



CITY OF NOVI CITY COUNCIL
MARCH 18, 2024

SUBJECT: Approval of the request of DTN Management/Tricap Holdings for JSP 18-10, The Bond development, for a one-year extension of their Final Site Plan approval. The property is zoned TC-1 (Town Center One) and is approximately 7.74 acres. It is located on the southwest side of Bond Street, south of Grand River Avenue and west of Novi Road in Section 22. The applicant received Final Stamping Set approval for a mixed-use development with two four-story multi-family residential buildings with a total of 260 apartments on April 14, 2022.

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The subject property is approximately 7.74 acres and is located on the southwest side of Bond Street. Bond Street is located near the southwest quadrant of Grand River Avenue and Novi Road (Section 22). The applicant previously 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 a total of 260 apartments and a single-story commercial building (5,578 SF). The site improvements include a two-level parking structure, surface parking, site amenities such as a swimming pool, landscaped courtyards, and related landscape improvements.

If approved, this extension would allow additional time for the applicant to begin construction of the previously approved project. As stated in the applicant's letter requesting the extension, they have encountered difficulties navigating coordination between FEMA approval of a revised floodplain map (which did not impact their property) and HUD loan approval. In the interim, rising interest rates and construction costs also caused the project to be delayed.

If the extension is granted, the new expiration date for the site plan approval will be April 13, 2025. Unless another extension is granted, or a new approval is granted, construction would need to begin by that date, or the site plan process would need to be restarted. Section 6.1.6 of the Zoning Ordinance allows up to three one-year extensions to be granted by the approving body.

At this time, Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year.

DEVELOPMENT AGREEMENT

The site plan qualifies for a mixed-use development and the higher densities the Town Center-1 District offers since the applicant is proposing 10 percent of the total development as non-residential use. Because the applicant is proposing to build the qualifying non-residential use in phase 3, the timing of which is undetermined, the developer agreed to enter into a Development Agreement with the City. The Development Agreement was approved by City Council at their April 15, 2019, meeting (recorded with Oakland County Records on May 24, 2019, at Liber 52859, Page 785). The agreement in general consists of the following:

1. It sets forth conditions required in connection with the approval relating to certain deviations and variances.
2. The subject property shall be developed and used solely for mixed-use development in accordance with the approved Site Plan.
3. It governs the type of use and timing of construction of the commercial portion of the project.

On November 25, 2019, the Developer and City Council entered into a First Amendment to the Development agreement, which increased the allowable number of rooms to 260 with a corresponding increase in the room count.

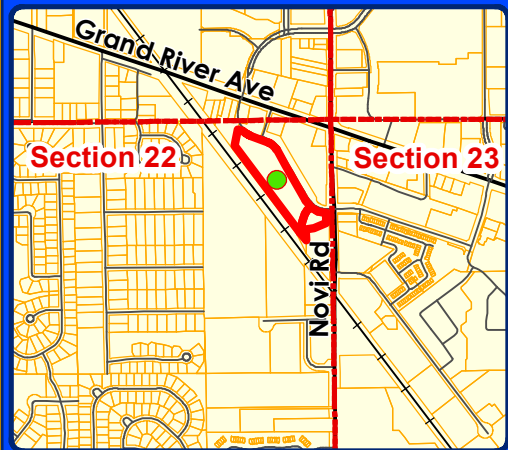
On January 25, 2021, the Developer and City Council agreed to a Second Amendment to the Development Agreement which allowed minor changes to the parking lot, façade, and landscaping, and did not impact any of the original conditions of the agreement.

RECOMMENDED ACTION: Approval of the request of DTN Management/Tricap Holdings for JSP 18-10, The Bond development, for a one-year extension of their Final Site Plan approval. The property is zoned TC-1 (Town Center One) and is approximately 7.74 acres. It is located on the southwest side of Bond Street, south of Grand River Avenue and west of Novi Road in Section 22. The applicant received Final Stamping Set administrative approval for a mixed-use development with two four-story multi-family residential buildings with a total of 260 apartments on April 14, 2022. The extension granted results in a new expiration date of April 13, 2025.

(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.)

MAPS
LOCATION
ZONING

THE BOND LOCATION




LEGEND

 Subject Property

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

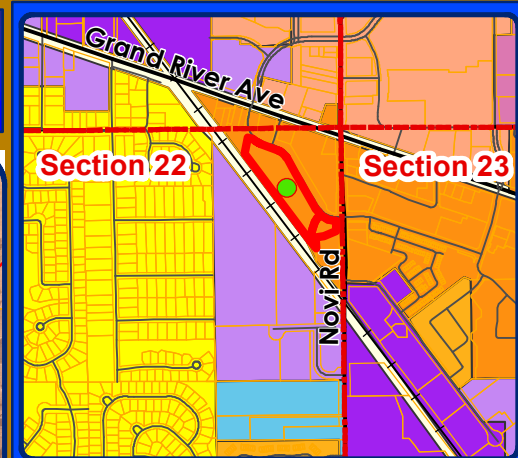
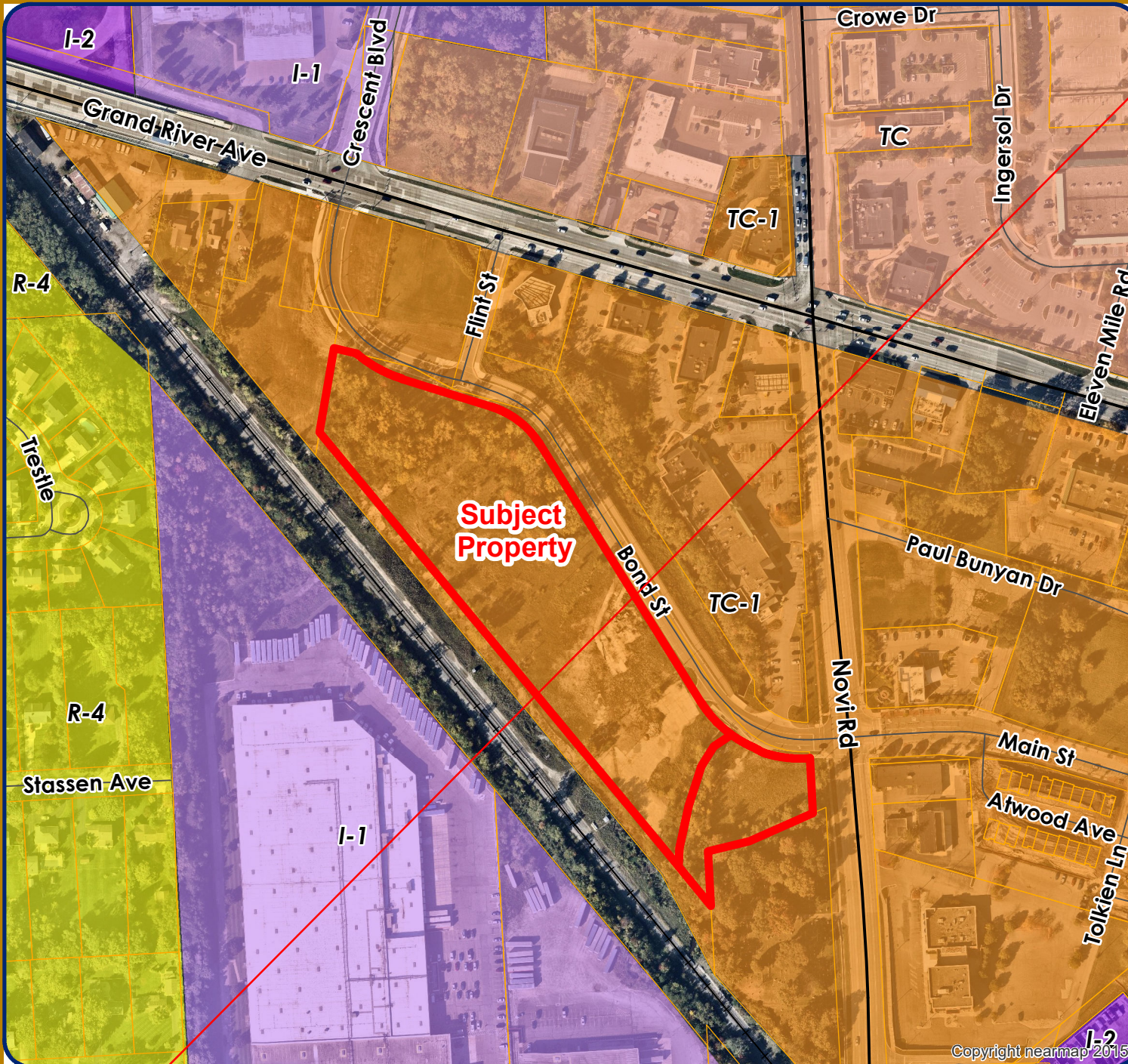
Map Author: Lindsay Bell
Date: 3/13/24
Project: The Bond
Version #: 1

0 65 130 260 390 Feet
1 inch = 292 feet



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.

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
cityofnovi.org

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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SITE PLAN & RENDERING



FINAL SITE PLAN / ENGINEERING CONSTRUCTION PLANS FOR:

THE BOND OF NOVI

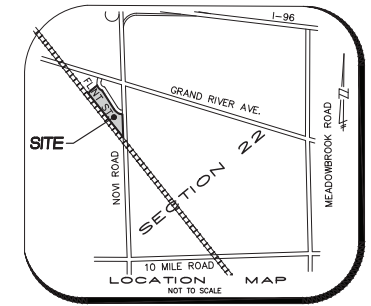
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PREPARED FOR:

BOND OF NOVI, LLC
30600 NORTHWESTERN, SUITE 430
FARMINGTON, MICHIGAN 48334
PHONE: 248.538.1389 EXT. 236



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



LEGAL DESCRIPTION
PHASE 1 - RESIDENTIAL

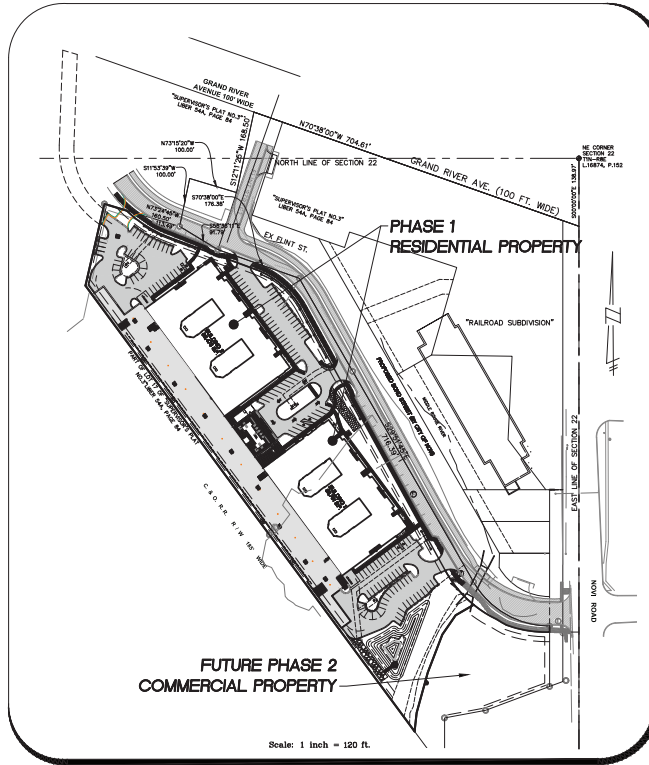
A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 138.97 feet, along the East line of said Section 22 and centerline of Novi Road; thence North 70°38'00" West, 704.61 feet, along the Northern property line of 'Supervisor's Plat No. 3', as recorded in Liber 54A of Plats, Page 84, Oakland County Records and the Southerly right-of-way line of Grand River Avenue (100 foot width), to the Northeast corner of Lot 8 of said 'Supervisor's Plat No. 3'; thence South 12°11'25" West, 168.50 feet, along the easterly line of said Lot 8 to the Southeast corner of said Lot 8; thence North 73°15'20" West, 100.00 feet, along the southerly line of said Lot 8, to the Southwest corner of said Lot 8 and to a point on the easterly line of Lot 7 of said 'Supervisor's Plat No. 3'; thence South 11°53'39" West, 100 feet, along the easterly line of said Lot 7; thence South 42°25'40" West, 30.70 feet, for a POINT OF BEGINNING; thence South 69°38'58" East, 187.64 feet; thence 125.39 feet along a curve to the right, said curve having a radius of 176.00 feet, a central angle 40°49'10" and a chord bearing and distance of South 49°14'23" East, 122.75 feet; thence South 28°49'48" East, 612.64 feet; thence 90.40 feet along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 22°02'24" and a chord bearing and distance of South 39°51'00" East, 89.84 feet; thence South 59°53'11" West, 42.67 feet; thence South 34°38'36" East, 47.87 feet; thence South 21°37'51" West, 83.19 feet; thence South 15°22'53" West, 85.73 feet; thence South 06°20'23" West, 38.08 feet; thence North 36°26'24" West, 1133.42 feet; thence North 13°04'21" East, 171.48 feet; thence South 73°24'45" East, 47.01 feet; thence 105.11 feet along a curve to the left, said curve having a radius of 257.00 feet, a central angle of 23°26'02" and a chord bearing and distance of South 57°55'57" East, 104.38 feet, to the Point of Beginning. All of the above containing 6.8371 Acres. All of the above subject to easements, restriction and right-of-ways.



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

FUTURE PHASE 2 - COMMERCIAL

A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 968.86 feet, along the East line of said Section 22 and centerline of Novi Road; thence Due West, 60.01 feet, for a POINT OF BEGINNING; thence Due South 111.36 feet; thence South 69°32'00" West, 139.49 feet; thence South 79°31'27" West, 85.50 feet; thence Due South, 110.57 feet; thence North 36°26'24" West, 103.20 feet; thence North 08°22'23" East, 38.08 feet; thence North 15°22'53" East, 85.73 feet; thence North 21°03'51" East, 83.19 feet; thence North 34°38'36" East, 47.87 feet; thence North 59°53'11" East, 42.67 feet; thence 55.87 feet along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 13°37'17" and a chord bearing and distance of South 57°40'51" East, 55.74 feet; thence 23.03 feet along a curve to the left, said curve having a radius of 232.50 feet, a central angle of 05°40'35" and a chord bearing and distance of South 59°46'47" East, 23.02 feet; thence 82.96 feet along a curve to the left, said curve having a radius of 238.00 feet, a central angle of 10°58'21" and a chord bearing and distance of South 80°00'37" East, 82.54 feet; thence South 89°59'48" East, 6.81 feet, to the Point of Beginning. All of the above containing 1.071 Acres. All of the above subject to easements, restriction and right-of-ways. All of the above subject to the right of the public on Novi Road.



Scale: 1 inch = 120 ft.

GENERAL NOTES

1. NOTIFY THE CITY OF NOVI AT (248) 347-0454 A MIN. OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF NOVI.
3. CALL 811 ONE-CALL UTILITY LOCATING A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. ALL SOIL EROSION AND SILTATION MUST BE CONTROLLED AND CONTAINED ON-SITE.
5. ALL EXCAVATION UNDER OR WITHIN 1 ON 1 INFLUENCE OF ANY PAYMENT, EXISTING OR PROPOSED, OR WHERE SAID BACKFILL IS CALLED FOR ON THE PLAN, SHALL BE BACKFILLED AND COMPACTED WITH GRANULAR MATERIAL (SAND) MEET CLASS II TO 95 PERCENT MAXIMUM UNIT DENSITY (ALL OTHERS 90 PERCENT).
6. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND FACILITIES. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AS THE PROPOSED UTILITY CROSSINGS PRIOR TO THE START OF UNDERGROUND CONSTRUCTION. ANY CONFLICTS WITH UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER.
7. WHERE TWO UTILITIES CROSS, INCLUDING SANITARY SEWER LEADS, PROVIDE POROUS GRADE "X" BACKFILL MATERIAL COMPACTED TO THE UNDERCOSE OF THE HIGHER UTILITY OR AS SPECIFIED ON THE DETAIL SHEET.
8. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES.
9. ANY MUD TRACKED ONTO BOND STREET SHALL BE REMOVED DAILY.
10. IF DEWATERING IS DETERMINED TO BE REQUIRED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE AREA TO BE DEWATERED. SUBMIT A DEWATERING PLAN TO THE CITY OF NOVI ENGINEERING DIVISION FOR REVIEW. TO MONITOR AND TO DETERMINE THAT THERE WILL NOT BE ANY IMPACT TO ANY ADJACENT OR OFF-SITE PROPERTIES DEWATERING PROCEDURES SHALL BE IN COMPLIANCE WITH ORDINANCE NO. 87-164. 05.
11. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN BOND STREET RIGHT-OF-WAY.
12. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO THE START OF ANY WORK.
13. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
14. ALL PAYMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, PER THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE NUMBER 281250206P, EFFECTIVE DATE: 09-29-2006 AS REVISED IN LOWER 10-05-08PZ, EFFECTIVE DATE: 09-24-2010.
16. ENGINEERING CONSTRUCTION PLANS PREPARED IN ACCORDANCE WITH THE SOIL INVESTIGATION REPORT BY MCGOWELL AND ASSOCIATES, DATED: 09-11-17.

SHEET INDEX:

1. COVER SHEET
- 1A. ALTA/NSPS LAND TITLE SURVEY
2. OVERALL SITE PLAN
3. EXISTING CONDITIONS AND DEMOLITION PLAN
4. PHASE 1 GRADING, PAVING AND S.E.S.C. PLAN
5. PHASE 1 GRADING, PAVING AND S.E.S.C. PLAN
6. DETAILED GRADING PLAN
7. SANITARY SEWER AND WATER MAIN PLAN AND PROFILES
8. STORM SEWER PLAN
9. STORM SEWER PROFILES
10. DETENTION BASIN DETAILS
11. UNDERGROUND DETENTION PHASE 1
12. DRAINAGE DISTRIBUTION PLAN AND STORM SEWER CALCULATIONS
13. TRAFFIC CONTROL PLAN
14. OPEN SPACE PLAN
15. SOIL BORING LOGS
16. SOIL BORING LOGS
- ND, -ND2. NOTES AND DETAILS

LANDSCAPE PLANS:

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

PHOTOMETRIC PLAN:

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

ARCHITECTURAL PLANS:

- P1.01-A4.30 ARCHITECTURAL PLANS

CITY OF NOVI STANDARD DETAILS:

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

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

FIRE DEPARTMENT NOTES

1. All fire hydrants and water mains shall be installed and in service prior to above foundation building construction on each phase is built.
2. All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
3. Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
4. Provide 4"-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
5. Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #85.09.02.



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167

PHONE: 248.308.3331

PROPERTY BOUNDARY & TOPO INFORMATION

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



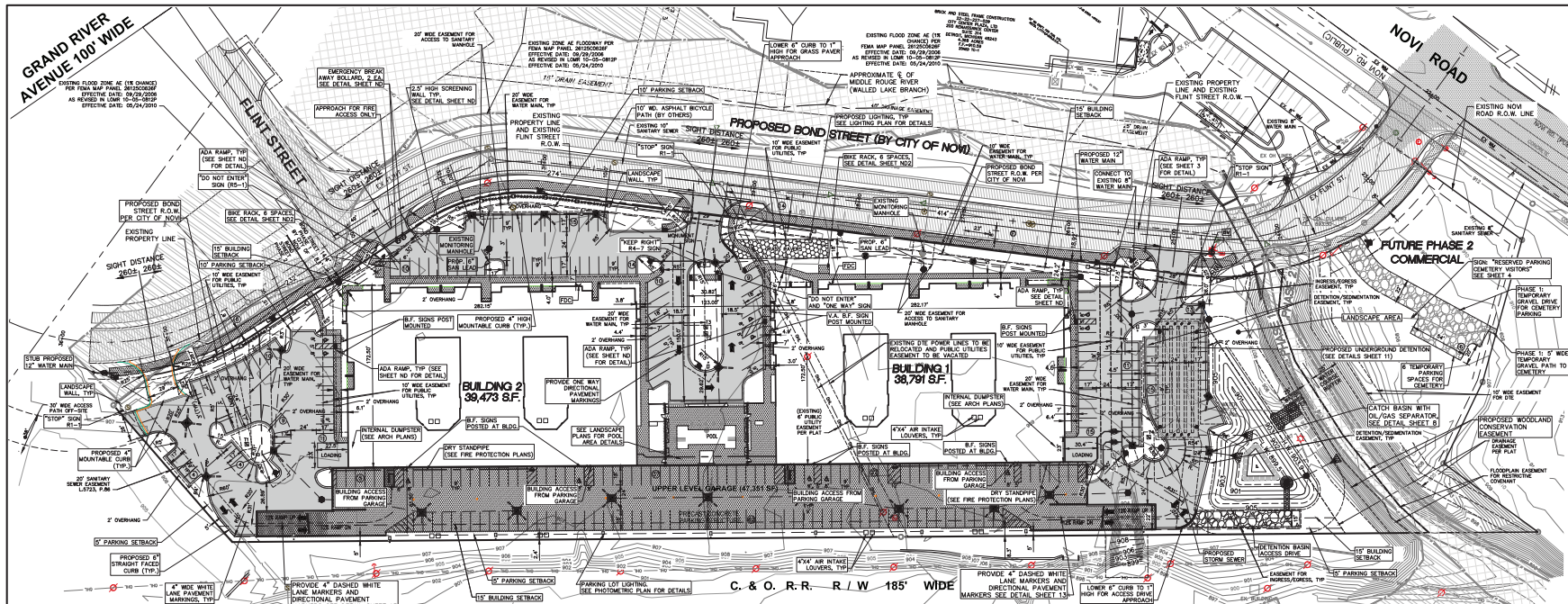
LANDSCAPE PLANS
PREPARED BY:
HPLA STUDIO
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
hplastudio.com

BENCHMARKS:

R/R SPIKE IN SOUTH FACE OF POWER POLE
LOCATED ON THE WEST SIDE OF FLINT
STREET ± 88' SOUTHEAST OF THE
SOUTHEAST BUILDING CORNER.
ELEVATION 908.44 (CITY OF NOVI DATUM)
RIM OF SANITARY MANHOLE AT
NORTHERNMOST POINT OF PROPERTY
ELEVATION 908.81 (CITY OF NOVI DATUM)

REVISIONS			ENGINEER'S SEAL
NO.	REVISION	DATE	
1	SOE SUBMITTAL	04-04-19	
2	REV. CIVIL DOCUMENT SUBMITTAL	01-20-20	
3	ISSUED FOR PERMIT	01-20-20	
4	REV. RECORDS FOR CLIENT	09-11-20	
5	REVISE STORM SEWER FOR DTE X-RING	09-04-20	
6	ADDRESS E	09-29-20	
7	PERMIT SUBMITTAL TO NOVI	12-23-20	
8	ADDRESS D AND REV PER CITY	01-27-21	
9	REVISE PER CITY REVIEW	04-02-21	
10	STAMPING SETS	09-28-21	
11	NOV. ELEC. STAMPING SETS FOR CITY	06-02-23	

DATE: 04-04-19 [DESIGNED BY: J.K.] (JOB NUMBER: 17-032)
[CHECKED BY: J.K.] (JOB NUMBER: 17-032-CV-002)



- NOTES**
1. ALL WORK SHALL CONFORM TO THE CITY OF NOV'S CURRENT STANDARDS AND SPECIFICATIONS.
 2. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, 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 SOIL.
 3. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE NOV ENGINEERING DEPARTMENT FOR REVIEW.
 4. NOT REGULATED WETLANDS ON SITE.
 5. A PERMIT FOR THE WORK UNDER PROPOSED BOND STREET (BY CITY OF NOV) SHALL BE SECURED FROM THE CITY OF NOV PRIOR TO CONSTRUCTION.
 6. COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS, AND PAVED AREAS.
 7. SANITARY LEAD SHALL BE BURIED AT LEAST 5' DEEP WHEN UNDER THE INFLUENCE OF PAVEMENT.
 8. NO ADJACENT GROUND STORAGE TANKS ARE PROPOSED.
 9. TOTAL AREA OF PARCELS: 7,984 SQUARE FEET
TOTAL IMPERVIOUS AREA: 5,410 SQUARE FEET
PERCENTAGE OF IMPERVIOUS AREA: 67.7%
SEE SHEET FOR STORM MANAGEMENT PLAN
 10. ALL PARKING LOT CATCH BASINS HAVE UNDER DRAINS (SEE DETAIL SHEET 7).
 11. PARKING AREAS ARE MEASURED TO FACE OF CURB.
 12. NO MAINTENANCE WILL BE PERFORMED ON SITE, NO SMOKE, NOISE, VIBRATION, OR ODOR OF UNUSUAL NATURE WILL BE PRODUCED.
 13. NARROWEST WIDTH OF CURVED PARKING SPACES SHALL BE 9 FT TYPICAL.

SITE DATA:

EXISTING ZONING	TC-1
EXISTING AREA OF SITE CROSS	8,974 AC
AREA OF SITE EXPOSED (W. DEDICATION)	7,984 AC
AREA OF COMMERCIAL SITE	1,107 AC
AREA OF RESIDENTIAL SITE	6,877 AC

LOT AREA COVERAGE:

BUILDING 1	38,791 SF
BUILDING 2	18,473 SF
PARKING GARAGE	42,121 SF
COMMERCIAL BUILDING PHASE 2	5,138 SF
TOTAL AREA	131,123 SF

RESIDENTIAL PHASE 3

TOTAL NO. OF RESIDENTIAL UNITS	260 UNITS
BUILDINGS	128 UNITS
MAXIMUM HEIGHT	65 FT
BUILDINGS	113 UNITS
MAXIMUM HEIGHT	65 FT

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

TOTAL NUMBER OF RESIDENTIAL PARKING REQUIRED BY DISTRICT = 439

TOTAL NUMBER OF RESIDENTIAL PARKING PROVIDED (INCLUDES 54 P-PARKING SPACES)

REAR	209
SURFACE	150
BOND STRIP/STAIRCASE	20
TOTAL RESIDENTIAL PARKING SPACES PROVIDED	439

COMMERCIAL PHASE 2

TOTAL FLOOR AREA (NET S.F.)	5,162 SF
PARKING SPACES PROVIDED	49
REAR PARKING	OUTDOOR 6 EA.
REAR PARKING	OUTDOOR 6 EA.
TOTAL COMMERCIAL PHASE 2	12 REQUIRED

BUILDING SETBACK REQUIREMENTS FOR TC-1 DISTRICT

RESIDENTIAL	FRONT	REAR	SIDE
MIN	15 FT	5 FT	5 FT
MAX	15 FT	5 FT	5 FT

MINIMUM PARKING SETBACK REQUIREMENTS FOR TC-1 DISTRICT

RESIDENTIAL	FRONT	REAR	SIDE
MIN	10 FT	5 FT	5 FT
MAX	10 FT	5 FT	5 FT

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

REVISIONS

NO.	REVISION	DATE	UTILITY WORKING
1	NO SUBMITTAL	07-03-19	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD
2	808 CONC. DOCUMENT SUBMITTAL	07-03-19	
3	REVISION FOR PERMIT	08-11-20	
4	VE. REVISIONS PER CITY	08-24-20	
5	ADDITION C & W PER CITY	09-23-20	
6	PERMIT SUBMITTAL TO NOV	10-23-20	
7	ADDITION C & W PER CITY	10-23-20	
8	REVIEW PER CITY REVIEW	04-02-21	
9	STAMPING SITE	08-25-21	
10	REV. ELEC. STAMPING SITE PER CITY	08-25-21	

DATE: 04-04-19 (APPROVED BY: R.E. JOR) **PERMIT NUMBER: 17-038**
(CHECKED BY: J.E. JOR) **JOB NUMBER: 17-038-01-02**

OVERALL SITE PLAN

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

SHEET 2

THE BOND
Quantity Summary

SANITARY SEWER

ITEM	QUANTITY
1 8" PVC SDR 35 IN BUILDING LEAD	74 LF.
2 5' DIA. MANHOLE (WITH INTERNAL DROP COUPL)	2 EA.

WATER MAIN

ITEM	QUANTITY
1 12" WATER MAIN D.I. CL 54	907 LF.
2 8" WATER MAIN D.I. CL 54	526 LF.
3 8" FIRE LINE D.I. CL 54	54 LF.
4 6" WATER SERVICE D.I. CL 54	53 LF.
5 HYDRANT, VALVE & BOX	9 EA.
6 12" GATE VALVE & WELL	1 EA.
7 8" GATE VALVE & WELL	1 EA.
8 6" GATE VALVE & WELL	1 EA.

STORM SEWER

ITEM	QUANTITY
1 6" SLOPED HOPE CURB UNDERDRAIN	385 LF.
2 6" PVC POOL LEAD	35 LF.
3 6" PVC LEAD - GARAGE	107 LF.
4 10" PVC STORM LEAD	64 LF.
5 12" PVC STORM LEAD	64 LF.
6 12" C-76-CL 4	1,234 LF.
7 15" C-76-CL 4	240 LF.
8 18" C-76-CL 4	530 LF.
9 21" C-76-CL 4	163 LF.
10 24" C-76-CL 4	296 LF.
11 2' DIA. LID	2 EA.
12 2' DIA. CATCH BASIN	7 EA.
13 4' DIA. MANHOLE	5 EA.
14 5' DIA. OVERFLOW MANHOLE	1 EA.
15 5' DIA. MANHOLE	2 EA.
16 6' DIA. MANHOLE	1 EA.
17 6' DIA. CATCH BASIN WITH OIL/GAS SEPARATOR	1 EA.
18 4' DIA. CATCH BASIN	1 EA.
19 5' DIA. CATCH BASIN	1 EA.
20 36" CP STAIRSTEP	1 EA.
21 24" END SECTION W/ RP RAP	3 EA.

PAVING

ITEM	QUANTITY
1 ASPHALT PAVEMENT (NOV DETAIL: 1B)	12,000 S.Y.
1.5" SEI WEARING COURSE	
1.5" M.A.C. LEVING COURSE	
8" STAIR COMP. AGE BASE	
2 ASPHALT PAVEMENT FOR ROW APPROX (NOV DETAIL: 2B)	232 S.Y.
3 8" CONC. CURB & GUTTER	2,505 LF.
4 4" CONC. SIDEWALK	14,071 S.F.
5 6" WIDE CONC. PATH	4,001 S.F.
6 8" STAIR STONE TEMPORARY GRAVEL DRIVE	514 S.F.
7 8" STAIR STONE DETENTION BASIN ASPH. DRIVE	367 S.Y.



SIGN QUANTITIES

DESCRIPTION	QUANTITY
R1-1 "STOP" SIGN (30"x30")	3
R5-1 "DO NOT ENTER" SIGN (30"x30")	2
R7-8/8/7-8P V.A. BARRIER FREE SIGN 4	2
R7-8 BARRIER FREE SIGN	11
R4-7 "KEEP RIGHT" SIGN (24"x30")	1
R6-2 "ONE WAY" SIGN (24"x30")	1
NOTE: ALL TRAFFIC SIGNAGE SHALL COMPLY WITH CURRENT MUTSD STANDARDS.	



SOIL CLASSIFICATIONS

FROM U.S.S.C. SOIL SURVEY OF OAKLAND COUNTY, MI 1980
13B - OSHTEMO-BOYER LOAMY SANDS, 0-6% SLOPES
59 - URBAN LAND
The soils classification determined from the Soils Survey of Oakland County, Michigan 1980, published by the United States Department of Agriculture, Soils Conservation Service, is 59-Urban Land, (Entire Parcel). Site Plan is graphical representation.

PROPOSED IMPROVEMENTS

1. WOODLANDS PLAN, TREE INVENTORY REMOVAL & REPLACEMENT PLAN WILL BE PROVIDED WITH LANDSCAPE PLAN.
2. MANHOLE SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER LOCATED ALONG FLINT STREET AS SHOWN.
3. MANHOLE WATER TO BE PROVIDED BY CONNECTING TO AN EXISTING WATER MAIN LOCATED ALONG FLINT STREET.
4. STORM WATER DETENTION SHALL BE PROVIDED ON SITE (BANK FULL FLOOD). THE 100 YR FLOOD IS STORED IN A DOWNSTREAM REGIONAL DETENTION BASIN.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS SHOWN. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
6. ALL ROADWAYS TO BE PRIVATE.
7. A CITY OF NOV RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
8. ALL SIDEWALKS TO BE ADA COMPLIANT.

STRIPPING NOTES

1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WHITE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMENUS/CONCRETE. ALL PAVED AREAS WITH PARKING SHALL BE PAINTED WITH 11-3 OR 11-4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAVED AREAS WITHIN PARKING AREAS FROM OVERLAP WITH 1.5" PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH RED WITH BLUE STRIPING. WHEEL CHAIR OWNERS SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND.
3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE BLUE AND WHITE LINES ADJUTING EACH OTHER SHALL BE PROVIDED.

BARRIER-FREE RESERVED PARKING SIGNS

NOTE: ACCESSIBLE PARKING SPACES SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND WIDE ENOUGH SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

SIGNING NOTES

1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINIAL GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SOIL.
3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. 14-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR LARGER 14-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY RETROREFLECTIVITY REQUIREMENTS.

BOLLARD DETAIL

NO SCALE

APPLICANT EXTENSION REQUEST

FEBRUARY 14, 2024

BOND OF NOVI, LLC

February 14, 2024

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

RE: The Bond at Novi JSP18-10

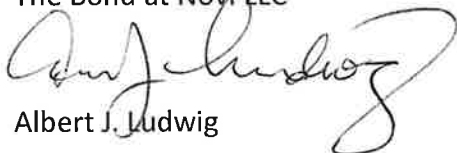
Dear City Council members;

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

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

Very Truly Yours;

The Bond at Novi LLC



Albert J. Ludwig

Member