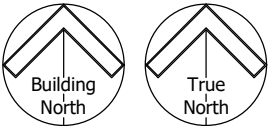


Proposed Addition to 2SP Sports Performance - Madison Heights



Aerial Map

No Scale



Legal Description

LEGAL DESCRIPTION

THE SOUTH 125 FEET OF THE NORTH 450 FEET OF THE PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II, TOWN I NORTH, RANGE II EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 POST; THENCE SOUTH 88 DEGREES 53 MINUTES 10 SECONDS WEST ALONG THE SOUTH SECTION LINE 1292.17 FEET TO THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 45 MINUTES WEST ALONG SAID WEST LINE 229.92 FEET TO THE CENTERLINE OF RED RUN DRAIN AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0 DEGREES 45 MINUTES WEST, 1312.09 FEET; THENCE NORTH 89 DEGREES 15 MINUTES EAST, 496.30 FEET TO THE WEST LINE OF STEPHENSON HIGHWAY RIGHT OF WAY; THENCE ON A CURVE TO THE RIGHT (RADIUS 38,095 FEET), CHORD BEARS SOUTH 02 DEGREES 55 MINUTES 06 SECONDS EAST 797.12 FEET; A DISTANCE OF 767.14 FEET; THENCE SOUTH 2 DEGREES 19 MINUTES 10 SECONDS EAST, 340.89 FEET TO THE CENTERLINE OF RED RUN DRAIN; THENCE ALONG CENTERLINE SOUTH 85 (PREVIOUSLY RECORDED AS 89) DEGREES 04 MINUTES WEST 114.43 FEET; THENCE SOUTH 67 DEGREES 38 MINUTES 30 SECONDS WEST, 451.79 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION II, TOWN I NORTH, RANGE II EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION II; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS WEST 1083.87 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION II; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 782.43 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF STEPHENSON HIGHWAY (204.00 FEET THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 514.39 FEET TO A POINT ON THE EASTERLY LINE OF LIPTON SUBDIVISION AS RECORDED IN LIBER 72 OF PLATS, PAGE 21, OAKLAND COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LIPTON SUBDIVISION NORTH 00 DEGREES 10 MINUTES 42 SECONDS WEST 125.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 509.81 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID STEPHENSON HIGHWAY; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STEPHENSON HIGHWAY 125.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 38095.00 FEET; CENTRAL ANGLE 00 DEGREES 11 MINUTES 17 SECONDS; CHORD BEARING = SOUTH 02 DEGREES 16 MINUTES 36 SECONDS EAST, A DISTANCE OF 125.09) TO THE POINT OF BEGINNING.

Site Planning Data

PLANS PREPARED BY
JOHN DEBRUYNE (586) 286-9100 JDEBRUYNE@VISITSDA.COM
C/O SDA ARCHITECTS, INC.
42490 GARFIELD - SUITE 204
CLINTON TOWNSHIP, MI 48038

PROJECT NAME
2SP SPORTS PERFORMANCE - MADISON HEIGHTS

PROJECT DESCRIPTION
PROPOSED 9,019 S.F. SINGLE STORY ADDITION TO AN EXISTING INDOOR SPORTS TRAINING FACILITY. INCLUDES ASSOCIATED SITE IMPROVEMENTS.

APPLICANT INFORMATION
KIRK NEAL (248)842-4096 KIRK@2SPSPORTS.COM
C/O 2SP SPORTS PERFORMANCE, LLC
29235 STEPHENSON HWY
MADISON HEIGHT, MI 48071

PROPERTY OWNER NAME
TJ PROPERTY MANAGEMENT, LLC
29235 STEPHENSON HWY
MADISON HEIGHT, MI 48071

TAX I.D.: 44-25-11-376-022

SITE AREA: 63,940 SQ. FT. / 1.47 ACRES

BUILDING SIZE:
20,967 SQ. FT. EXISTING
4,629 SQ. FT. EXISTING SECOND FLOOR
8,992 SQ. FT. PROPOSED ADDITION
34,588 SQ. FT. TOTAL

MINIMUM FRONT YARD BUILDING AND PARKING SETBACK: 50 FT.

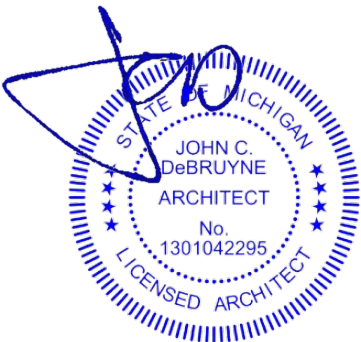
MINIMUM REAR YARD SETBACK ADJACENT TO RESIDENTIAL: 50 FT. (VARIANCE FOR 30 FT. SETBACK GRANTED ON JUNE 1, 2023).

MINIMUM SIDE YARD SETBACK: 20 FT.

MAXIMUM BUILDING HEIGHT: 40 FT.

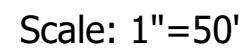
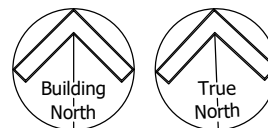
PARKING REQUIREMENT: TO BE DETERMINED BY THE SITE PLAN REVIEW COMMITTEE BASED ON PARKING DEMAND DATA PROVIDED BY THE APPLICANT.

PARKING DEMAND DATA:
AT NORMAL PEAK DEMAND
14 SPACES FOR ADDITION'S SPORTS FIELD
28 SPACES FOR EXISTING SPORTS FIELD
7 SPACES FOR GYM
6 SPACES FOR EMPLOYEES
2 SPARE SPACES
57 TOTAL SPACES REQUIRED AND PROPOSED (INCLUDING 3 ACCESSIBLE SPACES)



10/12/2026

Site Plan



A circular blue ink seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED ARCHITECT" at the bottom, separated by stars. The center of the seal contains the name "JOHN C. DeBRUYNE", the title "ARCHITECT", and the license number "No. 1301042295". A large, stylized blue signature is written over the seal.

10/12/2026

PAGE 2 OF 2

LEGAL DESCRIPTION

THE SOUTH 125 FEET OF THE NORTH 450 FEET OF THE PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 POST; THENCE SOUTH 88 DEGREES 53 MINUTES 10 SECONDS WEST ALONG THE SOUTH SECTION LINE 1292.17 FEET TO THE WEST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 0 DEGREES 45 MINUTES WEST ALONG SAID WEST LINE 229.92 FEET TO THE CENTERLINE OF RED RUN DRAIN AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 0 DEGREES 45 MINUTES WEST, 1312.09 FEET; THENCE NORTH 89 DEGREES 15 MINUTES EAST, 496.30 FEET TO THE WEST LINE OF STEPHENSON HIGHWAY RIGHT OF WAY; THENCE ON A CURVE TO THE RIGHT (RADIUS 38,095 FEET), CHORD BEARS SOUTH 02 DEGREES 55 MINUTES 06 SECONDS EAST 797.12 FEET; A DISTANCE OF 767.14 FEET; THENCE SOUTH 2 DEGREES 19 MINUTES 10 SECONDS EAST, 340.89 FEET TO THE CENTERLINE OF RED RUN DRAIN; THENCE ALONG CENTERLINE SOUTH 85 DEGREES 04 MINUTES WEST 114.43 FEET; THENCE SOUTH 67 DEGREES 38 MINUTES 30 SECONDS WEST, 451.79 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWN 1 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 06 MINUTES 33 SECONDS WEST 1083.87 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 782.43 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF STEPHENSON HIGHWAY 204.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 514.39 FEET TO A POINT ON THE EASTERLY LINE OF LIPTON SUBDIVISION AS RECORDED IN LIBER 72 OF PLATS, PAGE 21, OAKLAND COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID LIPTON SUBDIVISION NORTH 00 DEGREES 10 MINUTES 42 SECONDS WEST 125.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 509.81 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID STEPHENSON HIGHWAY; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STEPHENSON HIGHWAY 125.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 38095.00 FEET; CENTRAL ANGLE 00 DEGREES 11 MINUTES 17 SECONDS; CHORD BEARING = SOUTH 02 DEGREES 18 MINUTES 36 SECONDS EAST, A DISTANCE OF 125.09) TO THE POINT OF BEGINNING.

SITE DATA:

ADDRESS
29235 STEPHENSON HWY

PID:

25-11-376-022

ZONING: M-1

LEGEND

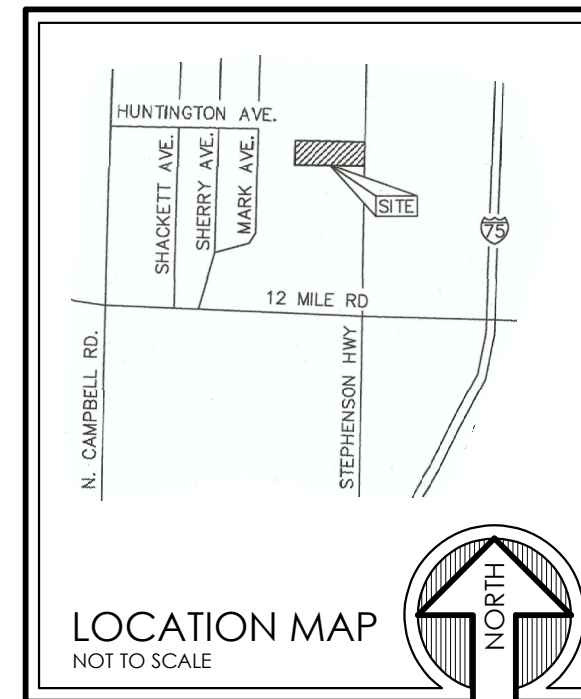
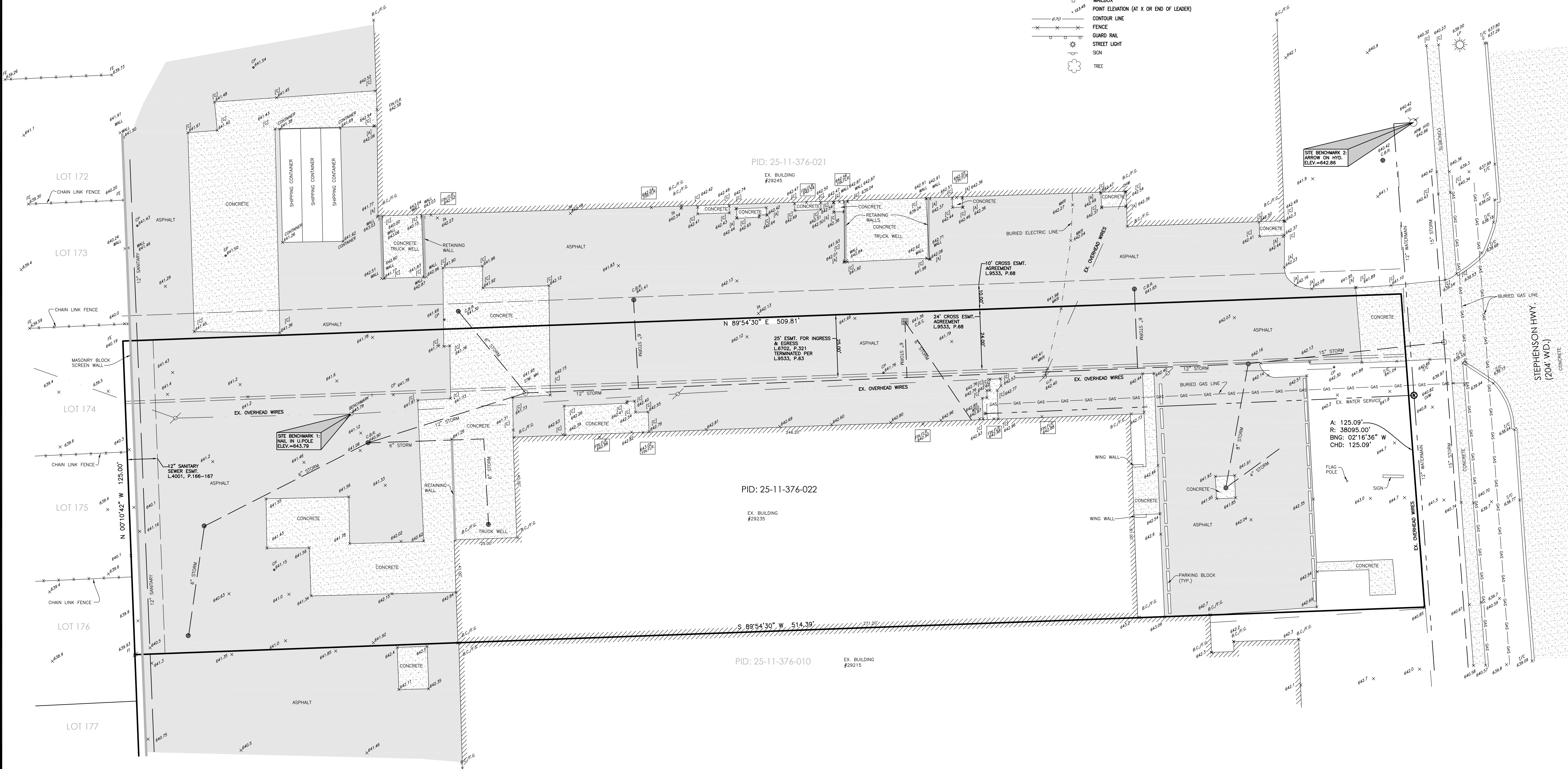
- SECTION CORNER
FOUND IRON, MON., NAIL
SET IRON
RECORDED
MEASURED
CALCULATED
- EXISTING
ELEC., PHONE OR CABLE TV D.H. LINE, POLE & GUY WIRE
UNDERGROUND CABLE TV
TELEPHONE U.G. CABLE, SPlicing BOX & MANHOLE
ELECTRIC U.G. CABLE & MANHOLE
GAS MAIN & VALVE
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM DRAIN & MANHOLE
COMBINED SEWER & MANHOLE
CATCH BASIN, INLET
YARD BASIN
STORM DRAIN & END SECTION
POST INDICATOR VALVE
WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
MAILBOX
POINT ELEVATION (AT X OR END OF LEADER)
CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
TREE

SITE BENCHMARKS

(NAVD88 DATUM)

BENCHMARK #1
NAIL IN WEST SIDE OF UTILITY POLE
AT REAR OF SUBJECT PROPERTY.
ELEV.=643.79

SITE BENCHMARK#2:
ARROW ON HYDRANT 169 FEET NORTH
OF NORTHEAST CORNER OF
SUBJECT PROPERTY.
ELEV.=642.86



Utility Information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.

No guarantee is provided or implied as to the existence, accuracy or completeness of any utilities.

All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.

Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)

CALL MISS DIG

1-800-482-7171

OR

811

Know what's below.

(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

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TOPOGRAPHIC MAPPING
29235 STEPHENSON HWY
PART OF THE SW 1/4 OF SECTION 11, T1N, R11E
MADISON HEIGHTS, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
☐	PRELIMINARY
☐	APPROVAL
☐	CONSTRUCTION
☐	AS-BUILT
REVISIONS	
DATE	REMARKS

SEAL

CLIENT
SDA ARCHITECTS, INC.
42490 GARFIELD STE. 204
CLINTON TOWNSHIP, MI 48038
PHONE: 586-286-9100

PROJECT NAME
29235
STEPHENSON HWY

PROJECT NUMBER
C26-038

SHEET NAME
TOPOGRAPHIC
MAPPING

DRAWING SCALE: 1" = 20'
SHEET SIZE: 24X36
DATE: 10/7/26
PROJECT MANAGER: JSR, PE
DESIGNED BY: N/A
DRAWN BY: R.PERRI
FIELD BY: VA/MS
CHECKED BY: JSR, PE

SHEET NUMBER
1 OF 1