



THE BOND JSP18-10

THE BOND JSP 18-10

Public hearing at the request of Bond at Novi LLC for JSP18-10 for recommendation to the City Council for approval or denial of the revised Preliminary Site Plan, Woodland Permit and Storm Water Management Plan. The revised plans propose to add a fifth floor to accommodate additional units.

Required Action

Recommendation to City Council for approval or denial of the revised Preliminary Site Plan, Woodland Permit, and Storm Water Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	6/3/24	<ul style="list-style-type: none"> • Amendment of Development Agreement to allow additional units/increase in room count (435 allowed, 812 proposed) – current agreement states 641 rooms allowed. • Finding of Council to permit the Usable Open Spaces as shown on the site plan • ZBA renewing variances as listed in the motion sheet • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	5/31/24	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	6/3/24	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Not Applicable		<ul style="list-style-type: none"> • Woodland permit to be re-authorized • No changes to the previous approval
Traffic – Trip Generation Analysis	Approve		<ul style="list-style-type: none"> • Even though apartment units were increased from 250 to 329 (79 units), the trip generation estimate is showing a reduction in the number of trips. The reason behind this is the use of two different versions of the ITE trip generation manual (9th Ed vs 11th Ed). Generally, the number of trips has been going down per unit (impact of working from home, changing family formation, online shopping, etc.) every time they publish a newer version. This is the reason they can show lower impact using the newer version of the ITE manual even when total units are increasing.
Façade	Approval recommended	5/21/24	Section 9 waiver revision for: <ul style="list-style-type: none"> • Minor changes to previously approved underage of brick, overage of EIFS, underage of combined percentages of brick and stone for Building 1 and Building 2

Fire	Approval recommended	6/3/24	<ul style="list-style-type: none">• Items to be addressed by the applicant prior to Final Site Plan approval
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MOTION SHEET

Approval – Revised Preliminary Site Plan

In the matter of The Bond JSP18-10, motion to **recommend approval** to City Council the Revised Preliminary Site Plan based on and subject to the following:

1. The previously approved waivers and Development Agreement granted by City Council;
2. City Council finding per Section 4.82.2.b. for allowing an increase of maximum number of rooms allowed (435 allowed, 812 proposed), *as the number of rooms falls within the allowable range and the increase is not anticipated to cause negative impacts to the site or the surrounding area.*
3. City Council finding acceptable the usable open spaces as shown on the site plan *as they meet the intent of the Ordinance to provide active and passive recreational opportunities for future residents and as the unique shape and urban-style design of the project limits the ability to comply with the strict ordinance definition.*
4. A revised section 9 waiver for the following deviations *as the overall appearance of the building would not be significantly improved by strict application of the percentage listed in the Ordinance:*
 - a. not providing the minimum required brick (30% minimum required) on the east (17% proposed), north (21-24% proposed), west (23% proposed), and south (21-24% proposed) facades for Building 1 and 2;
 - b. exceeding the maximum allowed percentage of EIFS (proposed: East-52%, North-51%, South- 51% and West- 77%) for Building 1 and 2;
 - c. not providing the minimum required brick and stone ((50% minimum required) for TC-1 district on all facades (23-34% proposed) for Building 1 and 2;
 - d. the previously approved Section 9 waivers for the commercial building and parking garage remain unchanged.

As the interesting massing and creative use of materials is not compromised by the proposed revisions as recommended by the City's façade consultant.

5. The following variances require re-approval of the Zoning Board of Appeals since the original approvals have expired:
 - a. Variance from Section 4.82.2 for increasing the maximum percentage of one-bedroom units allowed for this development (50% maximum allowed, 59% proposed) *based on applicants response that a 60% unit mix is recommended based on their internal marketing survey and assessment;*
 - b. Variance from Section 3.27.1.D for allowing parking in the side yard for a commercial building (around 49 spaces) *due to the unusual shallow shape of the subject property and the inability to park in the rear yard;*
 - c. Variance from Section 3.27.1.D for allowing parking in front yard for residential section (around 38 spaces, 9% of total 432 spaces) *due to the unusual shallow shape of the subject property and the inability to park in the rear yard;*
 - d. Variance from Section 3.27.1.D for allowing parking in side yard for residential section (around 50 spaces, 12% of total spaces in east and 35 spaces 12% of total spaces in west) *due to the unusual shallow shape of the subject property and the inability to park in the rear yard;*
 - e. Variance from Section 4.82.2.e for a reduction of the minimum building setback for Building 1 on the east side (15 ft. required, a minimum of 12 ft. with overhang of 8.8 ft. proposed for an approximate length of 12 ft., total building length is 283 ft.) *due to the unusual shallow shape of the subject property;*
 - f. Variance from Section 4.82.2.e for a reduction of the minimum building setback for Building 2 on the 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.) *due to the unusual shallow shape of the subject property;*

- g. Variance from Section 4.82.2.e for a reduction of the minimum building setback for the parking garage on the west side (15 ft. required, 5 ft. proposed for entire structure, total building length is 283 ft.) *due to the unusual shallow shape of the subject property;*
- h. Variance from Section 5.7.3.E. for allowing an increase of the average to minimum light level ratio for the site (4:1 maximum allowed, 4.81 provided) *due to site layout and the site's shallow depth;*
- i. Variance from Section 5.7.3.K for exceeding the maximum allowed foot candle measurements along the south property line abutting the railroad tracks (1 foot candle is maximum allowed, up to 1.7 foot candles is proposed for a small area);
- j. Variance from Section 3.27.1.H. and Sec. 5.4.2 for allowing two loading areas in the side yard for the residential section *due to the unusual shallow shape of the subject property;*
- k. Variance from Section Sec. 5.4.2 for a reduction in the minimum required loading area for each of the two loading spaces in the residential section (2,830 square feet required, 644 square feet provided) *due to residential nature of the development that does not require larger loading areas;*
- l. Variance from Section 3.27.1.I. for a reduction in width of the sidewalk along a non-residential collector (12.5 feet required on both sides, 8 feet proposed on west side and 10 feet asphalt path proposed on east) *as it aligns with City's current plans for Flint Street realignment;*
- m. Variance from Section 5.3.2. for a reduction of the minimum parking bay depth for spaces proposed in the parking garage (19 ft. minimum required, 18 ft. proposed) *as the depth is limited by the pre-fabricated manufacturers specifications;*

- 6. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the revised Final Site Plan; and

- 7. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Revised Stormwater Management Plan

In the matter of The Bond JSP18-10, motion to **recommend approval** to the City Council of the Revised Stormwater Management Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Approval – Woodland Permit

In the matter of The Bond JSP18-10, motion to **recommend approval** to City Council of the Woodland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- OR -

Denial – Revised Preliminary Site Plan

In the matter of The Bond JSP18-10, motion to **recommend denial** to the City Council of the Revised Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial– Woodland Permit

In the matter of The Bond, JSP18-10, motion to **recommend denial** to the City Council of the Woodland Permit... *(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

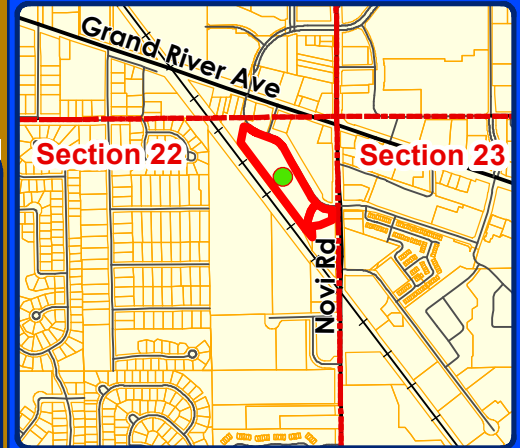
-AND-

Denial – Revised Stormwater Management Plan

In the matter of The Bond JSP18-10, motion to **recommend denial** to the City Council of the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

THE BOND LOCATION



LEGEND

 Subject Property



City of Novi

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

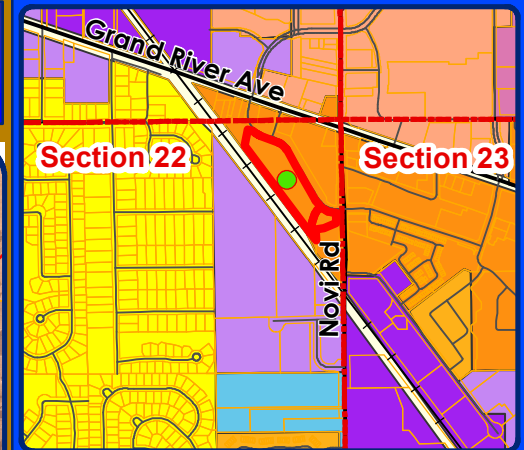
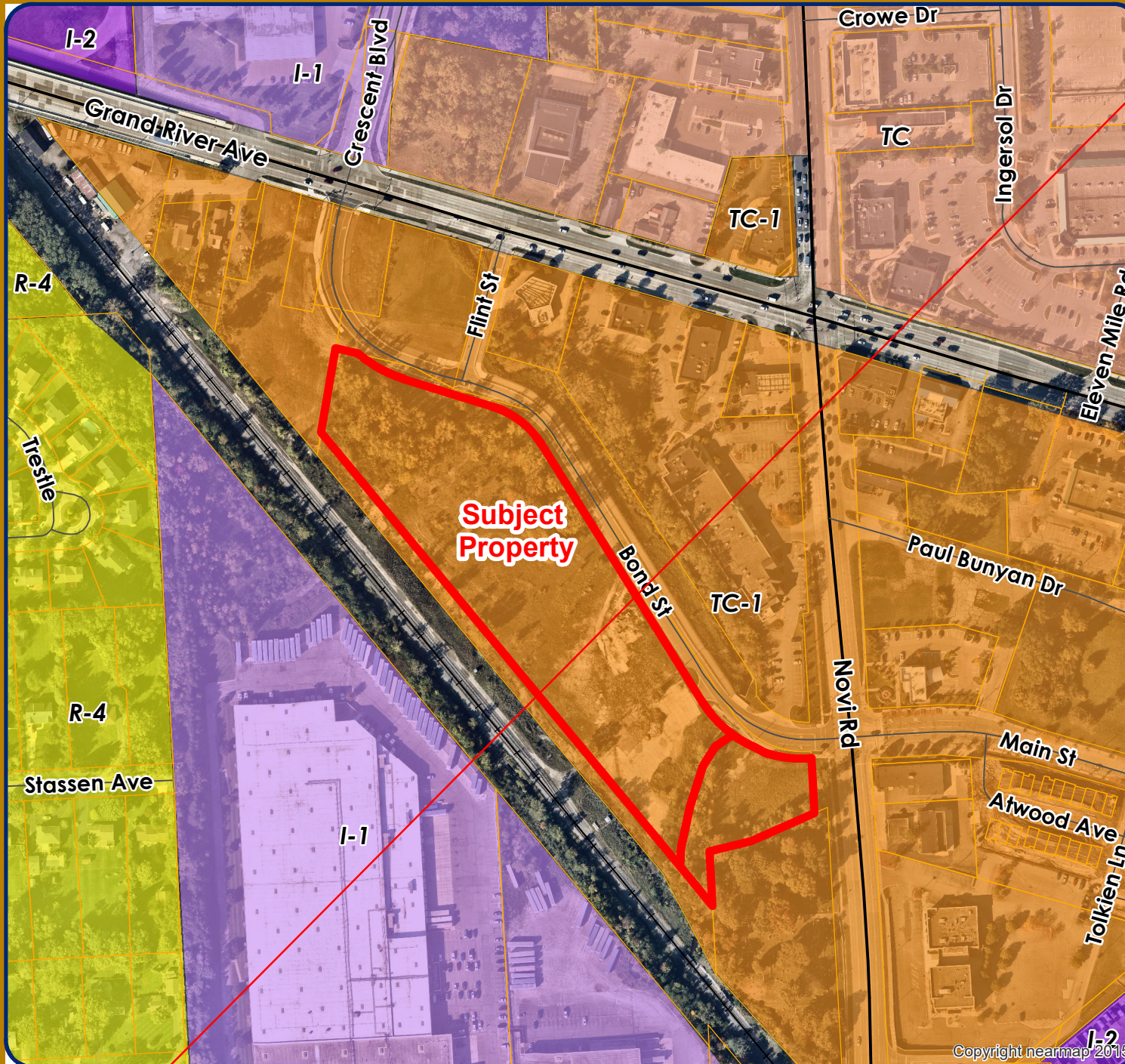
Map Author: Lindsay Bell
Date: 6/14/24
Project: THE BOND
Version #: 1



MAP INTERPRETATION NOTICE

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THE BOND ZONING



LEGEND

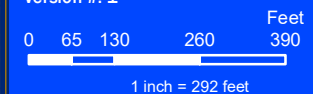
- R-4: One-Family Residential District
- RM-2: High-Density Multiple Family
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- TC: Town Center District
- TC-1: Town Center -1 District
- Subject Property



City of Novi

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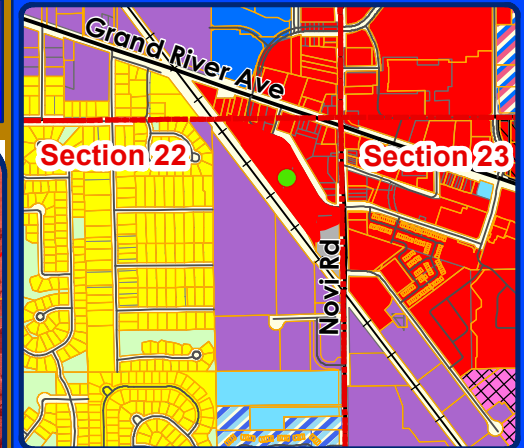
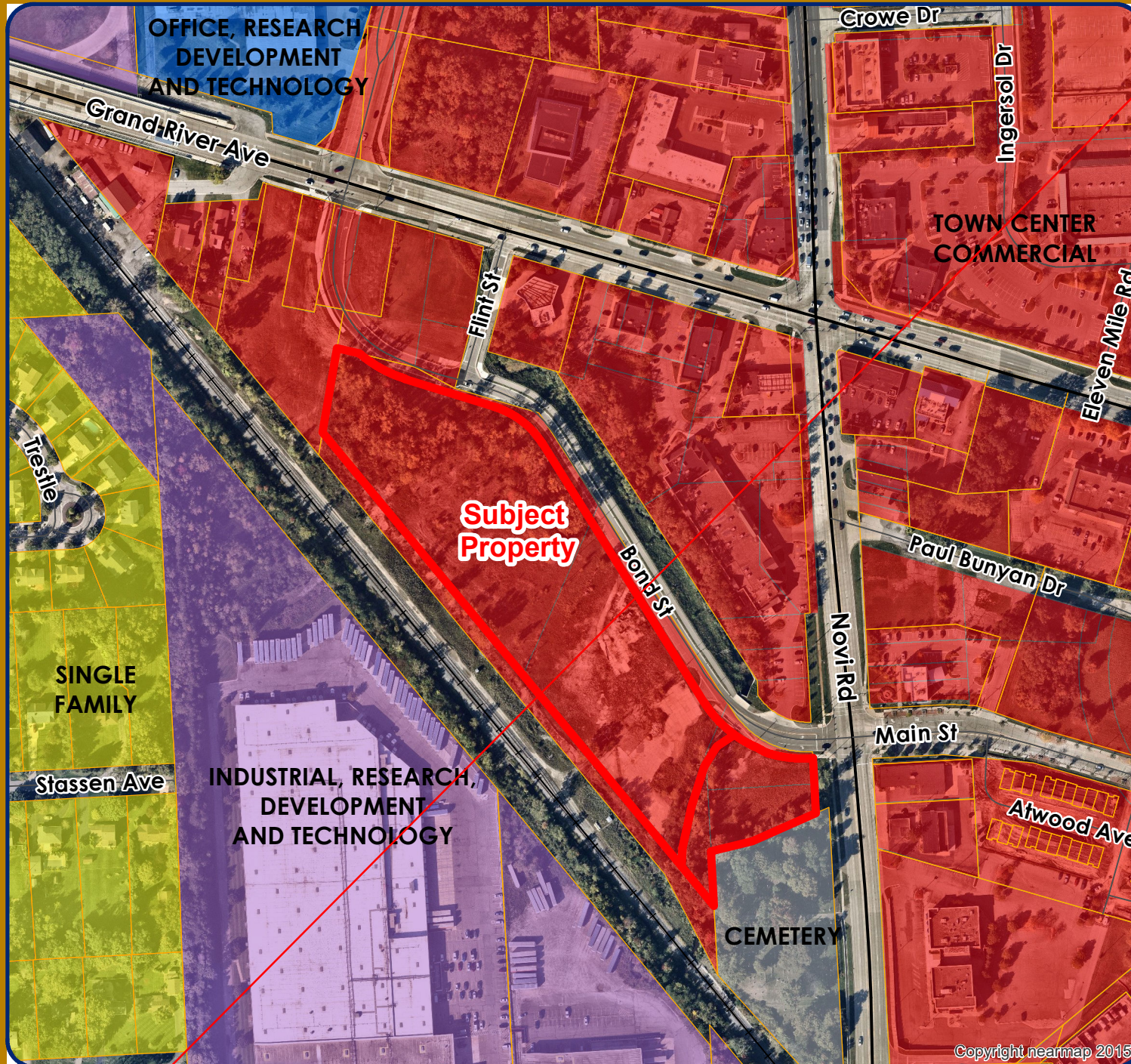
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THE BOND FUTURE LAND USE



LEGEND

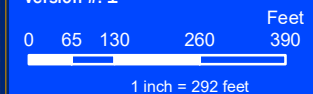
- Single Family
- Community Office
- Office, Research, Development and Technology
- Office Commercial
- Industrial, Research, Development and Technology
- Heavy Industrial
- Town Center Commercial
- Town Center Gateway
- Public
- Private Park
- Cemetery
- Subject Property



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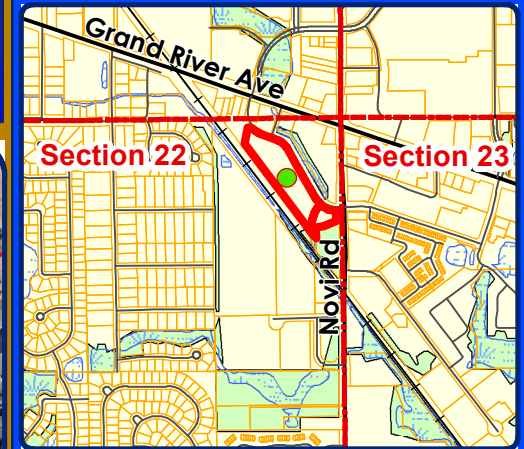
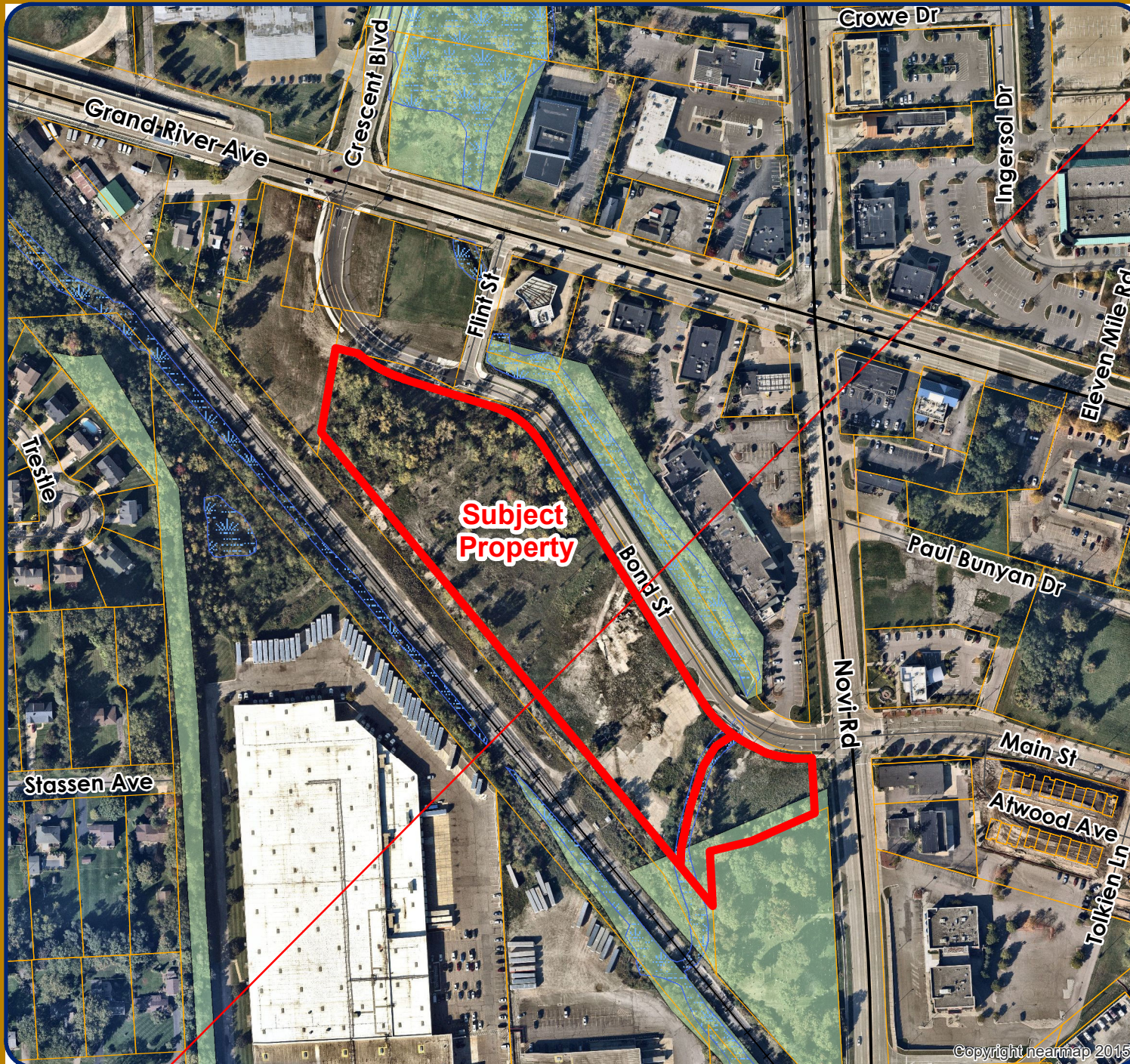


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

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THE BOND NATURAL FEATURES



LEGEND

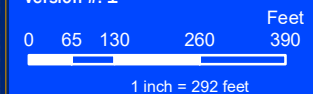
-  WETLANDS
-  WOODLANDS
-  Subject Property



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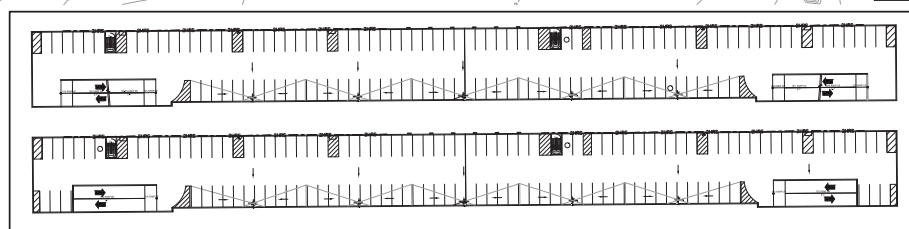
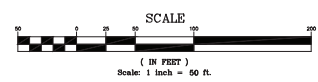
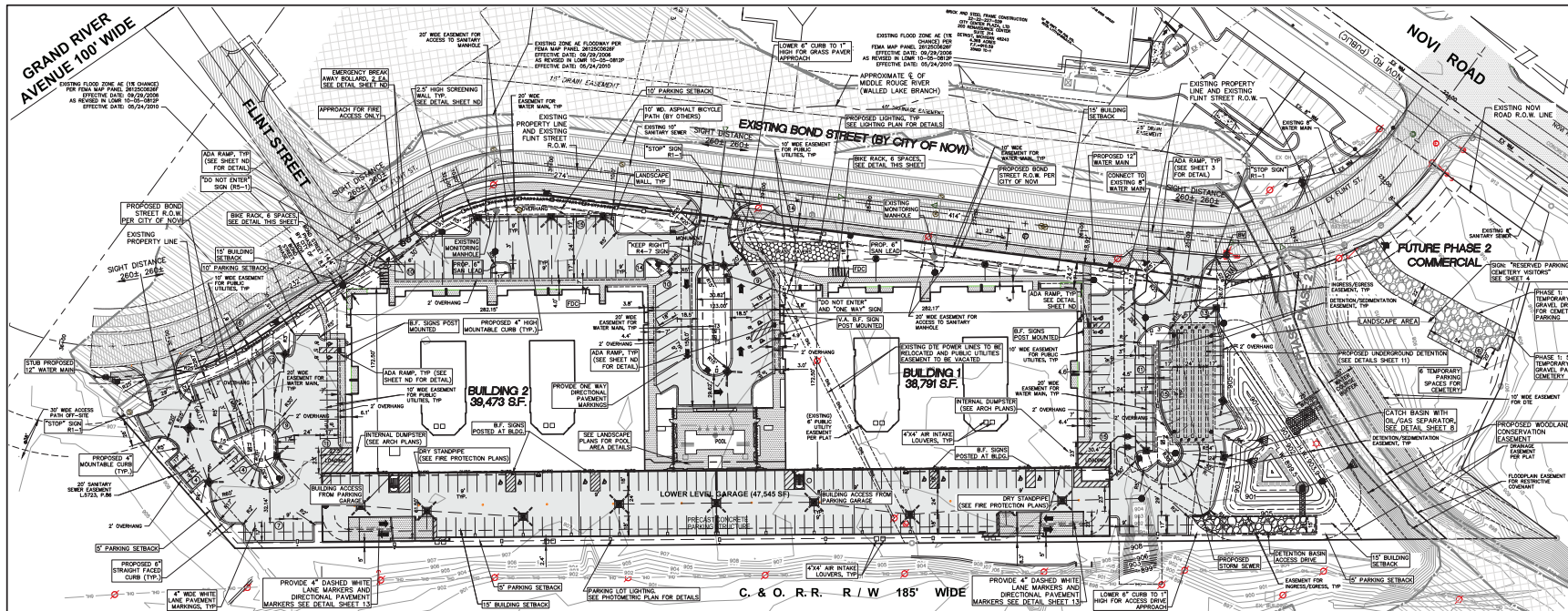
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SITE PLAN & BUILDING ELEVATIONS



GARAGE PARKING LEVEL 2
GARAGE PARKING LEVEL 3

SANITARY SEWER BASIS OF DESIGN

THE BOND - Building 1

Units: 96 1-BR Units Multi-Family, 56 2-BR Units Multi-Family, 3 2-BR Units Multi-Family, 7127 SF (gross) Clubhouse

Equip. Single Family Units: 57.5 Units (0.50 Units / 1-BR Multi Unit), 43.5 Units (0.75 Units / 2-BR Multi Unit), 9 Units (1.00 Units / 3-BR Multi Unit), 1.85 Units (0.26 Units / 1,000 CH SF), 112.8 Total Units (P&B)

Population = 3.2 people/unit x 111.05 units = 355.2 people

AVERAGE FLOW = 355.2 people x 100 gal/person/day = 35,520 gal/day = 0.0554 cfs

PEAK FACTOR = 4.04

For service area populations greater than 500 people
P.F. = $(18 \cdot \text{SCRT}^{1/3}) / (1000 + (4 \cdot \text{SCRT}^{1/3} - 1000))$
= 4.04

For service area populations less than 500 people
P.F. = 3.0

PEAK FLOW = PEAK FACTOR X AVERAGE FLOW = 4.04 x 0.0554 cfs = 0.224 cfs

(CAPACITY OF A 6" PIPE @ 0.40 cfs IS 0.78 cfs)
THEREFORE 6" LEAD CAPACITY IS SUFFICIENT.

THE BOND - Building 2

Units: 96 1-BR Units Multi-Family, 56 2-BR Units Multi-Family, 10 3-BR Units Multi-Family, 3182 SF (gross) Fitness Center

Equip. Single Family Units: 56.8 Units (0.60 Units / 1-BR Multi Unit), 43.5 Units (0.75 Units / 2-BR Multi Unit), 9 Units (1.00 Units / 3-BR Multi Unit), 7.27 Units (0.23 Units / 1,000 cfs), 116.6 Total Units (P&B)

Population = 3.2 people/unit x 119.57 units = 382.6 people

AVERAGE FLOW = 382.6 people x 100 gal/person/day = 38,260 gal/day = 0.0602 cfs

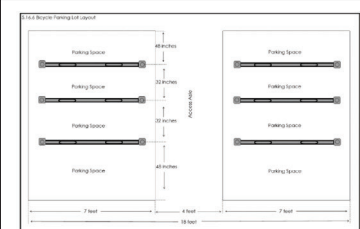
PEAK FACTOR = 4.03

For service area populations greater than 500 people
P.F. = $(18 \cdot \text{SCRT}^{1/3}) / (1000 + (4 \cdot \text{SCRT}^{1/3} - 1000))$
= 4.03

For service area populations less than 500 people
P.F. = 3.0

PEAK FLOW = PEAK FACTOR X AVERAGE FLOW = 4.03 x 0.0602 cfs = 0.243 cfs

(CAPACITY OF A 6" PIPE @ 0.40 cfs IS 0.78 cfs)
THEREFORE 6" LEAD CAPACITY IS SUFFICIENT.



BICYCLE PARKING DETAIL

BUILDING SETBACK REQUIREMENTS FOR TC-1 DISTRICT			
RESIDENTIAL			
	FRONT	15	FT
	SIDE	15	FT
	REAR	15	FT
COMMERCIAL			
	MIN		MAX
	FRONT	0	30
	SIDE	0	NONE
	REAR	0	NONE
MINIMUM PARKING SETBACK REQUIREMENTS FOR TC-1 DISTRICT			
RESIDENTIAL			
	MIN.		
	FRONT	30	FT
	SIDE	5	FT
	REAR	5	FT
COMMERCIAL			
	FRONT	20	FT
	SIDE	30	FT
	REAR	30	FT

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

SITE DATA:

EXISTING ZONING	TC-1
EXISTING AREA OF SITE GROSS	= 8.79 AC
AREA OF SITE GROSS (AFTER R.O.W. DEDICATION)	= 7.99 AC
AREA OF RESIDENTIAL SITE	= 6.87 AC

LOT AREA COVERAGE:

BUILDING 1	= 98,791 SF
BUILDING 2	= 25,415 SF
PARKING GARAGE	= 41,545 SF
COMMERCIAL BUILDING (PHASE 2)	= 5,578 SF
TOTAL AREA	= 171,129 SF

RESIDENTIAL (PHASE 1)

TOTAL NO. OF RESIDENTIAL UNITS	= 329 UNITS
BUILDING 1	= 353 UNITS
BUILDING 2	= 65 UNITS
BUILDING 3	= 166 UNITS
MAXIMUM HEIGHT	= 65 FT

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

PARKING SPACES PER UNIT REQUIRED PER PC 18-2006

APPROVED SITE PLAN DATED 5-10-18	= 1,865
TOTAL UNITS	= 329
TOTAL PARKING REQUIRED	= 554

TOTAL NUMBER OF RESIDENTIAL PROVIDED (INCLUDES 14 H.P. PARKING SPACES)

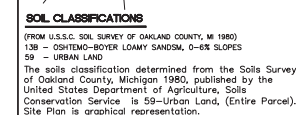
3-LEVEL GARAGE	= 378
SURFACE	= 164
BOND STREET PARALLEL	= 20
TOTAL RESIDENTIAL PARKING SPACES PROVIDED	= 562

VEHICLE PARKING

BUILDING 1	INDOOR 20 EA., OUTDOOR 6 EA.
BUILDING 2	INDOOR 20 EA., OUTDOOR 6 EA.
GARAGE	INDOOR 20 EA., OUTDOOR 6 EA.
TOTAL RESIDENTIAL SPACES - 82 (46 REQUIRED)	

COMMERCIAL (PHASE 2)

TOTAL FLOOR AREA (USE 1 & 2)	= 5,587 SF
PARKING SPACES PROVIDED (INCLUDES 2 H.P. PARKING SPACES)	= 49
VEHICLE PARKING - OUTDOOR 1 EA. (2 REQUIRED)	



SOIL CLASSIFICATIONS

(FROM U.S.C. SOIL SURVEY OF OAKLAND COUNTY, M 1880)
13B - OSHTEMO-BYER LOAMY SANDS, 0-8% SLOPES
5B - 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 5B-Urban Land, (Entire Parcel), Site Plan is graphical representation.

THE BOND OF NOVI
SECTION 28, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

NO.	DATE	DESCRIPTION
1	04-04-18	ISSUED FOR PERMIT
2	07-20-18	REVISED PER CITY REVIEW
3	08-24-18	REVISED PER CITY REVIEW
4	09-20-18	REVISED PER CITY REVIEW
5	10-24-18	REVISED PER CITY REVIEW
6	11-21-18	REVISED PER CITY REVIEW
7	12-21-18	REVISED PER CITY REVIEW
8	01-24-19	REVISED PER CITY REVIEW
9	02-21-19	REVISED PER CITY REVIEW
10	03-21-19	REVISED PER CITY REVIEW
11	04-21-19	REVISED PER CITY REVIEW
12	05-21-19	REVISED PER CITY REVIEW
13	06-21-19	REVISED PER CITY REVIEW
14	07-21-19	REVISED PER CITY REVIEW
15	08-21-19	REVISED PER CITY REVIEW
16	09-21-19	REVISED PER CITY REVIEW
17	10-21-19	REVISED PER CITY REVIEW
18	11-21-19	REVISED PER CITY REVIEW
19	12-21-19	REVISED PER CITY REVIEW
20	01-21-20	REVISED PER CITY REVIEW
21	02-21-20	REVISED PER CITY REVIEW
22	03-21-20	REVISED PER CITY REVIEW
23	04-21-20	REVISED PER CITY REVIEW
24	05-21-20	REVISED PER CITY REVIEW
25	06-21-20	REVISED PER CITY REVIEW
26	07-21-20	REVISED PER CITY REVIEW
27	08-21-20	REVISED PER CITY REVIEW
28	09-21-20	REVISED PER CITY REVIEW
29	10-21-20	REVISED PER CITY REVIEW
30	11-21-20	REVISED PER CITY REVIEW
31	12-21-20	REVISED PER CITY REVIEW
32	01-21-21	REVISED PER CITY REVIEW
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65	10-21-23	REVISED PER CITY REVIEW
66	11-21-23	REVISED PER CITY REVIEW
67	12-21-23	REVISED PER CITY REVIEW
68	01-21-24	REVISED PER CITY REVIEW
69	02-21-24	REVISED PER CITY REVIEW
70	03-21-24	REVISED PER CITY REVIEW
71	04-21-24	REVISED PER CITY REVIEW
72	05-21-24	REVISED PER CITY REVIEW
73	06-21-24	REVISED PER CITY REVIEW
74	07-21-24	REVISED PER CITY REVIEW
75	08-21-24	REVISED PER CITY REVIEW
76	09-21-24	REVISED PER CITY REVIEW
77	10-21-24	REVISED PER CITY REVIEW
78	11-21-24	REVISED PER CITY REVIEW
79	12-21-24	REVISED PER CITY REVIEW
80	01-21-25	REVISED PER CITY REVIEW
81	02-21-25	REVISED PER CITY REVIEW
82	03-21-25	REVISED PER CITY REVIEW
83	04-21-25	REVISED PER CITY REVIEW
84	05-21-25	REVISED PER CITY REVIEW
85	06-21-25	REVISED PER CITY REVIEW
86	07-21-25	REVISED PER CITY REVIEW
87	08-21-25	REVISED PER CITY REVIEW
88	09-21-25	REVISED PER CITY REVIEW
89	10-21-25	REVISED PER CITY REVIEW
90	11-21-25	REVISED PER CITY REVIEW
91	12-21-25	REVISED PER CITY REVIEW
92	01-21-26	REVISED PER CITY REVIEW
93	02-21-26	REVISED PER CITY REVIEW
94	03-21-26	REVISED PER CITY REVIEW
95	04-21-26	REVISED PER CITY REVIEW
96	05-21-26	REVISED PER CITY REVIEW
97	06-21-26	REVISED PER CITY REVIEW
98	07-21-26	REVISED PER CITY REVIEW
99	08-21-26	REVISED PER CITY REVIEW
100	09-21-26	REVISED PER CITY REVIEW

REVISIONS

DATE: 04-04-18
CHECKED BY: J.E. FILL
DATE: 04-04-18

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REVISOR'S COMPANY

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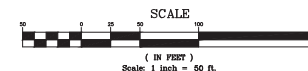
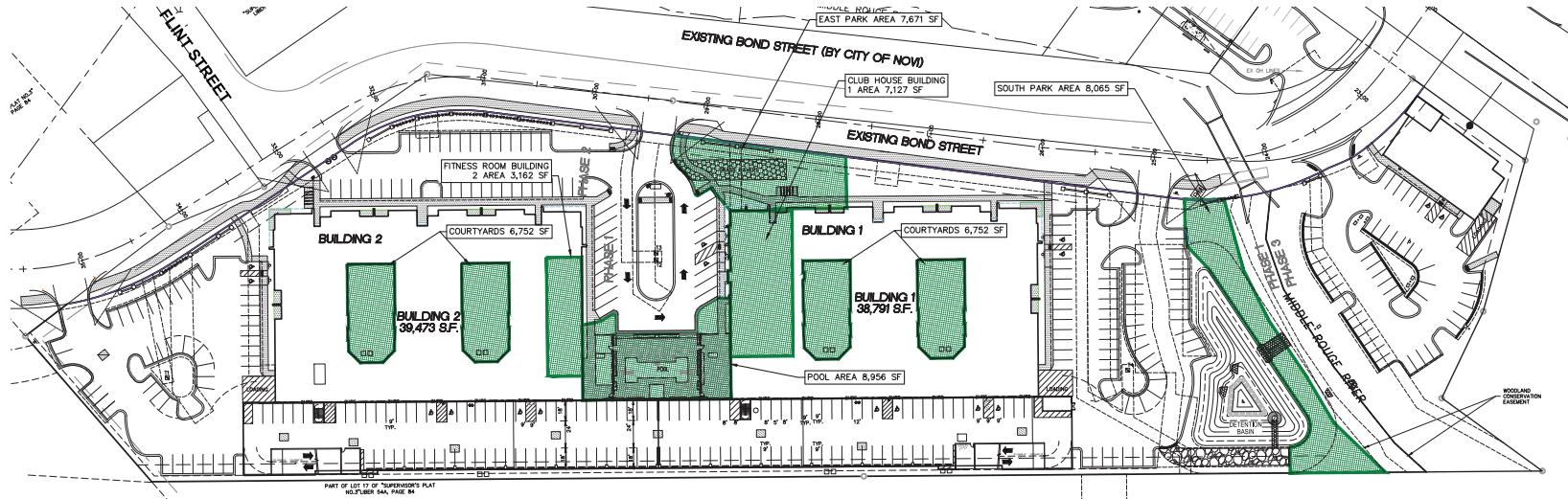
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OPEN SPACE CALCULATIONS

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

OPEN SPACE PROVIDED:
EAST PARK AREA (AS SHOWN) 7,671 SF
SOUTH PARK AREA (AS SHOWN) 8,065 SF
POOL AREA (AS SHOWN) 8,956 SF

ADDITIONAL OPEN SPACE:
BUILDING 1
BALCONIES 9,958 SF
CLUB HOUSE (AS SHOWN) 7,127 SF
COURTYARDS (AS SHOWN) 6,752 SF
BUILDING 2
BALCONIES 9,958 SF
FITNESS ROOM (AS SHOWN) 3,162 SF
COURTYARDS (AS SHOWN) 6,752 SF
68,401 SF = 1.57 AC

THE BOND OF NOVI

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

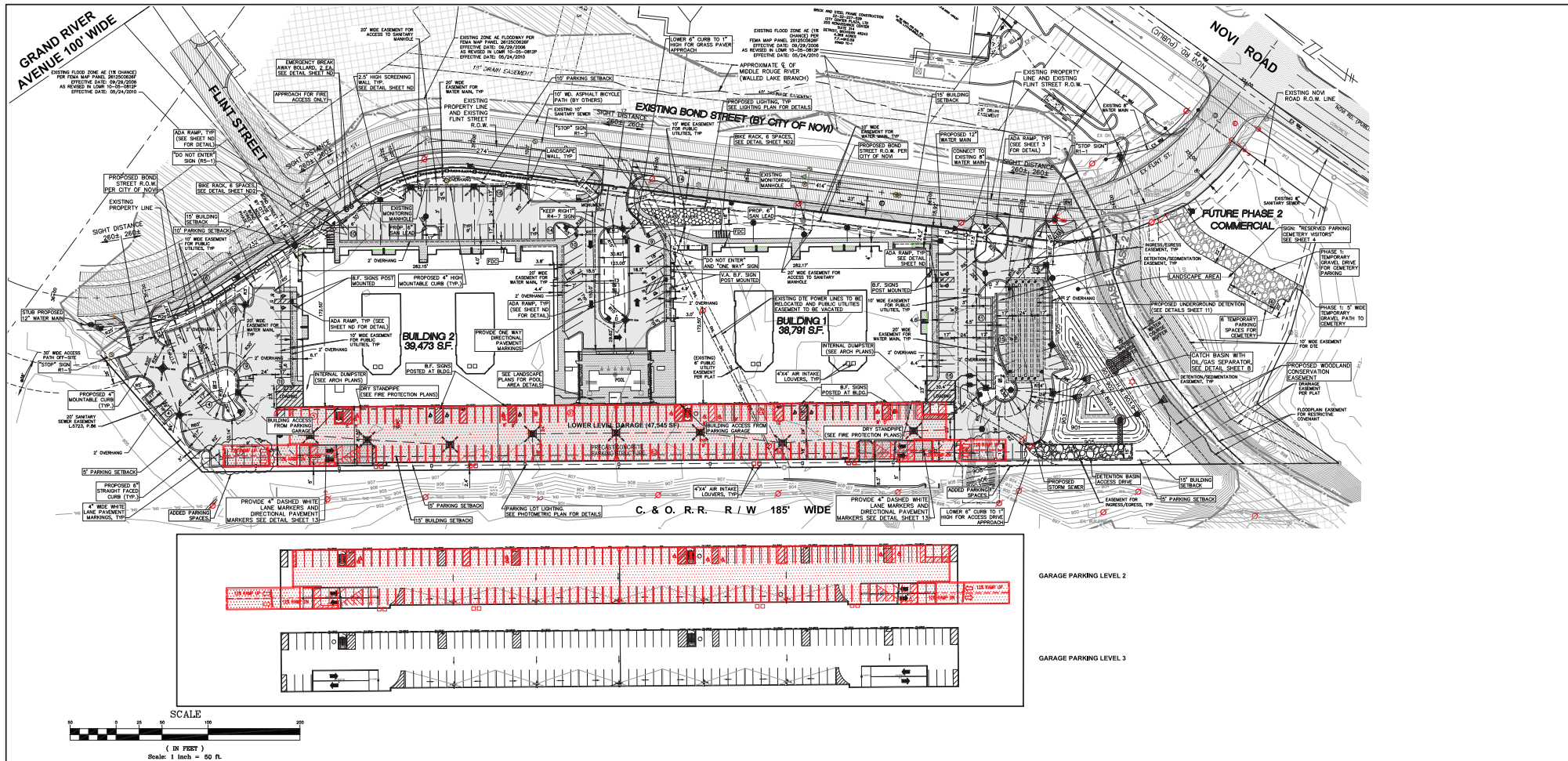
REVISIONS			UTILITY WARNING
NO.	DATE	DESCRIPTION	
1.	04-04-19	ISSUE SUBMITTAL	<p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p>
2.	07-02-19	REV. CONC. DOCUMENT SUBMITTAL	
3.	07-20-20	ISSUED FOR PERMIT	
4.	08-10-20	REV. REVISIONS PER CLIENT	
5.	08-24-20	REV. STORM SEWER FOR DTE 3-IN-60	
6.	09-29-20	ADDITIONAL C	
7.	12-23-20	PERMIT SUBMITTAL TO NOV	
8.	01-27-21	ADDITIONAL D AND REV PER CITY	
9.	04-20-21	REVISE PER CITY REVIEW	
10.	05-28-21	STAMPING SETS	
11.	06-02-21	REV. ELEC STAMPING SETS PER CITY	
12.	03-03-22	REV. ELEC CROSSINGS	
13.	04-28-22	REV. ELEC SET	
14.	05-03-24	REVISED SITE PLAN	

DRAWN BY: J.B.E. FOR NUMBER 17-038
DATE: 04-04-19
CHECKED BY: J.B.E. FILE: 17-038-08.dwg

REVISED OPEN SPACE PLAN



SHEET
2



GARAGE PARKING LEVEL 2

GARAGE PARKING LEVEL 3

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

REVISIONS			UTILITY WARNING
NO.	DATE	DESCRIPTION	<p>UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.</p> <p>811 Know what's below. Call before you dig.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.</p>
1.	04-04-19	ISSUE SUBMITTAL	
2.	07-03-19	REVISED DOCUMENT SUBMITTAL	
3.	07-20-19	ISSUED FOR PERMIT	
4.	08-10-19	REVISED PERMIT	
5.	08-24-19	REVISED STORM SEWER FOR DTE 4-ING	
6.	09-20-19	ADDITION C	
7.	12-03-19	PERMIT SUBMITTAL TO NOVI	
8.	02-27-20	ADDITION D AND REV FOR CITY	
9.	04-08-20	REVISED PER CITY REVIEW	
10.	05-28-20	STAMPING SETS	
11.	06-02-21	REVISED STAMPING SETS FOR CITY	
12.	06-02-21	REV SITE CROSSINGS	
13.	06-02-21	REV SITE PLAN	

DATE: 04-04-19 (REVISIONS BY J.B.E. FOR NUMBER 17-038 CHECKED BY J.B.E. FILED 17-038-04-BED OLD GARAGE-20)

SITE PLAN REVISION

SITE PLAN REVISION

1. REVISED PARKING DECK TO 3 - LEVELS (ORIGINAL PARKING DECK SHOWN IN RED)

2. ADDED 14 SURFACE PARKING SPACES

SKL
SEIBERKEAST LEHNER
ENGINEERING | SURVEYING

SHEET
3

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

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

0' 16' 32' 64'



TABULATIONS

May 3, 2024

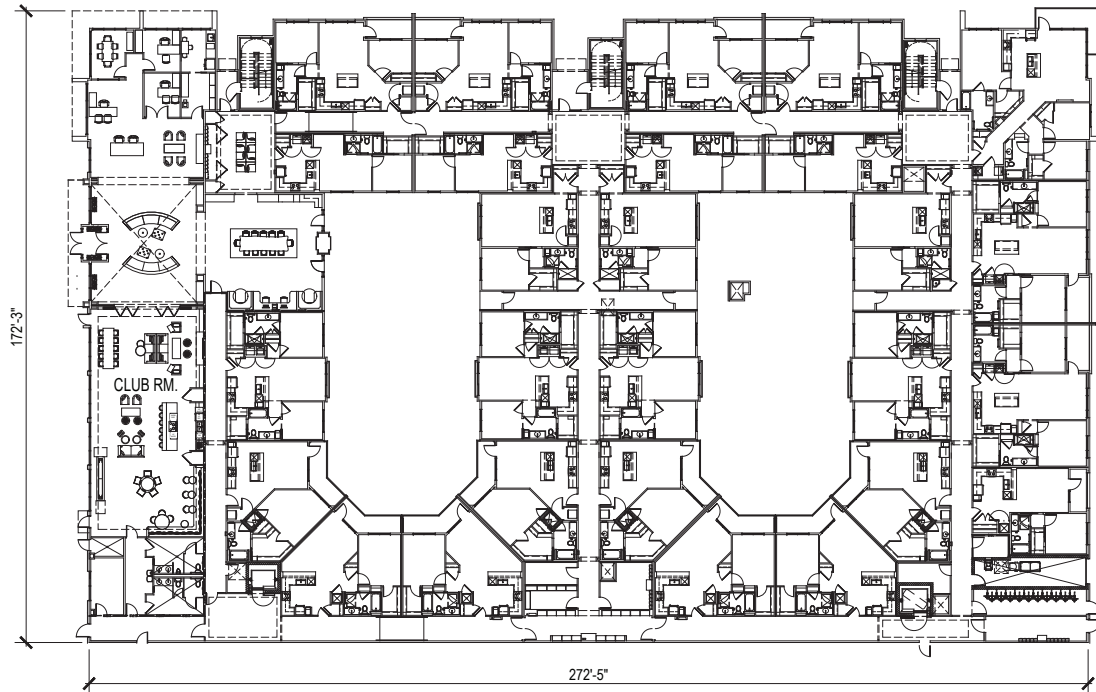
A410

THE BOND

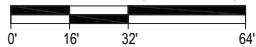
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HPA# 17659

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



BLDG TYPE - I - 1ST FLOOR PLAN

May 3, 2024

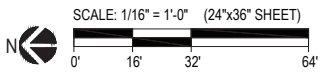
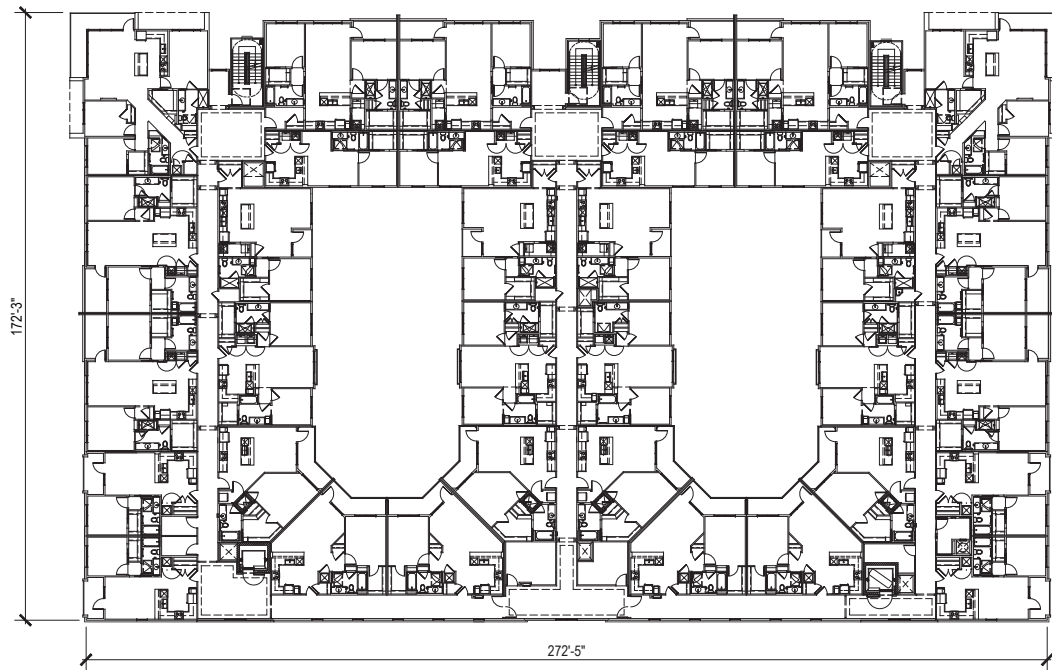
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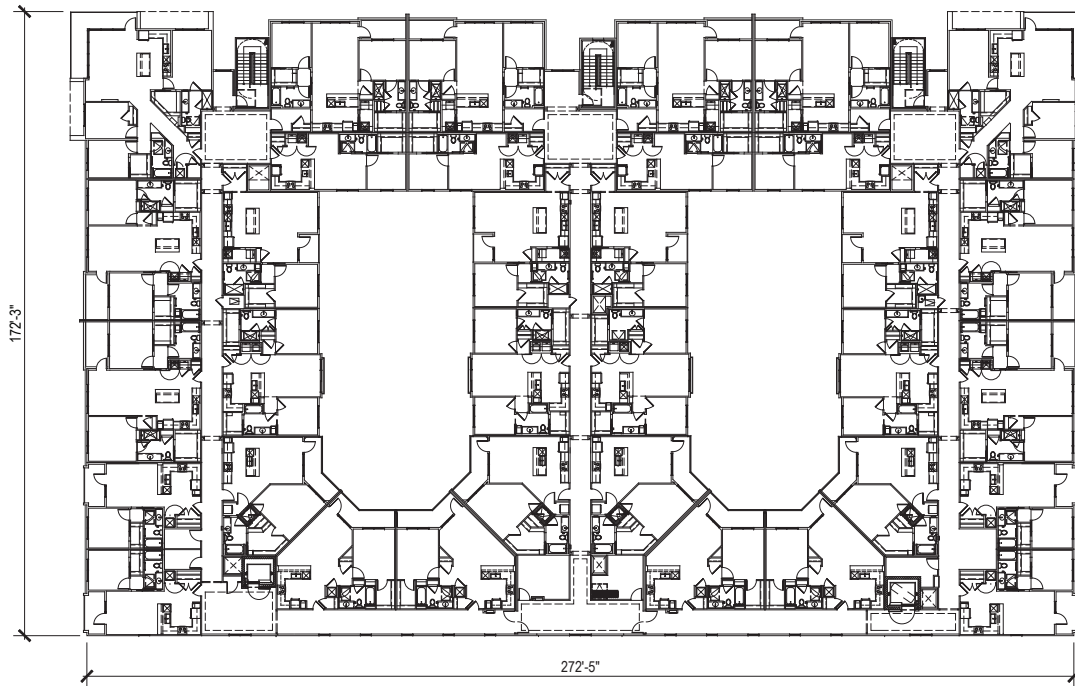
BLDG TYPE - I - TYPICAL FLOOR PLAN

May 3, 2024

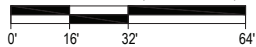
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SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BLDG TYPE - I - 5 TH FLOOR PLAN

May 3, 2024

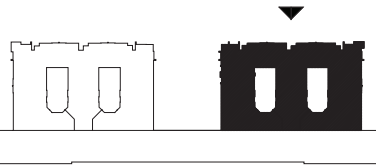
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FRONT ELEVATION (East)

BUILDING TYPE-I (EAST FRONT)	
BRICK	18%
CAST STONE	8%
EIFS	32%
FLAT METAL	15%
SPANDREL GLASS	2%
METAL PANELS	2%
FLAT METAL/CLADDING	1%
CONCRETE/CLADDING	2%



SIDE ELEVATION (North/pool courtyard)

BUILDING TYPE-I (NORTH SIDE)	
BRICK	24%
CAST STONE	15%
EIFS	32%
FLAT METAL	15%
SPANDREL GLASS	2%
METAL PANELS	0.5%
FLAT METAL/CLADDING	1%
CONCRETE/CLADDING	3%

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



BUILDING TYPE-I - ELEVATIONS

May 3, 2024

A414

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Novi, MI.
HPA# 17659

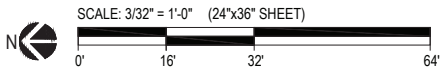
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SIDE ELEVATION (South)

BUILDING TYPE I - SOUTH SIDE	
BRICK	21%
CAST STONE	12%
EIFS	21%
FLAT METAL	12%
SPANDERGLASS	25%
METAL PANEL	1%
FLAT METAL/CONCRETE	1%
CONCRETE/EIFS	12%



BUILDING TYPE I ELEVATIONS

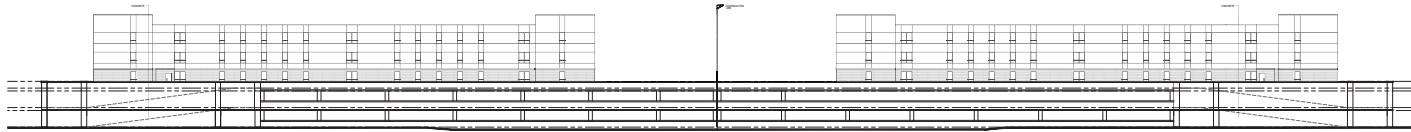
May 3, 2024

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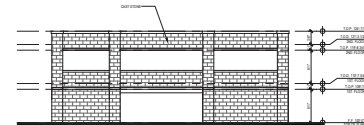
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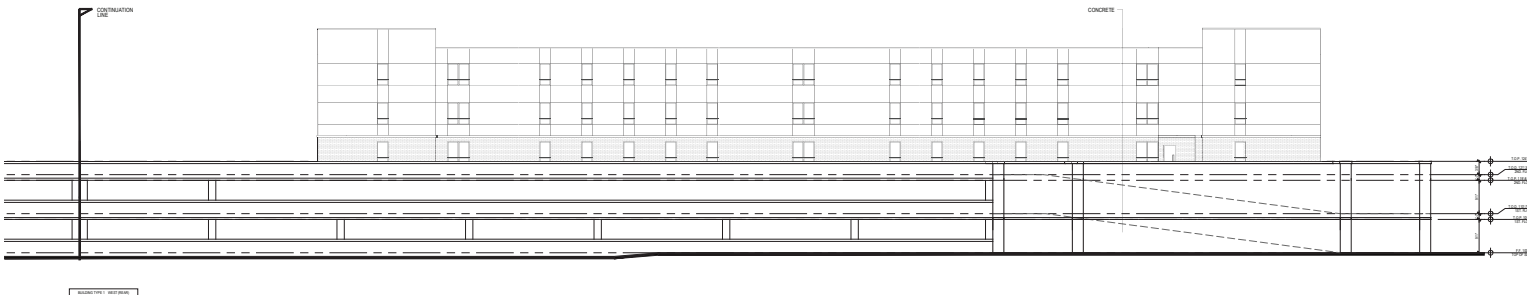
REAR ELEVATION (West) Esc: 1: 32"= 1' 0"



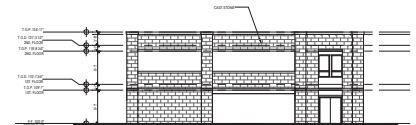
REAR ELEVATION (West-part I)



REAR ELEVATION (North)



REAR ELEVATION (West-part II)



REAR ELEVATION (Souht)

BUILDING GARAGE ELEVATIONS

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

0' 16' 32' 64'



GARAGE ELEVATIONS

May 3, 2024

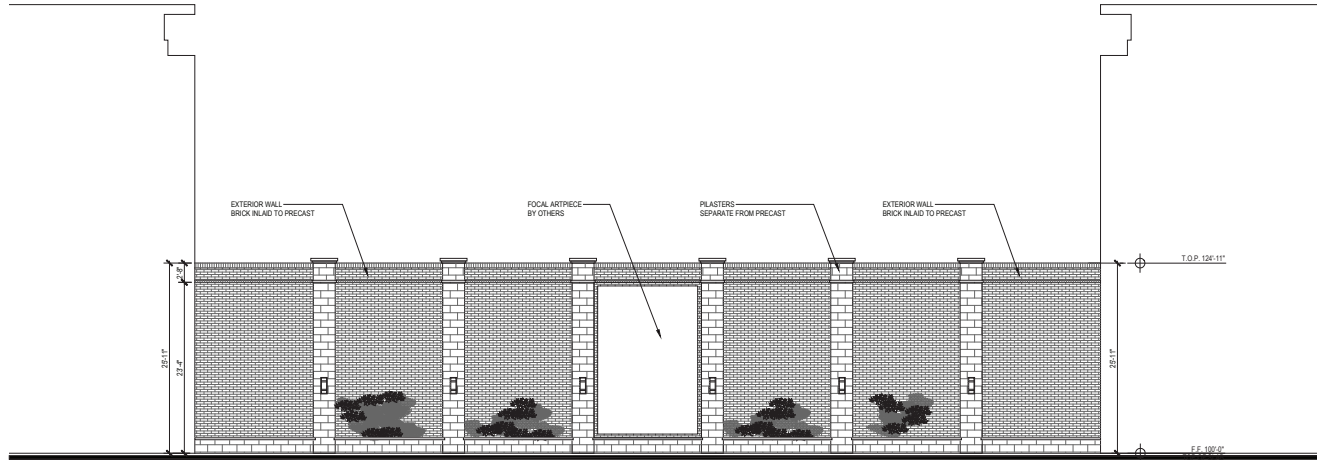
A416

THE BOND

Novi, MI.
HPA# 17659

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POOL FRONT ELEVATION



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

0' 8' 16' 32'



POOL ELEVATION

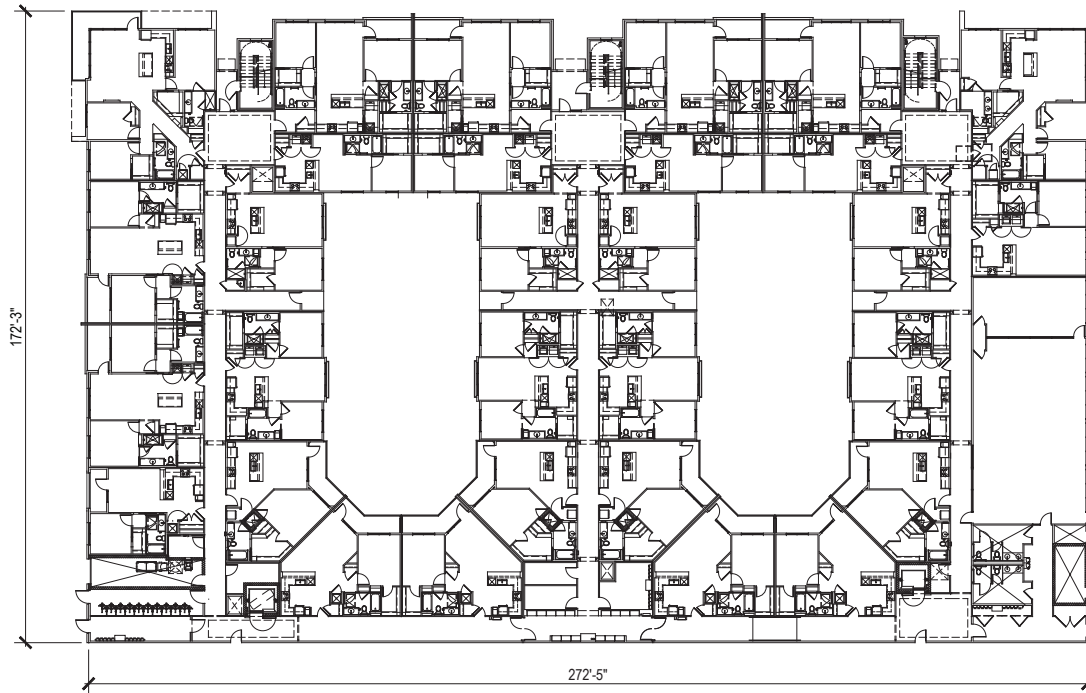
May 3, 2024

A417

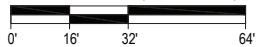
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SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BLDG TYPE -II- 1ST FLOOR PLAN

May 3, 2024

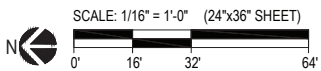
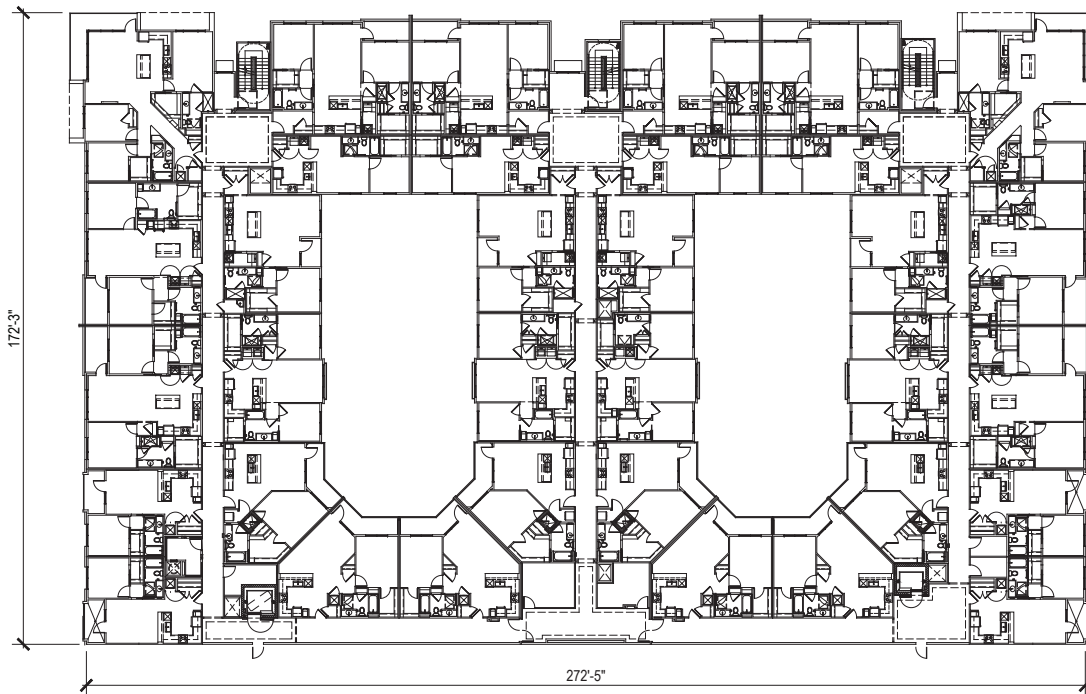
A420

THE BOND

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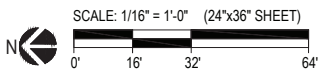
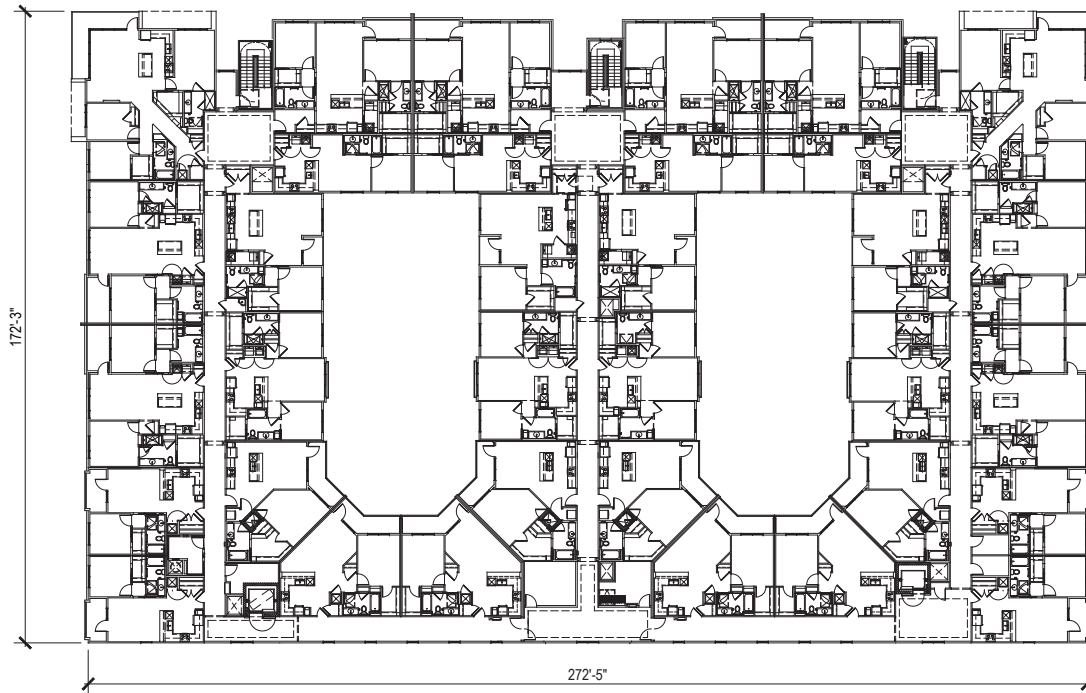
BLDG TYPE -II- TYPICAL FLOOR PLAN

May 3, 2024

A421

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 Novi, MI.
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BLDG TYPE -II- 5TH FLOOR PLAN

May 3, 2024

A422

THE BOND
 Novi, MI.
 HPA# 17659

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BUILDING TYPE II EAST (FRONT)	
BRICK	35%
CAST STONE	9%
GFS	52%
METAL PANEL (WOODGRAIN)	15%
SPINDLER GLASS	2%
FABRIC AWNINGS	2%
FLAT METAL(CANOPIES)	1%
COMBINED BRICK AND STONE	28%



BUILDING TYPE II SOUTH (SIDE)	
BRICK	24%
CAST STONE	10%
EIFS	57%
METAL PANEL (WOODGRAIN)	11%
SPINKLED GLASS	2%
FABRIC HANGING	0.4%
FLAT METAL (CANOPIES)	1%
COMBINED BRICK AND STONE	34%



PA# 17659



SIDE ELEVATION (North)

BUILDING TYPE II (NORTH) (SIDE)	
BRICK	21%
CAST STONE	12%
EIFS	15%
METAL PANEL	15%
SPANDERAL GLASS	25%
FLAT METAL	25%
FLAT METAL/CONCRETE	1%
STONE	32%



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



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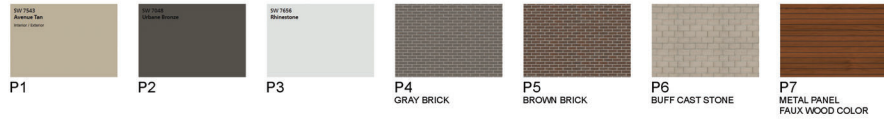


BUILDING TYPE II ELEVATIONS

May 3, 2024

A425

THE BOND
Novi, MI.
HPA# 17659



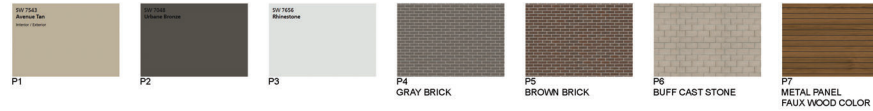
BUILDING I - EAST ELEV		
	SQ. FT.	%
STUCCO (EFS)	5390.5 SQ. FT.	56
BRICK VENER	2040.1 SQ. FT.	21
SPLIT FACE CMU	781.7 SQ. FT.	8
ALUMINUM PANEL	1484.3 SQ. FT.	15
TOT. AREA	9656.72 SQ. FT.	100



OVERALL EAST ELEVATION



EAST ELEVATIONS-POOL COURTYARD



BUILDING 1-OLD FRONT ELEVATION (East)



BUILDING 1- FRONT ELEVATION (East)

BUILDING TYPE I ELEVATIONS

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



A414-ELEVATION COMPARATION

BUILDING TYPE I ELEVATIONS

December 18, 2023

THE BOND
Novi, MI.
HPA# 17659

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APPLICANT NARRATIVE

BOND OF NOVI, LLC

April 12, 2024

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

RECEIVED
APR 15 2024
CITY OF NOVI
COMMUNITY DEVELOPMENT

RE: The Bond at Novi

Dear Lindsay;

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

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

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

Very Truly Yours
The Bond at Novi

Albert J. Ludwig
Member

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 3, 2024

Planning Review
The Bond fka The District
JSP 18-10

PETITIONER

The Bond, fka The District

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

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

PROJECT SUMMARY

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

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

APPROVAL SUMMARY

The site plan has received the following approvals:

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

RECOMMENDATION

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

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal:

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

c. Complete site plan submittal

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

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

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

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

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

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

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

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

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

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

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

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

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

IDENTIFIED LIST OF DEVIATIONS:

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

City Council Waivers/DCS variances:

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

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

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

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

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

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

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

The following waivers were previously granted in the Development Agreement:

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

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

Zoning Board of Appeals Variances:

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

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

Parking Setbacks

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

Building Setbacks

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

Lighting and Photometric Plan

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

Loading Areas

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

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

Other

12. A Zoning Board of Appeals variance from section 3.27.1.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 Bond Street realignment;**
13. A Zoning Board of Appeals variance from section 5.3.2. for reduction of minimum parking bay depth for spaces proposed in parking garage (19 ft. minimum required, 18 ft. proposed); **Staff supported as the reduction is requested due to manufacturers specification for pre-fabricated structures and additional green space provided.**

OTHER REVIEWS

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

NEXT STEP: PLANNING COMMISSION MEETING

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

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

CITY COUNCIL MEETING

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

ZONING BOARD OF APPEALS MEETING

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

FINAL SITE PLAN SUBMITTAL

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

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

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

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

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected**.
3. Legal Documents as required (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)
4. A Design and Construction Standard **variance** from Section 11-68 (a)(9) in the Code of Ordinances shall be requested for proposing only a single domestic water service lead and single fire protection lead for the property.

STAMPING SET APPROVAL

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

SITE ADDRESSING

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

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

STREET AND PROJECT NAME

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

PRE-CONSTRUCTION MEETING

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

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

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



Lindsay Bell, AICP – Senior Planner



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

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

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

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

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

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

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

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

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

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

Item	Required Code	Proposed	Meets Code	Comments
Allowing increase in number of rooms (Sec. 4.82.2.b)	Planning Commission (for sites <5 acres) or City Council (for sites >5 acres) can approve increase in number of rooms subject to conditions listed in Sec. 4.82.2.b. The increase cannot exceed more than two times the rooms otherwise allowed	Allowed: 435 rooms Proposed: 812 rooms Increase in rooms in less than two times otherwise allowed		<u>City Council would need to approve increase in number of rooms</u>
Floor plans for Mixed Use developments (Sec. 4.82.2.c)	Conceptual floor plans layouts for each dwelling unit is required to establish maximum number of rooms permitted, subject to minor modifications	Floor plans included in this submittal	Yes	
Minimum Distance between Buildings (Sec. 4.82.2.d)	10 ft.	129.33 ft.	Yes	
Building Setbacks (Sec. 4.82.2.e)	<ul style="list-style-type: none"> - 15 ft. minimum, unless conflicts with corner clearance - 75 ft, if adjacent to single family 	<p><u>Building 1:</u> Total length: 273 ft. Minimum setback provided: 12.2 ft. Length of building not meeting the minimum setbacks: 12 ft. (4%)</p> <p><u>Building 2:</u> Total length: 273 ft. Minimum setback provided: 8.1 ft. Length of building not meeting the minimum setbacks: 16 ft. (6%)</p> <p><u>Parking Structure:</u> Minimum setback provided: 5 ft. Length of building not meeting the minimum setbacks: entire parking structure (approximately 700 ft. long)</p>	No?	<p><u>A Zoning Board of Appeals variance has been granted for not meeting the minimum required building setback requirements for the parking garage and the residential units.</u></p> <p><u>Approval has expired, will need to reapply for variance</u></p>

Item	Required Code	Proposed	Meets Code	Comments
Parking Setbacks Off-street Parking (Sec. 4.82.2.f) Residential dwelling are subject to this section, not Sec. 3.1.26.	10 ft. minimum from any wall of any dwelling structure, which contains openings involving living areas;	A minimum of 10 feet is maintained except for parking in front of Building 2. However, floor plans indicate that façade does not include any openings	Yes	
	5 ft. from any wall with no openings	Meets the minimum	Yes	
	10 ft. from any ROW (includes drives and loading)	Meets the minimum from ROW	Yes	
	5 ft. from all other property lines	Meets the minimum for other property lines	Yes	
	30 ft. from property lines adjacent to Single family homes	Not applicable	NA	
Business and Office Uses (Sec. 4.82.3)	<ul style="list-style-type: none"> - Not occupy same floor as residential - No office use above a residential use - Separate entrance, private pedestrian entrance to residential shall be provided 	Not applicable	NA	
Parking Location (Sec. 4.82.4)	Off-street parking shall be provided within a building, parking structure physically attached, or designed off-street parking within 300 ft. of building.	Off-street proposed surface parking and parking structure	Yes	

Sec. 4.82.2. Residential Guidelines for Development

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

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

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

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

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

Item	Required Code	Proposed	Meets Code	Comments
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<ul style="list-style-type: none"> - 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft. 	<ul style="list-style-type: none"> - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft. - 9 ft. x 18 ft. (garage) 	No	<p><u>A ZBA variance has been granted for not meeting the minimum depth requirement for the parking spaces in the garage.</u></p> <p><u>Approval has expired, will need to reapply for variance</u></p>
Parking lot entrance offset (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family residential district.	Not applicable	NA	
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall 	Some end islands are not shown to be 3' shorter than adjacent parking space	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	All entrances appear meet the requirements	Yes	
Barrier Free Spaces Barrier Free Code *No deviations since this is a Michigan Building Code requirement	Residential Portion: A total of 2% of 464 required parking = 9 barrier free	<u>Phase 1</u> 6 barrier free 4 regular and 2 van accessible on surface parking lot 8 barrier free all van accessible in garage <u>Total of 14 barrier free</u>	Yes	
Barrier Free Space Dimensions Barrier Free Code	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 	Spaces are distributed into five locations with two spaces each	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	<u>Sign quantity details needed at time of FSP</u>
Minimum number of Bicycle Parking (Sec. 5.16.1)	<p><u>Multiple-Family:</u> 1 for each 5 dwellings $329/5 = 50$ bike spaces</p> <p><u>Commercial:</u> Five (5) percent of required automobile spaces, min. of 2 $24 \text{ spaces} = 2 \text{ bike spaces}$</p> <p>Total = 66 bike spaces</p>	<p><u>Multiple-Family:</u> Building 1: 20 indoor spaces; 6 outdoor spaces</p> <p>Building 2: 20 indoor spaces; 6 outdoor spaces Garage: 30 spaces</p> <p>Total 82 spaces</p>	Yes	
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	Appears to be within 120 ft.	Yes	
Bicycle Parking Lot layout (Sec 5.16.6)	<p>Parking space width: 7 ft.</p> <p>One tier width: 11 ft.</p> <p>Two tier width: 18 ft.</p> <p>Maneuvering lane width: 4 ft.</p> <p>Parking space depth: 32 in.</p>	Detail provided	Yes	
Loading Space Area (Sec. 5.4.2)	<p>Within TC zoning, loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots) in the ratio of 10 sq. ft. per front foot of building.</p> <p>For 283 feet building,</p>	<p><u>Residential:</u> Two spaces measuring approximately 630-690 square feet is proposed for residential buildings.</p> <p>Loading area is located in the interior side yard for residential portion.</p>	No	<p><u>Loading area location and size granted ZBA Variance</u></p> <p><u>Approval has expired, will need to reapply for variance</u></p>

Item	Required Code	Proposed	Meets Code	Comments
	2830 square feet of loading area is required for residential building For 55 feet long commercial building, 550 square feet of loading area is required			
Loading Space Screening (Sec. 5.4.2 B)	Loading area must be screened from view from adjoining properties and from the street.	<u>Residential</u> loading areas are screened adequately.	Yes	
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback (20 ft.) - Rear lot abuts ROW, 50 ft. setback required. - Away from Barrier free Spaces 	<u>Residential:</u> Dumpsters are located inside the building	Yes	
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Located internally within the building	NA	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky	Proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Lighting Plan (Sec. 5.7.2 A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Lighting plan previously provided		
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.			Please provide photometric for building lighting
Lighting Plan (Sec.5.7.2 A.ii)	Specifications for all proposed & existing lighting fixtures			
	Photometric data			
	Fixture height			
	Mounting & design			
	Glare control devices			
	Type & color rendition of lamps			
	Hours of operation			
Maximum height when abutting residential districts (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)			
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation - 			
Indoor Lighting	- Indoor lighting shall not			

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

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

Item	Required Code	Proposed	Meets Code	Comments
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Mostly provided	Yes	Refer to all reviews for missing information
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided;	Yes	Refer to review letters for missing information
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 			
Signage	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - <u>Signage is not regulated by the Planning Commission or Planning Division.</u> 	A monument sign is indicate between the two residential buildings	NA	Please contact ordinance department for sign permit requirements and process
Property Address	The applicant should contact the Building Division for an address prior to applying for a building permit.			Submit address application after Final Site Plan approval.
Project and Street Naming Committee	Some projects may need approval from the Street and Project Naming Committee.	The Bond has been approved by the committee	Yes	
Property Split/Combination	The proposed property split must be submitted to the Assessing Department for approval.			<i>Lot split/combination has been completed</i>

Item	Required Code	Proposed	Meets Code	Comments
Traffic Study (Site Plan and Development Manual)	Traffic Impact Statement Required for more than 105 units	A traffic study was provided and reviewed under separate packet in March 15	Yes	<i>Previously reviewed and accepted</i>
Community Impact Statement (Site Plan and Development Manual)	Community Impact Statement Required for more than 150 units	Dated May 10, 2018	Yes	<i>Previously reviewed and accepted</i>
Easements	All draft easements are required to be submitted along with electronic stamping sets	Indicate the easement boundaries on final site plan submittal	Yes?	Conservation easement required for saved trees counted toward woodland credits

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

5/31/2024

Engineering Review

The Bond
JSP18-0010

APPLICANT

Tri-Cap Holdings

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

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

PROJECT SUMMARY

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

RECOMMENDATION

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

Comments:

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

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

General

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

Water Main

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

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

Irrigation Comments

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

Sanitary Sewer

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

Storm Sewer

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

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

Storm Water Management Plan

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

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

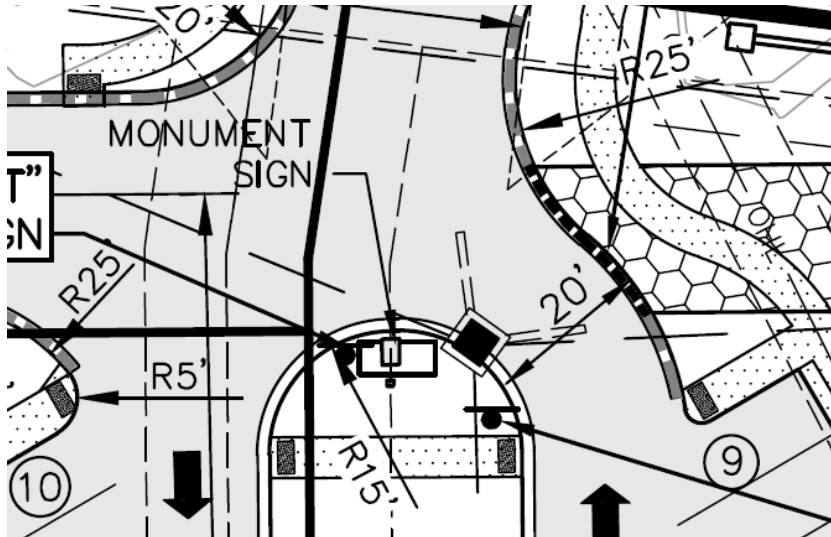
Underground Storage:

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

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

Paving & Grading

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



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

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

Flood Plain

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

Soil Erosion and Sediment Control

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

Off-Site Easements

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

Agreements

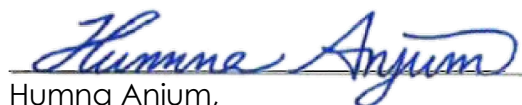
91. A license Agreement will be required for the retaining wall proposed within the proposed sanitary sewer and water main easements. The agreement shall state that the wall and all site facilities within the influence of the wall that may be removed or damaged in the event the utility requires maintenance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

The following must be submitted with the Final Site Plan:

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

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

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



Humna Anjum,
Project Engineer

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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 3, 2024

Revised Preliminary Site Plan – Landscaping

The Bond

Review Type

Revised Preliminary Site Plan Landscape Review

Job Number

JSP18-0010

Property Characteristics

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

Ordinance Considerations

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

Recommendation:

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

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

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

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

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

Please include the above italicized text on the landscape plans.

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

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



Rick Meader – Landscape Architect

FAÇADE REVIEW



May 21, 2024

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

Attn: Ms. Barb McBeth – Director of Community Development

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

Dear Ms. McBeth:

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


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

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

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

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



June 3, 2024

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

CITY COUNCIL

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John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

RE: The Bond (FKA Flint Street Development)

PSP# 24-0002

PSP# 21-0027

PSP# 21-0001

PSP# 21-0001

PSP# 19-0152

PSP# 18-0089

Project Description:

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

Comments:

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

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

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

Recommendation:

Approved

Sincerely,

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

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

cc: file

APPLICANT RESPONSE LETTERS

June 19, 2024

Mrs. Lindsay Bell, Planner
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: **The Bond Phase 1 – Revised Preliminary Site Plan (JSP 18-10)**

Dear Mrs. Bell:

In response to the Revised Preliminary Site Plan review comments dated June 3, 2024

In accordance with your staff review dated June 3, 2024 – for the Revised Preliminary Site Plan, we offer the following comments in response. The comment numbers shown below correspond to the comments contained in your staff review letter where applicable.

Please note, the Revised Preliminary Site Plan is for Phase 1 only and includes the residential portion of the development. The commercial phase of the development will be Phase 2 and will be submitted separately.

As noted in the Planning Review letter, The Bond Phase 1 was previously approved by the Planning Commission, City Council and ZBA in 2018. Final Stamping Set approval was also granted on April 18, 2022. The Revised Preliminary Site Plan proposes to increase the height of both residential buildings to 5 stories (69 additional residential units) and add a third level to the parking structure.

PLANNING REVIEW (dated June 3, 2024):

1. Development Agreement: It is noted that the Development Agreement will require a 3rd amendment if City Council agrees to allow the additional rooms requested.
2. Current Revised Site Plan: It is noted that the Site Plan will be subject to all previously approved conditions and deviations and that they will be revisited as a part of the Revised Preliminary Site Plan process.
3. Density and Total Number of Rooms: The Revised Preliminary Site Plan requests an increase in the total number of rooms from 641 rooms, previously approved, to 812 rooms (329 units).
4. Percentage of 1-Bedroom Units: It is noted that the applicant will need Zoning Board of Appeal reapproval of the percentage of 1-Bedroom units. The percentage of 1-Bedrooms remains unchanged for the previously approved plan.
5. Open Space: Please see the attached revised Open Space Plan and calculations. The revised Open Space Provided is 1.94 Ac. (1.03 Ac. Required). Areas interior to the building (Fitness Room, Clubhouse, Balconies) have been excluded from the Open Space calculations as required.
6. Usable Open Space: Please see the attached revised Open Space Plan and Usable Open Space Calculations. The revised Usable Open Space Provided is 1.58 Ac. (1.51 Ac. Required). Areas interior to the building (Fitness Room, Clubhouse, Balconies) have been included in the Usable Open Space Calculations as was shown in the previously Approved Final Site Plan.

7. Total Parking Required and Proposed: The Revised Site Plan proposes 562 parking spaces (557 required). As noted in the review comment, the total number of parking spaces will be reduced by 2 spaces to accommodate additional landscaping area.
8. Woodland Conservation Easement: It is noted that a Woodland Conservation Easement will be required. The Conservation Easement boundary is shown on the Site Plan.

Identified List of Deviations: The identified list of deviations is acknowledged including the Current Modifications shown in the review letter. A list of waivers, variances and deviations will be included in the Site Plan set future submittal packages as requested.

Planning Review Chart:

Density: It is noted a revised deviation will be required in room count to allow the additional density.

Phasing: A 5' wide temporary gravel path is provided for pedestrian access to the cemetery. This path will be constructed as a part of Phase 1 as shown in the Revised Preliminary Site Plan.

Usable Open Space: As noted in the Planning Review letter, The Fitness Room and Clubhouse areas were previously permitted to be included in the Usable Open Space calculations. It is noted that City Council will need to determine if these spaces can be included in the Usable Open Space Calculation. The revised Usable Open Space Provided is 1.58 Ac. (1.51 Ac. Required) inclusive of the Clubhouse and Fitness Room. Please see the attached revised Open Space Plan and Usable Open Space Calculations.

Building Height: Building height is indicated on the Architectural Elevations Sheets A414 and A424, which is lower than the maximum allowed in the ordinance. Max building height is 61'-2", 5 Story Building. Maximum building height will be added to Site Date on the Overall Site Plan as requested.

Parking Setbacks: It is noted a ZBA variance will be required for proposed parking in the front and side yards. This variance was previously approved.

Open Space: Please see the attached revised Open Space Plan and calculations. The revised Open Space Provided is 1.94 Ac. (1.03 Ac. Required). Areas interior to the building (Fitness Room, Clubhouse, Balconies) have been excluded from the Open Space calculations as required.

Loading: It is noted a ZBA variance will be required for loading areas in the side yard. This variance was previously approved.

Sidewalks required: It is noted a ZBA variance will be required to allow 8-ft wide sidewalk on Bond Street. This variance was previously approved.

Number of Rooms and Area of Parcel: It is noted that City Council will need to approve the revised increase in the number of rooms.

Building Setbacks: It is noted a ZBA variance will be required for not meeting the required building setbacks for the parking garage and the residential units. This variance was previously approved.

Maximum Room Count: The unit tabulation will be revised to read "Room Count" as specified in the ordinance.

Maximum Density: It is noted that City Council will need to approve the revised increase in the number of rooms and the corresponding increase in density.

Maximum Percentage of Units: It is noted a ZBA variance will be required for exceeding the maximum allowable percentage of 1-bedroom units. This variance was previously approved. The percentage of 1-Bedrooms remains unchanged for the previously approved plan.

Parking Space Dimensions: It is noted a ZBA variance will be required for not meeting the minimum depth requirements for the parking spaces within the garage. This variance was previously approved.

Loading Space Area: It is noted a ZBA variance will be required for the loading area locations and size. This variance was previously approved.

Building Lighting: A photometrics plan for the project was previously approved. The Revised Preliminary Site Plan will be reevaluated to determine if any revisions to the Photometric Plan will be needed. If required, a revised Photometric Plan will be provided at Final Site Plan for approval.

Max. Illumination adjacent to Non-Residential: It is noted a ZBA variance will be required for exceeding the max fc to the south abutting the railroad. This variance was previously approved.

Exterior Building Wall Façade Materials: Section 9 waivers were previously approved.

Roof Top Equipment: A note will be added to the Site Plan to screen rooftop equipment as requested.

ENGINEERING REVIEW (DATED May 31, 2024):

As noted in the Planning Review letter, Stamping Set Approval was granted for The Bond project on April 18, 2022. Other than the change in the building height, a slight change in the parking lot footprint and adding a 3rd level to the parking deck, the general layout and design of the remainder of the site is unchanged. To accommodate the new parking deck footprint, some local revisions to the grading plan and storm sewer will be required at Final Site Plan. However, the remainder of the design will remain largely unchanged from the Approved Stamping Sets. SKL will coordinate with the City Engineers to address all the Engineering Review comments in the review letter at Final Site Plan.

The comment numbers shown below correspond to the comments contained in the Engineering Review letter where applicable.

General:

1. The project will be constructed in 2 phases as noted in the last response letter. Previously, the project was to be constructed in 3 phases. The Revised Preliminary Site Plan will be revised to show 2-Phase construction.
2. It is noted a Right-of-Way permit from the City of Novi will be required.
3. A revised Traffic Control Sign Table will be provided at Final Site Plan.
4. A note for Compacted Sand Backfill (Cl II Sand) will be provided at Final Site Plan.
5. A revised Construction Materials table will be provided at Final Site Plan.
6. A revised Utility Crossing Table will be provided at Final Site Plan.
7. A note for 18" utility clearance will be provided at Final Site Plan.
8. A dewatering note will be provided at Final Site Plan.
9. All utilities and easements will be shown on the Landscape Plan, as required, at Final Site Plan.
10. It is noted that any light poles within a utility easement will require a License Agreement with the City.

Water Main:

11. Water main profiles for all pipe exceeding 8" diameter will be profiled as required by EGLE and the City of Novi at Final Site Plan.
12. The proposed water main connections at the southern entrance to Building 1 are connecting to existing water main stubs. A TSV&W is not required at these locations.
13. Water main valve locations have not been changed from the previously approved Stamping Sets. SKL will coordinate with the City Engineer to review the valve locations at Final Site Plan.

14. Water main profiles for all pipe exceeding 8" diameter will be profiled as required by EGLE and the City of Novi at Final Site Plan
15. Water main valve sizes have not been changed from the previously approved Stamping Sets. SKL will coordinate with the City Engineer to review the valve sizes at Final Site Plan.
16. Water main valve locations have not been changed from the previously approved Stamping Sets. SKL will coordinate with the City Engineer to review the valve locations at Final Site Plan.
17. The water main crossing note will be added to the Plan set at Final Site Plan as required.
18. It is noted that a new EGLE Act 399 permit will be required to replace the previously issued permit that has expired.

Irrigation Comments:

19. The irrigation plan was previously approved and will be resubmitted (with minor revisions) at Final Site Plan.

Sanitary Sewer:

20. Sanitary sewer will remain unchanged from the previously approved Stamping Sets. Profiles will be included at Final Site Plan.
21. The previously approved Stamping Sets have a single 8" sanitary lead to each building as required by the Architect. A 6" sanitary lead is not adequate for the flows.
22. As noted in item 21 above, the proposed 8" sanitary sewer shown in the Approved Stamping sets are considered "leads" rather than permitted sanitary sewers. Previously, an EGLE Pt 41 permit was not required for this project. SKL will review this permit requirement with the City Engineer at Final Site Plan.
23. A note for the sanitary sewer depth will be provided at Final Site Plan.

Storm Sewer:

24. The 3' minimum cover requirement is noted. SKL will review with the City Engineer at Final Site Plan.
25. The 0.1-ft drop at storm sewer structures is noted. SKL will review with the City Engineer at Final Site Plan.
26. The 0.80 diameter requirements for pipe size changes are noted. SKL will review with the City Engineer at Final Site Plan.
27. Manhole sump requirements are noted. SKL will review with the City Engineer at Final Site Plan.
28. An Oil/Gas separator is provided.
29. All storm sewers are minimum 12" in diameter.
30. All storm sewer will be profiled at Final Site Plan.
31. Inlet structure requirements are noted. SKL will review with the City Engineer at Final Site Plan.
32. The 10-yr HGL will be profiled on the storm sewer at Final Site Plan.
33. Utility crossings will be shown in profile at Final Site Plan.
34. There are no offsite areas tributary to the proposed storm sewer system. SKL will review with the City Engineer at Final Site Plan.
35. A storm structure table will be provided at Final Site Plan.
36. All roof conductors will be shown at Final Site Plan.

Storm Water Management Plan:

37. The storm water management plan remains unchanged from the previously Approved Stamping Sets. It should be noted that the Approved Stamping Sets make use of the adjacent Regional Detention Basin to store the 100-yr flood for this site. The previously Approved SWMP required that the Bankfull Flood be detained onsite and the 100-yr volume would be stored in the

- adjacent Regional Detention Basin. SKL will review the existing SWMP with the City Engineer at Final Site Plan.
38. Pre/Post-Development runoff will be provided at Final Site Plan.
 39. The SWMP remains largely unchanged from the previously Approved Stamping sets. SKL will review with the City Engineer at Final Site Plan.
 40. The SWMP remains largely unchanged from the previously Approved Stamping sets. SKL will review with the City Engineer at Final Site Plan.
 41. The proposed maintenance Access Route will be verified so it does not interfere with any landscaping.
 42. Details and calculations for the pretreatment structure will be provided at Final Site Plan.
 43. As noted in item 37 above, the adjacent Regional Detention Basin provides the 100-yr storage for this development.
 44. Minimum 1" dia holes will be provided in the standpipe as required. SKL will review with the City Engineer at Final Site Plan.
 45. The current flow restriction was previously approved in the Stamping Sets. SKL will review with the City Engineer at Final Site Plan to determine if the current restriction system is adequate.
 46. SKL will review with the City Engineer at Final Site Plan. The standpipe shown is the City of Novi Standard detail and the Oakland County approved SO-2 detail.
 47. Soil borings have already been provided and will be included in the Final Site Plan for reference.
 48. Runoff Coefficient calculations will be provided at Final Site Plan.
 49. Runoff coefficient requirements are noted.
 50. A 4' wide safety shelf is provided.

Underground Storage:

51. The 25' vegetated buffer is shown on the Site Plan. Site restrictions did not allow for the buffer around the full basin and was previously approved. SKL will review with the City Engineer at Final Site Plan.
52. The overland routing, if the UG Basin cannot accept flow, is over the detention basin overflow spillway that outlets directly to the Middle Rouge River. Notes will be provided at Final Site Plan for clarification.
53. The UG basin is solid pipe. The backfill material for the basin will not require an underdrain system.
54. Soil borings have already been provided and will be included in the Final Site Plan for reference.
55. A note will be added addressing bearing capacity of the soil below the UG basis at Final Site Plan.
56. A note will be added stating the City inspectors shall verify the bearing capacity of the soil below the UG basis at Final Site Plan.
57. The UG basin is solid pipe. The backfill material will not provide any storage volume. SKL will review with the City Engineer at Final Site Plan.
58. See response item 57 above.
59. An isolator row will not be required for the UG Basin system. The open detention basin serves as a sediment basin. The open detention will back up into the storage volume provided by the UG Basin system. SKL will review with the City Engineer at Final Site Plan.
60. Inspection ports are provided as required.
61. Inspection ports are currently 6" diameter as previously approved by the City of Novi. SKL will review the port diameter with the City Engineer at Final Site Plan.
62. 4 access manholes are currently provided as previously approved by the City of Novi. SKL will review with the City Engineer at Final Site Plan.
63. Basin storage elevations will be provided in plan and profile at Final Site Plan.

Paving and Grading:

64. A Construction Quantities Table will be provided at Final Site Plan.
65. SKL will review the site grading with the City of Novi Engineer at Final Site Plan.
66. Dumpster pads are not provided on the Site Plan because they are internal to the building.
67. SKL will review the site grading with the City of Novi Engineer at Final Site Plan.
68. Locations of the detectable warning plates will be reviewed with the City of Novi Engineer at Final Site Plan.
69. SKL will review the site grading with the City of Novi Engineer at Final Site Plan.
70. Existing and proposed grading contours will be provided at Final Site Plan.
71. Note will be provided as requested.
72. A note will be added to provide 3-ft distance as required. Hydrants should be located correctly as previously approved.
73. Minor revisions to storm sewer and water leads are expected due to the revised footprint of the parking structure. Revisions will be provided at Final Site Plan.
74. SKL will review the site grading with the City of Novi Engineer at Final Site Plan.
75. SKL will review the site grading with the City of Novi Engineer at Final Site Plan. Additional grades will be provided if required.
76. SKL will review the previously approved crosswalks with the City Engineer at Final Site Plan.
77. A note will be added to the Final Site Plan addressing the MDOT Special Provision for Crushed Concrete.
78. SKL will review the site grading with the City of Novi Engineer at Final Site Plan.
79. End islands remain unchanged from the previously approved Stamping Sets. SKL will review with the City of Novi Engineer at Final Site Plan.
80. The typical detail will be removed as requested.
81. Curb and gutter grades will be provided at Final Site Plan.
82. A variance was previously granted for the 18' parking spaces within the parking garage structure.
83. SKL will review the site grading with the City of Novi Engineer at Final Site Plan.
84. Parking stalls will be labeled as requested at Final Site Plan. All stalls meet City standards and are unchanged from the previously approved Stamping Sets.
85. There are not any retaining walls currently proposed on the site. If one is required, calculations will be provided as requested.
86. There are not any retaining walls currently proposed on the site. It is understood a License Agreement will be required for permanent structures within utility easements.
87. There are not any retaining walls currently proposed on the site.

Floodplain:

88. The revised limits of the 100-yr floodplain will be verified and added to the Final Site Plan.

Soil Erosion and Sedimentation Control:

89. It is understood a City of Novi SESC Permit will be required for the project.

Off-Site Easement:

90. Noted.

Agreements:

91. The walls within the sanitary sewer and water easements are “Screen Walls”. It is understood a License Agreement will be required for permanent structures within utility easements.
92. It is understood a License Agreement will be required for permanent structures within utility easements.

Required at Final Site Plan:

93. A letter will be provided as required.
94. A cost estimate will be provided as required.
95. Noted.

LANDSCAPING REVIEW (dated June 3, 2024)

Please see the attached Landscaping Plans previously approved as a part of the Stamping Sets on April 18, 2022. In general, the Landscaping Plans remain unchanged from the original Stamping Sets. There will be some minor revisions to the Landscape Plans, due to the revised footprint of the Parking Structure, which will be submitted with the Final Site Plan package.

As noted in the Landscape Review Letter, no additional Landscape waivers are being requested.

As requested in the Planning Review letter, the Landscape areas that will be revised have been marked up in red as follows:

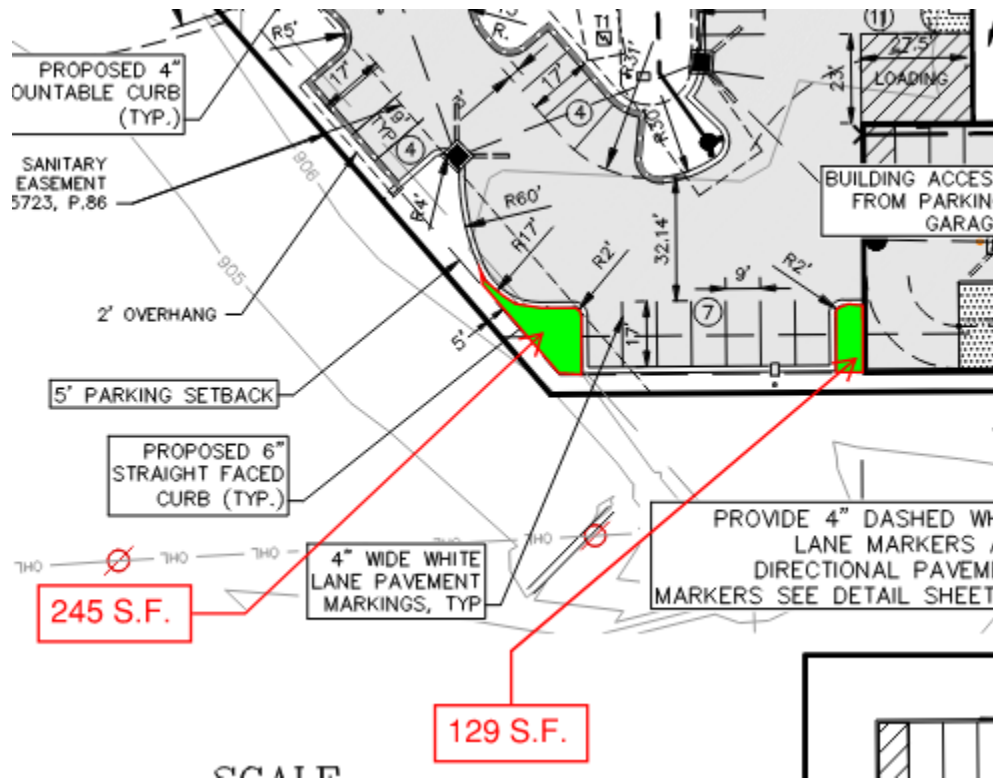
Sheet L1.00: Removed 2 landscape islands at ends of parking structure. Added new parking spaces and landscaping areas at ends of parking structure. Please see Revised Site Plan for revised layouts in these areas.

Sheet L2.00: Close up view of the landscape island to be removed and new parking areas at the north end of the parking structure.

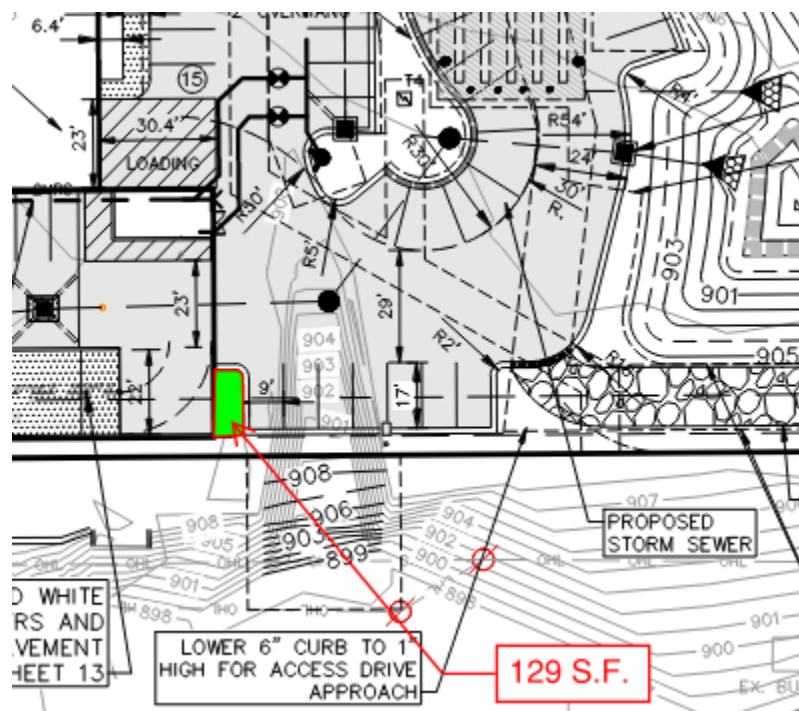
Sheet L2.02: Close up view of the landscape island to be removed and new parking areas at the south end of the parking structure.

The overall landscape calculations will be revised at Final Site Plan. Removing the two landscape islands at the ends of the parking structure results in a loss of Landscape Area of **367 sq. ft.** Adding the new parking and landscape areas results in an increase in Landscape area of **503 sq. ft.** The net result is a gain in landscape area of + 136 sq. ft. with the revised parking structure.

New Parking and Landscape Areas North of the Parking Structure:



New Parking and Landscaping Areas South of the Parking Structure:



It was noted by the Planning and Landscaping reviewers that the new landscape areas adjacent to the parking decks may be inadequately sized. These landscape areas can be increased in size by removing the adjacent parking space. This revision will be included in the Final Site Plan submittal, if required.

14. The previously approved Stamping Sets proposed one 8" Fire Line and one 6" Water Service Lead to service both buildings located at the southeast corner of Building #1. A 6" Fire Line and a 4" Water Service Lead extends from Building #1 to Building #2 to provide water and fire service to Building #2. The Developer will coordinate with the City Fire Marshal to determine how water service will be provided to Building #2 at Final Site Plan.

The Bond – Revised Site Plan
June 19, 2024

If you have any questions regarding the Revised Preliminary Site Plan or the response comments above, please feel free to contact me at 248.639.9442 or by email at bobe@skl-eng.com.

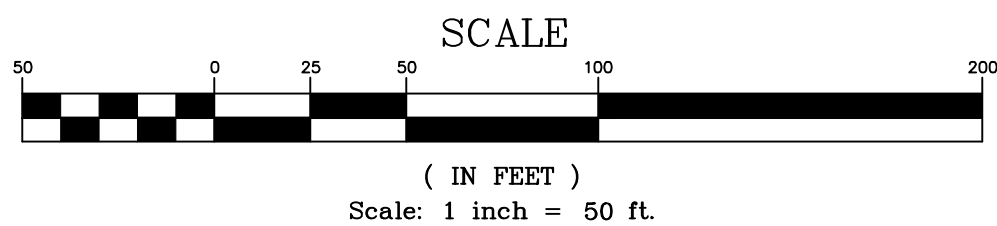
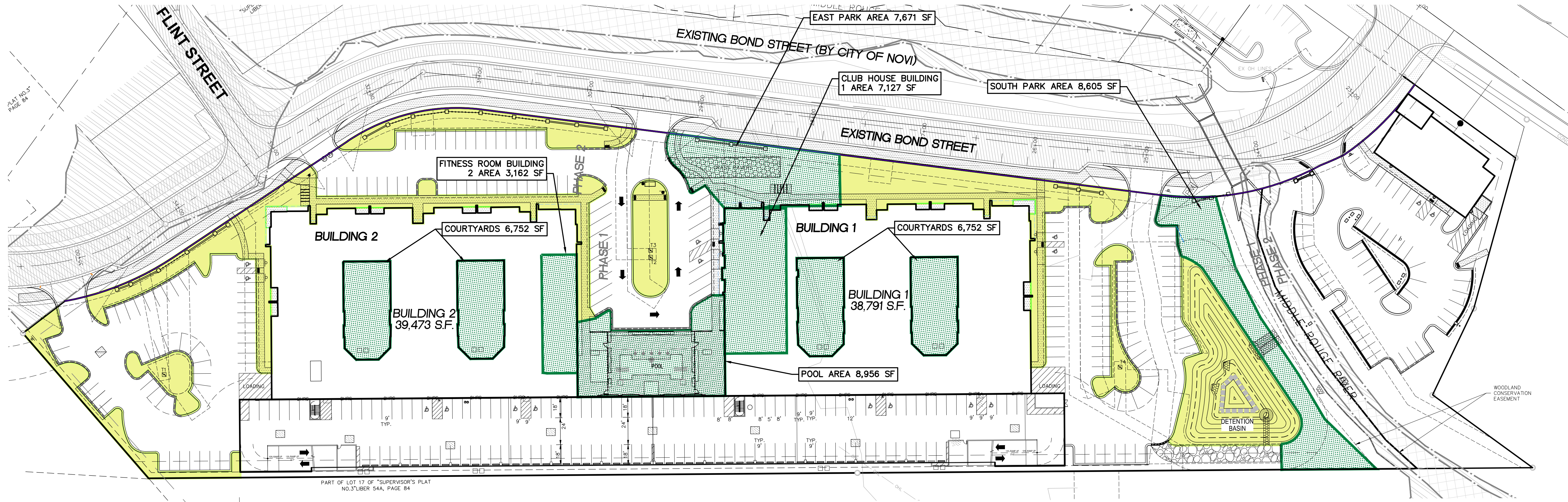
Very truly yours,

SEIBER KEAST LEHNER, INC.

A handwritten signature in blue ink, appearing to read 'R. Emerine', with a stylized, wavy flourish extending to the right.

Robert J. Emerine, P.E.

Enclosures



Open Space Calculations

OPEN SPACE REQUIRED	=	AREA x 15%	
	=	6.87 AC. x 0.15=	1.03 AC.
OPEN SPACE			
OPEN SPACE PROVIDED	=	45,831 S.F. =	1.05 AC.
BUILDING 1			
COURT YARD	=	6,752 SF	
EAST PARK AREA	=	7,671 SF	
POOL	=	8,956 SF	
BUILDING 2			
COURT YARD	=	6,752 SF	
SOUTH PARK AREA	=	8,605 SF	
TOTAL OPEN SPACE PROVIDED	=	84,567 SF	= 1.94 AC.

Usable Open Space Calculations

TOTAL No. OF RESIDENTIAL UNITS	=	329
USABLE OPEN SPACE REQUIRED	=	200 S.F. PER UNIT
	=	65,800 S.F. = 1.51 AC.
USABLE OPEN SPACE		
BUILDING 1		
BALCONIES	=	9,958 SF
CLUB HOUSE (AS SHOWN)	=	7,127 SF
COURTYARDS (AS SHOWN)	=	6,752 SF
BUILDING 2		
BALCONIES	=	9,958 SF
FITNESS ROOM (AS SHOWN)	=	3,162 SF
COURTYARDS (AS SHOWN)	=	6,752 SF
EAST PARK AREA	=	7,671 S.F. = 0.18 AC.
POOL AREA	=	8,956 S.F. = 0.21 AC.
SOUTH PARK AREA	=	8,605 S.F. = 0.20 AC.
USABLE OPEN SPACE PROVIDED	=	68,941 S.F. = 1.58 AC.

THE BOND OF NOVI

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

REVISIONS

NO.	ITEM	DATE
1.	50% SUBMITTAL	04-04-19
2.	80% CONST. DOCUMENT SUBMITTAL	07-02-19
3.	ISSUED FOR PERMIT	01-20-20
4.	V.E. REVISIONS PER CLIENT	08-11-20
5.	REVISE STORM SEWER FOR DTE X-ING	09-04-20
6.	ADDENDUM C	09-25-20
7.	PERMIT SUBMITTAL TO NOV	12-23-20
8.	ADDENDUM D AND REV PER CITY	01-27-21
9.	REVISE PER CITY REVIEW	04-02-21
10.	STAMPING SETS	05-28-21
11.	REV ELEC STAMPING SETS PER CITY	06-25-21
12.	REV DTE CROSSINGS	03-02-22
13.	RE-BID SET	04-28-23
14.	REVISED SITE PLAN	05-03-24

DATE: 04-04-19 DESIGNED BY: R.E. CHECKED BY: J.E.

UTILITY WARNING

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.

DATE: 04-04-19 DESIGNED BY: R.E. CHECKED BY: J.E.

JOB NUMBER: 17-032 FILE: 17-032-05.dwg

REVISED OPEN SPACE PLAN



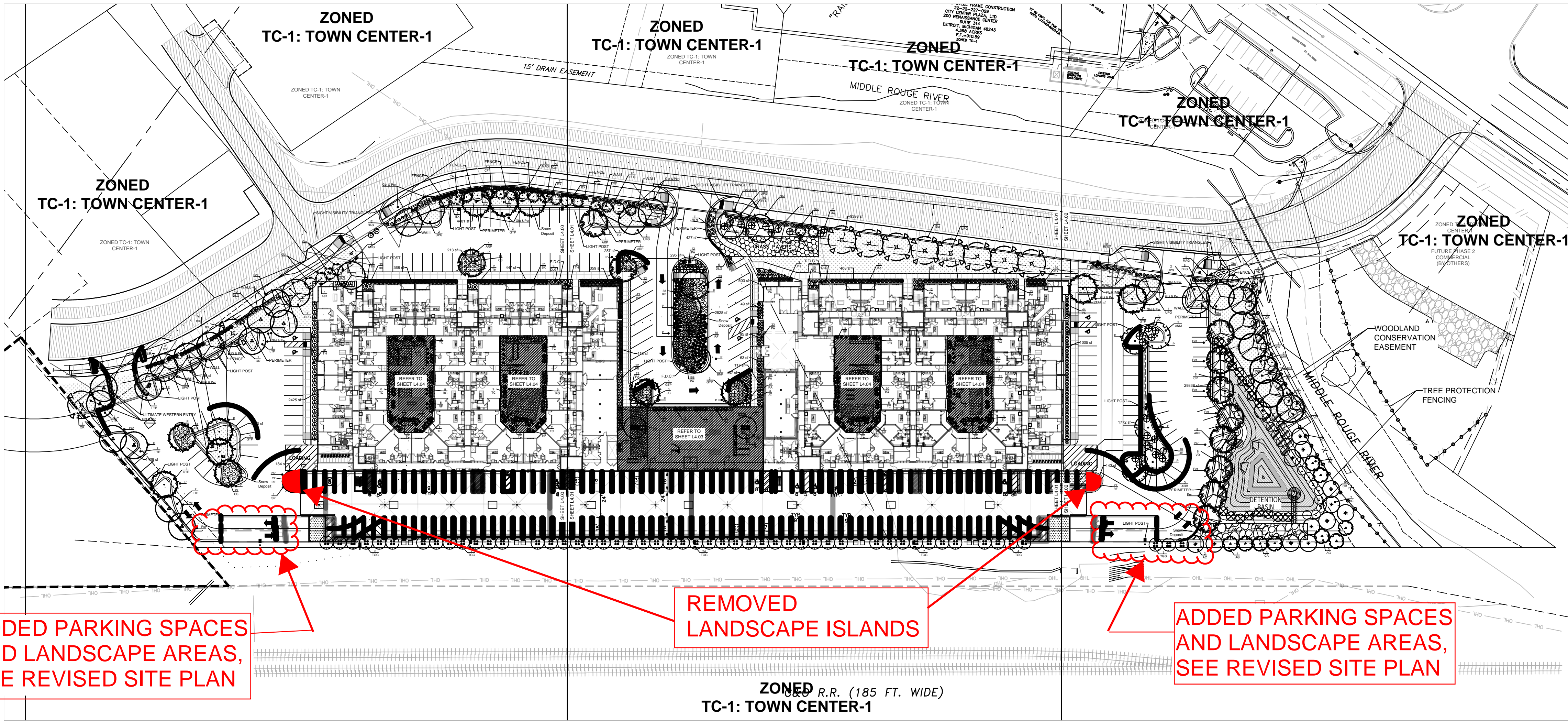
SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
1700 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7050

FARMINGTON HILLS OFFICE
39206 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SHEET







2



LANDSCAPE ARCHITECTURAL SITE PLAN

PLANT PALETTE - OVERALL

GREENBELT				
NAME	QTY.	ROOT	CALIPER	UNIT PRICE/ TOTAL
Malus 'Adirondack' ADIRONDACK CRABAPPLE (MAG)	13	B&B	2.5" CAL. MIN.	\$375.00/ \$4,875.00
Ulmus x 'Pioneer' PIONEER ELM (UPG)	15	B&B	3" CAL. MIN.	\$400.00/ \$6,000.00
Quercus rubra RED OAK (QR)	10	B&B	3" CAL. MIN.	\$400.00/ \$4,000.00
Cornus florida FLOWERING DOGWOOD (CF)	11	B&B	3" CAL. MIN.	\$375.00/ \$4,125.00
Quercus bicolor SWAMP WHITE OAK (SWO)	06	B&B	3" CAL. MIN.	\$400.00/ \$2,400.00
Cornus alternifolia PAGODA DOGWOOD (CA)	04	B&B	3" CAL. MIN.	\$375.00/ \$1,500.00
PARKING LOT AND PERIMETER TREES				
NAME	QTY.	ROOT	CALIPER	UNIT PRICE/ TOTAL
Acer rubrum RED MAPLE (ANM)	05	B&B	3" CAL. MIN.	\$400.00/ \$2,000.00
Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE (ARP)	11	B&B	3" CAL. MIN.	\$400.00/ \$4,400.00
Betula nigra RIVER BIRCH - MULTI STEM (BNP)	04	B&B	N/A - 15' HEIGHT	\$400.00/ \$1,600.00
Gleditsia triacanthos 'Shademaster' SHADEMASTER HONEY LOCUST (GTP)	12	B&B	3" CAL. MIN.	\$400.00/ \$4,800.00
Liriodendron tulipifera TULIP TREE (LTP)	11	B&B	3" CAL. MIN.	\$400.00/ \$4,400.00
Syringa reticulata JAPANESE TREE LILAC (SR)	01	B&B	2.5" CAL. MIN.	\$375.00/ \$375.00
GENERAL LANDSCAPING				
NAME	QTY.	HEIGHT	ROOT	UNIT PRICE/ TOTAL
Buxus x 'Green Velvet' GREEN VELVET BOXWOOD (BX)	148	36"		\$50.00/ \$7,400.00
Taxus x media 'Hicksii' HICKS YEW (TH)	07	36"		\$50.00/ \$350.00
Juniperus communis COMMON JUNIPER (JC)	37	6'	B&B	\$50.00/ \$1,850.00
Calamagrostis x acutiflora 'Karl Foerster' KARL FORESTER GRASS (KF)	06	#2 CONT.		\$15.00/ \$90.00
Pennisetum alopecuroides 'Harmeln' HAMELN FOUNTAIN GRASS (PA)	436	#2 CONT.		\$15.00/ \$6,540.00
Rudbeckia fulgida 'Goldstrum' BLACK-EYED SUSAN (RF)	121	#2 CONT.		\$15.00/ \$1,815.00
Hammercallis 'Violet Light' VIOLET LIGHT DAYLILY (DLG)	186	#2 CONT.		\$15.00/ \$2,790.00
Thuja 'Green Giant' GREEN GIANT ARBORVITAE (TGG)	51	6'	B&B	\$50.00/ \$2,550.00
Leucanthemum x superbum 'Alaska' SHASTA DAISY ALASKA (CS)	121	#2 CONT.		\$15.00/ \$1,815.00
NOTE: SCREENING SHRUBS TO BE MAINTAINED AS A CONTINUOUS HEDGE AT LEAST 3'-0" TALL				

UNIT LANDSCAPING				
NAME	QTY.	HEIGHT	ROOT	UNIT PRICE/ TOTAL
 <i>Picea glauca</i> WHITE SPRUCE (AG)	09	8'	B&B	\$400.00/ \$3,600.00
 <i>Abies concolor</i> WHITE FIR (AC)	13	8'	B&B	\$400.00/ \$5,200.00
DETENTION PLANTING				
NAME	QTY.	HEIGHT	ROOT	UNIT PRICE/ TOTAL
 <i>Cornus amomum</i> SILKY DOGWOOD (CA)	17	36"		\$50.00/ \$850.00
 <i>Cornus rugosa</i> ROUND-LEAVED DOGWOOD (CR)	17	36"		\$50.00/ \$850.00
 <i>Viburnum dentatum</i> ARROW-WOOD (VD)	17	36"		\$50.00/ \$850.00
EMERGENT WETLAND SEED MIX (BY CARDNO JFNEW) 39.8 LBS PER ACRE APPLICATION RATE 2.2 LBS OF EMERGENT SEED MIX 3"-6" OF TOPSOIL OR WETLAND MULCH SHALL BE PLACED IN THIS AREA. USE SEED MAT.				2,135 SF
STORMWATER SEED MIX (BY CARDNO JFNEW) 32.6 LBS PER ACRE APPLICATION RATE 2.3 LBS OF STORMWATER SEED MIX 3"-6" OF TOPSOIL SHALL BE PLACED IN THIS AREA				3,220 SF
GRASS				
NAME	QUANTITY		UNIT PRICE/ TOTAL	
 KENTUCKY BLUE GRASS	22,378 SF		\$8.00(per sf)/ \$179,024.00	
TOTAL: \$256,049.00				

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



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

LANDSCAPE SUMMARY - MULTI-FAMILY

Existing Zoning	TC-1
GREENBELT ("Gbt")	
Street Frontage Adjacent to Pkg.	230'
Trees Required	10 Trees (230' / 25')
Trees Provided	17 Trees
Ornamental Trees Required	16 Trees (230' / 15')
Ornamental Trees Provided	16 Trees
FOUNDATION LANDSCAPING - INCLUDING DECK	
Building Perimeter	2,072 LF
Landscape Required	16,576 SF (2,072' x 8')
Landscape Provided	16,645 SF
MULTI-FAMILY REQUIREMENTS	
Units Proposed	57 Units (Ground Floor)
Trees Required	171 Trees (57 x 3)
Trees Provided	171 Trees
WOODLAND REPLACEMENT	
Trees Required	193 Trees
Trees Provided	0 Trees
Trees to be Paid Into Fund	193 Trees
DETENTION POND	
High Water Length	411 LF
Plantings Required	288 LF (411' x 70%)
Plantings Provided	300 LF (73%)
WAIVERS GRANTED BY PLANNING COMMISSION ON 6/27/18:	
1. Landscape waiver from Sec. 5.5.3.B.1 for the lack of a berm and screening as the applicant proposed a line of arborvitae along the property line to soften the view toward the railroad tracks and industrial site beyond in lieu of required landscape screening	
2. Landscape waiver from Sec. 5.5.3.B.1 for a reduction in the required greenbelt width between the right-of-way and parking areas along Flint/Bond Street (20 ft. width required, a range of 10 ft. to 20 ft. provided). A 2.5 foot brick wall screening the parking and additional landscaping in the narrower areas help to compensate for the lack of space in the areas with just a 10 foot greenbelt	
3. Landscape waiver from Sec. 5.5.3.F.1.b(1) for a reduction in the total number multifamily unit trees provided (147 trees required, 127 provided) as the reduction is only 14% from the total requirements and the site is otherwise well-landscaped	
4. Landscape waiver from Sec. 5.5.3.F.1.B(2) for the reduction in the number of interior roadway perimeter trees provided (1 tree short) due to conflict with the access lane (grass pavers)	
5. Landscape waiver from Sec. 5.5.3.D. for the deficiency in the foundation landscaping coverage around the parking deck due to limited space available along the southwest side, along the railroad. Large arborvitae are proposed in that area to help screen the view of the railroad and the industrial site	
6. Landscape waiver from Sec. 5.5.3.C.(3) Chart footnote for not proposing the required parking lot perimeter trees for the temporary gravel parking proposed to be constructed for use by visitors to Novi Cemetery in Phase 1 (11 trees required, 0 proposed) as the landscape requirements will be met at the time of Phase 3 construction within a certain time mutually agreed between the applicant and the City	
ADDITIONAL LANDSCAPE WAIVERS APPROVED BY THE PLANNING COMMISSION ON 12/9/2020:	
Revision of the landscape waiver from Sec.5.5.3.F.1.b(1) for a deficiency in the number of total number multifamily unit trees provided (171 required, 129 provided) as the number of ground floor units has increased but the building footprint has not changed and the site is otherwise well-landscaped	

- Notes:
- Transformer to be screened per detail on sheet L-3 of preliminary landscape submittal by Allen Design.
 - Plantings shall be located to closer than 4' to property lines.
 - Plantings shall be no closer than 10' to hydrants and utility structures.
 - No Japanese Knotweed is present on the site. Phragmites australis is found on site, refer to L4.06 for removal instructions and refer to LWP1.00 for approximate locations.
 - No replacement trees are proposed to be planted on site and a payment of \$77,200 (193 tree credits x \$400) will be paid into the City of Novi Tree Fund.

LANDSCAPE ARCHITECTURAL SHEET INDEX

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PAGE 6 OF 33	SHEET L2.04	- HARDSCAPE
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PAGE 24 OF 33	SHEET L6.00	- GENERAL LANDSCAPE DETAILS
PAGE 25 OF 33	SHEET L7.00	- GRADING
PAGE 26 OF 33	SHEET L7.01	- GRADING
PAGE 27 OF 33	SHEET L8.00	- LIGHTING
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PAGE 32 OF 33	SHEET L9.03	- SITE DETAILS
PAGE 33 OF 33	SHEET L9.04	- SITE DETAILS

DESIGNED BY:	SPENCER J. OKESON
DRAWN BY:	S.J.O. & I.K.
LAOR:	DANIEL R. ERLANDSON
PLOT DATE:	06/25/2021
ISSUE FOR PRICING/BIDDING: 07/02/2019	
ISSUE FOR PERMIT APPLICATION: 01/22/2021	
ISSUE FOR CONSTRUCTION: ISSUE DATE	

REVISION SCHEDULE		
NO:	DATE:	DESCRIPTION:
A	08/14/2020	ADDENDUM B
C	09/25/2020	ADDENDUM C

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THE BOND OF NOVI

SECTION 22, TOWN 1 NORTH,
RANGE 9 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

PROJECT #: 17659



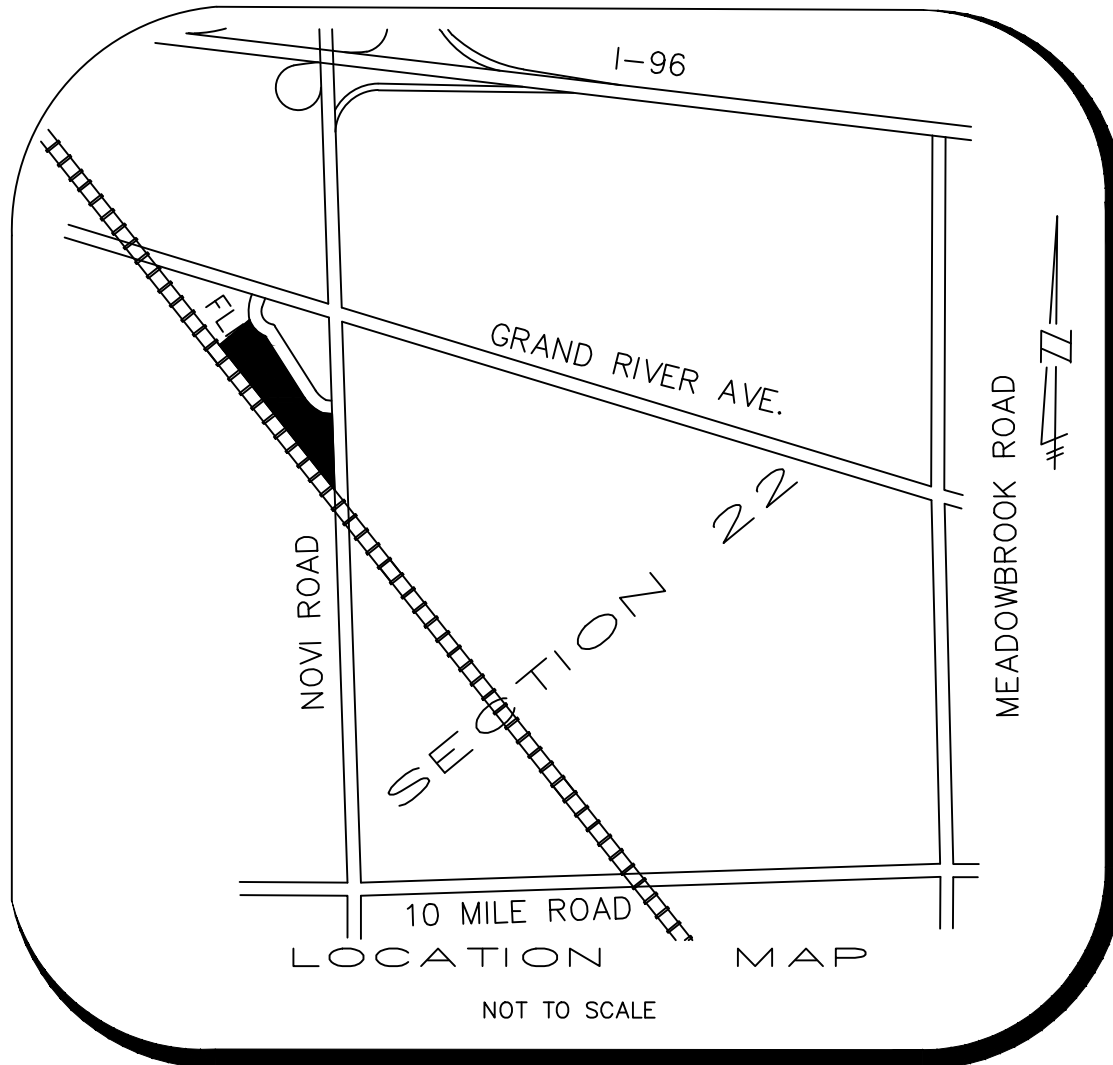
OPEN SPACE CALCULATIONS

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

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

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

64,990 SF = 1.49 AC



REVISED PER CITY OF NOVI ELEC. STAMPING - 2021-JUNE-25

TRIP GENERATION ANALYSIS

MEMO

VIA EMAIL albert@tricapre.com

To: TriCap Holdings LLC

From: Julie Kroll, PE, PTOE
Jacob Loebig, EIT
Fleis & VandenBrink

Date: May 29, 2024

Re: **"The Bond" Development**
Novi, Michigan
Trip Generation Analysis

1 INTRODUCTION

This memorandum presents the results of the Trip Generation Analysis (TGA) for the proposed mixed-use development in Novi, Michigan. The project site is located adjacent to the south side of Bond Street, west of Grand River Ave. in Novi, Michigan, as shown in **Figure 1**. The proposed project includes a mixed-use development, with both multi-family residential and commercial uses. Fleis & VandenBrink (F&V) previously completed a Traffic Impact Study (TIS) for the proposed development plan in 2018. The site plan has subsequently been updated and is currently in the review process with the City of Novi.

The purpose of this study is to provide a Trip Generation Analysis (TGA) for this project as part of the site plan approval process with the City of Novi. This TGA provides a trip generation comparison of the previously approved project as evaluated in the 2018 traffic study and the current development plan for this site.

FIGURE 1: SITE LOCATION MAP



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

2 TRIP GENERATION ANALYSIS

The 2018 TIS performed for this project included an evaluation of the trip generation associated with the proposed development plan that included 250 apartment units and 6,000 SF shopping center. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the previously approved development was forecast based on data published by ITE in the *Trip Generation Manual, 9th Edition*. The trip generation evaluated in the 2018 TIS is summarized in **Table 1**.

TABLE 1: 2018 TRAFFIC STUDY TRIP GENERATION

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Apartments	220	250	DU	1,931	38	96	134	98	68	166
Shopping Center	820	6,000	SF	887	51	43	94	37	37	74
<i>Pass-by Trips (34% PM)</i>				302	17	15	32	13	12	25
<i>New Trips</i>				585	34	28	62	24	25	49
Total Trips				2,818	89	139	228	135	105	240
<i>Pass-by Trips</i>				302	17	15	32	13	12	25
Total New Trips				2,516	72	124	196	122	93	215

The proposed development plan has been updated to include 329 multi-family units and 5,578 SF retail center. The projected trip generation for the proposed development plan was calculated based on the data published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 11th Edition*. The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the current proposed development plan is summarized in **Table 2**.

TABLE 2: PROPOSED SITE PLAN TRIP GENERATION

Land Use	ITE Code	Size	Unit	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Multi-Family Housing (Mid Rise)	221	329	DU	1,523	31	102	133	79	50	129
Strip Retail Plaza (<40kSF)	822	5,578	SF	465	8	5	13	26	25	51
<i>Pass-by Trips (40% PM)</i>				186	0	0	0	10	10	20
<i>New Trips</i>				279	8	5	13	16	15	31
Total Trips				1,988	39	107	146	105	75	180
<i>Pass-by Trips</i>				186	0	0	0	10	10	20
Total New Trips				1,802	39	107	146	95	65	160

The total trip generation associated with the current development plan and the previously evaluated development in the 2018 TIS is summarized in **Table 3**. The results of the analysis show that the proposed development plan generates *less* trips than the previously evaluated site plan. Therefore, the change in trip generation for this site is below the City of Novi Thresholds for either a Traffic Impact Assessment or a Traffic Impact Study.

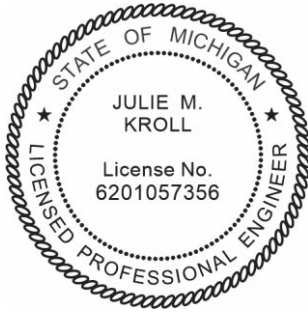
TABLE 3: TRIP GENERATION COMPARISON SUMMARY

Scenario	Weekday Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
		In	Out	Total	In	Out	Total
2018 TIS	2,818	89	139	228	135	105	240
Revised Site Plan	1,988	39	107	146	105	75	180
Difference	-830	-50	-32	-82	-30	-30	-60
<i>City of Novi TIA Threshold</i>	500	75			75		
<i>City of Novi TIS Threshold</i>	750	100			100		

3 CONCLUSIONS

- The results of the trip generation comparison show that the proposed development plan is expected to generate *less* trips than was previously evaluated for this site in the 2018 TIS.
- The adjacent roadway (Bond Street) was designed and constructed to accommodate the previously approved development plan for this site. Since the previous development plan had anticipated *more* trips, the existing roadway network is expected to adequately accommodate the projected trips generation associated with the proposed development plan.

Any questions related to this memorandum should be addressed to Fleis & VandenBrink Engineering.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Julie M. Kroll

2024.05.29

16:05:49 -04'00'

Attachments: 2018 TIS Trip Generation Summary

Table 5: Background Intersection Operations with Improvements

Intersection		Control	Approach	AM Peak				PM Peak			
				Background Conditions		Background w/ Improvements		Background Conditions		Background w/ Improvements	
				Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
1	Novi Road & Grand River Avenue	Signalized	EB	60.9	E	14.7	B	73.8	E	56.9	E
			WB	48.9	D	32.0	C	70.0	E	57.3	E
			NB	83.5	F	51.9	D	95.9	F	63.1	E
			SB	58.6	E	52.8	D	111.5	F	78.2	E
			Overall	63.6	E	37.1	D	87.0	F	63.7	E
2	Novi Road & Flint Street	Signalized	EB	65.3	E	30.4	C	55.2	E	24.2	C
			WB	59.6	E	30.8	C	59.2	E	29.0	C
			NB	20.6	C	21.2	C	25.3	C	23.4	C
			SB	19.7	B	8.6	A	28.4	C	22.5	C
			Overall	25.7	C	17.7	B	30.9	C	23.5	C

The results of the background conditions analysis show that vehicle delays and LOS are expected to be similar to existing conditions with proposed improvements except the eastbound left turn movement and southbound through/right turn movement will operate at LOS F during the PM peak period and the northbound through/right turn movement will operate at LOS E during the PM peak period.

A review of network simulations indicated improved conditions at the signalized intersection of Novi Road & Grand River Avenue, however, long vehicle queues for the westbound, eastbound and northbound left-turn movements as well as the northbound and southbound through movements are present during the PM peak period. At all other study intersections, acceptable traffic operations were observed during both the AM and PM peak hours.

Site Trip Generation Analysis

The number of AM and PM peak hour vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 9th Edition*. The site trip generation forecast for the proposed development is summarized in Table 6.

Table 6: Site Trip Generation

Land Use	ITE Code	Amount	Average Daily Traffic (vpd)	PM Peak Hour (vph)			SAT Peak Hour (vph)		
				In	Out	Total	In	Out	Total
Shopping Center	820	6,000 SF	887	51	43	94	37	37	74
Pass-By		34%	302	17	15	32	13	13	25
		New Trips	585	34	28	62	24	24	49
Apartments	220	250 D.U.	1,931	38	96	134	98	68	166
Total			2,818	89	139	228	135	105	240
Pass-By			302	17	15	32	13	13	25
New Trips			2,516	72	124	196	122	92	215

The vehicle trips that would be generated by the proposed development were assigned to the study road network based on existing peak hour traffic patterns and the methodologies published by ITE. This methodology indicates that new trips will return to their direction of origin, while pass-by trips enter and exit the