

cityofnovi.org

## Adam's Physical Therapy JSP13-26

### Adam's Physical Therapy JSP13-26

Consideration of the request of Adams Sports Medicine and Physical Therapy for Preliminary Site Plan and Shared Parking Study approval. The subject property is located in Section 16, at 46001 Grand River Avenue, east of Beck Road in the I-1, Light Industrial District. The subject property is approximately 7.7 acres and the applicant is proposing to occupy a 2,000 square foot space as a medical office use.

### Required Action

Approve/deny the Preliminary Site Plan and Shared Parking Study

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	04/29/13	<ul style="list-style-type: none"><li>• Agreement to be updated and signed stating no tenants may occupy any portion of the northwestern building</li><li>• Applicant must provide documentation from adjacent property owners accommodating overflow parking</li><li>• Items to be addressed on Stamping Set.</li></ul>
Traffic	Approval recommended	04/24/13	Items to be addressed on the Stamping Set.

**Motion sheet**

**Approval – Preliminary Site Plan and Shared Parking Study**

In the matter of Adams Physical Therapy, JSP13-26, motion to **approve** the Preliminary Site Plan and Shared Parking Study, based on and subject to the following:

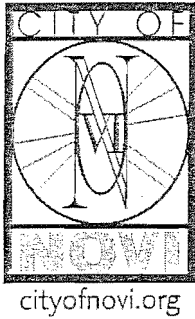
- a. Staff updating and the applicant signing the revised agreement indicating no tenants may occupy any portion of the northwestern building on the site until additional parking is provided;
- b. The applicant providing documentation from Oak Pointe Church and Paradise Park acknowledging their willingness to permit Total Sports Roller Hockey to use their facilities for overflow parking;
- c. The conditions and items listed in the staff and consultant review letters being addressed on the Stamping Set submittal; and
- d. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**Denial - Preliminary Site Plan**

In the matter of Adams Physical Therapy, JSP13-26, motion to **deny** the Preliminary Site Plan and Shared Parking Study for the following reasons...*(because it is not in compliance with the Ordinance.)*

PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

April 15, 2013

Revised April 29, 2013

### Planning Review

Adams Physical Therapy

JSP# 13-26

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#### Petitioner

Adams Sports Medicine and Physical Therapy

#### Review Type

Shared Parking Study

#### Property Characteristics

- Site Location: 46001 Grand River, east of Beck Road
- Site School District: Novi Community School District
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North: Grand River Ave., OST, EXO ; East and West: I-1; South: RA, OST
- Site Use(s): Total Sports Roller Hockey, Crossfit Gym and vacant building space
- Adjoining Uses: North: Grand River Ave., Suburban Collection Showplace, Wilkins Parts and Equipment; East: Existing house; West: Vacant; South: Existing single-family homes
- Site Size: 7.7 acres
- Size of Tenant Space: 2,000 sq. ft.
- Parking Study Date: 03/26/13

#### Project Summary

The applicant is proposing to occupy an approximately 2,000 square foot space inside an existing industrial building at 46001 Grand River Avenue. The new tenant would be Adams Sports Medicine and Physical Therapy. There is an existing parking agreement on the site stating no tenants may occupy any portion of the vacant building space, including the 2,000 square feet in question. The applicant has now elected to submit a Shared Parking Study in order to demonstrate there is sufficient parking for all existing and proposed uses on the site. The remaining vacant building on the northwestern portion of the site would remain unoccupied.

#### Recommendation

Approval of the Shared Parking Study **is recommended**. The applicant has additional information addressing the outstanding items noted in the previous traffic review letter. See the attached traffic review letter for additional information. **Regarding the 'overflow parking' for potential tournaments at Total Sports Roller Hockey, the applicant should provide documentation from Oak Pointe Church and Paradise Park acknowledging their willingness to utilize their facilities for overflow parking.**

**No tenants may occupy any portion of the northwestern building until (a) additional parking is provided or (b) the Shared Parking Study is updated to reflect the fact that there is sufficient parking on the site. The City will update and the applicant will be required to sign the previously**

executed acknowledgement that this space cannot be occupied until either point (a) or point (b) is completed.

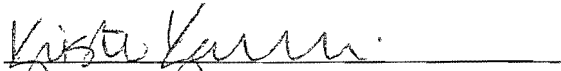
**Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Planning Commission approval of the Shared Parking Study is required. See the traffic review letter for additional information.

**Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this review letter is requested prior to the matter being reviewed by the Planning Commission.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.

  
Kristen Kapelanski, AICP, Planner

TRAFFIC REVIEW



April 24, 2013

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375

**Subject: Proposed Adams Physical Therapy, JSP13-0026,  
Traffic Review of Revised Shared Parking Study, PSP13-00\_\_**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendations and supporting comments.

#### **Recommendations**

We recommend approval of the shared parking study as "revised" by the applicant's letter of April 18, 2013 (attached), subject to the applicant agreeing to prepare and submit another revised shared parking study in the event either Adams Physical Therapy or Total Sports Roller Hockey reschedules its operation in a way that would result in less than a one hour separation between the operating hours of the two facilities.

#### **Project Description**

1. Adams Sports Medicine & Physical Therapy (ASMPT) proposes to use 2,000 s.f. of an existing building (46001 Grand River) on a three-building site for a sports medicine clinic. The site is served by a single driveway and would – with the proposed striping of eight new parking spaces – be served by a total of 112 parking spaces.

According to the site plan submitted, 46001 Grand River is already partially occupied by 5,500-s.f. Crossfit Gym as well as another space of unspecified size that remains vacant. The 32,224-s.f. building to the rear of the site (46039 Grand River) is occupied by Total Sports Roller Hockey. The plan indicates that the third building, 17,469 s.f. in size, is "to remain vacant until additional parking is provided."

#### **Shared Parking Study Requirement**

2. The site plan indicates a combined parking requirement for Total Sports and Crossfit Gym of 111 spaces. Assuming that City Planning Staff confirms this to be an accurate application of ordinance requirements, there would only be a single remaining space available to serve Adams Physical Therapy. Hence, the City informed the applicant that a shared parking study

was required to establish that the parking needs of both the existing two uses and one proposed new use would be met at this particular site. Wilcox Professional Services, LLC was retained by the applicant to complete the study.

### Shared Parking Study Findings

3. The Wilcox report states that the proposed "physical therapy center," said to be 2,200 s.f. in size (rather than the 2,000 s.f. indicated on the site plan), would be open only weekdays, 8:00 a.m.-5:00 p.m. No days or hours of operation are provided for Crossfit Gym. For Total Sports Roller Hockey, a detailed "Facts and Information Sheet" is attached. That sheet indicates that on weekdays, Total Sports hosts 6-7 games per night, with the earliest game starting at 6:00 p.m. Weekend activities are also described in some detail, but do not appear relevant given that the proposed physical therapy center would be only open weekdays. Indeed, with the one-hour weekday period (5:00-6:00 p.m.) between the close of the center and the first roller hockey game, there would appear to be no significant sharing of the parking lot.
4. Wilcox conducted an inventory of the site's occupied parking spaces between 5:00 p.m. and midnight on Wednesday, 3-20-13, and between 8:00 a.m. and 9:45 p.m. on Saturday, 3-23-13. The Wednesday parking demand peaked at 46 vehicles 8:00-9:00 p.m., and the Saturday parking demand peaked at 59 vehicles 7:15-8:15 p.m. On the basis of the above, the study concludes that the currently unused parking spaces would be more than adequate to serve the parking need of the proposed physical therapy center.

### Issues Addressed by Supplemental Information

5. The original shared parking study did not quantify the parking requirement of the proposed physical therapy center by itself. The applicant's supplemental letter of April 18 states that the "tenant space occupied" by the center will be 2,200 s.f., which the applicant concludes will require 12 parking spaces at the ordinance requirement of 6 spaces per 1,000 s.f. of GLA (per Sec 2506.14d(3)). We note that the preceding calculation should have yielded ( $2.2 \times 6 =$ ) 13 spaces – not 12; however, as we previously noted, the site plan prepared by the architect shows that the area will be 2,000 s.f. rather than 2,200 s.f., thus supporting a 12-space requirement.
6. We understand that at a meeting between the applicant and City planning staff, it was mentioned that Total Sports hosts occasional tournaments. However, the original shared parking study offered no information regarding the typical days, times, frequencies, or sizes of such special events, and we were unable to assess the significance of this issue. The applicant's supplemental letter of April 18 indicates that there is currently only one "special event" per year at Total Sports: "Detroit Cup Dodge Ball." This event is held the first Saturday of March each year. If any overflow parking is required for the event, Oak Pointe Church of Novi shuttles people to and from the nearby Paradise Park parking lot (see our attached aerial photo). The owner of the latter facility "has granted this permission for the past 3 years without any problems or incidents."

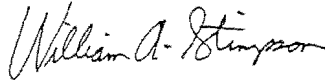


7. The new information provided by the applicant indicates that possible overflow parking is a very rare event, and the method of accommodating that contingency appears reasonable given its rarity. As can be seen on our aerial photo, the western wing of the Paradise Park lot is about 300 ft from the Total Sports building, and a direct pedestrian walkway could theoretically be built to strictly satisfy the terms of Sec 2505.3 of the Zoning Ordinance. However, given the rarity of the event and the shuttle service provided, we believe that the basic intent of the foregoing provision is effectively satisfied.

Sincerely,  
CLEARZONING, INC.

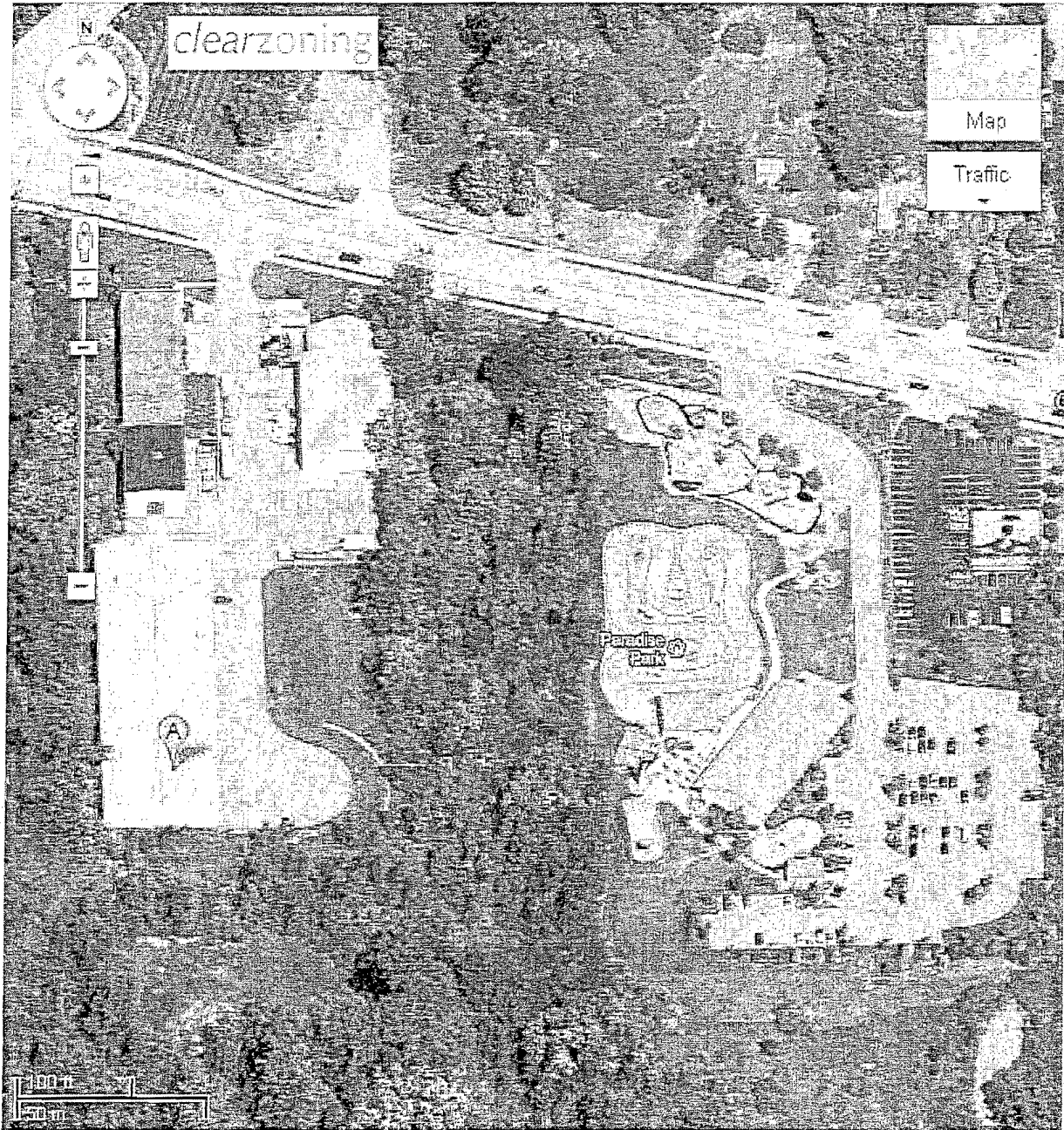


Rodney L. Arroyo, AICP  
President



William A. Stimpson, P.E.  
Director of Traffic Engineering

Attachments:  
Letter from Applicant  
Aerial photo



Proximity of Total Sports Roller Hockey (A) to Paradise Park

SHARED PARKING STUDY



GRB NOVI LLC

1100 Corporate Office Drive, Suite 300A

P.O. Box 535

Milford MI 48381

Cell 586.206.8395

Office 248.889.5000

Fax 248.889.5600

[HevnProperties@aol.com](mailto:HevnProperties@aol.com)

April 18, 2013

Kristen Kapelanski, AICP / Planner

City of Novi

45175 West Ten Mile Road

Novi MI 48375

Subject: Proposed Adams Physical Therapy JSP13-0025  
Traffic Review of Shared Parking Study, PSP13-0064

Dear Kristen,

Pursuant to *Clearzoning's* Plan Review Report, we offer the requested responses to issues not addressed regarding the above-referenced subject:

1. Per our architect John Stewart's building code analysis: The tenant space area occupied by Adams Physical Therapy will be 2,200 square feet and the parking required is 12 spaces based on 6 cars for each 1,000 square feet of tenant area. Please refer to attached floor plan.
2. Regarding the Total Sports Roller Hockey hosting occasional tournaments:  
The manager, Jim Gorney of Total Sports Roller Hockey located at 46039 Grand River Avenue, Novi, Michigan, states there is only one special event each year at the facility. This event is called Detroit Cup Dodge Ball. It is scheduled the 1<sup>st</sup> Saturday of March each year and is a 1-day event. The event is hosted and managed by Oak Point Church of Novi. If there is any overflow parking required, the Church organization shuttles people to and from "Paradise Park" parking lot which is located next door. Paradise Park has granted this permission to Oak Point Church for the past 3 years without any problems or incidents.

Any tournaments or tournament games that occur are only played on weekends and does not increase the parking load. There is always the same amount of games happening during any given hour as there is only one regulation size hockey rink available for use. The only variation during tournament play is that there may be more games played during a Saturday or Sunday. But during these weekend games, the parking count does not increase at any given hour in comparison to a normal Saturday or Sunday.

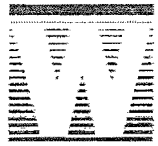
Thank you,

Respectfully Submitted,

GRB NOVI LLC

Jeffrey A. Heyn

**Wilcox**



An ISO 9001:2000  
Certified Company

37871 Interchange Dr  
Farmington Hills, MI 48335  
248-478-3690  
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and exceed our  
clients' expectations.

## TECHNICAL MEMORANDUM

**TO:** Mr. Jeff Heyn  
Heyn Properties

**FROM:** Michael J. Labadie, PE  
Timothy J. Likens

**DATE:** March 26, 2013

**SUBJECT:** Proposed Adams Physical Therapy  
City of Novi, Michigan  
Shared Parking Study

DRAFT VIA EMAIL

### Introduction

This memorandum presents the results of a shared parking evaluation for the subject property, located on the south side of Grand River Avenue approximately 1,500 feet west of Taft Road in the City of Novi, Michigan. The property currently includes a 32,224 square feet (SF) roller hockey arena and a 5,500 SF Crossfit gym. Attached is a "Facts and Information Sheet" describing the roller hockey operation. The gym is typically operational from 7am to 5pm weekdays. A 2,200 SF physical therapy center is being proposed that will have hours of operation from 8am to 5pm Monday through Friday.

The purpose of this parking evaluation is to determine if the existing 112 parking spaces will provide adequate parking supply for the current site uses. The study analyses were completed based on land use, density and existing parking occupancy information provided by the developer.

### Data Collection

On Wednesday, March 20, 2013 and Saturday, March 23, 2013, parking occupancy data was collected representing the existing peak weekday and weekend on-site parking demand based on the activities associated with the roller hockey arena. The number of parked vehicles was counted in 15-minute intervals during the time period of 5:00 PM to 12:00 AM weekday, and 8:00 AM to 9:45 PM weekend.

### Analysis

#### *Existing Parking Demand*

The data collected were analyzed to determine the existing peak number of parking spaces occupied on a typical weekday and weekend. As shown in the attached table, the existing weekday and weekend peak period parking demand equals **46 vehicles** and **59 vehicles** respectively. This analysis indicates an existing parking supply surplus of 66 spaces on a typical weekday and 53 spaces on the weekend during the time periods noted above. For the current property uses, the peak hour of existing parking demand was identified to occur between 8:00 PM to 9:00 PM on a weekday and 7:15 PM to 8:15 PM on the weekend.



### *Future Parking Demand*

Based on the City Zoning Ordinance requirements, 11 parking spaces are required for the existing Crossfit gym and 12 parking spaces are required for the proposed 2,200 SF physical therapy center. Since the hours of operation for these uses are not the same as the roller hockey operation, there will be an approximate 89 space surplus with the addition of the proposed physical therapy center.

### **Conclusions**

1. With the proposed physical therapy center, the subject site would have an 89 parking space surplus during the 8am to 5pm time period weekdays, and a 53 space surplus during the weekend peak periods.
2. With reference to available parking, this site can accommodate the proposed physical therapy center.

Any questions related to this memorandum, study, analyses, and results should be addressed to Wilcox Professional Services, LLC.

Attachments: Parking Volume Data  
Roller Hockey "Facts and Information Sheet"

46039 GRAND RIVER AVENUE, NOVI, MI (TOTAL ROLLER HOCKEY-PHONE #248.669.9831) PARKING SPACE COUNT							
NUMBER OF VEHICLES IN PARKING LOT EVERY 15 MINUTES ON MARCH 20, 2013 & MARCH 23, 2013							
Wednesday 03/20/13				Saturday 03/23/13			
Time		# of Vehicles		Time		# of Vehicles	
					08:00:00 AM		2
					08:15:00 AM		6
					08:30:00 AM		11
					08:45:00 AM		17
					09:00:00 AM		19
					09:15:00 AM		19
					09:30:00 AM		10
					09:45:00 AM		15
					10:00:00 AM		20
					10:15:00 AM		20
					10:30:00 AM		21
					10:45:00 AM		24
					11:00:00 AM		30
					11:15:00 AM		30
					11:30:00 AM		29
					11:45:00 AM		32
					12:00:00 PM		33
					12:15:00 PM		34
					12:30:00 PM		30
					12:45:00 PM		28
					01:00:00 PM		40
					01:15:00 PM		42
					01:30:00 PM		45
					01:45:00 PM		42
					02:00:00 PM		35
					02:15:00 PM		30
					02:30:00 PM		27
					02:45:00 PM		31
					03:00:00 PM		11
					03:15:00 PM		13
					03:30:00 PM		16
					03:45:00 PM		16
					04:00:00 PM		17
					04:15:00 PM		16
					04:30:00 PM		18
					04:45:00 PM		18
	05:00:00 PM		4		05:00:00 PM		21
	05:15:00 PM		5		05:15:00 PM		28
	05:30:00 PM		5		05:30:00 PM		33
	05:45:00 PM		10		05:45:00 PM		38
	06:00:00 PM		11		06:00:00 PM		40
	06:15:00 PM		11		06:15:00 PM		48
	06:30:00 PM		13		06:30:00 PM		47
	06:45:00 PM		12		06:45:00 PM		48
	07:00:00 PM		15		07:00:00 PM		47
	07:15:00 PM		29		07:15:00 PM		55
	07:30:00 PM		26		07:30:00 PM		59
	07:45:00 PM		36		07:45:00 PM		56

46039 GRAND RIVER AVENUE, NOVI, MI (TOTAL ROLLER HOCKEY-PHONE #248.669.9831) PARKING SPACE COUNT					
NUMBER OF VEHICLES IN PARKING LOT EVERY 15 MINUTES ON MARCH 20, 2013 & MARCH 23, 2013					
Wednesday 03/20/13			Saturday 03/23/13		
Time	# of Vehicles		Time	# of Vehicles	
08:00:00 PM	46		08:00:00 PM	59	
08:15:00 PM	40		08:15:00 PM	40	
08:30:00 PM	42		08:30:00 PM	28	
08:45:00 PM	38		08:45:00 PM	14	
09:00:00 PM	33		09:00:00 PM	8	
09:15:00 PM	26		09:15:00 PM	6	
09:30:00 PM	25		09:30:00 PM	0	
09:45:00 PM	23		09:45:00 PM		
10:00:00 PM	25		10:00:00 PM		
10:15:00 PM	23		10:15:00 PM		
10:30:00 PM	20		10:30:00 PM		
10:45:00 PM	20		10:45:00 PM		
11:00:00 PM	19		11:00:00 PM		
11:15:00 PM	19		11:15:00 PM		
11:30:00 PM	15		11:30:00 PM		
11:45:00 PM	0		11:45:00 PM		



## Total Roller Hockey

46039 Grand River Avenue, Novi MI

### Facts and Information Sheet

During the weekdays (Monday – Friday) there are 6 -7 games per night. The first game starts at 6 P.M. Each roller hockey game lasts for 50 minutes. Each team has 8 players.

During the week days, the majority of participants/players are adults. The players arrive and play, then leave when the game is over. Generally, there are no spectators who come to watch them.

Generally, during the weekends (Saturday & Sunday), the business is open (8 A.M. – 8 P.M.). There is an average of 15 games played each day. Although, there are a small percentage of adults who play on weekends, the majority of players are comprised of children.

During the weekends, there are more vehicles parked in the parking lot since the children are underage and do not drive. The majority of adults driving their children are parents and they will stay to watch the younger children's games. Sometimes, there are spectators too (grandparents, friends) who will also attend the younger children's games.

Most of the parents, who drive their young teenagers, do not stay to watch the games. They drop them off only. Instead of staying onsite, they leave and return in an hour to pick their children up.

The Roller Blade Hockey season and leagues operate approximately 9 months (October – June) during the year. The arena and building are essentially closed during the other 3 months (July, August and September).

There are 4 – 5 employees (maximum) that are employed by Total Roller Hockey. Generally, there are 3 – 4 employees who work on a daily basis to manage the business operations.

There are 1 – 2 referees per game.

APPLICANT RESPONSE LETTER

## Kapelanski, Kristen

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**From:** heynproperties@aol.com  
**Sent:** Wednesday, May 08, 2013 1:39 PM  
**To:** Jeff and Anne Heyn; Kapelanski, Kristen  
**Cc:** brianadamspt@gmail.com; mlabadie@fveng.com; Andrews, Michael; dbeshke@cityofnovi.org; bill@clearzoning.com; Croy, Ben; Dnecci@drnarchitects.com; Glenn, Tina; rlestun@cityofnovi.org; McBeth, Barb; Morgan, Erica; Nuculaj, Valentina; Peck, Debra; rod@clearzoning.com; Spencer, Mark; Wayne, Adam; Weber, Sheila  
**Subject:** [SPAM-GFI] - Re: Adams Physical Therapy JSP 13-26 - Shared Parking Study Review Letters

Sent from my Verizon Wireless BlackBerry

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**From:** Jeff and Anne Heyn <jeffheyn@aol.com>  
**Date:** Fri, 3 May 2013 09:30:00 -0400 (EDT)  
**To:** <kkapelanski@cityofnovi.org>  
**Cc:** <brianadamspt@gmail.com>; <mlabadie@fveng.com>; <heynproperties@aol.com>; <mandrews@cityofnovi.org>; <dbeshke@cityofnovi.org>; <bill@clearzoning.com>; <bcroy@cityofnovi.org>; <Dnecci@drnarchitects.com>; <tglenn@cityofnovi.org>; <rlestun@cityofnovi.org>; <bmcbeth@cityofnovi.org>; <emorgan@cityofnovi.org>; <vnuculaj@cityofnovi.org>; <dpeck@cityofnovi.org>; <rod@clearzoning.com>; <mspencer@cityofnovi.org>; <awayne@cityofnovi.org>; <sweber@cityofnovi.org>  
**Subject:** Adams Physical Therapy JSP 13-26 - Shared Parking Study Review Letters

Kristen,

In response to your April 29th review letters, today we will be providing 11 blue print copies of site plan and floor plan (John Stewart Architects) for planning review and planning commission meeting on 5 May 2013.

I have also contacted Jack Janigan, coordinator for Oak Point Church Detroit Dodgeball event. He will provide acknowledgement from paradise park that demonstrates their willingness (as they have in the past) to use their facility parking which may result from any overflow parking from the dodgeball event which takes place during the first week of March for one day each year. Please contact me should you require any additional information before the meeting. Thank you.

Jeff Heyn

SITE PLAN

S 00 69°20' W (M.) 1326.31' (M.)  
EAST LINE OF SECTION 16

EAST 1/4 CORNER SECTION 16  
T.1N., R.8E.,  
CITY OF NOVI  
FOUND 1/2" RE-ROD W/ REMON CAP  
FOUND PK W/ REMON TAG N.W. SIDE  
8" MAPLE - N.34E. 55.54'  
FOUND PK W/ REMON TAG SOUTH SIDE  
10" CEDAR - S.89E. 41.73'  
FOUND PK W/ REMON TAG NORTH SIDE  
POWER POLE - S.82E. 20.84'  
FOUND PK W/ REMON TAG NORTH SIDE  
POWER POLE - S.68E. 27.25'  
(PENDING REMON PEER GROUP APPROVAL)

S 89 43°37' E (M.) 2679.87' (M.)  
EAST & WEST 1/4 LINE SECTION 16

GRAND RIVER AVENUE 100 FT. WD

1248.82' (R)  
1078.31'  
S 70 47°26' E (R)  
S 70 48°37' E

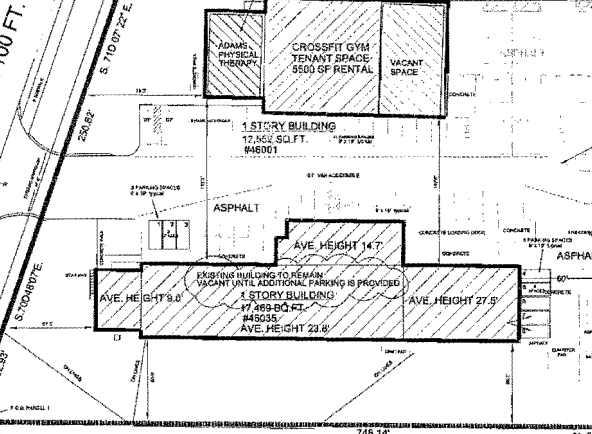
S 71 07°22' E (M.)

S 00 26°46' E (M.) 2840.10' (M.)  
NORTH & SOUTH 1/4 LINE SECTION 16

CENTER CORNER SECTION 16  
T.1N., R.8E.,  
CITY OF NOVI  
FOUND 1/2" IRON ROD  
FENCE POST - S.05W. 28.78'  
CENTERLINE BOLT ON HYDRADRANT  
- S.68E. 89.52'  
FOUND PK EASTERLY FACE  
POWER POLE - N.86E. 77.00'  
SOUTH EDGE OF ASPHALT  
PAVEMENT - NORTH 13.0'

**PROPOSED ADAMS PHYSICAL THERAPY**

GENERAL NOTES:  
1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.  
2. DIMENSIONS OF PARKING STALLS ABUTTING A CURB OR SIDEWALK ARE TO THE FACE OF THE CURB OR SIDEWALK. ALL OTHER DIMENSIONS ARE TO THE BACK OF THE CURB UNLESS OTHERWISE INDICATED.  
3. ALL PARKING STALL ARE 19 FEET BY 8 FEET, UNLESS NOTED DIFFERENT.



ZONED I-1  
(22-15-451-006)  
45815 GRAND RIVER

PARCEL 3  
ZONED I-1  
(22-15-451-054)

PARCEL 1  
ZONED I-1  
(22-16-451-054)

S 00 59°30' E (M.) 1326.31' (M.) S 00 59°30' W (M.) 1326.31' (M.)  
EAST LINE OF SECTION 16

S.E. CORNER SECTION 16,  
T.1N., R.8E.,  
CITY OF NOVI  
FOUND IRON W/ BRASS REMON. CAP  
IN MONUMENT BOX  
FOUND PK W/ REMON TAG N.W.  
SIDE POWER POLE - N.57E. 63.11'  
FOUND PK W/ REMON TAG S.W.  
SIDE POWER POLE - S.43E. 74.79'  
FOUND PK W/ REMON TAG S.E.  
SIDE TELEPHONE POLE - S.74W 98.59'  
FOUND PK W/ REMON TAG N.E.  
SIDE 8" PINE - N.57W. 70.89'  
(LORC 1350, L 1047 P.888 & 889 OCR)  
(PENDING REMON PEER GROUP APPROVAL)

CENTER 16TH CORNER  
OF SOUTHEAST 1/4  
T.1N., R.8E.,  
CITY OF NOVI  
FOUND IRON W/CAP #22445  
N. 0.22; W. 0.17  
PUNCH MARK, N. RIM SANITARY  
MANHOLE - N.59W. 21.49'  
FOUND 804 SPK W/ DISC #22445  
N.E. FACE 12" HICKORY - S.05E. 20.84'  
FOUND 803 SPK W/ DISC #22445  
WEST FACE 32" ELM. - S.40W. 26.88'  
FOUND 806 SPK W/ DISC #22445 S.E.  
FACE 26" BOX ELDER - S.05W. 42.71'  
(LORC 2116, L 11225 P.580 OCR)

**PARKING REQUIREMENT**

PARKING REQUIRED FOR TOTAL SPORTS	100 CARS
PARKING REQUIRED FOR CROSSFIT GYM	11 CARS
PARKING REQUIRED FOR ADAMS PHYSICAL THERAPY	12 CARS
TOTAL REQUIRED PARKING	123 CARS
SPACES SHOWN ON EXISTING PLAN	112 CARS

11 ADDITIONAL PARKING SPACES REQUIRED

112 CARS NOW SHOWN ON PLAN

TOTAL AREA PARCELS 1, 2 & 3  
344,253 S.F. OR 7.673 ACRES

SOUTH 1/4 CORNER SECTION 16  
T.1N., R.8E.,  
CITY OF NOVI  
FOUND 1/2" RE-ROD IN MONUMENT BOX  
FOUND PK W/ REMON TAG EAST SIDE  
28" OAK - N.15W. 26.04'  
FOUND PK W/ REMON TAG SOUTH SIDE  
20" APPLE - N.77E. 79.69'  
FOUND PK W/ REMON TAG SOUTHWEST  
SIDE 16" WALNUT - S.83E. 105.62'  
FOUND PK W/ REMON TAG EAST SIDE  
TELEPHONE POLE - S.01W. 32.07'  
(LORC 2516, L 12921 P.781 OCR)  
(PENDING REMON PEER GROUP APPROVAL)

**ADAMS PHYSICAL THERAPY PARKING**

SCALE 1" = 40'

SURVEYOR: MONEELY & LINCOLN ASSOCIATES, INC.  
37741 PENBROKE  
LIVONIA, MICHIGAN 48152  
PHONE 734-432-9777

DATE: 5/1/15

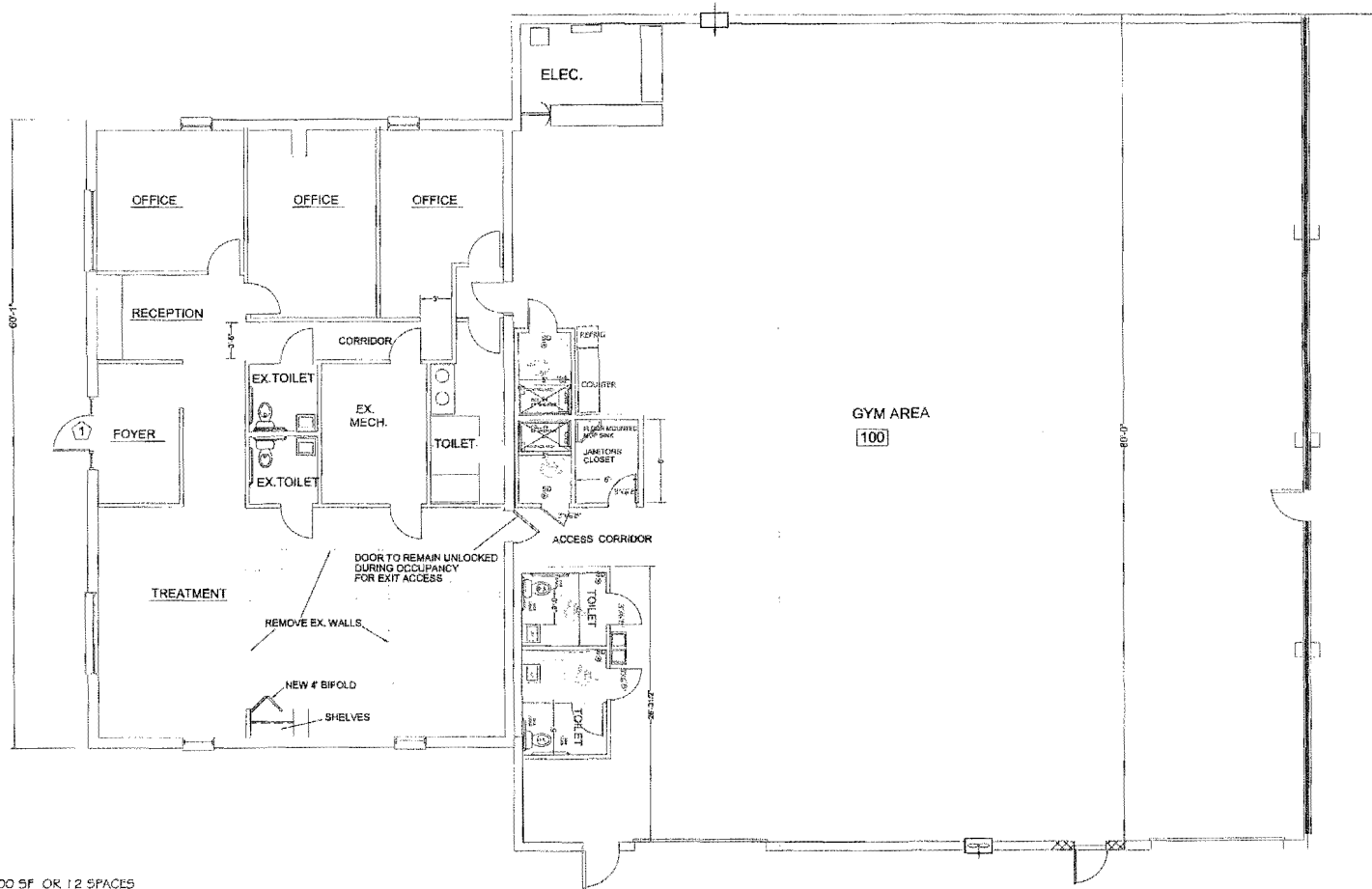
REVISIONS REQUIRED

ADAMS PHYSICAL THERAPY  
JEFF HEYN - DEVELOPER  
46001 GRAND RIVER AVE., NOVI, MICHIGAN

John Stewart  
ARCHITECTS

JCD NO.

SHEET A-1



**BUILDING CODE ANALYSIS**

ZONING 1-1  
 TENANT SPACE AREA (ADAMS PHYSICAL THERAPY) 2200 SF  
 PARKING REQUIRED 6 CARS/1000 SF OR 12 SPACES

**STATE OF MICHIGAN BUILDING CONSTRUCTION CODE 2009**

TOTAL BUILDING AREA 12,552 1 STORY  
 USE GROUP A-3 GYMNASIUM (W/O SEATING)  
 CONSTRUCTION TYPE 2-B  
 HEIGHT/AREA LIMITATIONS 9500 SF 2 STORY  
 AREA MODIFICATIONS  $1f = 9500sf + (9500 \times .5) + (0) = 14250 SF$  ALLOWABLE

FIRE RESISTANCE RATING PRIMARY STRUCTURAL FRAME 0 HR EXT. NON BEARING WALLS 0 HR  
 AREA MODIFICATIONS NON BEARING WALL AND PARTITIONS 0 HR ROOF AND FLOOR 0 HR

**FLOOR PLAN**

SCALE 3/16" = 1'-0"

SHEET <b>A-2</b>	JOB NO.	<b>john stewart</b> ARCHITECTS <small>1643 N. MILFORD RD. MILFORD, MICHIGAN 48301 248-625-0370</small>	<b>ADAMS PHYSICAL THERAPY</b> 4600 I GRAND RIVER AVE. NOVI, MICHIGAN	ISSUE/REVISIONS ISSUED	DATE 03/19/13
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*Handwritten signature*

MAPS  
Location  
Zoning

# Adams Physical Therapy JSP13-26

Location



Map Author: Kristen Kapelanski  
Date: 05-07-13  
Project: JSP13-26 Adams Physical Therapy  
Version #: 1.0

**Map Legend**  
■ Subject Property



**City of Novi**

Planning Division  
Community Development  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

**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.

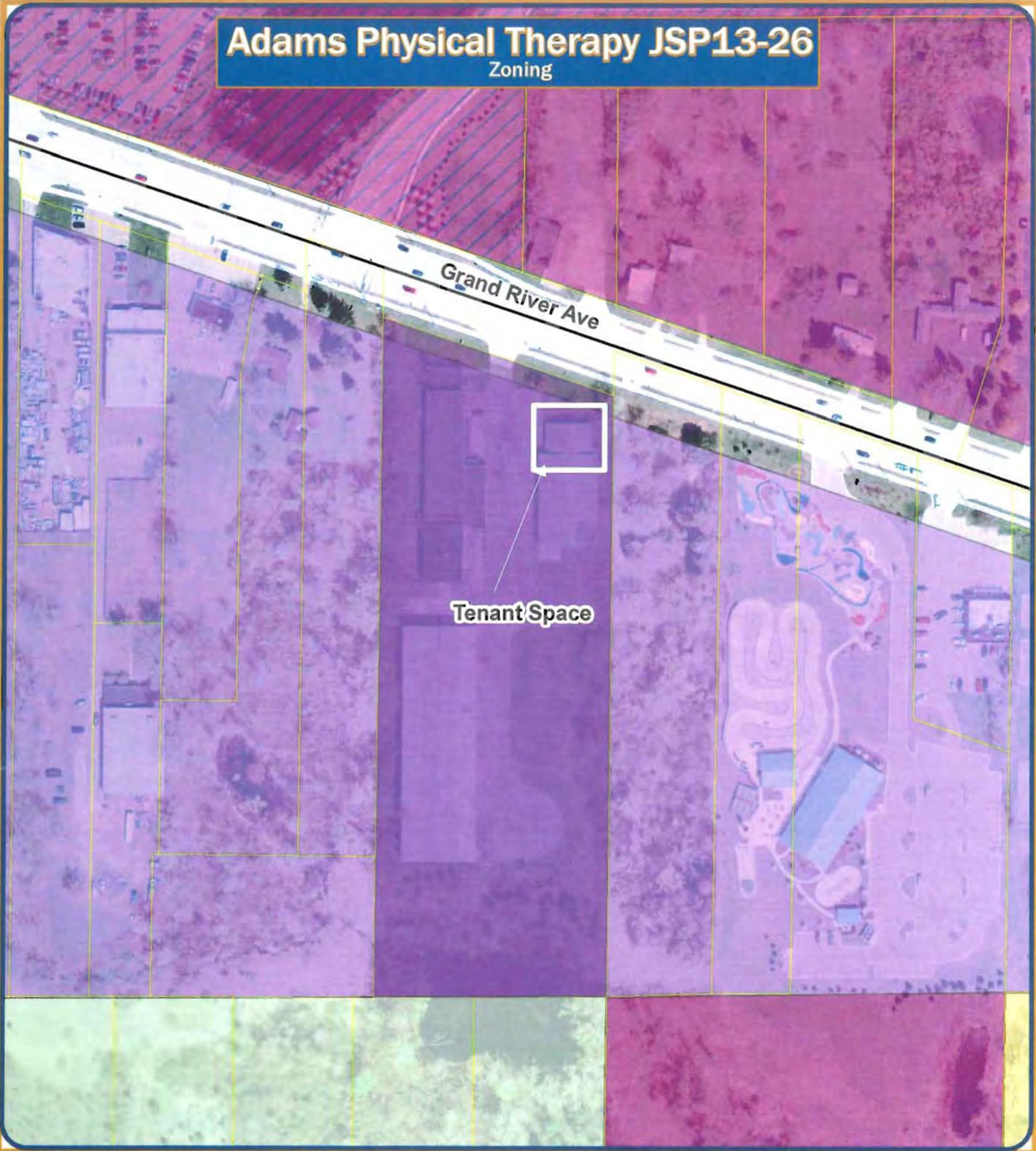


1 inch = 179 feet



# Adams Physical Therapy JSP13-26

## Zoning



Grand River Ave



Tenant Space

Map Author: Kristen Kapelanski  
 Date: 05-07-13  
 Project: JSP13-26 Adams Physical Therapy  
 Version #: 1.0

### Map Legend

- Subject Property
- R-A: Residential Acreage
- R-2: One-Family Residential District
- EXO: OST District with EXO Overlay
- I-1: Light Industrial District
- OST: Office Service Technology



**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

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