



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: August 14, 2018

REGARDING: Parcels # 50-22-22-226-005 & 50-22-22-226-003 (PZ18-0036)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

DTN Management Company/Tricap Holdings, LLC

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Town Center-1
Location: West of Novi Road and South of Grand River Avenue
Parcel #: 50-22-22-226-005 & 50-22-22-226-003

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Sections:

4.82.2, to increase the maximum percentage of one bedroom units allowed for this development by 8 percent (58% proposed, 50% maximum allowed by code).

3.27.1D, to allow parking in side yard for commercial building for proposed 49 spaces, allow parking in front yard for residential section (approximately 38 spaces) and to allow parking in side yard for residential section (approximately 50 spaces in east side and 35 spaces in west side. No front yard or side yard parking allowed by code.

4.82.2.e, to allow for the reduction of minimum building setbacks for Building 1 on east side of building (15ft required, a minimum of 12 feet with overhang of 8.81 feet proposed for an approximate length 12 feet, total building length is 283 feet, 30 feet minimum setback required. To allow for the reduction of minimum building setback for Building 2 on east side of building (15 ft required, a minimum of 8 feet with overhang of 3.8 feet proposed for an approximate length 16 feet, total building length is 283 feet, 30 feet minimum setback required. To allow for the reduction of minimum building setback parking garage on the west side of building (15 feet required, 5 feet proposed for entire structure, total building length is 283 feet, 30 feet minimum setback required by code.

5.7.3E, to allow for the increase of average to minimum light level ratio for the site (4:1 maximum is allowed, 4.8:1 proposed.

5.7.3K, to exceed maximum allowed foot candles along the south property line abutting railroad tracks (1 foot candle maximum allowed, up to 1.7 foot candles is proposed for a small area) 1 foot candle maximum allowed where a site abuts a nonresidential district .

3.27.1H and 5.4.2, to allow two loading areas in the side yard for the residential section. All loading and unloading within the TC-1 district shall be in the rear yard by code, 5.2.4 to reduce the minimum required loading areas for each of the two spaces in residential section (2,830 square feet required, 644 square feet provided.

3.27.1.I, to reduce the width of the sidewalk along a nonresidential collector (12.5 feet required on both sides, 8 feet proposed on west side and 10 feet asphalt path proposed on east side of road. 12.5 feet required by code.

5.3.2, to reduce the minimum parking bay depth for spaces proposed in parking garage (18 feet proposed, 19 feet minimum required by code).

This property is zoned Town Center-1 (TC-1).

Staff Comments: City Council approved the preliminary site plan based on Planning Commission recommendation subject to ZBA approval of the requested variances. A copy of staff plan review comments is attached that relate to the current request. Most of the deviations are related to the unusual shallow shape of the lot.

II. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. **PZ18-0036**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we deny the variance in Case No. **PZ18-0036**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi

MEMORANDUM



TO: LARRY BUTLER, DEPUTY COMMUNITY DEVELOPMENT DIRECTOR
FROM: SRI RAVALI KOMARAGIRI, PLANNER
SUBJECT: JSP 18-10 THE BOND: STAFF COMMENTS ON ZBA VARIANCE REQUEST
DATE: AUGUST 03, 2018

On July 23, 2018 City Council approved the Preliminary Site Plan, Phasing Plan, Woodlands Permit, and Storm Water Management Plan subject to Zoning Board of Appeals approval of following deviations requested by the applicant. Excerpts from Planning review letter that relate to current request are provided below. .

1. A Zoning Board of Appeals variance from section 4.82.2 for increasing the maximum percentage of one bed room units allowed for this development (50% maximum allowed, 58% proposed) . **The applicant states that their target renters mostly prefer to have smaller living spaces but more on-site amenities for active and passive recreation. The applicants are proposing a large number of amenities and services on site, such as Dog Park, bike repair, dog wash, gyms, studios and conference rooms. They further state that the proposed unit mix tends to provide a more urban apartment living style than the traditional suburban style living. This is supported by staff based on explanation provided by the applicant.**

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 Flint street realignment plans 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 are staff supported.

PARKING SETBACKS

2. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in side yard for commercial building(approximately 49 spaces); **This is supported due to unusual shallow shape of the subject property;**
3. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in front yard for residential section (38 spaces, 9% of total 432 spaces); **This is supported due to unusual shallow shape of the subject property;**
4. A Zoning Board of Appeals variance from section 3.27.1.D for allowing parking in side yard for residential section (50 spaces,12% of total spaces in east and 35 spaces 12% of total spaces in west); **This is supported due to unusual shallow shape of the subject property;**

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. with overhang of 8.81 ft. proposed for an approximate length of 12 ft., total building length is 283 ft.). **This is supported due to unusual shallow shape of the subject property;**
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. with overhang of 3.8 ft. proposed for an approximate length of 16 ft. , total building length is 283 ft.). **This is supported due to unusual shallow shape of the subject property;**

7. 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. with overhang of 3.8 ft. proposed for an approximate length of 16 ft. , total building length is 283 ft.) **This is supported due to unusual shallow shape of the subject property;**

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 is 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;**

OTHER

12. A Zoning Board of Appeals variance from section 3.27.1.I. 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 Flint 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.**

Please let me know if you have any questions or comments regarding this memorandum, you can contact me at 248.735.5607 or skomaragiri@cityofnovi.org.

RECEIVED

JUL 05 2018

CITY OF NOVI
COMMUNITY DEVELOPMENT



July 3, 2018

City of Novi
Att: Larry Butler
Deputy Community Planning Director
Community Development Department
45175 W. Ten Mile Road
Novi, MI 48375

Re: ZBA Application for The Bond (fka The District) JSP 18-10

Dear Mr. Butler:

On behalf of DTN Management Co. and Tricap Holdings LLC, please find attached the Zoning Board of Appeals Application for The Bond (fka The District) with all applicable variance requests.

You will note that several of our requests are for setback variances related to the front yard, side yard, rear yard and building setbacks. We feel it is important to note that DTN/Tricap contributed approximately one acre of land to the City of Novi along the east property line (Flint Street frontage) to assist with the Flint Street road reconstruction and realignment project that will commence in 2019. The land contributed includes between 15 feet and 52 feet of road frontage along much of the east property line, which if not gifted, would not have required many of the dimensional variance requests in the application.

Should you have any questions or want to discuss specific items please call me at your convenience at 248-361-0718.

Sincerely,

DTN Development Group and
Tricap Holdings LLC

John W. Woods,
Agent for The Bond

Cc: Glenn Cantor, Tricap
Albert Ludwig, Tricap

2502 LAKE LANSING RD., SUITE C • LANSING, MI 48912-3620
PHONE (517) 371-5300 • FAX (517) 371-5356 • E-MAIL: dtn@dtnmgt.com



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 Novi, MI 48375
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**ZONING BOARD OF APPEALS
 APPLICATION**

RECEIVED

JUL 05 2018

**CITY OF NOVI
 COMMUNITY DEVELOPMENT**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300.00</u>	
PROJECT NAME / SUBDIVISION THE BOND, FKA THE DISTRICT				Meeting Date: <u>August 14th</u>	
ADDRESS W SIDE OF FLINT STREET IN THE SW CORNER OF GRAND RIVER AVE AND NOVI RD		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 18-0036</u>	
SIDWELL # 50-22- 22 - 226 - 005 & 003		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY GRAND RIVER AVE AND NOVI ROAD					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?			REQUEST IS FOR:		
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			<input checked="" type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS JWOODS@DTNMG.COM		CELL PHONE NO. (248) 361-0718	
NAME JOHN WOODS				TELEPHONE NO. (517) 371 - 5300	
ORGANIZATION/COMPANY DTN MANAGEMENT COMPANY/TRICAP HOLDINGS, LLC				FAX NO. (517) 371 - 5356	
ADDRESS 2502 LAKE LANSING RD		CITY LANSING		STATE MI	ZIP CODE 48912
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS BTSTOVER@TOEBE-CONSTRUCTIONINC.COM		CELL PHONE NO. (248) 349-7500	
NAME HUNTER DEVELOPMENT COMPANY/B. THOMAS STOVER				TELEPHONE NO. (248) 349-7500	
ORGANIZATION/COMPANY HUNTER DEVELOPMENT COMPANY				FAX NO. (248) 349-4870	
ADDRESS 28990 WIXOM RD, PO BOX 930129		CITY WIXOM		STATE MI	ZIP CODE 48393-0129
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH					
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input checked="" type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>SEE EXHIBIT A</u> Variance requested <u>SEE EXHIBIT A</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE(S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Hunter Development Co.
[Signature]
Applicant Signature

7/2/13
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

HUNTER DEVELOPMENT Co.
[Signature]
Property Owner Signature

07/02/13
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

cityofnovi.org

**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

SEE EXHIBIT B

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

SEE EXHIBIT B

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

SEE EXHIBIT B

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

SEE EXHIBIT B

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

SEE EXHIBIT B

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

SEE EXHIBIT B

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

SEE EXHIBIT B

EXHIBIT A

THE BOND (FKA THE DISTRICT) JSP 18-10

III. ZONING INFORMATION (B) – VARIANCES REQUESTED

Variance Request	Section	Variance Requested
1	4.82.2	A ZBA variance to increase the maximum percentage of one-bedroom units allowed for this development (50% maximum allowed, 58% proposed)
2	3.27.1.D	A ZBA variance to allow parking in side yard for commercial building (approx. 49 spaces)
3	3.27.1.D	A ZBA variance to allow parking in front yard for residential section (approx. 38 spaces, 9% of 432 total parking spaces)
4	3.27.1.D	A ZBA variance to allow parking in side yard for residential section (approx.. 50 spaces, or 12% of total spaces in east side and 35 spaces, or 12% of total spaces in west side)
5	4.82.2.e	A ZBA variance for the reduction of minimum building setback for Building 1 on east side of building (15ft. required, a minimum of 12 ft. with overhang of 8.81 ft. proposed for an approximate length of 12ft. - total building length is 283 ft.)
6	4.82.2.e	A ZBA variance for the reduction of minimum building setback for Building 2 on east side of building (15ft. required, a minimum of 8 ft. with overhang of 3.8 ft. proposed for an approximate length of 16ft - total building length is 283 ft.)
7	4.82.2.e	A ZBA variance for the reduction of minimum building setback for parking garage on west side of building (15ft. required, 5 ft. proposed for entire structure, total building length is 283 ft.)
8	5.7.3.E	A ZBA variance to allow an increase of average to minimum light level ratio for the site (4:1 maximum allowed, 4.8:1 proposed)
9	5.7.3.K	A ZBA variance to exceed maximum allowed foot candle along the south property line abutting railroad tracks (1 fc maximum allowed, up to 1.7fc is proposed for a small area)
10	3.27.1.H & 5.4.2	A ZBA variance to allow two loading areas in the side yards for residential section
11	5.4.2	A ZBA variance to reduce minimum required loading areas for each of the two loading spaces in residential section (2,830 square feet required, 644 square feet provided)
12	3.27.1.I	A ZBA variance to reduce the width of a sidewalk along a non-residential collector (12.5' required on both sides, 8' proposed on west side and 10' asphalt path proposed on east side of road)
13	5.3.2	A ZBA variance to reduce the minimum parking bay depth for spaces proposed in parking garage (19 ft. minimum required, 18 ft. proposed)

**EXHIBIT B
REVIEW STANDARDS DIMENSIONAL VARIANCE**

Variance Request	Standard #1 Circumstances or Physical Condition <i>Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include: A. Shape of Land, B. Environmental Condition, C. Abutting Property</i>	Standard #2 Not Self-Created <i>Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).</i>	Standard #3 Strict Compliance <i>Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.</i>	Standard #4 Minimum Variance Necessary <i>Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.</i>	Standard #5 Adverse Impact on Surrounding Area <i>Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.</i>
1 Max % of 1 Bedroom Units	See Note #1 Below	See Note #1 Below	See Note #1 Below	See Note #1 Below	See Note #1 Below
2 Parking in side yard for a commercial building	Shape of Lot - Due to shallow shape of the property and the inability to park in the rear yard, as required.	Property shape creates practical difficulty to conform with ordinance.	Strict compliance would eliminate all parking for the commercial building.	The proposed 49 spaces are deemed sufficient to support the needs of the commercial.	No adverse impact foreseen. Parking is adjacent to a cemetery, which will use dedicated parking spaces.
3 Parking in front yard for residential section	Shape of Lot - Due to unusual shallow shape of the property and the inability to park in the rear yard, as required.	Property shape creates practical difficulty to conform with ordinance.	Burdensome to conform due to inability to park in rear yard and provide sufficient parking for residential.	Minimum parking required for prospective residential.	No adverse impact foreseen on development of surrounding property.

Note #1 (Max % of 1 BR Units) – The proposed mix of 1 BR units is based on applicants marketing feedback and experience with like properties owned in similar markets (Grand Rapids and Lansing), which have indicated stronger 1 BR demand. The larger percentage mix is based on target demographic and renter profile, indicated rental rates, mix of residential amenities and experiences offered to residents. Other key factors include:

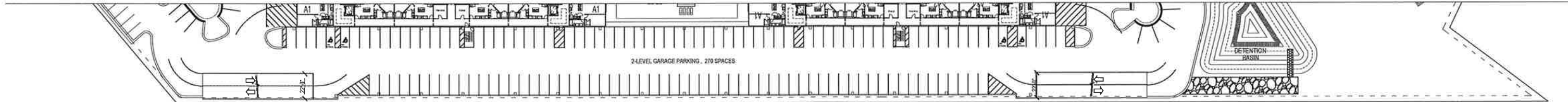
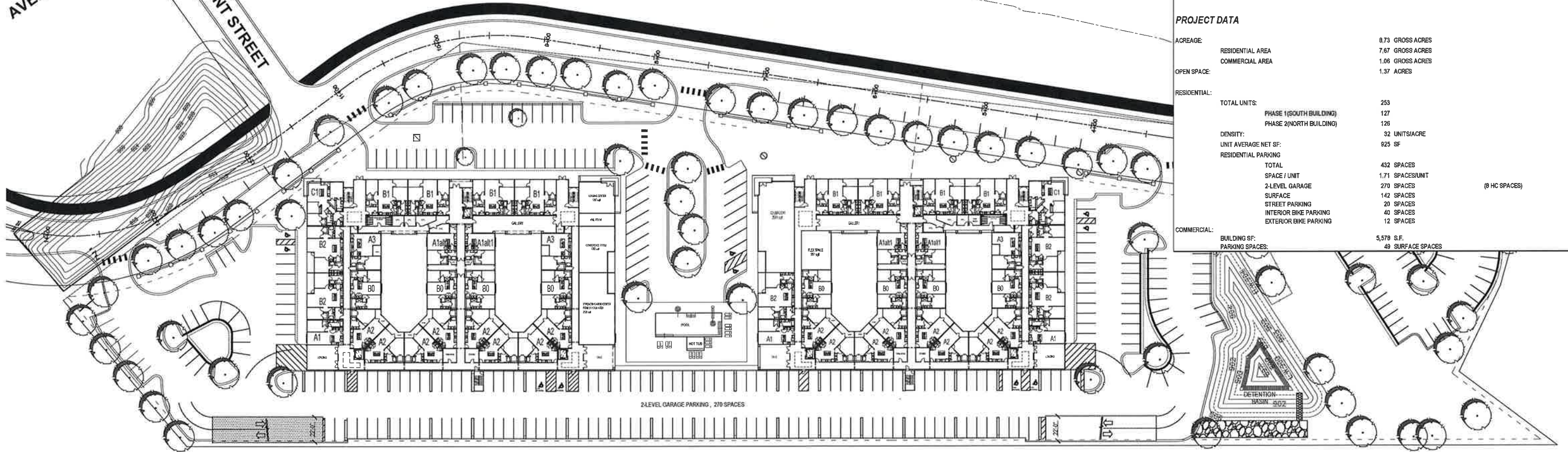
- Key demographic will include young professionals (singles and couples) demanding 1 BR units under \$1400 per month
- A unit mix offering several 1 BR configurations, covering a range of over 200 sq ft and a variety of floor plans
- There are a limited number of luxury 1 BR units currently offered in the Novi market that do not offer similar resident amenities, including dog parks, yoga rooms, bike rooms, walkable to downtown Novi, private parking, etc.
- The shift to a larger percentage of 1 BR units is consistent with the national trend for urban/suburban lifestyle communities.

4 Parking in side yard for residential section	Shape of Lot - Due to unusual shallow shape of the property and the inability to park in the rear yard, as required.	Property shape creates practical difficulty to conform with ordinance.	Very burdensome to conform due to inability to park in rear yard.	Minimum parking required for residential.	No adverse impact foreseen on development of surrounding property, or neighborhood.
5 Reduction of minimum building setback (Building #1)	Shape of Lot - Due to unusual shallow shape of the property and the inability to park in the rear yard.	Property shape creates practical difficulty to conform with ordinance.	Very burdensome to conform due to shape of property.	Minimum variance necessary based on design parameters.	No adverse impact foreseen on surrounding properties, or neighborhood.
6 Reduction of minimum building setback (Building #2)	Shape of Lot - Due to unusual shallow shape of the property and the inability to park in the rear yard.	Property shape creates practical difficulty to conform with ordinance.	Very burdensome to conform due to shape of property.	Minimum variance necessary based on design parameters.	No adverse impact foreseen on surrounding properties or neighborhood.
7 Reduction of min. building setback for a parking garage	Shape of Lot - Due to unusual shallow shape of the property and the inability to park in the rear yard. 15' required and 5' proposed.	Property shape creates practical difficulty to conform with ordinance.	Very burdensome to conform due to shape of property.	Minimum variance necessary based on design parameters.	No adverse impact foreseen on surrounding properties or neighborhood. Property line and parking garage abuts railroad tracks.
8 Increase of average to min light level ratio	Shape of Lot - Due to site layout and site shallow overall depth.	Property shape creates practical difficulty to conform with ordinance.	Very burdensome to conform due to shape of property.	Minimum variance necessary.	No adverse impact foreseen on neighboring properties based on light level variance.
9 Increase in max. allowed foot candles	Shape of Lot - Due to the exceptionally shallow nature of the lot along the south property line along the railroad tracks.	Site layout creates practical difficulty to conform with ordinance	Very burdensome to conform based on site layout.	Minimum variance necessary to achieve the smallest variance.	No adverse impact foreseen on neighboring properties based on foot candle variance near the railroad tracks.

10 Allowing loading areas in side yards	Shape of Lot – Due to the shallow nature of the lot, all loading is designed in the side yards.	Property shape creates practical difficulty to conform with ordinance.	Very burdensome to conform due to shape of property.	Minimum variance necessary to deliver project to property shape.	No adverse impact foreseen on neighboring properties based on requested variance.
11 Reduction in min. required loading areas	Not Applicable	No immediate practical difficulty, but the additional loading area is deemed not necessary.	Strict loading area compliance would reduce more valuable parking.	Due to residential nature of the development, the loading areas are sufficient.	No adverse impact foreseen on neighboring properties based on requested variance.
12 Reduction in sidewalk width along a non- residential collector	Not Applicable	Parcel shape makes it practically difficult to achieve 12.5' of side walk width.	Strict compliance is not achievable given parcel shape, road realignment project and building design.	Current variance requested was mitigated and has no impact on other properties in the district.	Current variance requested aligns with City's current plans for Flint Street realignment. Although 8' is proposed, another 10' sidewalk is planned for the east (opposite) side of the street.
13 Reduction in min parking bay depth (18' v 19')	Not Applicable	Practically difficult, as the parking bay depth of 18' is a standard dimension for this manufactured product	Burdensome to conform as the dimensions are based on a precast garage model designed to transport via local roadways.	Minimum variance requested based on design limitations	No adverse impact foreseen on neighboring properties based on requested variance.

GRAND RIVER AVENUE 100' WIDE

FLINT STREET



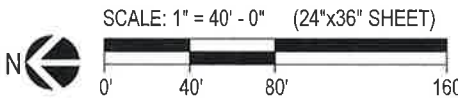
STATION 6						DTN MANAGEMENT CO.		2017659	
UNIT TABULATION- 4 STORY RESIDENTIAL									
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	TOTAL AREA	UNIT PERCENTAGE	% UNIT BREAKDOWN		
E1	1br/1ba	603	24	24	14,472	9%	58%		
A1	1br/1ba	742	27	27	20,034	11%			
A1-alt1	1br/1ba	792	4	4	3,168	2%			
A2	1br/1ba	820	64	64	52,480	25%			
A3	1br/1ba	864	27	27	23,328	11%			
B0	2br/2ba	944	32	64	30,208	13%			
B1	2br/2ba	1,122	32	64	35,904	13%	37%		
B2	2br/2ba	1,259	29	58	36,511	11%			
C1	3br/3ba	1,277	14	42	17,878	6%			
TOTALS			253	374	233,983	100%	100%		

UNIT AVERAGE NET SF: 925

* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

ACREAGE:		8.73 GROSS ACRES
RESIDENTIAL AREA		7.67 GROSS ACRES
COMMERCIAL AREA		1.06 GROSS ACRES
OPEN SPACE:		1.37 ACRES
RESIDENTIAL:		
TOTAL UNITS:		253
PHASE 1(SOUTH BUILDING)		127
PHASE 2(NORTH BUILDING)		126
DENSITY:		32 UNITS/ACRE
UNIT AVERAGE NET SF:		925 SF
RESIDENTIAL PARKING		
TOTAL		432 SPACES
SPACE / UNIT		1.71 SPACES/UNIT
2-LEVEL GARAGE		270 SPACES
SURFACE		142 SPACES
STREET PARKING		20 SPACES
INTERIOR BIKE PARKING		40 SPACES
EXTERIOR BIKE PARKING		12 SPACES
COMMERCIAL:		
BUILDING SF:		5,578 S.F.
PARKING SPACES:		49 SURFACE SPACES



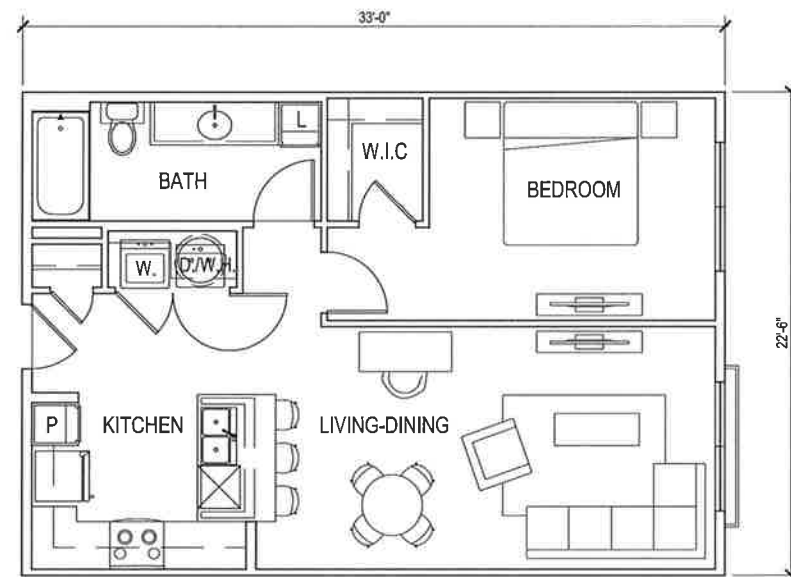
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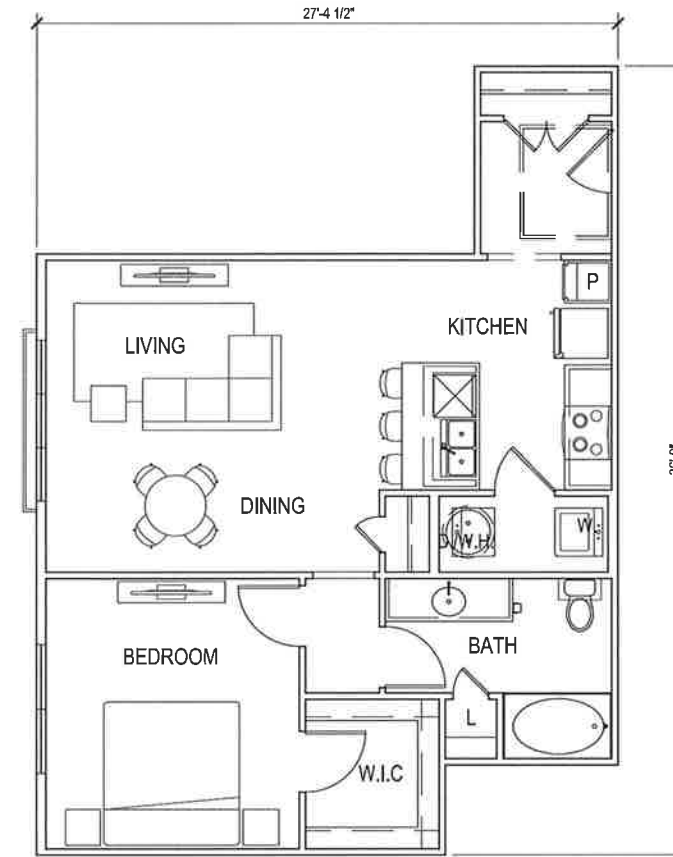
ARCHITECTURAL SITE PLAN
SCHEME 05
June 11, 2018

SP05
THE BOND
Novi, MI.
HPA# 17659

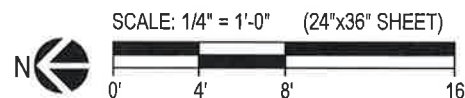
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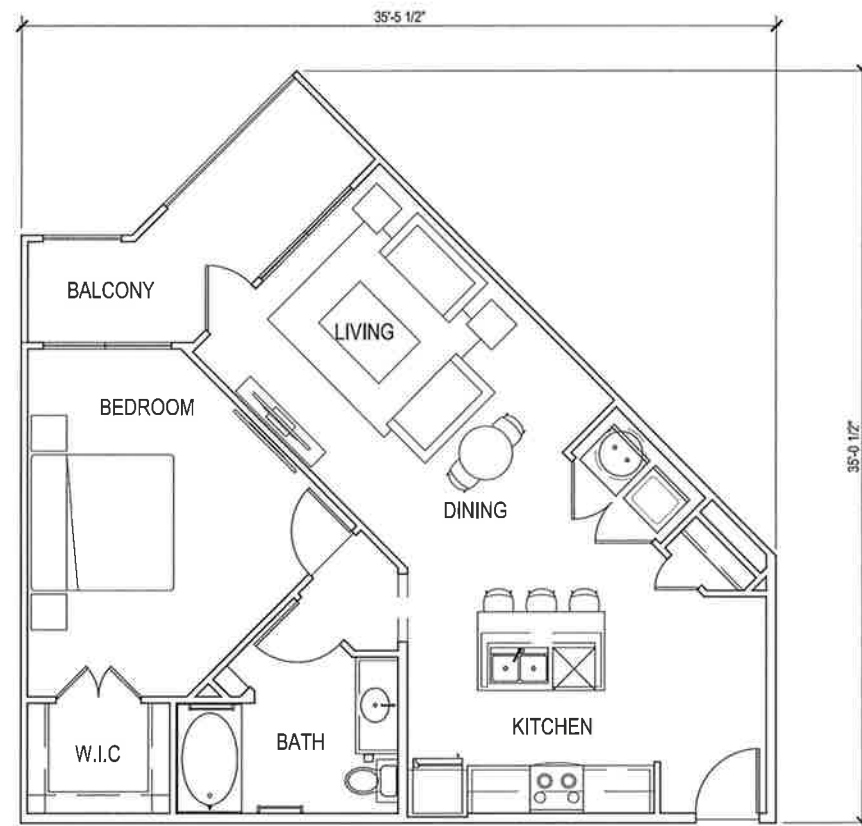


UNIT A1
NET - 742 SQ. FT.

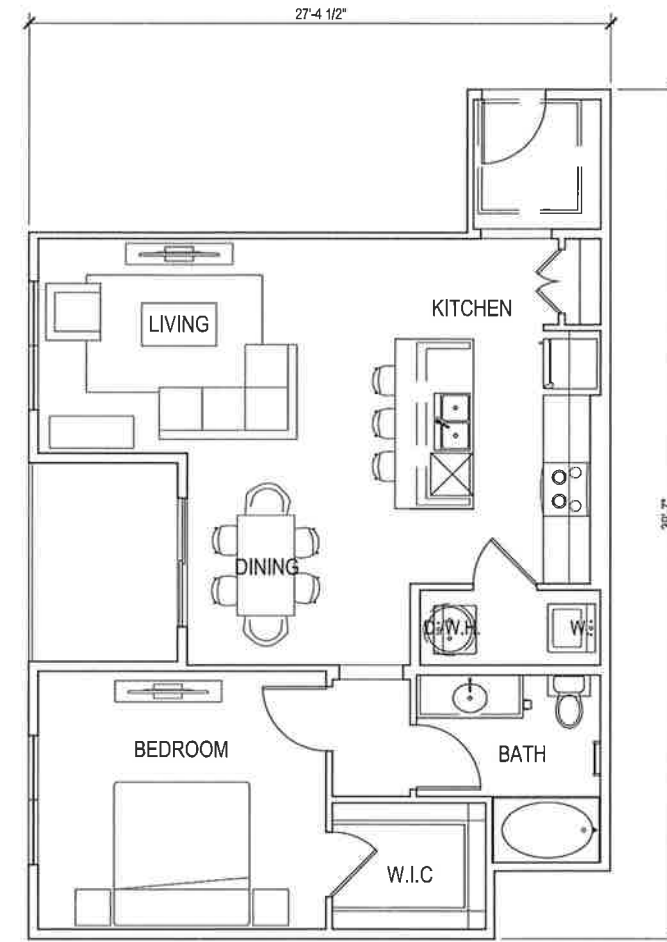


UNIT A1-alt1
NET - 792 SQ. FT.



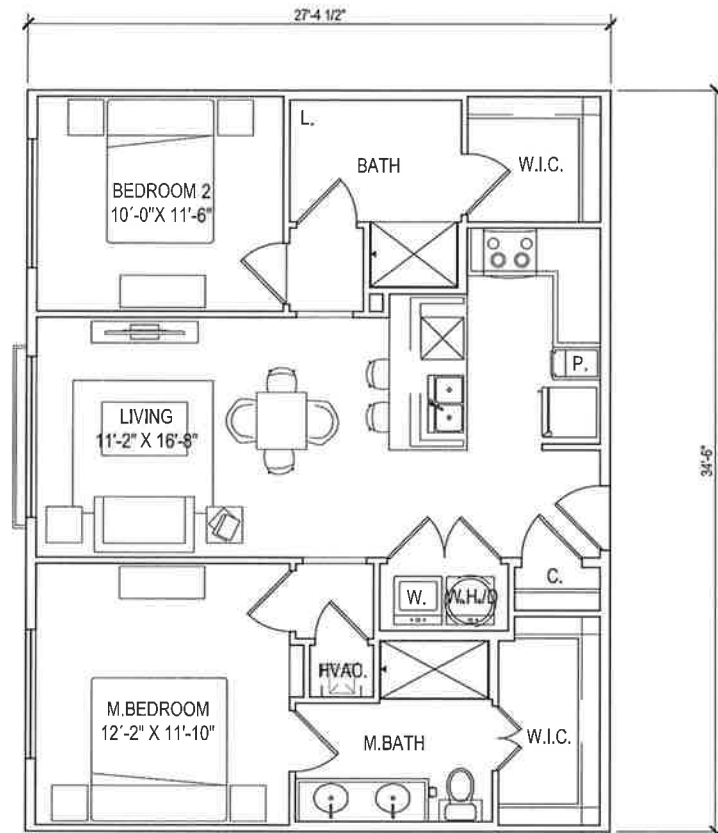


UNIT A2
NET - 820 SQ. FT.

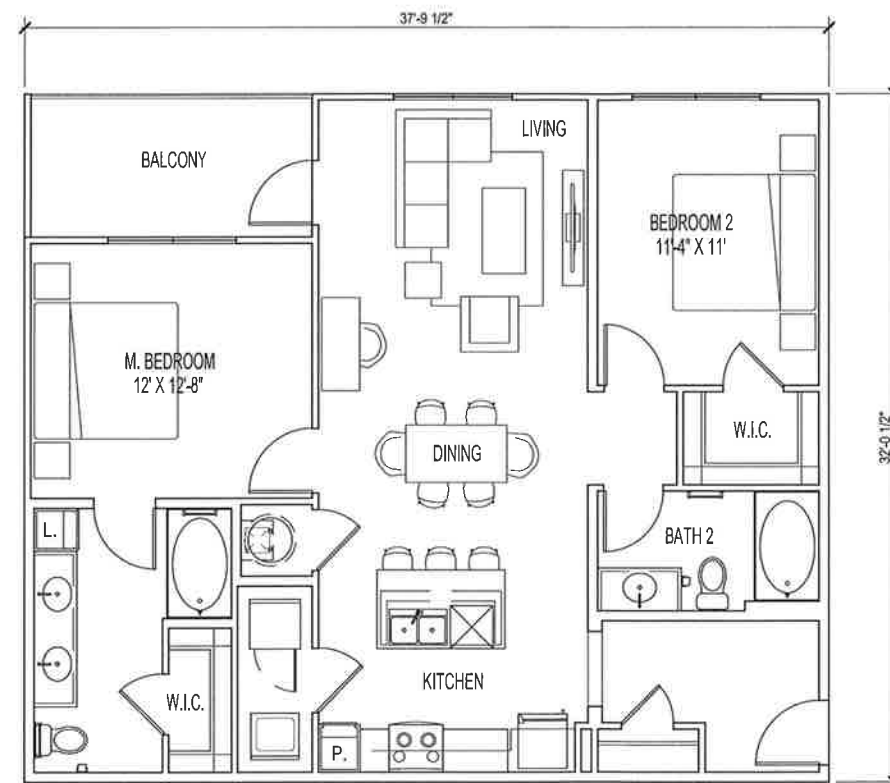


UNIT A3
NET - 864 SQ. FT.

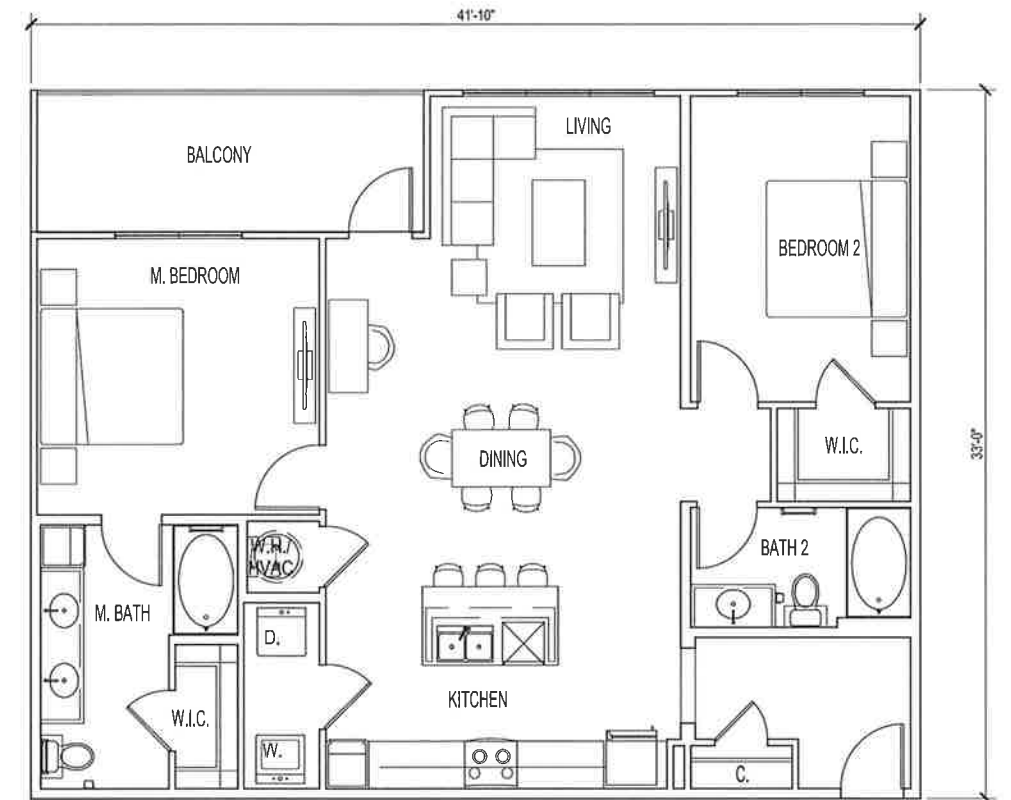




UNIT B0
NET - 944 SQ. FT.

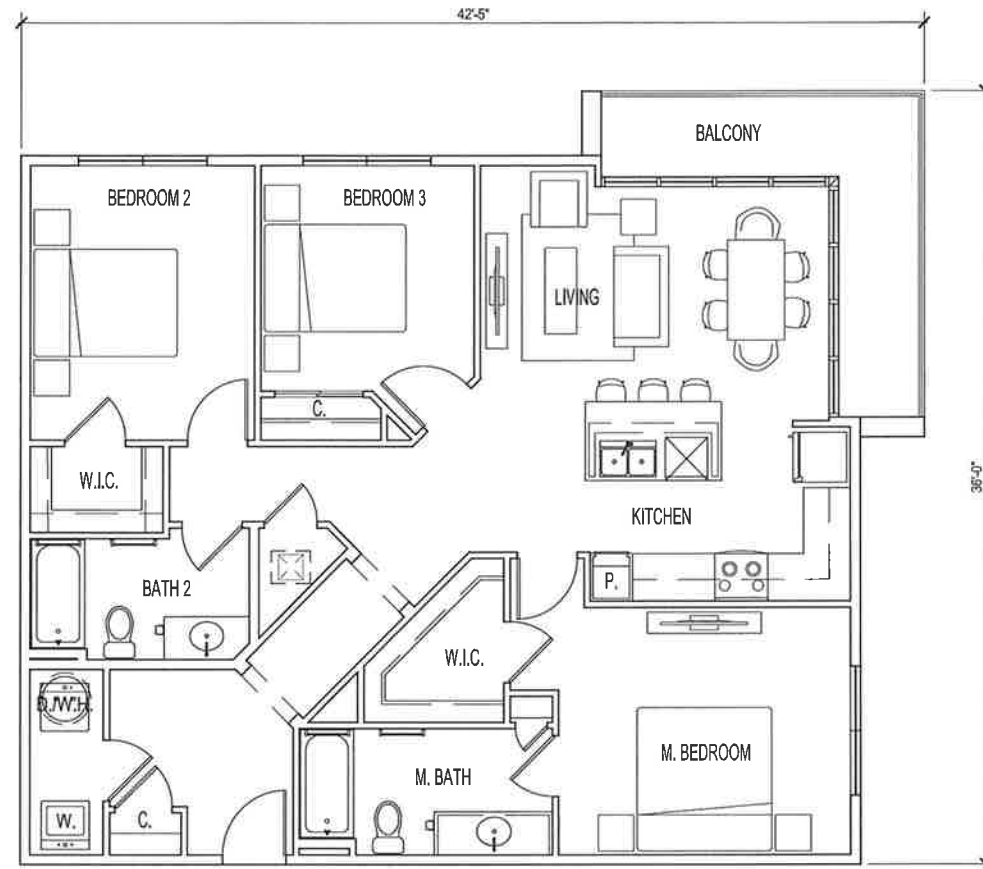


UNIT - B1
NET - 1121 SQ. FT.

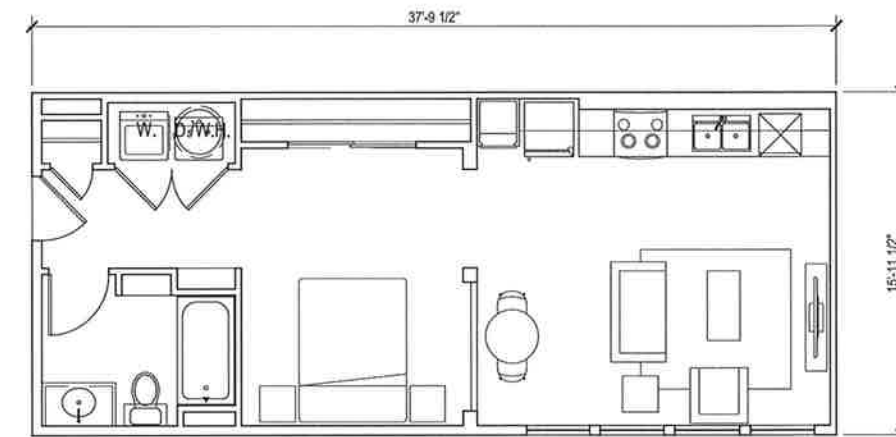


UNIT - B2
NET - 1259 SQ. FT.

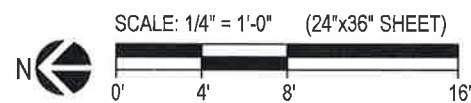


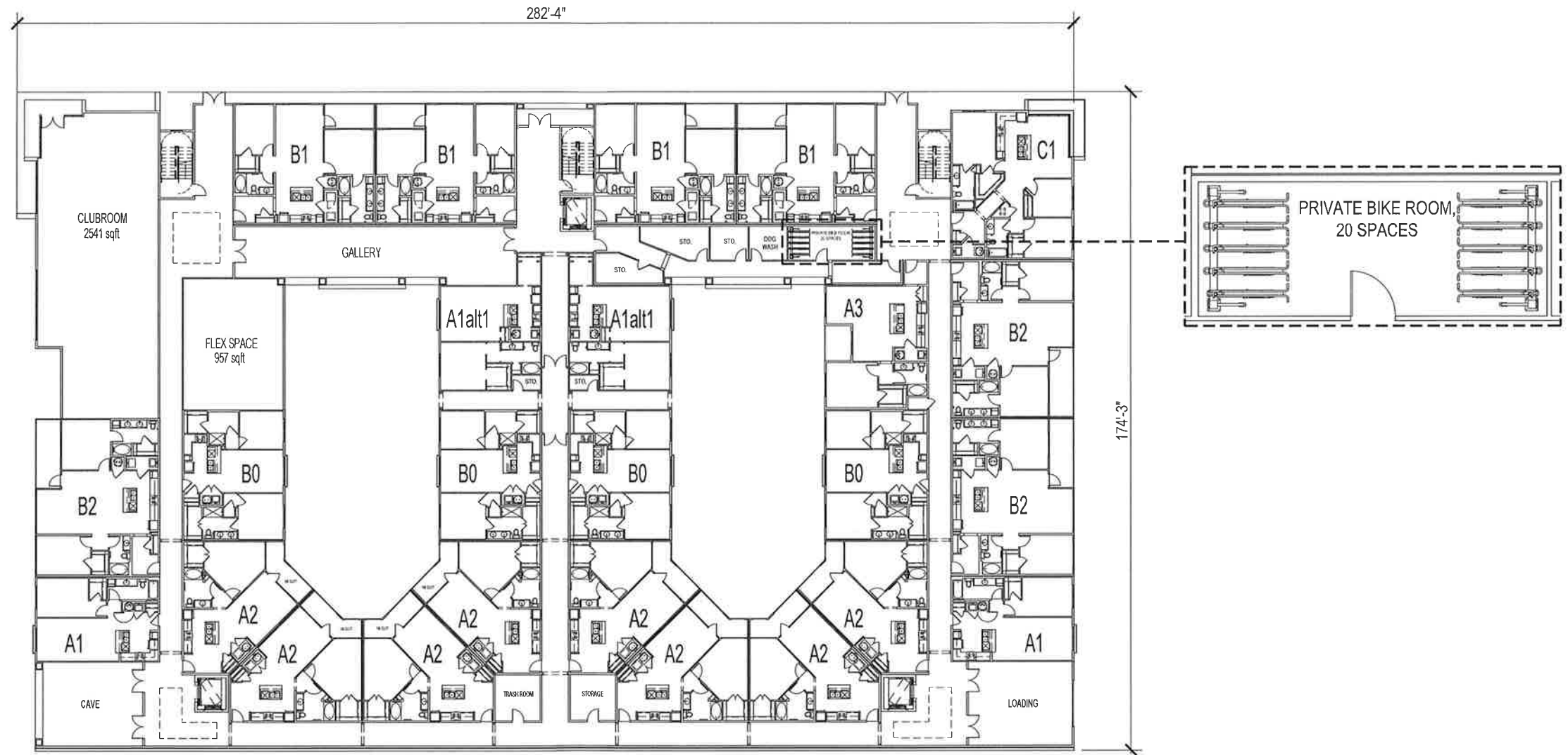


UNIT C1
NET -1277 SQ. FT.

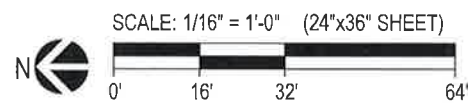


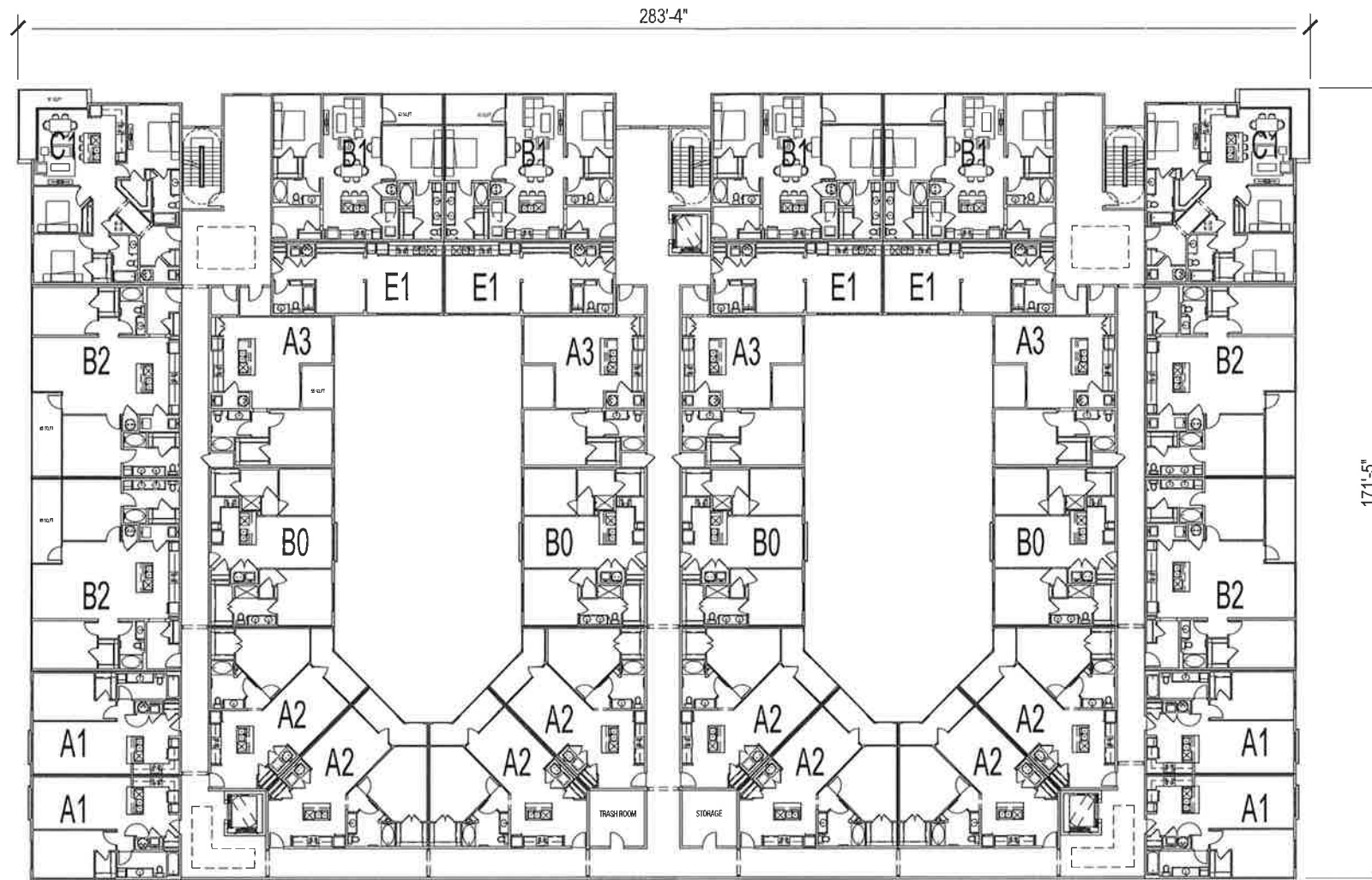
UNIT E1
NET - 603 SQ. FT.



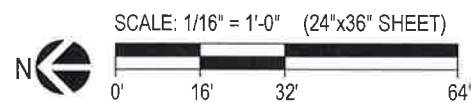


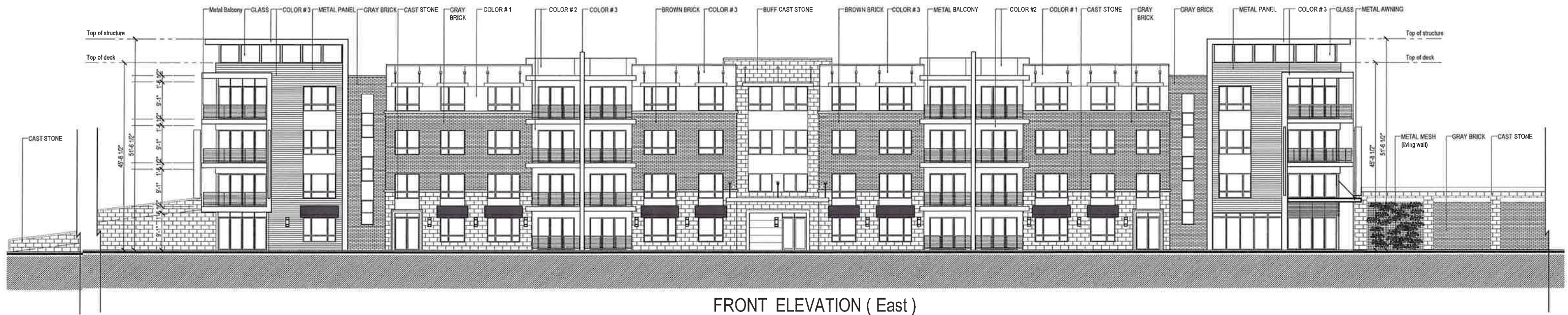
BUILDING TYPE-II 1ST FLOOR PLAN





BUILDING TYPE-II 2ND FLOOR PLAN





FRONT ELEVATION (East)

STUCCO %35
BRICK %28
CAST STONE %22
PANEL %15

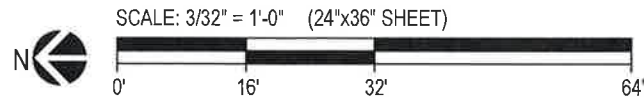


SIDE ELEVATION (North/pool courtyard)

STUCCO %45
BRICK %28
CAST STONE %20
PANEL %7



BUILDING TYPE I ELEVATIONS



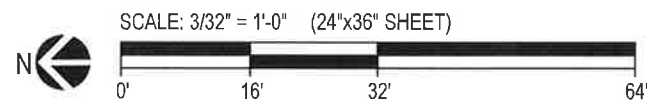


SIDE ELEVATION (South)

STUCCO %41
 BRICK %27
 CAST STONE %24
 PANEL %8



BUILDING TYPE I ELEVATIONS



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

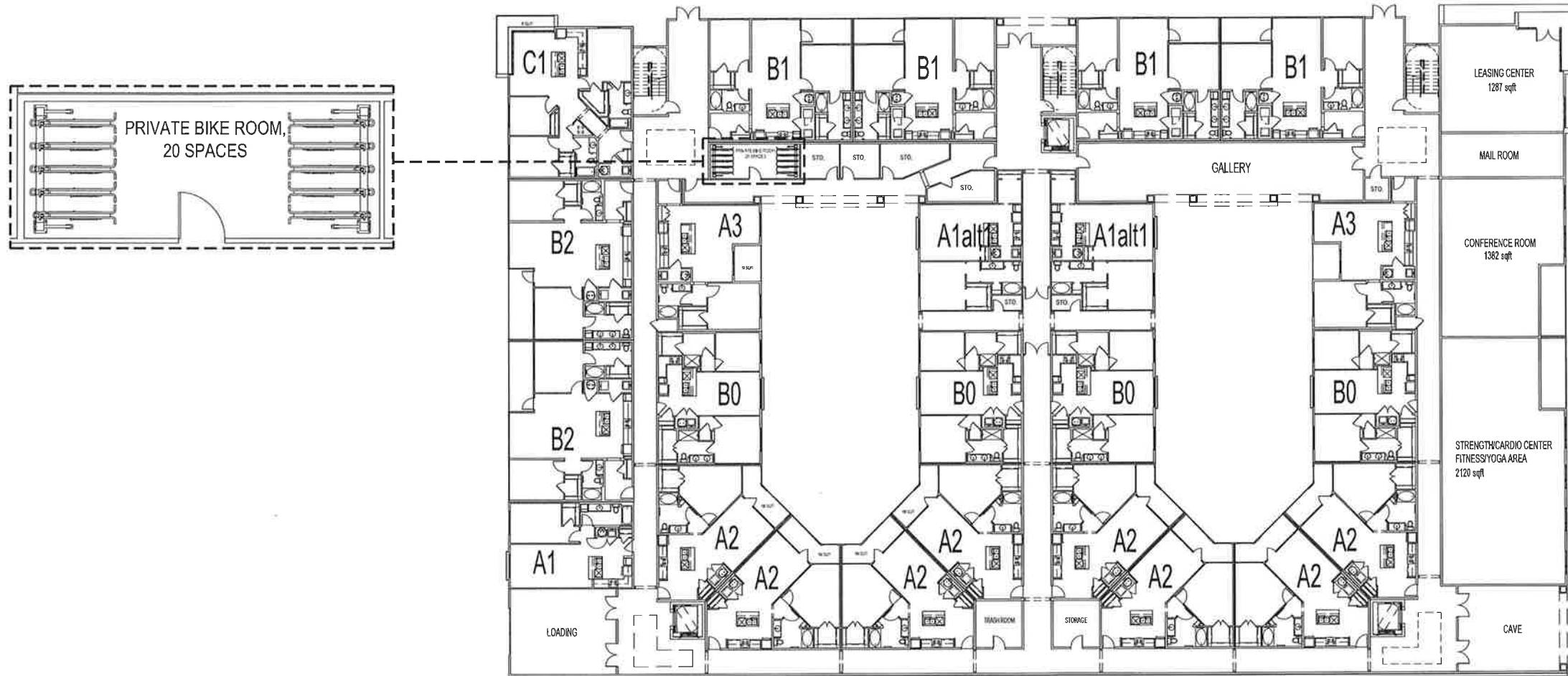
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ARCHITECTURAL SITE PLAN
 SCHEME 05
 June 11, 2018

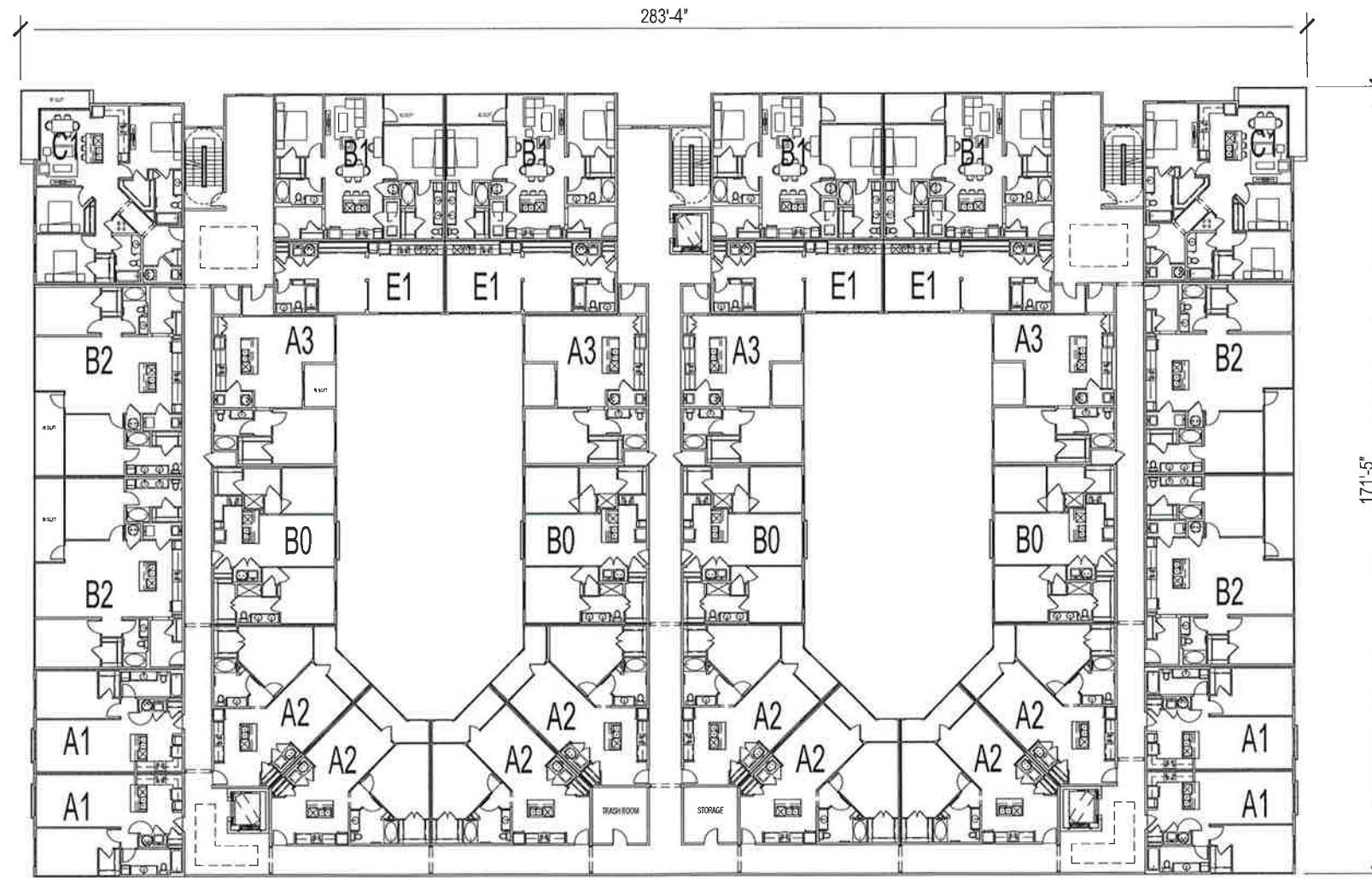
A413

THE BOND
 Novi, MI
 HPA# 17659



BUILDING TYPE-I 1ST FLOOR PLAN





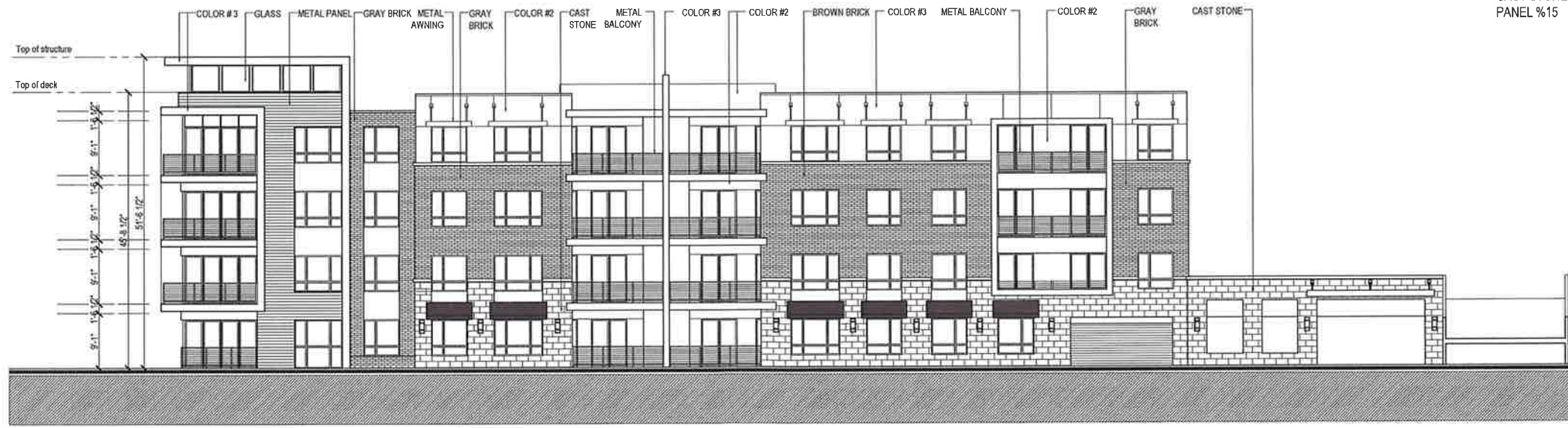
BUILDING TYPE-I 2ND FLOOR PLAN





FRONT ELEVATION (East)

STUCCO %35
BRICK %28
CAST STONE %22
PANEL %15



SIDE ELEVATION (North)

STUCCO %41
BRICK %27
CAST STONE %24
PANEL %8

- COLOR #1
SW 7543
- COLOR #2
SW 7048
- COLOR #3
SW 7556
- GRAY BRICK
- BROWN BRICK
- BUFF CAST STONE
- METAL PANEL
FAUX WOOD COLOR

BUILDING TYPE II ELEVATIONS



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ARCHITECTURAL SITE PLAN
SCHEME 05
June 12, 2018

A422
THE BOND
Novi, MI.
HPA# 17659

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SIDE ELEVATION (South/ pool courtyard)

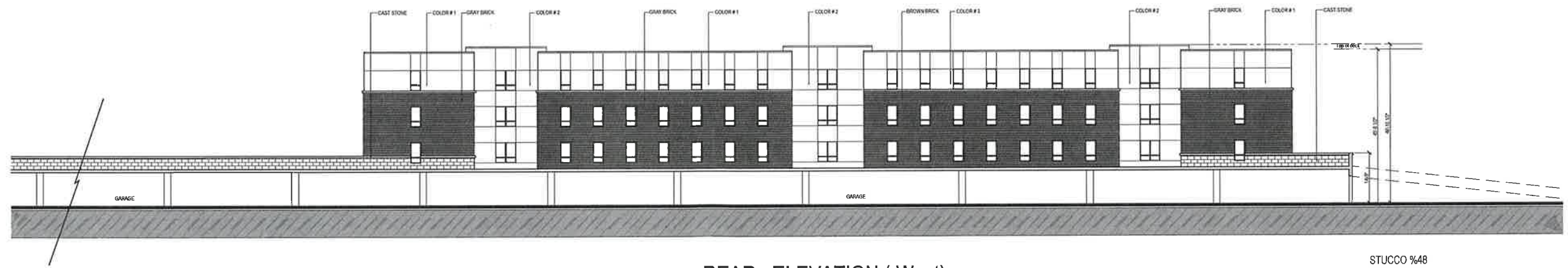
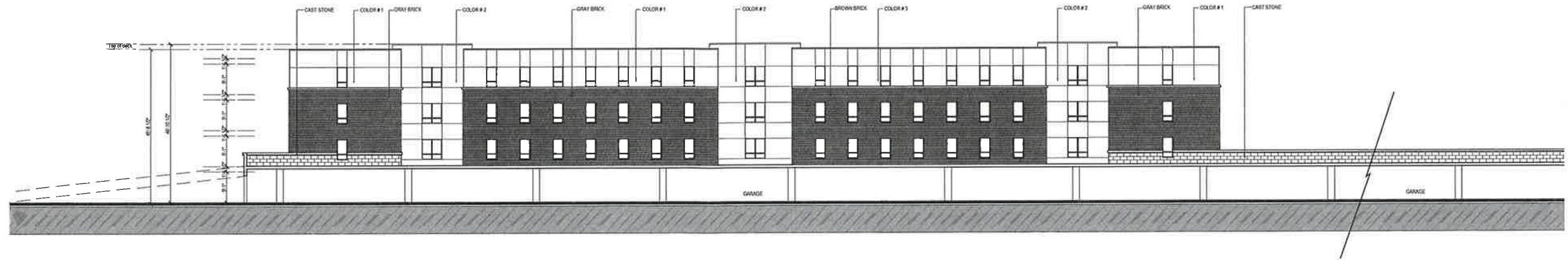
STUCCO %45
 BRICK %28
 CAST STONE %20
 PANEL %7



BUILDING TYPE II ELEVATIONS

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





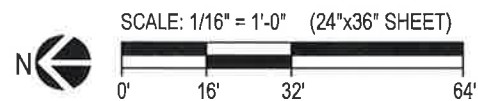
REAR ELEVATION (West)

STUCCO %48
 BRICK %47
 CAST STONE %5
 PANEL %0

 COLOR #1 SW 7543	 COLOR #2 SW 7048	 COLOR #3 SW 7656	 GRAY BRICK	 BROWN BRICK	 BUFF CAST STONE	 METAL PANEL FAUX WOOD COLOR
---	---	---	--	---	---	---

BUILDING TYPE I&II ELEVATIONS

SCALE: 1/16" = 1'-0" (24"x36" SHEET)



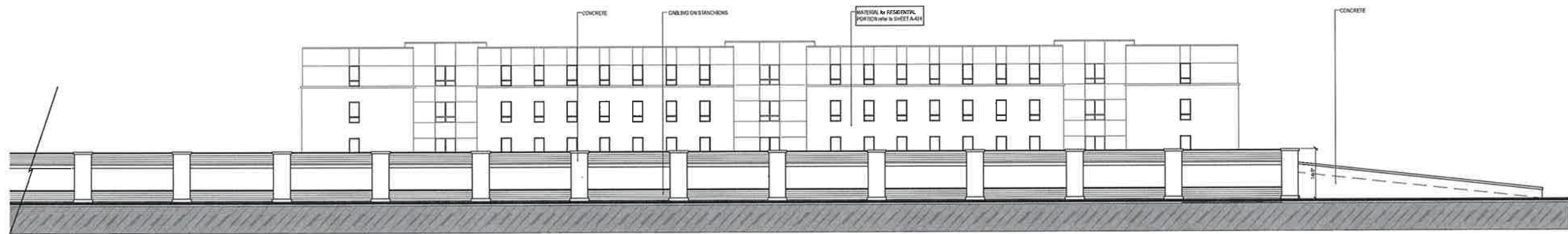
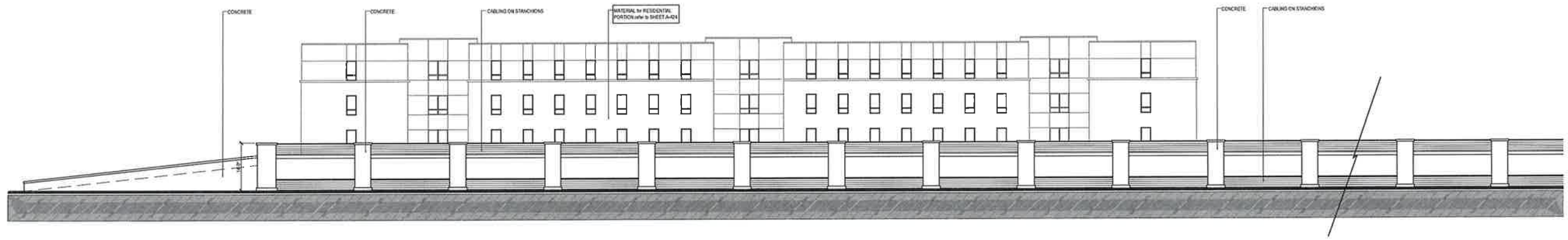
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ARCHITECTURAL SITE PLAN
 SCHEME 05
 June 11, 2018

A424

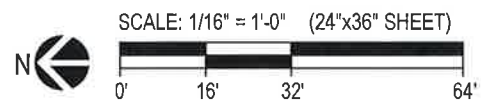
THE BOND
 Novi, MI.
 HPA# 17659



PARKING ELEVATION (West)

- COLOR #1
SW 7543
- COLOR #2
SW 7048
- COLOR #3
SW 7656
- GRAY BRICK
- BROWN BRICK
- BUFF CAST STONE
- METAL PANEL
FAUX WOOD COLOR

BUILDING TYPE I&II ELEVATIONS



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ARCHITECTURAL SITE PLAN
SCHEME 05
June 11, 2018

A425
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HPA# 17659

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OVERALL EAST ELEVATIONS



EAST ELEVATIONS-POOL COURTYARD







PRELIMINARY SITE PLANS FOR:

THE BOND

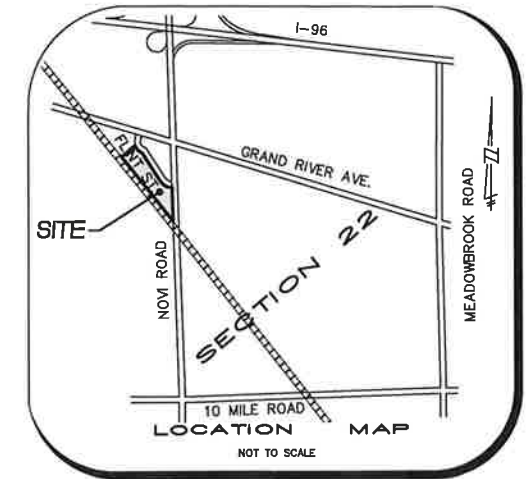
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
PREPARED FOR:



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 FOLLOWS:

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 54A 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 FOLLOWING DESCRIPTION IS BASED ON SURVEY BY JOSEPH C. KAPELCAZAK, 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. KAPELCAZAK, JOB NO. 10018 :

PART OF LOT 9 "RAILROAD SUBDIVISION", A SUBDIVISION OF PART OF LOTS 17 OF "SUPERVISORS PLAT NO.3" LIBER 54A, 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**
- COVER SHEET
 - OVERALL SITE PLAN
 - R.O.W. TAKING PLAN AND OPEN SPACE PLAN
 - STORM WATER MANAGEMENT PLAN
 - 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 MAN-HOLE AT NORTHERNMOST 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

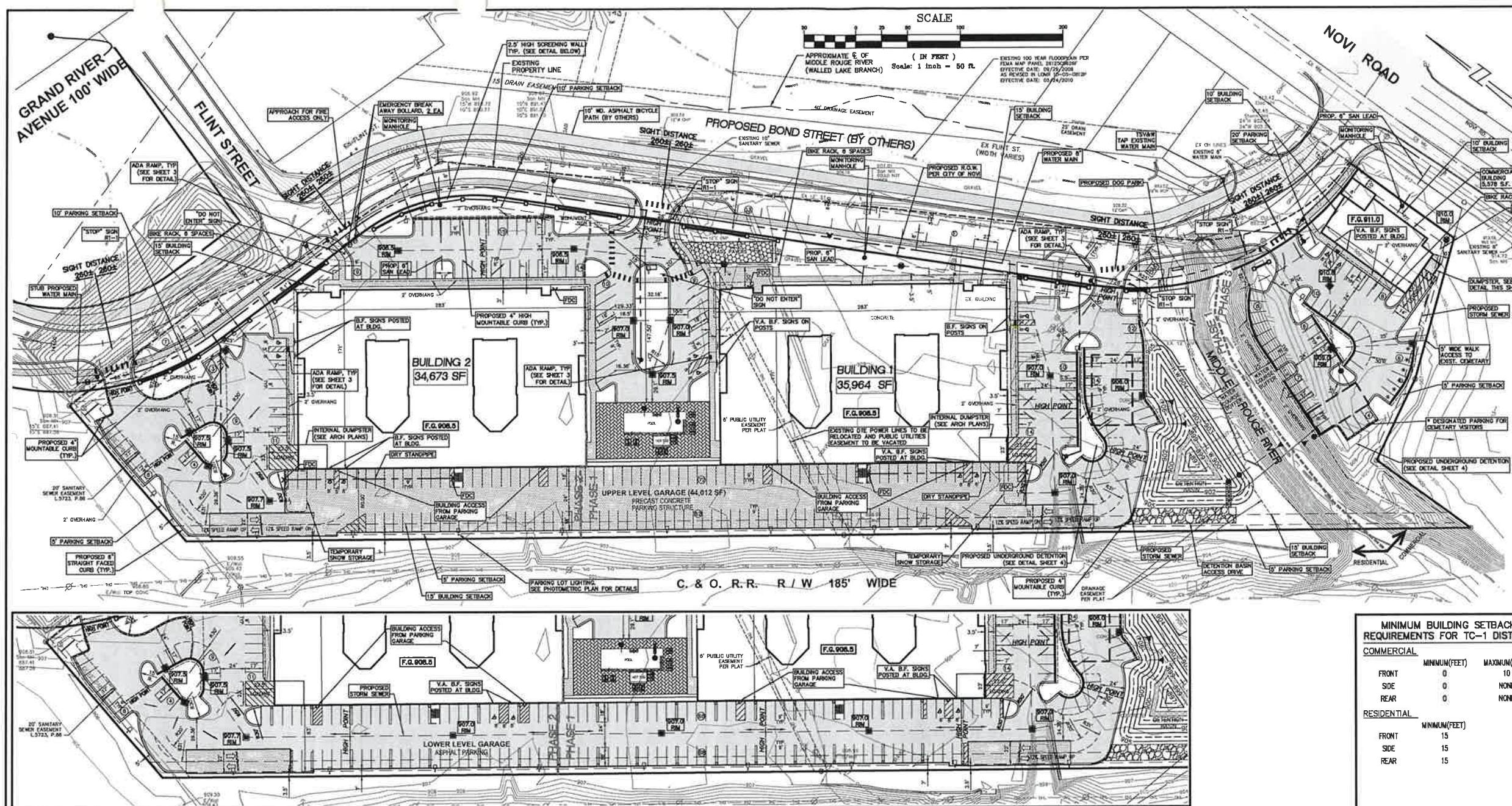
ARCHITECTURAL DESIGN PREPARED BY:
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 ALPHA ROAD
SUITE 300, DALLAS, TX 57240
PHONE: 972.701.9636

BOUNDARY SURVEY PREPARED BY:
FAZAL KHAN & ASSOCIATES, INS
43279 SCHOENHERR
STERLING HEIGHTS, MICHIGAN 48313
PHONE: 586.739.8007
FAX: 586.739.6994

LANDSCAPE PLANS PREPARED BY:
ALLEN DESIGN, LLC
LANDSCAPE ARCHITECTURE
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

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

05-10-18	DESIGNED BY: A.A.	JOB NUMBER: 17-038
	CHECKED BY: R.E.	DRAWING FILE: 1-17038-CV.DWG
COVER SHEET		
SEIBER, KEAST ENGINEERING, L.L.C.		SHEET
CONSULTING ENGINEERS		1
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167 PHONE: 248.308.3331		



SITE DATA:

EXISTING ZONING	= TC-1
EXISTING AREA OF SITE GROSS	= 8.731 AC
AREA OF SITE GROSS (AFTER R.O.W. TAKING)	= 7.74± AC
AREA OF COMMERCIAL SITE	= 1.07 AC
AREA OF RESIDENTIAL SITE	= 6.67 AC
LOT AREA COVERAGE:	
BUILDING 1 (PHASE 1)	= 35,964 SF
BUILDING 2 (PHASE 2)	= 34,673 SF
PARKING GARAGE	= 44,012 SF
COMMERCIAL BUILDING	= 5,578 SF
TOTAL AREA	120,227 SF
	= 35.66%

RESIDENTIAL (PHASES 1 & 2):

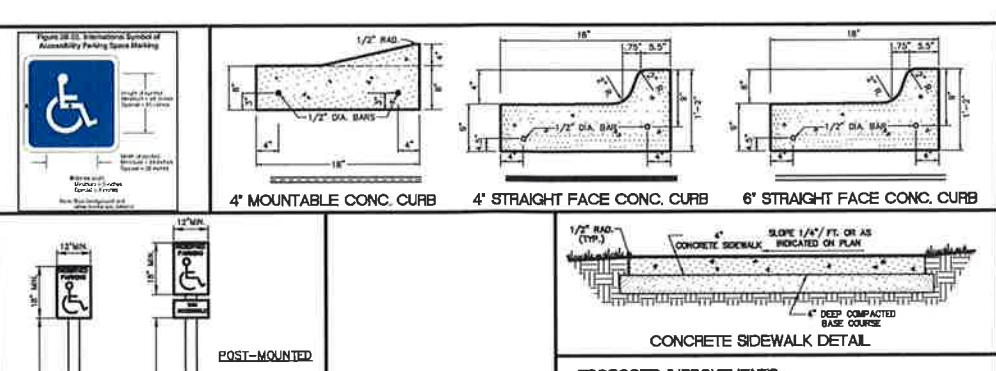
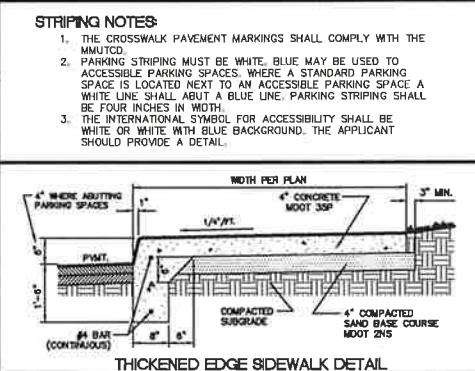
TOTAL NO. OF RESIDENTIAL UNITS	= 253 UNITS
BUILDING 1 (PHASE 1)	= 127 UNITS
BUILDING 2 (PHASE 2)	= 126 UNITS
TOTAL NUMBER OF RESIDENTIAL PARKING REQUIRED (TO DISTRICT)	= 432
TOTAL NUMBER OF RESIDENTIAL PARKING PROVIDED: (INCLUDING 14 H.P. PARKING SPACES)	
PHASE 1:	
2-LEVEL GARAGE	= 152
SURFACE BOND STREET PARALLEL	= 59
BOND STREET PARALLEL	= 20
PHASE 1 RESIDENTIAL PARKING SPACES PROVIDED =	231
TOTAL:	
2-LEVEL GARAGE	= 270
SURFACE BOND STREET PARALLEL	= 142
BOND STREET PARALLEL	= 20
TOTAL RESIDENTIAL PARKING SPACES PROVIDED =	432
COMMERCIAL (PHASE 3)	
TOTAL FLOOR AREA (USE IS UNDETERMINED)	= 5,578 SF
PARKING SPACES PROVIDED	= 49

MINIMUM BUILDING SETBACK REQUIREMENTS FOR TC-1 DISTRICT

COMMERCIAL	MINIMUM (FEET)	MAXIMUM (FEET)
FRONT	0	10
SIDE	0	NONE
REAR	0	NONE
RESIDENTIAL	MINIMUM (FEET)	MAXIMUM (FEET)
FRONT	15	
SIDE	15	
REAR	15	

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"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED 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 (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.



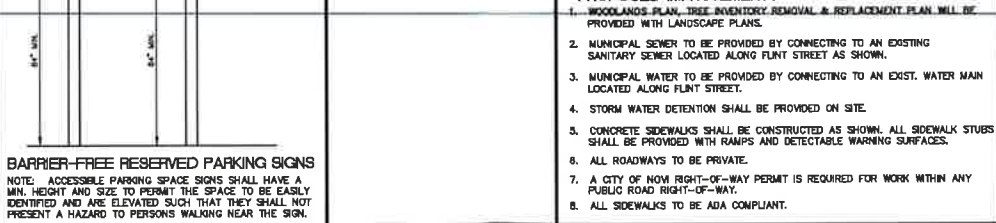
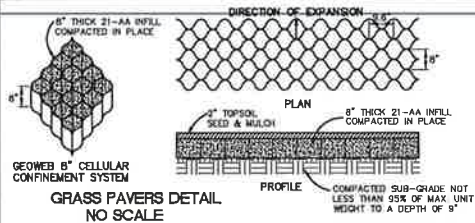
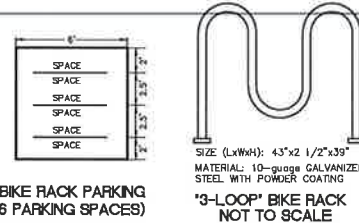
TYPICAL ASPHALT CROSS-SECTION

SIGN QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	PANEL	POST
RS-1	30" "STOP" SIGN	4	4	
RS-1	"DO NOT ENTER" SIGN	2	2	
RS-1	V.A. BARRIER FREE SIGN	10	2	
RS-1	BARRIER FREE SIGN	0	4	

MINIMUM PARKING SETBACK

COMMERCIAL	FRONT	REAR	SIDE
	20 FT.	10 FT.	10 FT.
RESIDENTIAL	FRONT	REAR	SIDE
	10 FT.	5 FT.	5 FT.



SOIL CLASSIFICATIONS

(FROM U.S.S.C. SOIL SURVEY OF OAKLAND COUNTY, MI 1980)

13B - OSHTENO-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.

THE BOND

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

REVISIONS

NO.	DATE	DESCRIPTION
1	09-10-18	DESIGNED BY: A.A. CHECKED BY: B.E. DRAWING FILE: 2-17038-04.dwg

UTILITY WARNING

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

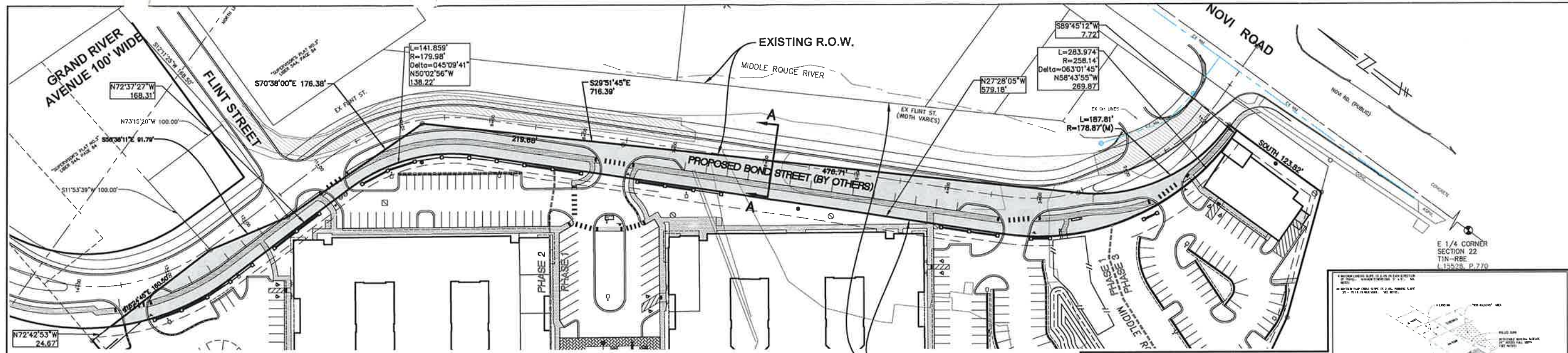
811 Know what's below. Call before you dig.

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

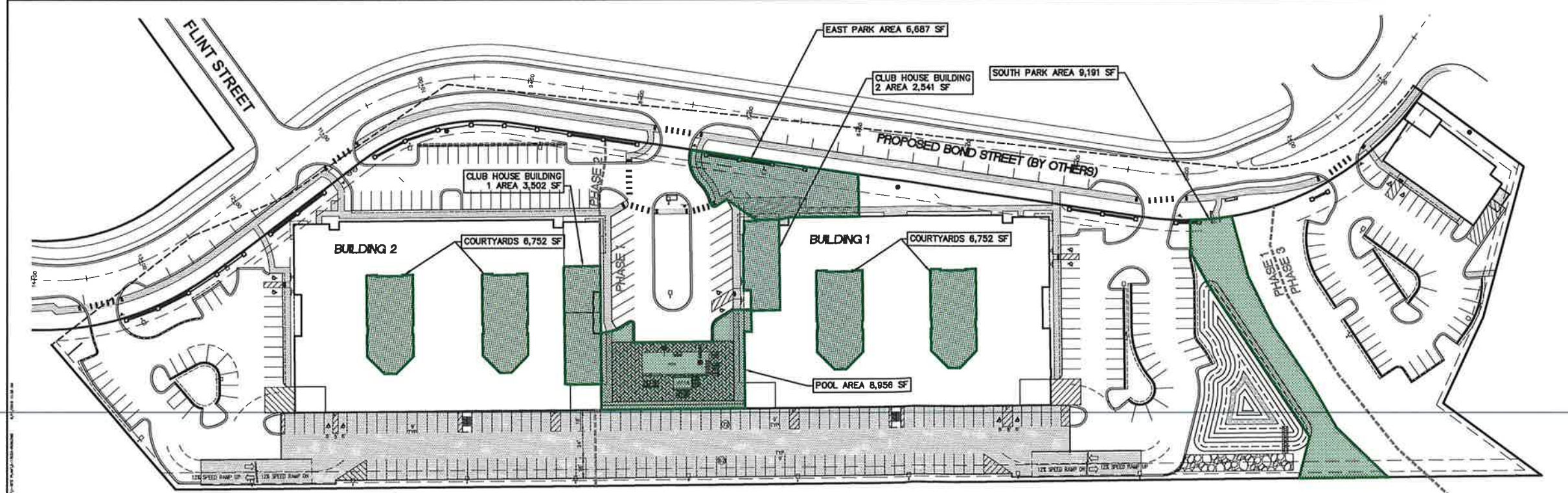
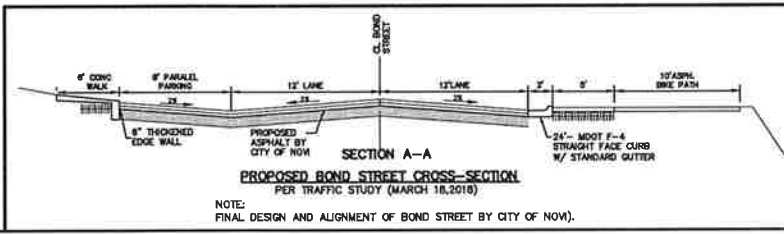
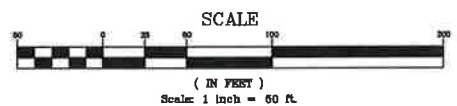
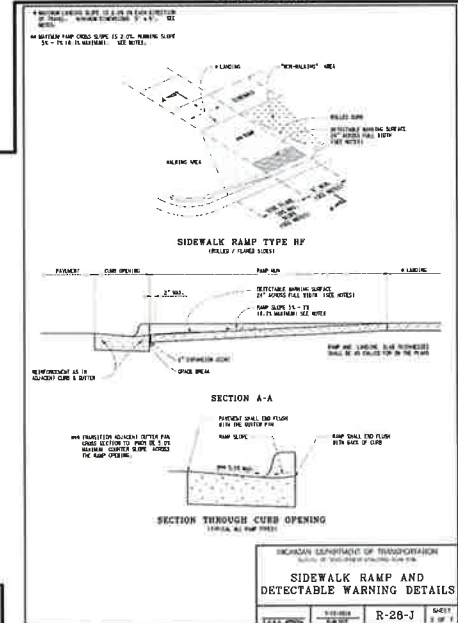
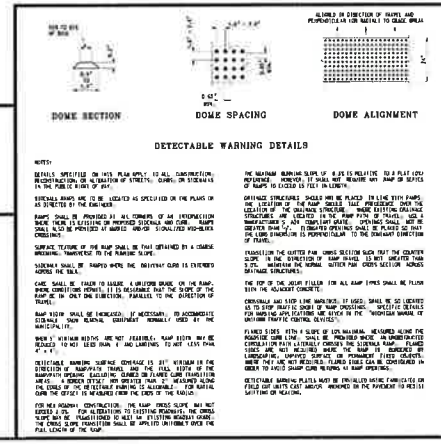
OVERALL SITE PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331

SHEET 2



RIGHT OF WAY TAKING PLAN
 APPROXIMATE AREA TO BE DONATED TO
 CITY OF NOVI = 100 A.C.±



OPEN SPACE PLAN

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIREMENTS:
 TOTAL PARCEL X 15% = 7.74 AC X .15 = **1.16 AC**

OPEN SPACE PROVIDED:

EAST PARK AREA (AS SHOWN)	6,687 SF
SOUTH PARK AREA (AS SHOWN)	9,191 SF
POOL AREA (AS SHOWN)	8,956 SF
TOTAL OPEN SPACE PROVIDED	24,834 SF

ADDITIONAL OPEN SPACE:

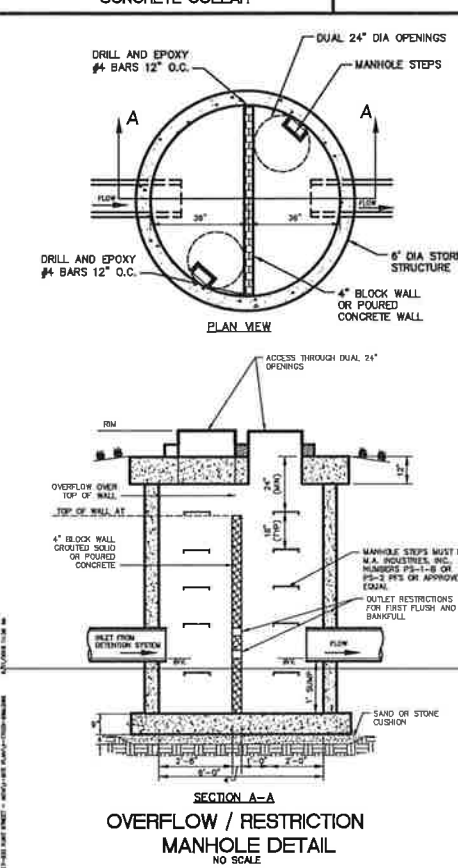
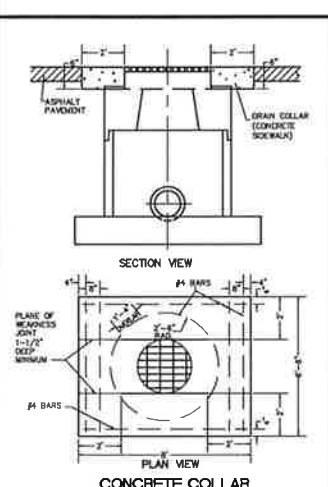
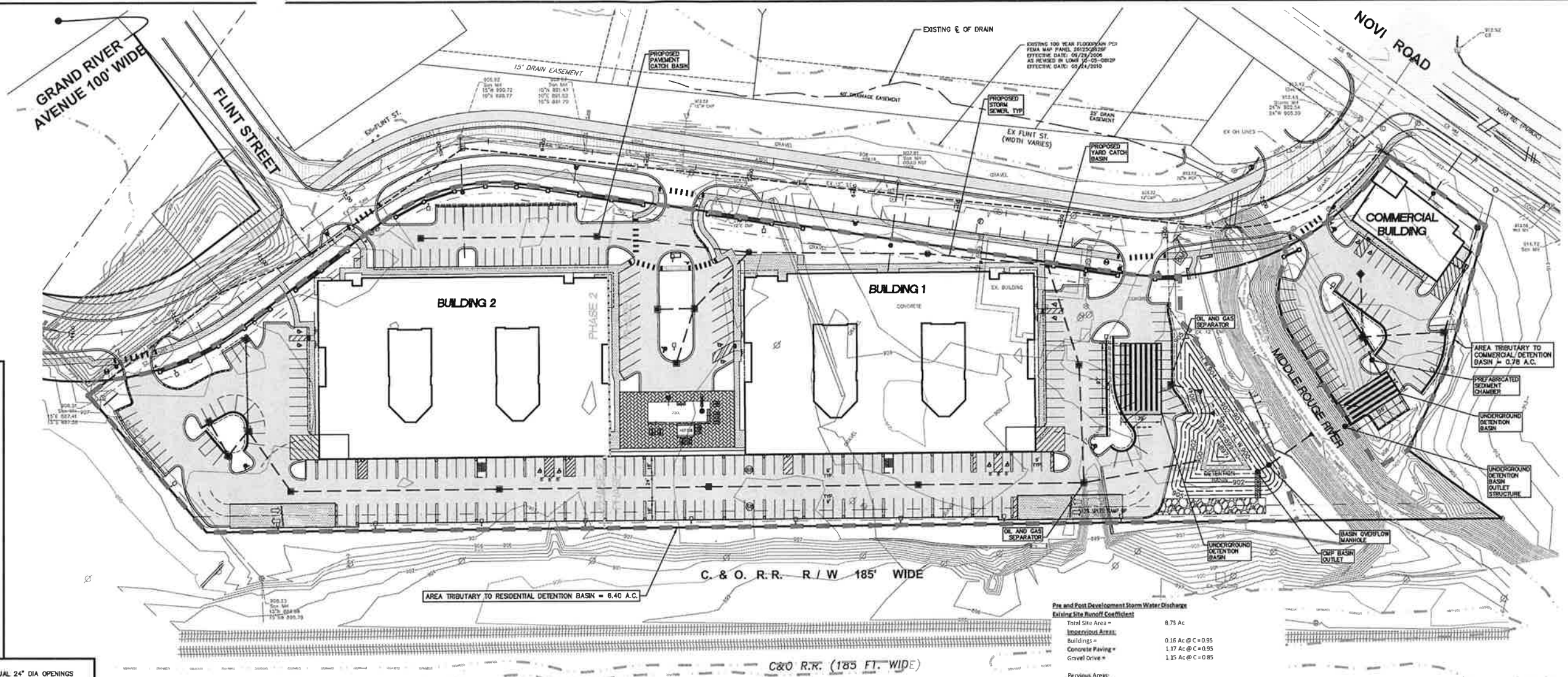
BUILDING 1	
BALCONIES	7,690 SF
CLUB HOUSE (AS SHOWN)	3,502 SF
COURTYARDS (AS SHOWN)	6,752 SF
BUILDING 2	
BALCONIES	7,297 SF
CLUB HOUSE (AS SHOWN)	2,541 SF
COURTYARDS (AS SHOWN)	6,752 SF
TOTAL ADDITIONAL OPEN SPACE	38,534 SF
TOTAL OPEN SPACE PROVIDED	63,368 SF = 1.36 AC

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

REVISIONS		UTILITY WARNING
NO.	DATE	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.

DATE: 05-10-18 DESIGNER: B.Y. A.A. JOB NUMBER: 17-032 CHECKED BY: B.E. DRAWING FILE: 3-17032-R.O.W.DWG

R.O.W. TAKING PLAN AND OPEN SPACE PLAN



Station 6 at Novi Town Center
Job No. 17-032
Novi, Oakland County, MI
Preliminary Site Plan - Storm Water Management Plan

Residential Site Runoff Coefficients:		Commercial Site Runoff Coefficients:	
Trib. Residential Site Area =	6.40 Ac	Trib. Commercial Site Area =	0.78 Ac
Impervious Areas:		Impervious Areas:	
Sidewalks / Paving =	1.93 Ac	Sidewalks / Paving =	0.45 Ac
Buildings =	2.90 Ac	Buildings =	0.13 Ac
Pavement Areas:	4.82 Ac @ C=0.95	Pavement Areas:	0.58 Ac @ C=0.95
Lawn Areas =	1.52 Ac @ C=0.35	Lawn Areas =	0.20 Ac @ C=0.35
Basin Low Water Area =	0.06 Ac @ C=1.00		
Composite Runoff Coefficient C_s = 0.81		Composite Runoff Coefficient C_s = 0.80	

Detention Basin Sizing (Bank Full Flood)		Detention Basin Sizing (Bank Full Flood)	
A =	6.40 Ac	A =	0.78 Ac
C =	0.81	C =	0.80

FIRST FLUSH VOLUME REQUIRED
V_{ff} = 181.5 * A * C = 9386 cf
First Flush Flood will be retained in the basins for a min. of 24 hours

BANK FULL VOLUME REQUIRED
V_{bf} = 5160 * A * C = 26685 cf
Bank Full Flood will be retained in the basins for a min. 24 hours and no more than 40 hours.

Detention Basin
The Bank Full Flood volume will be detained in an Underground Detention System

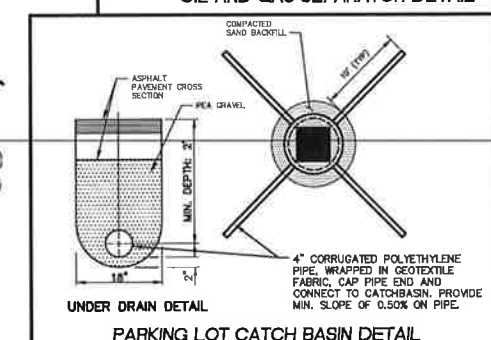
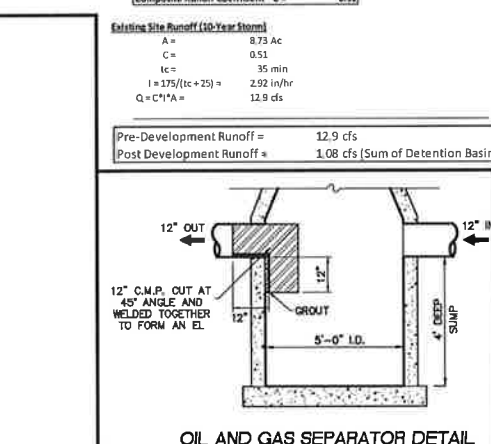
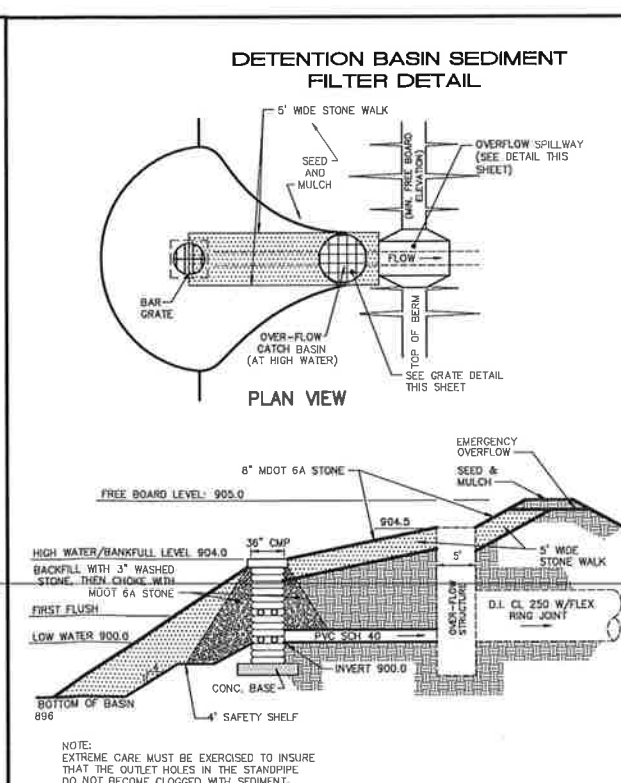
Elevation	Area	Volume	LW Elevation
900	2460		
901	3579	3020	
902	4264	4212	
903	6363	5824	
904	7960	7162	1W Elevation
		20036	
Total Pond Volume = 20036 cf			

The remaining Bank Full Flood volume will be detained in an Underground Detention System

Remaining Vol =	6669 cf
Storage Pipe Dia =	48 in
Vol / B =	12.57 c.f./B
Pipe Length Required	529 L.F. CMP Detention Pipe Req.

Maximum Allowable Basin Outlet Flow
Q_{all} = 0.12 cfs (0.15 cfs/Ac)

Maximum Allowable Basin Outlet Flow
Q_{all} = 0.95 cfs (0.15 cfs/Ac)



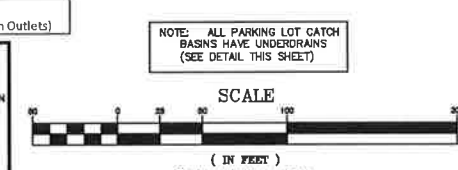
Pre and Post Development Storm Water Discharge Existing Site Runoff Coefficient

Total Site Area =	8.73 Ac
Impervious Areas:	
Buildings =	0.16 Ac @ C=0.95
Concrete Paving =	1.17 Ac @ C=0.95
Gravel Drive =	1.15 Ac @ C=0.85
Pervious Areas:	
Lawn Areas =	6.24 Ac @ C=0.35
Composite Runoff Coefficient C_s = 0.51	

Relative Site Runoff (10-Year Storm)

A =	8.73 Ac
C =	0.51
t _c =	35 min
I = 1.75/(t _c +20) =	2.92 in/hr
Q = C _s I ^{0.5} A =	12.9 cfs

Pre-Development Runoff = 12.9 cfs
Post-Development Runoff = 1.08 cfs (Sum of Detention Basin Outlets)



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

NO.	FROM	DATE	REVISIONS	UTILITY WARNING

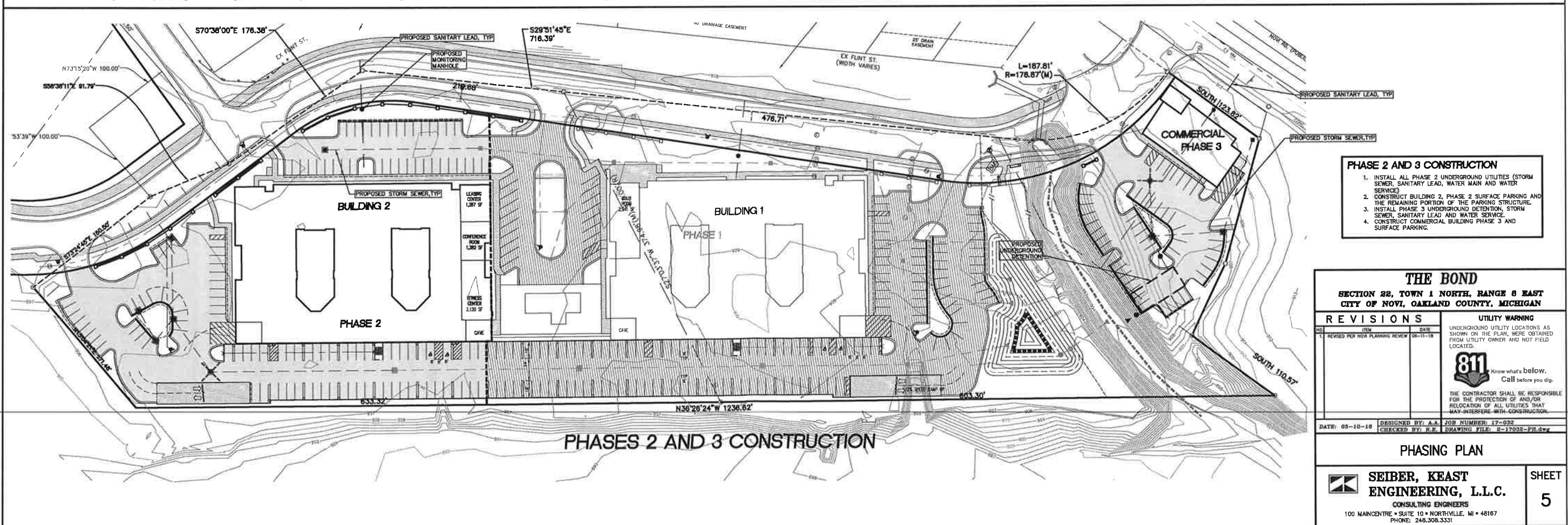
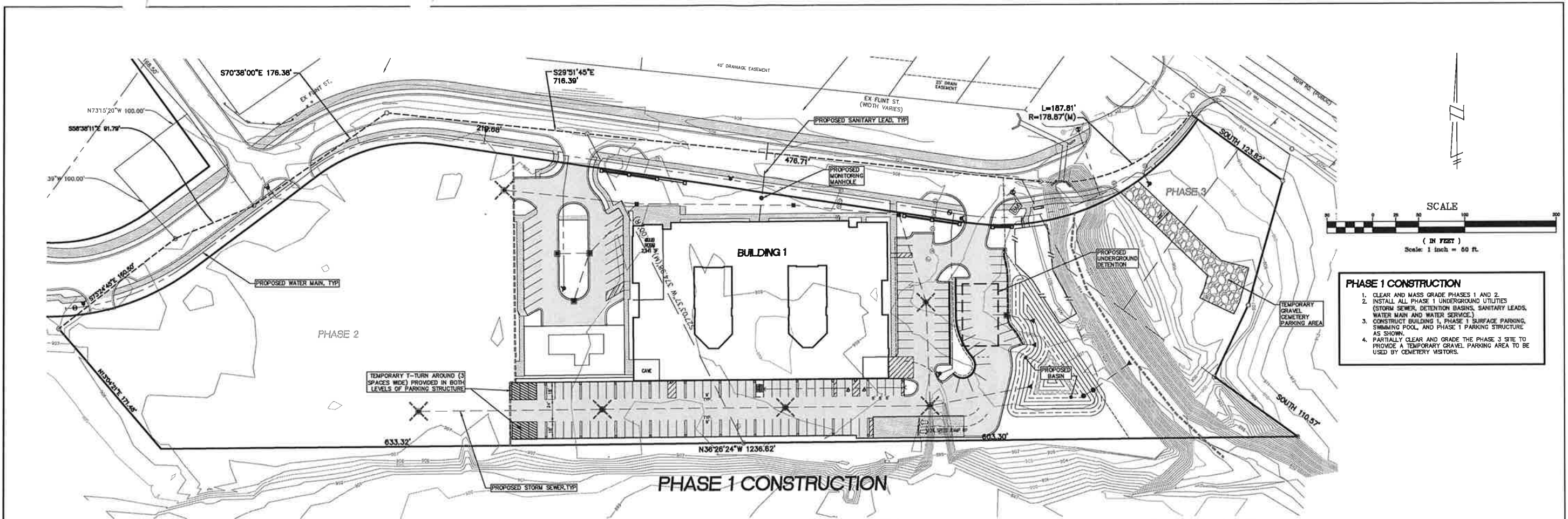
811 Know what's below. Call before you dig.

DATE: 05-10-18 DESIGNED BY: A.A. CHECKED BY: H.E. JOB NUMBER: 17-032 DRAWING FILE: 4-17032-SWM.DWG


STORM WATER MANAGEMENT PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MANCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331

SHEET 4




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

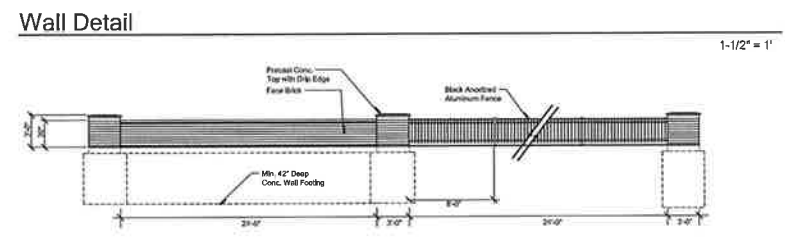
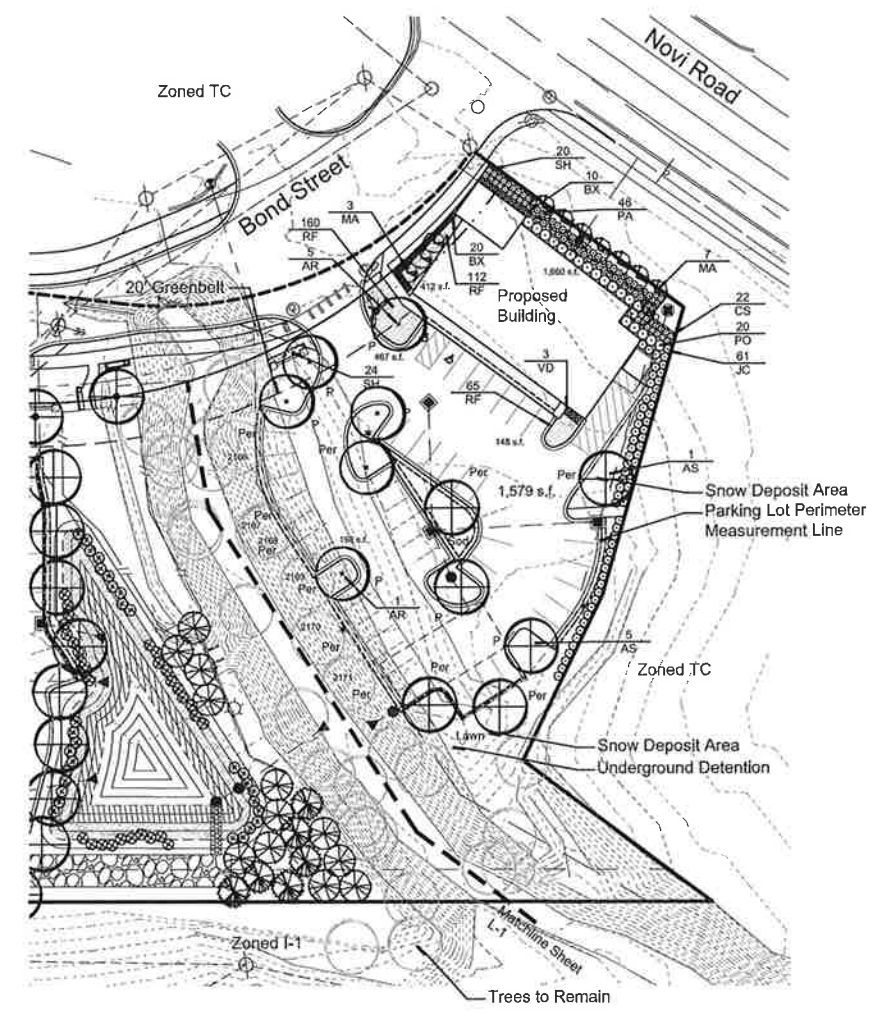
REVISIONS		UTILITY WARNING
NO.	DATE	UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.  Know what's below. Call before you dig. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.
1	REVISED PER NOV PLANNING REVIEW 08-11-18	

DATE: 08-10-18 DESIGNED BY: A.A. JOB NUMBER: 17-032
 CHECKED BY: R.E. DRAWING FILE: E-17032-PH.dwg

PHASING PLAN

 **SEIBER, KEAST ENGINEERING, L.L.C.**
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48187
 PHONE: 248.308.3331

SHEET
5



Seal: _____



Title: Landscape Plan

Project: The Bond
Novi, Michigan

Prepared for: Tri-Cap Holdings, LLC
30600 Northwestern Highway, Suite 430
Farmington Hills, Michigan 48334

Revision: _____ Issued: _____
 Submission May 10, 2018
 Revised June 11, 2018

Landscape Summary - Commercial

Existing Zoning	TC-1	Foundation Landscaping	
Greenbelt		Building Perimeter	329 l.f.
Street Frontage Adjacent to Pkg.	20'	Landscape Required	2,632 s.f. (329' x 8')
Trees Required	1 Tree (20' / 25')	Landscape Provided	2,653 s.f.
Trees Provided	1 Tree (1 Existing)		
Ornamental Trees Required	1 Tree (20' / 15')	Requested Waiver:	
Ornamental Tree Provided	0 Trees	1. Sec 5.5.3.D.II.b. Requiring Planting Beds Along 75% of the Building. A Waiver of 25% is Requested Based on the Current Building Footprint. The Footprint is Conceptual and Additional Planting Opportunities Exist as the Building Architecture is Refined. Planters can also be Added once the building Elevation is Known.	
Street Frontage not Adjacent to Pkg.	271'	Notes:	
Less Drive Openings	50'	A. Transformer to be Screened per Detail on Sheet L-3.	
Net Frontage	221'	B. Plantings Shall be Located no Closer than 4' to Property Lines.	
Trees Required	7 Trees (221' / 30')	C. Plantings Shall be no Closer than 10' to Hydrants and Utility Structures.	
Trees Provided	0 Trees		
Ornamental Trees Required	11 Trees (221' / 20')		
Ornamental Trees Provided	11 Trees		
Parking Lot Landscaping			
Vehicular Use Area (Exclusive of Deck)	17,757 s.f.		
VUA up to 50,000 s.f.	1,349 s.f. (17,757 s.f. x 7.5%)		
Landscape Area Required	1,331 s.f.		
Landscape Island Provided	1,579 s.f.		
Trees Required	6.6 Trees (1,331 s.f. / 200)		
Trees Provided	7 Trees		
Parking Lot Perimeter Length	381 l.f.		
Trees Required	10.5 Trees (381 / 35)		
Trees Provided	11 Trees (7 Existing)		

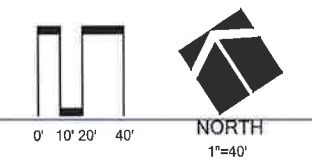
Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
AR	6	Acer rubrum 'October Glory'	October Glory Red Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00
AS	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00
BX	30	Buxus x. 'Green Velvet'	Green Velvet Boxwood		as shown		24"	\$ 50.00	\$ 1,500.00
CS	22	Chrysanthemum x. superbum 'Alaska'	Alaska Shasta Daisy		as shown		#2 cont.	\$ 15.00	\$ 330.00
JC	61	Juniperus ch. 'Keteleer'	Keteleer Juniper		as shown	B&B	6'	\$ 50.00	\$ 3,050.00
MA	10	Malus 'Adirondack'	Adirondack Crab	2.5"	as shown	B&B		\$ 250.00	\$ 2,500.00
PA	48	Pennisetum alopecuroides 'Hamlin'	Dwarf Fountain Grass		as shown		#2 cont.	\$ 15.00	\$ 890.00
PO	20	Physocarpus opulifolius 'Copperline'	Copperline Ninebark		as shown		36"	\$ 50.00	\$ 1,000.00
RF	337	Rudbeckia fulgida speciosa 'Goldsturm'	Black Eyed Susan		as shown		#2 cont.	\$ 15.00	\$ 5,055.00
SH	44	Sporobolus heterolepis	Prairie Dropseed		as shown		#2 cont.	\$ 15.00	\$ 660.00
VD	3	Viburnum dentatum	Arrowwood Viburnum		as shown		36"	\$ 50.00	\$ 150.00
	461	Kentucky Blue Grass, (S.Y.)						\$ 6.00	\$ 2,766.00
Mulch									
	42	s.y. 4" Deep Shredded Hardwood Bark Mulch						\$35/s.y.	\$ 1,470.00
	175	Sod						\$9/ s.y.	\$ 1,550.00
Irrigation									\$ 7,000.00
									Total \$ 32,621.00

54.5% Native Species.

Job Number: _____
16-032

Drawn By: _____ Checked By: _____
jca jca



Sheet No. _____



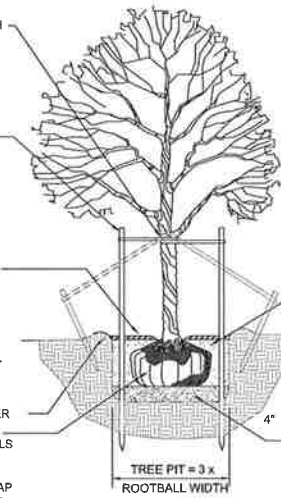
NOTE:
GUY DECIDUOUS TREES ABOVE
3" CAL., STAKE DECIDUOUS
TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH
USING 2"-3" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,
MIN. 36" ABOVE GROUND FOR
UPRIGHT, 18" IF ANGLED. DRIVE
STAKES A MIN. 18" INTO
UNDISTURBED GROUND
OUTSIDE ROOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDDED HARDWOOD BARK,
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK. PULL ANY
ROOT BALL DIRT EXTENDING
ABOVE THE ROOT FLARE AWAY
FROM THE TRUNK SO THE ROOT
FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER
REMOVE ALL
NON-BIODEGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 6" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNUSUALLY OR COULD CAUSE
GIRDLING.

PLANTING MIXTURE:
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

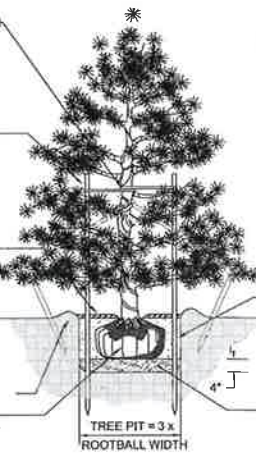
NOTE:
GUY EVERGREEN TREES ABOVE
12' HEIGHT, STAKE EVERGREEN
TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH
USING 2"-3" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,
MIN. 36" ABOVE GROUND FOR
UPRIGHT, 18" IF ANGLED. DRIVE
STAKES A MIN. 18" INTO
UNDISTURBED GROUND
OUTSIDE ROOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDDED HARDWOOD BARK,
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK. PULL ANY
ROOT BALL DIRT EXTENDING
ABOVE THE ROOT FLARE AWAY
FROM THE TRUNK SO THE ROOT
FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER
REMOVE ALL
NON-BIODEGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
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ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,
PLASTICS AND OTHER
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GIRDLING.

PLANTING MIXTURE:
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

NOTE:
TREE SHALL BEAR SAME
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ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

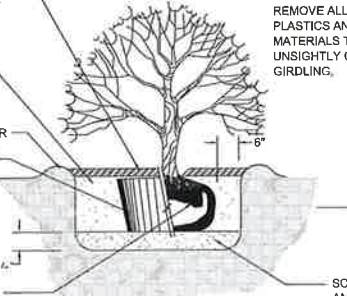
PRUNE ONLY DEAD OR BROKEN
BRANCHES.

REMOVE ALL TAGS, STRING,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNUSUALLY OR COULD CAUSE
GIRDLING.

MULCH 3" DEPTH WITH
SHREDDED HARDWOOD BARK,
NATURAL IN COLOR. PULL BACK
3" FROM TRUNK.

PLANTING MIXTURE:
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.
MOUND EARTH TO FORM SAUCER
REMOVE COLLAR OF ALL FIBER
POTS. POTS SHALL BE CUT TO
PROVIDE FOR ROOT GROWTH.
REMOVE ALL NONORGANIC
CONTAINERS COMPLETELY.

REMOVE ALL
NON-BIODEGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. FOLD DOWN BURLAP
FROM TOP 1/2 OF THE ROOTBALL.



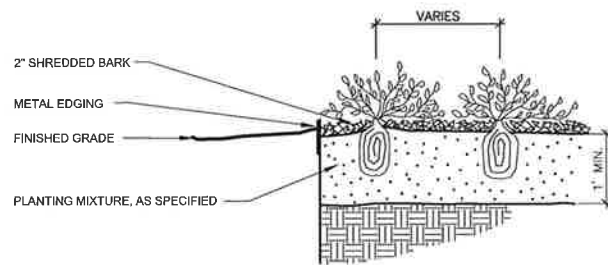
SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

DECIDUOUS TREE PLANTING DETAIL

EVERGREEN TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

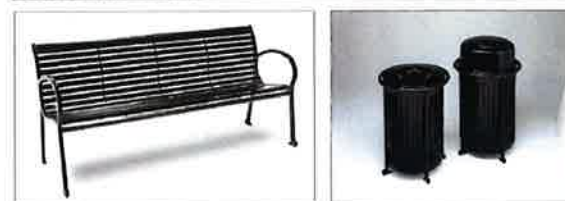
NOT TO SCALE



PERENNIAL PLANTING DETAIL

Not to scale

Bench and Refuse Detail



Scarborough Bench and Refuse by
Landscape Forms

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- *Agriform® tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi's Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Pre" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Chorladelph" Kentucky Blue Grass grown in a sod nursery on loam soil.

CITY OF NOVI NOTES

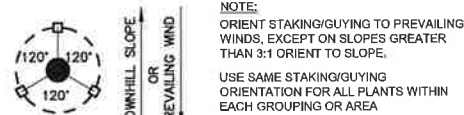
- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Falling Material Within Three Months or Next Growing Period, Whichever is Soonest.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4' diameter circle of shredded hardwood mulch 3' away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 - NOVEMBER 15 OF 2019 OR 2020.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES. THIS INCLUDES ONE CULTIVATION BETWEEN JUNE-AUGUST.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.



STAKING/GUYING LOCATION

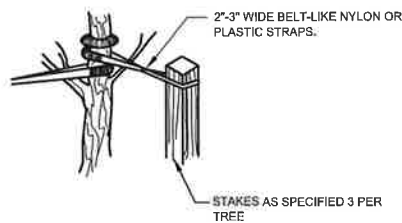
2"-3" WIDE BELT-LIKE NYLON OR
PLASTIC STRAPS.



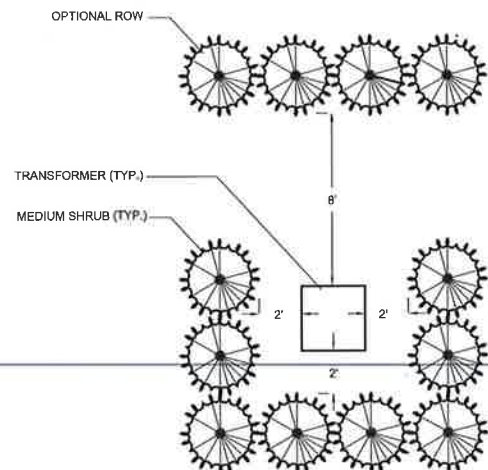
GUYING DETAIL

TREE STAKING DETAIL

Not to scale



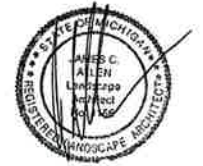
STAKING DETAIL



TRANSFORMER SCREENING DETAIL

Not to scale

Seal:



Title:

Landscape Details

Project:

The Bond
Novi, Michigan

Prepared for:

Tri-Cap Holdings, LLC
30600 Northwestern Highway, Suite 430
Farmington Hills, Michigan 48334

Revision:

Issued:

Submission
Revised

May 10, 2018
June 11, 2018

Job Number:

18-032

Drawn By:

Checked By:

jca

jca

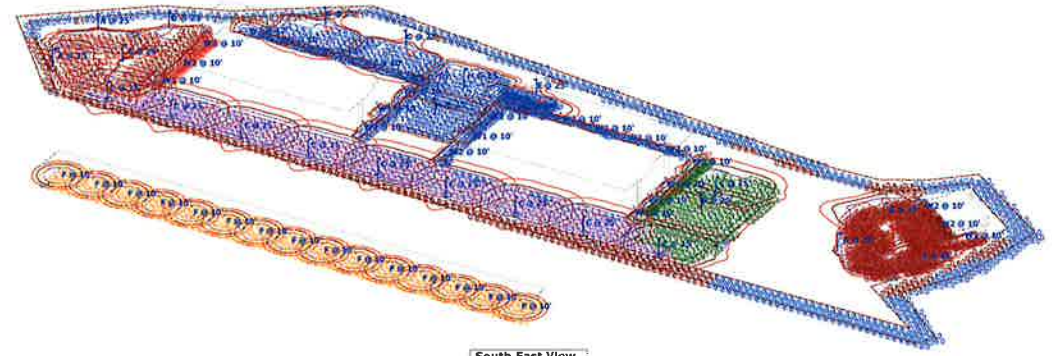
Sheet No.



L-3

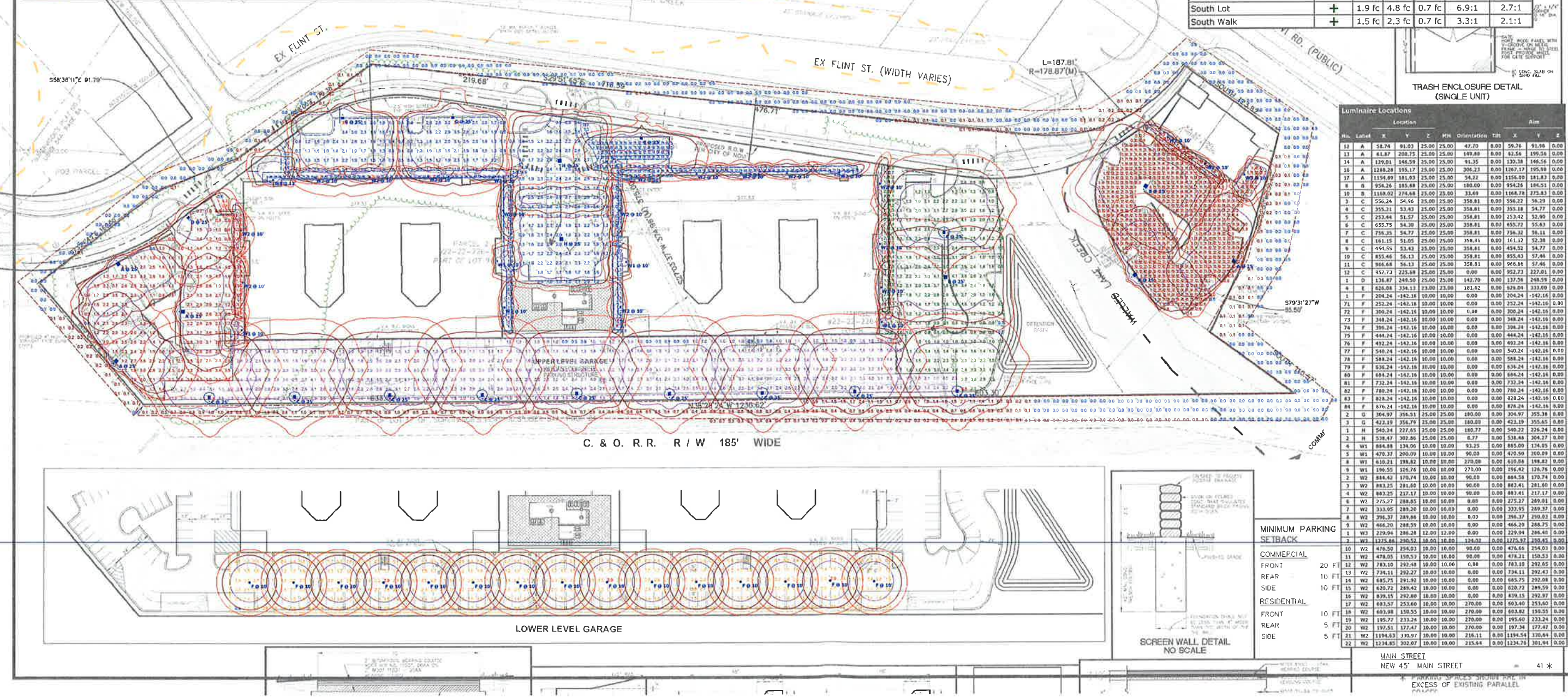
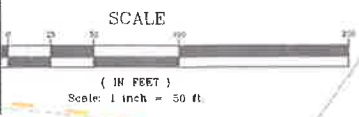


Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	5	Beacon Products	VPL-80L-180-4K7-4W-BC	LARGE VIPER	1	12552	0.95	181.3
	B	2	Beacon Products	VPL-80L-180-4K7-5R	LARGE VIPER	1	22885	0.95	181.3
	C	10	BEACON PRODUCTS	VP-L-80NB-180-4K-T4	LARGE VIPER	1	20360	0.95	180
	D	1	Hubbell Lighting Inc, dba Beacon Products	VPS-24L-55-4K7-4	SMALL VIPER	1	6035	0.95	54
	E	1	Hubbell Lighting Inc, dba Beacon Products	VPS-36L-65-4K7-3	SMALL VIPER	1	7609	0.95	65
	F	15	BEACON	ORB-18L-4K-40-T5W	Orbeon (Type 5 Wide)	1	4594	0.95	42.7
	G	2	Hubbell Lighting Inc, dba Beacon Products	VPS-60L-136-4K7-4	SMALL VIPER	1	15087	0.95	135.583
	H	2	Beacon Products	VPL-64L-135-4K7-5QM	LARGE VIPER	1	17795	0.95	137.6
	W1	4	Hubbell Outdoor	LNC-5LU-4K-4-X	WALLMOUNT LED TYPE 4	1	1053	0.95	12.9
	W2	20	Hubbell Outdoor	LNC-5LU-4K-2	LNC-5LU-4K-2- TYPE 2 LENS	1	1052	0.95	12.9
	W3	2	Hubbell Outdoor	LNC-9LU-4K-4	LNC, 9 LED, 4000K, TYPE 4	1	2056	0.95	22.2



South East View

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Commercial Lot	+	1.9 fc	4.2 fc	0.5 fc	8.4:1	3.8:1
Commercial Lot Walk	+	1.5 fc	2.4 fc	0.5 fc	4.8:1	3.0:1
East Side Parking and Drive	+	1.8 fc	3.6 fc	0.4 fc	9.0:1	4.5:1
Lower Ramp	+	1.4 fc	2.9 fc	0.4 fc	7.3:1	3.5:1
North East Side Walk	+	1.6 fc	2.7 fc	0.3 fc	9.0:1	5.3:1
North Parking and Drive	+	2.0 fc	4.4 fc	0.6 fc	7.3:1	3.3:1
North Walk	+	1.5 fc	2.7 fc	0.6 fc	4.5:1	2.5:1
Parking Deck	+	2.2 fc	8.4 fc	0.9 fc	9.3:1	2.4:1
Property Line	+	0.2 fc	2.7 fc	0.0 fc	N/A	N/A
South East Walk	+	1.5 fc	2.6 fc	0.4 fc	6.5:1	3.8:1
South Lot	+	1.9 fc	4.8 fc	0.7 fc	6.9:1	2.7:1
South Walk	+	1.5 fc	2.3 fc	0.7 fc	3.3:1	2.1:1



TRASH ENCLOSURE DETAIL (SINGLE UNIT)

Wt.	Label	X	Y	Z	MR	Orientation	Tilt	X	Y	Z
13	A	58.74	91.03	25.00	25.00	42.70	0.00	59.76	91.98	0.00
13	A	81.87	209.75	25.00	25.00	149.82	0.00	83.54	199.51	0.00
14	A	1288.28	955.17	25.00	25.00	11.35	0.00	130.38	146.58	0.00
16	A	1154.89	181.03	25.00	25.00	306.23	0.00	1167.17	155.93	0.00
17	A	1154.89	181.03	25.00	25.00	54.22	0.00	1158.00	181.83	0.00
8	B	954.26	185.88	25.00	25.00	180.00	0.00	954.26	184.51	0.00
10	B	1169.02	278.88	25.00	25.00	33.69	0.00	1168.78	273.83	0.00
3	C	556.24	54.96	25.00	25.00	358.81	0.00	556.22	54.39	0.00
4	C	395.21	53.43	25.00	25.00	358.81	0.00	395.18	52.77	0.00
5	C	252.84	51.57	25.00	25.00	358.81	0.00	252.42	52.90	0.00
6	C	655.75	94.30	25.00	25.00	358.81	0.00	655.72	93.63	0.00
7	C	756.25	54.77	25.00	25.00	358.81	0.00	756.22	54.11	0.00
8	C	161.15	51.05	25.00	25.00	358.81	0.00	161.12	52.38	0.00
9	C	454.55	53.43	25.00	25.00	358.81	0.00	454.52	54.77	0.00
10	C	855.46	56.13	25.00	25.00	358.81	0.00	855.43	57.44	0.00
11	C	966.68	56.13	25.00	25.00	358.81	0.00	966.66	57.44	0.00
12	C	1057.73	275.88	25.00	25.00	0.00	0.00	1057.73	275.88	0.00
1	D	136.87	249.50	25.00	25.00	142.70	0.00	137.56	248.53	0.00
4	E	826.08	334.13	23.00	23.00	181.62	0.00	826.04	333.00	0.00
1	F	204.24	-142.16	10.00	10.00	0.00	0.00	204.24	-142.16	0.00
71	F	252.24	-142.16	10.00	10.00	0.00	0.00	252.24	-142.16	0.00
72	F	300.24	-142.16	10.00	10.00	0.00	0.00	300.24	-142.16	0.00
73	F	348.24	-142.16	10.00	10.00	0.00	0.00	348.24	-142.16	0.00
74	F	396.24	-142.16	10.00	10.00	0.00	0.00	396.24	-142.16	0.00
75	F	444.24	-142.16	10.00	10.00	0.00	0.00	444.24	-142.16	0.00
76	F	492.24	-142.16	10.00	10.00	0.00	0.00	492.24	-142.16	0.00
77	F	540.24	-142.16	10.00	10.00	0.00	0.00	540.24	-142.16	0.00
78	F	588.24	-142.16	10.00	10.00	0.00	0.00	588.24	-142.16	0.00
79	F	636.24	-142.16	10.00	10.00	0.00	0.00	636.24	-142.16	0.00
80	F	684.24	-142.16	10.00	10.00	0.00	0.00	684.24	-142.16	0.00
81	F	732.24	-142.16	10.00	10.00	0.00	0.00	732.24	-142.16	0.00
82	F	780.24	-142.16	10.00	10.00	0.00	0.00	780.24	-142.16	0.00
83	F	828.24	-142.16	10.00	10.00	0.00	0.00	828.24	-142.16	0.00
84	F	876.24	-142.16	10.00	10.00	0.00	0.00	876.24	-142.16	0.00
2	G	394.97	358.51	25.00	25.00	180.00	0.00	394.97	358.51	0.00
3	G	423.19	358.78	25.00	25.00	180.00	0.00	423.19	358.55	0.00
1	H	545.24	227.65	25.00	25.00	180.77	0.00	545.22	226.24	0.00
2	H	578.47	302.86	25.00	25.00	6.77	0.00	578.48	304.27	0.00
3	H	614.96	378.06	25.00	25.00	93.25	0.00	614.96	378.06	0.00
5	W1	470.37	290.09	10.00	10.00	90.00	0.00	470.50	290.09	0.00
8	W1	610.21	198.82	10.00	10.00	270.08	0.00	610.08	198.82	0.00
9	W1	196.55	126.74	10.00	10.00	270.00	0.00	196.42	126.74	0.00
2	W2	884.42	170.74	10.00	10.00	90.00	0.00	884.54	170.74	0.00
3	W2	883.25	281.60	10.00	10.00	90.00	0.00	883.41	281.60	0.00
4	W2	883.25	217.17	10.00	10.00	90.00	0.00	883.41	217.17	0.00
6	W2	275.27	284.85	10.00	10.00	0.00	0.00	275.27	284.85	0.00
7	W2	332.05	285.20	10.00	10.00	0.00	0.00	332.05	285.20	0.00
8	W2	396.37	285.86	10.00	10.00	0.00	0.00	396.37	285.86	0.00
9	W2	466.20	288.59	10.00	10.00	0.00	0.00	466.20	288.59	0.00
1	W3	219.94	286.28	12.00	12.00	0.00	0.00	219.94	286.40	0.00
3	W3	1235.86	290.52	10.00	10.00	124.03	0.00	1235.92	290.63	0.00
10	W2	476.50	254.03	10.00	10.00	90.00	0.00	476.66	254.03	0.00
11	W2	478.25	356.53	10.00	10.00	90.00	0.00	478.21	356.53	0.00
12	W2	483.10	292.49	10.00	10.00	0.00	0.00	483.10	292.49	0.00
13	W2	734.11	292.27	10.00	10.00	0.00	0.00	734.11	292.43	0.00
14	W2	685.75	291.92	10.00	10.00	0.00	0.00	685.75	292.08	0.00
15	W2	620.72	289.42	10.00	10.00	0.00	0.00	620.72	289.59	0.00
16	W2	839.15	292.60	10.00	10.00	0.00	0.00	839.15	292.97	0.00
17	W2	603.57	253.60	10.00	10.00	270.00	0.00	603.60	253.60	0.00
18	W2	603.98	150.55	10.00	10.00	270.00	0.00	603.92	150.55	0.00
19	W2	195.77	233.24	10.00	10.00	270.00	0.00	195.60	233.24	0.00
20	W2	197.51	177.47	10.00	10.00	270.00	0.00	197.34	177.47	0.00
21	W2	1194.63	370.97	10.00	10.00	214.11	0.00	1194.54	370.84	0.00
22	W2	1234.85	302.07	10.00	10.00	215.84	0.00	1234.76	301.94	0.00

MINIMUM PARKING SETBACK	FRONT	REAR	SIDE
COMMERCIAL	20 FT	10 FT	10 FT
RESIDENTIAL	10 FT	5 FT	5 FT

