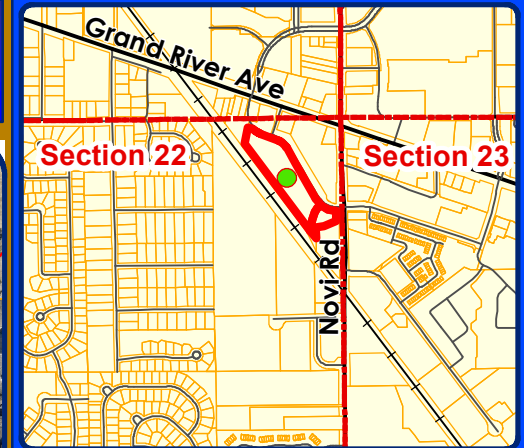


MAPS
LOCATION
ZONING

THE BOND LOCATION



LEGEND

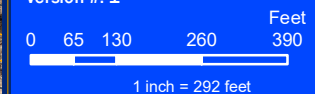
 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 3/13/24
Project: The Bond
Version #: 1

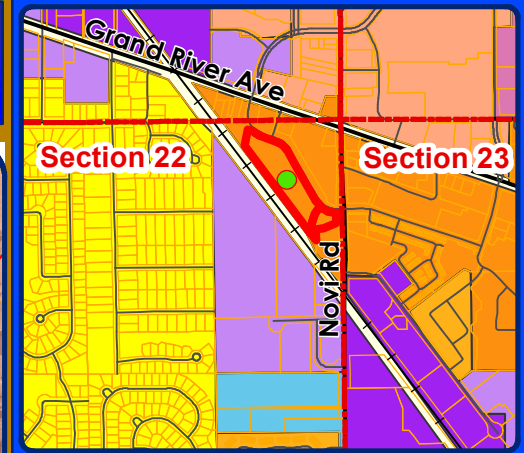
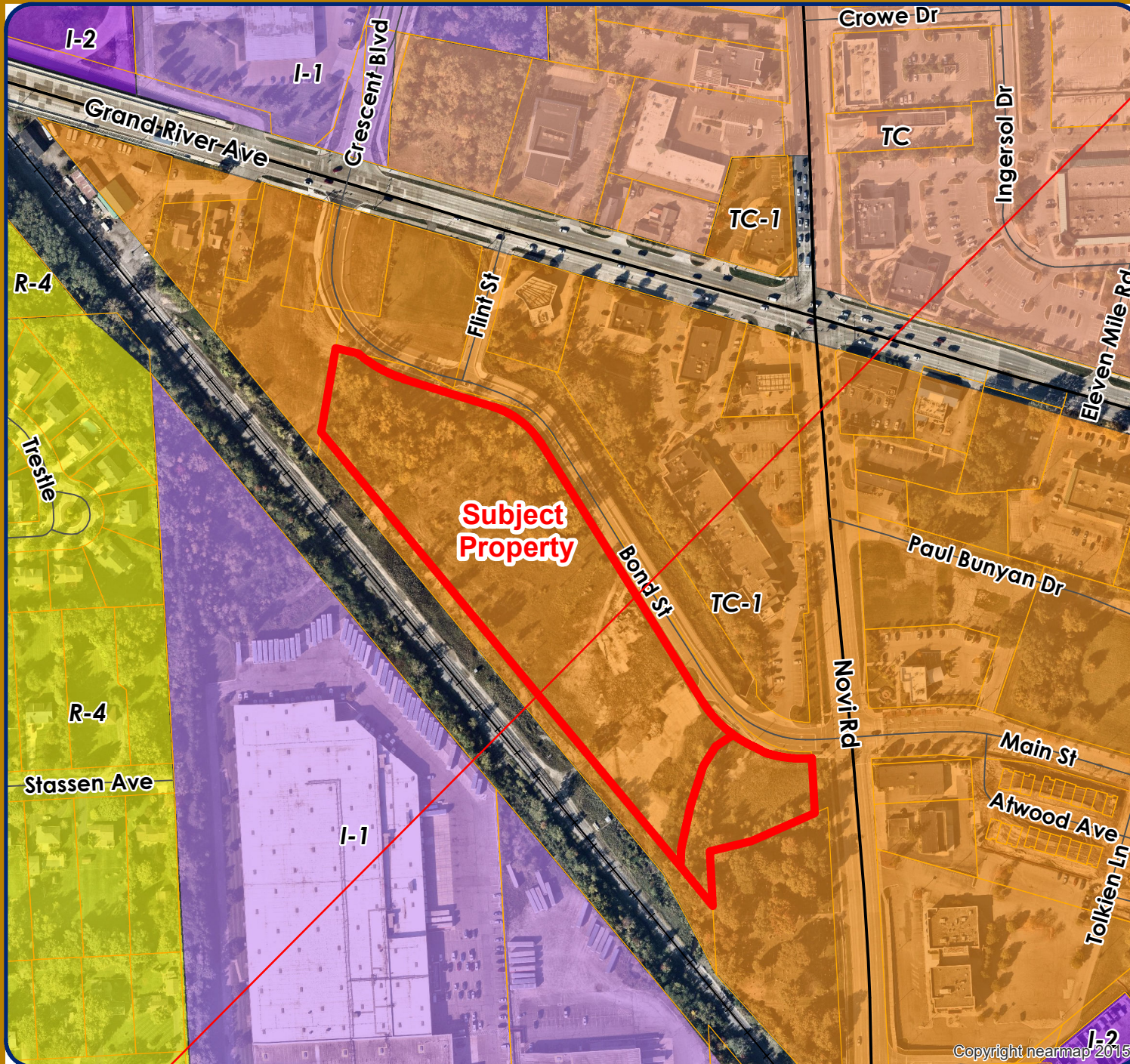


MAP INTERPRETATION NOTICE

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.

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THE BOND ZONING



LEGEND

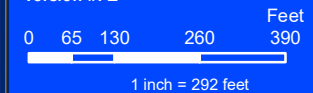
- R-4: One-Family Residential District
- RM-2: High-Density Multiple Family
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- TC: Town Center District
- TC-1: Town Center -1 District
- Subject Property



City of Novi

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SITE PLAN & RENDERING



FINAL SITE PLAN / ENGINEERING CONSTRUCTION PLANS FOR:

THE BOND OF NOVI

SECTION 22, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:

BOND OF NOVI, LLC

30600 NORTHWESTERN, SUITE 430
FARMINGTON, MICHIGAN 48334
PHONE: 248.538.1389 EXT. 236

TRI CAP

TRICAP HOLDINGS, LLC

30600 NORTHWESTERN, SUITE 430
FARMINGTON, MICHIGAN 48334
PHONE: 248.538.1389 EXT. 236

OWNER:



DTN MANAGEMENT COMPANY
2502 LAKE LANSING ROAD, SUITE C
LANSING, MICHIGAN 48912
PHONE: 517.371.5300

LEGAL DESCRIPTION PHASE 1 - RESIDENTIAL

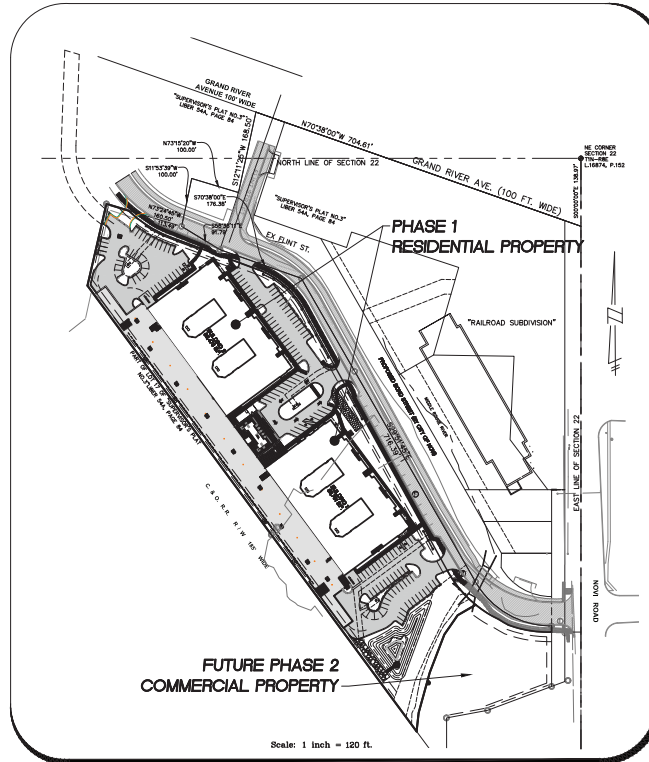
A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 138.97 feet, along the East line of said Section 22 and centerline of Novi Road; thence North 70°38'00" West, 704.61 feet, along the Northern property line of 'Supervisor's Plat No. 3', as recorded in Liber 54A of Plats, Page 84, Oakland County Records and the Southerly right-of-way line of Grand River Avenue (100 foot width), to the Northeast corner of Lot 8 of said 'Supervisor's Plat No. 3'; thence South 12°11'25" West, 168.50 feet, along the easterly line of said Lot 8 to the Southeast corner of said Lot 8; thence North 73°15'20" West, 100.00 feet, along the southerly line of said Lot 8, to the Southwest corner of said Lot 8 and to a point on the easterly line of Lot 7 of said 'Supervisor's Plat No. 3'; thence South 11°53'39" West, 100 feet, along the easterly line of said Lot 7; thence South 41°25'40" West, 30.70 feet, for a POINT OF BEGINNING; thence South 69°38'58" East, 187.64 feet; thence 125.39 feet along a curve to the right, said curve having a radius 176.00 feet, a central angle 40°49'10" and a chord bearing and distance of South 49°14'23" East, 122.75 feet; thence South 28°49'48" East, 612.64 feet; thence 90.40 feet along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 22°02'24" and a chord bearing and distance of South 39°51'00" East, 89.84 feet; thence South 59°53'11" West, 42.67 feet; thence South 34°38'36" West, 47.87 feet; thence South 21°03'51" West, 83.19 feet; thence South 15°22'53" West, 85.73 feet; thence South 06°20'23" West, 38.08 feet; thence North 36°26'24" West, 1133.42 feet; thence North 13°04'21" East, 171.48 feet; thence South 73°24'45" East, 47.01 feet; thence 105.11 feet along a curve to the left, said curve having a radius of 257.00 feet, a central angle of 23°26'02" and a chord bearing and distance of South 57°55'57" East, 104.38 feet, to the Point of Beginning. All of the above containing 6.874 Acres. All of the above subject to easements, restriction and right-of-ways.

FUTURE PHASE 2 - COMMERCIAL

A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 968.86 feet, along the East line of said Section 22 and centerline of Novi Road; thence Due West, 60.01 feet, for a POINT OF BEGINNING; thence Due South 111.36 feet; thence South 69°32'00" West, 139.49 feet; thence South 79°31'27" West, 85.50 feet; thence Due South, 110.57 feet; thence North 36°26'24" West, 103.20 feet; thence North 08°20'23" East, 38.08 feet; thence North 15°22'53" East, 85.73 feet; thence North 21°03'51" East, 83.19 feet; thence North 34°38'36" East, 47.87 feet; thence North 59°53'11" East, 42.67 feet; thence 55.87 feet along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 13°37'17", and a chord bearing and distance of South 57°40'51" East, 55.74 feet; thence 23.03 feet along a curve to the left, said curve having a radius of 232.50 feet, a central angle of 05°40'35" and a chord bearing and distance of South 59°46'47" East, 23.02 feet; thence 82.96 feet along a curve to the left, said curve having a radius of 238.00 feet, a central angle of 18°58'21", and a chord bearing and distance of South 80°00'37" East, 82.54 feet; thence South 89°59'48" East, 6.81 feet, to the Point of Beginning. All of the above containing 1.071 Acres. All of the above subject to easements, restriction and right-of-ways. All of the above subject to the rights of the public on Novi Road.

GENERAL NOTES

1. NOTIFY THE CITY OF NOVI AT (248) 347-0454 A MIN. OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF NOVI.
3. CALL 811 ONE-CALL UTILITY LOCATING A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ALL SOIL EROSION AND SILTATION MUST BE CONTROLLED AND CONTAINED ON-SITE.
5. ALL EXCAVATION UNDER OR WITHIN 1 ON 1 INFLUENCE OF ANY PAYMENT, EXISTING OR PROPOSED, OR WHERE SAND BACKFILL IS CALLED FOR ON THE PLAN, SHALL BE BACKFILLED AND COMPACTED WITH GRANULAR MATERIAL (SAND) MEET CLASS II TO 95 PERCENT MAXIMUM UNIT DENSITY (ALL OTHERS 90 PERCENT).
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND FACILITIES. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AS THE PROPOSED UTILITY CROSSINGS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER.
7. WHERE TWO UTILITIES CROSS, INCLUDING SANITARY SEWER LEADS, PROVIDE POROUS GRADE "H" BACKFILL MATERIAL COMPACTED TO THE UNDERSIDE OF THE HIGHER UTILITY OR AS SPECIFIED ON THE DETAIL SHEET.
8. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
9. ANY MUD TRACKED ONTO BOND STREET SHALL BE REMOVED DAILY.
10. IF DETERMINED IS DETERMINED TO BE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY THE AREA TO BE DETERMINED. SUBMIT A DETERMINING PLAN TO THE CITY OF NOVI ENGINEERING DIVISION FOR REVIEW. TO MONITOR AND TO DETERMINE THAT THERE WILL NOT BE ANY IMPACT TO ANY ADJACENT OR OFF-SITE PROPERTIES. DETERMINING PROCEDURES SHALL BE IN COMPLIANCE WITH ORDINANCE NO. 87-14-05.
11. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN BOND STREET RIGHT-OF-WAY.
12. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO THE START OF ANY WORK.
13. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
14. ALL PAYMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 26125C0202P, EFFECTIVE DATE: 08-29-2006 AS REVISED IN LOWER 10-05-08P, EFFECTIVE DATE: 09-24-2010.
16. ENGINEERING CONSTRUCTION PLANS PREPARED IN ACCORDANCE WITH THE SOIL INVESTIGATION REPORT BY MCGOWELL AND ASSOCIATES, DATED: 09-14-17.



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167

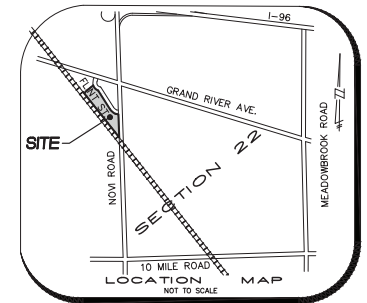
PHONE: 248.308.3331

PROPERTY BOUNDARY & TOPO INFORMATION

ARCHITECTURAL DESIGN
PREPARED BY:
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD
SUITE 300 • DALLAS, TX 75240
PHONE: 972.701.9636



LANDSCAPE PLANS
PREPARED BY:
HPLA STUDIO
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
hplastudio.com



SHEET INDEX:

1. COVER SHEET
- 1A. ALTA/NSPS LAND TITLE SURVEY
2. OVERALL SITE PLAN
3. EXISTING CONDITIONS AND DEMOLITION PLAN
4. PHASE 1 GRADING, PAVING AND S.E.S.C. PLAN
5. PHASE 1 GRADING, PAVING AND S.E.S.C. PLAN
6. DETAILED GRADING PLAN
7. SANITARY SEWER AND WATER MAIN PLAN AND PROFILES
8. STORM SEWER PLAN
9. STORM SEWER PROFILES
10. DETENTION BASIN DETAILS
11. UNDERGROUND DETENTION PHASE 1
12. DRAINAGE DISTRIBUTION PLAN AND STORM SEWER CALCULATIONS
13. TRAFFIC CONTROL PLAN
14. OPEN SPACE PLAN
15. SOIL BORING LOGS
16. SOIL BORING LOGS
- NO.-ND2. NOTES AND DETAILS

LANDSCAPE PLANS:

L1.00-L9.04 LANDSCAPE PLANS
LWP1.00 WOODLAND PLAN

PHOTOMETRIC PLAN:

E1.01 SITE PLAN
E1.02 SITE PHOTOMETRIC PLAN
E1.03A CUT SHEETS
E1.03B CUT SHEETS
E1.03C CUT SHEETS
E0.02A PHOTOMETRIC DETAILS

ARCHITECTURAL PLANS:

P1.01-A4.30 ARCHITECTURAL PLANS

CITY OF NOVI STANDARD DETAILS:

SANITARY SEWER DETAILS (3)
WATER MAIN DETAILS, DATED 3/2014 (5)
STORM SEWER DETAILS (2)
PAVING DETAILS (2)

OAKLAND COUNTY WATER RESOURCES COMMISSION:
SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

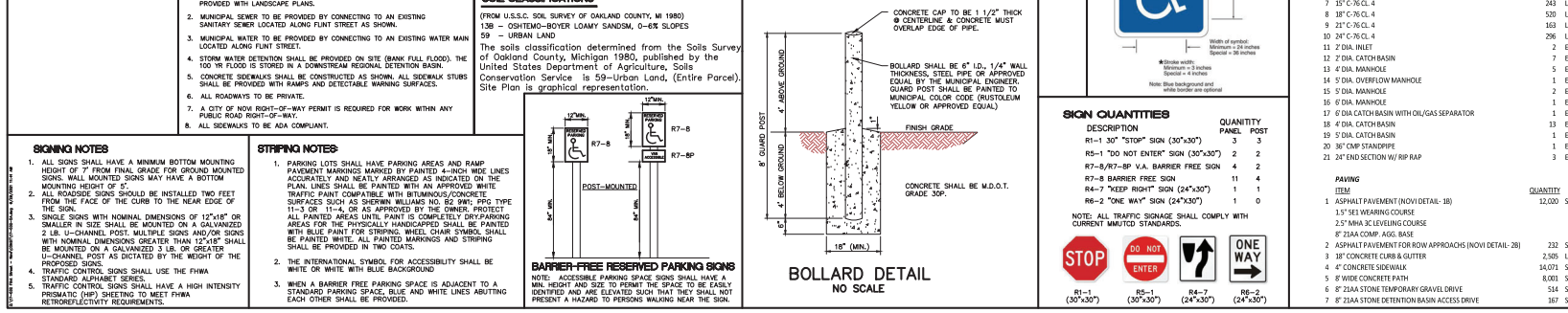
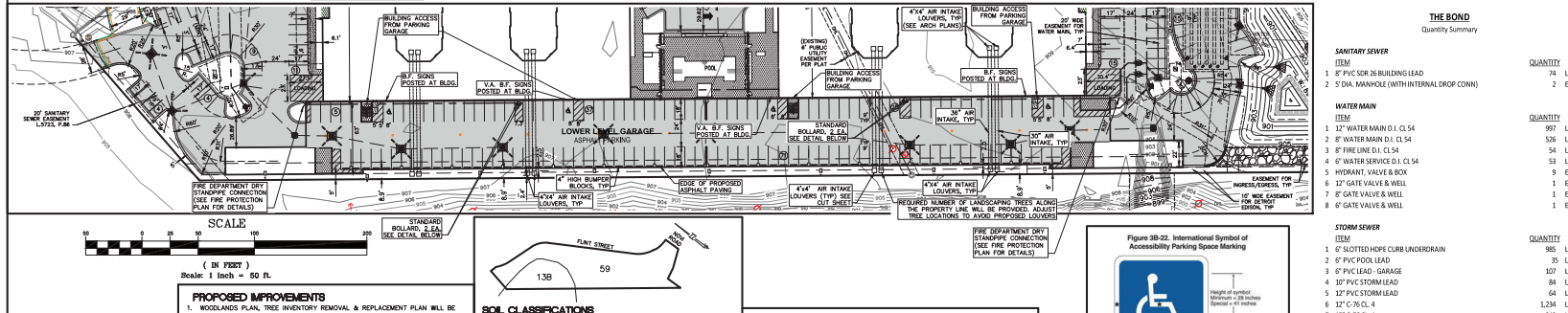
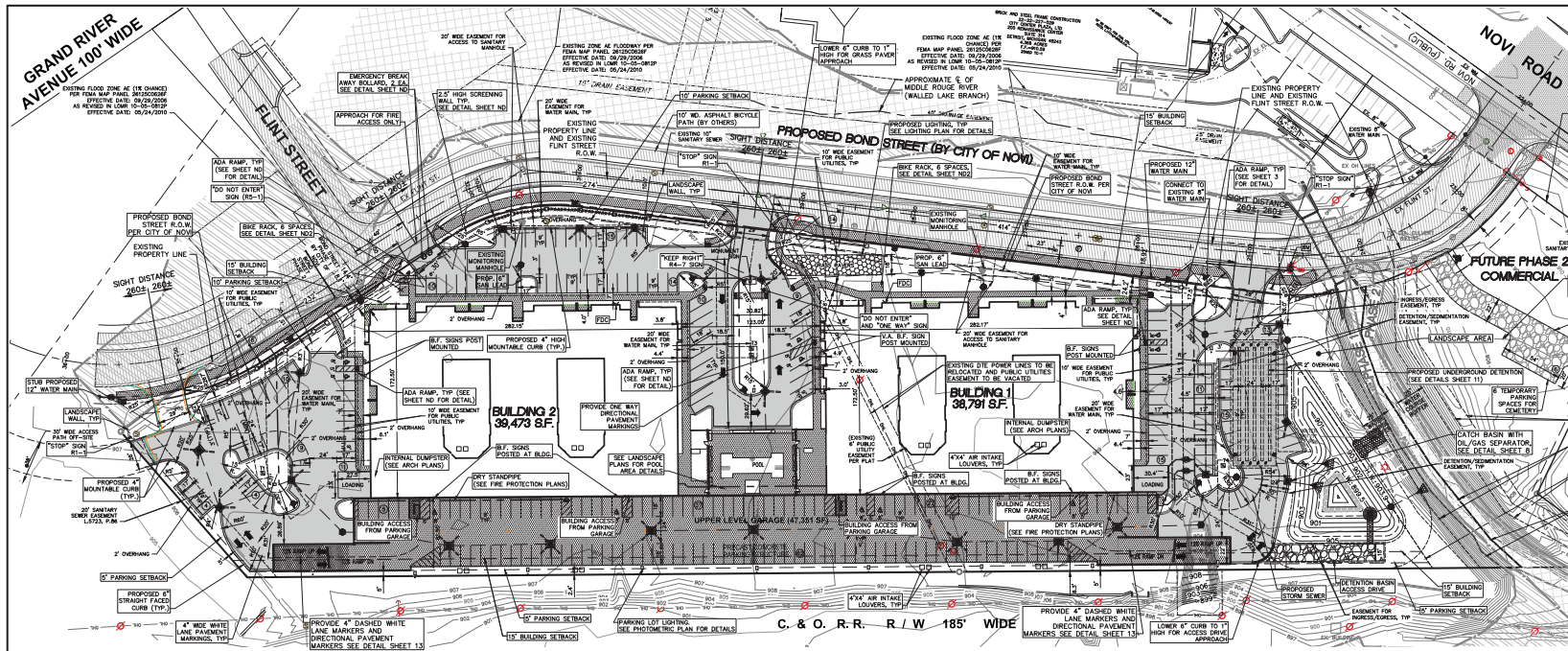
FIRE DEPARTMENT NOTES

1. All fire hydrants and water mains shall be installed and in service prior to above foundation building construction as each phase is built.
2. All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
3. Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
4. Provide 4"-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
5. Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #85.99.02.

BENCHMARKS:

R/R SPIKE IN SOUTH FACE OF POWER POLE
LOCATED ON THE WEST SIDE OF FLINT
STREET & 88' SOUTHEAST OF THE
SOUTHEAST BUILDING CORNER.
ELEVATION 908.44 (CITY OF NOVI DATUM)
RIM OF SANITARY MANHOLE AT
NORTHEASTMOST POINT OF PROPERTY
ELEVATION 908.51 (CITY OF NOVI DATUM)

REVISIONS			ENGINEER'S SEAL
NO.	REVISION	DATE	
1.	SOB SUBMITTAL	04-04-19	
2.	REV CORRECT DOCUMENT SUBMITTAL	01-20-19	
3.	ISSUED FOR PERMIT	01-20-20	
4.	REV RESPONSE PER CLIENT	01-10-20	
5.	REVISE STORM SEWER FOR SITE 1-AND	09-04-20	
6.	ADDRESS 2	09-09-20	
7.	PERMIT SUBMITTAL TO NOVI	10-23-20	
8.	ADDRESS 2 AND REV PER CITY	01-27-21	
9.	REVISE PER CITY REVIEW	04-02-21	
10.	STAMPING SETS	05-28-21	
11.	REV EROSION STRIPPING SETS PER CITY	06-25-21	
DATE: 04-04-19			DESIGNED BY: J.E. JONES
			CHECKED BY: J.E. JONES



- NOTES**
- ALL WORK SHALL CONFORM TO THE CITY OF NOV'S CURRENT STANDARDS AND SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ALL ROADWAY SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF CURB OR EDGE OF SIDEWALK TO THE NEAR EDGE OF THE SOIL.
 - IF DRAINAGE IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DRAINAGE PLAN WILL BE SUBMITTED TO THE NOV ENGINEERING DEPARTMENT FOR REVIEW.
 - NOT REGULATED WETLANDS ON SITE.
 - A PERMIT FOR THE WORK WITHIN PROPOSED BOND STREET RIGHT OF WAY SHALL BE SECURED FROM THE CITY OF NOV PRIOR TO CONSTRUCTION.
 - COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS, AND FUTURE PAVED AREAS.
 - SANITARY LEAD SHALL BE BURIED AT LEAST 5' DEEP WHEN UNDER THE INFLUENCE OF PAVEMENT.
 - NO ASBESTOS-CONTAINING MATERIALS ARE PROPOSED.
 - TOTAL AREA OF PARCELS: 7.994 ACRES
TOTAL INTERVIEWS AREA: 5,410 ACRES
PERCENTAGE OF INTERVIEWS AREA: 67.7%
SEE SHEET FOR STORM MANAGEMENT PLAN
 - ALL PARKING LOT CATCH BASINS HAVE UNDER DRAINS (SEE DETAIL SHEET 7).
 - PARKING AREAS ARE MEASURED TO FACE OF CURB.
 - NO MANUFACTURING WILL BE PERFORMED ON NO SMOKE, NOISE, VIBRATION, OR ODOR OF UNUSUAL NATURE WILL BE PRODUCED.
 - NARROWEST WIDTH OF CURVED PARKING SPACES SHALL BE 9' TYPICAL.

SITE DATA:

EXISTING ZONING	TC-1
EXISTING AREA OF SITE GROSS	= 8.73 AC
AREA OF SITE GROSS AFTER C.O.W. DEDICATION	= 7.98 AC
AREA OF COMMERCIAL SITE	= 1.67 AC
AREA OF RESIDENTIAL SITE	= 6.31 AC

LOT AREA COVERAGE:

BUILDING 1	= 38,791 SF
BUILDING 2	= 39,473 SF
PARKING GARAGE	= 42,151 SF
COMMERCIAL BUILDING (PHASE 2)	= 5,578 SF
TOTAL AREA	= 131,193 SF

RESIDENTIAL (PHASE 1)

TOTAL NO. OF RESIDENTIAL UNITS	= 260 UNITS
BUILDING 1	= 128 UNITS
BUILDING 2	= 65 UNITS
BUILDING 3	= 110 UNITS
TOTAL AREA	= 65 FT

NOTE: All existing equipment will be screened behind a parapet (SEE ARCHITECTURAL PLANS FOR DETAILS)

TOTAL NUMBER OF RESIDENTIAL PARKING REQUIRED BY DISTRICT

TOTAL NUMBER OF RESIDENTIAL PARKING PROVIDED (INCLUDES 24-P PARKING SPACES)	= 269
2-LEVEL GARAGE SURFACE	= 150
BOND STREET SIDEWALK	= 20
TOTAL RESIDENTIAL PARKING SPACES PROVIDED	= 439

COMMERCIAL (PHASE 2)

TOTAL FLOOR AREA (USE T.B.D.)	= 5,567 SF
PARKING SPACES PROVIDED (INCLUDES 24-P PARKING SPACES)	= 49
RECYCLE PARKING OUTDOOR (A)	= 2 REQUIRED

THE BOND
Quantity Summary

ITEM	QUANTITY
1 8" PVC SW IN BUILDING LEAD	74 LF
2 5" DIA. MANHOLE (WITH INTERNAL DROP CORN)	2 EA

WATER MAIN

ITEM	QUANTITY
1 12" WATER MAIN D.I. CL 54	107 LF
1 12" WATER MAIN D.I. CL 54	526 LF
3 8" FIRE LINE D.I. CL 54	54 LF
4 6" WATER SERVICE D.I. CL 54	53 LF
5 HYDRANT VALVE & BOX	9 EA
6 12" GATE VALVE & WELL	1 EA
7 8" GATE VALVE & WELL	1 EA
8 6" GATE VALVE & WELL	1 EA

STORM SEWER

ITEM	QUANTITY
1 6" SLOTTED HOPE CURB UNDERDRAIN	385 LF
2 6" PVC POOL LEAD	35 LF
3 6" PVC LEAD - GARAGE	107 LF
4 30" PVC STORM LEAD	86 LF
5 12" PVC STORM LEAD	64 LF
6 12" C-NCCL 4	1,234 LF
7 12" C-NCCL 4	130 LF
8 18" C-NCCL 4	230 LF
9 24" C-NCCL 4	163 LF
10 24" C-NCCL 4	296 LF
11 2" DIA. SILET	2 EA
12 2" DIA. CATCH BASIN	7 EA
13 4" DIA. MANHOLE	5 EA
14 5" DIA. OVERFLOW MANHOLE	1 EA
15 5" DIA. MANHOLE	2 EA
16 5" DIA. MANHOLE	1 EA
17 6" DIA. CATCH BASIN WITH OIL/GAS SEPARATOR	1 EA
18 4" DIA. CATCH BASIN	1 EA
19 5" DIA. CATCH BASIN	1 EA
20 36" CMP STAIRWELL	1 EA
21 24" END SECTION W/ RP RAP	3 EA

THE BOND OF NOV
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOV, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	REVISION	DATE
1	NO SUBMITTAL	07-01-19
2	80% CORRECT DOCUMENT SUBMITTAL	07-01-19
3	100% CORRECT DOCUMENT SUBMITTAL	07-01-19
4	VE. REVISIONS PER CLIENT	08-11-19
5	REVISED STORM SEWER FOR P.E. #40	09-24-19
6	ADDITION C	09-24-19
7	PERMIT SUBMITTAL TO NOV	10-23-19
8	ADDITION D AND REV PER CITY	09-24-19
9	REVISE PER CITY REVIEW	09-24-19
10	STAMPING SITS	09-24-19
11	REV ELEC STAMPING SITS PER CITY	09-24-19

UTILITY WARNING
UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811 Know what's below. Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION.

DAT: 04-04-19 **DESIGNED BY: R.E. FOR NUMBER: 17-038**
CHECKED BY: E.A. FOR: 17-038-04-drv

OVERALL SITE PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANCINTELL DRIVE, 100 NORTHVILLE, MI 48867
PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

SHEET 2

APPLICANT EXTENSION REQUEST

FEBRUARY 14, 2024

BOND OF NOVI, LLC

February 14, 2024

City of Novi
Attn: City Council
45175 Ten Mile Rd
Novi, MI 48375

RE: The Bond at Novi JSP18-10

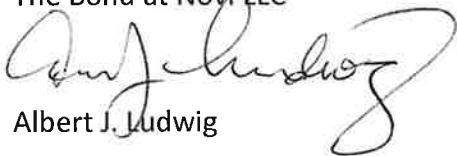
Dear City Council members;

Along with Glenn Cantor, who is also a partner in the subject property, I recently met with Lindsay Bell and Barb McBeth to discuss an extension to the existing site plan approval. Our understanding is that the expiration date of the current approval is April 12, 2024, and we want to make sure we obtain the extension prior to that date. We would like to request a one-year extension to the approved site plan for the Bond.

As you may have heard, we were ready to start construction with HUD financing in hand, when FEMA determined that the floodplain map of Novi needed to be redrawn before they would sign off, even though there was no floodplain on our property. Our loan could not be finalized without their sign off. It took over a year for your consultants to be able to satisfy them. During that delay, a combination of rising interest rates, increased construction costs and Covid related issues caused the project to be delayed. Please let me know if you need anything further from me to move this along. I will make myself available to attend the council meeting once scheduled.

Very Truly Yours;

The Bond at Novi LLC



Albert J. Ludwig

Member