



**CITY OF NOVI CITY COUNCIL**  
**JULY 26, 2021**

**SUBJECT:** Approval of the request from The Bond for a variance from Section 11-68 (a)(9) in the Design and Construction Standards to allow only a single water service lead and single fire protection lead to service two (2) proposed residential buildings.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**BACKGROUND INFORMATION:**

The Bond plans to develop two (2) multi-family apartment buildings with an attached parking deck.

The petitioner is requesting a variance from Section 11-68 (a)(9) in the Design and Construction Standards, which outlines the requirement for interior fire protection systems to have a separate fire protection line in addition to a domestic service for each building. The petitioner is requesting this variance due to adequate flow calculations by the design engineer for the buildings. Additionally, both residential buildings will operate together and will be owned by a single entity.

The DPW Engineering Division, Fire Department, and Community Development Department staff take no exception to this variance given the City plans to loop the water main along Bond Street to Grand River Avenue, which will eliminate fire flow concerns.

**RECOMMENDED ACTION:** Approval of the request from The Bond for a variance from Section 11-68 (a)(9) in the Design and Construction Standards to allow only a single water service lead and single fire protection lead to service the two (2) proposed residential buildings.



**CITY OF NOVI**  
**Engineering Division**  
**MEMORANDUM**

**To:** Ben Croy, Department of Public Works  
 Charles Boulard, Community Development Department  
 Kevin Pierce, Fire Department

**From:** Kate Purpura, Engineering Division

**Date:** July 1, 2021

**Re:** Variance from Design & Construction Standards  
 The Bond – Single Water Service Lead and Fire Protection Lead to Service Two Buildings

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions ***must be met*** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **July 2, 2021.**

**ROUTING**

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Engineering)				X	Ben Croy <small>Digitally signed by Ben Croy Date: 2021.07.02 11:39:50 +00'</small>
Charles Boulard (Comm Dev.)				X	<i>Charles Boulard</i>
Kevin Pierce (Fire Department)				X	<i>Kevin Pierce</i>

**\* SEE REVERSE**



# The Bond

## Location Map



The Bond  
50-22-22-226-008

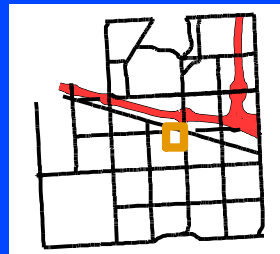
Map Author: Kate Purpura  
Date: 07/14/2021  
Project: The Bond  
Version: 1.0

Amended By:  
Date:  
Department:

**MAP INTERPRETATION NOTICE**

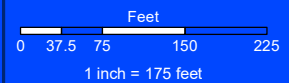
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.

**Map Legend**  
 Subject Parcel



**City of Novi**

Engineering Division  
Department of Public Works  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org







## Request for Variance Design and Construction Standards

### Applicant Information

Name: Albert Ludwig (Bond of Novi, LLC)

Address: 30600 Northwestern, Suite 430  
Farmington, MI 48334

Phone No: 248.538.1389 Ext. 236

### Engineer Information

Name: Seiber, Keast Engineering, LLC

Address: 100 MainCentre, Suite 10  
Northville, MI 48167

Phone No: 248.308.3331

### Applicant Status (please check one):

- Property Owner       Developer       Developer / Owner Representative  
 Other \_\_\_\_\_

Project Name The Bond of Novi

Project Address/Location Southwest corner of Grand River and Novi Road

Variance Request Provide single water service and fire line connection to service both bldgs.

### Justification (attach additional pages if necessary)

Variance request to: Provide single water service and fire line connection to service both buildings 1 and 2. There is adequate flow to service both buildings 1 and 2 (3,000 GPM - apartments). Previous discussions with the city of Novi Fire Marshal and City Engineer have occurred for this variance. Buildings 1 and 2 operate together and the buildings will be owned by a single entity.

#### INTERNAL USE

Date Submitted: 6/30/2021

Code Section from which variance is sought: Section 11-68 (a)(9)

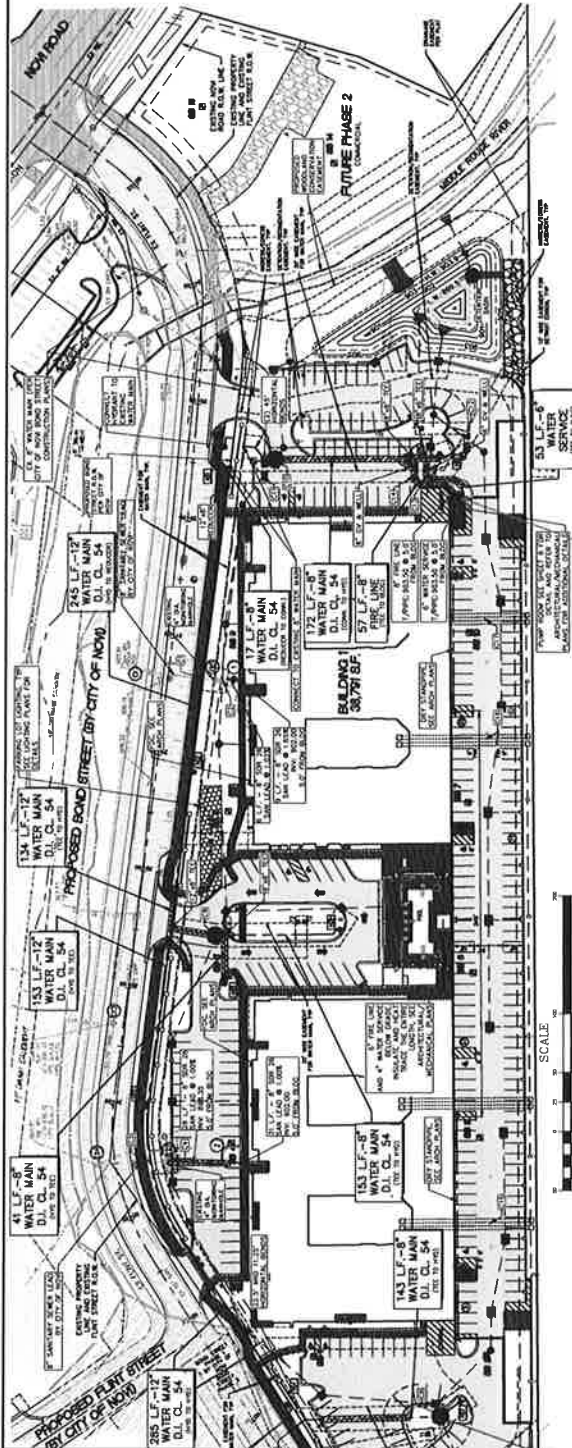
Submittal Checklist:  One (1) copy of plan on 8.5 x 11 size paper  
 \$100 Filing Fee (No fee for driveway width variance requests)

Request Status:  APPROVED       DENIED

Authorized By: [Signature]

Authorization Date: 7/14/21

**SANITARY SEWER & WATER MAIN PLAN AND PROFILES**



**SANITARY SEWER & WATER MAIN QUANTITIES**

ITEM	QUANTITY	UNIT
1. 8\"/>		

**LEGEND**

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- CATCH BASIN/WATER FILTER
- MANHOLE
- UTILITY CROSSING MARKER

**NOTES:**

- ALL 8" SANITARY SEWER LEADS SHALL BE BURIED AT LEAST 6" UNDER THE INFLUENCE OF PAVEMENT.
- SANITARY SEWER SHALL BE A MINIMUM OF 1% GRADE.
- ALL WATER MAINS SHALL MAINTAIN A MINIMUM COVER GENERALLY, AND A MINIMUM OF 5 FEET UNDER THE INFLUENCE OF PAVEMENT.
- STANDARD DETAILS SHALL BE USED THROUGHOUT.
- ALL SANITARY SEWER LEADS SHALL BE BURIED AT LEAST 6" UNDER THE INFLUENCE OF PAVEMENT.

**THE BOND OF NOVI**  
SECTION NO. 10701-NORFOLK COUNTY, MICHIGAN  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

**REVISONS**

NO.	DATE	DESCRIPTION
1	10-26-20	ISSUED FOR PERMITS
2	11-10-20	REVISED FOR PERMITS
3	12-01-20	REVISED FOR PERMITS
4	01-13-21	REVISED FOR PERMITS

**UTILITY MARKING**

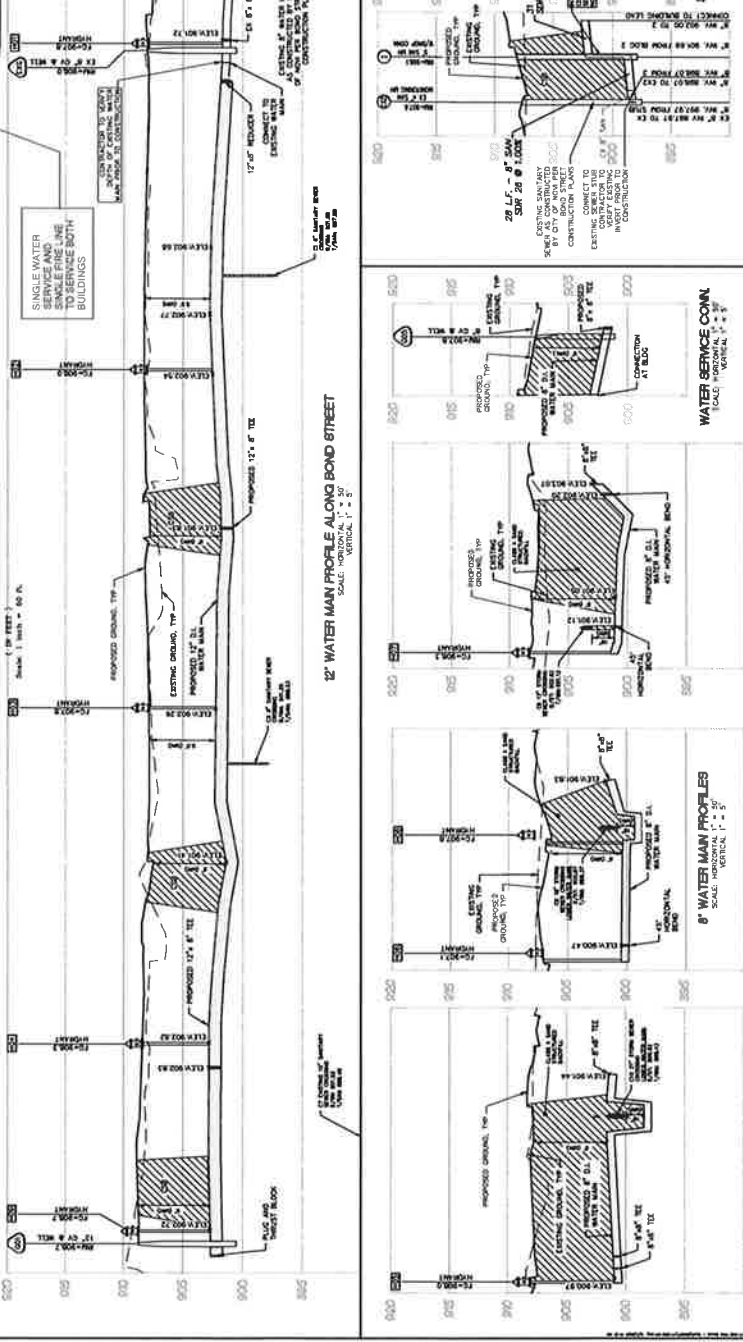
811

CALL BEFORE YOU DIG

102 SANDHOVEN DRIVE, STE 100, NORTWILLE, NC 27571  
PHONE: 252.325.1337 EMAIL: info@skrabber.com

**SANITARY SEWER AND WATER MAIN PLAN AND PROFILES**  
**SKRABBER, KRASST ENGINEERING, L.L.C.**

**SHEET 7**



**BUILDING 1**  
**38,791 S.F.**

(CONN. TO HYD)

**57 L.F. - 8"**  
**FIRE LINE**  
(TEE TO BLDG)

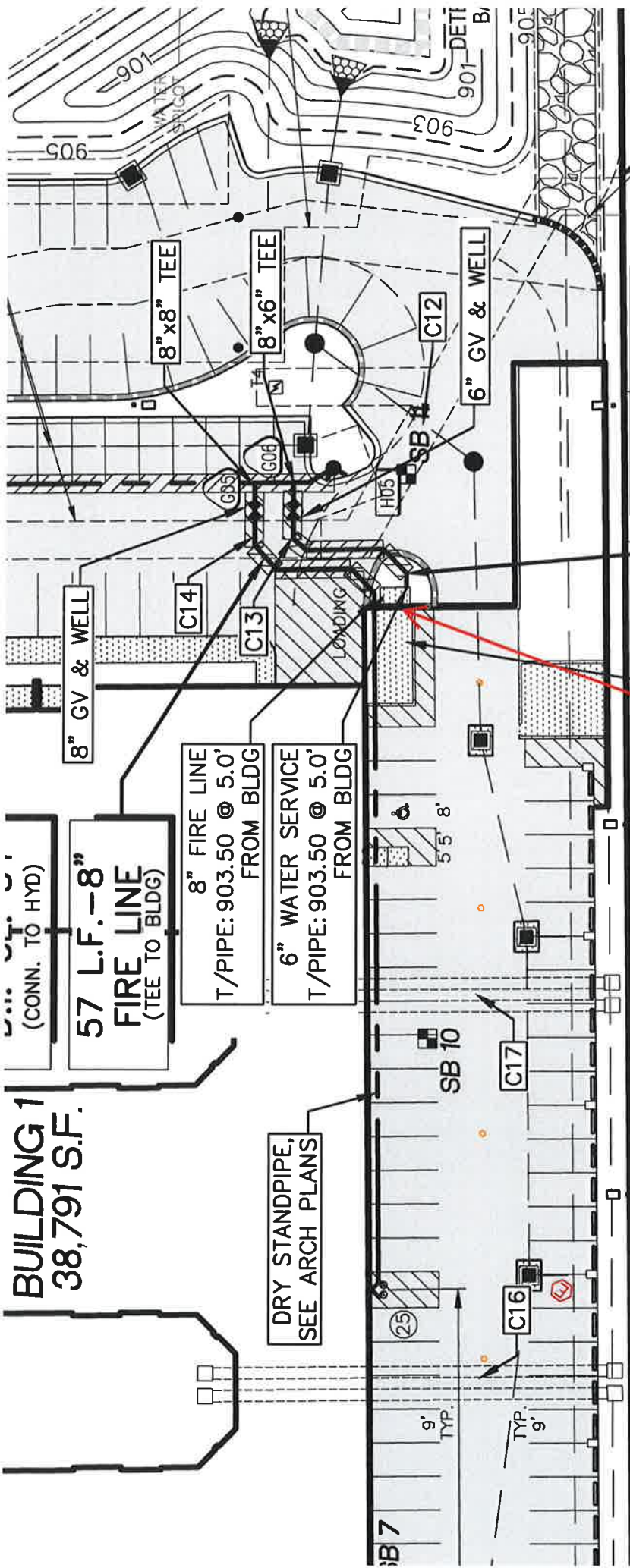
**8" FIRE LINE**  
T/PIPE: 903.50 @ 5.0'  
FROM BLDG

**6" WATER SERVICE**  
T/PIPE: 903.50 @ 5.0'  
FROM BLDG

**DRY STANDPIPE,**  
**SEE ARCH PLANS**

**PUMP ROOM SEE SHEET 8 FOR**  
**DETAIL AND REFER TO**  
**ARCHITECTURAL/MECHANICAL**  
**PLANS FOR ADDITIONAL DETAILS**

**53 L.F. - 6"**  
**WATER**  
**SERVICE**  
(TEE TO BLDG)



10' WIDE EAS  
DETROIT EDIS

920

915

H01

EXG

RIM=908.0  
EX 8" GV & WELL  
FG=907.8  
HYDRANT

H02

FG=908.0  
HYDRANT

**SINGLE WATER**  
**SERVICE AND**  
**SINGLE FIRE LINE**  
**TO SERVICE BOTH**  
**BUILDINGS**

CONTRACTOR TO VERIFY