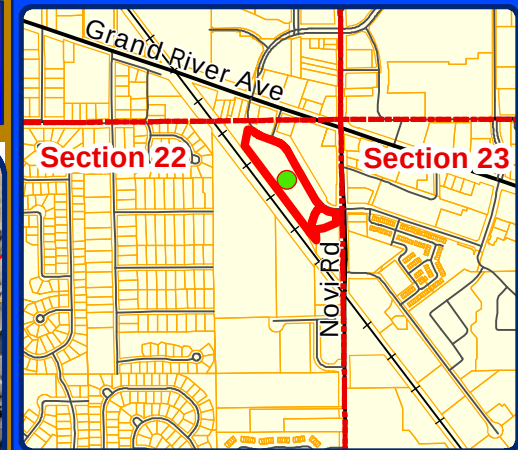


MAPS
Location
Zoning
Future Land Use
Natural Features

THE BOND LOCATION



LEGEND

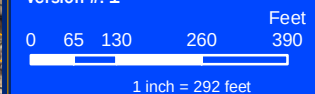
 Subject Property



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: 6/14/24
Project: THE BOND
Version #: 1

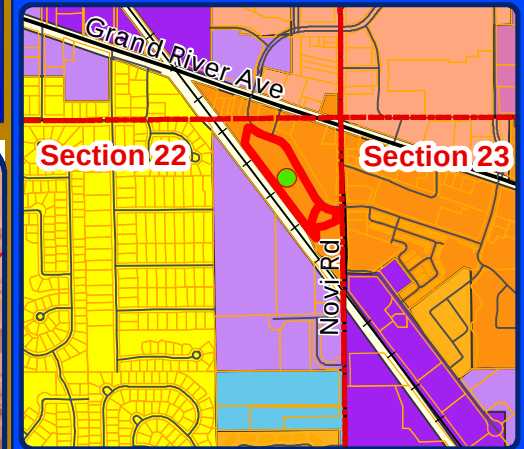
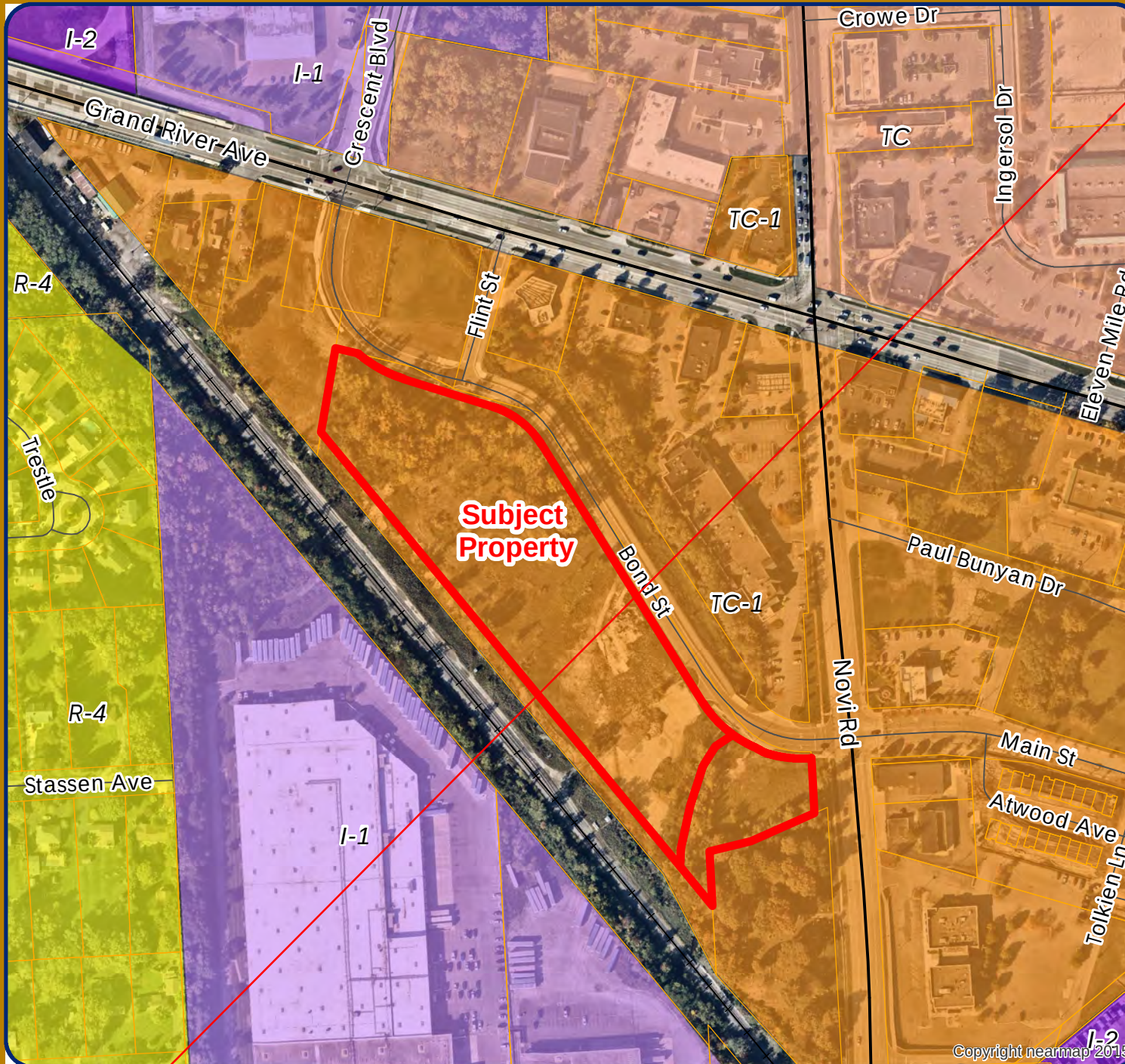


MAP INTERPRETATION NOTICE

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.

Copyright nearmap 2015

THE BOND ZONING



LEGEND

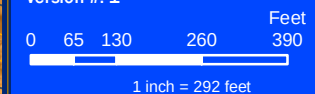
- R-4: One-Family Residential District
- RM-2: High-Density Multiple Family
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- TC: Town Center District
- TC-1: Town Center -1 District
- Subject Property



City of Novi

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45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 6/14/24
Project: THE BOND
Version #: 1

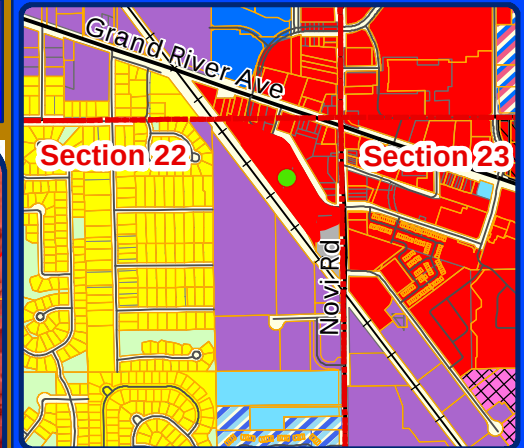
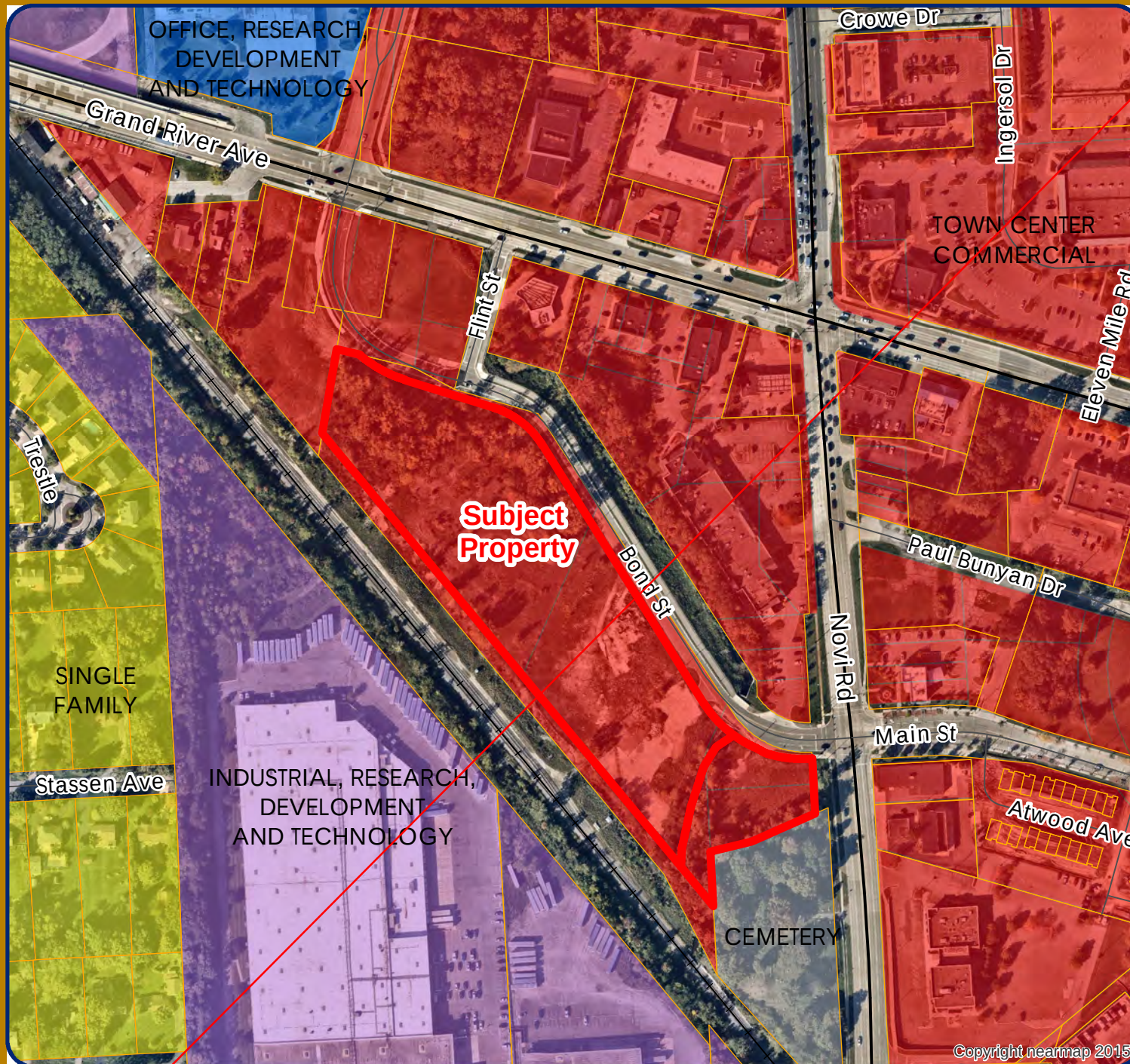


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THE BOND

FUTURE LAND USE



LEGEND

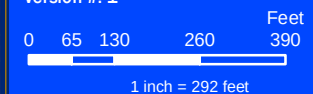
- Single Family
- Community Office
- Office, Research, Development and Technology
- Office Commercial
- Industrial, Research, Development and Technology
- Heavy Industrial
- Town Center Commercial
- Town Center Gateway
- Public
- Private Park
- Cemetery
- Subject Property



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: 6/14/24
Project: THE BOND
Version #: 1



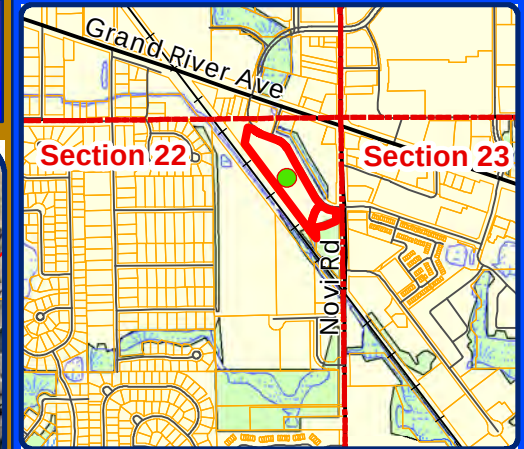
MAP INTERPRETATION NOTICE

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Copyright nearmap 2015

THE BOND

NATURAL FEATURES



LEGEND

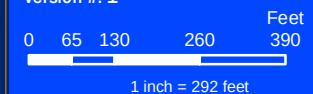
- WETLANDS
- WOODLANDS
- Subject Property



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: 6/14/24
Project: THE BOND
Version #: 1



MAP INTERPRETATION NOTICE

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3RD AMENDMENT TO THE
DEVELOPMENT AGREEMENT

EXHIBIT A – Property Description

EXHIBIT B – Site Plan and Elevations

EXHIBIT C – Minutes of Zoning Board of Appeals

EXHIBIT D – Waivers and Deviations Granted

CITY OF NOVI
COUNTY OF OAKLAND
STATE OF MICHIGAN

THIRD AMENDMENT TO DEVELOPMENT AGREEMENT
REGARDING COMMERCIAL PROPERTY
THE BOND (MIXED-USE)

THIS THIRD AMENDMENT TO DEVELOPMENT AGREEMENT REGARDING COMMERCIAL PROPERTY, by and between Bond at Novi, LLC, a Michigan limited liability company, whose address is 2502 Lake Lansing Road, Suite C, Lansing, MI 48912 ("Developer"), and the City of Novi, 45175 Ten Mile Road, Novi, MI 48375-3024 ("City").

RECITATIONS:

- I. Developer owns the "Land" described on the attached and incorporated Property Description Exhibit, Exhibit "A".
- II. On or about April 25, 2019, Developer and the City entered into a certain Development Agreement Regarding Commercial Property-The Bond (Mixed-Use), recorded with Oakland County Records on May 24, 2019, at Liber 52859, Page 785, Oakland County Records (the "Development Agreement"), which Development Agreement authorizes the Developer to develop the Land for a mixed-use development (the "Development") consisting of two four-story multi-family residential buildings with a total of 255 apartments with a 2 story parking structure (the foregoing portion of the Development is sometimes referred to as the "Multi-Family Project"), and up to a 5,578 square foot single-story commercial building (the foregoing portion of the Development is sometimes referred to as the "Commercial Project").
- III. On November 19, 2019, the Zoning Board of Appeals approved an additional variance for the purpose of allowing 59 percent of the units to be one-bedroom units, where the Ordinance allows up to 50 percent.
- IV. On or about November 25, 2019, Developer and the City entered into a First Amendment to Development Agreement Regarding Commercial Property-The Bond (Mixed-Use), recorded with the Oakland County Register of Deeds on January 23, 2020, at Liber 53751, Page 385, Oakland County Records (the "First Amendment"). The First Amendment increased the number of apartments in the Development from 255 to 260 resulting in a net increase in room count of 14 rooms (627 rooms to 641 rooms).

- V. On or about January 25, 2021, the City Council approved a revised Preliminary Site Plan including a revised Storm Water Management Plan and Landscape Plan with respect to the Property which includes revisions to the façade materials, the western parking lot access and layout, and landscaping plan.
- VI. On or about January 25, 2021, Developer and the City entered into a Second Amendment to Development Agreement Regarding Commercial Property–The Bond (Mixed-Use), recorded with the Oakland County Register of Deeds at Liber 55966, Page 759, Oakland County Records (the "Second Amendment") to incorporate the revised Preliminary Site Plan and Storm Water Management Plan, including related deviations, into the Development Agreement.
- VII. On or about August 13, 2024, the Zoning Board of Appeals approved the variances that are identified in Exhibit C, which variances previously expired.
- VIII. On or about _____, 2024, the City Council approved a revised Site Plan that: (i) increases the height of both multi-family residential buildings from 4 to 5 stories; (ii) increases the number of multi-family residential units from 260 units to 329 units, resulting in a net increase in room count of 171 rooms (641 rooms to 812 rooms); (iii) increases the height of the parking structure from 2 to 3 stories; (iv) revises the Open Space Plan to include 1.94 acres of Open Space and 1.58 acres of Usable Open Space; and (v) revises the number of parking spaces within the Multi-Family Project to 560 spaces. City Council's approval was conditioned on amending the timing requirements to initiate construction of the Commercial Project to no more than two (2) years from the date of the commencement of construction of the Multi-Family Project and shall substantially complete construction within twelve (12) months from commencement of construction of the Commercial Project. Additionally, at the commencement of construction of the Multi-Family Project, Developer shall grade and install a temporary gravel parking area for six (6) spaces at the location identified in the Site Plan, which spaces may be used by visitors to the City's cemetery during the first Phase of the Development.
- IX. The Developer and the City wish to enter into this Third Amendment to the Development Agreement Regarding Commercial Property ("Third Amendment") for the purposes of incorporating the revised Preliminary Site Plan, including related variances and deviations, into the Development Agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The Development Agreement is hereby further amended to include the revised Preliminary Site Plan, dated _____ (Civil), _____ (Landscape–Plot Date), and _____ (Architectural) attached and incorporated herein as Exhibit B (the "Revised Site Plan"). The Revised Site Plan amends and supersedes the Site Plans attached as Exhibit B to the Development Agreement and Exhibit B to the Second Amendment.

2. The Development Agreement is hereby further amended to include the variances granted by the Zoning Board of Appeals on August 13, 2024, as attached and incorporated herein in the Minutes of the Zoning Board of Appeals as Exhibit C. Exhibit C supplements Exhibit C of

the original Development Agreement and Exhibit C of the Second Amendment, which variances remain in full force and effect.

3. The amended list of Waivers and Deviations granted by the City Council, as attached and incorporated as Exhibit D to this Third Amendment shall continue in full force.

4. Paragraph IV.D. of the Undertakings as set forth in the Development Agreement hereby amended to state as follows:

Developer, or its successor in title to the Commercial Project, shall commence construction of the Commercial Parcel, consisting of the proposed single-story commercial building and associated parking, within two (2) years from the commencement of construction of the Multi-Family Project and shall substantially complete construction within twelve (12) months from commencement of construction of the Commercial Project, subject to delays caused by force majeure events beyond Developer's reasonable control.

For purposes of the foregoing, construction of the Commercial Project shall be deemed substantially complete upon the completion of the building and related site improvements such that the building is ready for occupancy by one or more tenants (subject to the installation of leasehold improvements by or on behalf of the tenants) or, if there are no tenants, completion of the exterior building structure, with completed parking and utilities at or adjacent to the building.

At the time of commencement of construction of the Multi-Family Project, Developer shall grade and install a temporary gravel parking area for six (6) spaces at the location identified in the Site Plan, which spaces may be used by visitors to the City's cemetery during the first Phase of the Development. Developer shall not be obligated to pave such parking area or install storm drainage improvements in connection with such parking area. Developer, or its successor in title to the Commercial Project, shall be entitled to remove such parking area when it commences the development of the Commercial Project.

5. Paragraph 2.c and 2.d as set forth in the Development Agreement is hereby amended to state as follows

If the owner of the Commercial Project fails to commence the Commercial Project within two (2) years from the commencement of construction of the Multi-Family Project, subject to any extension granted by the City under paragraph IV.D. of the Undertakings, and the City exercises its Purchase Option within twelve months thereafter, the purchase price for the Commercial Project property shall be equal to one hundred (100%) percent

of its fair market value, as established under subparagraph b. above. If the owner of the Commercial Project fails to commence the Commercial Project within three (3) years from the commencement of construction of the Multi-Family Project, subject to any extension granted by the City under paragraph IV.D. of the Undertakings, and the City exercises its Purchase Option within twelve months thereafter, the purchase price for the Commercial Project property shall be equal to ninety (90%) percent of its fair market value, as established under subparagraph b. above. The purchase price shall be reduced by ten (10%) for each twelve (12) month period thereafter. For example, if the owner of the Commercial Project fails to commence the Commercial Project within five (5) years from the commencement of the Multi-Family Project and the City exercises its Purchase Option within twelve (12) months thereafter, the purchase price shall be equal to seventy (70%) of the property's fair market value. In all events, when seven (7) years has elapsed from the commencement of the Multi-Family Project, the Commercial Project Property shall be transferred to the City for \$10.00, without any restrictions on development. The City may thereafter, seek to sell or develop the Commercial Project Property or use it for any lawful purpose, within its sole discretion.

- d. If the City exercises its Purchase Option, the closing shall occur thirty (30) days from the date of the last appraisal that establishes the purchase price for the property. Alternately, in the event the Developer fails to commence the Commercial Project within seven (7) years of the commencement of the Multi-Family Project, the closing shall occur within thirty (30) days of the lapse of seven (7) years from the issuance of the initial permit for the Multi-Family Project. At the closing, the owner of the Commercial Project shall execute and deliver to the City or its designee a covenant deed conveying fee simple marketable title to the Commercial Project property, subject to easements and building and use restrictions of record (to the extent amended by this Agreement), the lien of taxes not yet due and payable, and zoning ordinances and matters that would be shown by an accurate survey, but free from all mortgages, liens or other monetary encumbrances, and the City shall pay the purchase price to the owner of the Commercial Project by wire transfer of immediately available U.S. funds. The parties shall execute and deliver such additional documents that are reasonably necessary to consummate the purchase and sale of the subject property pursuant to the foregoing terms. If the City provides an Option Election Notice before the seven (7) years for the Multi-Family Project, but thereafter fails to purchase the property for any reason other than the seller's default, the owner of the Commercial Project shall have the right, as its sole remedy, to terminate the purchase and sale transaction. However, the Purchase Option, as set forth herein, shall remain in full force and effect until the end of the seven-year period when the Property is transferred to the City. If the owner of the Commercial Project fails to close on the sale of the property for any reason other than the City's default, or fails to convey the Property at the end of the seven-

year period, the City shall have the right, in addition to its remedies at law or in equity, to specifically enforce this paragraph 2.

5. Except for the incorporation of the revised Preliminary Site Plan and other items as noted above, the Development Agreement, as amended, shall remain in full force and effect.

6. This Amendment may be signed in counterparts.

{Signatures Begin on the Following Page}

DEVELOPER

Bond at Novi, LLC, a Michigan limited liability company

By: DTN Bond at Novi, LLC, a Michigan limited liability company

Its: Manager

By: DTN Asset Management & Development, LLC, a Michigan limited liability company

Its: Manager

By: Ronald Uppal
Ronald Uppal
Its: Manager

By: DTN Investment Co., a Michigan corporation
Its: Manager

By: Iqbal S. Uppal
Iqbal S. Uppal
Its: President

STATE OF MICHIGAN)
)
COUNTY OF INGHAM)

On this 27th day of September, 2024, before me appeared Ronald Uppal, a Manager of DTN Asset Management & Development, LLC, a Michigan limited liability company, Manager of DTN Bond at Novi, LLC, a Michigan limited liability company, and Iqbal S. Uppal, President, of DTN Investment Co., a Michigan corporation, as Managers of Bond at Novi, LLC, a Michigan limited liability company, that he has signed this document of his/her own free will on behalf of Developer.

BETHANY M. MCMILLAN
Notary Public, State of Michigan
County of Clinton
My Commission Expires 01-07-2025
Acting in the County of Ingham

Bethany M. McMillan
Notary Public
____ County, ____
My commission expires: ____
Acting in ____ County, ____

CITY OF NOVI

By: _____
Justin Fischer, Mayor

By: _____
Cortney Hanson, Clerk

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

On this _____ day of _____, 2024, before me appeared Justin Fischer, Mayor and Cortney Hanson, Clerk of the City of Novi, authorized representatives of Developer, who state that they have signed this document of their own free will on behalf of Developer.

Notary Public
Oakland County, MI
My commission expires: _____
Acting in Oakland County, MI

Drafted by:
Elizabeth Kudla Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:
Cortney Hanson, City Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

EXHIBIT A

Property Description

Multi-Family Residential Parcel:

Land located in the City of Novi, Oakland County, Michigan, described as follows:

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 PART OF LOT 6, PART OF LOT 8, AND PART OF LOT 9 OF "RAILROAD SUBDIVISION", AS RECORDED IN LIBER 92 OF PLATS, PAGE 16, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00°00'00"E, 138.97 FEET, ALONG THE EAST LINE OF SAID SECTION 22; THENCE N70°38'00"W 704.61 FEET, ALONG THE NORTHERLY LINE OF "SUPERVISOR'S PLAT NO. 3", AS RECORDED IN LIBER 54A OF PLATS, PAGE 84, OAKLAND COUNTY RECORDS, TO THE NORTHEAST CORNER OF LOT 8 OF SAID 'SUPERVISOR'S PLAT NO.3'; THENCE S12°11'25"W 168.50 FEET, ALONG THE EASTERLY LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8, ALSO BEING THE NORTHEAST CORNER OF LOT 9 OF 'RAILROAD SUBDIVISION', AS RECORDED IN LIBER 92 OF PLATS, PAGE 16, OAKLAND COUNTY RECORDS; THENCE N73°15'20"W 100.00 FEET, ALONG THE SOUTHERLY LINE OF SAID LOT 8, ALSO BEING THE NORTHERLY LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING A POINT ON THE EASTERLY LINE OF LOT 7 OF SAID 'SUPERVISOR'S PLAT NO.3'; THENCE S11°53'39"W 100.00 FEET, ALONG THE EASTERLY LINE OF SAID LOT 7, ALSO BEING THE WESTERLY LINE OF SAID LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE N73°24'45"W 113.49 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 7, ALSO BEING THE NORTHERLY LINE OF SAID LOT 9 TO THE POINT OF BEGINNING; 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 S57°55'57"E 104.38 FEET; THENCE S69°38'58"E 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 S49°14'23"E 122.75 FEET; THENCE S28°49'48"E 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 S39°51'00"E 89.84 FEET; THENCE S59°53'11"W 42.67 FEET; THENCE S34°38'36"W 47.87 FEET; THENCE S21°03'51"W 83.19 FEET; THENCE S15°22'53"W 85.73 FEET; THENCE S06°20'23"W 38.08 FEET; THENCE N36°26'24"W 1133.42 FEET ALONG THE NORTHEASTERLY LINE OF THE C&O RAILROAD; THENCE N13°04'21"E 171.48 FEET ALONG THE WESTERLY LINE OF SAID LOT 9; THENCE S73°24'45"E 47.01 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 7, ALSO BEING THE NORTHERLY LINE OF SAID LOT 9 TO THE POINT OF BEGINNING, CONTAINING 6.87 ACRES OF LAND, MORE OR LESS.

Tax Parcel: 22-22-226-008

Commonly known as: 43443 Bond Street, Novi, Michigan

Commercial Parcel:

Land located in the City of Novi, Oakland County, Michigan, described as follows:

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 PART OF LOT 6, ALL OF LOT 7, AND PART OF LOT 8 OF "RAILROAD SUBDIVISION", AS RECORDED IN UBER 92 OF PLATS, PAGE 16, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S00°00'00"E, 968.86 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N90°00'00"W, 60.00 FEET FOR A POINT OF BEGINNING; THENCE S00°00'00"E 111.36 FEET ALONG THE EAST LINE OF SAID LOTS 6 AND 7; THENCE S69°32'00"W, 139.49 FEET ALONG THE SOUTH LINE OF SAID LOT 7; THENCE S79°31'27" W, 85.50 FEET CONTINUING ALONG THE SOUTH LINE OF SAID LOT 7; THENCE S00°00'00"E, 110.57 FEET ALONG THE EAST LINE OF SAID LOT 8; THENCE N36°26'24" W, 103.20 FEET ALONG THE NORTHEASTERLY LINE OF THE C&O RAILROAD; THENCE N06°20'23"E, 38.08 FEET; THENCE N15°22'53"E, 85.73 FEET; THENCE N21°03'51"E, 83.19 FEET; THENCE N34°38'36"E, 47.87 FEET; THENCE N59°53'11"E, 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 S57°40'51"E, 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 S59°46'47"E, 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 19°58'21", AND A CHORD BEARING AND DISTANCE OF S80°00'37"E, 82.54 FEET; THENCE S89°59'48"E, 6.81 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES OF LAND, MORE OR LESS.

Tax Parcel No: 22-22-226-009

Commonly known as Vacant Bond Street, Novi, Michigan

EXHIBIT B

Revised Site Plan

PRELIMINARY SITE PLANS FOR:

THE BOND

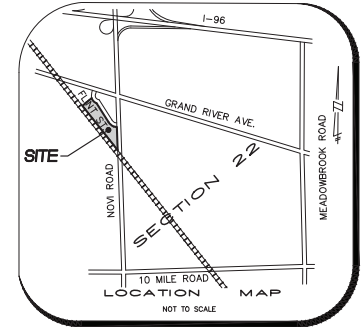
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
PREPARED FOR:



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



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



LEGAL DESCRIPTIONS

PARCELS 1 & 2 COMBINED (8.731 ACRES)
THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOW:

PARCEL 1 (AS RECORDED AND SURVEYED)
LOTS, 6, 7 AND 8 "RAILROAD SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 92 OF PLATS, PAGE 16' OAKLAND COUNTY RECORDS.

PARCEL 2 (AS RECORDED AND SURVEYED)
PART OF LOT 9 OF "RAILROAD SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 92 OF PLATS, PAGES 16, 17, AND 18, OAKLAND COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF "SUPERVISOR'S PLAT NO.3", AS RECORDED IN LIBER 544 OF PLATS, PAGE 84, OAKLAND COUNTY RECORDS, ALSO BEING THE NORTHERLY CORNER OF SAID LOT 9; THENCE S58°39'32" E (RECORDED) S58°38'11" E (MEASURED) 91.79 FEET; THENCE ALONG THE SOUTHERLY LINE OF FLINT STREET, 90.00 FEET WIDE, S70°38'00" E, 176.30 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF FLINT STREET, 75.00 FEET WIDE, S29°51' 45" E, 219.68 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 9, S27° 03'36" W, 375.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 9, N36°26'24" W, 633.32 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 9, N13°04'21" E, 171.48 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7 AND THE NORTHERLY LINE OF SAID LOT 9, S73° 24'45" E, 160.50 FEET TO THE POINT OF BEGINNING.

NOTE: THE FOLLOW DESCRIPTION IS BASED ON SURVEY BY JOSEPH C. KAPELCAK, PS ON 5-17-2011 JOB NO. 10018 WITH A BASIS OF BEARING ON NAD83 (COR 96) SPC MICHIGAN SOUTH ZONE. THE FOLLOWING BEARINGS DO NOT RELATE TO THE RECORD PLAT FOR THE "RAILROAD SUBDIVISION", THEREFORE THE ABOVE RECORDS DESCRIPTION FOR PARCEL 2 WAS USED FOR THIS SURVEY ON THIS DATE.

ALSO DESCRIBED BY SURVEY JOSEPH C. KAPELCAK, JOB NO. 10018:
PART OF LOT 9 "RAILROAD SUBDIVISION", A SUBDIVISION OF PART OF LOTS 17 OF "SUPERVISORS PLAT NO.3" LIBER 544, PAGE 84, OF PART OF THE SOUTHEAST 1/4 OF SECTION 15 AND PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 92, OF PLATS, PAGE 16, 17, AND 18, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT LOCATED S03°10'57" E, ALONG THE EAST LINE OF SAID SECTION 22, 138.97 FEET AND N73°48'57" W ALONG THE NORTH LINE OF SAID "SUPERVISORS PLAT NO.3" 704.61 FEET AND S09°00' 28" W, 168.50 FEET AND N76° 27' 32" W 100.00 FEET AND S07°56' 01" W, 99.43 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22, BEING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF LOT 7 OF SAID "SUPERVISORS PLAT NO.3"; THENCE S 61° 37'16" E, 92.05 FEET; THENCE S74°04' 10" E, 176.38 FEET; THENCE S32° 39' 31" E, 218.62 FEET; THENCE S23°38' 55" W, 377.04 FEET; THENCE N 39° 42' 28" W, 633.32 FEET; THENCE N 10°02' 34" E, 171.48 FEET; THENCE S77°38' 25" E, 161.11 FEET TO THE POINT OF BEGINNING.

PARCEL 1 #22-22-226-003
PARCEL 2 #22-22-226-005



INDEX

1. COVER SHEET
2. OVERALL SITE PLAN
3. R.O.W. TAKING PLAN AND OPEN SPACE PLAN
4. STORM WATER MANAGEMENT PLAN
5. PHASING PLAN

BENCHMARKS:

RR 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 NORTHERMOST POINT OF PROPERTY
ELEVATION 908.51 (CITY OF NOVI DATUM)



SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331

LANDSCAPE PLANS PREPARED BY:

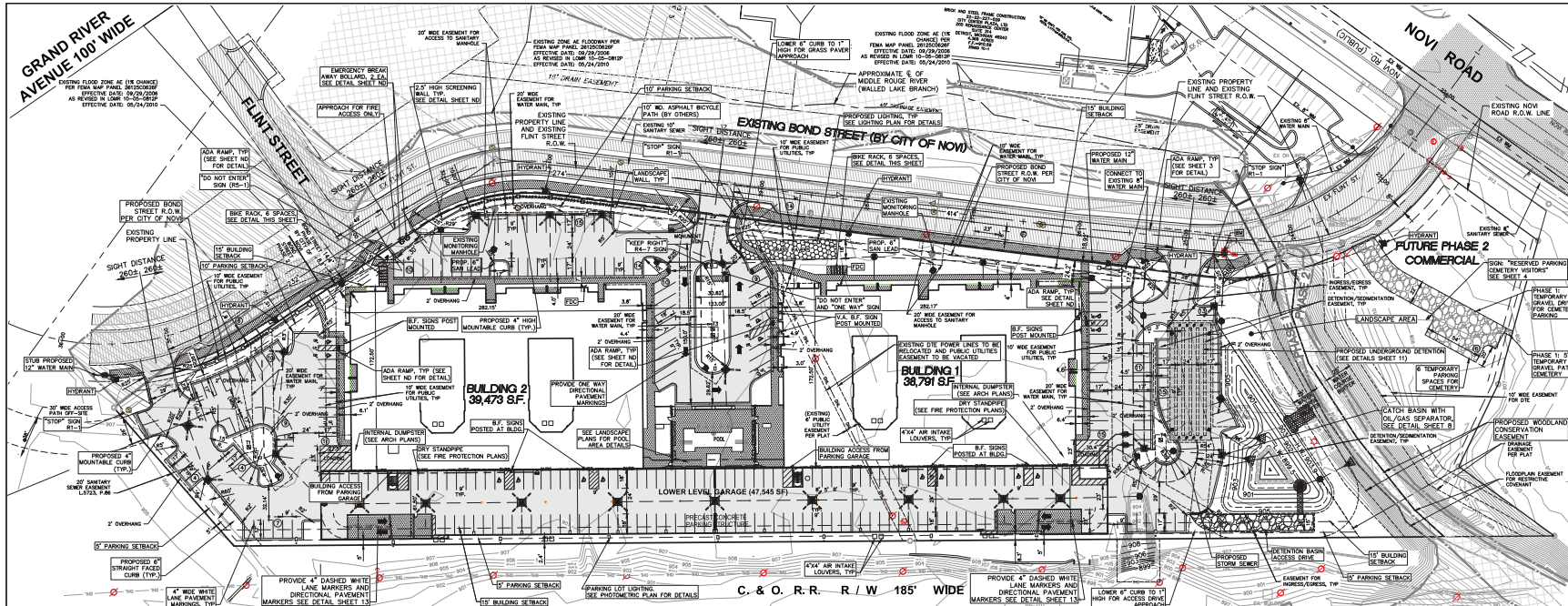
hpla studio
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
PHONE: 972.701.9636
www.hplastudio.com

BOUNDARY SURVEY PREPARED BY:
FAZAL KHAN AND ASSOCIATES, INC.
43279 SCHOENHERR
STERLING HEIGHTS, MICHIGAN 48313
PHONE: 586.739.8007
FAX: 586.739.6994

ARCHITECTURAL DESIGN PREPARED BY:
HUMPHREYS AND PARTNERS ARCHITECTS, L.P.
5339 ALPHA ROAD
SUITE 300, DALLAS, TX 57240
PHONE: 972.701.9636

PROPERTY BOUNDARY & TOPO INFORMATION
ALPINE ENGINEERING, INC.
46892 WEST ROAD, SUITE 109
NOVI, MICHIGAN 48377
PHONE: 248.926.3765

THE BOND														
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST CITY OF NOVI, OAKLAND COUNTY, MICHIGAN														
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1. REV PER CITY PLANNING</td> <td>06-11-18</td> <td></td> </tr> <tr> <td>2. REVISE SITE PLAN</td> <td>06-03-24</td> <td></td> </tr> <tr> <td>3. REVISE SITE PLAN</td> <td>06-01-24</td> <td></td> </tr> </tbody> </table>		NO.	DATE	DATE	1. REV PER CITY PLANNING	06-11-18		2. REVISE SITE PLAN	06-03-24		3. REVISE SITE PLAN	06-01-24		UTILITY WARNING UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE 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 INTERFERE WITH CONSTRUCTION.
NO.	DATE	DATE												
1. REV PER CITY PLANNING	06-11-18													
2. REVISE SITE PLAN	06-03-24													
3. REVISE SITE PLAN	06-01-24													
DATE: 06-10-18 DESIGNED BY: J.A.A. CHECKED BY: J.A.A. JOB NUMBER: 17-086 (COURTESY: J.A.A. & J.A.A. PLANS, 01-01-08)														
COVER SHEET														
SEIBER, KEAST ENGINEERING, L.L.C. CONSULTING ENGINEERS 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167 PHONE: 248.308.3331		SHEET 1												



- ### NOTES
- ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
 - ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. ROADWAY SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF CURB OR EDGE OF SIDEWALK TO THE NEAR EDGE OF THE SIGN.
 - IF DETERMINED IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DETERMINING PLAN MUST BE SUBMITTED TO THE NOVY ENGINEERING DEPARTMENT FOR REVIEW.
 - NOT REGULATED METHODS ON SITE.
 - A PERMIT FOR THE WORK WITHIN PROPOSED BOND STREET RIGHT OF WAY SHALL BE SECURED FROM THE CITY OF NOVI 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 ABOVE GROUND STORAGE TANKS ARE PROPOSED.
 - TOTAL AREA OF PARCEL: 7.984 ACRES
TOTAL IMPERVIOUS AREA: 5.810 ACRES
PERCENTAGE OF IMPERVIOUS AREA: 67.7%
SEE SHEET 10 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 SITE. NO SMOKE, NOISE, VIBRATION, OR ODOOR OF UNUSUAL NATURE WILL BE PRODUCED.
 - MINORSTREET WIDTH OF CURVED PARKING SPACES SHALL BE 9 FT TYPICAL.

SITE DATA:

EXISTING ZONING	TC-1
EXISTING AREA OF SITE GROSS	= 8.75 AC
AREA OF SITE GROSS (AFTER R.O.W. DEDICATION)	= 7.99 AC
AREA OF COMMERCIAL SITE	= 5.87 AC
AREA OF RESIDENTIAL SITE	= 1.87 AC

TOTAL AREA COVERAGE:

BUILDING 1	= 36,791 SF
BUILDING 2	= 39,473 SF
PARKING/GARAGE	= 42,545 SF
COMMERCIAL BUILDING (PHASE 2)	= 5,378 SF
TOTAL AREA	= 131,187 SF

RESIDENTIAL PHASE 1:

TOTAL NO. OF RESIDENTIAL UNITS	= 329 UNITS
BUILDING 1	= 183 UNITS
MANUFACTURER/HIGH	= 65 FT
BUILDING 2	= 146 UNITS
MANUFACTURER/HIGH	= 65 FT

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

PARKING SPACES PER UNIT (REQUIRED PER R-18-0206):

APPROVED SITE PLAN DATED 5-10-18	= 1,865
TOTAL UNITS	= 329
TOTAL PARKING REQUIRED	= 584

TOTAL NUMBER OF RESIDENTIAL PARKING PROVIDED:

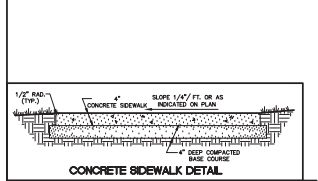
(INCLUDES 14 H.P. PARKING SPACES)	= 576
9 LEVEL GARAGE	= 321
WOND STREET PARALLEL	= 25
TOTAL RESIDENTIAL PARKING SPACES PROVIDED	= 580

BICYCLE PARKING:

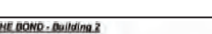
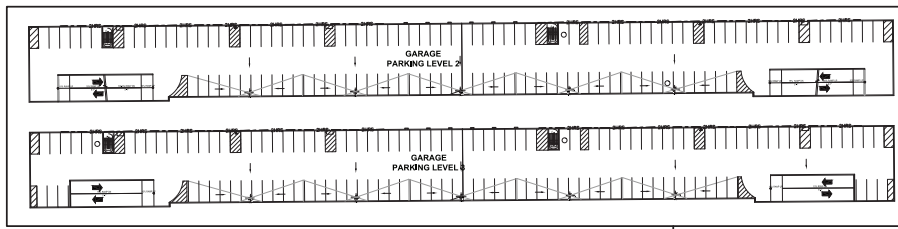
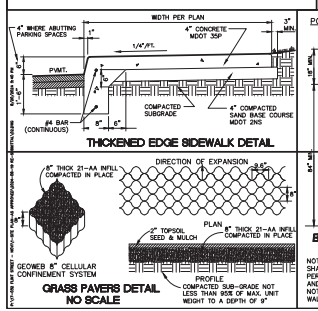
BUILDING 1	INDOOR 20 EA, OUTDOOR 6 EA
BUILDING 2	INDOOR 20 EA, OUTDOOR 6 EA
GARAGE	10 SPACES
TOTAL RESIDENTIAL SPACES	= 62 (66 REQUIRED)

COMMERCIAL PHASE 2:

TOTAL FLOOR AREA (US T & D)	= 5,367 SF
PARKING SPACES PROVIDED	= 49
(INCLUDES 1 H.P. PARKING SPACES)	
BICYCLE PARKING	OUTDOOR 2 EA, 12 REQUIRED



- ### PROPOSED IMPROVEMENTS
- MODIFIED PLAN THE EXISTING REMOVAL & REPLACEMENT PLAN WILL BE PROVIDED WITH LANDSCAPE PLANS.
 - MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER LOCATED ALONG FLINT STREET AS SHOWN.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. WATER MAIN LOCATED ALONG FLINT STREET.
 - STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS SHOWN. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH TAMPERS AND DETECTABLE WARNING SURFACES.
 - ALL ROADWAYS TO BE PRIVATE.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
 - ALL SIDEWALKS TO BE ADA COMPLIANT.



SANITARY SEWER BASIS OF DESIGN

THE BOND - Building 1

Uses:

- 95 1-BR Units Multi-Family
- 58 2-BR Units Multi-Family
- 5,348 Units Multi-Family
- 7127 SF (gross) Clubhouse

Expts: Single Family Units

- 57 Units (0.75 Units / 2.6R Multi Unit)
- 43.5 Units (0.75 Units / 2.6R Multi Unit)
- 9 Units (1.00 Units / 2.6R Multi Unit)
- 1.80 Units (0.20 Units / 1,000 CH SF)
- 112.0 Units (P&D)

Population = 3.2 people/unit = 111.05 units = 359.2 people

AVERAGE FLOW = 359.2 units x 100 gal/day/unit = 35,920.0 gal/day = 0.0054 cfs

PEAK FACTOR = For service area populations greater than 100 people P.F. = (1.5-SCRT(TP/1000))^(1/4) = 4.04

PEAK FLOW = For service area populations less than 500 people (P.F.) = 4.04

PEAK FLOW = PEAK FACTOR X AVERAGE FLOW = 0.2217 cfs

(CAPACITY OF 8" PIPE @ 4 IN/H.R. IS 0.18 CFS) THEREFORE 8" LEAD CAPACITY IS SUFFICIENT.

THE BOND - Building 2

Uses:

- 95 1-BR Units Multi-Family
- 58 2-BR Units Multi-Family
- 5,348 Units Multi-Family
- 7127 SF (gross) Fitness Center

Expts: Single Family Units

- 57 Units (0.75 Units / 2.6R Multi Unit)
- 43.5 Units (0.75 Units / 2.6R Multi Unit)
- 9 Units (1.00 Units / 2.6R Multi Unit)
- 1.80 Units (0.20 Units / 1,000 CH SF)
- 112.0 Units (P&D)

Population = 3.2 people/unit = 111.05 units = 359.2 people

AVERAGE FLOW = 359.2 units x 100 gal/day/unit = 35,920.0 gal/day = 0.0054 cfs

PEAK FACTOR = For service area populations greater than 100 people P.F. = (1.5-SCRT(TP/1000))^(1/4) = 4.04

PEAK FLOW = For service area populations less than 500 people (P.F.) = 4.04

PEAK FLOW = PEAK FACTOR X AVERAGE FLOW = 0.2217 cfs

(CAPACITY OF 8" PIPE @ 4 IN/H.R. IS 0.18 CFS) THEREFORE 8" LEAD CAPACITY IS SUFFICIENT.

SIGNING NOTES

- ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
- ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER 1-CHANNEL POST AS INDICATED BY THE WEIGHT OF THE PROPOSED SIGNS.
- TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIT) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

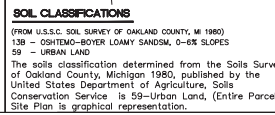


SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	PANEL POST
W-11	11' x 30' 'STOP' SIGN	4	4
W-12	'NO LEFT TURN' SIGN	2	2
W-13	'RIGHT OF WAY' SIGN	10	2
W-14	'STOP' SIGN	6	4

STRIPPING NOTES

- THE CROSSPAK PAVEMENT MARKINGS SHALL COMPLY WITH THE MUTCD.
- PARKING STRIPING MUST BE WHITE. BLUE MAY BE USED TO ACCESSIBLE PARKING SPACES. WHERE A STANDARD PARKING SPACE IS LOCATED NEXT TO AN ACCESSIBLE PARKING SPACE A WHITE LINE SHALL ADJUT A BLUE LINE. PARKING STRIPING SHALL BE FOUR INCHES IN WIDTH.
- THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND. THE APPLICANT SHOULD PROVIDE A DETAIL.



THE BOND

SECTION 22, TOWN 1 NORTH, RANGE 6 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
1	REV PER CITY PLANNING	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
2	REV PER CITY PLANNING	
3	REV PER CITY PLANNING	

DATY: 05-10-18 PREPARED BY: J.A. FOR THE BOND - 17-05-08
CHECKED BY: J.A. FOR THE BOND - 17-05-08

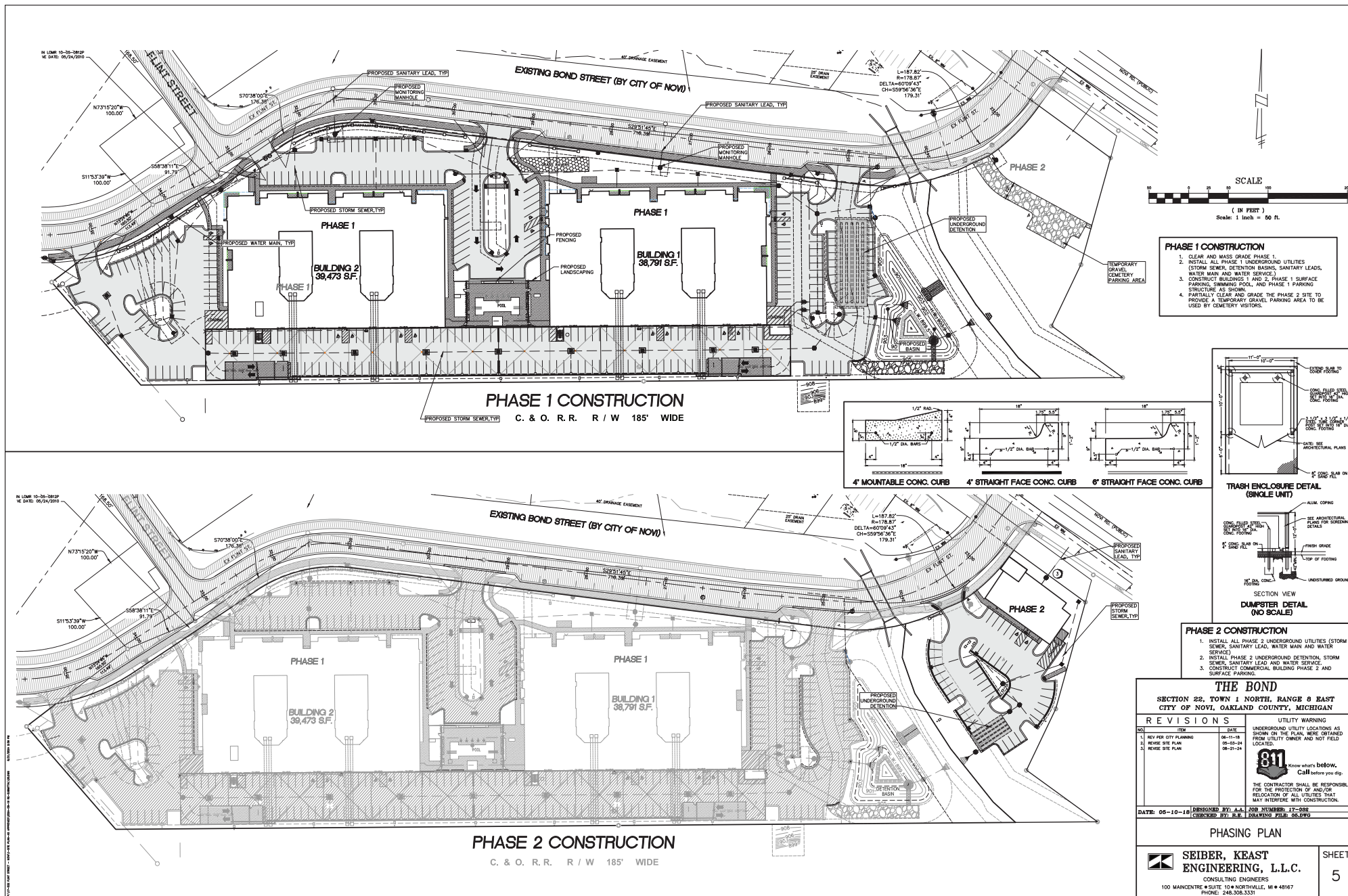
UTILITY WARNING

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

OVERALL SITE PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANCINETTE #SUITE 104 NOVI, MI 48167
PHONE: 248-308-3337

SHEET 2





NOTE: NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN HYDRANT OR OTHER UTILITY STRUCTURE, AND 5 FEET FROM AN UNDERGROUND UTILITY LINE. ALL TREES SHALL BE PLANTED AT LEAST 3 FEET BEHIND A CURB AND FEET AWAY FROM THE PROPERTY LINE.

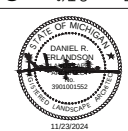
PAGE 1 OF 33	SHEET L1.00	COVER
PAGE 2 OF 33	SHEET L2.00	HARDSCAPE
PAGE 3 OF 33	SHEET L2.01	HARDSCAPE
PAGE 4 OF 33	SHEET L2.02	HARDSCAPE
PAGE 5 OF 33	SHEET L2.03	HARDSCAPE
PAGE 6 OF 33	SHEET L2.04	HARDSCAPE
PAGE 7 OF 33	SHEET L3.00	DIMENSION
PAGE 8 OF 33	SHEET L3.01	DIMENSION
PAGE 9 OF 33	SHEET L3.02	DIMENSION
PAGE 10 OF 33	SHEET L3.03	DIMENSION
PAGE 11 OF 33	SHEET L3.04	DIMENSION
PAGE 12 OF 33	SHEET L4.00	LANDSCAPE
PAGE 13 OF 33	SHEET L4.01	LANDSCAPE
PAGE 14 OF 33	SHEET L4.02	LANDSCAPE
PAGE 15 OF 33	SHEET L4.03	LANDSCAPE
PAGE 16 OF 33	SHEET L4.04	LANDSCAPE
PAGE 17 OF 33	SHEET L4.05	LANDSCAPE
PAGE 18 OF 33	SHEET L4.06	LANDSCAPE
PAGE 19 OF 33	SHEET L5.00	IRRIGATION
PAGE 20 OF 33	SHEET L5.01	IRRIGATION
PAGE 21 OF 33	SHEET L5.02	IRRIGATION
PAGE 22 OF 33	SHEET L5.03	IRRIGATION
PAGE 23 OF 33	SHEET L5.04	IRRIGATION
PAGE 24 OF 33	SHEET L6.00	GENERAL LA.
PAGE 25 OF 33	SHEET L7.00	GRADING
PAGE 26 OF 33	SHEET L7.01	GRADING
PAGE 27 OF 33	SHEET L8.00	LIGHTING
PAGE 28 OF 33	SHEET L8.01	LIGHTING
PAGE 29 OF 33	SHEET L9.00	SITE DETAILS
PAGE 30 OF 33	SHEET L9.01	SITE DETAILS
PAGE 31 OF 33	SHEET L9.02	SITE DETAILS
PAGE 32 OF 33	SHEET L9.03	SITE DETAILS
PAGE 33 OF 33	SHEET L9.04	SITE DETAILS

DESIGNED BY:	SPENCER J. OKESON	
DRAWN BY:	S.J.O. & I.K.	
LACR:	DANIEL R. ERLANDSON	
PLOT DATE:	08/29/2024	
ISSUE FOR PRICING/BIDDING:		
07/02/2019		
ISSUE FOR PERMIT APPLICATION:		
01/22/2021		
ISSUE FOR CONSTRUCTION:		
ISSUE DATE		
REVISION SCHEDULE		
NO:	DATE:	DESCRIPTION:
	08/14/2020	ADDENDUM B
	09/25/2020	ADDENDUM C
	08/29/2024	ADDENDUM G

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**THE BOND
OF NOVI**



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5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

CLIENT
DTN MANAGEMENT
2502 LAKE LANSING RD
SUITE C,
LANSING, MI 48912

SHEET TITLE
COVER SHEET

SHEET NUMBER

L1.00

SCALE: AS INDICATED

CITY JOB #: 15P18-0010

SCALE: AS INDICATED
CITY JOB #: 15P18-0010

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIREMENTS:
TOTAL PARCEL X 15% = 5.87 AC X 1.5 = 1.03 AC

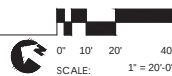
OPEN SPACE PROVIDED:
EAST PARK AREA (AS SHOWN) 7,671 SF
SOUTH PARK AREA (AS SHOWN) 9,583 SF
POOL AREA (AS SHOWN) 8,956 SF

ADDITIONAL OPEN SPACE:
BUILDING 1 BALCONIES 7,890 SF
CLUB HOUSE (AS SHOWN) 7,127 SF
COURTYARDS (AS SHOWN) 6,752 SF
BUILDING 2 BALCONIES 7,287 SF
FITNESS ROOM (AS SHOWN) 3,162 SF
COURTYARDS (AS SHOWN) 8,752 SF
64,990 SF = 1.48 AC

ZONED TC-1: TOWN CENTER-1

LANDSCAPE PLAN

SITE



Call MISS DIG before digging
1-800-482-7171

PLANT PALETTE - OVERALL

NAME	QTY.	ROOT	CALIPER	UNIT PRICE	TOTAL
Metus 'Adirondack'	13	B&B	2.5" CAL. MIN.	\$375.00	\$4,875.00
ADIRONDACK CRABAPPLE (MAG)	15	B&B	3" CAL. MIN.	\$400.00	\$6,000.00
Ulmus 'Pioneer'	10	B&B	3" CAL. MIN.	\$6,000.00	\$60,000.00
PIONEER ELM (UPG)	10	B&B	3" CAL. MIN.	\$4,000.00	\$40,000.00
RED OAK (QR)	11	B&B	3" CAL. MIN.	\$375.00	\$4,125.00
Cornus florida	06	B&B	3" CAL. MIN.	\$2,400.00	\$14,400.00
FLOWERING DOGWOOD (CF)	06	B&B	3" CAL. MIN.	\$2,400.00	\$14,400.00
Quercus bicolor	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00
SWAMP WHITE OAK (SWO)	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00
Cornus alternifolia	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00
PASADENA DOGWOOD (CA)	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00

NAME	QTY.	ROOT	CALIPER	UNIT PRICE	TOTAL
Acer rubrum	05	B&B	3" CAL. MIN.	\$2,000.00	\$10,000.00
RED MAPLE (ANM)	11	B&B	3" CAL. MIN.	\$4,000.00	\$44,000.00
Acer rubrum 'Coccoloba'	11	B&B	3" CAL. MIN.	\$4,000.00	\$44,000.00
OCTOBER GLORY RED MAPLE (ARP)	04	B&B	N/A - 15' HEIGHT	\$400.00	\$1,600.00
Betula nigra	12	B&B	3" CAL. MIN.	\$400.00	\$4,800.00
RIVER BIRCH - MULTI STEM (BMR)	12	B&B	3" CAL. MIN.	\$400.00	\$4,800.00
Gleditsia inaequalis 'Shademaster'	11	B&B	3" CAL. MIN.	\$400.00	\$4,400.00
SHADEMASTER HONEY LOCUST (GTP)	11	B&B	3" CAL. MIN.	\$400.00	\$4,400.00
Liquidambar styraciflua	05	B&B	2.5" CAL. MIN.	\$375.00	\$1,875.00
TULIP TREE (LTP)	05	B&B	2.5" CAL. MIN.	\$375.00	\$1,875.00
Syringa lindleyana	05	B&B	2.5" CAL. MIN.	\$375.00	\$1,875.00
JAPANESE TREE LILAC (JR)	05	B&B	2.5" CAL. MIN.	\$375.00	\$1,875.00

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE	TOTAL
Buxus 'Green Velvet'	148	36"		\$50.00	\$7,400.00
GREEN VELVET BOXWOOD (BX)	148	36"		\$50.00	\$7,400.00
Taxus x media 'Hicks'	07	36"		\$50.00	\$350.00
HICKS YEW (TH)	07	36"		\$50.00	\$350.00
Juniperus communis	37	6'	B&B	\$50.00	\$1,850.00
COMMON JUNIPER (JC)	37	6'	B&B	\$50.00	\$1,850.00
Calamagrostis x acutifolia 'Karl Foerster'	15	#2 CONT.		\$15.00	\$225.00
KARL FOERSTER GRASS (RF)	15	#2 CONT.		\$225.00	\$3,375.00
Hameln Fountain Grass (PA)	121	#2 CONT.		\$5.50	\$665.50
Rubus ovatus 'Coccoloba'	121	#2 CONT.		\$1.815.00	\$219.615
BLACK-EYED SUSAN (RF)	121	#2 CONT.		\$1.815.00	\$219.615
Hemerocallis 'Violet Light'	186	#2 CONT.		\$15.00	\$2,790.00
VIOLET LIGHT DAYLILY (DLG)	186	#2 CONT.		\$2,790.00	\$518.10
Thalictrum 'Green Giant'	121	#2 CONT.		\$3.00	\$363.00
GREEN GIANT ANEMONE (TGG)	121	#2 CONT.		\$3.00	\$363.00
Uncolored anemone (TGG)	121	#2 CONT.		\$3.00	\$363.00
Thalictrum 'Green Giant'	121	#2 CONT.		\$3.00	\$363.00

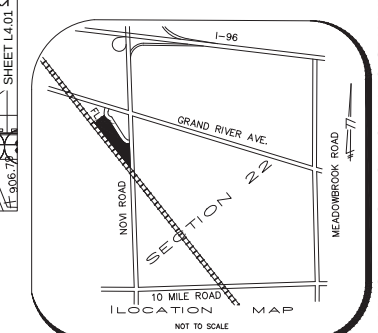
NOTE: SCREENING SHRUBS TO BE MAINTAINED AS A CONTINUOUS HEDGE AT LEAST 3' 6" TALL

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE	TOTAL
Picea glauca	09	8'	B&B	\$400.00	\$3,600.00
WHITE SPRUCE (AC)	09	8'	B&B	\$3,600.00	\$32,400.00
Abies concolor	13	8'	B&B	\$400.00	\$5,200.00
WHITE FIR (AC)	13	8'	B&B	\$5,200.00	\$67,600.00

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE	TOTAL
Cornus amomum	17	36"		\$50.00	\$850.00
SILKY DOGWOOD (CA)	17	36"		\$850.00	\$14,450.00
Cornus rugosa	17	36"		\$50.00	\$850.00
ROUND-LEAVED DOGWOOD (CR)	17	36"		\$850.00	\$14,450.00
Viburnum dentatum	17	36"		\$50.00	\$850.00
ARROW-WOOD (VO)	17	36"		\$850.00	\$14,450.00
EMERGENT WETLAND SEED MIX (BY CARDNO JFREW)				2.135 SF	\$3.63
39.8 LBS PER ACRE APPLICATION RATE					
2.1 LBS OF EMERGENT SEED MIX					
3" 6" OF TOPSOIL OR WETLAND MULCH SHALL BE PLACED IN THIS AREA. USE SEED MAT.					
STORMWATER SEED MIX (BY CARDNO JFREW)				3.220 SF	\$5.55
32.6 LBS PER ACRE APPLICATION RATE					
2.1 LBS OF STORMWATER SEED MIX					
3" 6" OF TOPSOIL SHALL BE PLACED IN THIS AREA					

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE	TOTAL
KENTUCKY BLUEGRASS	22,376 SF			\$5.00per sq ft	\$1,118.80
					\$1,118.80

NOTE: NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY LINE. ALL TREES SHALL BE PLANTED AT LEAST 3 FEET BEHIND A CURB AND FEET AWAY FROM THE PROPERTY LINE.



DESIGNED BY: SPENCER J. OKSON
DRAWN BY: S.J.O. & I.K.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 08/28/2024

ISSUE FOR PRICING/BIDDING:
07/02/2019

ISSUE FOR PERMIT APPLICATION:
01/22/2021

ISSUE FOR CONSTRUCTION:
ISSUE DATE:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C
3	08/28/2024	ADDENDUM G

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THE BOND OF NOVI
SECTION 22, TOWN 1 NORTH, RANGE 1 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
PROJECT #: 17659



hpla studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

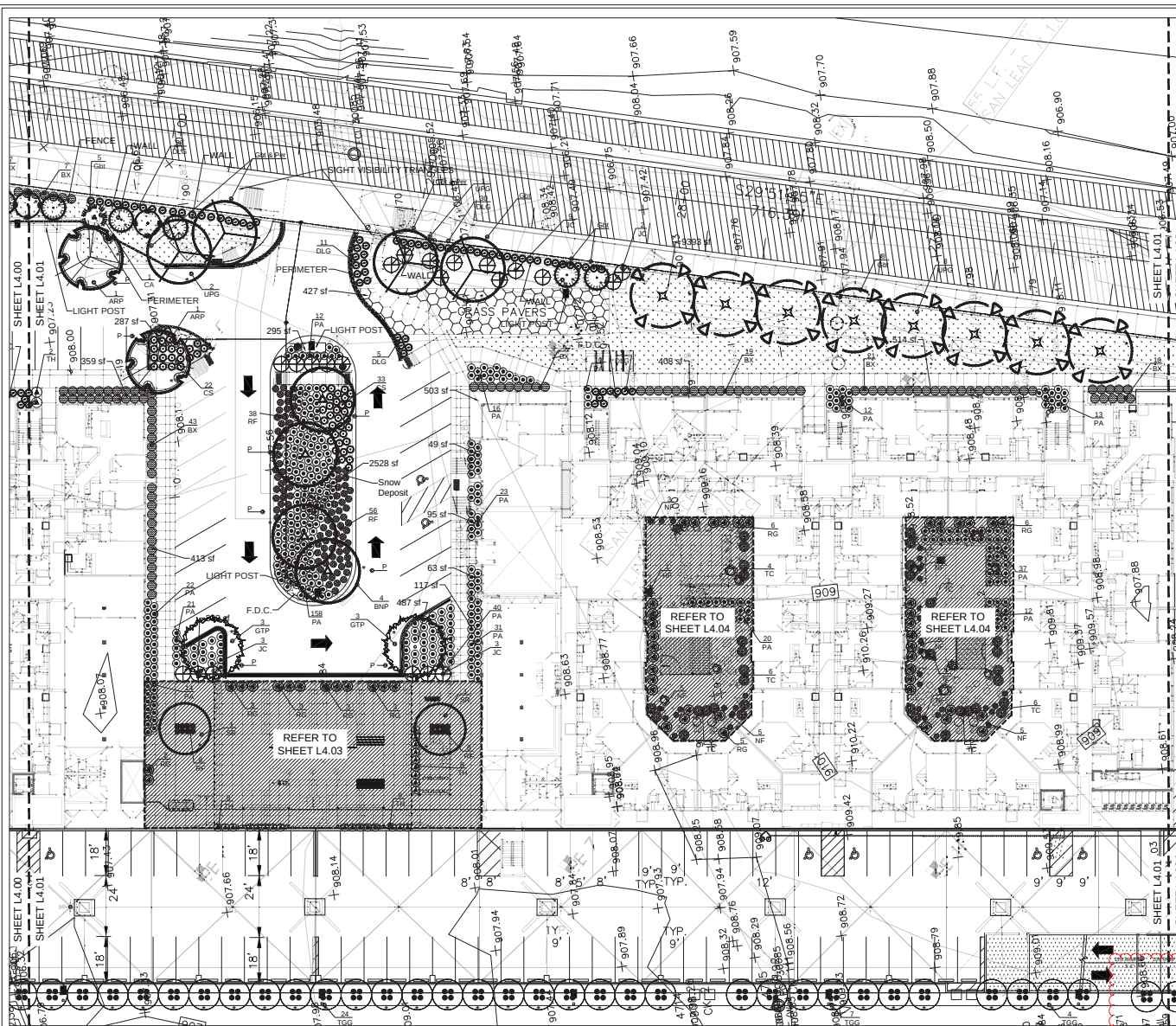
CLIENT
DTN MANAGEMENT
2502 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.00

SCALE: AS INDICATED
CITY JOB #: JSP18-0010

REVISED PER CITY OF NOVI ELEC. STAMPING - 2024 JUNE 28



LANDSCAPE PLAN

SITE



PLANT PALETTE - OVERALL

GREENBELT

NAME	QTY.	ROOT	CALIPER	UNIT PRICE	TOTAL
Malus 'Adirondack'	13	B&B	2.5" CAL. MIN.	\$375.00	\$4,875.00
BURCHING CRABAPPLE (MAC)	15	B&B	3" CAL. MIN.	\$400.00	\$6,000.00
Ulmus x 'Pioneer'	10	B&B	3" CAL. MIN.	\$400.00	\$4,000.00
PIONEER ELM (UPG)	10	B&B	3" CAL. MIN.	\$400.00	\$4,000.00
Quercus rubra	11	B&B	3" CAL. MIN.	\$375.00	\$4,125.00
FLOWERING DOGWOOD (CF)	06	B&B	3" CAL. MIN.	\$400.00	\$2,400.00
Quercus bicolor	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00
SWAMP WHITE OAK (SWO)	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00
Campanula	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00
PAISONA DOGWOOD (CA)	04	B&B	3" CAL. MIN.	\$375.00	\$1,500.00

PARKING LOT AND PERIMETER TREES

NAME	QTY.	ROOT	CALIPER	UNIT PRICE	TOTAL
Acer rubrum	05	B&B	3" CAL. MIN.	\$400.00	\$2,000.00
RED MAPLE (ANM)	11	B&B	3" CAL. MIN.	\$400.00	\$4,400.00
Acer rubrum 'Crimson Glory'	04	B&B	3" CAL. MIN.	\$400.00	\$1,600.00
OCTOBER GLORY RED MAPLE (ARP)	04	B&B	3" CAL. MIN.	\$400.00	\$1,600.00
Betula nigra	12	B&B	3" CAL. MIN.	\$400.00	\$4,800.00
MUL-TI STEM (BNP)	12	B&B	3" CAL. MIN.	\$400.00	\$4,800.00
Gleditsia triacanthos 'Shademaster'	11	B&B	3" CAL. MIN.	\$400.00	\$4,400.00
SHADEMASTER HONEY LOCUST (GTP)	11	B&B	3" CAL. MIN.	\$400.00	\$4,400.00
Labrador vitifolia	02	B&B	2.5" CAL. MIN.	\$375.00	\$750.00
JAPANESE TREE LILAC (SR)	02	B&B	2.5" CAL. MIN.	\$375.00	\$750.00

GENERAL LANDSCAPING

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE	TOTAL
Bonus x 'Green Velvet'	148	36"		\$62.00	\$9,176.00
GREEN VELVET BOXWOOD (BX)	07	36"		\$150.00	\$1,050.00
Taxus x media 'Hicks'	37	36"		\$50.00	\$1,850.00
HICKS VIEW (TV)	07	36"		\$150.00	\$1,050.00
Juniperus communis	07	6'	B&B	\$50.00	\$350.00
PAISONA DOGWOOD (CA)	15	42 CONT.		\$3.00	\$45.00
Calamagrostis x acutiflora 'Karl Foerster'	121	42 CONT.		\$5.50	\$665.50
KARL FOERSTER GRASS (RF)	121	42 CONT.		\$5.50	\$665.50
Black-eyed Susan (RF)	121	42 CONT.		\$1.15	\$139.15
Homocarpus violifolia	121	42 CONT.		\$1.15	\$139.15
THUJA 'Green Giant'	61	6'	B&B	\$50.00	\$3,050.00
GREEN GIANT ARBORVITAE (TGG)	61	6'	B&B	\$50.00	\$3,050.00
SHASTA DAISY ALASKA (CS)	121	42 CONT.		\$1.15	\$139.15

UNIT LANDSCAPING

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE	TOTAL
Picea glauca	09	8'	B&B	\$400.00	\$3,600.00
WHITE SPRUCE (AG)	13	8'	B&B	\$400.00	\$5,200.00
Abies concolor	13	8'	B&B	\$400.00	\$5,200.00
WHITE FIR (AC)	13	8'	B&B	\$400.00	\$5,200.00

DETENTION PLANTING

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE	TOTAL
Cornus amomum	17	36"		\$50.00	\$850.00
SILKY DOGWOOD (CA)	17	36"		\$50.00	\$850.00
Cornus rugosa	17	36"		\$50.00	\$850.00
ROUND-LEAVED DOGWOOD (CR)	17	36"		\$50.00	\$850.00
Viburnum dentatum	17	36"		\$50.00	\$850.00
ARROWWOOD (VS)	17	36"		\$50.00	\$850.00
EMERGENT WETLAND SEED MIX (BY CARDNO 3PNEW)	39.8			\$2.35 SF	\$935.30
39.8 LBS PER ACRE APPLICATION RATE					
2.3 LBS OF EMERGENT SEED MIX					
3" OF TOPSOIL OR WETLAND MULCH SHALL BE PLACED IN THIS AREA. USE SEED MAT.					
STORMWATER SEED MIX (BY CARDNO 3PNEW)	32.6			\$2.20 SF	\$717.20
32.6 LBS PER ACRE APPLICATION RATE					
2.3 LBS OF STORMWATER SEED MIX					
3" OF TOPSOIL SHALL BE PLACED IN THIS AREA					

GRASS

NAME	QTY.	UNIT PRICE	TOTAL
KENTUCKY BLUE GRASS	22,378 SF	\$8.00 (per sq ft)	\$179,024.00
TOTAL			\$179,024.00

NOTE: NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM A HYDROLOGIC OR OTHER UTILITY STRUCTURE, AND 3 FEET FROM AN UNDERGROUND UTILITY LINE. ALL TREES SHALL BE PLANTED AT LEAST 3 FEET BEHIND A CURB AND FEET AWAY FROM THE PROPERTY LINE.

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIREMENTS:
TOTAL PARCEL X 15% = 6.87 AC X .15 = **1.03 AC**

OPEN SPACE PROVIDED:
EAST PARK AREA (AS SHOWN) 7,671 SF
SOUTH PARK AREA (AS SHOWN) 9,583 SF
POOL AREA (AS SHOWN) 8,956 SF

ADDITIONAL OPEN SPACE:
BUILDING 1
BALCONIES 7,690 SF
CLUB HOUSE (AS SHOWN) 7,127 SF
COURTYARDS (AS SHOWN) 6,752 SF
BUILDING 2
BALCONIES 7,297 SF
FITNESS ROOM (AS SHOWN) 3,162 SF
COURTYARDS (AS SHOWN) 8,752 SF
64,990 SF = 1.49 AC

DESIGNED BY: SPENCER J. OXSON
DRAWN BY: S.J.O. & I.K.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 08/28/2024

ISSUE FOR PRICING/BIDDING:
07/02/2019
ISSUE FOR PERMIT APPLICATION:
01/22/2021
ISSUE FOR CONSTRUCTION:
01/22/2021

REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C
3	08/28/2024	ADDENDUM G

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THE BOND OF NOVI

SECTION 20 TOWN OF NOVI
SOUTH EAST
OAKLAND COUNTY, MICHIGAN

PROJECT # 17659



hpla studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

CLIENT
DTN MANAGEMENT
2502 LAKE LANES RD
SUITE C
LAUNING, MI 48912

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.01

SCALE: AS INDICATED
CITY JOB #: JSP18-0010

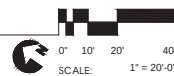
Call MISS DIG before digging
1-800-482-7171

REVISED PER CITY OF NOVI ELEC. STAMPING - 2024-JUNE-28



LANDSCAPE PLAN

SITE



PLANT PALETTE - OVERALL

GREENBELT				
NAME	QTY.	ROOT	CALIPER	UNIT PRICE
Malus Adirondack	13	B&B	2.5" CAL. MIN.	\$375.00
ADIRONDACK CRABAPPLE (MAG)	13	B&B	2.5" CAL. MIN.	\$4,875.00
Ulmus x Pioneer	15	B&B	3" CAL. MIN.	\$400.00
PIONEER ELM (UPG)	15	B&B	3" CAL. MIN.	\$6,000.00
Quercus rubra	10	B&B	3" CAL. MIN.	\$400.00
RED OAK (QR)	10	B&B	3" CAL. MIN.	\$4,000.00
Cornus florida	11	B&B	3" CAL. MIN.	\$375.00
FLOWERING DOGWOOD (CF)	11	B&B	3" CAL. MIN.	\$4,125.00
Quercus bicolor	06	B&B	3" CAL. MIN.	\$400.00
SWAMP WHITE OAK (SWO)	06	B&B	3" CAL. MIN.	\$2,400.00
Cornus alternifolia	04	B&B	3" CAL. MIN.	\$1,500.00
PAGODA DOGWOOD (CA)	04	B&B	3" CAL. MIN.	\$1,500.00

PARKING LOT AND PERIMETER TREES

NAME	QTY.	ROOT	CALIPER	UNIT PRICE
Acer rubrum	05	B&B	3" CAL. MIN.	\$400.00
RED MAPLE (ARM)	05	B&B	3" CAL. MIN.	\$2,000.00
Acer rubrum 'October Glory'	11	B&B	3" CAL. MIN.	\$400.00
OCTOBER GLORY RED MAPLE (ARP)	11	B&B	3" CAL. MIN.	\$4,400.00
Betula nigra	04	B&B	N/A - 5' HEIGHT	\$400.00
SHADEMASTER HONEY LOCUST (GTP)	04	B&B	N/A - 5' HEIGHT	\$1,600.00
Gleditsia tricanthos 'Shademaster'	12	B&B	3" CAL. MIN.	\$400.00
SHADEMASTER HONEY LOCUST (GTP)	12	B&B	3" CAL. MIN.	\$4,800.00
Hydrangea latifolia	11	B&B	3" CAL. MIN.	\$400.00
Japanese Tree Lilac (SRL)	02	B&B	2.5" CAL. MIN.	\$375.00
Syringa reticulata	02	B&B	2.5" CAL. MIN.	\$750.00

GENERAL LANDSCAPING

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE
Buxus x 'Green Velvet'	148	36"		\$50.00
GREEN VELVET BOXWOOD (BX)	148	36"		\$7,400.00
Taxus x media 'Hicks'	07	36"		\$50.00
HICKS YEW (TY)	07	36"		\$350.00
Juniperus communis	37	6"	B&B	\$50.00
COMMON JUNIPER (JN)	37	6"	B&B	\$1,850.00
Calamagrostis x acutiflora 'Karlfoster'	15	#2 CONT.		\$15.00
KARLFOSTER GRASS (KF)	15	#2 CONT.		\$225.00
HAMELY FOUNTAIN GRASS (FM)	121	#2 CONT.		\$6,540.00
Rudbeckia hirta 'Goldstrum'	121	#2 CONT.		\$15.00
BLACK-EYED SUSAN (RF)	121	#2 CONT.		\$1,815.00
Hemerocallis 'Violet Light'	121	#2 CONT.		\$15.00
VIOLET LIGHT HYDRANGEA (VL)	121	#2 CONT.		\$3,000.00
Thuja 'Green Giant'	61	6"	B&B	\$50.00
GREEN GIANT ARBORVITAE (TG)	61	6"	B&B	\$3,050.00
Shasta Daisy Alaska (CS)	121	#2 CONT.		\$1,815.00

UNIT LANDSCAPING

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE
Alnus glauca	09	8"	B&B	\$400.00
WHITE SPRUCE (AG)	09	8"	B&B	\$3,600.00
Abies concolor	13	8"	B&B	\$400.00
WHITE FIR (AC)	13	8"	B&B	\$5,200.00

DETENTION PLANTING

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE
Cornus amomum	17	36"		\$50.00
SILKY DOGWOOD (CA)	17	36"		\$850.00
Cornus rugosa	17	36"		\$50.00
ROUND-LEAVED DOGWOOD (CR)	17	36"		\$850.00
Viburnum dentatum	17	36"		\$50.00
ARROW WOOD (VIB)	17	36"		\$850.00
EMERGENT WETLAND SEED MIX (BY CARDNO 3PNEW)	39.3	LBS PER ACRE APPLICATION RATE		2.135 SF
2.1 LBS OF EMERGENT SEED MIX	39.3	LBS PER ACRE APPLICATION RATE		3.220 SF
3" 6" OF TOPSOIL OR WETLAND MULCH SHALL BE PLACED IN THIS AREA. USE SEED MAT.				
STORMWATER SEED MIX (BY CARDNO 3PNEW)	32.6	LBS PER ACRE APPLICATION RATE		3.220 SF
2.1 LBS OF STORMWATER SEED MIX	32.6	LBS PER ACRE APPLICATION RATE		
3" 6" OF TOPSOIL SHALL BE PLACED IN THIS AREA				

GRASS

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE
KENTUCKY BLUE GRASS	22,378	SF		\$8.00 (per sq ft)
	22,378	SF		\$179,024.00
TOTAL				\$201,894.00

NOTE: NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM A HYDRANT OR OTHER UTILITY STRUCTURE, AND 5 FEET FROM AN UNDERGROUND UTILITY LINE. ALL TREES SHALL BE PLANTED AT LEAST 3 FEET BEHIND A CURB AND FEET AWAY FROM THE PROPERTY LINE.

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIREMENTS:
TOTAL PARCEL X 15% = 6.87 AC X .15 = **1.03 AC**

OPEN SPACE PROVIDED:
EAST PARK AREA (AS SHOWN) 7,671 SF
SOUTH PARK AREA (AS SHOWN) 9,583 SF
POOL AREA (AS SHOWN) 8,956 SF

ADDITIONAL OPEN SPACE:
BUILDING 1
BALCONIES 7,690 SF
CLUB HOUSE (AS SHOWN) 7,127 SF
COURTYARDS (AS SHOWN) 6,752 SF
BUILDING 2
BALCONIES 7,297 SF
FITNESS ROOM (AS SHOWN) 3,162 SF
COURTYARDS (AS SHOWN) 6,752 SF
64,990 SF = 1.49 AC

DESIGNED BY: SPENCER J. OKSEON
DRAWN BY: S.J.O. & I.K.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 08/28/2024

ISSUE FOR PRICING/BIDDING:
07/02/2019

ISSUE FOR PERMIT APPLICATION:
01/22/2021

ISSUE FOR CONSTRUCTION:
ISSUE DATE:

REVISION Schedule

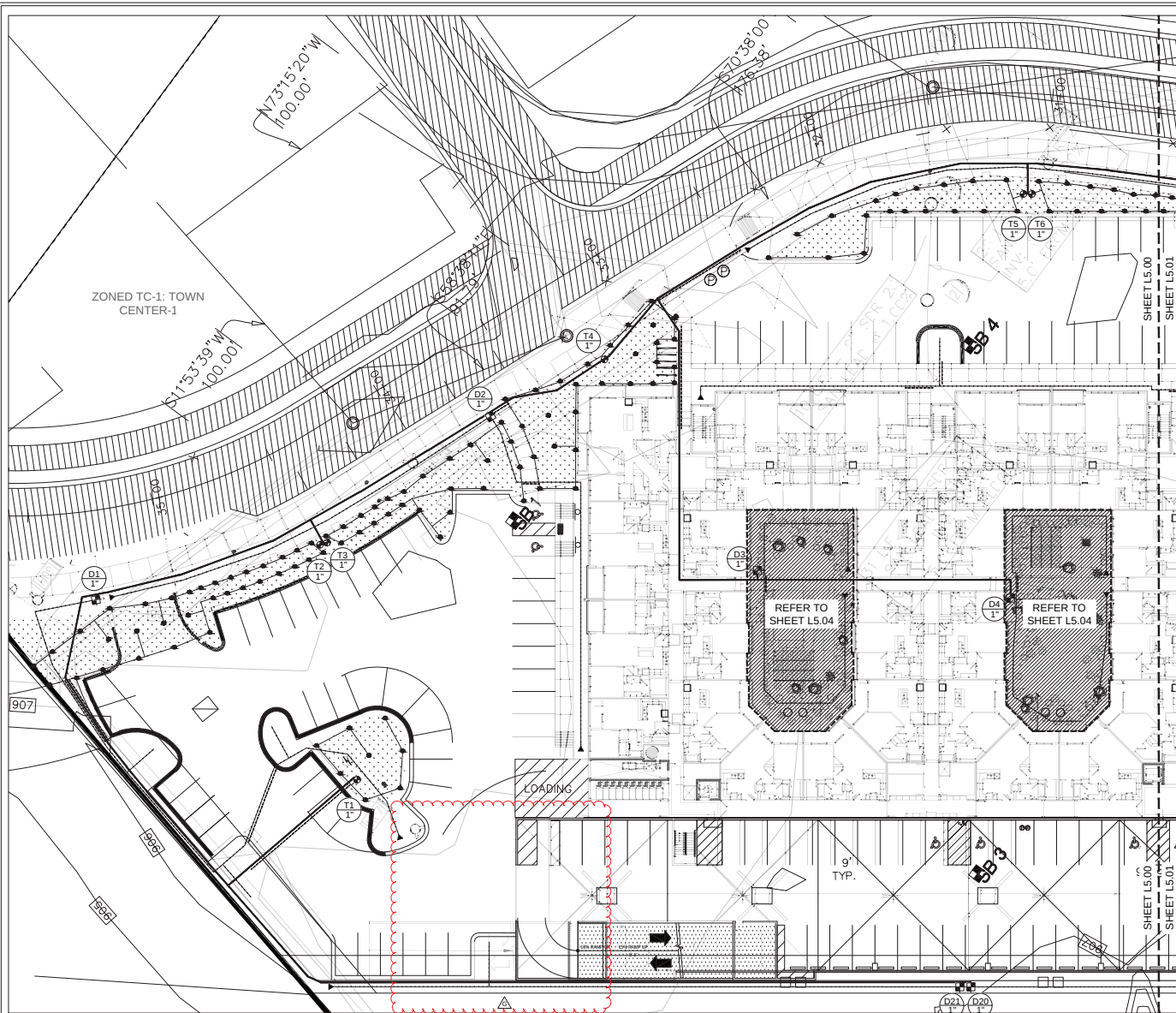
NO.	DATE	DESCRIPTION
1	08/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C
3	08/28/2024	ADDENDUM G

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THE BOND
OF NOVI

SECTION 28A TOWN & NORTH
SECTION 28B TOWN & NORTH
SECTION 28C TOWN & NORTH
SECTION 28D TOWN & NORTH
SECTION 28E TOWN & NORTH
SECTION 28F TOWN & NORTH
SECTION 28G TOWN & NORTH
SECTION 28H TOWN & NORTH
SECTION 28I TOWN & NORTH
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SECTION 28L TOWN & NORTH
SECTION 28M TOWN & NORTH
SECTION 28N TOWN & NORTH
SECTION 28O TOWN & NORTH
SECTION 28P TOWN & NORTH
SECTION 28Q TOWN & NORTH
SECTION 28R TOWN & NORTH
SECTION 28S TOWN & NORTH
SECTION 28T TOWN & NORTH
SECTION 28U TOWN & NORTH
SECTION 28V TOWN & NORTH
SECTION 28W TOWN & NORTH
SECTION 28X TOWN & NORTH
SECTION 28Y TOWN & NORTH
SECTION 28Z TOWN & NORTH
SECTION 28AA TOWN & NORTH
SECTION 28AB TOWN & NORTH
SECTION 28AC TOWN & NORTH
SECTION 28AD TOWN & NORTH
SECTION 28AE TOWN & NORTH
SECTION 28AF TOWN & NORTH
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SECTION 28AH TOWN & NORTH
SECTION 28AI TOWN & NORTH
SECTION 28AJ TOWN & NORTH
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SECTION 28AO TOWN & NORTH
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SECTION 28AU TOWN & NORTH
SECTION 28AV TOWN & NORTH
SECTION 28AW TOWN & NORTH
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SECTION 28AZ TOWN & NORTH
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SECTION 28CQ TOWN & NORTH
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SECTION 28DO TOWN & NORTH
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SECTION 28



IRRIGATION PLAN

SITE



IRRIGATION LEGEND

EMITTER SCHEDULE				
PLANT TYPE	PLANT SIZE	GPM PER OUTLET	# OF OUTLET PER PLANT	TOTAL GPM
TREES	15 GAL	2 GPM	3	6 GPM
TREES	24" BOX	2 GPM	4	8 GPM
TREES	36" BOX	2 GPM	5	10 GPM
TREES	48" BOX	2 GPM	6	12 GPM
SHRUBS/G.C. 5 GAL	1 GPM	2	2 GPM	
SHRUBS/G.C. 1 GAL	1 GPM	1	1 GPM	

PIPE LEGEND		
1/2"	4.22 GPM	CLASS 200 PVC
3/4"	8 GPM	5" MIN. LATERALS
1"	12 GPM	SCHED. 40 PVC
1-1/2"	30 GPM	1" MIN. MANHOLE
2"	50 GPM	SCHED. 40 PVC
		2" MIN. SLEEVE
		D-CRIP VALVE SIZE

DRIP EQUIPMENT	
RAIN BIRD X-CZ-100-PRB FLOW ZONE KIT	
RAIN BIRD VB-STD VALVE BOX	
PVC DRIP SYSTEM	
RAIN BIRD XQ DISTRIBUTION TUBING	
XB SERIES EMITTERS AND BUG CAPS (NOT SHOWN)	
EMITTERS PER TREE - EQUALLY SPACED	
RAIN BIRD EASY FLUSH CAP - MDC/FAP	

SPRAY HEADS		
RAIN BIRD 100-PEB-PRS DIAL VALVE WITH PRESSURE REGULATION		
VALVE BOX BY RAIN BIRD - OR ARCHITECT EQUAL		
MFG.	BODY TYPE	GPM PSI
RAIN BIRD RD1800 SPRAY BODY		
MODEL RD-54-FPB		
RAIN BIRD HE-VAN SERIES SPRAY NOZZLES		
45-270 DEGREE		29-278 30
360 DEGREE		1.17-3.70 30
RAIN BIRD 3600 SERIES ROTORS		
MODEL 3604-PC-SAM		
40-360 DEGREE		77-4.13 45
RAIN BIRD 34" 3PC QUICK COUPLER		

EQUIPMENT	
(1) 1/2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES	
(1) REDUC. BODY BY 1/2" REDUCED PRESSURE BACKFLOW PREVENTER	
(1) RAIN BIRD ESP-LXME 12-STATION CONTROLLER BASE + (2) ESP-LXMSM MODULES (28 AVAILABLE STATIONS TOTAL)	
(OPTIONAL ALTERNATIVE) RAIN BIRD ESP-LXMEFP BASE CONTROLLER WITH FLOW SMART MODULE	
(OPTIONAL OR IF REQUIRED) RAIN BIRD ESP-LXMM METAL CABINET AND LXMPED METAL PEDESTAL	
RAIN BIRD WR2-RFC RAIN + FREEZE COMBO SENSOR	
RECEIVER - SENSOR/TRANSMITTER	
HAMMOND BY 1/2" BRASS GATE VALVE OR APPROVED EQUAL	
RAIN BIRD 34" 3PC QUICK COUPLER	

NOTE:
1. ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL WITH THE ADDITIONAL POINTS WITHIN PLANT PERIMETER.
2. A BACKFLOW SCREEN ENCLOSURE IS REQUIRED FOR THIS PROJECT. SPEC. TO BE GUARDSHACK, AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 800-788-5411 OR APPROVED EQUAL. FINISH POWDER COAT COLOR: T80. PROVIDE 4" THICK CONC. SLAB FOR ENCLOSURE FOUNDATION.
3. RAIN SENSOR (NOT ALLOWED ON FENCES) SELECT A MOUNTING LOCATION WHERE THE RAIN SENSOR WILL RECEIVE DIRECT RAINFALL. MAKE SURE THE SENSOR EXTENDS BEYOND THE ROOF LINE, TREE LIMBS AND ANY OTHER OBSTRUCTIONS. INSTALL THE RAIN SENSOR IN AN AREA THAT RECEIVES AS MUCH RAIN AND SUNLIGHT AS THE LANDSCAPE. BE SURE TO MOUNT THE SENSOR ABOVE SPRAY FROM THE SPRINKLERS.
4. BACKFLOW TESTER MUST HAVE ASSE 5110 CERTIFICATION

DESIGNED BY: SPENCER J. OKESON
DRAWN BY: S.J.O. & L.K.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 06/28/2024

ISSUE FOR PRICING/BIDDING: 07/02/2019
ISSUE FOR PERMIT APPLICATION: 01/22/2021
ISSUE FOR CONSTRUCTION: 06/28/2024
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
Δ	08/14/2020	ADDENDUM B
Δ	09/25/2020	ADDENDUM C
Δ	08/28/2024	ADDENDUM G

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THE BOND
OF NOVI

SECTION 22, TOWN J. NORTH,
CITY OF NOVI, MI 48240
OKLAND COUNTY, MICHIGAN

PROJECT # 17659



hpla studio
HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

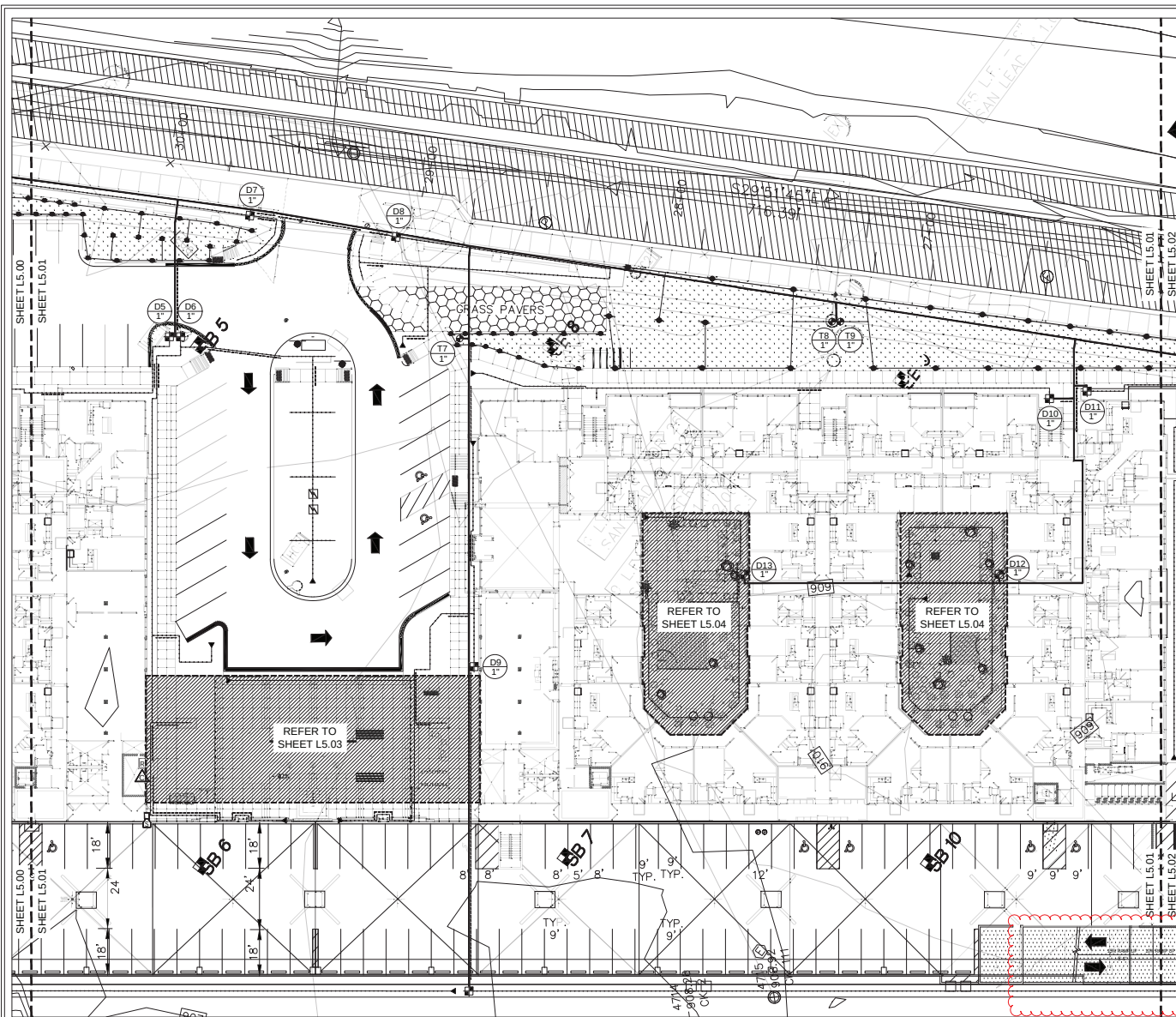
CLIENT
DTN MANAGEMENT
2502 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L5.00

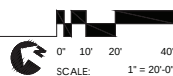
SCALE: AS INDICATED
CITY JOB #: JSP18-0010

REVISED PER CITY OF NOVI ELEC. STAMPING - 2024-JUNE-28



IRRIGATION PLAN

SITE



IRRIGATION LEGEND

EMITTER SCHEDULE

PLANT TYPE	PLANT SIZE	GPM PER OUTLET	# OF OUTLET PER PLANT	TOTAL GPM
TREES	15 GAL	2 GPM	3	6 GPM
TREES	24" BOX	2 GPM	4	8 GPM
TREES	36" BOX	2 GPM	5	10 GPM
TREES	48" BOX	2 GPM	6	12 GPM
SHRUBS/G.C. 5 GAL	1 GPM	2	2 GPM	
SHRUBS/G.C. 1 GAL	1 GPM	1	1 GPM	

PIPE LEGEND

SIZE	GPM	CLASS	200' PVC
3/4"	8	GPM	5' MIN. LATERALS
1"	12	GPM	SCHED. 40 PVC
1-1/2"	30	GPM	1" MIN. MANHOLE
2"	50	GPM	SCHED. 40 PVC
			2" MIN. SLEEVE

DRIP EQUIPMENT

- RAIN BIRD X-CZ-100-PRB FLOW ZONE KIT
- RAIN BIRD VB STD VALVE BOX
- PVC DRIP SYSTEM
- RAIN BIRD XQ DISTRIBUTION TUBING
- XB SERIES EMITTERS AND BUG CAPS (NOT SHOWN)
- EMITTERS PER TREE - EQUALLY SPACED
- RAIN BIRD EASY FLUSH CAP - MDC/FAP

SPRAY HEADS

- RAIN BIRD 100-PRB-DIAL VALVE WITH PRESSURE REGULATION
- VALVE BOX BY RAIN BIRD - OR APPROVE EQUAL
- MFG. BODY TYPE
- RAIN BIRD RD100 SPRAY BODY
- MODEL RD-94-FPB
- RAIN BIRD HE-VAN SERIES SPRAY NOZZLES
- 45-270 DEGREE
- 360 DEGREE
- RAIN BIRD 3500 SERIES ROTORS
- MODEL 3504-PC-SAM
- 40-360 DEGREE
- RAIN BIRD 34" 3RC QUICK COUPLER

EQUIPMENT

- (1) 1/2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES
- (1) FBCCD - 80V BY 1/2" REDUCED PRESSURE BACKFLOW PREVENTER
- (1) RAIN BIRD ESP-LXME 12-STATION CONTROLLER BASE + (2) ESP-LXMM MODULES (28 AVAILABLE STATIONS TOTAL)
- (OPTIONAL ALTERNATIVE) RAIN BIRD ESP-12LXMEF BASE CONTROLLER WITH FLOW SMART MODULE (OPTIONAL OR IF REQUIRED) RAIN BIRD ESP-LXMM METAL CABINET AND LXMPED METAL PEDESTAL
- RAIN BIRD WR2-RFC RAIN + FREEZE COMBO SENSOR
- RECEIVER - SENSOR/TRANSMITTER
- HAMMOND BY 1/2" BRASS GATE VALVE OR APPROVED EQUAL
- RAIN BIRD 3/4" 3RC QUICK COUPLER

NOTE:

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- A BACKFLOW SCREEN ENCLOSURE IS REQUIRED FOR THIS PROJECT. SPEC. TO BE GUARDHACK AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 800-788-8411 OR APPROVED EQUAL. FINISH POWDER COAT COLOR: T80. PROVIDE 4" THICK CONC. SLAB FOR ENCLOSURE FOUNDATION.
- RAIN SENSOR (NOT ALLOWED ON FENCES): SELECT A MOUNTING LOCATION WHERE THE RAIN SENSOR WILL RECEIVE DIRECT RAINFALL. MAKE SURE THE SENSOR EXTENDS BEYOND THE ROOF LINE, TREE LIMBS AND ANY OTHER OBSTRUCTIONS. INSTALL THE RAIN SENSOR IN AN AREA THAT RECEIVES AS MUCH RAIN AND SUNLIGHT AS THE LANDSCAPE. BE SURE TO MOUNT THE SENSOR ABOVE SPRAY FROM THE SPRINKLERS.
- BACKFLOW TESTER MUST HAVE ASSE 5110 CERTIFICATION

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DRAWN BY: S.J.O. & L.K.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 06/28/2024

ISSUE FOR PRICING/BIDDING: 07/02/2019

ISSUE FOR PERMIT APPLICATION: 03/22/2021

ISSUE FOR CONSTRUCTION: 08/28/2024

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C
3	08/28/2024	ADDENDUM G

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THE BOND OF NOVI
SECTION 22, TOWN J NORTH,
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OKLAND COUNTY, MICHIGAN
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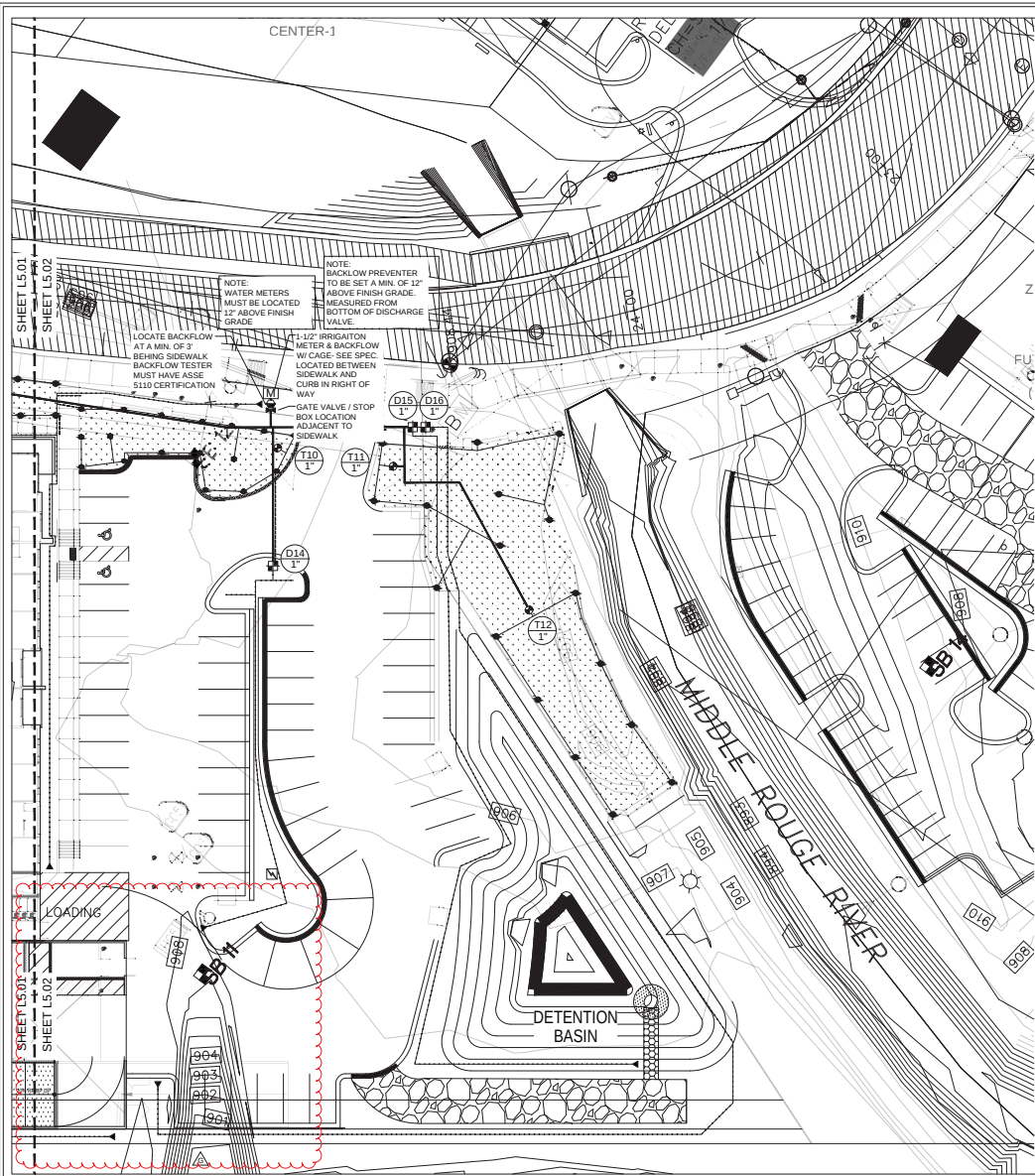
CLIENT
DTN MANAGEMENT
2502 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L5.01

SCALE: AS INDICATED
CITY JOB #: JSP18-0010

REVISED PER CITY OF NOVI ELEC. STAMPING - 2024-JUNE-28



IRRIGATION LEGEND

EMITTER SCHEDULE				
PLANT TYPE	PLANT SIZE	GPH PER OUTLET	# OF OUTLET PER PLANT	TOTAL GPH
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SHRUBS/G.C. 5 GAL	1 GPH	2	2 GPH	
SHRUBS/G.C. 1 GAL	1 GPH	1	1 GPH	

PIPE LEGEND		
1/2"	4.22 GPM	CLASS 200 PVC
3/4"	8 GPM	5" MIN. LATERALS
1"	12 GPM	SCHED. 40 PVC
1-1/2"	30 GPM	1" MIN. MARLINE
2"	50 GPM	SCHED. 40 PVC
		2" MIN. SLEEVE
		D-CRIP VALVE SIZE

DRIP EQUIPMENT		
RAIN BIRD XCZ-100-PRB FLOW ZONE KIT		
RAIN BIRD VB STD VALVE BOX		
PVC DRIP SYSTEM		
RAIN BIRD XQ DISTRIBUTION TUBING		
XB SERIES EMITTERS AND BUG CAPS (NOT SHOWN)		
EMITTERS PER TREE - EQUALLY SPACED		
RAIN BIRD EASY FLUSH CAP - MDC/FAP		

SPRAY HEADS		
RAIN BIRD 100-PRB-PRIS DIAL VALVE WITH PRESSURE REGULATION		
VALVE BOX BY RAIN BIRD - OR APPROVE EQUAL		
MFG.	BODY TYPE	GPM PSI
RAIN BIRD	RD1000 SPRAY BODY	30
MODEL RD-94-RFB		
RAIN BIRD	HE-VAN SERIES SPRAY NOZZLES	29-278 30
45-270 DEGREE		
360 DEGREE		1.17-3.70 30
RAIN BIRD 3500 SERIES ROTORS		
MODEL 3504-PC-SAM		
40-360 DEGREE		77-4.13 45
RAIN BIRD 34" 3RC QUICK COUPLER		

EQUIPMENT		
(1) 1-1/2" WATER METER - INSTALL PER CIVIL PLAN AND ALL LOCAL CODES		
(1) REDUC. BODY BY 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER		
(1) RAIN BIRD ESP-LXME 12-STATION CONTROLLER BASE + (2) ESP-LXMSM MODULES (28 AVAILABLE STATIONS TOTAL)		
(OPTIONAL ALTERNATIVE) RAIN BIRD ESP-12LXMEF BASE CONTROLLER WITH FLOW SMART MODULE		
(OPTIONAL OR IF REQUIRED) RAIN BIRD ESP-LXMM METAL CABINET AND LXMPED METAL PEDESTAL		
RAIN BIRD WR2-RFC RAIN + FREEZE COMBO SENSOR		
RECEIVER - SENSOR/TRANSMITTER		
HAMMOND BY 1-1/2" BRASS GATE VALVE OR APPROVED EQUAL		
RAIN BIRD 3/4" 3RC QUICK COUPLER		

NOTE:

- ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT MATERIAL ONE EMISSION POINTS TO BE LOCATED AT THE PLANT BALL WITH THE ADDITIONAL POINTS WITHIN PLANT PERIMETER
- A BACKFLOW SCREEN ENCLOSURE IS REQUIRED FOR THIS PROJECT - SPEC. TO BE GUARDING/ACQ. AS MANUFACTURED BY BACKFLOW PREVENTION DEVICE ENCLOSURES INC. 800-788-8411 OR APPROVED EQUAL. FINISH POWDER COAT COLOR: T80. PROVIDE 4" THICK CONC. SLAB FOR ENCLOSURE FOUNDATION.
- RAIN SENSOR (NOT ALLOWED ON FENCES) - SELECT A MOUNTING LOCATION WHERE THE RAIN SENSOR WILL RECEIVE DIRECT RAINFALL. MAKE SURE THE SENSOR EXTENDS BEYOND THE ROOF LINE, TREE LIMBS AND ANY OTHER OBSTRUCTIONS. INSTALL THE RAIN SENSOR IN AN AREA THAT RECEIVES AS MUCH RAIN AND SUNLIGHT AS THE LANDSCAPE. BE SURE TO MOUNT THE SENSOR ABOVE SPRAY FROM THE SPRINKLERS.
- BACKFLOW TESTER MUST HAVE ASSE 5110 CERTIFICATION

DESIGNED BY: SPENCER J. OKESON
DRAWN BY: S.J.O. & L.K.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 08/28/2024

ISSUE FOR PRICING/BIDDING: 07/02/2019
ISSUE FOR PERMIT APPLICATION: 03/22/2021
ISSUE FOR CONSTRUCTION: 08/28/2024
ISSUE DATE:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
Δ	08/14/2020	ADDENDUM B
Δ	09/25/2020	ADDENDUM C
Δ	08/28/2024	ADDENDUM G

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THE BOND OF NOVI
SECTION 22, TOWN J. NORTH, LANSING, MI 48206
OKLAND COUNTY, MICHIGAN
PROJECT #: 17659



hpla studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

CLIENT
DTN MANAGEMENT
2502 LAKE LANSING RD
SUITE C
LANSING, MI 48212

SHEET TITLE
IRRIGATION PLAN

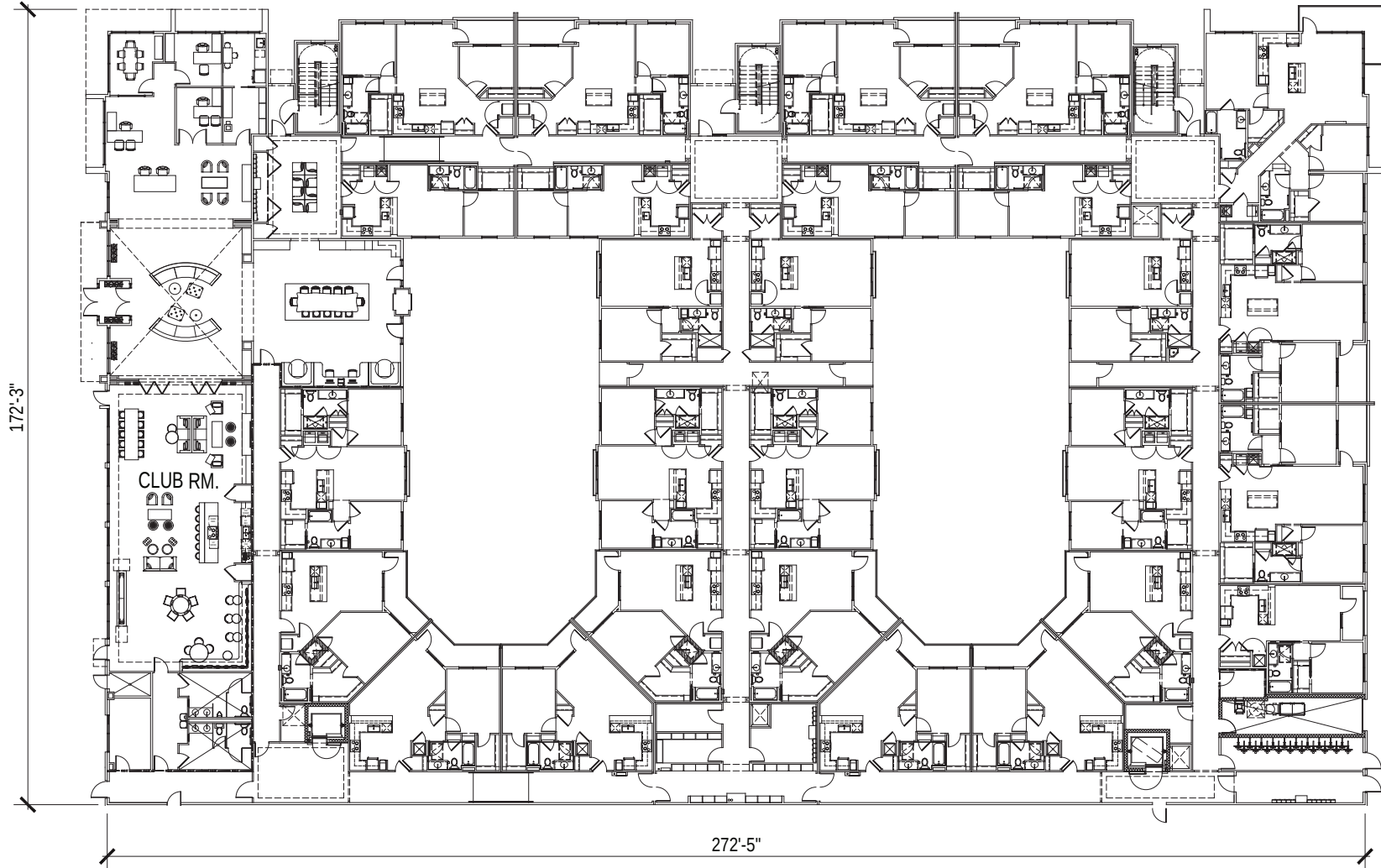
SHEET NUMBER
L5.02

SCALE: AS INDICATED
CITY JOB #: JSP18-0010

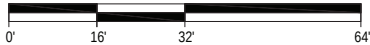
REVISED PER CITY OF NOVI ELEC. STAMPING - 2024-JUNE-28

THE BOND				DTN MANAGEMENT CO.			2017659
UNIT TABULATION-5 STORY RESIDENTIAL							
UNIT NAME	UNIT TYPE	AREA(SF)	UNIT COUNT	BED COUNT	TOTAL AREA	UNIT PERCENTAGE	% UNIT BREAKDOWN
E1	1br/1ba	607	18	18	10,926	5.5%	59%
E1-ALT 1	1br/1ba	607	18	18	10,926	5.5%	
E1-ALT 2	1br/1ba	607	2	2	1,214	0.6%	
E1-ALT 3	1br/1ba	607	2	2	1,214	0.6%	
A0	1br/1ba	637	14	14	8,918	4.3%	
A0-ALT 1	1br/1ba	637	6	6	3,822	1.8%	
A0-ALT 2	1br/1ba	637	10	10	6,370	3.0%	
A0-ALT 3	1br/1ba	637	4	4	2,548	1.2%	
A1	1br/1ba	759	40	40	30,360	12.2%	
A1-ALT-1	1br/1ba	759	40	40	30,360	12.2%	
A2	1br/1ba	778	7	7	5,446	2.1%	
A3	1br/1ba	853	13	13	11,089	4.0%	
A3-ANSI	1br/1ba	853	3	3	2,559	0.9%	
A3-ALT 1	1br/1ba	853	16	16	13,648	4.9%	
A4	1br/1ba	825	1	1	825	0.3%	
B0	2br/1ba	871	4	8	3,484	1.2%	35%
B1	2br/2ba	951	32	64	30,432	9.7%	
B1-ALT 1	2br/2ba	951	8	16	7,608	2.4%	
B2	2br/2ba	1,090	36	72	39,240	10.9%	
B3	2br/2ba	1,161	32	64	37,152	9.7%	
B3-ANSI	2br/2ba	1,161	2	4	2,322	0.6%	
B3-ALT 2	2br/2ba	1,161	2	4	2,322	0.6%	
C1	3br/2ba	1,395	16	48	22,320	4.9%	6%
C1-ANSI	3br/2ba	1,395	1	3	1,395	0.3%	
C1-ALT 1	3br/2ba	1,395	1	3	1,395	0.3%	
C1-ALT 2	3br/2ba	1,395	1	3	1,395	0.3%	
TOTALS			329	480	287,895	100.0%	100%





SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BLDG TYPE I - 1ST FLOOR PLAN

October 2, 2024

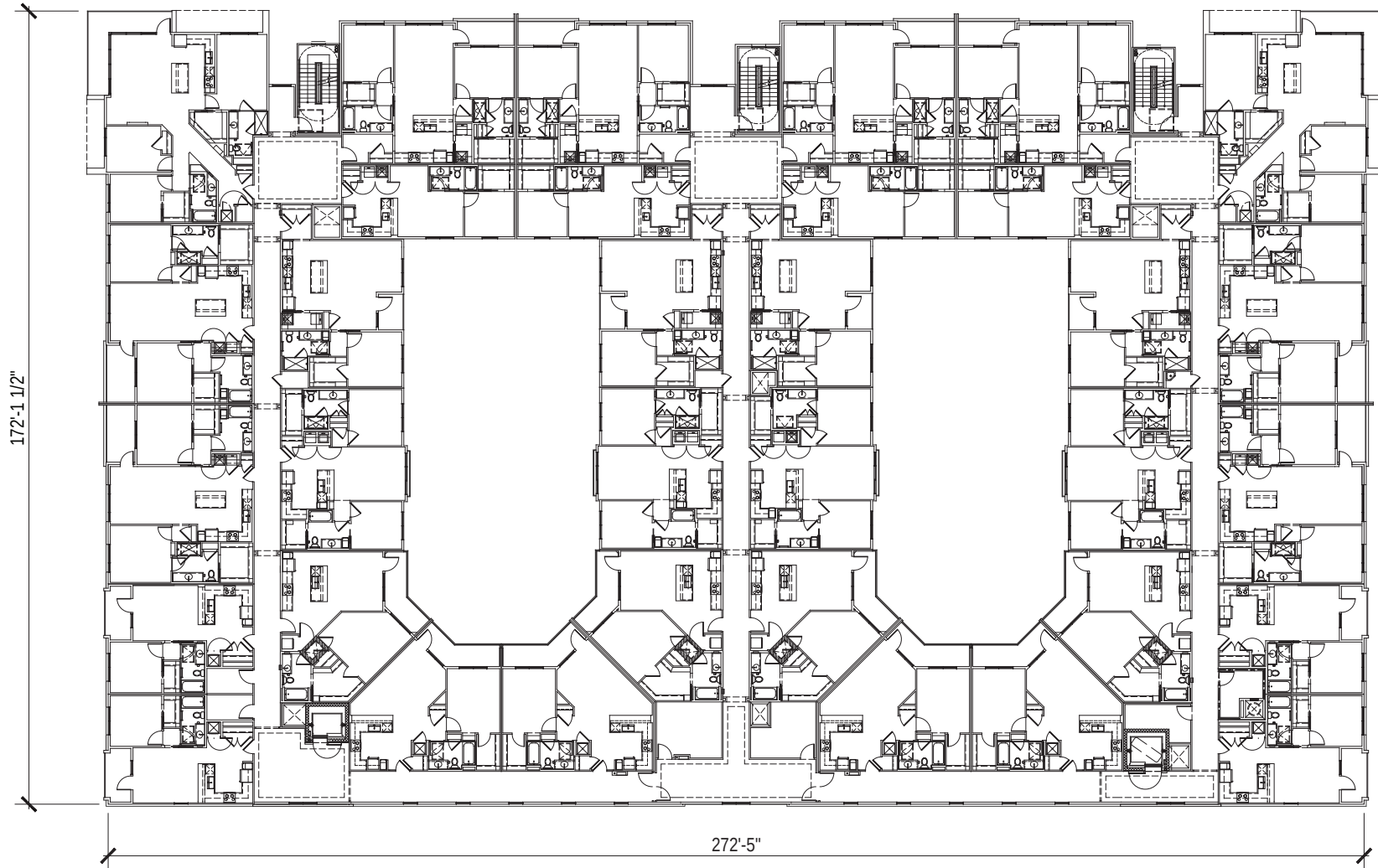
A410

THE BOND

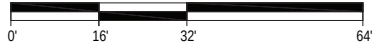
Novi, MI.
HPA# 17659

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SCALE: 3/32" = 1'-0" (24"x36" SHEET)



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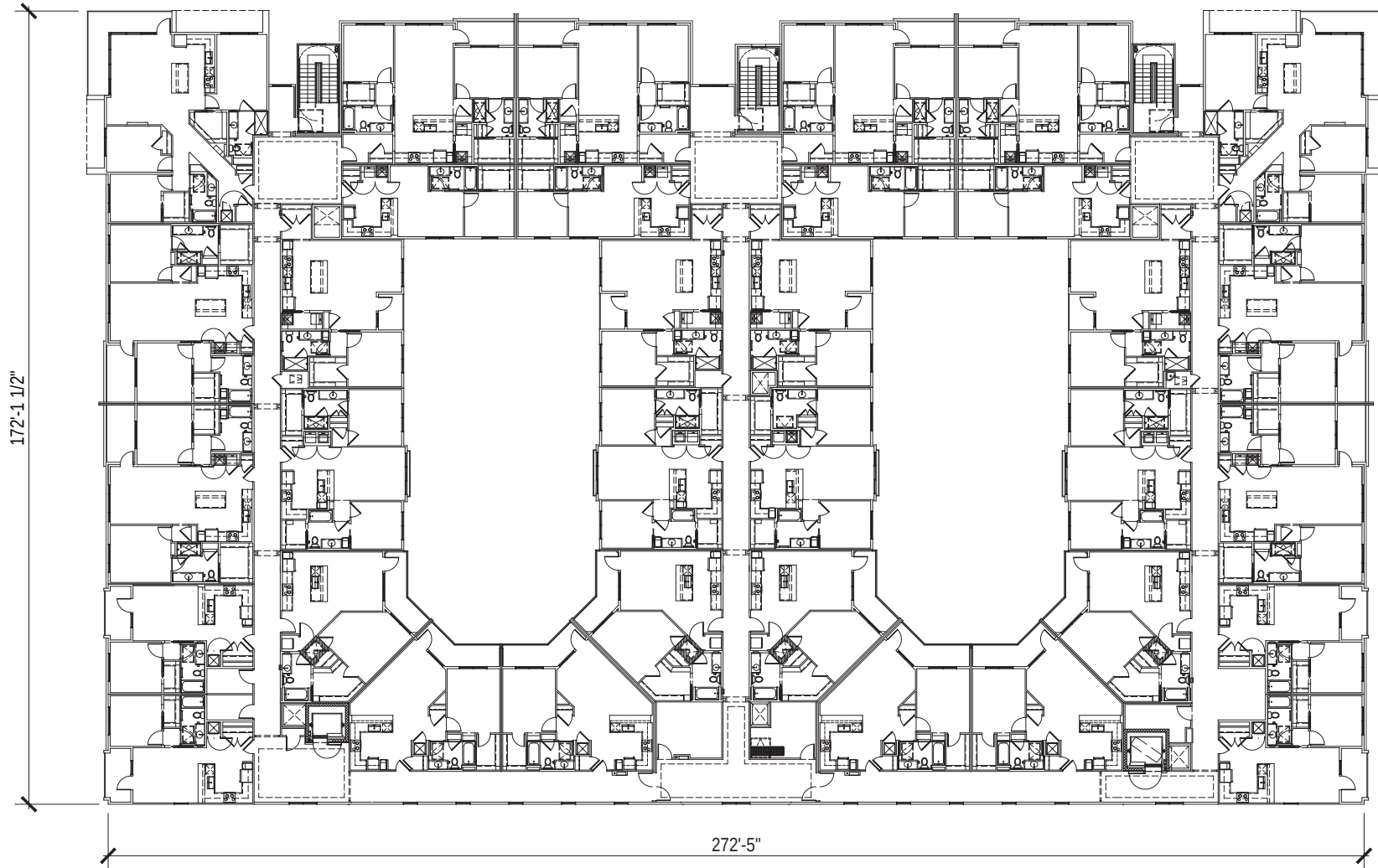
BLDG TYPE I - TYPICAL FLOOR PLAN

October 2, 2024

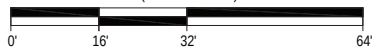
A411

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SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BLDG TYPE I - 5 TH FLOOR PLAN

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A412

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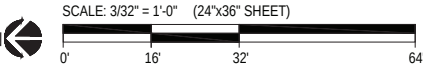
FRONT ELEVATION (East)

BUILDING TYPE I - EAST (FRONT)	
BRICK	28%
CAST STONE	4%
EIPS	52%
METAL PANEL	14%
SPANDERGLASS	2%
FABRIC AWNING	2%
FLAT METAL CANOPY	2%
WOODEN BODY AND ROOF	2%



SIDE ELEVATION (North/pool courtyard)

BUILDING TYPE I - NORTH (SIDE)	
BRICK	28%
CAST STONE	4%
EIPS	52%
METAL PANEL	14%
SPANDERGLASS	2%
FABRIC AWNING	2%
FLAT METAL CANOPY	2%
WOODEN BODY AND ROOF	2%



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BUILDING TYPE I - ELEVATIONS

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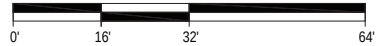


SIDE ELEVATION (South)

BUILDING TYPE I - SOUTH (2024)	
BRICK	25%
CAST STONE	25%
EIFS	15%
FLAT METAL	30%
METAL PANEL	30%
SPANDERIAL GLASS	2%
WOOD CLADDING	2%
FLAT METAL CLADDING	1%
CONCRETE BRICK AND BOND	30%



SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BUILDING TYPE I - ELEVATIONS

October 2, 2024

A414

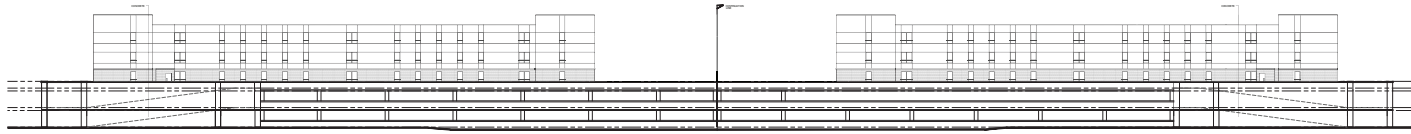
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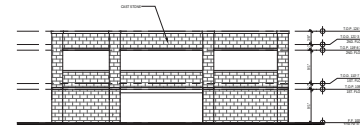
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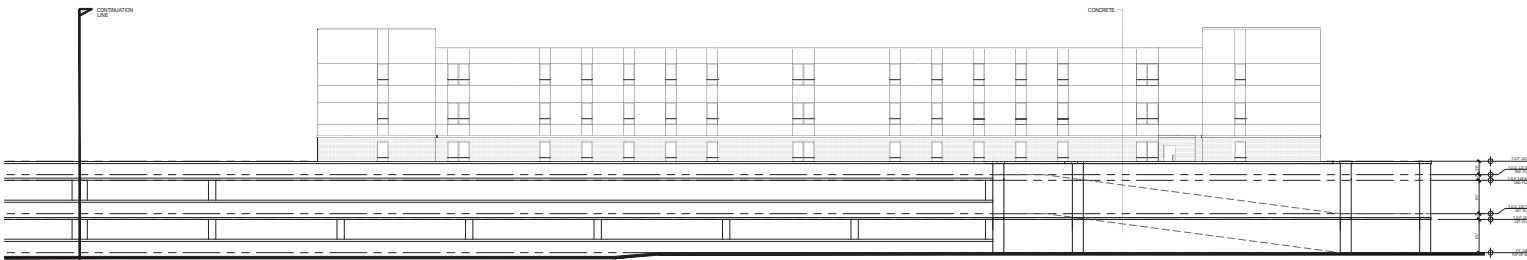
REAR ELEVATION (West) Esc: 1: 32"= 1' 0"



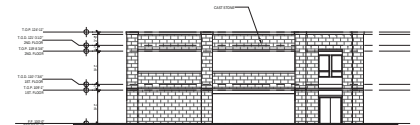
REAR ELEVATION (West-part I)



REAR ELEVATION (North)

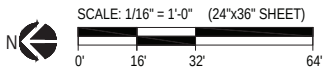


REAR ELEVATION (West-part II)



REAR ELEVATION (Souht)

BUILDING GARAGE ELEVATIONS



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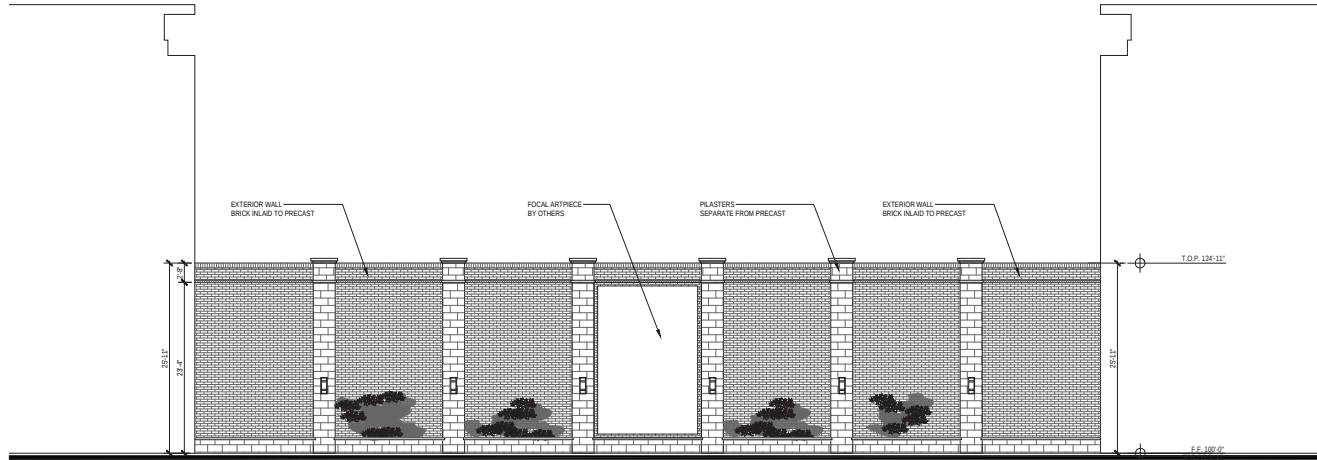


GARAGE ELEVATIONS

October 2, 2024

A415

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POOL FRONT ELEVATION



SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

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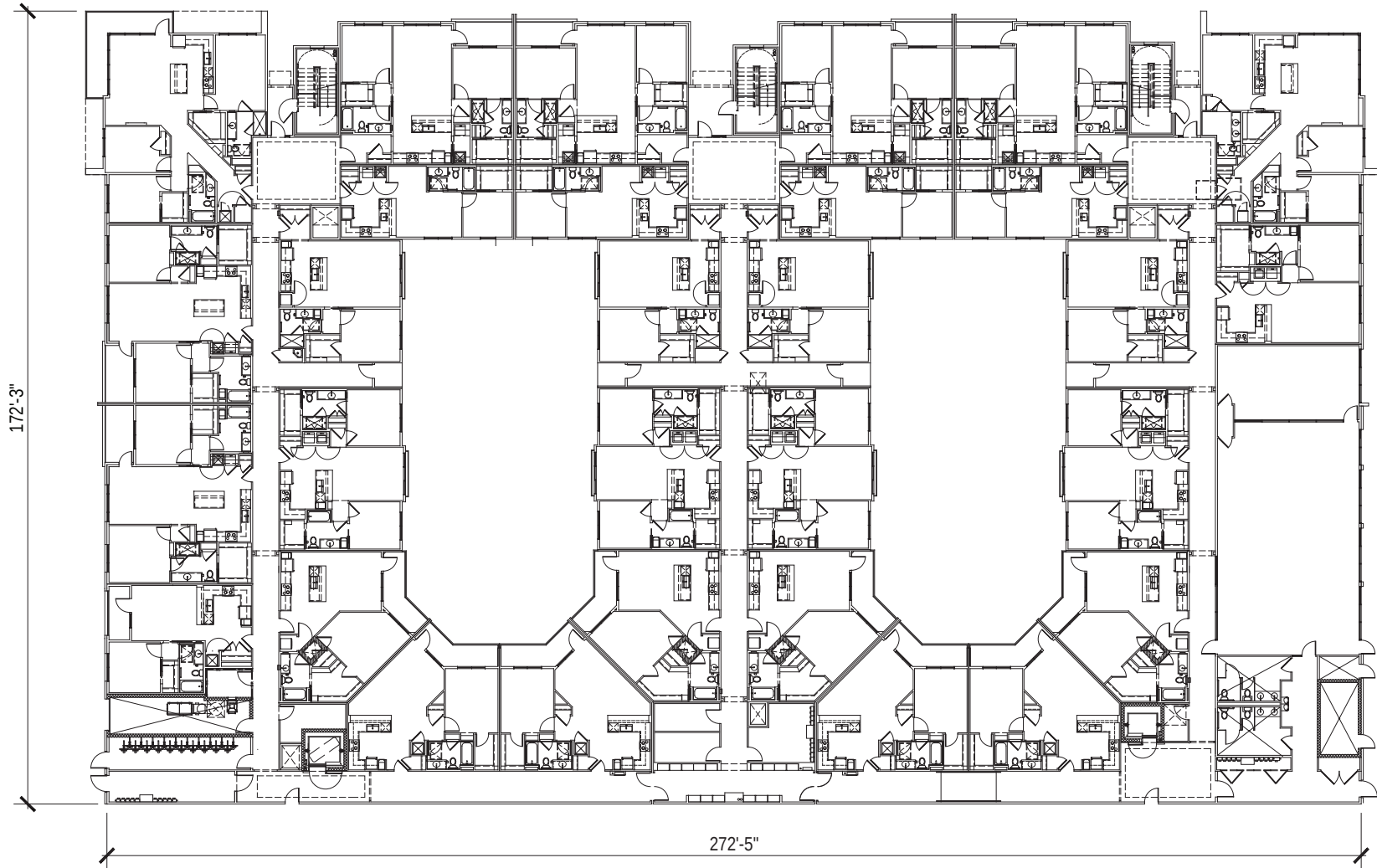
POOL ELEVATION

October 2, 2024

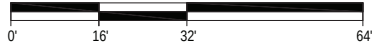
A416

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SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BLDG TYPE II - 1ST FLOOR PLAN

October 2, 2024

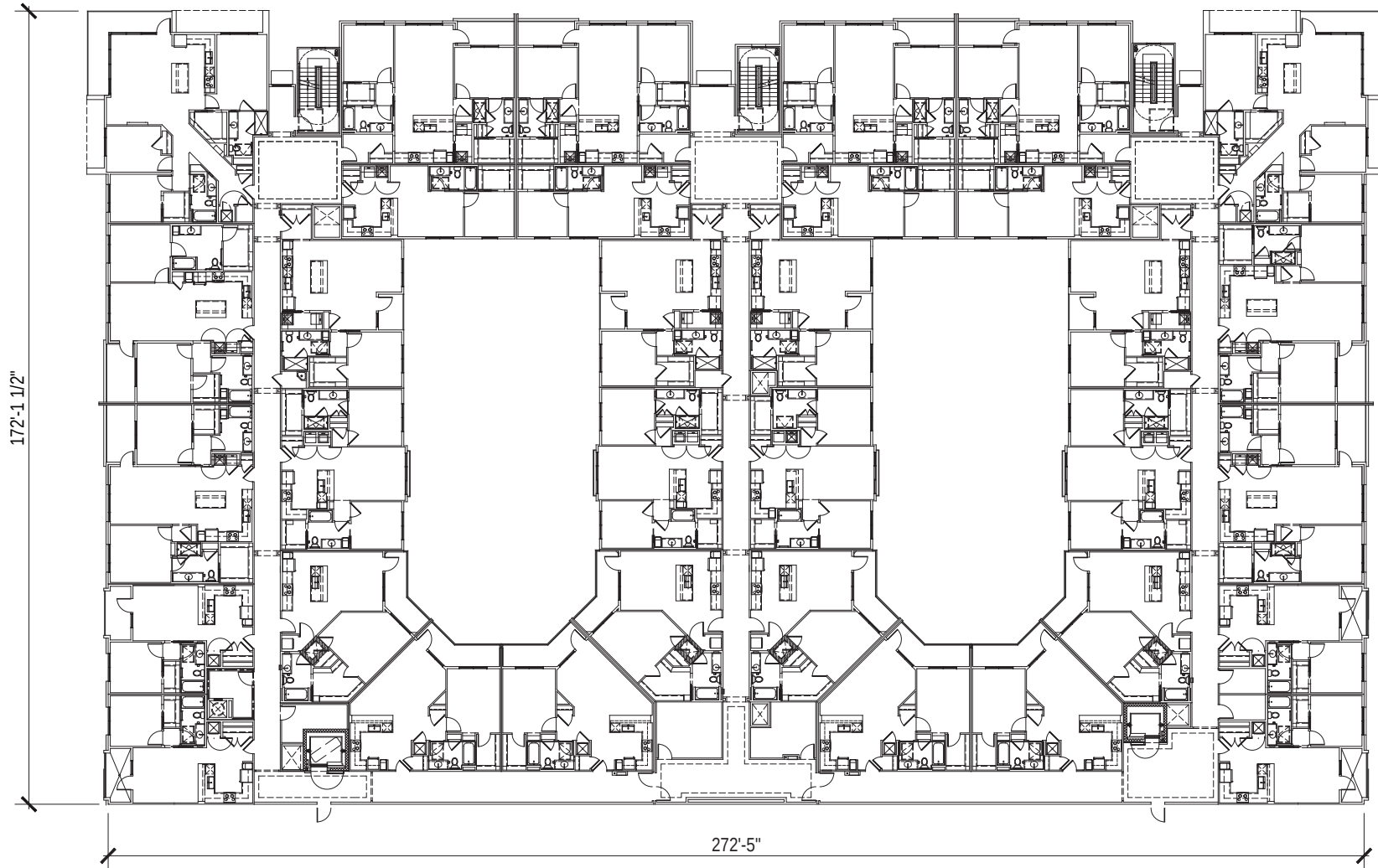
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THE BOND

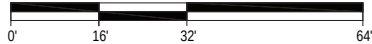
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SCALE: 3/32" = 1'-0" (24"x36" SHEET)



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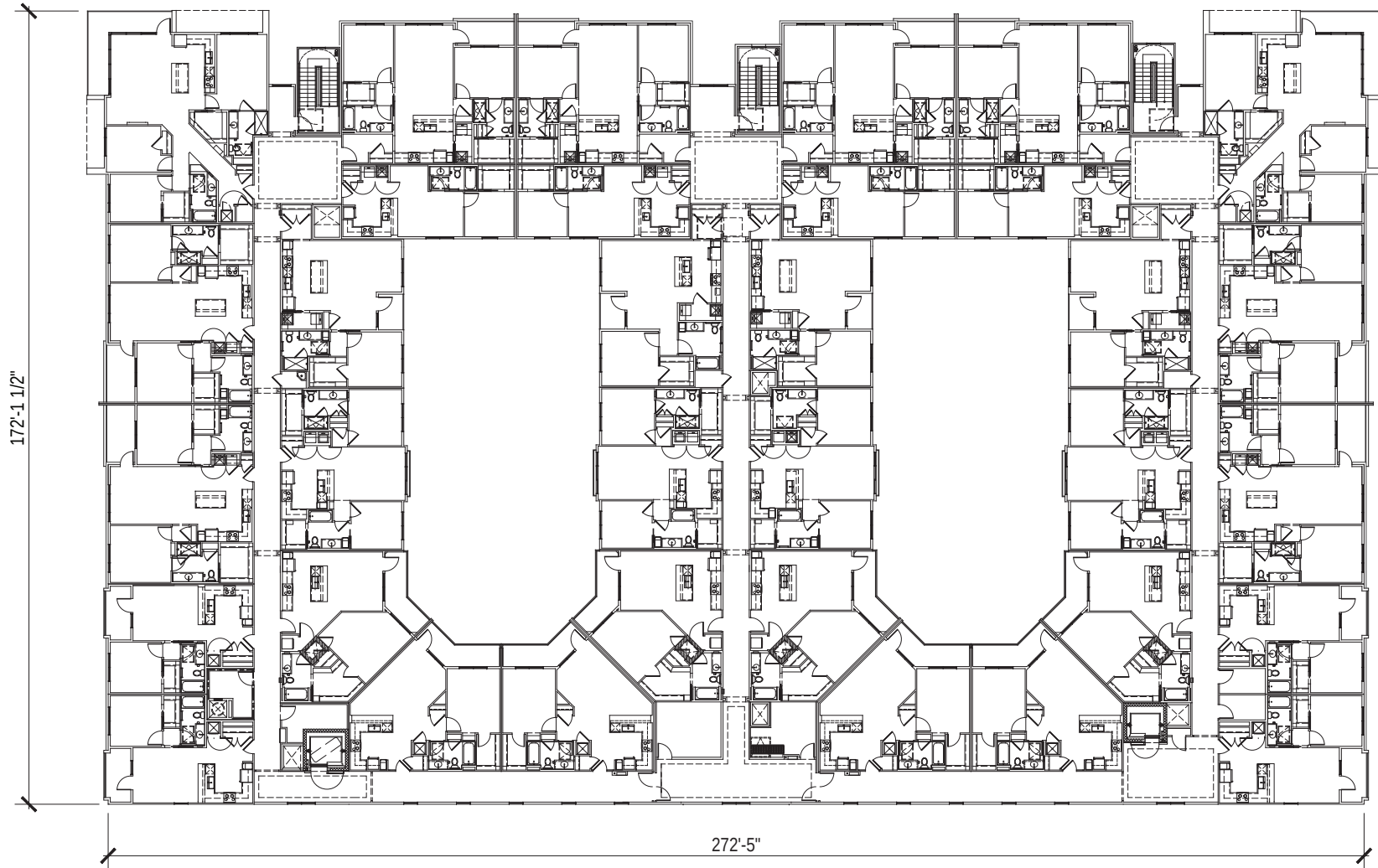
BLDG TYPE II - TYPICAL FLOOR PLAN

October 2, 2024

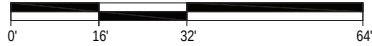
A421

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SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BLDG TYPE II - 5TH FLOOR PLAN

October 2, 2024

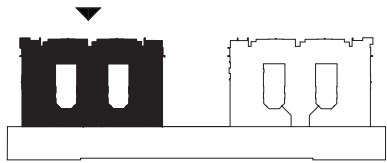
A422

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FRONT ELEVATION (East)

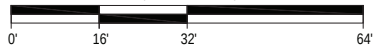
BUILDING TYPE I - EAST FRONT	
BRICK	20%
CAST STONE	30%
EIFS	20%
FLAT METAL	20%
SPANDREL GLASS	20%
SPANDREL GLASS	20%
FLAT METAL	20%
FLAT METAL	20%
FLAT METAL	20%
FLAT METAL	20%



SIDE ELEVATION (South/ pool courtyard)

BUILDING TYPE I - SOUTH SIDE	
BRICK	20%
CAST STONE	30%
EIFS	20%
FLAT METAL	20%
SPANDREL GLASS	20%
SPANDREL GLASS	20%
FLAT METAL	20%
FLAT METAL	20%
FLAT METAL	20%
FLAT METAL	20%

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



BUILDING TYPE II - ELEVATIONS

October 2, 2024

A423

THE BOND

Novi, MI

HPA# 17659

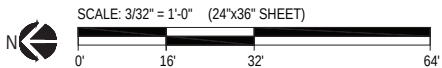
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SIDE ELEVATION (North)

BUILDING TYPE II - NORTH (SIDE)	
BRICK	15%
CAST STONE	15%
EIFS	15%
FLAT METAL	15%
SPANDERGLASS	15%
FLAT METAL (HORIZONTAL)	15%
FLAT METAL (VERTICAL)	15%
FLAT METAL (DIAGONAL)	15%
FLAT METAL (HORIZONTAL)	15%
FLAT METAL (VERTICAL)	15%
FLAT METAL (DIAGONAL)	15%



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BUILDING TYPE II - ELEVATIONS

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A424

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BUILDING I - EAST ELEV		
	SQ. FT.	%
STUCCO (EFS)	5390.5 SQ. FT.	56
BRICK VENER	2040.1 SQ. FT.	21
SPLIT FACE CMU	781.7 SQ. FT.	8
ALUMINUM PANEL	1484.3 SQ. FT.	15
TOT. AREA	9696.72 SQ. FT.	100



OVERALL EAST ELEVATION



EAST ELEVATIONS-POOL COURTYARD

A414-COLOR

THE BOND
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HPA# 17659

BUILDING TYPE I ELEVATIONS

October 2, 2024



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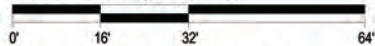


BUILDING 1-OLD FRONT ELEVATION (East)



BUILDING 1- FRONT ELEVATION (East)

SCALE: 3/32" = 1'-0" (24"x36" SHEET)



A414-ELEVATION COMPARISON

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BUILDING TYPE I ELEVATIONS

October 2, 2024

THE BOND
Novi, MI.
HPA# 17659

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EXHIBIT C

Action Summary of the Zoning Board of Appeals



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, August 13, 2024, 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415

Call to Order: 7:00 pm

Roll call: Chairperson Peddiboyina, Member Sanghvi, Member Thompson, Member Longo, Member Montague, Member Krieger, Member McLeod,

Present: Chairperson Peddiboyina, Member Sanghvi, Member Thompson, Member Longo, Member Montague, Member McLeod

Absent Excused: Member Krieger

Also Present: Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

Pledge of Allegiance
Approval of Minutes: **Approved**
Approval of Agenda: **Approved**
Public Remarks: **None**
Public Hearings:

PZ24-0035 (The Bond) 43485 & 43555 Bond Street, south of Grand River Avenue, west of Novi Road, Parcel 50-22-22-226-009 & 50-22-22-226-008. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.82.2 for increasing the maximum percentage of one-bedroom units allowed for this development (50% maximum allowed, 59% proposed); Section 3.27.1.D to allow parking in the side yard for a commercial building (49 spaces); Section 3.27.1.D to allow parking in front yard for residential section (38 spaces); Section 3.27.1.D to allow parking in side yard for residential section (50 spaces on the east and 35 spaces on the west); Section 4.82.2.e for a reduction of the minimum building setback for Building 1 on the east side (15 ft. required 8.8 ft. proposed); Section 4.82.2.e for a reduction of the minimum building setback for Building 2 on the east side (15 ft. required, 3.8 ft. proposed); Section 4.82.2.e for a reduction of the minimum building setback for the parking garage on the west side (15 ft. required, 5 ft. proposed); Section 5.7.3.L for exceeding the maximum allowed foot candle measurements along the south property line (1 foot candle is allowed, up to 1.7 foot candles is proposed); Section 3.27.1.H. and Section 5.4.2 to allow two loading areas in the side yard for the residential section; Section 5.4.2 for a reduction in the minimum required loading area for each of the two loading spaces in the residential section (2,830 sq. ft. required, 644 sq. ft. provided); Section 3.27.1.I. for a reduction in width of the sidewalk along a non-residential collector (12.5 feet required on both sides, 8 feet proposed on west and 10 feet proposed on east); Section 5.3.2. for a reduction of the minimum parking bay depth for spaces proposed in the parking garage (19 ft. minimum required, 18 ft. proposed). This property is zoned Town Center-1 (TC-1).

I move that we grant the variance in Case No. PZ24-0035 sought by The Bond, for 9% increase of one-bedroom units, 49 parking spaces in the side yard for a commercial building, 38 parking spaces in the front yard for a residential building, 50 parking spaces on the east side yard for residential section, 35 parking spaces on the west yard for a residential, a 6.2 foot east side building setback, a 11.2 foot east side building setback, a parking garage for a 10 foot west side building setback, a lighting variance to allow up to 1.7 foot candles abutting the railroad tracks, two loading areas in the side yard for the residential section, 77.24% size reduction for both loading areas, 4.5 foot sidewalk width reduction along the west side of a nonresidential collector, 2.5 foot sidewalk width reduction along the east of the nonresidential collector and a 1 foot reduction of parking bay depth for the parking garage. Without the variance the Petitioner will be unreasonably prevented or limited in respect to use of the property because of the unique property, the narrowness of the property and the layout that's required to make that work. The property is unique because of its configuration and its location. There are no adjacent structures by it. Petitioner did not create the condition because they're utilizing an existing property, bringing much needed downtown activity. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is essentially isolated from other properties with the barriers of railroad tracks and new road. The relief is consistent with the spirit and intent of the ordinance because it is encouraging the city main street development.

Motion Maker: Montague
Seconded: Sanghvi
Motion Carried: 6:0

PZ24-0036 (Fred Scott) 401 Duana Street, on South Lake Drive, west of Thirteen Mile Road, Parcel 50-22-03-478-013. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 for a front yard setback of 24.2 ft. (30 ft. required, variance of 5.8 ft.); Section 3.1.5 for an exterior side yard setback of 15 ft. (30 ft. required, variance of 15 ft.); Section 3.1.5 for an aggregate side yard total of 32.4 ft. (40 ft. required, variance of 7.6 ft.) and Section 3.1.5 for a rear yard setback of 17.4 ft. (35 ft. required, variance of 17.6 ft.); Section 3.1.5 for an increase in lot coverage to 31% (25% allowed, variance of 6%). This variance would accommodate a new single-family residence. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in Case PZ24-0036 sought by Fred Scott, for five dimensional variances, four setback variances, and one lot coverage because Petitioner has shown practical difficulty requiring a variance to accommodate a single family home. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of the lots odd shape. The property is unique because the lots dimensions and really being five sided. Petitioner did not create the condition because of the odd shaped lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it would be an improvement to the area, the area would be an improvement. The relief is consistent with the spirit and intent of the ordinance, it goes back to no neighborhood complaints and it being an improvement.

Motion Maker: Thompson
Seconded: Sanghvi
Motion Carried: 6:0

PZ24-0037 (Simon Bach) 22537 Montebello Court, north of Nine Mile Road, west of Novi Road, Parcel 50-22-24-453-010. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 5.11.1.A.i to allow an 8 ft. privacy fence (6 ft. allowed, variance of 2 ft.); Section 5.11.1.C to omit the requirement that the fence be constructed of comparable materials on both front and back sides (wooden fence to be attached to existing steel posts); Section 5.11.3.C to omit to requirement of uniformity along property line (existing steel fence with a couple wood panels). This variance would accommodate some privacy at the rear of the property. This property is zoned One-Family Residential (R-1).

I make a motion that we grant the variance in Case No PZ24-applicant being Simon Bach of 22537 Montebello Court, Parcel number 50-22-24-453-010. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 5.11.1.A.i to allow an 8 ft. privacy fence, 6 ft. allowed, it requires a variance of 2 ft. Section 5.11.1.C to omit the requirement that the fence be constructed of comparable materials on both front and back sides, wooden fence to be attached to existing steel posts. Section 5.11.3.C to omit to requirement of uniformity along property line, existing steel fence with a couple of wood panels. This variance would accommodate some privacy at the rear of the property. The property is zoned One-Family Residential. The applicant has shown practical difficulty requiring the need for the variances. I have [personally inspected the property and noticed the problem. Without the variance the Petitioner will be unreasonably prevented respect to use of the property,

EXHIBIT D

Waivers and Deviations Granted

1. City Council finding per Section 4.82.2.b. to allow an increase of in the number of rooms allowed (812 proposed);
2. City Council finding acceptable the usable open spaces as shown on the site plan as they meet the intent of the Ordinance to provide active and passive recreational opportunities for future residents.
3. Landscape waiver from Sec. 5.5.3.B.ii for the lack of a berm and screening.
4. Landscape waiver from Sec. 5.5.3.B.ii for a reduction in the required greenbelt width between the right-of-way and parking areas along Bond Street (20 feet required, a range of 10-20 feet provided). A 2.5-foot brick wall screening the parking and additional landscaping in the narrower areas help to compensate for the lack of space in the deficient areas.
5. Landscape waiver from Sec. 5.5.3.F.ii.b(1) for a reduction in the total number of multifamily unit trees provided (171 required, 129 provided).
6. Landscape waiver from Sec. 5.5.3.F.ii.b(2) for the reduction in the number of interior roadway perimeter trees provided (1 tree short) due to conflict with fire lane access (grass paver surface).
7. Landscape waiver from Sec. 5.5.3.D. for the deficiency in the foundation landscaping coverage around the parking deck due to the limited space available along the southwest side adjacent to the railroad. Large arborvitaes proposed to help screen the view of the railroad and industrial area to the south.
8. Landscape waiver from Sec. 5.5.3.C.(3) Chart footnote for not proposing the required parking lot perimeter trees for the temporary gravel parking proposed to be constructed for use by visitors to Novi Cemetery in Phase 1 (11 trees required, 0 proposed) as the landscape requirements will be met when the commercial area is constructed as detailed in the Development Agreement.
9. Section 9 waivers for:
 - a. Not providing the minimum required brick (30% minimum required) on the east (17% proposed), north (21-24% proposed), west (23% proposed), and south (21-24% proposed) facades for Building 1 and 2;
 - b. Exceeding the maximum allowed percentage of EIFS (25% maximum allowed) on all facades (proposed: East-52%, North-51%, South- 51% and West- 77%) for Building 1 and 2;
 - c. Not providing the minimum required brick and stone (50% minimum required) for TC-1 district on all facades (23-34% proposed) for Building 1 and 2;
 - d. Not providing the minimum required brick (30% minimum required) on all facades (proposed: North -23%, -West 8%, South- 8% and East- 17%) for Commercial Building;
 - e. Exceeding the maximum allowed for Cast Stone (50% maximum allowed) on all facades (proposed: North-55%, West-76%, South- 76% and East- 64%) for Commercial Building;
 - f. Exceeding the maximum allowed percentage for Ribbed Metal (0% allowed) on all facades providing the ribbed metal (proposed: North-12%, West-6%, South- 6% and East- 9%) for Commercial Building;
 - g. Exceeding the maximum allowed concrete for west facade for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);

- h. Exceeding the maximum allowed cast stone for north and south facades for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided).

APPLICANT NARRATIVE

BOND OF NOVI, LLC

April 12, 2024

Ms. Lindsay Bell
City of Novi
Community Development Department
45175 Ten Mile Road
Novi, Michigan 48375

RECEIVED
APR 15 2024
CITY OF NOVI
COMMUNITY DEVELOPMENT

RE: The Bond at Novi

Dear Lindsay;

Attached to this letter is our application for site plan revision for the Bond at Novi. As we discussed when we met with you and Barb, in these challenging times we are still working hard to get the project off the ground. As you know, if FEMA did not demand that the city revise the floodplain map, which unfortunately took over a year, this project would have been completed by now. During that year plus period, we experienced a once in a century pandemic, a quadrupling of inflation, and a doubling of interest rates.

We remain committed to the project, and therefore have provided this revision seeking approval, as this provides a more viable per unit cost and feasibility. The revision includes adding a fifth floor to both of the residential buildings, and a second floor to the parking deck to support the additional 69 units being requested. The project will now contain 329 units. The additional floor on the parking deck allows the parking ratio to remain the same as previously approved. We believe that this plan will be in compliance with all codes, and no additional variances will be necessary, as the building materials, ratios, and the site plan remain unchanged.

We look forward to meeting with the Planning Commission and / or the City Council to obtain their approval.

Very Truly Yours
The Bond at Novi

Albert J. Ludwig
Member

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 3, 2024

Planning Review

The Bond fka The District

JSP 18-10

PETITIONER

The Bond, fka The District

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	22	
Site Location	West side of Bond Street in the south west corner of Grand River Avenue and Novi Road ; 50-22-22-226-008 and 50-22-22-226-009;	
Site School	Novi Community School District	
Site Zoning	TC-1: Town Center One	
Adjoining	North	TC-1: Town Center One
	East	TC-1: Town Center One
	West	I-1 Light Industrial across railroad
	South	TC-1: Town Center One
Current Site	Vacant	
Adjoining Uses	North	Commercial
	East	Commercial: City Center Plaza
	West	Gen Mar and CVS warehouse
	South	Novi Cemetery
Site Size	After ROW dedication 7.99 acres	
Plan Date	May 3, 2024 (Original: May 10, 2018)	

PROJECT SUMMARY

The subject property is approximately 7.99 acres and is located on the southwest side of the renamed Bond Street (formerly Flint Street). Bond Street is located near the southwest quadrant of Grand River Avenue and Novi Road (Section 22). The applicant had received approval to redevelop the former Fendt Transit Mix Concrete Plant into a mixed-use development with two four-story multi-family residential buildings with 260 units and a single-story commercial building (Phase 2). The site improvements include a two-level parking structure, surface parking, site amenities such as a swimming pool, landscaped courtyards and related landscape improvements. Phase 2 is not being reviewed at this time.

Since approval, the applicant states that delays caused by FEMA floodplain delineation followed by the COVID-19 pandemic prevented construction from getting started, and now increased building costs and interest rates has made the previous project economically unfeasible. The applicant now proposes to increase the height of both residential buildings to 5 stories in order to accommodate an additional 69 residential units and add a third level to the parking structure. The footprint and general layout of the rest of the project remains unchanged, with only minor adjustments to open space, landscaping, utilities, surface parking, and stormwater management facilities.

APPROVAL SUMMARY

The site plan has received the following approvals:

1. On June 27, 2018, the Planning Commission held a public hearing and recommended City Council to approve the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan.
2. On July 23, 2018, the City Council approved the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan.
3. On August 14, 2018, the Zoning Board of Appeals approved a list of variances as noted in City Council action summary attached.
4. On November 25, 2019, City Council approved the First Amendment of the Development Agreement to permit up to 260 units, with 641 rooms.
5. On November 19, 2019, the Zoning Board of Appeals approved a variance to allow an increase up to 59% of the maximum number of 1-bedroom units, where the ordinance allows up to 50%.
6. On December 9, 2020, the Planning Commission recommended approval to City Council of the revised Preliminary Site Plan and Storm Water Management Plan, which included modifications of the Section 9 façade waiver and landscape waivers.
7. On January 25, 2021, the City Council approved the 2nd Amendment to the Development Agreement, incorporating the revised Preliminary Site Plan and modifications to the landscaping and façade waivers.
8. Final Stamping Set approval was granted administratively April 18, 2022.

RECOMMENDATION

Approval of the Phase 1 revised Preliminary Site Plan is **recommended** subject to the City Council action on the Revised Preliminary Site Plan, amendment of the Development Agreement to include the proposed increased room count, and the Zoning Board of Appeals approval of the now-expired variances. Reauthorization of the Woodland Permit should also be considered by the Planning Commission concurrently.

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** below must be addressed and incorporated as part of the Final Site Plan submittal:

1. Development Agreement: This project is subject to the terms of the Development Agreement (DA) and 1st and 2nd Amendments to the DA. The site plan is subject to all previous approved conditions and deviations. A list of all waivers, variances and deviations granted shall be listed within the Plan Set. The Development Agreement will require a 3rd Amendment if Council agrees to allow the additional rooms requested.
2. Current Revised Site Plan: With the current revised plan, the applicant is proposing to add a 5th story to the building with 69 additional units. **The revised site plan does not indicate significant changes to the building footprint or the site layout.** The applicant noted that the minor changes to the site plan will comply with the ordinance requirements at the time of final site plan. The site plan is subject to all previous approved conditions and deviations that will need to be revisited as a part of this Revised Preliminary Site Plan review process, including the one approved condition that is proposed to be revised. The following items will be checked for compliance at the time of final site plan.
 - a. Lighting plan
 - b. Landscape plan

c. Complete site plan submittal

If any items do not comply with the requirements, the applicant shall seek necessary approvals at that time. **The applicants are proposing a large number of amenities and services on site, such as the pool deck, bike repair, dog wash, gyms, studios and clubhouse. They further state that the proposed unit mix tends to provide a more urban apartment living style than the traditional suburban style living.**

3. Density and Total Number of Rooms: The previously approved site plan included a total of 260 units, with 641 rooms. The approved development exceeded the maximum room count and received the following related variance from the City Council in the Development Agreement:

City Council finding per Section 4.82.2.b. for allowing an increase of the maximum number of rooms allowed (421 allowed, 641 proposed) based on justification provided by the applicant in their response letter dated June 22, 2018;

With the current revised site plan, the applicant is proposing to add 69 units to the mix, thus increasing the number of units to 329 and total room count to 812. This would require approval of the increased room count by the City Council.

In the Town Center district, the total number of rooms dictates the maximum density that can be granted for a specific site. This development proposes a mix of 1, 2 and 3 bedroom units. In the TC-1 district, the maximum allowable rooms is calculated by taking the area of the parcel in square feet, divided by a factor of 800 for a mixed use development. For the subject parcel, the maximum number of rooms allowed for this property is 435 rooms (7.99 acres = 348,044 sq. ft. / 800).

The ordinance permits the City Council to allow an increase in the number of rooms if strict adherence would serve no good purpose or if the intent of the district would be better served by allowing the increase. **However, not more than double the number of rooms can be approved (cap of 870 rooms in this case). The applicant's room count of 812 is within the allowable range of permitted maximum density of the TC-1 District. To permit any increase in additional rooms beyond 435, the City Council must confirm the following:**

- a. *That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;*
- b. *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*

City Council previously approved up to 641 rooms and the applicant is seeking approval for the additional 171 rooms (69 units) to allow a total of 812 rooms (329 units).

4. Percentage of 1-Bedroom units: The previously approved site plan proposed a total of 260 units, of which 59 percent were one-bedroom units. The applicant received a variance from the Zoning Board of Appeals from Section 4.82.2 for increasing the maximum percentage of one-bedroom units allowed for this development (50% maximum allowed, 59% proposed).

With the current revised site plan, the applicant is proposing to maintain the same percentage of 1-bedroom units. However, since Zoning Board of Appeals approvals expire after one year, the applicant will require re-approval of each of the variances.

5. Open Space (Sec. 3.27.1.F): *A minimum of 15% of the gross area of a development shall be devoted to permanently landscaped open spaces and pedestrian plaza areas accessible to the public. For this type of open space, areas interior to the building cannot be counted, however other landscaped areas less than 50-feet wide, including the stormwater basin and parking lot islands can*

count toward this requirement. It appears that the requirement can be met if the calculations are revised to include those areas and subtracting the clubhouse and fitness room. The applicant should confirm the calculations in their response letter with a graphic to show which areas are included.

6. Usable Open Space (Sec. 3.1.26.D): The ordinance requires a minimum of 200 square feet of usable open space per residential unit, so the revised plan will require 65,800 square feet. Usable Open Space is defined as balconies, courts and yards that are specifically designed for active or passive recreational use by residents of the development. The *plan shows 68,401 square feet of usable space will be provided, exceeding the 65,800 square feet required.* **However, some of the spaces proposed do not meet the strict Ordinance interpretation because they are interior spaces (i.e., the club house and fitness room). In the previous approval, these spaces were permitted to be counted toward the requirement as they were indicated on the site plan that was approved by City Council. In this current request, staff asks that City Council make a formal finding to accept these spaces in the terms of the amendment to the Development Agreement. Given the unusual shape of the lot and more urban design, the applicant has done what they can to meet the intent of the Ordinance to provide active and passive amenity spaces for future residents.**
7. Total Parking required and Proposed: After reviewing all information provided, staff recommended adding a 20% contingency to minimum required count per TC-1 requirements. The contingency would address the unknown factors such as renters demographic and occupancy rate, etc. **With the additional 69 units, a total of 557 spaces are required. The current site plan indicates a total of 562 spaces. The proposed number meets the Ordinance minimum, as well as the recommended additional 20% contingency. Note – to meet landscaping standards two parking spaces will need to be removed to provide the appropriate planting area at the two ends of the parking garage.**
8. Woodland Conservation Easement: A Woodland Conservation Easement will be required for preservation of the existing trees being retained to count toward woodland credits. The conservation easement boundary is shown on the site plan.

IDENTIFIED LIST OF DEVIATIONS:

Following are list of the items identified as deviating from the Ordinance, which were granted approval in the original Development Agreement and as modified by the subsequent amendments. **Current modifications are noted in Bold Underline.** Staff supports the items listed below due to limitations posed by unusual shallow shape of the lot. The applicant previously provided a narrative which expands on reasons for requesting the deviations.

City Council Waivers/DCS variances:

For developments in Town Center District, City Council may make findings and allow certain deviations from ordinance standards. The following require a City Council determination based on certain conditions listed in Ordinance:

1. City Council finding per Section 4.82.2.b. for allowing an increase of maximum number of rooms allowed (**435 allowed, 812 proposed**);
2. City Council waiver for exceeding the maximum allowable front yard building setback per Section 3.1.26.D (10 ft. maximum allowed, approximately 15 ft. proposed);
3. City Council approval according to Sec. 3.6.2.Q. for allowing an increase in the minimum required parking setback as listed in Sec. 3.1.26.D for seven parking spaces designated for public use (10 ft. maximum allowed, approximately 7 ft. proposed).
4. **City Council finding acceptable the usable open spaces as shown on the site plan as they meet the intent of the Ordinance to provide active and passive recreational opportunities for future residents.**

The applicant agreed to dedicate six parking spaces in the Commercial parking lot as a benefit to the Novi Public Cemetery visitors to provide convenient access the cemetery through their property. The applicant proposes to build a permanent parking lot as part of Phase 2 improvements. The timeline for Phase 2 is not yet determined. In the interim, the applicant proposes to build the six spaces as a

temporary gravel lot. A gravel parking area required the following City Council variances, which are part of the Development Agreement. These variances would be considered temporary until Phase 2 is built.

5. City Council variance from Sec. 11-239(b)(1),(2) of Novi City Code for absence of hard surface for parking lot and driveway for proposed temporary parking lot of six spaces in Phase 1;
6. City Council variance from Sec. 11-239(b)(1),(2) of Novi City Code for absence of curb and gutter for parking lot and driveway for proposed temporary parking lot of six spaces in Phase 1;
7. City Council variance from Sec. 11-239(b)(3) of Novi City Code for absence of pavement markings and layout including end islands for proposed temporary parking lot of six spaces in Phase 1;

Façade review indicates that the current revised elevations are consistent with the deviations previously granted from the Façade ordinance and recommends a section 9 waiver for all of the items listed below as it enhances the overall design and is consistent with the intent and purpose of the Ordinance. Current minor modifications are noted in Bold Underline.

8. A Section 9 waiver for:
 - a. not providing the minimum required brick (30% minimum required) on the east (17% proposed), north (**21-24%** proposed), **west (23% proposed)**, and south (**21-24%** proposed) facades for Building 1 and 2;
 - b. exceeding the maximum allowed percentage of EIFS (25% maximum allowed) on all facades (proposed: East-**52%**, North-**51%**, South- **51%** and West- **77%**) for Building 1 and 2;
 - c. not providing the minimum required brick and stone (50% minimum required) for TC-1 district on all facades (**23-34%** proposed) for Building 1 and 2;
 - d. not providing the minimum required brick (30% minimum required) on all facades (proposed: North -23%, -West 8%, South- 8% and East- 17%) for Commercial Building;
 - e. exceeding the maximum allowed for Cast Stone (50% maximum allowed) on all facades (proposed: North-55%, West-76%, South- 76% and East- 64%) for Commercial Building;
 - f. exceeding the maximum allowed percentage for Ribbed Metal (0% allowed) on all facades providing the ribbed metal (proposed: North-12%, West-6%, South- 6% and East- 9%) for Commercial Building;
 - g. exceeding the maximum allowed concrete for west facade for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);
 - h. exceeding the maximum allowed cast stone for north and south facades for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided).

The following waivers were previously granted in the Development Agreement:

1. Landscape waiver from Sec. 5.5.3.B.ii for the lack of a berm and screening *as the applicant proposed a line of arborvitaes along the property line to soften the view toward the railroad tracks and industrial site beyond in lieu of required landscape screening;*
2. Landscape waiver from Sec. 5.5.3.B.ii for a reduction in the required greenbelt width between the right-of-way and parking areas along Flint/Bond Street (20 ft. width required, a range of 10 ft. to 20 ft. provided). A 2.5-foot brick wall screening the parking and additional landscaping in the narrower areas help to compensate for the lack of space in the areas with just a 10-foot greenbelt;
3. Landscape waiver from Sec. 5.5.3.F.ii.b(1) for a reduction in the total number multifamily unit trees provided (171 trees required, 129 provided) *as the site is otherwise well-landscaped and there is not additional room for trees;*
4. Landscape waiver from Sec. 5.5.3.F.ii.B(2) for the reduction in the number of interior roadway perimeter trees provided (1 tree short) *due to conflict with fire access lane (grass pavers);*

5. Landscape waiver from Sec. 5.5.3.D. for the deficiency in the foundation landscaping coverage around the parking deck *due to limited space available along the southwest side, along the railroad. Large arborvitaes are proposed in that area to help screen the view of the railroad and the industrial site;*
6. Landscape waiver from Sec. 5.5.3.C.(3) Chart footnote for not proposing the required parking lot perimeter trees for the temporary gravel parking proposed to be constructed for use by visitors to Novi Cemetery in Phase 1 (11 trees required, 0 proposed) *as the landscape requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City.*

Zoning Board of Appeals Variances:

If approval is recommended by the City Council, the applicant should seek to renew the following variances with the Zoning Board of Appeals. **The subject parcel has an atypical shallow shape that limits conformance to certain code requirements. The applicant has dedicated approximately an acre of the property for the Bond Street realignment which further decreased the depth of the property and made it even shallower. The applicant is seeking the following variances to setbacks and loading space location due to limitations posed by the shape of the lot in order to maximize the developable area. All these are staff supported.**

1. A Zoning Board of Appeals variance from section 4.82.2 for increasing the maximum percentage of one-bedroom units allowed for this development (50% maximum allowed, 59% proposed).

Parking Setbacks

2. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in the side yard for commercial building (approximately 49 spaces);
3. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in the front yard for residential section (39 spaces, 7% of total 562 spaces);
4. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in the side yard for residential section (50 spaces, 9% of total spaces in east and 35 spaces 6% of total spaces in west);

Building Setbacks

5. A Zoning Board of Appeals variance from section 4.82.2.e for reduction of minimum building setback for Building 1 on east side (15 ft. required, a minimum of 12 ft. proposed for an approximate length of 12 ft., total building length is 283 ft.);
6. A Zoning Board of Appeals variance from section 4.82.2.e for reduction of minimum building setback for Building 2 on east side (15 ft. required, a minimum of 8 ft. proposed for an approximate length of 16 ft. Total building length is 283 ft.);
7. A Zoning Board of Appeals variance from section 4.82.2.e for reduction of minimum building setback for parking garage on west side(15ft. required, 5 ft. proposed for entire structure, total building length is 283 ft.);

Lighting and Photometric Plan

8. A Zoning Board of Appeals variance from section 5.7.3.E. for allowing an increase of average to minimum light level ratio for the site (4:1 maximum allowed, 4.81 provided); **This is supported as the applicant has clearly demonstrated all alternates have been explored to minimize the overage of the ratio;**
9. A Zoning Board of Appeals variance from section 5.7.3.K for exceeding maximum allowed foot candle along south property line abutting railroad tracks (1 fc maximum allowed, up to 1.7 is proposed for a small area); **This is supported as the overage for an insignificant area along south property line;**

Loading Areas

10. A Zoning Board of Appeals variance from section 3.27.1.H. and Sec. 5.4.2 for allowing two loading areas in the side yard for residential section;
11. A Zoning Board of Appeals variance from section Sec. 5.4.2 for reduction in minimum required loading area for each of the two loading spaces in residential section (2,830 square feet

required, 644 square feet provided); **This is supported as the development is residential in nature and large commercial trucks are not anticipated;**

Other

12. A Zoning Board of Appeals variance from section 3.27.1.l. for reduction in width of the sidewalk along a non-residential collector (12.5 feet required on both sides, 8 feet proposed on west side and 10 feet asphalt path proposed on east); **This is supported as it aligns with the City's design for Bond Street realignment;**
13. A Zoning Board of Appeals variance from section 5.3.2. for reduction of minimum parking bay depth for spaces proposed in parking garage (19 ft. minimum required, 18 ft. proposed); **Staff supported as the reduction is requested due to manufacturers specification for pre-fabricated structures and additional green space provided.**

OTHER REVIEWS

- a. Engineering Review: Approval of the Preliminary Site Plan and Storm Water Management Plan is recommended. Additional comments to be addressed with Final Site Plan submittal.
- b. Landscape Review: No revised landscape plans have been provided, so **landscaping requirements will need to be confirmed with Final Site Plan submittal.**
- c. Wetland Review: The changes proposed do not impact the previous wetland approval. No new review was completed at this time.
- d. Woodland Review: The changes proposed do not impact the previous woodland approval. No new review was completed at this time.
- e. Traffic Review: The changes proposed do not impact the previous traffic approval. No new review was completed at this time. **The applicant has submitted an updated Trip Generation Statement which shows a decrease in estimated trips compared to the previous submittal, which is being reviewed separately.**
- f. Facade Review: Approval is recommended. The proposed revisions do not result in a significant change to the previously granted facade waivers.
- g. Fire Review: The Preliminary Site Plan is **recommended** for approval.

NEXT STEP: PLANNING COMMISSION MEETING

All reviews are recommending approval. The site plan will be scheduled for public hearing at the **June 26th** meeting. Planning Commission will be asked to make a recommendation to City Council for approval or denial of the revised request. Please provide the following no later than **10 am on June 20, 2024.**

1. Current Site Plan submittal in PDF format. **Staff has already received this item. Please provide the previously approved landscaping plan with areas circled that will be modified in the Final Site Plan submittal.**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers/deviations as you see fit.**
3. A color rendering of the Site Plan or building elevations the applicant would like to be included in the Planning Commission packet (Optional).

CITY COUNCIL MEETING

The site plan will be placed on City Council's agenda once Planning Commission makes a recommendation. No additional information is required prior to City Council meeting, unless Planning Commission provides comments that would require a resubmittal.

ZONING BOARD OF APPEALS MEETING

If City Council approves the site plan, the applicant should then seek approval for Dimensional Variances as stated previously. The application can be found at this [link](#). Please contact Sarah Fletcher at 248-347-0459 for meeting and deadline schedule. **The application deadline to be on the agenda for August 13th meeting is July 1st.**

FINAL SITE PLAN SUBMITTAL

If all approvals are granted Preliminary Site Plan by City Council and ZBA, the applicant should submit the following for Final site plan review:

1. Seven copies of the complete Final Site Plan set addressing all comments from Preliminary review
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. [Other Agency Checklist](#)
8. [Hazardous Materials Packet](#) (Non-residential developments)
9. [Non-Domestic User Survey](#) (Non-residential developments)
10. [No Revision Façade Affidavit](#) (if no changes are proposed for Façade)
11. Legal Documents as required (Note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

If all reviewers recommend Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of 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**.
3. Legal Documents as required (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)
4. A Design and Construction Standard **variance** from Section 11-68 (a)(9) in the Code of Ordinances shall be requested for proposing only a single domestic water service lead and single fire protection lead for the property.

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

A new address is required for this project. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found by clicking on this [link](#).

Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

The project and the street name are approved. Please contact Diana Shanahan (248-347-0483) in the Community Development Department if any changes are proposed. The application can be found by clicking on this [link](#).

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is suggested you contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

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 the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or lbell@cityofnovi.org.



Lindsay Bell, AICP – Senior Planner



PLANNING REVIEW CHART: TC-1 - Town Center-1 District

Review Date: May 21, 2024
Review Type: Revised Preliminary Site Plan
Project Name: **18-10 THE BOND (FKA THE DISTRICT)**
Plan Date: May 3, 2024
Prepared by: Lindsay Bell, Senior Planner
E-mail: lbell@cityofnovi.org **Phone:** 248.347.0484

Items in **Bold** in the comments column need to be addressed by the applicant and/or the Planning Commission/City Council before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan. Items in **bold and underline** are not conforming to the code.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted July 26, 2017)	TC Commercial	Mixed Use: Retail, Residential, and Parking	Yes	
Area Study	Town Center Study 2014	Preferred Uses: Office, restaurants, retail, outdoor cafes abutting Middle Rouge Creek Other uses to be considered: Upper story residential or live/work units	Yes	
Bond Street Realignment	Town Center Area Study provided recommendations for Bond Street realignment	Bond Street has been completed	Yes	
Zoning (Effective Jan. 8, 2015)	TC-1: Town Center-1	No Change	Yes	
Uses Permitted (Sec 3.1.26.B & C)	Sec. 3.1.25.B. - Principal Uses Permitted. Sec. 3.1.25.C. – Special Land Uses Permitted. Retail (4.78.3) and Residential Dwellings 4.82)	5,578 SF if retail 329 Apartments 194 1-BR, 116 2-BR and 19 3-BR units Area for Commercial site: 1.07 acres Area for residential site: 6.87 acre	Yes	<i>This development is considered mixed use.</i>
Density <i>Future Land Use Map</i> (adopted July 26,	Maximum 20.0 DUA	Total site area: 7.99 acres 41 dwelling Units per	No	<u><i>Revised Deviation will need to be granted in room count to allow additional density</i></u>

Item	Required Code	Proposed	Meets Code	Comments
2017)		Acre		
Phasing	Show proposed phasing lines on site plan.	Two phases are being proposed Phase 1 Building 1 - 163 units Building 2 - 166 units 2-level garage: 269 spaces Pool and amenities Surface Parking: 150 spaces Parallel on-street parking: 20 spaces Temporary gravel cemetery parking area in commercial area: approximately 6 spaces Phase 2 Commercial building 5,587 sf Commercial building and associated parking	Yes	A pedestrian access to cemetery should be provided with phase 1 <u>City Council variance granted for gravel parking</u>
Height, bulk, density and area limitations				
Frontage on a Public Street <i>(Sec. 5.12)</i> Access To Major Thoroughfare <i>(Sec. 5.13)</i>	Frontage upon a public street. Access to major thoroughfare.	The site has frontage and access to Bond Street (public)	Yes	<i>Bond Street is not a major thoroughfare; however this site qualifies to have an access to other than a major thoroughfare based on section 5.13</i>
Usable Open Space for Multiple Dwelling Units <i>(Sec. 3.1.26.D)</i>	Usable Open Space is defined as balconies, courts and yards that are private recreational uses, and no dimension is less than 50 ft. 200 sq. ft. per dwelling unit 200 x 329 = 65,800 sq. ft.	Outdoor Amenity courtyards, Pool and Hot tub – 24,692 sf Balconies: 19,916 sf Courtyards: 13,504 sf Fitness Room: 3,162 sf Clubhouse: 7,127 sf <u>Total: 68,401 sf</u>	No	The spaces in bold do not meet the Ordinance definition of Usable Open Space – City Council may allow for the inclusion of spaces that do not meet the strict interpretation of the Ordinance
Maximum % of Lot Area Covered <i>(By All Buildings)</i> <i>(Sec. 3.6.2 D)</i>	No Maximum	Building 1: 38,791 sf Building 2: 39,473 sf Garage: 47,351 sf Commercial: 5,578 sf Total 131,193 sf (37.7%)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Building Height (Sec.3.1.26.D) (Sec. 3.27.1.A)	5 stories or 65 ft, whichever is less** ** See Section 3.27.2.A for exceptions and additional requirements to exceed 65 stories	5 stories proposed; Approximately 60 feet	Yes	Specify the maximum height under site data on sheet 2
Residential portion of this development is subject to conditions and requirements of Section 4.82: Residential Dwellings in TC and TC-1 districts (Ordinance Amendment 18.279)				
Commercial Portion is subject to TC and TC-1 requirements				
Commercial Building Setbacks (Sec 3.1.26 D) and (Sec. 3.27.1.C)				
Non-residential collectors and Local Streets <i>Additional setbacks may also be required by Planning Commission or City Council if deemed necessary for better design or functionality</i>				
Front (Flint Street)	0 ft. minimum 10 ft. maximum *Setback may be increased where necessary to obtain clear vision area for vehicular traffic.			Phase 2 not evaluated at this time – Will require its own PSP/FSP review
Exterior Side Yard (Novi Road) <i>See 3.27.1.C for waiver conditions for City Council</i>	Commercial building is fronting on Novi Road			
Side Yard	0 ft. minimum None			
Rear Yard (Railroad tracks)	0 ft. minimum None			
Commercial Parking Setback (Sec 3.1.26.D)				
Front Flint Street	20 ft. from ROW			Phase 2 not evaluated at this time – Will require its own PSP/FSP review <i>** Note: DA states Commercial Project must commence within 3 years of commencement of construction of Residential project</i>
Exterior Side Yard (Novi Road)	20 ft. from ROW			
Side Yard, west	10 ft.			
Rear Yard (Railroad tracks)	10 ft.			
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback		NA	NA to Phase 1

Item	Required Code	Proposed	Meets Code	Comments
	equal to front yard.			
Minimum lot area and width (Sec 3.6.2.D)	Except where otherwise provided in this ordinance, the minimum lot area and width, maximum percentage of lot coverage shall be determined by the requirements set forth.	Proposed	Yes	
Distance between buildings (Sec 3.6.2.H&L)	If site abuts a residential zone, buildings must be set back at least 3' for each 1' of building height, but in no case can be less than 20' setback	Does not abut residential zoning	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	Middle Rouge creek runs through the site- 25 ft watercourse buffer shown	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.			
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q.			
The Planning Commission may modify parking setback requirements in those instances where it determines that such modification may result in improved use of the site and/ or in improved landscaping; provided, however, that such modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements of this Section.				
TC-1 District Required Conditions (Sec 3.27)				
Site Plans (Sec. 3.27.1.A.)	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	Site is over 5 acres	Yes	<i>Revised Site Plan and Development Agreement will required City Council approval upon Planning Commission recommendation.</i>
Parking Setbacks	20 ft. from ROW	10 feet in some areas	Yes	<u>Waiver for 10 ft granted</u>

Item	Required Code	Proposed	Meets Code	Comments
(3.27.1 D)	Surface parking areas must be screened by either a 2.5 ft. brick wall or a semi-transparent screening or a landscaped berm from all public ROW	A 2.5 foot screening wall is proposed in leu of berm due to lack of space	Yes	
	No front yard or side yard parking on any non-residential collector.	<u>Residential:</u> Of 562 spaces proposed, 39 spaces (7%) are proposed in front yard and 50 (9%) spaces in eastern side yard and 35 spaces (6%) in western side yard.	No	<u>A Zoning Board of Appeals variance was granted for proposing parking in front yard and side yard, due to smaller depth of the parcel – Approval has expired, will need to reapply for variance</u>
Architecture/Pedestrian Orientation (3.27.1.E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.	This only applies to Commercial building.		
Open Space (3.27.1.F)	15% (permanently landscaped open areas and pedestrian plazas) Required: 44,888 sq. ft.	Open space plan provided - Pool and Hot tub and Park areas – 24,692 sf Courtyards: 13,504 sf 38,196 sf Total	No	Balconies and indoor areas cannot count toward this type of Open Space – see definition in Ordinance. Can include additional landscaped lawn areas less than 50-feet wide
Façade materials (Sec. 3.27.1.G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Section 9 waivers required which are supported by our Façade consultant	Yes	<u>City Council has previously granted Section 9 waivers required.</u>
Parking, Loading, Signs, Landscaping, Lighting, Etc (Sec. 3.27.1.H)	All loading in TC-1 shall be in rear yards.	Residential: Side yard Commercial: Rear Yard Bond Street is	Yes	<u>A Zoning Board of Appeals variance was granted for loading area in side yard – Approval has expired, will need to reapply for</u>

Item	Required Code	Proposed	Meets Code	Comments
		considered a front yard		<u>variance</u>
	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use	20, on-street parking on Bond Street proposed	Yes	
	PC may allow parking requirement reduction when parking areas serve dual functions.	The development proposes mixed uses. However, they are served by separate entrances and are not connected.	Yes	
	Special assessment district for structured park	Not proposed	NA	
Sidewalks required (Sec. 3.27.1.I)	Sidewalks required along non-residential collector to be 12.5 ft. wide	8 ft sidewalk on Bond Street frontage	Yes	<u><i>A Zoning Board of Appeals variance granted to allow 8 ft sidewalk on Bond Street</i></u> <u>Approval has expired, will need to reapply for variance</u>
	Direct pedestrian access between all buildings and adjacent areas	Provided.	Yes	
Bicycle Paths (Sec. 3.27.1.J)	Bike paths required to connect to adjacent residential & non-residential areas.	10 ft. wide asphalt bike path constructed along north side of Bond Street	NA	10 ft. wide asphalt bike path constructed along north side of Bond Street by City
Development amenities (Sec. 3.27.1.L)	All sites must incorporate amenities such as exterior lighting, outdoor furniture, and safety paths in accordance with Town Center Study Area.	The development appears to be proposing sufficient and significant amenities such as pool and interior courtyards; Landscape park east of proposed detention pond	Yes	
Combination of use groups within a single structure (Sec. 3.27.1.M) (Sec.3.27.2.B)	7,500 sq. ft. GLA max may exceed when: - All floors above 1 st floor permitted in TC-1 - No retail above 2 nd floor - 2 nd floor retail is less	5,578 square feet of commercial space if provided in a separate building within the same site	NA	Commercial space to be completed in phase 2

Item	Required Code	Proposed	Meets Code	Comments
	than 12,000 sq. ft. or 25% of the floor area - Single user max. is 15,000 sq. ft. - 50% of retail commercial space on 1 st floor is devoted to users of 5,000 sq. ft. or less			
Street and Roadway Rights-Of-Way (Sec. 3.27.1 N)	Nonresidential collector and local stress shall provide ROWs consistent with DCS standards	ROW has been dedicated	Yes	<i>Bond Street now constructed</i>
Mixed-Use Developments (Sec. 4.25) To qualify as a mixed-use development, a project must meet the following requirements.				
Each use shall comprise of at least 10% in the TC-1 district of either a. The net site area or b. The total gross floor area of all buildings		Gross site area: 8.73 acres Gross site area after ROW taking: 7.99 acres Residential Site Area: 6.87 acres Commercial site area: 1.07 acre (11.5% of total site area)	Yes	<i>Property splits have been completed; new parcel numbers shown</i>
A development with both conventional multi-family and senior, age-qualified, independent multi-family uses shall not be considered mixed use unless a non-residential use is also included		Not applicable	NA	
A performing arts facility unconditionally dedicated to the public use, under separate agreement with the City, shall be considered a second use, provided that it is a fully enclosed structure with a minimum of 500 seats.		Not applicable	NA	
Residential Dwellings / Mixed-Use in TC/TC-1 (Sec. 4.82)				
Multiple-Housing Dwellings Units (Sec. 4.82.2)		Must meet RM-1 district requirements.	Not Applicable	
Mixed Use Guidelines (Sec. 4.82.2)				
Number of Rooms and Area of Parcel (Sec. 4.82.2.a) <i>TC/TC-1, Multiple Family, and Mixed-Use</i>	Total number of rooms shall not have more than the area of the parcel in square feet, divided by a factor of 1200. For mixed use, it is divided by factor of 800.	For 7.99 acres 348,044 sq. ft. / 800 = 435 rooms Applicant has provided floor plans Total: 812 rooms proposed	No	<u><i>City Council will need to approve revised increase in number of rooms</i></u>

Item	Required Code	Proposed	Meets Code	Comments
Allowing increase in number of rooms (Sec. 4.82.2.b)	Planning Commission (for sites <5 acres) or City Council (for sites >5 acres) can approve increase in number of rooms subject to conditions listed in Sec. 4.82.2.b. The increase cannot exceed more than two times the rooms otherwise allowed	Allowed: 435 rooms Proposed: 812 rooms Increase in rooms in less than two times otherwise allowed		<u>City Council would need to approve increase in number of rooms</u>
Floor plans for Mixed Use developments (Sec. 4.82.2.c)	Conceptual floor plans layouts for each dwelling unit is required to establish maximum number of rooms permitted, subject to minor modifications	Floor plans included in this submittal	Yes	
Minimum Distance between Buildings (Sec. 4.82.2.d)	10 ft.	129.33 ft.	Yes	
Building Setbacks (Sec. 4.82.2.e)	- 15 ft. minimum, unless conflicts with corner clearance - 75 ft, if adjacent to single family	<u>Building 1:</u> Total length: 273 ft. Minimum setback provided: 12.2 ft. Length of building not meeting the minimum setbacks: 12 ft. (4%) <u>Building 2:</u> Total length: 273 ft. Minimum setback provided: 8.1 ft. Length of building not meeting the minimum setbacks: 16 ft. (6%) <u>Parking Structure:</u> Minimum setback provided: 5 ft. Length of building not meeting the minimum setbacks: entire parking structure (approximately 700 ft. long)	No?	<u>A Zoning Board of Appeals variance has been granted for not meeting the minimum required building setback requirements for the parking garage and the residential units.</u> <u>Approval has expired, will need to reapply for variance</u>

Item	Required Code	Proposed	Meets Code	Comments
Parking Setbacks Off-street Parking <i>(Sec. 4.82.2.f)</i> Residential dwelling are subject to this section, not Sec. 3.1.26.	10 ft. minimum from any wall of any dwelling structure, which contains openings involving living areas;	A minimum of 10 feet is maintained except for parking in front of Building 2. However, floor plans indicate that façade does not include any openings	Yes	
	5 ft. from any wall with no openings	Meets the minimum	Yes	
	10 ft. from any ROW (includes drives and loading)	Meets the minimum from ROW	Yes	
	5 ft. from all other property lines	Meets the minimum for other property lines	Yes	
	30 ft. from property lines adjacent to Single family homes	Not applicable	NA	
Business and Office Uses <i>(Sec. 4.82.3)</i>	- Not occupy same floor as residential - No office use above a residential use - Separate entrance, private pedestrian entrance to residential shall be provided	Not applicable	NA	
Parking Location <i>(Sec. 4.82.4)</i>	Off-street parking shall be provided within a building, parking structure physically attached, or designed off-street parking within 300 ft. of building.	Off-street proposed surface parking and parking structure	Yes	

Sec. 4.82.2. Residential Guidelines for Development

Note: Staff has made a determination for mixed use guidelines that is consistent with non-mixed use guidelines. For purpose of determining compliance, the minimum square footages are associated with number of bedroom as follows: 1 BR- 500 SF min; 2 BR- 750 SF min; 3 BR – 750 SF min; 4+ BR- 1,000 SF min ;

The applicant has proposed a mix of 1, 2, and 3 bedroom units. One bedroom units range from 603 sf to 864 sf. Two bedroom units range from 944 sf to 1259 sf; 3 br are at 1277 sf. The applicant has provided floor plans.

Maximum Room Count : Mixed Use Guidelines(Sec. 4.82.2)

Efficiency-400	1	Not proposed		Unit tabulation on Sheet A410 shows “Bed Count” rather than “Room Count” as specified by ordinance
1 BR: 500 sq. ft.	2	2		
2 BR: 750sq. ft.	3	3		

Item	Required Code	Proposed	Meets Code	Comments
3 BR: 900 sq. ft.	4	4		
4 BR: 1000 sq. ft.	5	Not proposed		
Maximum Density: Mixed Use Guidelines(Sec. 4.82.2)				
Efficiency-400	--	Proposed density: 41 DUA	No	City Council would need to approve the increase of maximum number of rooms and thus the increase in density.
1 BR: 500 sq. ft.	27.3 DUA (a)	Allowable Density: 23 DUA; Allowable density is calculated based on maximum number of rooms allowed for this property (435 rooms)		
2 BR: 750sq. ft.	18.15 DUA			
3 BR: 900 sq. ft.	13.61 DUA			
4 BR: 1000 sq. ft.	10.89 DUA			
Maximum Percentage of Units : Mixed Use Guidelines(Sec. 4.82.2)				
Efficiency-400	5%	Not proposed		A ZBA variance has been granted for exceeding the maximum allowable percentage for 1-bedroom units Approval has expired, will need to reapply for variance
1 BR: 500 sq. ft.	50%	1 BR @ 146 units : 59 %	No	
2 BR: 750sq. ft.	100%	2 BR @ 93 units : 35 %	Yes	
3 BR: 900 sq. ft.	100%	3 BR @ 14 units : 6 %	Yes	
4 BR: 1000 sq. ft.	100%	Not proposed		
Minimum Off-street parking per unit: Mixed Use Guidelines(Sec. 4.82.2)				
Efficiency-400	1 per unit	194 spaces @ 1 BR 232 spaces @ 2 BR 38 spaces @ 3 BR Total 464 spaces required plus 20% contingency parking (557 spaces) Total 562 spaces proposed		
1 BR: 500 sq. ft.	1 per unit		Yes	
2 BR: 750sq. ft.	2 per unit		Yes	
3 BR: 900 sq. ft.	2 per unit		Yes	
4 BR: 1000 sq. ft.	2 per unit			
Parking, Loading, and Dumpster Requirements (5.3 site specific review required)				
Required Parking Calculation (Sec. 5.2.12) (Sec. 4.82.2)	Commercial 1 per 250 sq. ft. of gfa 5,578 / 250 = 23 spaces Residential Development 464 spaces minimum 93 spaces 20% contingency Total of 557 spaces	Commercial 49 spaces Of which, four are dedicated for public parking for cemetery Residential Development 562 spaces 20 On street 378 garage 164 surface parking	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft.	- 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft. - 9 ft. x 18 ft. (garage)	No	<u>A ZBA variance has been granted for not meeting the minimum depth requirement for the parking spaces in the garage.</u> <u>Approval has expired, will need to reapply for variance</u>
Parking lot entrance offset (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family residential district.	Not applicable	NA	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	Some end islands are not shown to be 3' shorter than adjacent parking space	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	All entrances appear meet the requirements	Yes	
Barrier Free Spaces <i>Barrier Free Code</i> <i>*No deviations since this is a Michigan Building Code requirement</i>	Residential Portion: A total of 2% of 464 required parking = 9 barrier free	<u>Phase 1</u> 6 barrier free 4 regular and 2 van accessible on surface parking lot 8 barrier free all van accessible in garage <u>Total of 14 barrier free</u>	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	Spaces are distributed into five locations with two spaces each	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	<u>Sign quantity details needed at time of FSP</u>
Minimum number of Bicycle Parking (Sec. 5.16.1)	<u>Multiple-Family:</u> 1 for each 5 dwellings 329/5 = 50 bike spaces <u>Commercial:</u> Five (5) percent of required automobile spaces, min. of 2 24 spaces = 2 bike spaces Total = 66 bike spaces	<u>Multiple-Family:</u> Building 1: 20 indoor spaces; 6 outdoor spaces Building 2: 20 indoor spaces; 6 outdoor spaces Garage: 30 spaces Total 82 spaces	Yes	
Bicycle Parking General requirements (Sec. 5.16)	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk	Appears to be within 120 ft.	Yes	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in.	Detail provided	Yes	
Loading Space Area (Sec. 5.4.2)	Within TC zoning, loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots) in the ratio of 10 sq. ft. per front foot of building. For 283 feet building,	<u>Residential:</u> Two spaces measuring approximately 630-690 square feet is proposed for residential buildings. Loading area is located in the interior side yard for residential portion.	No	<u>Loading area location and size granted ZBA Variance</u> <u>Approval has expired, will need to reapply for variance</u>

Item	Required Code	Proposed	Meets Code	Comments
	2830 square feet of loading area is required for residential building For 55 feet long commercial building, 550 square feet of loading area is required			
Loading Space Screening (Sec. 5.4.2 B)	Loading area must be screened from view from adjoining properties and from the street.	<u>Residential</u> loading areas are screened adequately.	Yes	
Dumpster <i>Sec 4.19.2.F</i>	- Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback (20 ft.) - Rear lot abuts ROW, 50 ft. setback required. - Away from Barrier free Spaces	<u>Residential:</u> Dumpsters are located inside the building	Yes	
Dumpster Enclosure <i>Sec. 21-145. (c)</i> <i>Chapter 21 of City Code of Ordinances</i>	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Located internally within the building	NA	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky	Proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Lighting Plan (Sec. 5.7.2 A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Lighting plan previously provided		
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			Please provide photometric for building lighting
Lighting Plan (Sec. 5.7.2 A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices			
	Type & color rendition of lamps			
	Hours of operation			
Maximum height when abutting residential districts (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)			
Standard Notes (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation -			
Indoor Lighting	- Indoor lighting shall not			

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 5.7.3.H)	be the source of exterior glare or spillover			
Security Lighting (Sec. 5.7.3.I) Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred			
Color Spectrum Management (Sec. 5.7.3.F)	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin			
Parking Lot Lighting (Sec. 5.7.3.J)	- Provide the minimum illumination necessary to ensure adequate vision and comfort. Full cut-off fixtures shall be used to prevent glare and spillover.			
Min. Illumination (Sec. 5.7.3.L)	Parking areas: 0.2 min			
	Loading & unloading areas: 0.4 min			
	Walkways: 0.2 min			
	Building entrances, frequent use: 1.0 min			
	Building entrances, infrequent use: 0.2 min			
Average Light Level (Sec.5.7.3.L)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1			
Residential Exceptions (Sec.5.7.3.O)	Residential developments may deviate from the minimum illumination levels and uniformity			

Item	Required Code	Proposed	Meets Code	Comments
	requirements in Section 5.7.3.L so long as site lighting requirements for parking lots, property lines, and security lighting is provided			
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			<u>A ZBA variance granted to exceed max. fc to south abutting the railroad tracks up to 1.7 fc</u> <u>Approval has expired, may need to reapply for variance</u>
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle			
Building Code and Other Requirements				
Accessory Structures (Sec. 4.19)	-Each accessory building shall meet all setback requirements for the zoning district in which the property is situated -Shall meet the façade ordinance standards	No accessory structures i.e. carports are proposed	NA	
Exterior Building Wall Façade Materials (Sec. 5.15) (Sec. 3.27.1.G)	Façade Region: 1 Primarily brick with materials that complement	Elevation drawings submitted previously; requires section 9 waivers supported by Doug	Yes?	<u>Section 9 waivers have been granted for deviations from material requirements</u>
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Rooftop equipment is proposed to be hidden behind the parapet.	Yes	Add a note on the plan
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalks illustrated	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Mostly provided	Yes	Refer to all reviews for missing information
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided;	Yes	Refer to review letters for missing information
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)			
Signage	- Signage if proposed requires a permit. - <u>Signage is not regulated by the Planning Commission or Planning Division.</u>	A monument sign is indicate between the two residential buildings	NA	Please contact ordinance department for sign permit requirements and process
Property Address	The applicant should contact the Building Division for an address prior to applying for a building permit.			Submit address application after Final Site Plan approval.
Project and Street Naming Committee	Some projects may need approval from the Street and Project Naming Committee.	The Bond has been approved by the committee	Yes	
Property Split/Combination	The proposed property split must be submitted to the Assessing Department for approval.			<i>Lot split/combination has been completed</i>

Item	Required Code	Proposed	Meets Code	Comments
Traffic Study (Site Plan and Development Manual)	Traffic Impact Statement Required for more than 105 units	A traffic study was provided and reviewed under separate packet in March 15	Yes	<i>Previously reviewed and accepted</i>
Community Impact Statement (Site Plan and Development Manual)	Community Impact Statement Required for more than 150 units	Dated May 10, 2018	Yes	<i>Previously reviewed and accepted</i>
Easements	All draft easements are required to be submitted along with electronic stamping sets	Indicate the easement boundaries on final site plan submittal	Yes?	Conservation easement required for saved trees counted toward woodland credits
NOTES: 1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details. 3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

5/31/2024

Engineering Review

The Bond
JSP18-0010

APPLICANT

Tri-Cap Holdings

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: South side of Bond Street west of Novi Road
- Site Size: 6.87 acres
- Plan Date: 5-3-2024
- Design Engineer: Seiber Keast Engineering

PROJECT SUMMARY

- Residential development including two multi-family apartment buildings with an attached parking deck. Site access would be provided via Bond Street.
- Water service will be provided via a connection to the existing 8-inch stub in Bond Street, just west of Novi Road.
- Residential sanitary sewer service will be provided via a connection to the existing 15-inch sewer along the south side of Bond Street and commercial sanitary sewer service will be provided via a connection to the existing 8-inch sanitary sewer on the west side of Novi Road.
- Storm water will be collected by a storm sewer collection system and bank full detention will be provided in an on-site detention basin and underground detention basin. Storm water will be discharged to the Walled Lake Branch of the Middle Rouge River that eventually flows to the C&O District regional detention basin.

RECOMMENDATION

Approval of the Revised Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan submittal.

Comments:

The Revised Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#),

the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Final Site Plan submittal:

General

1. Provide Phasing details in next submittal, last review letter indicated that this site plan will be split into 2 phases.
2. A [Right-of-Way Permit](#) will be required from the City of Novi.
3. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas; illustrate and label on the profiles.
5. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
7. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
8. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
9. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
10. Relocate light poles outside of utility easements where possible. Light poles in a utility easement will require a License Agreement.

Water Main

11. Provide profiles for all water main. Provide water main basis of design.
12. A tapping sleeve, valve and well is required at the connection to the existing water main.
13. Provide additional valves to limit pipe runs to a maximum of 800 feet between valves.
14. Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.
15. All gate valves 6" or larger shall be placed in a well with the exception of a hydrant shut off valve. A valve shall be placed in a box for water main smaller than 6".

16. Valves shall be arranged so that no single line failure will require more than eight hundred (800) feet of main to be out of service.
17. In the general notes and on the profile, add the following note: "Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers." Additionally, show the 20-foot pipe lengths on the profile at each crossing.
18. The existing EGLE permit has expired, and a new permit will be needed for new REUs. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the [Streamlined Water Main Permit Checklist](#), [Contaminated Site Evaluation Checklist](#), and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

Irrigation Comments

19. If irrigation is proposed submit a copy of the irrigation plan with the next submittal, irrigation plans must be approved by the cross-connection specialist before plans can be stamped.

Sanitary Sewer

20. Provide sanitary sewer profiles. Illustrate all pipes intersecting with manholes on the sanitary profiles. Label sanitary sewer lead length.
21. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
22. Provide a note on the Utility Plan and sanitary profile stating the sanitary leads will be buried at least 5 feet deep where under the influence of pavement.
23. Existing EGLE permit has expired, and a new permit will be needed for new REUs. Three (3) sealed sets of revised utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#), electronic utility plan for sanitary sewer construction, and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

Storm Sewer

24. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Currently, a few pipe sections do not meet this standard. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.

25. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
26. Match the 0.80 diameter depth above invert for pipe size increases.
27. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
28. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge underground detention system.
29. The minimum pipe size for storm sewers receiving surface runoff shall be 12-inch diameter.
30. Provide profiles for all storm sewers 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
31. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50-feet.
32. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
33. Illustrate all pipes intersecting storm structures on the storm profiles.
34. An easement is required over the storm sewer accepting and conveying off-site drainage.
35. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
36. Show and label all roof conductors and show where they tie into the storm sewer.

Storm Water Management Plan

37. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the [Engineering Design Manual](#).
38. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
39. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
40. Rather than a sediment forebay, a permanent water surface and storage volume are preferred. Refer to section 5.6.1 A. of the Engineering Design Manual for depth and volume requirements for wet detention basins.
41. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum running slope of 1V:5H, maximum cross slope of 3%, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping.

42. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to each treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr). Higher flows shall be bypassed.
43. Provide release rate calculations for the three design storm events (first flush, bank full, 100-year).
44. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of 1 inch in diameter, even though this may result in a flow rate above that calculated.
45. The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead.
46. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.
47. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high-water elevation of the groundwater table. Note the bottom of the detention facility must be a minimum of three (3) feet above the groundwater elevation.
48. Provide supporting calculations for the runoff coefficient determination.
49. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns) and 0.95 shall be used for all impervious surfaces.
50. A 4-foot-wide safety shelf is required one foot below the permanent water surface elevation within the basin.
51. [Residential Projects] A 25-foot vegetated buffer shall be provided around the perimeter of each/the storm water basin. This buffer cannot encroach onto adjacent lots or property.

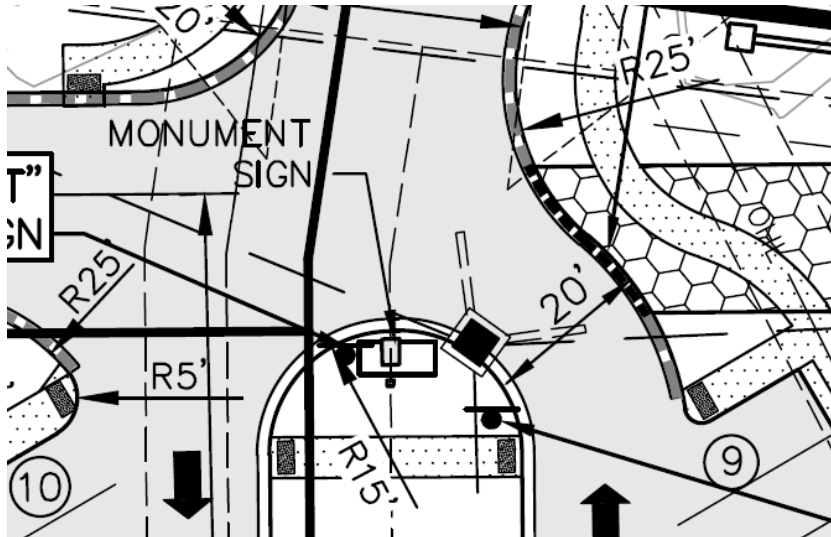
Underground Storage:

52. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
53. Provide an underdrain along the downstream side of the underground detention system which is tied into a manhole as a means of secondary storm water conveyance to the outlet.
54. Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high-water elevation of the groundwater table.

55. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
56. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
57. Indicate the assumed porosity of the aggregate. The volume calculations shall consider only 85-percent of that volume as available for storage to account for sediment accumulation in the aggregate. [This means that the usual 40% porosity assumed by many manufacturers must be reduced to 0.85 of that = 34%]
58. Provide a note on the underground detention detail that aggregate porosity will be tested, and results provided to the City's inspecting engineers.
59. Provide an isolator row in the underground detention system in addition to the swirl concentrator chamber. Contact the Engineering Division for further information.
60. Provide inspection ports throughout the underground detention system at the midpoint of all storage rows. Additional inspection ports may be required for systems larger than 200 feet. One inspection port every 50 feet for isolator row.
61. Inspection ports shall be a minimum of 8-inches.
62. For piped/chamber systems the underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access purposes.
63. Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.

Paving & Grading

64. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
65. Provide a minimum of 6 spot elevations where the pathway crosses each driveway (one at each corner and two in the center of the driveway on each side of the pathway). Spot elevations shall be provided to demonstrate a level landing adjacent to each side of the pathway crossing.
66. Provide a dumpster pad detail.
67. Provide spot elevations at the intersection of the proposed pathway with the existing pathway.
68. Detectable warning plates and ADA ramps should align with the receiving ramp on the opposite side.



69. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
70. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
71. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.
72. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants and irrigation backflow devices. Include a note on the plan where the 3-foot separation cannot be provided.
73. **Show proposed grades for all adjusted sanitary, water, and storm structures.**
74. Site grading shall be limited to 1V:4H (25-percent), excluding landscaping berms. Numerous areas appear to exceed this standard.
75. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
76. The sidewalk within the right-of-way shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. The sidewalk shall be increased to 6-inches thick along the crossing or match the proposed cross-section if the approach is concrete. The thickness of the sidewalk shall be increased to 6 inches across the drive approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is being maintained along the walk.
77. Per MDOT Special Provision for Crushed Concrete; the use of crushed concrete is prohibited on the project within 100 feet of any water course (stream, river, county drain, etc.) and lake, regardless of the application of location of the water course or lake relative to the project limits. Add note to use 21AA crushed limestone base for any pavement within 100 feet of a water course.
78. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.

79. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance (i.e. 2' minor radius, 15' major radius, minimum 10' wide, 3' shorter than adjacent 19' stall).
80. The City standard straight-faced curb (MDOT F-4 curb detail) shall be provided. Remove detail and attach City standard paving details.
81. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
82. Parking stalls should be 19-feet in length, parking stalls on site plan are shown as 18-feet in length. Indicate if a variance was granted for this in pervious reviews.
83. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17-foot parking stalls (show 2-foot overhang on paving sheets). **4-inches curb is only needed where the 2-foot overhang is proposed, all other curbs should be 6-inches. There are some spots with 17' stalls where curb is not shown as 4" and some areas where 4" curb is proposed, and it is not needed.**
84. Label the actual usable length of the proposed angled parking stalls. This is done by measuring between parallel lines representing the position at the front and rear of the car, without the rear of the car conflicting with the maneuvering aisle.
85. Retaining wall sheets shall be signed and sealed by the design engineer responsible for the proposed retaining wall design and all associated calculations. Provide detail for proposed retaining wall. This should include the materials being used, length of wall, and height of wall.
86. A License Agreement will be required for the proposed retaining wall within any utility easements. A plan view and cross-section shall be included with the agreement showing the relationship between the wall foundation and the existing/proposed utility.
87. Retaining walls that are 48-inches or larger shall need a permit from the Building Department. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.

Flood Plain

88. Show the limits of the 100-year flood plain and floodway per the current FIRM maps (2006). Indicate if any impacts are proposed.

Soil Erosion and Sediment Control

89. A SESC permit is required. A full review has not been completed at this time. A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

Off-Site Easements

90. Off-Site easement for grading has already been obtained.

Agreements

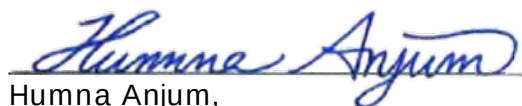
91. A license Agreement will be required for the retaining wall proposed within the proposed sanitary sewer and water main easements. The agreement shall state that the wall and all site facilities within the influence of the wall that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. Additionally, a cross-section shall be included with the agreement showing the distance between the wall foundation and the utility. A template agreement is available from the Engineering Division.
92. License agreements shall be needed for the light poles located within the proposed water main easement.

The following must be submitted with the Final Site Plan:

93. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
94. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).
95. Due to the above comments, the itemized construction cost estimate should be revised and resubmitted to the Community Development Department for the determination of plan review and construction inspection fees.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Humna Anjum at (248)735-5632 or email at hanjum@cityofnovi.org with any questions.



Humna Anjum,
Project Engineer

cc: Lindsay Bell, Community Development
Ben Nelson, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 3, 2024

Revised Preliminary Site Plan – Landscaping The Bond

Review Type

Revised Preliminary Site Plan Landscape Review

Job Number

JSP18-0010

Property Characteristics

- Site Location: West side of Flint Street
- Site Acreage: 8.2 acres
- Site Zoning: TC-1
- Adjacent Zoning: North, East: TC-1; South, West: I-1
- Plan Date: 5/3/2024

Ordinance Considerations

This project was reviewed for conformance with Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Preliminary Site Plan submittal. Underlined items must be addressed on Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Manual. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation:

No revised landscape plans were included in the set. The changes in layout along the west side of the site include the addition of two surface parking bays and the elimination of a landscape island at the north end of the parking deck. It appears that there will be sufficient room for the required plantings, but that cannot be determined without landscaping plans for the proposed layout. **The applicant states no additional landscape waivers are requested, so all remaining requirements will be confirmed with Final Site Plan submittal.**

LANDSCAPE WAIVERS GRANTED BY PLANNING COMMISSION 6/27/2018:

1. *Landscape waiver from Sec. 5.5.3.B.ii for the lack of a berm and screening as the applicant proposed a line of arborvitaes along the property line to soften the view toward the railroad tracks and industrial site beyond in lieu of required landscape screening;*
2. *Landscape waiver from Sec. 5.5.3.B.ii for a reduction in the required greenbelt width between the right-of-way and parking areas along Flint/Bond Street (20 ft. width required, a range of 10 ft. to 20 ft. provided). A 2.5 foot brick wall screening the parking and additional landscaping in the narrower areas help to compensate for the lack of space in the areas with just a 10 foot greenbelt;*
3. *Landscape waiver from Sec. 5.5.3.F.ii.b(1) for a reduction in the total number multifamily unit trees provided (147 trees required, 127 provided) as the reduction is only 14% from the total requirements and the site is otherwise well-landscaped;*
4. *Landscape waiver from Sec. 5.5.3.F.ii.B(2) for the reduction in the number of interior roadway perimeter trees provided (1 tree short) due to conflict with fire access lane (grass pavers);*
5. *Landscape waiver from Sec. 5.5.3.D. for the deficiency in the foundation landscaping coverage around the parking deck due to limited space available along the southwest side, along the railroad. Large arborvitaes are proposed in that area to help screen the view of the railroad and the industrial site;*

6. *Landscape waiver from Sec. 5.5.3.C.(3) Chart footnote for not proposing the required parking lot perimeter trees for the temporary gravel parking proposed to be constructed for use by visitors to Novi Cemetery in Phase 1 (11 trees required, 0 proposed) as the landscape requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City.*

Please add landscape plans to the set that include the current layout and provide revised calculations for the interior parking areas and all required landscaping, except those where waivers were granted.

Please include the above italicized text on the landscape plans.

Please add the city project number, JSP18-0010, to the bottom right corner of the cover sheet.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

FAÇADE REVIEW



May 21, 2024

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE Revised Final Site Plan (3rd Review)
The Bond (FKA Flint St.), JSP18-0010
 Façade Region: 1, Zoning District: TC-1

Dear Ms. McBeth:

This Façade Review is based on the revised drawings dated 5/3/24. The revision consists of adding a 5th floor to both buildings. The percentages of materials proposed for each façade are as shown below. The percentage from the previously approved drawings is shown in parenthesis, for comparison. The percentages required by the Ordinance(s) are indicated in the right-hand column. Materials in non-compliance are highlighted in bold.

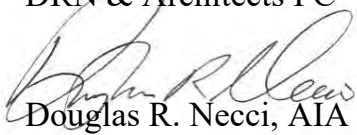
Building Type I	East (Front)	North	South	West	Façade Ordinance Section 5.15 Maximum (Minimum)
Brick	18% (17%)	24% (24%)	21% (24%)	23% (23%)	100% (30%)
Cast Stone	9% (9%)	10% (8%)	12% (8%)	0%	50%
EIFS	52% (54%)	51% (56%)	51% (56%)	77% (77%)	25%
Flat Metal Panels, Woodgrained	15% (13%)	11% (12%)	10% (12%)	0%	50%
Spandrel Glass	2% (3%)	2% (3%)	2% (3%)	0%	50%
Fabric Awning	2% (3%)	1% (3%)	3% (3%)	0%	10%
Metal Canopies	1% (1%)	1% (1%)	1% (1%)	0%	50%
Combined Brick & Stone	28% (26%)	34% (26%)	33% (26%)	23% (23%)	TC-1 Ordinance 3.26.1.G, 51% Min.

Building Type II	East (Front)	North	South	West	Façade Ordinance Section 5.15 Maximum (Minimum)
Brick	18% (17%)	21% (28%)	24% (18%)	23% (23%)	100% (30%)
Cast Stone	9% (9%)	12% (20%)	10% (12%)	0%	50%
EIFS	52% (54%)	51% (38%)	51% (61%)	77% (77%)	25%
Flat Metal Panels, Woodgrained	15% (13%)	10% (7%)	11% (9%)	0%	50%
Spandrel Glass	2% (3%)	2% (3%)	2% (3%)	0%	50%
Fabric Awning	2% (3%)	3% (3%)	1% (3%)	0%	10%
Metal Canopies	1% (1%)	1% (1%)	1% (1%)	0%	50%
Combined Brick & Stone	28% (26%)	33% (32%)	34% (30%)	23% (23%)	TC-1 Ordinance 3.26.1.G, 51% Min.

Building Types I and II – A Section 9 Waiver was previously granted for the underage of Brick and Stone and the overage of EIFS. As shown above the proposed revision does not result in any significant change in the previously approved façade percentages. For this reason, we believe that extending the previous Section 9 Waivers to the revised design is justified.

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



June 3, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
James Hill – Plan Review Center
Heather Zeigler – Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Planning Assistant

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

RE: The Bond (FKA Flint Street Development)

PSP# 24-0002

PSP# 21-0027

PSP# 21-0001

PSP# 21-0001

PSP# 19-0152

PSP# 18-0089

Project Description:

Build 2 multi-story/multi family structures off Flint St., and 1 commercial building property off Novi Rd x Flint St.

City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

Erick W. Zinser

Fire Chief

John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire hydrant **MUST** be installed and operational prior to above ground construction starts.
- **CORRECTED 10/16/19**-MUST provide water-mains and sizes on a site plan for review.
- **CORRECTED 3/22/18** - MUST provide drawings to scale for turning radius review.
- **CORRECTED 10/16/19**-Turning radius in the middle and south parking lots do not city standards for 50' outside and 30' inside.
- **CORRECTED 6-14-18**- Building >55' MUST be built to High Rise specifications.
- **CORRECTED 6-3-24**-Hydrant spacing is 300' from hydrant to hydrant (Not as the crow flies). Novi City Ordinance 11-68(F)(1)C.
- Building #1's FDC locations MUST be within 100' from a fire hydrant. (Novi City Ordinance Sec15-17 912.3). However, FDC locations are NOT included for the residential buildings on this submittal. They must also be located within 100" of hydrants and not obstructed by landscaping.
- **CORRECTED 1-20-2021 KSP**. Fire apparatus access roads

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities supporting thirty-five (35) tons (Novi City Ordinance 503.2.3 *Surface*).

- **CORRECTED-** Dry standpipes/FDC's on each end of parking structure KSP 6-14-18. For the parking structures: The parking structures lengths are (710') longer than the fire departments pre connect hose lays. Need to figure out a solution for this issue. Possible dry standpipe connections from both ends towards the middle.
- **CORRECTED 5/11/21 KSP-MUST** show water-mains to building #2 on plans for review.
- **CORRECTED 5/11/21 KSP-MUST** decrease the distance between the Dry Standpipe connections on both floors for the parking deck. The distance between the standpipe connections is 404'. **MUST** be decreased by 50' per verbal agreement in pre-app meeting.
- **DISREGARD- MUST** separate the fire lead for the property into two separate leads, one for each building. **City of Novi Ordinance 11-68(a)(9).**
- **See Memo Dated 5/11/21 from Ben Croy to Kevin Pierce Fire Marshal. CORRECTED 5/11/21-** Generally, the distribution system in all developments requiring more than eight hundred (800) feet of water main shall have a minimum of two (2) connections to a source of supply and shall be a looped system. Exceptions will be made in those instances when a second connection is not available, or it is not otherwise possible to provide a looped system, provided the system is designed to accommodate a second connection when made available. The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand (3,000) gallons per minute in apartment, cluster residential and similar complexes, institutional and school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential. Water mains are required to be extended along all road frontages abutting the proposed development at the direction of the city in accordance with the City of Novi Master Plan current edition for water main construction. **(D.C.S. Sec.11-68(a)1).**

Recommendation:

Approved

Sincerely,

A handwritten signature in black ink, appearing to read 'KSP', with a long horizontal stroke extending to the right.

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

CITY COUNCIL MINUTES
EXERPT JULY 22, 2024

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 22, 2024, AT 7:00 P.M.**

Mayor Fischer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Council Members Gurumurthy, Heintz, Smith, Staudt, Thomas

ALSO PRESENT: Victor Cardenas, City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 24-07-103 Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0

To approve the agenda as presented.

Roll call vote on CM 24-07-103 Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer
Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS:

1. Older Adult Needs Committee Final Report

Mayor Pro Tem Casey addressed the Council with the Committee's final report. This Committee started back in January 2023 when the City Council passed a resolution to establish the Committee. The Committee members are herself, Kathy Crawford, Jay Dooley, Kim Nice, Debbie Wrobel and Council members Brian Smith & Ericka Thomas. Staff liaisons were Jeff Muck and Kit Keiser. The staff liaison from the City Clerk's office was Deputy Clerk Melissa Morris. The committee wouldn't have been successful without the wisdom and guidance of Jeff and Kit and the absolute stellar project management and organization skills of Melissa Morris who kept everyone on track with everything needed. The Committee heard presentations from the Novi Public Library, Novi Police, Novi Fire, Novi Code Enforcement, Novi Older Adult Services, Novi Parks Recreation & Cultural Services, Meadowbrook Commons, Novi Community Planning Department and Novi Community Relations Department. The Committee heard from representatives from AgeWays, Oakland County Older Adult Services and Senior Center Managers from Hartland & Auburn Hills, and from the OPC (townships of Rochester, Rochester Hills and Oakland). The Committee had a specific charter that they had to follow in terms of what it was that they were seeking to understand. The gist of it was trying to help the City Council and the City administration understand what activities, needs and volunteer community opportunities existed and should exist for the older adults in Novi. They talked about programs, projects, facilities, best practices and how they might start disseminating information and creating advocacy regarding the services for older adults in specific areas. The reason this committee was formed was the projected growth in our

- 3. Consideration of approval to award engineering design services to OHM Advisors for the rehabilitation of Thirteen Mile Road from M-5 to Haggerty Road, and of West Park Road from 12 Mile Road to Pontiac Trail, in the amount of \$336,528.00.**

CM 24-07-107 Moved by Smith, seconded by Thomas: MOTION CARRIED: 7-0

Approval to award engineering design services to OHM Advisors for the rehabilitation of Thirteen Mile Road from M-5 to Haggerty Road, and of West Park Road from 12 Mile Road to Pontiac Trail, in the amount of \$336,528.00.

Member Heintz wanted to say that he likes the dimension of the potential for bike lanes and recognize that it's not necessarily with the scope of this project, being more of a resurfacing, but looking forward to future opportunities that align with the active mobility plan.

Roll call vote on CM 24-07-107

**Yeas: Staudt, Thomas, Fischer, Casey,
Gurumurthy, Heintz, Smith
Nays: Heintz**

- 4. Approval of the request of DTN Management/Tricap Holdings for JSP18-10 The Bond development for a Third Amendment of the Development Agreement, and revised Preliminary Site Plan, Storm Water Management Plan and Woodland Permit, to allow 69 additional units. The Subject Property is zoned Town Center One and is approximately 7.99 acres of vacant land in Section 22.**

City Manager Cardenas started by saying that the City approved the preliminary site plan, phasing plan, woodland permit, stormwater management plan for the bond back on July 23, 2018. The initial proposal was for two four-story multiple residential buildings with 253 units and a 5,578 square foot, single story commercial building on the 7.79 acres. Amendments of the plan had previously been approved twice. The developer is returning to Council requesting a third amendment to add 69 additional units and an extra floor for each of the two residential buildings and a third floor for the parking garage. By adding a third level to the garage, the development has a better overall parking ratio.

Applicant Albert Ludwig, with Trica Holdings, stated that they were partners with DTN Management to develop this orphan piece of property that is along the railroad tracks. They had great plans when they bought this parcel in 2017. Before coming to Council in 2018, we were ready to build this building and when going through the financing with HUD, it was required to get a sign off by FEMA. FEMA told the applicants that the parcel was close enough to the floodplain so the map would have to be redrawn. That process was handled by the engineering and building department. It took over a year to get FEMA to sign off on a new plan because every time the City's consultant would send something into FEMA, they would say that a new person was handling this, and they were going to start over. This happened over and over again so the applicants went to their congressional people, the governor and everybody they could think of to try to push the

process along. By the time that was done, covid hit and then the crazy inflation that occurred over the next couple of years and with the costs of construction skyrocketing, the project no longer made sense to build financially. They decided to wait it out and see if interest rates would come back down and if construction costs would stabilize. They then came to the realization that costs are not going backwards, and they don't see interest rates dropping much if at all. They were trying to make this project financially feasible. They came up with the idea of converting the building from a wood structure to a steel frame building. Steel frame is more economical, and it costs more or less the same in today's world. You can't get insurance anymore on a new wood framed building but it's not impossible to get on a steel framed building. We have lot of amenities on this project like co-workspaces, dog washes, pool area, and courtyards. This is an urban project designed in a suburban setting. We recently did a very similar project in Royal Oak and people loved it. We got full immediately and we've stayed full. People love having parking, they love the smaller units and all the wide space amenities. We tried to put a finger on how we can make this building affordable to build and somebody came up with the idea of putting a fifth floor on it and it still meets the ordinances in terms of height, and we still stay below the density maximum that Council is allowed to approve and by adding an extra floor to the parking structure, we keep the same parking ratio that we had before. The elevation of a four-story building compared to a five-story building side by side is almost undetectable. There's a little bit of change for the ramps for the parking structure but it's the same site plan, the same building, the same elements on the façade, and the same ratio. We are here to seek your approval so we can get this building going. We've been trying for seven years and we're ready to build it. We have to go back to the ZBA this week because all the variances that they previously awarded us have expired.

Member Heintz then asked Barb McBeth if she could clarify the difference between the usable open space for multiple dwelling units and open space and what the entails. What are the goals and needs these different spaces are trying to meet? Does usable open space include balconies, but the open spaces do not? Barb McBeth replied that usable open spaces could be places on the site that are usable by the residents of the site like green spaces on the ground or any space on the roof that was usable by people. Member Heintz wanted to know what the main goal was for these open spaces like are they private spaces or for socializing & interacting or basically those open spaces could be used in any form or fashion. Barb McBeth commented that she thinks it's generally allowing people to get together to socialize or be on their own outside but in this case, she thinks there are some spaces inside also for that purpose. Member Heintz said that he wasn't around previously when this had gone through Council before and what the applicants are requesting is different than the standard definition and was wondering was that something that was previously approved with prior council, the area between the fitness room and clubhouse, or is that a new request. Barb McBeth responded that previously the City Council did approve some of those interior spaces as part of the required open space calculations. In this review she wants it to be clear that maybe it doesn't exactly meet the terms of the open space requirements, but it had been approved previously as part of the open space standards. Member Heintz also wanted to know if the square footage of the clubhouse included everything like hallways, office

space, etc. or if that's the square footage within the clubhouse that's going to be the primary spaces only where people would be interacting. Barb McBeth replied that she thinks the intent would've been just the spaces where people are interacting and not the hallways or the offices and things like that.

Member Smith stated that in the packet, one of the first things noted said the increase does not cause any detrimental impact on the responsibility or capabilities of social public services including water service, sanitary, sewer, police, fire, et cetera. Reading through the report that was included, it looks like the determination of planning is that there isn't, and he was wondering how a 25% increase in capacity doesn't have a detrimental impact. Barb McBeth responded that they reached out to City engineer Ben Croix to find out whether there would be any significant impact on the existing water, sanitary or storm sewer for this particular area of the City and he said there's plenty of capacity in this area of the City and it wouldn't be a concern with regard to fire. They always have the fire marshal look at the plans and provide any comments that would be needed, and they didn't hear any concerns from the fire marshal either about the services. Member Smith inquired if an updated traffic study was done, and Barb replied yes, and it was anticipated that there would be less traffic generated from this development than back when it was first evaluated in 2018.

Mayor Pro Tem Casey said that relative to the conversation about open space and usable open space, she noticed that when looking at the planning review chart, both of those are marked as do not meet code and wanted to know if there is any way to get the open space to meet code as it exists today. Barb McBeth replied that the initial submittal has been modified over the years and there just does not seem to be way to get any additional actual open space opportunities. Albert Ludwig then stated that in order for the City to build Bond Street, they needed additional land. They had almost nine acres to start and gave an acre to the City. It was a skinny parcel, and it became skinnier. If they had maintained that acre, then they would've had more than was required but they gave that to the City so they could build the loop. They were happy to do so because it helps their project as well, but it made the entire project smaller, so they're retained within that. Mayor Pro Tem stated that this is the second time Council is seeing a request for a five-story multi-family or apartment style living and that's going to get people starting to be concerned that all of a sudden Novi's going to start putting in five-story buildings everywhere possible and that's not the position she holds and not a position she'll be taking.

Mayor Fischer said he see the references to the issues of the floodplain and covid but there have been a lot of properties that have come back and build their site plan in the last couple of years, Townes at Main Street for example, where the developers didn't come back and ask for higher density. He asked the applicants for a better explanation as to why they waited until 2024 and why their market pricing won't make up for the construction costs and inflation increases. Albert Ludwig stated that they don't believe that rents have increased with the same level of inflation as the costs have. He thinks rents are more or less the same as what they thought they were going to be six, seven years

ago because we're looking at \$2,000 for one-bedroom apartments and as you get into the twos and threes, they get much more expensive. John Woods, on behalf of DTN, wanted to add to the conversation regarding capacity. In reconstructing the road profile, that dictated a change by HUD. HUD financing is challenging and in hindsight if they had known that this project didn't fit their perfect box, they would have gone a different route. That delayed them two and a half to three years. The first delay was in 2019 with the governmental shutdown. The second delay was they value engineered the building because it was overvalued. Covid hit and lumber went from \$300 per thousand board feet to \$1,200. Financing went from 3.15%, that they financed originally, to 5.5%. That caused a six-month delay and then they reengaged as lumber started to come down. In the meantime, HUD came back to and said they noticed in the review that they had changed the road profile, and it would now have to be a five-mile radius. That took another year. Then HUD came back and said there might be underground storage tanks on site that have to be remediated. That took seven to eight months and turned out the tanks didn't exist. There were massive delays and as those delays were occurring, costs were going up. Portland Cement is still on a national allocation so concrete is hard to get and it's about 50% more than it was two years ago. At any rate, these costs are increasing, and they are running into these challenges. At the same time inflation is pushing rents up. This deal now costs \$20 million more. Part of trying to make this deal work, they changed from wood frame to steel. It's not owner insurance but the builder's risk during construction that the reinsurance market will not insure in the State of Michigan. Steel is about the same cost and, from the City's perspective, there's an advantage as it's a non-combustible building. Keep in mind that 95% of all apartment fires are created by tenants in their kitchen and typically not by transformers exploding or cars burning. There was an agreement back in 2017 that would give an acre of land and that drove the 12 or 13 variances from the ZBA because it pushed public property deeper in their property. These encroachments created variance requirements so that's somewhat where the limited open space came from. There are four buildings, four – five stories, and each has a 130 x 60-foot donut in the middle of each. This is comparable to what you would see in downtown Austin, Texas. We call this a suburban urban building and is not your traditional garden style three-story walk up. There are big courtyards, each about 7,000 square feet in addition to 7,000 feet of common area. He challenges any other multifamily property owner in the city of Novi that has more than 7,000 square feet of common area. Between the 1,800 square foot clubhouse, the demo kitchen, a huge pool area, dog wash stations, and the WeWork stations, each courtyard is 7,000 square feet each so that is literally about 35,000 square feet each of open air and enclosed common area. Each courtyard has active passive programming and is programmed differently with pickleball courts in one, shuffle balls courts in another, there are also grilling stations, reflection areas and reading areas. The Mayor said he understands a lot of this but that his question was specific to rental prices increasing and how that is not taking care of the inflationary costs and why did they wait so long to get to this point when other developers in Novi have started years ago. Mr. Woods responded that he can't attest to what the numbers look like for other developers, but he can say that for them to commit and move forward on a \$95 million project, they had to make sure the numbers worked. It took this long will all those other factors for it to work. A lot of these delays weren't delays from us, they were from HUD and there were delays from other forces that they didn't have

control. Two and half to three years was lost just in dealing with their lender. Mayor Fischer stated that he didn't have an issue with the height because that is within the ordinance, the Council has discretion when it comes to room sizes. Even if the applicants had the extra acre, the Mayor's understanding is they would still only be allowed 490 and they are already at 641 which is above what they would have been entitled to under the nine acres. The Mayor feels the Council has been pretty gracious up until this point and 70 additional units at \$1,500 or \$2,000 a month is going to bring in another \$1.3 to \$1.7 million for the applicants so he can see why they would be interested in adding a floor and 70 units. He then asked Mr. Woods if financing had been secured at this point and Mr. Woods replied no, but that they have several options and they have the equity which is the important piece of a project this size. The Mayor asked if the project was approved and the applicants got zoning board approval, when would they start. Mr. Ludwig spoke up and said that they had to release this to the engineers to redesign it for steel. The timeline for that would probably be three to four months. They would hopefully get started late this year but guessing more likely in the spring. The Mayor expressed that part of his frustration is that the Council gets excited, they hear about projects, land gets tied up and then they go through amendment after amendment. If the applicants have followed any of the councils before, there was a project that went to six amendments and after three, the Mayor no longer supported the project. There is an element where everyone needs to come to the table, make agreements, negotiate, sign an agreement, and start to move forward. The Mayor then wanted to talk about the commercial building and as he understands under the current contract, the applicants have three years to start the commercial building after the commencement of the residential and then they can ask for a six-month extension and he wanted to know what the timing would be for the commercial portion. Mr. Ludwig responded that he wouldn't look to spec that building. There's enough vacant commercial space up and down Novi Road to where they would not want to put up a building with a "for rent" sign. They have turned down several offers from various users and they turned them all down as they didn't think it would be a valuable addition to their project. He would think that within three years they could aggressively market this property and find a good user for it. Not just from a zoning standpoint but something that enhances the entrance of their project. They want something nice, that's the gateway. The Mayor stated that with the right amount of aggressing marketing that someone could get in there and if this contract were to come back before Council, he would like to see that three years reduced down to two years and the language about the six months stricken from that. He is not concerned about the stories and the height as that is within the zoning and he can understand some of the difficulties and the construction piece going up and they've heard from staff that it's not detrimental to the capacities. He will be looking for some language changes in the commercial piece.

Member Staudt pulled up the April 15, 2019, meeting and read the notes from the applicants' presentation. This started as a \$35 to \$40 million project. It then evolved into a \$60 million project and now he's heard it's a \$95 million project. By the time the applicants start, it will be a \$125 million project. He stated that his vote is contingent on getting the parking lot done for the cemetery because he doesn't want to wait three years to get a commercial building in there. One of the primary reasons he was behind

this when it first came was the fact that the applicant was going to build public access to the cemetery. There are limited options to get in there and Council doesn't want people driving around as it's an old cemetery. Member Staudt wanted to know if the applicants were still committed to building the parking lot as they did five years ago. Applicant Albert Ludwig stated absolutely, as soon as they start the first apartment building and they'll put in the agreement. John Woods followed by saying that it's most efficient when they have equipment there as opposed to remobilizing it so it would be dumb for them not to do it. Mr. Ludwig said they will start on it day one when they start leveling the ground. Member Staudt said it was April 15th, 2019, when this was approved the first time. The applicants had come and wanted relief from the tree fund and asked if they were still asking for that. The applicants stated no, that they are \$8 million deep into this, out of pocket, and they're ready to keep going. Member Staudt asked if the applicants sat there when the train went through, and Mr. Woods replied that they'd done four studies at least and he himself has sat there at various times of the day. He said that they had put an offer in on that building as it was recently for sale. Member Staudt said that he recently drove by the area and noticed that the applicants had put a bridge over the creek to access the restaurants at the far end of the property. The applicants said it was a beautiful road project and Member Staudt said the City had made quite an investment in that project as well. He thought this project seemed like a cool idea five years ago and he still thinks that but said that five stories are a little frightful for the Council but that the applicants had found a good place for that kind of building.

CM 24-07-108 Moved by Staudt, seconded by Casey: MOTION CARRIED: 6-1

Tentative approval of the request of DTN Management/Tricap Holdings for JSP 18-10 The Bond Development for the revised Preliminary Site Plan, Woodland Permit, and Storm Water Management Plan and to direct the City Attorney to prepare the Third Amendment to the Development Agreement that will be brought back to Council for consideration and approval. The agreement shall be based on and subject to the following:

- 1. All deviations and waivers that have been previously granted in the Development Agreement, except as modified below.**
- 2. City Council for allowing an increase in the number of rooms allowed (812 proposed) with the following findings per Section 4.82.2.b.:**
 - a. That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;***
 - b. That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size,***

character, and impact on adjacent property or the surrounding neighborhood.

- 3. City Council finding the usable open spaces as shown on the site plan acceptable as the proposed spaces meet the intent of the Ordinance to provide active and passive recreational opportunities for future residents.**
- 4. Section 9 waivers for:**
 - a. Not providing the minimum required brick (30% minimum required) on the east (17% proposed), north (21-24% proposed), west (23% proposed), and south (21-24% proposed) facades for Building 1 and 2;**
 - b. Exceeding the maximum allowed percentage of EIFS (25% maximum allowed) on all facades (proposed: East- 52%, North-51%, South- 51% and West- 77%) for Building 1 and 2;**
 - c. Not providing the minimum required brick and stone (50% minimum required) for TC-1 district on all facades (23-34% proposed) for Building 1 and 2;**
 - d. Not providing the minimum required brick (30% minimum required) on all facades (proposed: North -23%, -West 8%, South- 8% and East- 17%) for Commercial Building;**
 - e. Exceeding the maximum allowed for Cast Stone (50% maximum allowed) on all facades (proposed: North-55%, West-76%, South- 76% and East- 64%) for Commercial Building;**
 - f. Exceeding the maximum allowed percentage for Ribbed Metal (0% allowed) on all facades providing the ribbed metal (proposed: North-12%, West-6%, South- 6% and East- 9%) for Commercial Building;**
 - g. Exceeding the maximum allowed concrete for west facade for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);**
 - h. Exceeding the maximum allowed cast stone for north and south facades for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided).**
- 5. Zoning Board of Appeals variances previously granted will need to be reapproved as they have expired.**
- 6. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance, Chapter 11 and Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Member Heintz commented that it was mentioned that apartments like these were built in Austin and Chicago. Austin's population is close to a million people and Chicago's is close to 2.5 million people so that's a difference compared to Novi which is 66,000 plus. That is unnerving for him as this is the second time in recent history where people have come up and asked for an additional increase in units, additional density and that makes him concerned about the direction they've had to come with this.

Roll call vote on CM 24-07-108

Yeas: Thomas, Fischer, Casey, Gurumurthy, Smith, Staudt

Nays: Heintz

- 5. Approve recommendation from the Finance and Administration Committee to amend the Investment Policy for the Retiree Healthcare Fund to change the investment allocation guidelines.**

City Manager Victor Cardenas said that this item comes from the first Finance and Administration Committee meeting. The current investment policy has been in place for over 12 years and the investment allocations do not align with the fully funded other post-employment benefits, better known as OPEB. The change being offered results in a more conservative strategy and takes into account the 130% funding level of our OPEB, which doesn't require contributions from the City for the next two fiscal years.

Mayor Fischer noted that this came to the Finance and Administration Committee's review and there was a presentation from and discussions with Director Johnson. This comes with full approval and recommendation from the Committee.

CM 24-07-109

Moved by Staudt, seconded by Casey: MOTION CARRIED: 7-0

Approve recommendation from the Finance and Administration Committee to amend the Investment Policy for the Retiree Healthcare Fund to change the investment allocation guidelines.

Roll call vote on CM 24-07-109

Yeas: Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz, Smith

Nays: None

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None