANUEVERING LANES SHALL BE A MINIMUM OF 24' WIDE.
STANDARD PARKING SPACE STRIPING SHALL BE 4-INCH WHITE STRIPES.
ACCESSIBLE PARKING SPACES AND ASSOCIATED AISLES SHALL BE 4-INCH BLUE STRIPES.
WHERE A STANDARD SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND WHITE STRIPES SHALL BE INSTALLED.
AN R7-8P SIGN UNDER THE R7-8 SIGN SHALL BE PROVIDED FOR THE VAN ACCESSIBLE PARKING SPACE(S).
SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" x 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12" x 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
ALL PROPOSED SIGNS SHALL BE 7' IN HEIGHT FROM THE FINAL GRADE TO THE BOTTOM OF THE SIGN. SIGNS SHALL BE PLACED 2' FROM THE PROPOSED FACE OF CURB OR EDGE OF SIDEWALK.

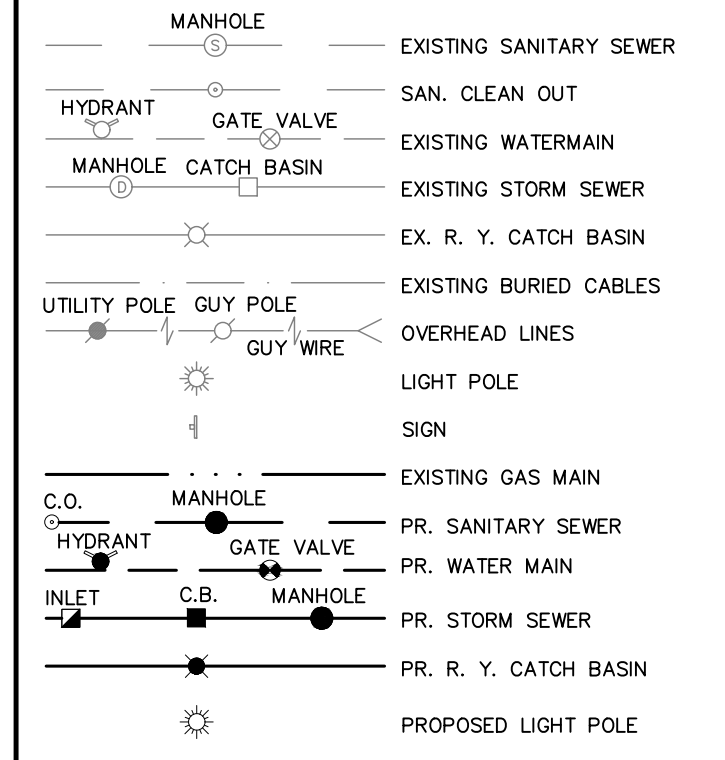
SURVEY NOTE:

BOUNDARY AND TOPOGRAPHIC SURVEY WORK HAS BEEN PROVIDED BY THE DEVELOPER, SPARC HOLDINGS, LLC. FOR THE PURPOSES OF SITE PLAN DEVELOPMENT BY NOWAK & FRAUS, PLLC. NOWAK & FRAUS, PLLC HAS NOT FIELD VERIFIED THE INFORMATION CONTAINED IN THE SURVEY AS PROVIDED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER FOR CLARIFICATION BY THE ORIGINAL SURVEYOR.
NO GUARANTEE IS MADE BY NOWAK & FRAUS, PLLC FOR THE ACCURACY OF THE DATA CONTAINED ON THIS SURVEY.

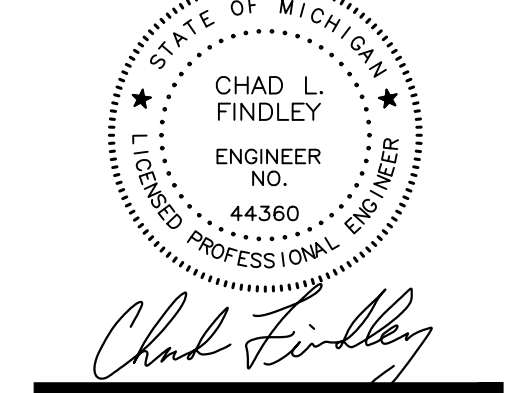
SCOPE OF WORK LEGEND



LEGEND



SEAL



PROJECT
SPARC ARENA
42775 West Nine Mile Road
City of Novi, Michigan

CLIENT
SPARC Holdings, LLC
41713 Dukesbury Court
Novi, Michigan 48375

CONTACT
Mr. Raghu Ravipati
Tel: 248-787-5624
email: rravipati@yahoo.com

PROJECT LOCATION
Part of the North 1/2
of Section 35
T.1N, R.8E.
City of Novi,
Oakland County, Michigan

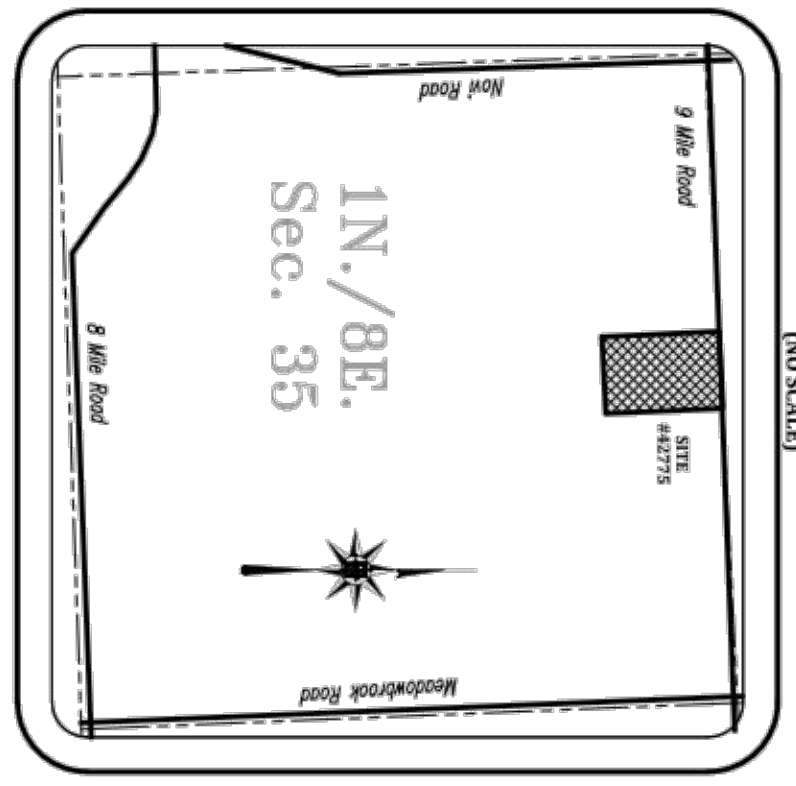
SHEET
Preliminary/Final Site Plan



DATE	ISSUED/REVISED
01-26-2021	DRAFT FOR OWNER REVIEW
01-28-2021	ADMIN PRELIM/FINAL SPA
03-10-2021	REVISED PER CITY REVIEW
04-14-2021	FINAL STAMPING SET

DRAWN BY:
J. Klinkenberger
DESIGNED BY:
J. Klinkenberger
APPROVED BY:
J. Klinkenberger
DATE:
January 26, 2021
SCALE: 1" = 30'
30 15 0 15 30 45
NFE JOB NO. SHEET NO.
M186 SP-1

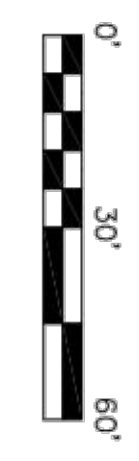
SITE LOCATION MAP
(NOT SCALE)



ALTA/NSPS LAND TITLE SURVEY
42775 Nine Mile Road

ZONING REQUIREMENTS
I-1 (LIGHT INDUSTRIAL)

ZONING REGULATIONS	TOTAL SPACES:	PARKING SPACES:
MIN. WIDTH:	N/A	186 SPACES
MIN. BLDG. HT.:	40 FEET	5 SPACES
MAX BLDG. COVERAGE:	N/A	
FRONT YARD SETBACK:	40 FT.	
REAR YARD SETBACK:	20 FT.	
MIN. USABLE FLOOR:	N/A	



CERTIFICATION

BASED ON PARCEL AS DESCRIBED IN COMMENT FOR TITLE INSURANCE FILE NO. 875334 WITH AN EFFECTIVE DATE OF JANUARY 22, 2020 AT 8:50 AM.

DATE OF PLAT OR MAP: FEBRUARY 26, 2020

MICHAEL J. NOWRY, P.E.
PROFESSIONAL SURVEYOR
NO. 5212



SURVEYOR'S NOTES:

PORTIONS OF THE PROPERTY SHOWN AND DESCRIBED HEREON ARE LOCATED IN ZONE "M-1" AS DETERMINED BY FEMA FLOODING WITH THE 100 YEAR FLOOD PLAN, PORTIONS OF THE PROPERTY FALL WITHIN ZONE "X" (SHADED) ON 500 YEAR FLOOD PLAN. (AREAS SHOWN ON SURVEY)

NO CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED DURING THE SURVEY (TABLE A ITEM 19)

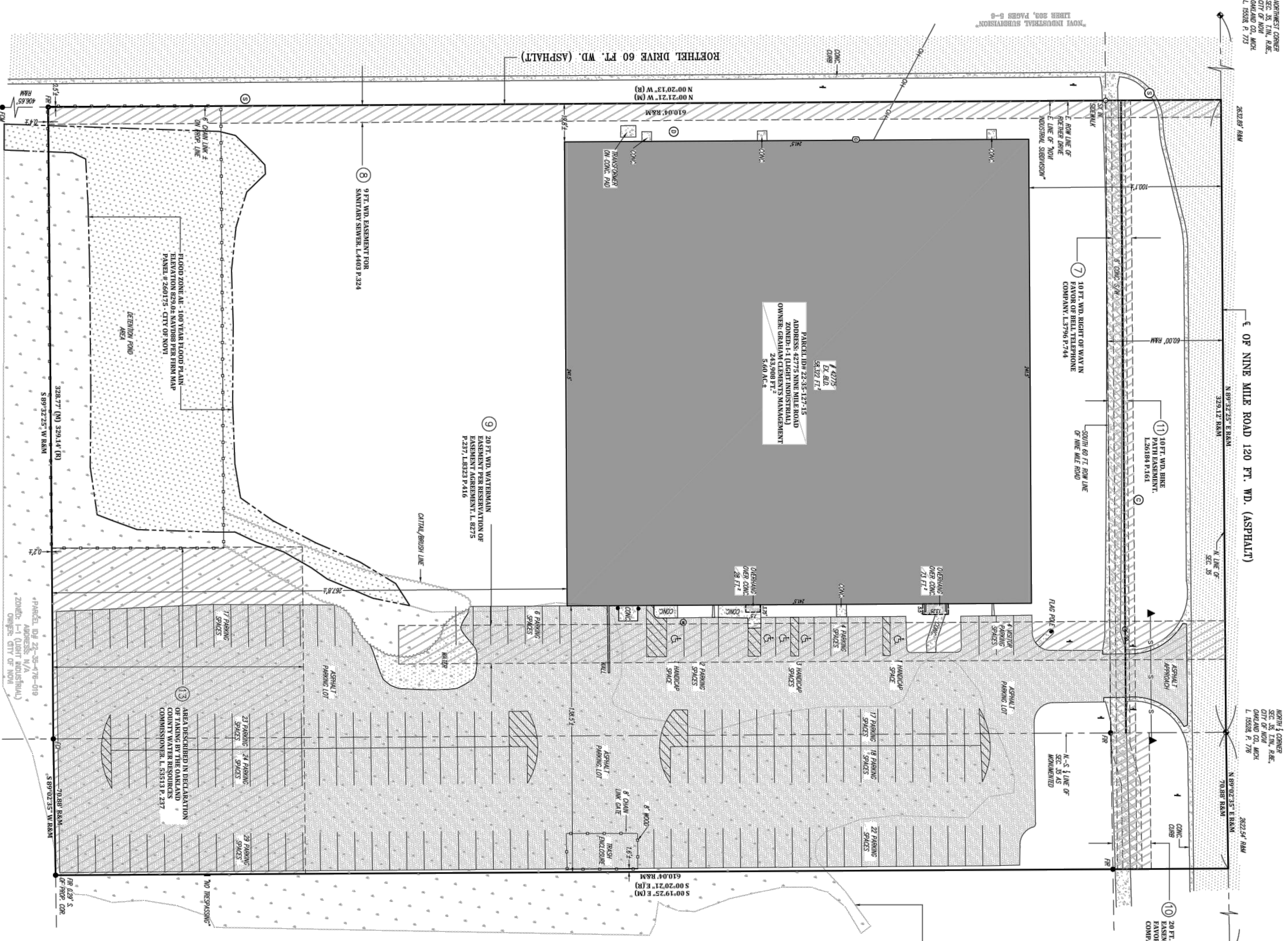
NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE SURVEY (TABLE A ITEM 19)

NO FLAGGED WETLAND AREAS WERE OBSERVED DURING THE SURVEY. (TABLE A ITEM 19)

THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES EXIST AT THE TIME OF SURVEY AND THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A ITEM 17)

NOWRY & HALE LAND SURVEYING, L.L.C. HAS A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$1,000,000. CERTIFICATE OF INSURANCE SHALL BE FURNISHED UPON REQUEST. (TABLE A ITEM 21)



PARCEL ID# 23-35-008-008
ADDRESS: 42775 NINE MILE ROAD
ZONING: I-1 (LIGHT INDUSTRIAL)
OWNER: GUYANA MANAGEMENT
248,908 B.T.
5,60 A.C.

PORTION LINE & CORNER OF 100 YEAR FLOOD ZONE IS SHOWN AS SCALED FROM FEMA FIRM MAP PANEL# 250175 (CITY OF NOVI)

SCHEDULE B-11 (EXCEPTIONS)
PER FIRST AMERICAN COMMENTARY FILE NO. 875334

- ANY DEFECT, LIEB, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMENTARY DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-RECORDS ARE MET.
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORD BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND.
- ESSENTIAL, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO LIEN FOR SERVICES, LABOR, OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- TAXES AND ASSESSMENTS NOT DUE AND PAYABLE AT COMMENTARY DATE.
- RIGHT OF WAY IN FAVOR OF THE MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 3786, PAGE 744.
- EASEMENT IN FAVOR OF THE OAKLAND COUNTY DEPARTMENT OF PUBLIC WORKS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 4403, PAGE 324. (SHOWN ON SURVEY)
- RESERVATION OF EASEMENT AGREEMENT IN FAVOR OF THE CITY OF NOVI AND WELTRONIC COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 8278, PAGE 237 AND LIBER 8223, PAGE 416.
- EASEMENT AGREEMENT IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 8510, PAGE 152. (SHOWN ON SURVEY)
- TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF CITY OF NOVI AND INSTRUMENT RECORDED IN LIBER 26194, PAGE 163. (NOT SHOWN)
- TERMS AND CONDITIONS IN LIBER 55913, PAGE 237.
- ANY RIGHTS, TITLE INTEREST OR CLAIM THEREOF TO THAT PORTION OF THE LAND TAKEN, USED OR GRANTED FOR STREETS, ROADS OR HIGHWAYS.
- RIGHTS OF THE UNITED STATES, STATE OF MICHIGAN AND THE PUBLIC FOR COMMERCE, NAVIGATION, RECREATION AND FISHERY, IN ANY PORTION OF THE LAND COMPRISING THE BED OF UNNAMED CREEK, OR LAND CREATED BY TIL OR ARTIFICIAL ACCRETION.
- THE NATURE, EXTENT OR LACK OF RIPARIAN RIGHTS OR THE RIPARIAN RIGHTS OF RIPARIAN OWNERS AND THE PUBLIC IN AND TO THE USE OF THE WATERS OF UNNAMED CREEK.
- INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN, OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND UNDEVELOPED LAND UNDER AND THAT MAY BE PRODUCED FROM THE CAPTURED LAND.
- RIGHTS OF TENANTS, IF ANY, UNDER ANY UNRECORDED LEASES.
- LIEN FOR OUTSTANDING WATER OR SEWER CHARGES, IF ANY.

LEGEND

FOUND CONSTRUCTION	CONCRETE
SET MONUMENTATION	WOOD
RECORD METS	IRON
FIELD MARKS	ALUMINUM
ADJACENT LOT	STEEL
PROXIMATE LOT	BRASS
PROXIMATE LINE	COPPER
PLATTED LINE	GLASS
WATER MAIN	LEAD
SANITARY SEWER	STEEL
OVERHANGING LINE	IRON
BERMED CURB	BRASS
WOOD WALKWAY	COPPER
GAS WATER FLAG	GLASS
WATER MANHOLE	LEAD
HATCHED	STEEL
WATER WETTER	IRON
WATER WETTER FLAG	BRASS
STONE BURN	COPPER
STONE MANHOLE	GLASS
STONE OUTLET	LEAD
SKIN MANHOLE	STEEL
SKIN MANHOLE FLAG	IRON
COMM. MANHOLE	BRASS
COMM. MANHOLE FLAG	COPPER
LIGHT POLE	GLASS
POWER TRANSFORMER	LEAD
GRIND. WTR. WOL. WELL	STEEL
ASPH. CONDITIONING LINT	IRON
FOUND CONC. MON.	BRASS
FOUND REPAIR MON.	COPPER
SET FENCED "X"	GLASS
TOP OF CURB	LEAD
CHISEL OUTLET	STEEL
LOW POINT	IRON
FINISHED FLOOR	BRASS
MATCH EX. GRADE	COPPER
POINT OF CURVE	GLASS
POINT OF BEGIN. CURVE	LEAD
POINT OF END. CURVE	STEEL
POINT OF BEGIN. CURVE	IRON
EX. SPOT ELEVATION	BRASS
PROXIMATE POINT	COPPER
PROXIMATE POINT	GLASS
ENCRUSTED TREE	LEAD



TOPOGRAPHIC & BOUNDARY SURVEY BY NOWRY & HALE, PRELIMINARY/PROPOSED SITE PLAN PREPARED BY:

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRALS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL: (248) 332-7311 FAX: (248) 332-8257

DISTRIBUTION: 01/26/2021 ADMIN PRELIM/FINAL SPA 04/16/2021 FINAL STAMPING SET

SURVEY NOTE:
THE BOUNDARY AND TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY AN INDEPENDENT SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA CONTAINED IN THIS SURVEY.

NFE JOB NO: M186
SHEET: SP-2

NORTHWEST CORNER
SEC. 35, T.1N., R.8E.,
CITY OF NOVI,
OAKLAND CO., MICH.
L. 15528, P. 773

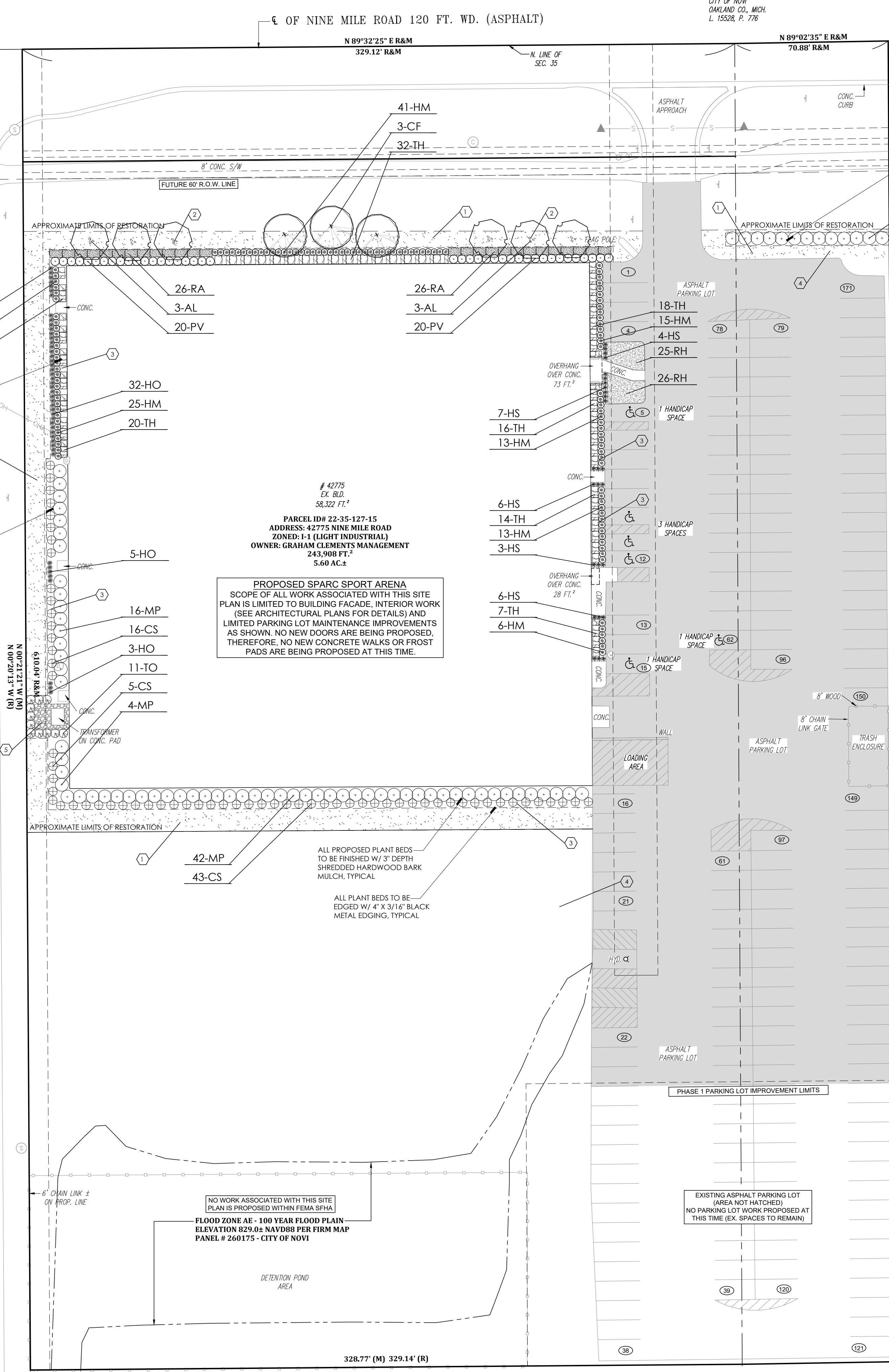
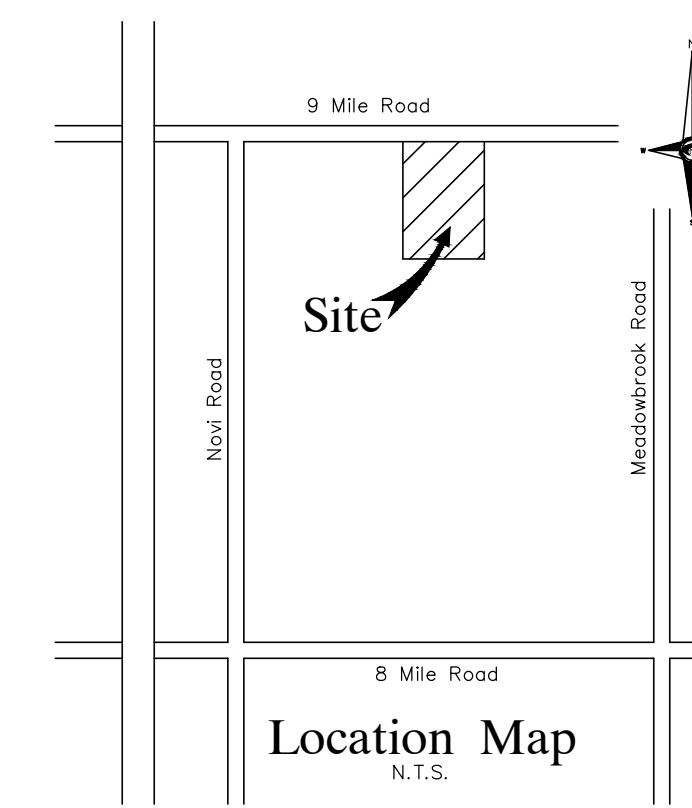
NORTH CORNER
SEC. 35, T.1N., R.8E.,
CITY OF NOVI,
OAKLAND CO., MICH.
L. 15528, P. 776

NORTHEAST CORNER
SEC. 35, T.1N., R.8E.,
CITY OF NOVI,
OAKLAND CO., MICH.
L. 15528, P. 755



**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PARCEL ID# 22-35-200-008
ADDRESS: N/A
ZONED: I-1 (LIGHT INDUSTRIAL)
OWNER: CITY OF NOVI

LANDSCAPE REQUIREMENTS

INTERIOR BUILDING LANDSCAPE
BUILDING PERIMETER X 8, 60% REQUIRED TO BE LANDSCAPED
ACCORDING TO CITY OF NOVI STANDARDS. THE TWO-YEAR WARRANTY PERIOD SHALL
INCLUDE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST FOR EACH OF THE
TWO YEAR GUARANTEE.

7. ALL PROPOSED STREET TREES SHALL BE PLANTED A MINIMUM OF 10' FROM
A FIRE HYDRANT AND MANHOLE AND 15' FROM OVERHEAD WIRES.

8. ALL TREE AND SHRUB PLANTINGS BEING MATCHED WITH SHREDDED HARDWOOD
BARK SPREAD TO A MINIMUM DEPTH OF 4". ALL LAND AREA TREES SHALL HAVE A 4"
DIAMETER CIRCLE OF SHREDDED HARDWOOD MULCH, 3" MINIMUM AWAY FROM TRUNK. ALL
PERENNIAL, ANNUAL, AND GROUND COVER BEES SHALL RECEIVE 2" OF DARK COLORED
BARK MULCH. MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL
CONTAIN NO PICES OF INCONSISTENT SIZE.

9. THE CITY OF NOVI LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS IN WRITING
PRIOR TO INSTALLATION.

10. ALL PLANT MATERIAL, INCLUDING SHRUBS SHALL BE MAINTAINED AT THEIR NATURAL SIZE
AND SHAPE. ALL PRUNING SHALL BE AS MINIMAL AS NECESSARY.

NOTE:
ALL PLANT SUBSTITUTIONS AND/OR
DEVIATIONS FROM THE APPROVED PLANS
MUST BE APPROVED IN WRITING BY THE CITY
OF NOVI PRIOR TO INSTALLATION.

ALL TREE WRAP AND STAKES ARE TO BE
REMOVED AFTER THE FIRST WINTER SEASON.

IRRIGATION NOTE:
AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS

GENERAL NOTES:
ALL PROPOSED PLANT MATERIAL SHALL BE
NORTHWEST GROWN, NO. 1 GRADE STOCK,
INSTALLED IN ACCORDANCE WITH IAN AND CITY
OF NOVI STANDARDS.

MISS DIG (1-800-482-7171) SHALL BE NOTIFIED
A MINIMUM OF 48 HOURS PRIOR
TO INSTALLATION OF ALL MATERIALS.

NOTE:
THE APPROXIMATE DATE OF INSTALLATION FOR THE
PROPOSED LANDSCAPE WILL BE SPRING 2021,
WITH COMPLETION BY NOVEMBER 15.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN
ACCORDANCE WITH THE STANDARDS SET FORTH IN
THE CITY OF NOVI ZONING ORDINANCE.

CITY OF NOVI NOTES

1. ALL LANDSCAPE ISLANDS SHALL BE BACKFILLED WITH A SAND MIXTURE
15% PLASTIC BRANDED.
2. ALL PROPOSED LANDSCAPE ISLANDS SHALL BE CURBED.
3. ALL LANDSCAPE AREAS SHALL BE IRRIGATED.
4. OVERHEAD UTILITY LINES AND POLES TO BE RELOCATED, AS DIRECTED
BY THE UTILITY COMPANY OF RECORD.
5. EVERGREEN AND CANOPY TREES SHALL BE PLANTED A MINIMUM OF 10' FROM
A FIRE HYDRANT AND MANHOLE AND 15' FROM OVERHEAD WIRES.
6. ALL PLANT MATERIAL SHALL BE NORTHWEST GROWN HARDY STOCK. GUARANTEED
FOR TWO (2) YEARS AFTER PLANTING AND SHALL BE DELIVERED AND MAINTAINED
ACCORDING TO CITY OF NOVI STANDARDS. THE TWO-YEAR WARRANTY PERIOD SHALL
INCLUDE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST FOR EACH OF THE
TWO YEAR GUARANTEE.
7. ALL PROPOSED STREET TREES SHALL BE PLANTED A MINIMUM OF 4' FROM THE
BACK OF CURB AND PROPOSED WALKS.
8. ALL TREE AND SHRUB PLANTINGS BEES SHALL BE MATCHED WITH SHREDDED HARDWOOD
BARK SPREAD TO A MINIMUM DEPTH OF 4". ALL LAND AREA TREES SHALL HAVE A 4"
DIAMETER CIRCLE OF SHREDDED HARDWOOD MULCH, 3" MINIMUM AWAY FROM TRUNK. ALL
PERENNIAL, ANNUAL, AND GROUND COVER BEES SHALL RECEIVE 2" OF DARK COLORED
BARK MULCH. MULCH IS TO BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND SHALL
CONTAIN NO PICES OF INCONSISTENT SIZE.
9. THE CITY OF NOVI LANDSCAPE ARCHITECT SHALL APPROVE ANY SUBSTITUTIONS IN WRITING
PRIOR TO INSTALLATION.
10. ALL PLANT MATERIAL, INCLUDING SHRUBS SHALL BE MAINTAINED AT THEIR NATURAL SIZE
AND SHAPE. ALL PRUNING SHALL BE AS MINIMAL AS NECESSARY.

SOIL NOTE:

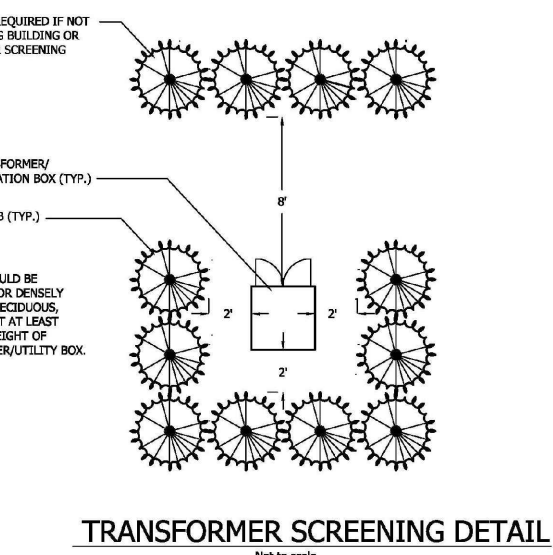
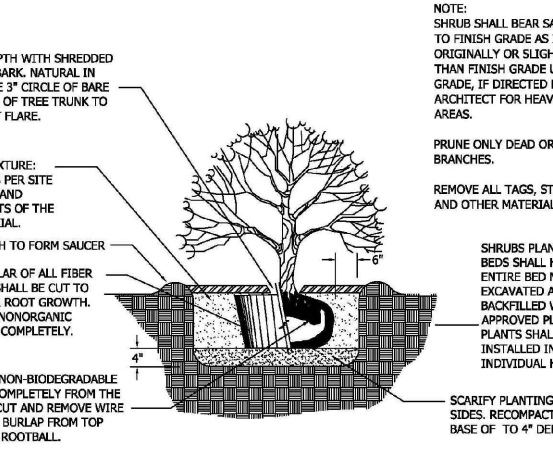
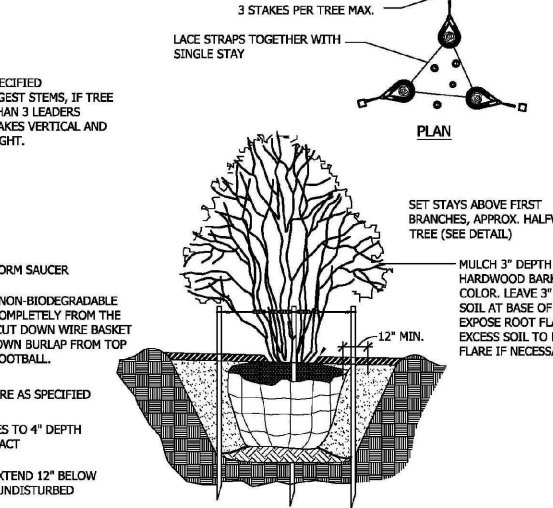
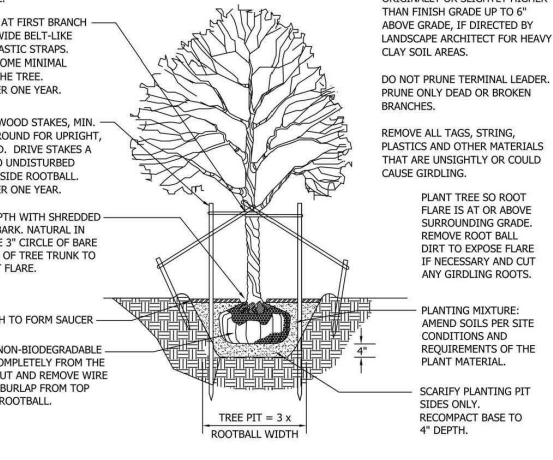
EXISTING SOILS ON SITE ARE COMPRISED OF MATHERTON SANDY
LOAM (SAL) (0.9% SLOPES) AND GLEFORD SANDY LOAM (SL)
0.2% SLOPES

GROUND COVER KEY

1. RESTORE DISTURBED AREAS W/ LOW GROW SEED AND MULCH
2. 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
3. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
4. POSSIBLE SNOW DEPOSITION AREA, TO BE COORDINATED
WITH REMOVAL SERVICE
5. 3/4" TO 1-1/2" DIA. 3-4" DEPTH WASHED STONE MULCH

PLANT SCHEDULE

KEY	QTY	BOTANICAL/Common Name	SIZE	SPACING	ROOT	COMMENT	UNIT/TOTAL COST
TREES							
AL	6	American Sycamore	6-8" HT	SEE PLAN	B&B	CLUMP FORM, 3 CANES	\$250/\$1,500
CF	3	Cornus florida Flowering Dogwood	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$250/\$750
SHRUBS							
CS	64	Cornus stricta Red Twig Dogwood	36" HT	4' OC	B&B		\$50/\$3,200
MP	75	Myrica pensylvanica Northern Bayberry	36" HT	6' OC	B&B	MAINTAIN AS HEDGE	\$50/\$3,750
RH	51	Rhus aromatica 'Glo-Low' Glossy Leaf Sumac	2' GAL	3' OC	B&B	TRIANGULAR SPACING	\$50/\$2,550
RA	53	Ribes alpinum 'Spring' Green Jeon's Alpine Currant	30" HT	30" OC	B&B	MAINTAIN AS HEDGE	\$50/\$2,650
TH	112	Thuja occidentalis 'Trophy' Dwarf Arborvitae	36" HT	30" OC	B&B		\$50/\$5,600
TO	11	Taxus canadensis White Pine	5' HT	42" OC	B&B		\$50/\$550
GROUNDCOVERS/PERENNIALS							
HM	119	Hemerocallis maxima Tall Spotted Daylily	2 GAL	36" OC	CONT		\$15/\$1,785
HS	26	Hemerocallis 'Woody Returns' Hooper's Returns Daylily	2 GAL	18" OC	CONT		\$15/\$390
HO	47	Hosta 'Touch of Class' Touch of Class Hosta	1 GAL	12" OC	CONT		\$15/\$705
PV	40	Panicum virgatum 'Northwind' Northwind Switchgrass	3 GAL	30" OC	CONT		\$15/\$600
MISCELLANEOUS							
SEED	921	HYDRO-SEED AND MULCH RESTORATION	5Y				\$3/\$2,762
MULCH	79	SHREDDED HARDWOOD BARK MULCH	CY				\$50/\$3,950



SEAL



PROJECT
SPARC ARENA
42775 West Nine Mile Road
City of Novi, Michigan

CLIENT
SPARC Holdings, LLC
41713 Duquesbury Court
Novi, Michigan 48375

CONTACT
Mr. Raghu Ravipati
Tel: 248-787-5624
email: rravipati@yahoo.com

PROJECT LOCATION
Part of the North 1/2
of Section 35
T.1N., R.8E.
City of Novi,
Oakland County, Michigan

SHEET
Landscape Plan



DATE	ISSUED/REVISED
01-26-2021	DRAFT FOR OWNER REVIEW
01-28-2021	ADMIN PRELIM/FINAL SPA
03-10-2021	REVISED PER CITY REVIEW
03-19-2021	REVISED PER CITY REVIEW
04-14-2021	FINAL STAMPING SET

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
March 17, 2021

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. M186 **SHEET NO.** L1

OCCUPANCY MATRIX					
COURTS PER ACTIVITY	COUNT PER COURT PER ACTIVITY	OCCUPANCY (W/O WAITING)	PER COURT (MAX WAITING)	PER COURT (MAX WAITING)	
Volleyball	8	16	128	12	224
Ping Pong	9	4	36	2	54
Cricket	2	1	2	1	4
Public Viewing	1	47	47	24	71
Employees / Coaches	1	40	40	20	60
		253		TOTAL:	413

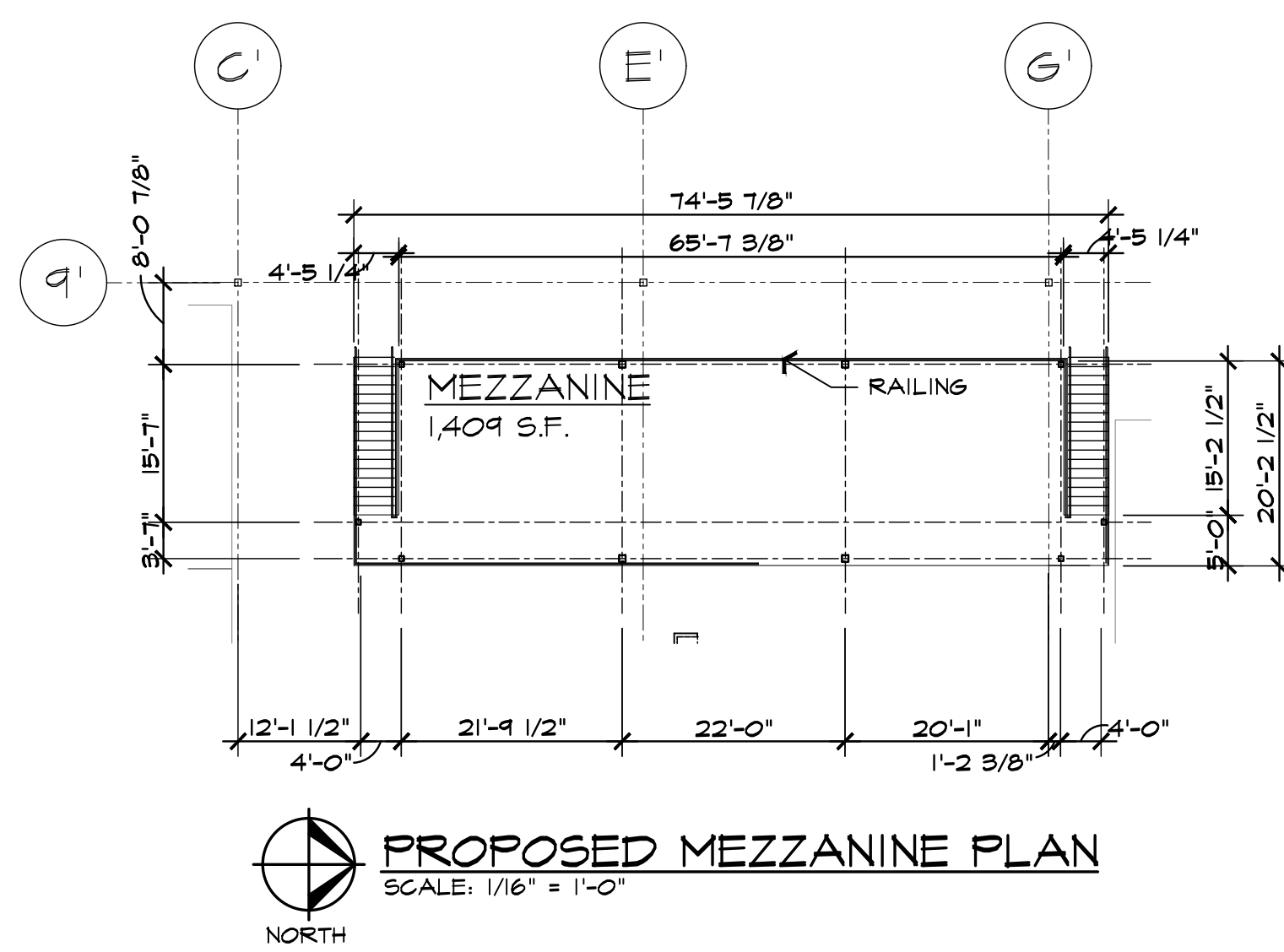
THE FOLLOWING ACTIVITIES ARE NOT INCLUDED IN THE OCCUPANCY AS THEY CAN'T BE USED IN PARALLEL WITH THE ABOVE

Badminton	7	4	28	4	56
Fitness	1	24	24	0	24

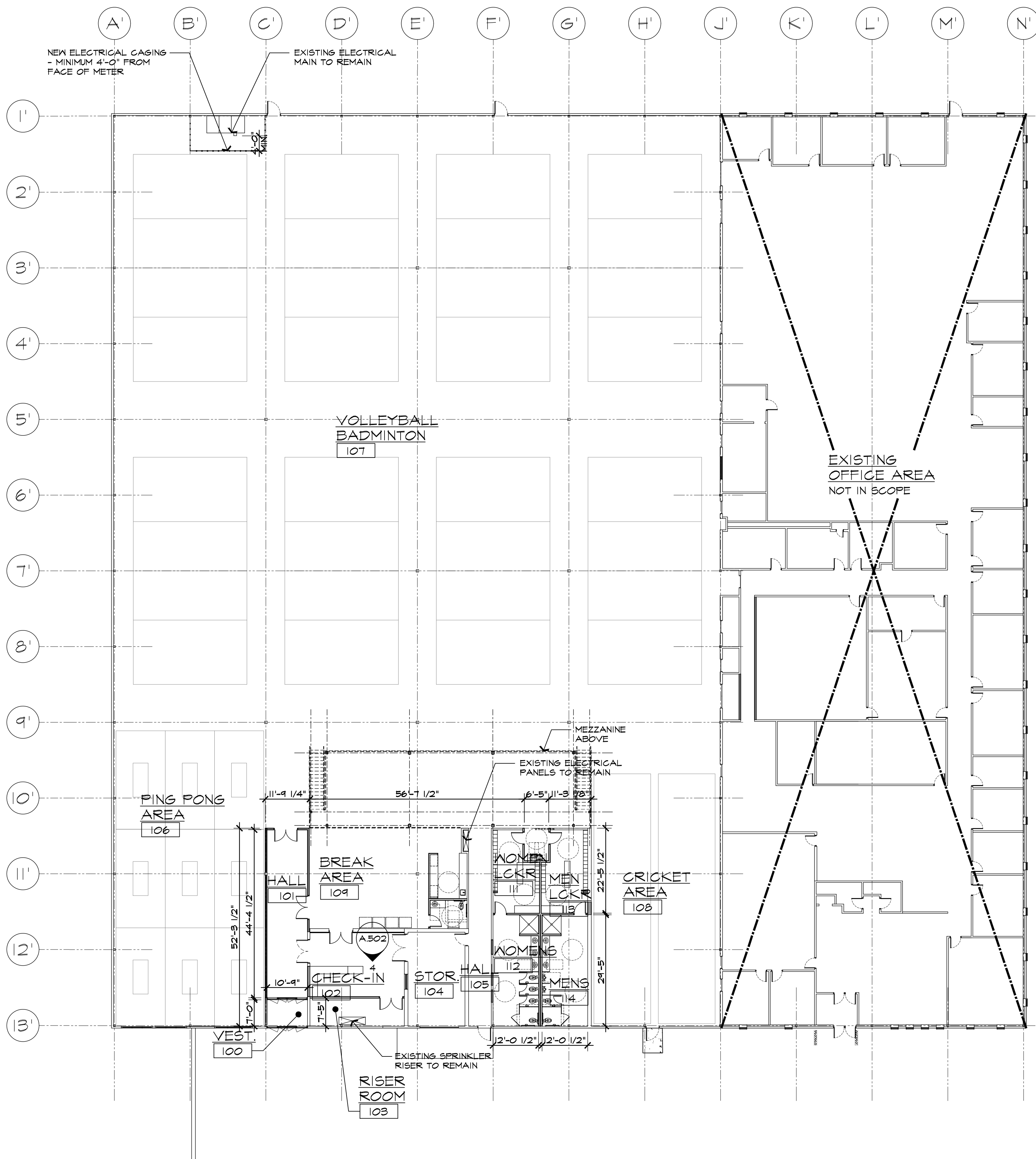
SEE SHEET A.102 FOR OCCUPANCY NARRATIVE

PLUMBING FIXTURE CALCULATIONS A-3	413 TOTAL OCCUPANTS	207 MEN	207 WOMEN
W.C. / URINALS			
MEN: 1 FIXTURE / 125 OCCUPANTS	1.656 Required	4 Provided	1 ADA COMPLIANT W.C.
WOMEN: 1 FIXTURE / 65 OCCUPANTS	3.184615 Required	4 Provided	1 ADA COMPLIANT W.C.
LAVATORIES			
MEN: 1 FIXTURE / 200 OCCUPANTS	1.035 Required	3 Provided	1 ADA LAVATORY
WOMEN: 1 FIXTURE / 200 OCCUPANTS	1.035 Required	3 Provided	1 ADA LAVATORY
SERVICE SINK	1 Required	1 Provided	
WATER FOUNTAINS 1 FIXTURE / 500 OCCUPANTS	0.826 Required	2 Provided	1 Hi-Lo water fountain / bottle dispenser
SHOWERS			
MEN: 1 FIXTURE		1 Provided	1 ADA SHOWER
WOMEN: 1 FIXTURE		1 Provided	1 ADA SHOWER
FAMILY RESTROOM			
W.C.	1 Required	1 Provided	
LAVATORY	1 Required	1 Provided	

AFFIDAVIT TO ACCOMPANY THIS SUBMITTAL TO CERTIFY CORRECT OCCUPANCY COUNT FOR NEEDED FIXTURES SUPPLIED AND CERTIFIED BY THE OWNER.



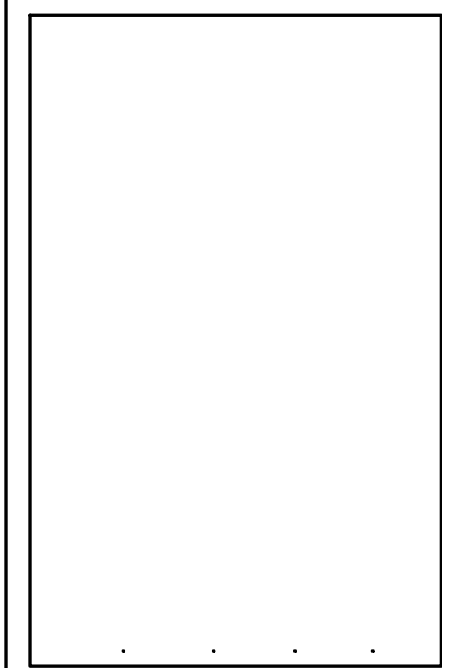
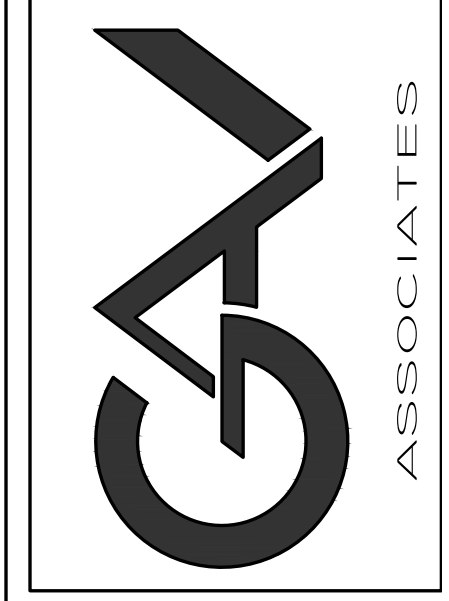
PROPOSED MEZZANINE PLAN
SCALE: 1/16" = 1'-0"
NORTH



PROPOSED FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH

ISSUED FOR	DATE
REVIEW	2-7-2020
PRELIM/FINAL SPA	1-28-2021
OWNER REVIEW	3-3-2021
FINAL STAMPING SET	4-14-2021

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD. STE. 100A
FARMINGTON, MICHIGAN 48338
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW FACILITY FOR:
SPARC GYMS
42775 NINE MILE ROAD
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

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

FILE NAME: 20106_A101

JOB #: 20106

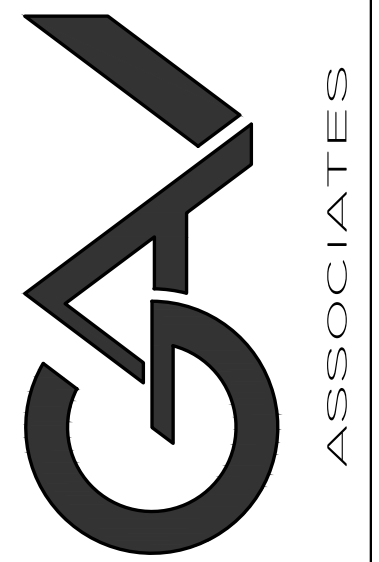
SHEET TITLE
PROPOSED FLOOR PLAN
SHEET #

A.101

ISSUED FOR	DATE
REVIEW	12-1-2020
PRELIM / FINAL SPA	1-28-2021
OWNER REVIEW	3-9-2021
FINAL STAMPING SET	4-14-2021

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD. STE. 100A
FARMINGTON, MICHIGAN 48338
PH: (248) 986-9101
WEB: WWW.GAVASSOCIATES.COM



MEMORANDAM

To: Lindsay Bell, Senior Planner, City of Novi

From: Raghu Ravipati, SPARC Holdings LLC.

Re: 42775 W Nine Mile Rd - Parking Narrative

Date: January 27, 2021

This memo is intended to clarify the parking requirements based on the proposed operations and occupancy calculations for 42775 W Nine Mile, Novi, MI 48375. The proposed mixed-use building will have 38,400 square feet of sports area and around 19,400 square feet of leasable office space area. Please note that the office space area occupancy will be phase 2 and is not planned at this time.

1. Sports Area

The warehouse area of 38,400 square feet will have the following sports courts with one of the possible options/combinations listed below.

- Option 1: 4 Volleyball courts + 7 Badminton courts + 9 Ping Pong Tables + 2 Cricket cages
- Option 2: 8 Volleyball courts + 9 Ping Pong Tables + 2 Cricket cages

It should be noted that, with the exception of 4 or 5 Volleyball Tournaments per year during the weekends, we will be sticking to the option 1.

2. Office Space

The building currently has 19,400 sq. ft. of office space that will be not in use until Phase 2 of our operations. At this time, we don't have any schedule for the Phase 2 and you will be informed when we plan for the Phase 2. However, for the purposes of planning for Phase 2, we will require 87 parking spaces (1 parking space for every 222 sq. ft. of GLA of existing 19,400 sq. ft.).

3. Occupancy Calculations and Parking Requirements

The following tables show occupancy calculations and corresponding parking requirements for both the options separately.

As mentioned above, with the exception of volleyball tournaments on handful of weekends (around 14 days of the whole year), we will run our sports operations using Option 1.

Option 1:

General Occupancy (without Volleyball Tournaments)					
Activity	Courts #	Per Court	Occupancy (w/o waiting)	Per Court (Max Waiting)	Occupancy (with waiting)
Volleyball	4	12	48	12	96
Badminton	7	4	28	4	56
Ping Pong	9	4	36	4	72
Cricket	2	1	2	2	6
Public Viewing (General)	1	24	24	24	48
Employees/Coaches	1	20	20	20	40
Totals			158		318

Parking Calculations					
Usage Type	Space/Occupancy (w/o waiting)	Parking Required	Space/Occupancy (with waiting)	Parking Required	Comments
Office Space (future use, phase 2) Sq Ft	19400	87	19400	87	1 space for each 222 sq. ft.
Sports Area Occupancy	253	84	413	138	1 space for each 3 occupants
Totals		172		225	

Option 2:

Volleyball Tournament Occupancy (Highest Possible) * All tournaments will be during weekends					
Activity	Courts #	Per Court	Occupancy (w/o waiting)	Per Court (Max Waiting)	Occupancy (with waiting)
Volleyball	8	16	128	12	224
Ping Pong	9	4	36	2	54
Cricket	2	1	2	1	4
Public Viewing (mostly for Tournaments)	1	47	47	24	71
Employees/Coaches	1	40	40	20	60
* The following activities are not included in the occupancy as they can't be used in parallel with the above					
Badminton	7	4	28	4	56
Fitness	1	24	24	0	24
Totals			253		413

Parking Calculations					
Usage Type	Space/Occupancy (w/o waiting)	Parking Required	Space/Occupancy (with waiting)	Parking Required	Comments
Office Space (future use, phase 2) Sq Ft	19400	87	19400	87	1 space for each 222 sq. ft.
Sports Area Occupancy	253	84	413	138	1 space for each 3 occupants
Totals		172		225	

4. Summary

After reviewing off-street parking space requirements set by the City of Novi, and not having a specific type such as Tennis, Swimming or Golf defined in the ordinance, we believe we belong to the "Private Clubs/Lodge Halls" type as recommended by the planning department that requires 1 space for each 3 occupants.

Phase 1 (without office space usage)

- Parking spaces available = 166 (5 ADA)
- Parking Spaces Required (except tournaments on few weekends) = 106
- Parking Spaces Required (including tournaments on few weekends) = 138

Phase 2 (with full office space usage)

* A Shared Parking Study as well as additional parking can be proposed on the south side of the building

- Parking spaces available = 166 (5 ADA)
- Parking Spaces Required (except tournaments on few weekends) = 106 + 87 = 193
- Parking Spaces Required (including tournaments on few weekends) = 138 + 87 = 225

Thank you,

Raghu Ravipati
SPARC HOLDINGS LLC.

SEE AFFIDAVIT FOR MAXIMUM BUILDING OCCUPANCY

PROPOSED NEW FACILITY FOR:
SPARC GYMS
42775 NINE MILE ROAD
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

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

FILE NAME : 20106_A102

JOB # : 20106

SHEET TITLE
PROPOSED
OCCUPANCY
NARRATIVE
SHEET #

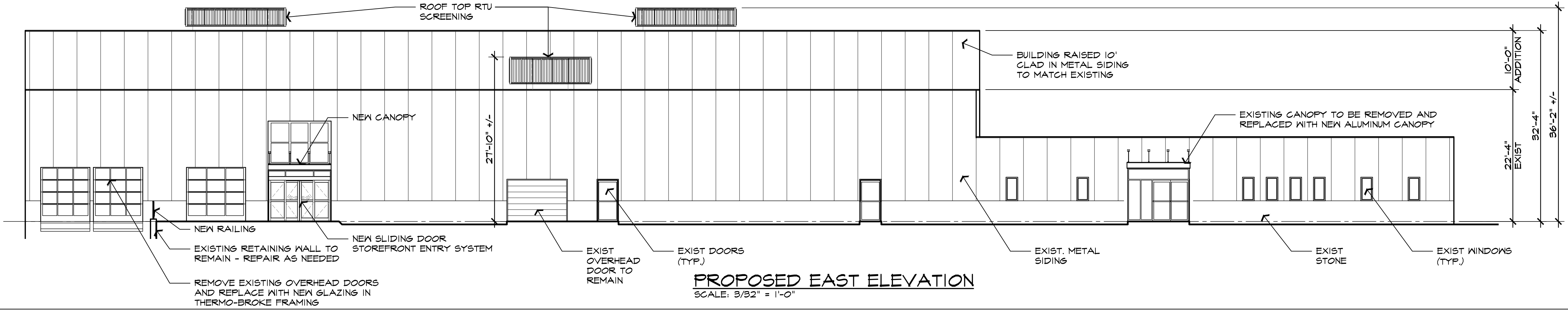
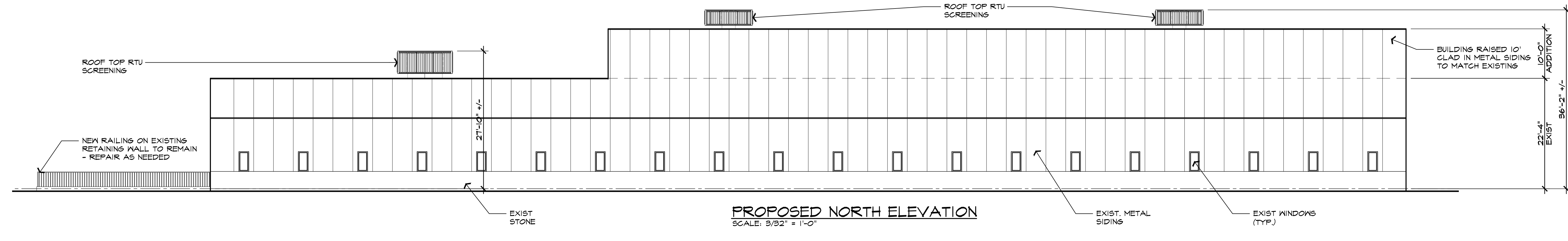
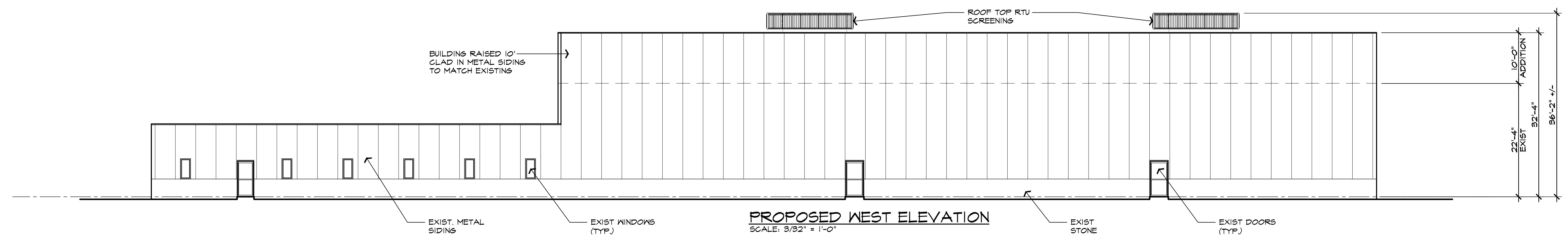
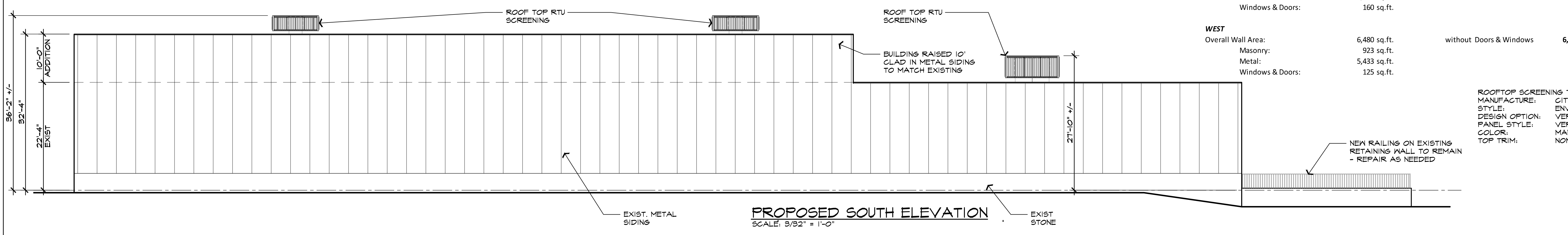
A.102

SPARC Gyms - Novi, Michigan

Exterior Finish surfaces and percentages

Direction	Overall Wall Area	without Doors & Windows	Total wall %
SOUTH	7,156 sq.ft.	7,156 sq.ft.	100.0%
Masonry:	996 sq.ft.		13.9%
Metal:	6,160 sq.ft.		86.1%
Windows & Doors:	0 sq.ft.		
EAST	6,515 sq.ft.	5,806 sq.ft.	13.2%
Masonry:	766 sq.ft.		86.8%
Metal:	5,039 sq.ft.		
Windows & Doors:	709 sq.ft.		
NORTH	7,126 sq.ft.	6,966 sq.ft.	13.9%
Masonry:	966 sq.ft.		86.1%
Metal:	6,000 sq.ft.		
Windows & Doors:	160 sq.ft.		
WEST	6,480 sq.ft.	6,355 sq.ft.	14.5%
Masonry:	923 sq.ft.		85.5%
Metal:	5,433 sq.ft.		
Windows & Doors:	125 sq.ft.		

ROOFTOP SCREENING TO BE:
 MANUFACTURE: CITYSCAPES
 STYLE: ENVISOR
 DESIGN OPTION: VERTICAL - UNIT MOUNTED
 PANEL STYLE: VERTICAL RIB ABS
 COLOR: MANSARD BROWN
 TOP TRIM: NONE



ISSUED FOR	DATE
REVIEW	4-2-18
PRELIM / FINAL SPA	1-28-2021
SPA REVISIONS	3-2-2021
OWNER REVIEW	3-9-2021
SCREENING REVISION	4-12-2021
FINAL STAMPING SET	4-14-2021

ARCHITECTURAL DESIGN

RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL

G.A.V. ASSOCIATES, INC
 2401 ORCHARD LAKE RD. STE. 180A
 FARMINGTON, MICHIGAN 48336
 PH: (248) 986-9101
 WEB: WWW.GAVASSOCIATES.COM

PROPOSED NEW FACILITY FOR:
 SPARC GYMS
 42775 NINE MILE ROAD
 NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

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

FILE NAME: 20106_A201

JOB #: 20106

SHEET TITLE
 PROPOSED ELEVATIONS

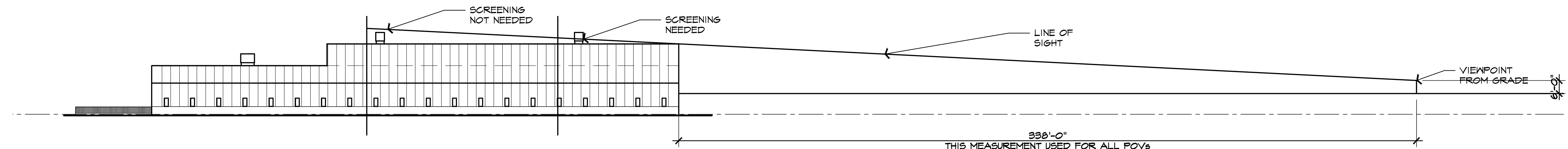
SHEET #
A.201

ISSUED FOR	DATE
REVIEW	4-2-18
PRELIM / FINAL SPA	1-28-2021
SPA REVISIONS	3-2-2021
OWNER REVIEW	3-9-2021
SCREENING REVISION	4-12-2021
FINAL STAMPING SET	4-14-2021

ARCHITECTURAL DESIGN

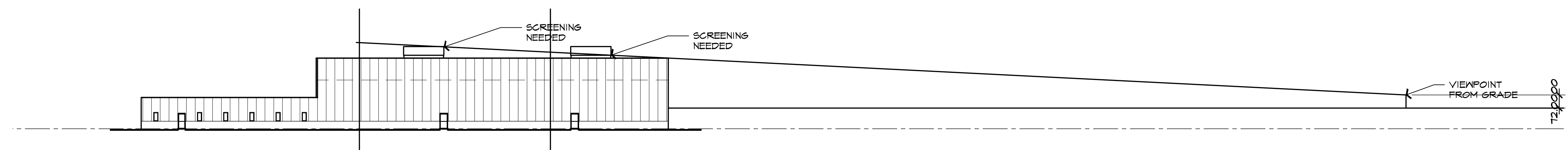
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
2401 ORCHARD LAKE RD. STE. 180A
FARMINGTON, MICHIGAN 48338
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



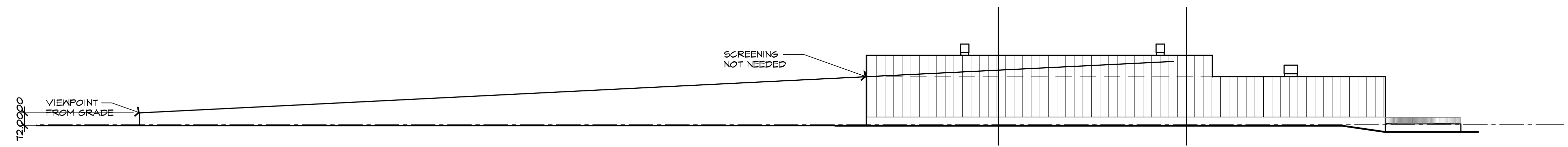
PROPOSED NORTH ELEVATION

SCALE: 1" = 30'-0"



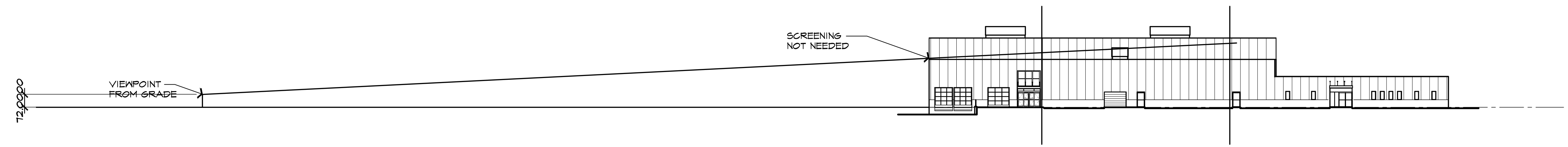
PROPOSED WEST ELEVATION

SCALE: 1" = 30'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1" = 30'-0"



PROPOSED EAST ELEVATION

SCALE: 1" = 30'-0"



LINE OF SIGHT ELEVATIONS

SCALE: 1" = 30'-0"

PROPOSED NEW FACILITY FOR:
SPARC GYMS
42775 NINE MILE ROAD
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

SCALE: 1" = 30'-0"

FILE NAME: 20106_A210

JOB #: 20106

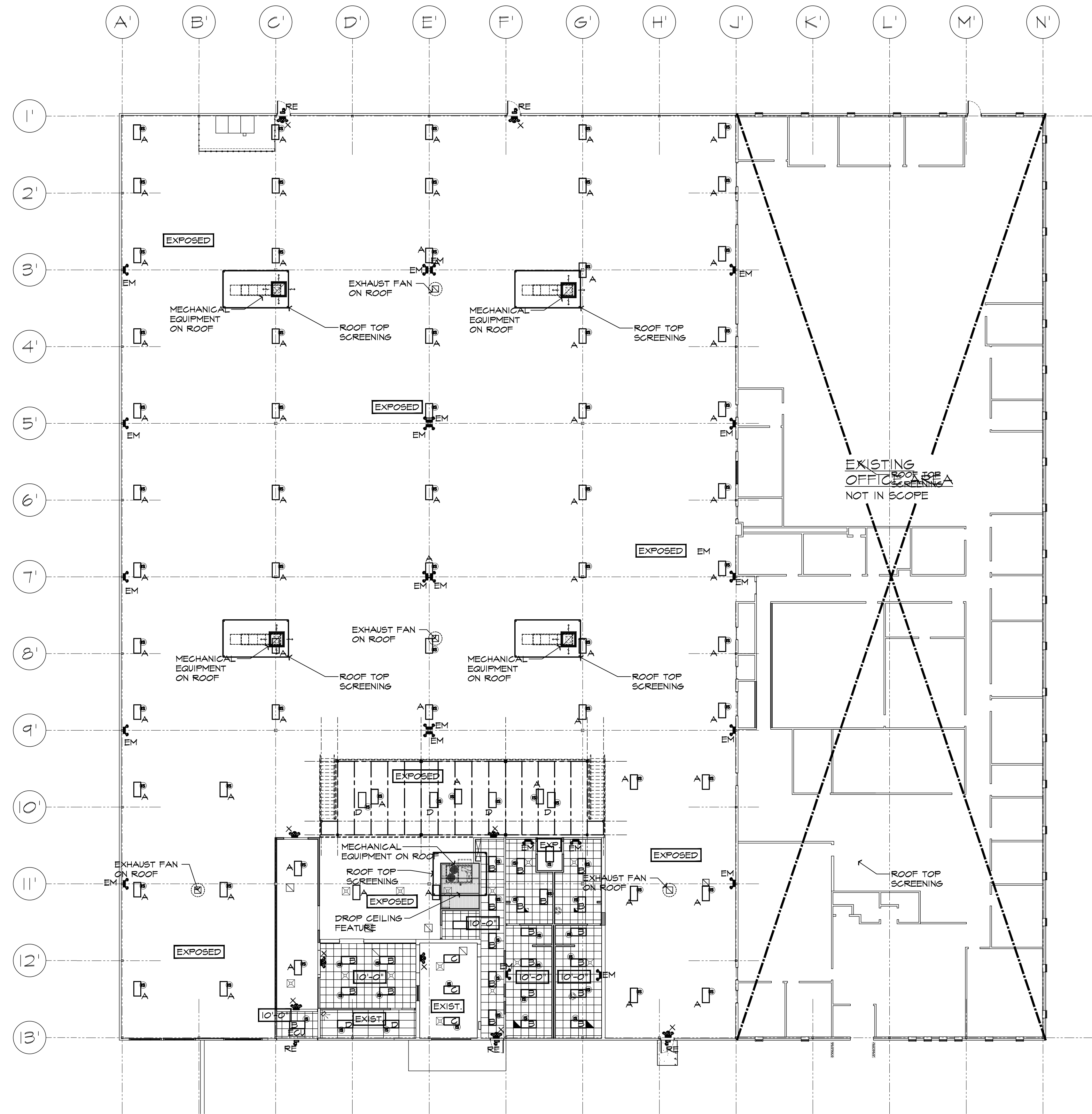
SHEET TITLE
LINE
OF SIGHT
ELEVATIONS
SHEET #

A.210

REFLECTED CEILING LEGEND	

REFLECTED CEILING PLAN NOTES

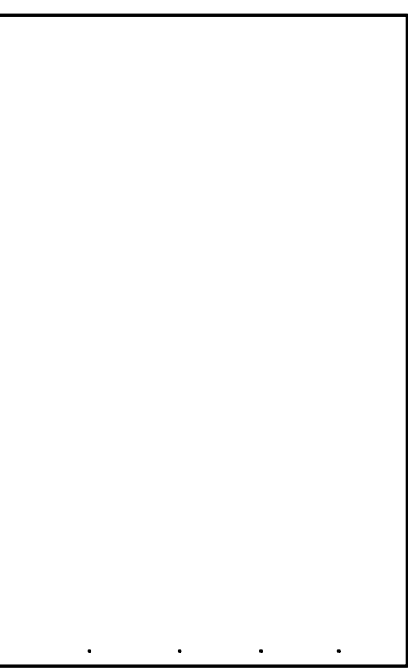
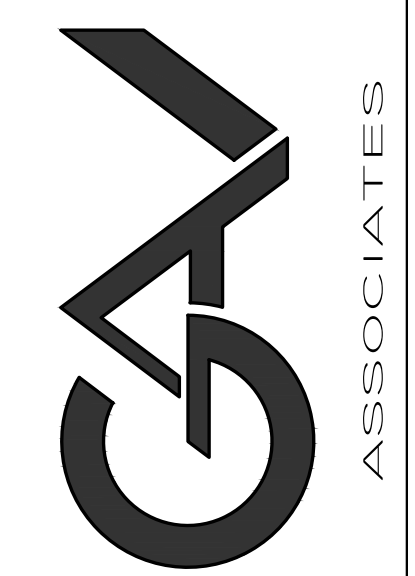
1. ALL CEILINGS, HEIGHTS AND TYPES, AS INDICATED ON THE PLAN.
2. COORDINATE WITH ELECTRICAL, MECHANICAL AND PLUMBING DRAWINGS / CONTRACTOR.
3. COORDINATE CEILING CLEARANCES ALL TRADES.
4. REFER TO ELECTRICAL SHEETS FOR LIGHTING SPECIFICATIONS, EXIT SIGNAGE AND EMERGENCY LIGHTING.
5. COORDINATE WITH MECHANICAL SHEETS FOR LAYOUT OF ALL SUPPLY AND RETURN GRILLES.
6. COORDINATE WITH LEE CONTRACTING DRAWINGS FOR FINAL LAYOUT.
7. SEE ELEVATIONS FOR SCREENING ELEVATIONS.
8. SEE SHEET A.210 FOR LINE OF SITE RTU ELEVATIONS.



REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"
NORTH

ISSUED FOR	DATE
REVIEW	2-1-2020
OWNER REVIEW	3-3-2021
FINAL STAMPING SET	4-14-2021

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. ASSOCIATES, INC
2401 ORCHARD LAKE RD. STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW FACILITY FOR:
SPARC GYMS
42775 NINE MILE ROAD
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA	GA	GA

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

FILE NAME : 20106_A601

JOB # 20106

SHEET TITLE
REFLECTED
CEILING
PLAN
SHEET #

A.601

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 6th, 2023

Planning Review

SPARC Arena – Phase 2

JSP23-23

PETITIONER:

SPARC Holdings, LLC

REVIEW TYPE:

Revised Final Site Plan

PROPERTY CHARACTERISTICS

Section	35	
Site Location	42775 Nine Mile Road; 50-22-35-127-015	
Site School District	Novi Community School District	
Site Zoning	I-1: Light Industrial	
Adjoining Zoning	North	I-1: Light Industrial
	East	I-1: Light Industrial
	West	I-1: Light Industrial
	South	I-1: Light Industrial
Current Site Use	Former Industrial building	
Adjoining Uses	North	Industrial
	East	Public Park
	West	Fire Station, Industrial
	South	Public Park
Site Size	5.6 Acres	
Plan Date	September 6, 2023	

PROJECT SUMMARY

The applicant originally brought "Phase 1" of this project to the City in January of 2021, and is now proposing a Phase II. After submittal and initial Review, the applicant submitted a revised site-plan based on the feedback provided from the City of Novi and its consultants and addressed all comments. The applicant is proposing renovation of unused office space to become 6 additional pickleball courts, as well as to be used for additional storage for the facility. Additionally, the applicant is proposing to raise portions of the existing façade elevations to accommodate for recreational activities. Minor site and parking lot changes have also been proposed, such as a reduction of the dumpster area as well as an additional two parking spaces.

RECOMMENDATION

Approval of the Revised Final Site Plan is **currently recommended**. Planning, Engineering, Façade, and Traffic are **recommending approval**.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** must be addressed in the Electronic Stamping Sets.

1. Façade Materials (Sec. 5.15.6):

Where new materials are proposed for an existing façade, the entire façade shall be brought into full compliance with the Ordinance. The City's façade consultant notes that the design is consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver is therefore recommended.

2. Building Height (Sec. 3.1.18.D):

Building height is limited to 40 feet in the I-1 District. The Applicant submitted a site plan which depicted a total building height which included the original structure as well as the addition at a *total of 36'.2*. Since this is less than 40', this Building Height is permitted under the zoning ordinance.

3. Parking Lot Dimensions and Striping (Sec. 5.3.2):

Initial review asked that the applicant provide the dimensions of the two new parking spaces to ensure they match the adjacent spaces. Applicant stated that the dimensions of the two new parking spaces proposed are a result of reducing the footprint of the dumpster enclosure. All Parking spaces depicted on the site plan meet City Standards: measuring 9' x 17'.

4. Parking Space Front Curb Height (Sec. 5.3.2):

Curb height of 4 in. is required for 17 ft. parking spaces. A note on the plan stated that the parking spaces abutting the sidewalk are 17 ft. **The missing dimensions from the first submittal were not added to the next, please depict 4in curbs in the Site Plan.**

5. Van Accessible Parking (ADA Standard):

At least one van accessible space is required; it must be 8 ft. wide with an 8 ft. wide access aisle for van accessible spaces. Revised Final Site Plan depicts 1 Van Accessible Parking space.

6. Interior Landscape Islands (Sec. 5.5.3):

Initial Review stated that no more than 15 consecutive parking spaces are allowed without an internal end island to break up the spaces. This is an existing condition of the site, so a waiver/variance is not necessary.

7. Bicycle Parking (Sec. 5.16):

For indoor and outdoor recreation facilities, bicycle parking is required at a rate of 5 percent of the required automobile parking with a minimum of 2 spaces. 9 spaces are required for this site. Additionally, bicycle parking shall be no further than 120 ft. from the entrances being served, they should be paved, the rack shall be in a "U" shape design, and they shall be accessible by a 6 ft. sidewalk. Bicycle parking space width should be 6 ft.; the parking space depth should be 2 ft.; the maneuvering lane should be 4 ft. wide. Site Plan meets all Bicycle Parking requirements.

8. Dumpster (Sec 4.19.2.F):

Criteria for Dumpsters are as follows: It is screened from public view- in this instance, the dumpster is fenced off which is acceptable. It is enclosed by a wall or fence – this dumpster will have a wooden fence. It has posts or bumpers to protect the screening – **No posts or bumpers depicted on plan. These devices help protect your dumpster, and its fence in the instance a truck runs into it. Please depict posts or bumpers in Site Plan.** It has a hard surface pad. – not shown on plan, but the City of Novi deems the asphalt it will be under as acceptable. We ask the applicant to note that having a pad is a more common practice and will protect the asphalt term.

OTHER REVIEWS

- a. Engineering Review: Engineering is recommending **approval** of the Combined Preliminary and Final Site Plan.
- b. Traffic Review: Traffic is recommending **approval** of the Combined Preliminary and Final Site Plan.
 - Parking Study Review: Traffic is recommending **approval** of the Parking Study.
- c. Façade Review: Façade is recommending **approval** of the Combined Preliminary and Final Site Plan. A Section 9 Façade Waiver is recommended (See Façade Review Letter).

NEXT STEP: PLANNING COMMISSION MEETING

Although approved by our façade consultant, a Section 9 Waiver from our Zoning Ordinance was recommended due to the site plans composition ratios of Brick, Flat Metal Panels, and Concrete Masonry. Due to this Section 9 Waiver, this site plan does not qualify for administrative approval under Section 6.1.1.C, Planning Commission approval will be required.

ELECTRONIC STAMPING SET SUBMITAL AND RESPONSE LETTER

Once all reviews recommend approval, please submit the following for Electronic Stamping Set approval:

1. Plans addressing the comments in all the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all the review letters from City staff, the applicant should make the appropriate changes on the plans and submit **8 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248) 347-0579 or hzeigler@cityofnovi.org.

Sincerely,



Heather Zeigler – City of Novi Planner

FAÇADE REVIEW



September 5, 2023

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375- 3024

Façade Review Status Summary:
Approved, Section 9 Waiver Recommended

Re: **FACADE ORDINANCE REVIEW**
SPARC Arena, JSP23-23
 Façade Region: 1, Zoning District: I-1

Dear Ms. McBeth;

The following Façade Review is based on the drawings prepared by J&R Engineering, dated 8/7/23. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages listed in the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Schedule, if any, are **highlighted** below.

	North (Front)	East	West	South	Ordinance Maximum (Minimum)
Brick	30%	0%	10%	0%	100% (30% Min)
Flat Metal Panels (Existing & Proposed)	50%	87%	77%	85%	50%
Concrete Masonry Units (Existing)	15%	10%	10%	10%	0%
RTU Screens (Ribbed Metal)	5%	3%	3%	5%	0%

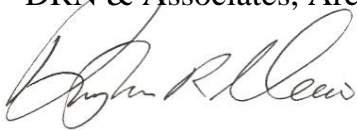
The applicant has made significant improvements to the design as suggested in our prior review, dated 7/19/23. In general, brick extending to a height of 14' has been added to the altered portions of the building. The minimum required amount of brick (30%) is now provided on the front façade. The overage of Flat Metal Panels and Concrete Masonry Units are both a continuation of existing materials which is allowed under Section 5.15.6 and 5.15.7 of the Ordinance. The design is now consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver is therefore recommended for the deviations highlighted above.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.
<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.
2. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

If you have any questions regarding this project, please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA