CITY COUNCIL AGENDA

CITY OF NOVI
Regular City Council Meeting
July 22, 2024 | 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

PUBLIC HEARINGS

PRESENTATIONS

Older Adult Needs Committee Final Report

REPORTS

1. Manager/Staff

2. Attorney

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

CONSENT AGENDA REMOVALS AND APPROVALS – All items listed under Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered at the end of the normal Agenda.

MATTERS FOR COUNCIL ACTION

1. Consideration of request for Fireworks Permit by Jason Trudeau to be operated by Gen-X Pyrotechnics, on Saturday, August 10, 2024 at dusk and Sunday, August 11, 2024 at 12:00pm on the campus of Catholic Central High School.

2. Approval of Proposed Water & Sewer Rate Resolutions for 2024-2025

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

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

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

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION – Consent Agenda items which have been removed for discussion and/or action.

AUDIENCE COMMENT – In order to hear all citizen comments at a reasonable hour, the City Council requests that speakers respect the three-minute time limit. This is not a question-answer session. However, it is an opportunity to voice your thoughts with City Council. Speakers wishing to display visual materials through the City's audiovisual system must provide the materials to the City Clerk's Office no later than 12:00 P.M. the day of the meeting. The materials cannot be changed before the meeting.

COMMITTEE REPORTS

1. Environmental Sustainability Committee

2. Finance & Administration Committee

3. Mobility Committee

MAYOR AND COUNCIL ISSUES

COMMUNICATIONS

CONSENT AGENDA – Background information for Consent Agenda items is available for review at the City Clerk's Office.

A. Approve Minutes of:
July 8, 2024 - Regular Meeting

B. Approval of amendment to the contract for the City Manager as prepared and approved as to form by the City Attorney.

C. Approval of amendment to the contract for the City Clerk as prepared and approved as to form by the City Attorney.

D. Approval of a Resolution to close the intersection of Ten Mile and Taft Roads for the 2024 Homecoming Parade from 4:45PM to 6:00PM on Friday, September 27, 2024.

E. Approval of a Resolution to close the west bound lanes of Grand River Ave. between Taft Rd. and 46850 Grand River Ave for the 2024 "Moovin'thru the Midway 5K" from 7:30AM to 9:00AM on Saturday, August 31, 2024.

F. Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the west side of Garfield Road and acceptance of a sidewalk easement from Pulte Homes of Michigan, LLC as part of the Ballantyne residential development (parcel 50-22-31-400-007).

G. Approval of a Street Lighting Purchase Agreement with DTE Electric Company for the installation and ongoing operation cost of one (1) decorative streetlight located at the entrance of the Parc Vista Subdivision and approval of an agreement with Toll Northeast V Corp. for the sharing of installation and ongoing operation costs per the City's Street Lighting Policy.

H. Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2025, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

I. Approval of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary. **SECOND READING**

J. Approval of Zoning Ordinance Text Amendment 18.295 to include an option for stand-alone multiple-family residential use in the PD-2, Planned Development Option, subject to conditions. **SECOND READING**

K. Approval to authorize vote for the 2024 Michigan Municipal League Workers' Compensation Fund Trustee Election Ballot.

L. Approval of claims and warrants – Warrant 1160

ADJOURNMENT

SCHEDULED MEETINGS – All Regular Council meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF NOVI
cityofnovi.org

OLDER ADULTS NEEDS COMMITTEE

FINAL REPORT | JULY 22, 2024

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INTRODUCTION

Americans are aging. One in 5 Americans will be 65 years or older in 2040. This will have profound impacts on American society, including changes in our communities, health care, employment, the economy and government.

City Council recognized the need to understand some of the needs of our older residents and in 2023 formed the Older Adults Need Committee (see resolution in appendix).

The Committee's charter included the following responsibilities:

- To advise the City Council regarding activities, needs, and volunteer community opportunities for older individuals and groups in Novi
- To discuss programs, projects, and facilities as they pertain to Novi older adults
- To focus on dissemination of information and advocacy regarding recommended services for older adults in the areas of health information and referral, volunteer services, counseling, outreach to the home-bound, recreation, education, and other needs
- To identify best practices for programs and service delivery needs for Novi older adults
- To formulate and recommend plans to assist in meeting the critical needs of older adults and adults with disabilities

The Committee was composed of three members of City Council and four residents: Laura Casey, Kathy Crawford, Jay Dooley, Kim Nice, Brian Smith, Ericka Thomas, Debbie Wrobel

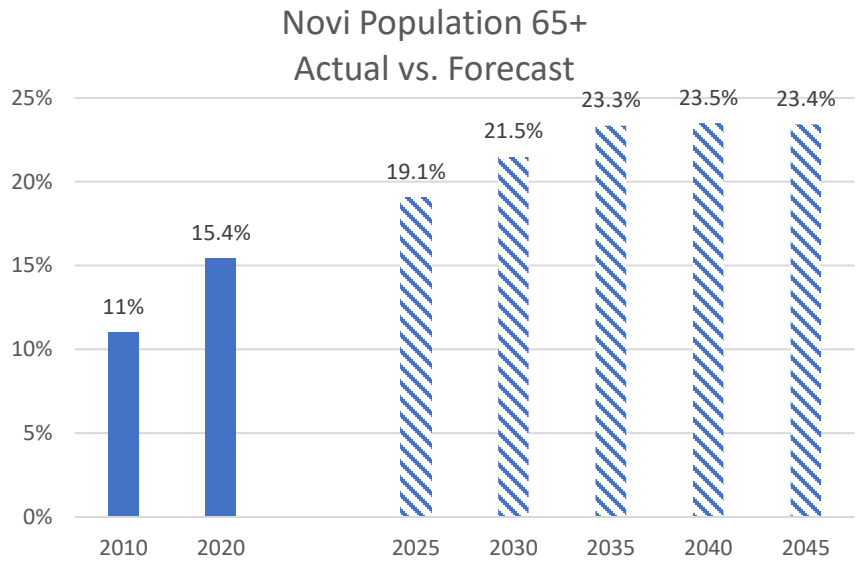
The Committee met bimonthly starting in February 2023. The Committee embarked on a learning journey, hearing presentations from the Novi Public Library, Novi Police, Novi Fire, Novi Code Enforcement, Novi Older Adult Services, Meadowbrook Commons, Novi Parks, Recreation and Cultural Services, Novi Community Planning Department and Novi Community Relations Department. The Committee heard from representatives from AgeWays (formerly Area Agency on Aging 1B), Oakland County Older Adult Services and Senior Center Managers from Hartland, Auburn Hills and OPC (Rochester, Rochester Hills and Oakland Township).

The Committee is grateful for all of the support from the individuals and teams listed above and the support and partnership of Kit Kieser, Older Adult Services Manager, Jeff Muck, Director of Parks, Recreation and Cultural Services and Melissa Morris, Deputy City Clerk.

While the Committee's charter was broad, there are a few areas that the Committee did not study and should be addressed by the appropriate City department or committee:

- The Committee did not make any recommendations relating to nomenclature and uses "older adult" and "senior" interchangeably in this report. The Committee recommends that the City revisit the topic and determine, with input from residents, which term is preferred for use
- The Committee believes that the Mobility Committee and the Long-Range Strategic Planning Committee should explore universal design and deeper means of engaging residents with disabilities

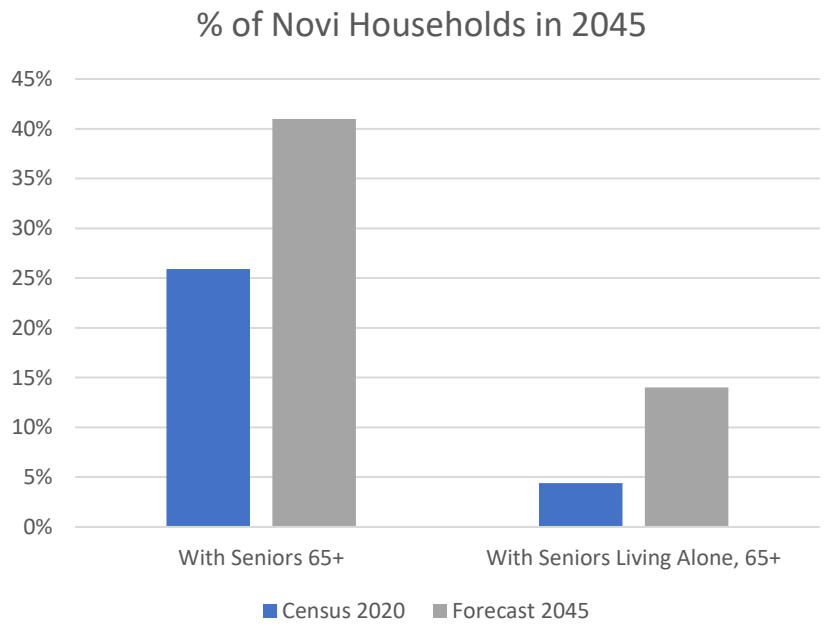
Novi's Older Adult Population



https://cityofnovi.org/community/census-update

Novi has seen a significant increase in population in the last two decades. Our population is now well over 66,000 residents according to the 2020 Census.

There are two data sources that are helpful to the City and our committee. The first is the US Census, last completed in 2020. The second is the Southeast Michigan Council of Governments (SEMCOG). They provide demographic information on all of the municipalities in the 7-county region and have a methodology for forecasting populations, which is useful for our planning. The forecast data on the next two charts is from SEMCOG and can be found on the City's website.



https://cityofnovi.org/community/census-update

One particular note on the chart above: this data represents a percentage of total households. SEMCOG projections are that among the households with a resident over the age of 65, that resident will be living alone in 1/3 of those households.

One of the City's strengths, noted by residents and our business community, is our diversity. The City currently works purposefully to engage residents of all cultures in City activities and events. Older adults from different cultures, and their families, have differences in their perceptions of aging. The Committee believes that extra effort should be taken to communicate with and further understand the needs of the older adults across the various cultural groups in our City.

Transportation

BACKGROUND/CURRENT STATE

The City of Novi's Older Adult Transportation program provides specialized transportation for residents of Novi age 55+ or those under 55 with a limiting disability with curb-to-curb service for doctor appointments, shopping, special events, classes, programs, etc. Please see the appendix for maps showing the most frequent destinations and pick-up locations.

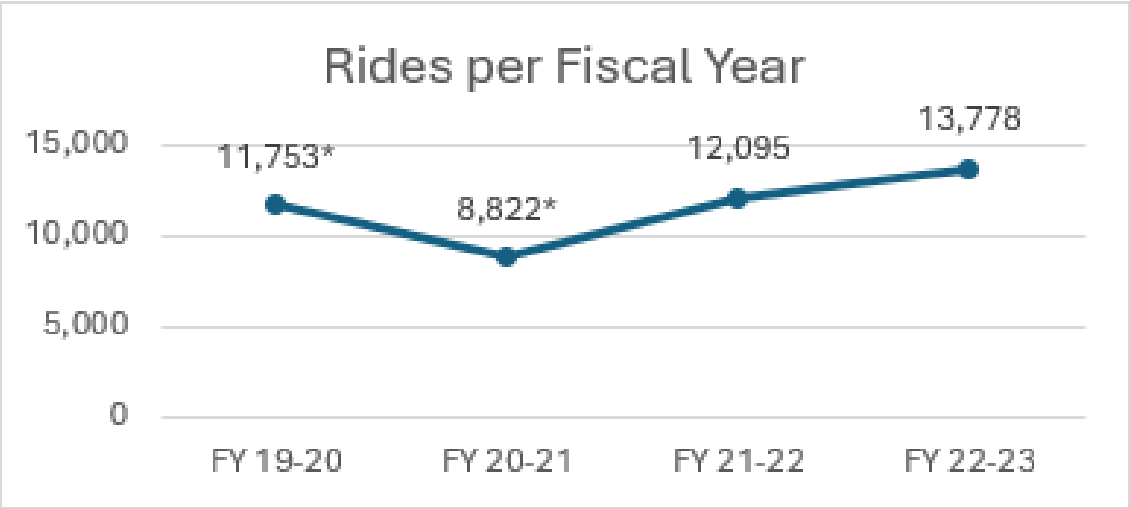
The goal of the Older Adult Transportation program is "to provide a safe and cost-effective transportation option for Older Adult residents age 55+ or those under 55 with a limiting disability, which can help them stay active in the community, maintain their sense of independence, and reach a variety of destinations."

Senior Transportation Service was launched in 1986 with one vehicle and a volunteer driver through a partnership with Independence for Life Association. The fleet currently consists of 6 vehicles with 4 to 5 operating at any given time. The Transportation staff consists of 3 part time Transportation Schedulers, who serve as dispatchers, and 18 part time Transportation Drivers. Transportation is offered 8am-7pm Monday-Friday and 9am-3pm Saturday.

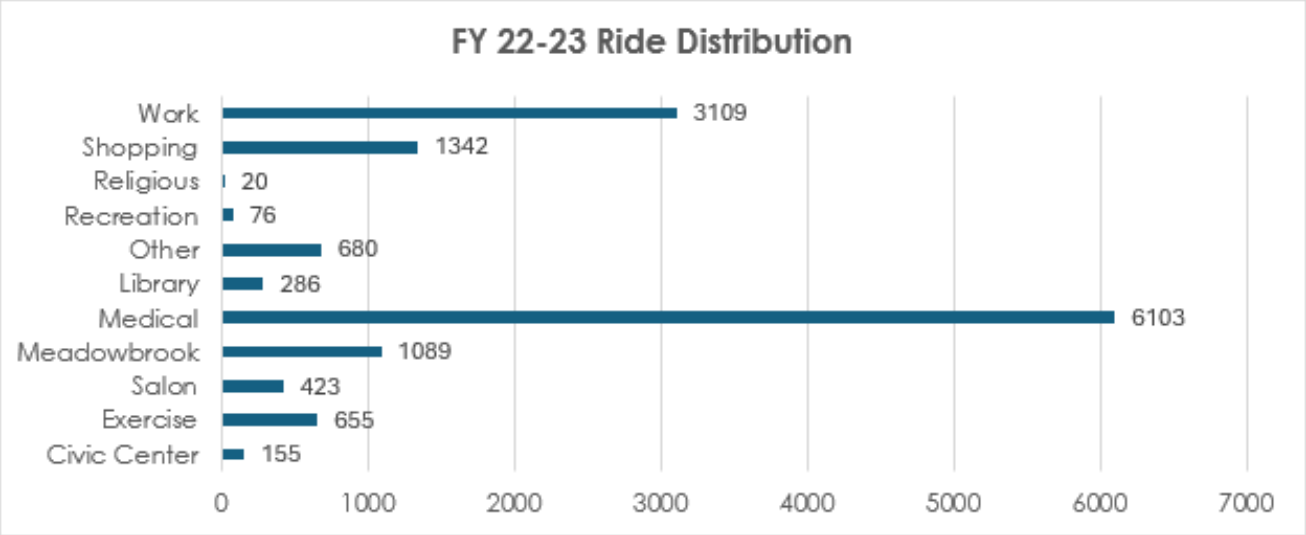
Rides must be scheduled at least one day in advance and riders can either call or email to schedule. Rides are free within the City and border shopping areas. Rides are $5 one way outside of the city and within a 10-mile range (as measured from the Civic Center).

The voters of Oakland County passed a transit millage in 2022, which opens an opportunity to expand transit by working with a county-approved transit authority such as Western Oakland Transit Authority (WOTA) and People's Express (PEX). The cost for operating the service would be covered by the funding that Novi residents provide as part of the millage, but costs for rides are incremental.

Rides provided by Novi Older Adult Transportation – Historical Review



Rides provided by Novi Older Adult Transportation – FY 22-23



		Medical	Work	Other	Days Operated	Total Trips
FY 22-23	Q4	1,460	723	1,180	74	3,363
FY 23-24	Q1	1,609	633	1,447	77	3,689
FY 23-24	Q2	1,502	592	1,419	69	3,513
FY 23-24	Q3	1,509	465	1,318	70	3,292
	Total	**6,080**	**2,413**	**5,364**	**290**	**13,857**
	% of rides	43.88%	17.41%	38.71%		

Availability

While we require riders to schedule at least one day in advance, several factors are currently limiting our ability to provide rides with notice shorter than 7 days.

- A small number of riders in need of transport for multiple dialysis treatments each week. Appointments have strict arrival times and book an indefinite number of weeks into the future, which limits availability for other types of rides.
- We are not currently able to offer evening hours, which may exclude some residents from attending City events and activities.
- We are seeing an increase in rides from senior living facilities, where rides are more expensive

Retaining drivers

There is a consistent challenge with hiring and retaining drivers. To be competitive in recruitment and retention and match the current market rate for driver positions with similar or less responsibility, the City would need to increase starting salaries to $18-$20 an hour. The current starting salary is $14 an hour.

Vehicle availability

The current lead time for obtaining any vehicle—ADA and non-ADA--is 12 months or more. To meet an increasing demand, we would need to increase the fleet by several vehicles. The current estimated cost of an ADA-outfitted van is approximately $78,770.

TRANSPORTATION RECOMMENDATION/COUNCIL ACTION

On October 6, 2023 the Committee presented early recommendations to City Council, including a strong recommendation that Council decide to join an Oakland County-approved transportation provider, like People's Express (PEX). This recommendation was based on the challenges noted above and the fact that Novi residents are now paying in to Oakland County transit per the millage passed in 2022. On March 18, 2024, City Council passed a resolution asking Oakland County to amend its agreement with People's Express (PEX) to include the City of Novi.

The City is planning to maintain two vehicles from the current fleet to be used for City-led older adult programs. Those vehicles are a 14-person van and an 8-person ADA-accessible shuttle.

As part of the transition from the City to PEX, a process has been built to have the City directly receive any rider complaints or issues so our staff is aware of what's happening and work with PEX to address and resolve.

Further action from the Committee included recommendations on subsidies on the cost of rides for residents. On April 22, the Committee recommended to Council that the City subsidize medical rides for residents 55+ and those with limiting disabilities that prevented them from driving. On May 6, the Committee recommended to Council that it expand the ride subsidies for to include all rides for residents 55+ and those with limiting disabilities. Council approved both recommendations.

Additional opportunities that the Committee discussed relative to enhancements to the City of Novi service should also be explored with PEX at a later date to see if they are feasible for PEX to adopt:

- Ensure that shuttles are stocked with each month's calendar of activities and other senior-focused materials.
- Include a social services brochure in the packet that each new rider receives.
- Continue to educate drivers in "active listening" and how to recognize to ensure that they are sharing concerns with our Social Services coordinator so that the City can offer help/direct resources if appropriate.

Housing

BACKGROUND/CURRENT STATE

As the baby boom generation ages, communities are beginning to focus on 'aging in place' and 'aging in community' to support older adults with staying in their current homes or finding an affordable, suitable place to live while remaining in their community.

For older adults staying in their homes, things like minimizing or eliminating trip and fall hazards, single floor living spaces or lift chairs/elevators, refitted bathrooms, and potentially help with maintenance issues are critical.

When transitioning to a new space, affordability and availability of assisted living and memory care become more important.

Other parts of aging in place/community include access to transportation, and places where people can gather. These are addressed in other sections of this report.

Older adults in Novi may be long time residents who want to stay in Novi, people moving to Novi to be closer to family already living here, or people moving to Novi for other reasons. It is important to help ensure that people don't fee pushed out due to circumstances outside of their own control.

The goal of aging in place or aging in community is to help people stay connected to family, social groups, medical care, and other activities that they've been a part of for years.

Aging in Place

Aging in place presents many challenges. A 2-story house with a large yard that was well suited to a young family can present safety and maintenance challenges for people as they age. Maintenance costs and property taxes can be a challenge for people living on a fixed income.

Aging in Place - assistance

The committee discussed resources currently available for older adults living in Novi

- Fire Department
    - Smoke alarm installation/inspection
    - 'File of Life' - important health and other information in a prominent location in the home in case of emergency

    - Fall Prevention, grab bar recommendations
    - Door key lock boxes
- Police Department
    - Wellness checks
    - Fraud prevention presentations
    - 'Citizens with Special Needs' database
- Code enforcement sometimes sees issues early that may indicate issues
    - Yard maintenance
    - Snow removal
    - General home maintenance
- Durable Medical Equipment (DME) Loan closet
- AARP Tax assist
- Meals on Wheels
- AgeWays (formerly Area Agency on Aging 1-B) can connect older adults in Novi to needed resources
- Senior targeted programming through Parks and Recreation

Connecting residents to available resources can be a challenge, particularly if individuals are not connected with email, social media or other online information. Novi's 'Engage' magazine has already been redesigned to make it more usable by older adults - larger print, color coded section for older adult activities and programs. This outreach could be extended to include presentations to HOAs on available resources, making flyers available in older adult transit vehicles and at the Novi Library. Additionally, we now have the opportunity to leverage our new Studio VI to do more senior programs and videos.

Other ideas discussed to support aging in place include

- Code Compliance assistance program. Connecting residents to volunteers and professionals to help as needed with home maintenance, lawn and snow services, sidewalk hazards, etc.
- Technology training - using smart watches, smart phones, smart speakers to help with daily life and get emergency assistance
- Offer assistance for dryer vent cleaning

Aging in Community

People remain in or leave a community for a variety of reasons. For older adults, proximity to family, health care, and recreation are important. Moving from Novi to warmer climates or to be near family is a factor. Wherever they live, affordability is critical.

Aging in Community - Meadowbrook Commons

Novi currently has one older adult living facility for individuals 55+ - Meadowbrook Commons, at Meadowbrook and Cherry Hill Roads. It is owned by the city, and managed by KSG Prestige Property Management. It is an independent living space, with 1- and 2-bedroom apartments in the 3-story main building, and detached 2-bedroom ranch style homes. Waiting list times vary, with longer waits for the detached ranch units. At the time this report was created, there were 198 applicants on the wait list and 29% of those applicants are currently Novi residents.

Current Novi residents wishing to move into Meadowbrook Commons are given priority, and currently make up approximately 30% of the residents. It is not known how many residents moved from other communities to be near family in Novi.

Aging in Community - housing stock, planning and zoning

At our January 29, 2024 meeting, Novi City Planner Barb McBeth spoke to the committee regarding Community Development's role in Senior Housing (see appendix for presentation excerpts.) She outlined ordinances that have been established to set standards that depend on different zoning districts. For age-qualified housing

- RM-1 allow increased density for efficiency units from 5% to 30%, 1-bedroom apartments from 20% to all remaining units.
- RM-2 allow increased density for efficiency units from 10% to 40%, 1-bedroom apartments from 33% to all remaining units.

Detached single family homes are currently 50% of Novi's housing stock and 65% of proposed development. 40% of Novi's housing stock is multi-unit condos and apartments, 7% is manufactured housing.

Housing in the 'Missing Middle' fills the gap between detached single-family homes and mid-rise apartments with medium density housing such as duplexes, courtyard apartments, townhomes, and live/work spaces. Smaller units with reduced lot sizes in walkable areas are well suited to older adult living. Additional incentives for developers to include age-qualified housing such as height bonuses or increased density should be considered to help fill the 'Missing Middle.

The Master Plan should also identify specific areas in the City that will be in proximity to healthcare and other services, shopping, and recreational facilities for developing senior living facilities to enable the population of Novi to age in community.

HOUSING RECOMMENDATION/COUNCIL ACTION

- The City should promote Meadowbrook Commons as city-owned and affordable to ensure that Novi residents are aware of this being an option for City residents
- Work with local realtors to find out why seniors are moving out of Novi - make sure we know the problems we are trying to solve.
- Review ordinances impacting auxiliary dwelling units (ADU) and additions - adding first floor living space, parent suites, etc. can help people stay in their homes or move in with family members. Potential issues include HOA covenants, and how to prevent or control use of ADUs as Air BnBs or rental units.
- The Committee has also expressed an interest in finding ways to encourage Planning Commission and City Council to seek out opportunities to encourage the development of first-floor living units (houses or condominiums) as a way to try to retain residents.
    - Understand if there are ways to incentivize developers to build single floor housing in one story buildings or multi-floor buildings with elevator service, or dedicate a portion of new projects to 55+ living spaces.
- Identify areas in the master plan for older adult living - near shopping, recreational and medical facilities.
- Add 'reason for moving to Meadowbrook Commons' to Meadowbrook Commons intake form, to gather data on why people outside Novi are moving in. This will help assess the potential need for other city owned senior housing. (currently in progress)
- Maintain the list of current housing stock targeting older adults and senior living facilities (see appendix)
- Continue to find new ways to reach out to older adults to deliver information on available programs and assistance to help them age in place
- Promote existing platforms for home repair/maintenance service sources and ratings
    - Novi Home Helper guide
    - Angie's List
    - Yelp
    - Google

Senior Center

BACKGROUND/CURRENT STATE

In recent years, the importance of social spaces beyond the home and workplace, often referred to as "third places," has gained recognition as essential components of community well-being. For our senior population, the need for such spaces becomes even more pronounced. As our city's demographics evolve and our senior community continues to grow, it is imperative to prioritize the establishment of dedicated senior space. This third space would serve not only as a hub for social interaction and engagement but also as a vital resource to enhance the overall health, connectivity, and vitality of our seniors. Such space would provide a welcoming environment where seniors can connect, participate in activities, access resources, and ultimately foster a sense of belonging and community. This report outlines the compelling case for why a senior space is crucial for addressing the needs and enriching the lives of our senior residents.

In January 2024, City Council met for its biennial goal setting session. One item that was briefly discussed during the meeting was the need for a community center. The intent of a community center would be to have space for all Novi residents, with either space or time of day designated for older adults only. While this section of our report speaks to the need for a "senior center", it should be understood that the ideal for this center would be as a component of a larger community center and not a stand-alone location for only older adults.

Current City Facilities

The Meadowbrook Commons currently serves as dedicated space for the Novi senior community, hosting activities like fitness classes and Meals on Wheels. However, the existing setup is confined to a single large room, which is insufficient to meet the needs of existing Meadowbrook Commons residents, much less our expanding senior population. Our seniors have clearly outgrown this limited space, underscoring the urgent need for a more expansive facility to foster the vital "third space" where seniors can truly thrive and engage in meaningful activities.

Residents have provided feedback on other City facilities like Lakeshore Park, which they find hard to get to and too loud for senior programs. Additionally, residents noted that Library programs for seniors tend to be during the day and seniors don't want to be in the Library during the afternoon due to the activity of the Teen Space. Parks, Recreation and Cultural Services staff has shared there is a lack of space at the Civic Center for senior programs, given the increase in Youth programs and increased early voting opportunities with elections, among other uses.

Focus Group

In October 2023 the committee commissioned a focus group to learn more about the senior needs. We specifically wanted an improved understanding of what seniors need in terms of services and activities and what this group believes the City of Novi's role should be when meeting those needs. Please see the appendix for the focus group report.

Based on the key results from the focus groups comprised of Novi residents aged 50 and above, several important findings have emerged regarding the needs and expectations for a community center with a focus on senior services:

Current Likes and Dislikes:
Participants generally appreciate Novi's existing older adult service offerings but feel the city is catching up compared to neighboring communities.

The desire for a single location community center is prevalent, aiming to consolidate programs and activities for seniors.

What is Missing and Needed:
A warm pool for exercise is notably absent from available services, with strong support from participants for its inclusion.
There is a desire for more/increased enrichment activities (arts and concerts), physical fitness options (pickleball, chair volleyball, Zumba), social programs (trips, cards, coffee shop), and support services (meals on wheels, transportation).

Age-appropriate exercise facilities, such as a warm water pool and exercise room, are deemed essential.

Definition of a "Senior Center":
Participants prefer the concept of a "community center" over a strictly labeled "senior center," emphasizing inclusivity while focusing on senior-specific needs and programs and areas.

Willingness to Pay for Services:
Participants understand the financial implications of new programming and express a willingness to pay for activities, classes and programs.

Support is voiced for funding options including a small millage or monthly fees, with consideration for future generations benefiting from the facility.

Role of the City and Community Building:
Participants stress the importance of community-building opportunities within a single location community center.

Communication of services and activities is key, with participants highlighting the need to stay informed and involved.

The City should also focus on the outreach to the minority community to fully understand their wants and needs.

Preference for Renovation Over New Construction:
Renovating existing space for the community center is favored by a majority of participants over new construction.

The feedback from Novi residents aged 50 and above underscores a strong desire for a comprehensive community center with a dedicated space for seniors, featuring a warm water pool, diverse enrichment activities, and social opportunities in a consolidated and accessible location. The community expects the city to play a proactive role in meeting these needs through transparent communication, responsible funding approaches, and strategic facility development that enhances community well-being and inclusivity across generations.

Survey

In February 2024, the city utilized Flash Vote to take a community survey on Recreation (survey responses can be found in the appendix.) Respondents indicated that many of them utilized city spaces for recreation including the Civic Center (20.1%) and Meadowbrook Commons (7.3). Just over half of them utilize home fitness equipment. And almost half (49.8%) of respondents utilized recreational spaces outside of Novi.

Respondents were asked what services and amenities they would like in a possible new multi-generational center and an indoor walking or running track was overwhelmingly indicated with 73%. The next most sought-after amenity was a warm water pool with 61.5% of respondents indicating this would be important in a new facility. The third highest ranked

amenity desired is exercise equipment at 59.3%. Other notable items requested include gymnasium space and dedicated senior space.

When specifically asked about funding, the response with the most support was an intergenerational center with a larger tax increase with 35.2% of respondents indicating support. However, 23.8% said they would not support any new facility if it would result in an increase in taxes. The choices of responses were as follows:

- Wouldn't support any new facility if it increases my taxes
- Would support new senior center space, if it doesn't increase my taxes
- Would support new senior space (but not an all-ages recreation center), with some tax increase
- Would support an intergenerational center with a larger tax increase
- Not Sure
- Other

However, several respondents wrote in options of support with limited or moderate tax increases, indicating the need to ensure any proposal includes a value proposition.

Respondents were provided with an opportunity for comments and suggestions regarding a possible multi-generational space. Of the 100 comments provided, about 74 were generally in favor of a multi-generational space with comments like, "I love the Livonia Rec Center. I would definitely support something like that." Or "The city could use a community center. The library is currently shouldering a lot of the responsibility, without the funding to support it." About 15 respondents were in opposition with comments like "Taxes are high enough and the green space in Novi is disappearing too quickly. Preserve those things instead of building more." Or "Not a critical need for my household." While other comments were neither in favor or opposed but just sharing a point of view like, "Please don't drain wetland and cut down trees to build it."

Various types of amenities were recommended through the survey such as indoor walking tracks, basketball, volleyball and indoor pickleball courts. Meeting rooms, activity rooms and auditorium space A cafe, with some flex working space maker space with more machinery than what is available at the library, An indoor pool that can offer swim lessons for the youth is also needed.

The Sterling Heights Community Center hosted many of the members of the City Council for a tour in April. Walking into the facility, the sound of the community spending time together was notable. The facility had no fees for residents with a minimal fee for non-residents. There were drop-in activities available such as basketball, a walking track and e-sports as well as having many spaces for programming. Sterling heights has a dedicated Senior Center across the street from the community center. The funding for the Sterling Heights Community Center was provided by a millage .67 mils for capital and .3 mils for operating expenses. An outdoor pavilion was built that houses a farmers' market in the summer and ice rink in the winter. Sterling Heights also created a three-season building in their senior center a skate park and added outdoor exercise stations.

Numerous survey respondents have suggested additional centers to consider as potential models, such as the Livonia Rec Center, the Summit in Canton, and the Hawk in Farmington Hills. Given the considerable concern regarding costs, it is crucial that we thoroughly evaluate these centers and make decisions ensuring viability and sustainability. It is imperative to meticulously account for both construction and operational expenses.

SENIOR CENTER RECOMMENDATION/COUNCIL ACTION

The Committee discussed that there may be a potential opportunity to have the City rent space in an existing building to develop a "interim" senior center until further plans for a community center can/will come to fruition. This will enable the City to meet the need we have for programming space, provide one location for older adult programming and provide the "third space" that our residents are seeking. We can also refine our skills in operating a senior center by starting with an interim location.

Staff reached out to apartment complexes, condominium associations and churches to understand if there was interest in allowing us to rent space in these locations. Unfortunately, this was not much interest in this opportunity from these groups for a variety of reasons, including the fact that some of the locations wanted events to be resident-only and some of the buildings were built before the Americans with Disabilities Act (ADA) and did not meet current accessibility standards. There are, however, other existing buildings that might provide an appropriate option. The Committee recommends that City Council provide the resources to staff to locate, build and staff an interim senior center at an existing location in the City.

Additionally, the Committee discussed the idea of entering into a partnership or partnerships with other local communities to create a joint senior center. While there are some practical challenges related to funding across multiple municipalities or counties, and this idea is counter to the larger vision of a community center, this idea has some merit for an "interim" solution and the City is encouraged to open dialogue with neighboring communities.

With the intent of conducting further due diligence, the Committee recommends that City Council hire a consultant to develop a proposal with a range of options for potential community/senior center designs and costs for Council to consider. The proposal should use the input provided in this report, including ideas like a walking track, pool and gathering space, among others.

Advocacy

BACKGROUND/CURRENT STATE

In 2013, City Council passed a resolution establishing the Older Adults Advisory Board (the resolution forming the Advisory Board is located in the appendix.) The Board, comprised of 5 Novi residents of varying ages, has been meeting consistently since its inception. The work of the Board is coordinated by the Older Adult Services team in Parks, Recreation and Cultural Services (PRCS) and Board members are appointed by the PRCS Director.

The responsibilities for this Board, as identified in the original Council resolution, "would be to create new and innovating ideas, new trends in programming for both older adults (70+) and attracting the "boomer" generation (55+)." Additionally, the Board was charged with performing the following functions:

- Contribute to the completion of the twenty-five strategies that were outlines (sic) in the Older Adult Strategic Plan
- Assist the Library with strategic plan items pertaining to older adults
- Contribute to the financial support of the department by securing leads for sponsors for programming, special events and for transportation advertising program
- Become champions of advocacy for older adults in the community and to develop connections in Novi that will benefit older adults
- Promote community involvement

As noted in the introduction, the Older Adult Needs Committee was formed to look holistically at the needs of our senior residents and provide recommendations to Council, including what the future of advocacy for Novi's older adults looks like. This committee was intended to sunset when its work was complete, which will be done by a resolution from City Council after a request from the Chair of the committee.

ADVOCACY RECOMMENDATION/COUNCIL ACTION

The Committee recommends that City Council establish a Commission on Older Adults, with the staff liaison being the serving Older Adult Services manager. The Commission should be composed of seven residents and members should be appointed by City Council in the same manner as all other City Boards and Commissions. The Commission charter should include responsibilities such as:

- Identifying gaps in services, programs and resources (including budget) and making recommendations for improvements to City Council
- Actively engaging in community outreach to promote services, programs and resources to Novi residents, including help in identifying sponsors to help support existing and new programs
- Setting annual or biennial goals based on their understanding of older adult needs, that they hold themselves accountable to meet
- Provide an annual report to City Council outlining the needs of our older adult population and the actions the Committee has undertaken in the past year
- Participate in strategy sessions for and community outreach related to a community center, should City Council decide to pursue the development of a community center
- Recommend podcast/ video programming topics for broadcast through Studio No.VI or other City communication channels

The Commission should target their efforts on residents who are 55 and older, ensuring inclusion of all cultural groups and recognizing that unpaid (family) caregivers have related needs and should be considered members of the target audience.

The Commission should expect to meet monthly, although the Commission may determine to meet more frequently than that as needs require. Commission members should also expect that attendance at OAS programs and events is a necessary component of their responsibilities.

The Committee discussed the "Blue Zone" solutions and the Netflix show "Live to 100" and suggests that the future Advocacy committee identify if there are aspects of these solutions that they should include in their planning.

Programs

BACKGROUND/CURRENT STATE

The Parks, Recreation and Cultural Services team reviewed the current programming strategy with the Committee early in our schedule. The Committee determined that it would not provide specific feedback on the types of programs offered by PRCS and Older Adult Services. We believe that staff knowledge and the processes followed by OAS and PRCS to determine the types of programs offered are outside of our individual and collective expertise and that we would defer to their experience. Members of the Committee, however, heard directly from residents that there is a need for more support and programming related to learning about Medicare annually and provided that input to the PRCS team.

Additionally, there are existing challenges with finding available space in the City to offer additional programs. The Civic Center space provides programming for all ages, in addition to civic functions like elections and groups scheduling meetings or their own events. Other locations in the City are also fully utilized for programs. Any opportunity to increase older adult programming is constrained by space limitations.

PROGRAMS RECOMMENDATION/COUNCIL ACTION

The Committee made a recommendation that City Council consider adding to the OAS team staff by changing an existing part-time role into a full-time role. City Council approved that recommendation and staff hired a full-time programmer in 2023.

The Committee members also noted broadly that they believe that there was a need for more programming for our residents, but recognize that the existing limitations with space/locations and staff that are the purview of City Council and the Administration to address.

Communication

BACKGROUND/CURRENT STATE

As a matter of practice, the City uses every available channel to communicate with residents. The most common for our older adult population, as it is for all residents, is the Engage Magazine. Specifically, there is a section for older adults (55+) called Enhance, which includes information on OAS programs scheduled for the next quarter and consistently promotes services like transportation and the durable medical equipment loan closet among others. The Committee provided input to the Community Relations Department after a review of the Engage magazine. Among the recommendations were to increase the font size and to eliminate the use of white font on certain color backgrounds as that was hard to read and to ensure that there is a quick visual hint to make it easy to find the section within the magazine.

Additionally, the Committee provided feedback that there should be an older adult-specific e-newsletter, distinct from the e-engage from PRCS. The intent is to provide the most current program schedule and information as a reminder and encouragement to enroll in programs. One component of the e-newsletter should be a monthly calendar of activities. This calendar should include both City and Library activities and be available both electronically and in a print format available throughout the City.

With the creation of Studio No.VI, the City has the unique opportunity to develop programming specifically for our older adults. This could include monthly recurring series, recording and replaying exercise programs and other content of interest to older adults. Given the popularity of the PRCS "cutting the cable" program, older adults are interested in other means of consuming content and offering City-produced content on-demand is a great value-add for our older residents.

COMMUNICATION RECOMMENDATION/COUNCIL ACTION

The Community Relations Department executed the recommended changes (e.g., font size, header color, visual hint to identify the Enhance section) to the Engage Magazine within a few months of the initial recommendation, starting with the Winter 2024 edition.

Community Relations and OAS should continue to prioritize an e-enhance newsletter to be launched as soon as reasonably practical.

The development of a City-wide monthly activity calendar, while complicated due to the different means the Library and the City use to create their events calendar, should also be prioritized, which likely requires additional staff resources.

EXECUTIVE SUMMARY – COMMITTEE RECOMMENDATIONS

Listed below is a summary of the recommendations provided in this report. For further detail, please see the specific section of the report.

Transportation

The Committee recommends to City Council that:

- ✓ The City should join an Oakland County-approved transportation provider like People's Express (PEX). *Completed*
- ✓ The City should maintain vehicles from current fleet to be used for City-led older adult programs. *Completed*
- ✓ The City should design a process to receive rider complaints instead of having that feedback go directly to PEX. *Completed*
- ✓ The City should pay for the cost of rides within the PEX boundaries for residents 55+ and those with limiting disabilities that prevent them from driving. *Completed*
- ❑ The City should explore with PEX additional opportunities like:
    - Ensuring that shuttles are stocked with each month's calendar of activities and other senior-focused materials.
    - Including a social services brochure in the packet that each new rider receives.
    - Continuing to educate drivers in "active listening" and how to recognize to ensure that they are sharing concerns with our Social Services coordinator so that the City can offer help/direct resources if appropriate.

Housing

The Committee recommends to City Council that:

- ❑ The City should promote Meadowbrook Commons as city-owned and affordable.
- ❑ The City should work with local realtors to find out why seniors are moving out of Novi.
- ❑ The City should review ordinances impacting auxiliary dwelling units (ADU) and additions.
- ❑ The Committee has also expressed an interest in finding ways to encourage Planning Commission and City Council to seek out opportunities to encourage the development of first-floor living units (houses or condominiums) as a way to try to retain residents.
- ❑ The City should identify areas in the master plan for older adult living - near shopping, recreational and medical facilities.

- ❑ The City should add 'reason for moving to Meadowbrook Commons' to Meadowbrook Commons intake form, to gather data on why people outside Novi are moving in. This will help assess the potential need for other city owned senior housing. (currently in progress)
- ❑ The City should maintain the list of current housing stock targeting older adults and senior living facilities
- ❑ The City should continue to find new ways to reach out to older adults to deliver information on available programs and assistance to help them age in place
- ❑ The City should promote existing platforms for home repair/maintenance service sources and ratings

Senior Center

The Committee recommends to City Council that:

- ❑ The City should investigate if there is a potential opportunity to have the City rent space in an existing building to develop a "interim" senior center until further plans for a community center can/will come to fruition.
- ❑ The City should investigate if there is a potential opportunity to enter into a partnership or partnerships with other local communities to create a joint senior center. While there are some practical challenges related to funding across multiple municipalities or counties, and this idea is counter to the larger vision of a community center, this idea has some merit for an "interim" solution and the City is encouraged to open dialogue with neighboring communities.
- ❑ The City Council should consider hiring a consultant to develop a proposal with a range of options for potential community/senior center designs and costs for Council to consider.

Advocacy

The Committee recommends to City Council that:

- ❑ City Council establish a Commission on Older Adults, with the staff liaison being the serving Older Adult Services manager.
- ❑ The Committee discussed the "Blue Zone" solutions and the Netflix show "Live to 100" and suggests that the future Advocacy committee identify if there are aspects of these solutions that they should include in their planning.

Programs

The Committee recommends to City Council that:

- ✓ City Council should add an additional resource to the OAS team by changing an existing part-time role to a full-time role. *Completed*

Communication

The Committee recommends to City Council that:

- ✓ The Community Relations Department should make a few changes to the Enhance section of the Engage Magazine (e.g., font size, header color, visual hint to identify the Enhance section). *Completed*
- ❑ The Community Relations Department and OAS should continue to prioritize an e-enhance newsletter to be launched as soon as reasonably practical.
- ❑ The development of a City-wide monthly activity calendar, should also be prioritized and additional staff resources would be necessary.

Appendix

OLDER ADULT NEEDS COMMITTEE RESOLUTION

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION ESTABLISHING
A CITY COUNCIL OLDER ADULT NEEDS COMMITTEE

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on _____, 2023, at 7:00 P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

RECITALS:

WHEREAS, older residents of the City of Novi are valued members of the community; and

WHEREAS, older adults are a diverse group of homeowners, taxpayers, employees, civic leaders, artists, and more; and

WHEREAS, ageism and social isolation experienced by seniors can lead to increased mortality and poor health outcomes; and

WHEREAS, the City can help to address those and other issues by providing opportunities for education, physical activity, and social participation throughout the community; and

WHEREAS, the City Council finds it advisable to consider all of its options for addressing needs and issues faced by older adults in the City, from health to security to housing; and

WHEREAS, the City Council previously established (2013) an Older Adult Services Advisory Board to advise and assist and report to the Parks Recreation & Cultural Services (PCRS) Commission and Department; and

WHEREAS, the Board has over ensuing years provided such advice and service in exemplary fashion, but the City Council now finds that establishing an Older Adults Needs Advisory Committee to report directly to the City Council as an advisory body would help the Council and the City empower seniors, create more opportunities for their input into City programs, understand senior needs, projects, and events, and would provide a

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broader means by which seniors can comment upon and be involved in issues and decisions that affect them; and

WHEREAS, the responsibilities of the Committee would be to assess and understand necessities by, for, and with seniors throughout the City and to provide input to the City on matters involving older adults while reporting to the City Council; and

WHEREAS, the Committee shall be established in the first instance for a period of one years. It may be renewed thereafter as deemed necessary by the City Council.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Committee to be known as the "Older Adult Needs Committee" is hereby established.

2. The Committee shall have seven (7) members, appointed by the Mayor with the approval of City Council:

    - Three (3) Members of City Council
    - Four (4) Members of the Community

    A Staff liaison(s) to the Committee shall appointed by the City Manager.

3. The Committee's term of existence shall be for a period of one (1) year commencing on the date of this Resolution.

4. The Committee shall determine the number of times it shall meet regularly, and shall be charged with performing the following functions:

    - To advise the City Council regarding activities, needs, and volunteer community opportunities for older individuals and groups in Novi.
    - To discuss programs, projects, and facilities as they pertain to Novi older adults.
    - To focus on dissemination of information and advocacy regarding recommended services for older adults in the areas of health information and referral, volunteer services, counseling, outreach to the home-bound, recreation, education, and other needs.
    - To identify best practices for programs and service delivery needs for Novi older adults.
    - To formulate and recommend plans to assist in meeting the critical needs of older adults and adults with disabilities.

5. The Committee shall, at its first meeting following adoption of this resolution, choose a chairperson and secretary from among its members. All meetings of the Committee shall be open to the public, in compliance with the Michigan Open Meetings Act.

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AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____

Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this _____ day of _____, 2023, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____

Cortney Hanson, City Clerk

City of Novi

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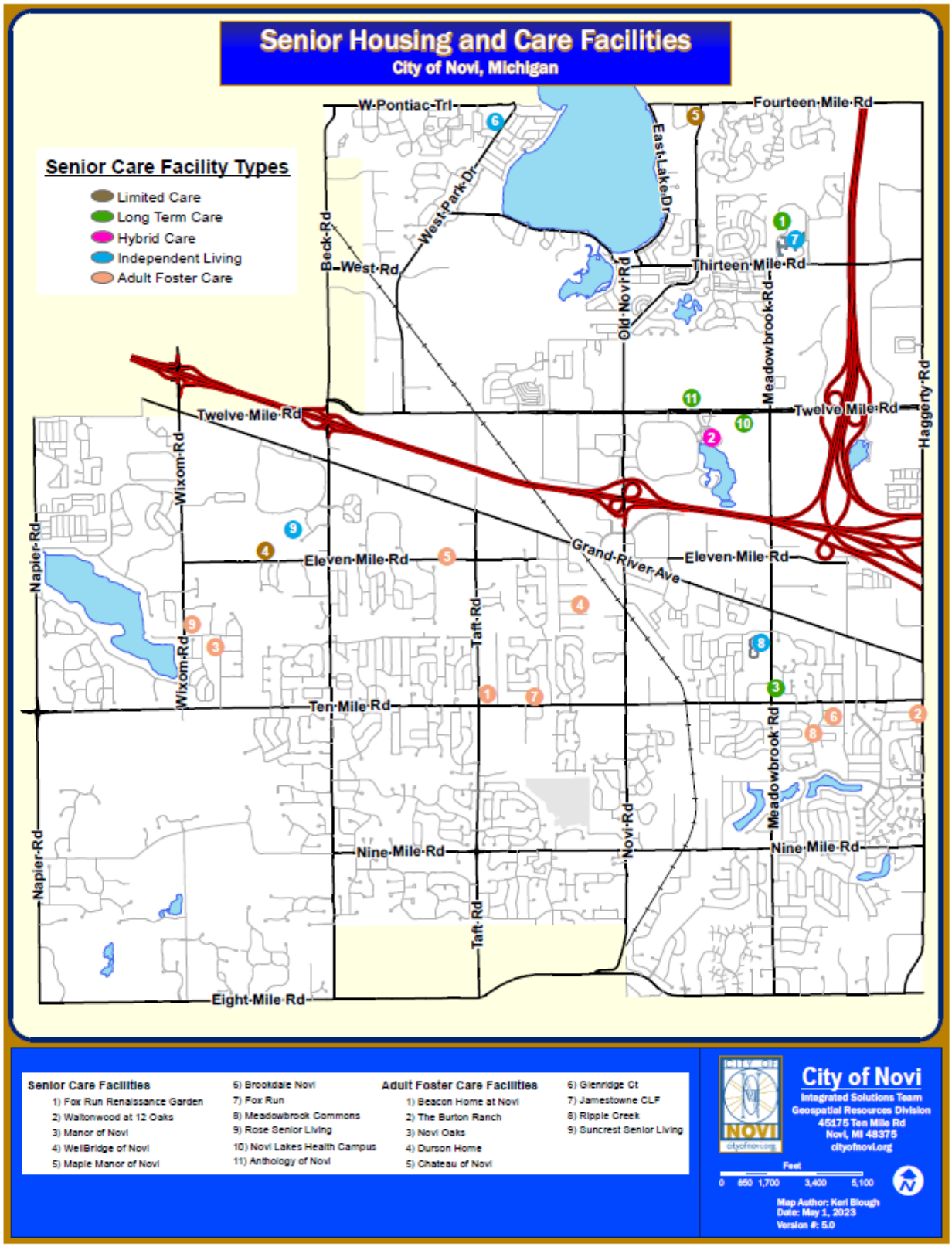
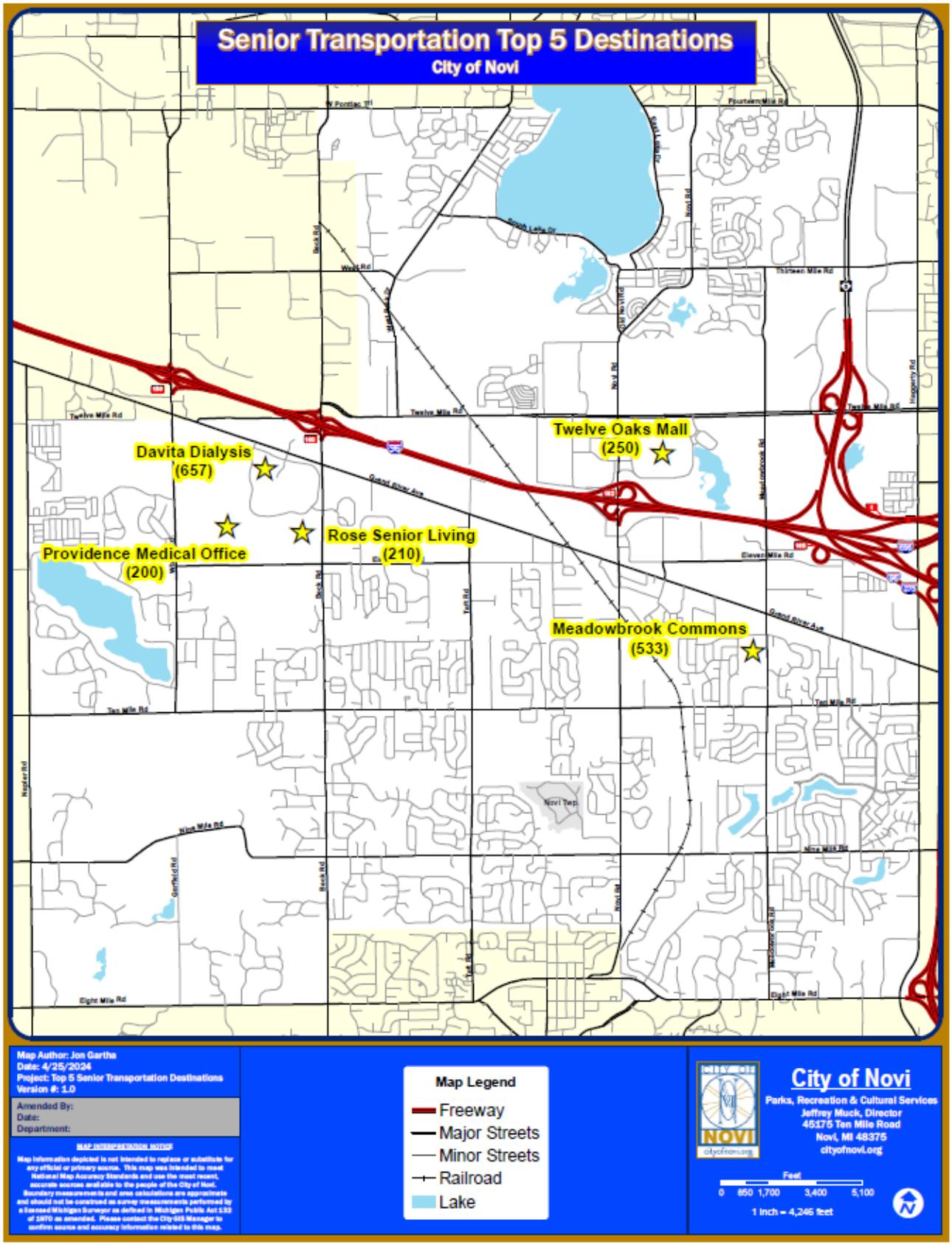
SENIOR LIVING FACILITIES IN NOVI

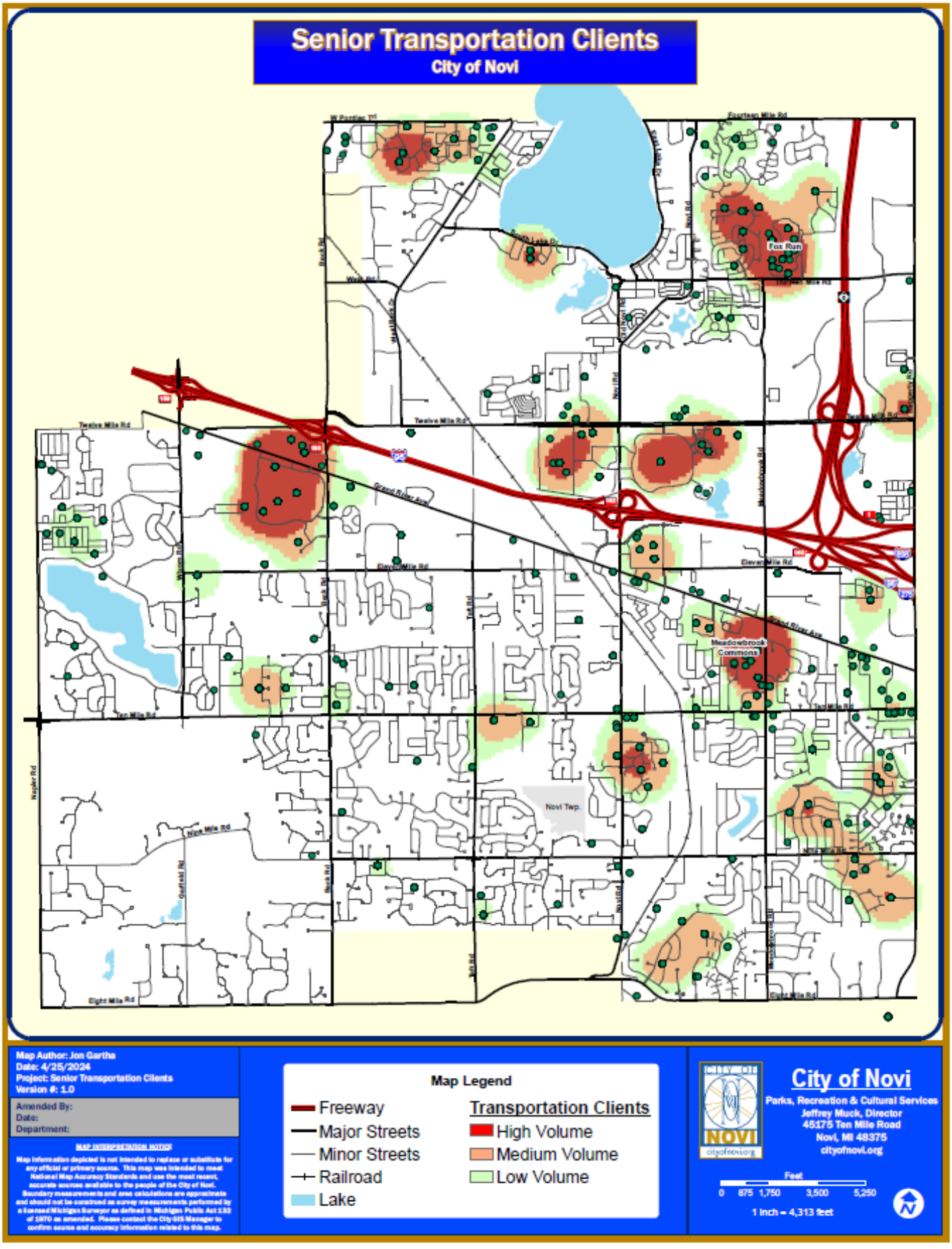


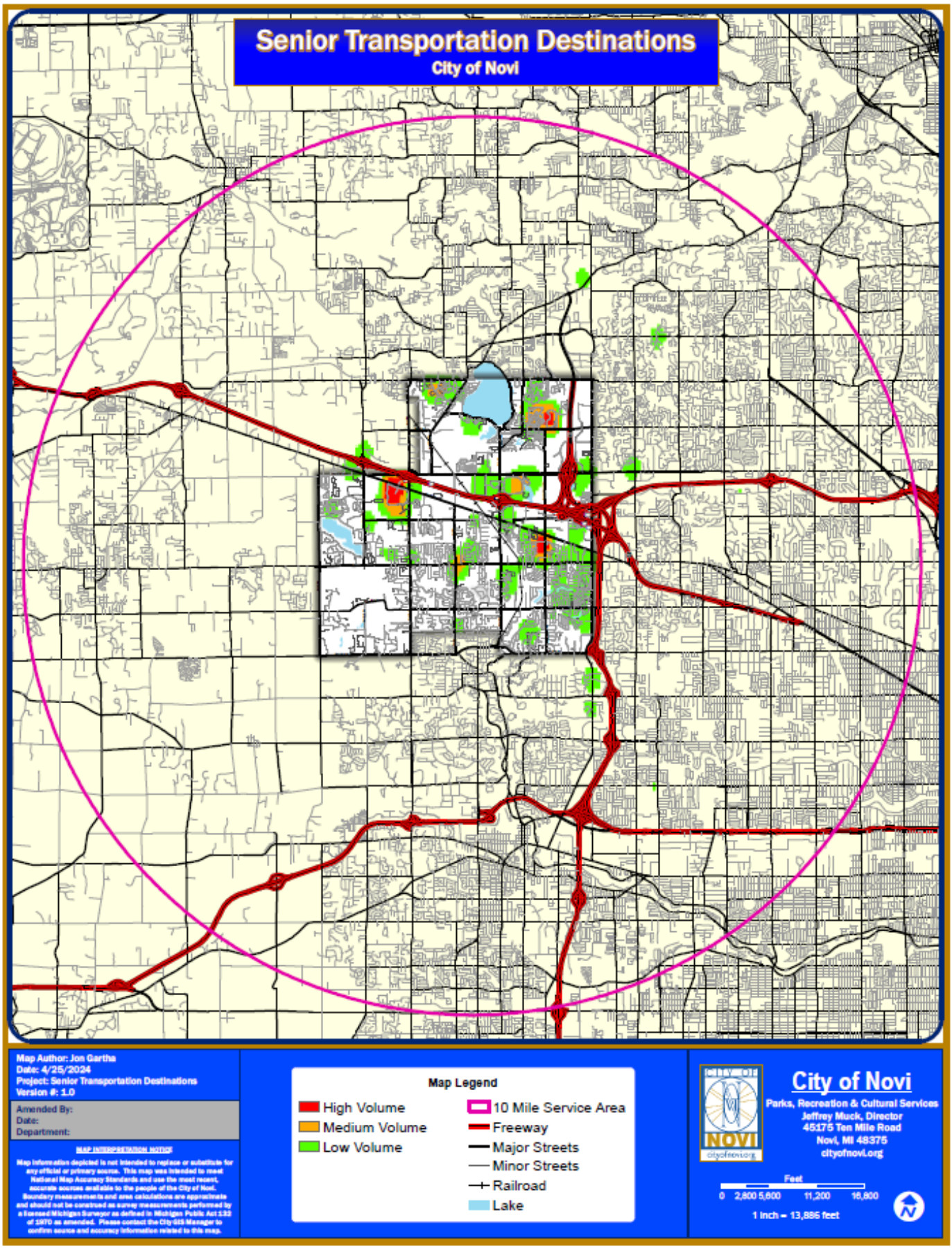
MAP ID	FACILITY NAME	ADDRESS	CONTACT NAME	CONTACT PHONE	AFTER HOURS PHONE	MANAGED CARE BEDS	REHAB BEDS	HEALTH & REHAB BEDS	RESIDENTS
1	Fox Run Renaissance Gardens	41215 Fox Run Rd	Security/EMS	248-668-8600	313-299-1498	132	44	0	0
2	Waltonwood at 12 Oaks	27475 Huron Cir	Randy Norman, Maint. Superintendent	248-735-1500		94	0	0	477
3	Manor of Novi	24500 Meadowbrook Rd	Phil Hussey, Maintenance Director	248-477-2000	248-330-4310	140	0	0	0
4	WellBridge of Novi	48300 Eleven Mile Rd		248-346-2954		0	0	100	0
5	Maple Manor of Novi	31215 Novi Rd		248-624-8800	248-626-1114	0	0	140	0
6	Brookdale Novi	45182 West Park Dr		248-236-5625		0	0	0	113
7	Fox Run	41000 13 Mile Rd		248-668-8600		0	0	0	1200
8	Meadowbrook Commons	25075 Meadowbrook Rd		248-347-0414		0	0	0	175
9	Rose Senior Living	47400 Heritage Dr		248-513-8900		0	0	182	0
10	Novi Lakes Health Campus	41795 Twelve Mile Rd		248-468-1780		0	0	90	0
11	Anthology of Novi	42400 Twelve Mile Rd		248-308-5110		106	0	77	0
1	Beacon Home At Novi	45350 Ten Mile Rd	Main Phone	269-427-8400		6	0	0	0
2	The Burton Ranch	39413 Burton Dr	Main Phone	248-302-1918		6	0	0	0
3	Novi Oaks	24701 Dinser Dr	Main Phone	248-449-3119		6	0	0	0
4	Durson Home	44039 Durson St	Main Phone	248-380-4663		6	0	0	0
5	Chateau of Novi	45750 Eleven Mile Rd	Main Phone	248-380-4663		6	0	0	0
6	Glenridge Ct	24031 Glen Ridge Ct	Main Phone	248-302-1918		6	0	0	0
7	Jamestowne CLF	24243 Jamestowne Rd	Main Phone	248-348-9874		6	0	0	0
8	Ripple Creek	23839 Ripple Creek	Main Phone	248-442-8810		6	0	0	0
9	Suncrest Senior Living	25390 Wixom Rd	Main Phone	248-380-0077		6	0	0	0

Limited Care	Long Term Care	Hybrid Care	Independent Living	Adult Foster Care

TRANSPORTATION MAPS




Senior Transportation Clients
City of Novi
Twelve Mile Rd
Grand River Ave
Eleven Mile Rd
Ten Mile Rd
Nine Mile Rd
Eight Mile Rd
Fourteen Mile Rd
Fox Run
Meadowbrook Commons
Novi Twp.
Wixom Rd
Beck Rd
Taft Rd
Novi Rd
Meadowbrook Rd
Kegler Rd
Garfield Rd
Map Author: Jon Gartha
Date: 4/25/2024
Project: Senior Transportation Clients
Version #: 1.0
Amended By:
Date:
Department:
MAP INTERPRETATION NOTICE
Map Information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.
Map Legend
Freeway
Major Streets
Minor Streets
Railroad
Lake
Transportation Clients
High Volume
Medium Volume
Low Volume
City of Novi
Parks, Recreation & Cultural Services
Jeffrey Muck, Director
45175 Ten Mile Road
Novi, MI 48375
cityofnovi.org
Feet
0 875 1,750 3,500 5,250
1 inch = 4,313 feet


Senior Transportation Destinations
City of Novi
Map Author: Jon Gartha
Date: 4/25/2024
Project: Senior Transportation Destinations
Version #: 1.0
Amended By:
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Map Legend
High Volume
Medium Volume
Low Volume
10 Mile Service Area
Freeway
Major Streets
Minor Streets
Railroad
Lake
City of Novi
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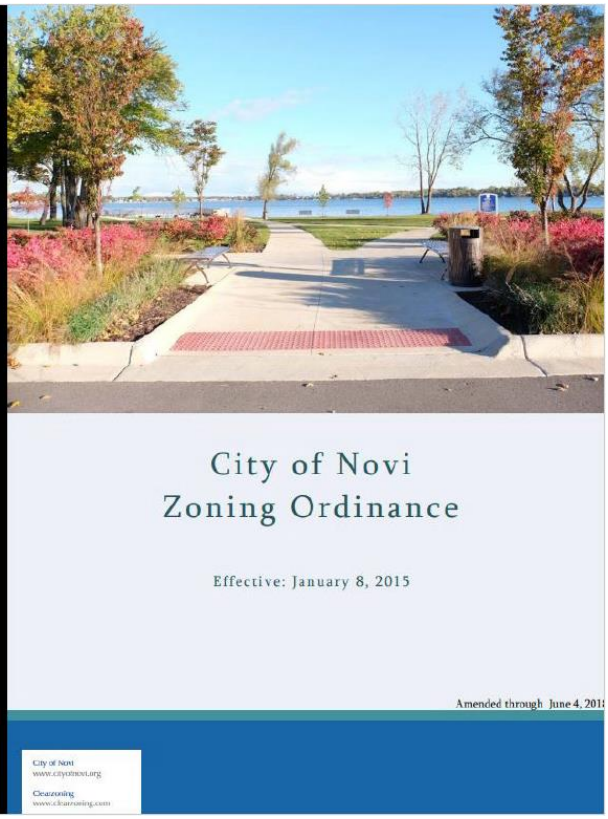
Feet
0 2,800 5,600 11,200 16,800
1 inch = 13,886 feet

EXCERPT FROM PLANNING DEPARTMENT PRESENTATION 1/29/20

Community Development's role in senior housing

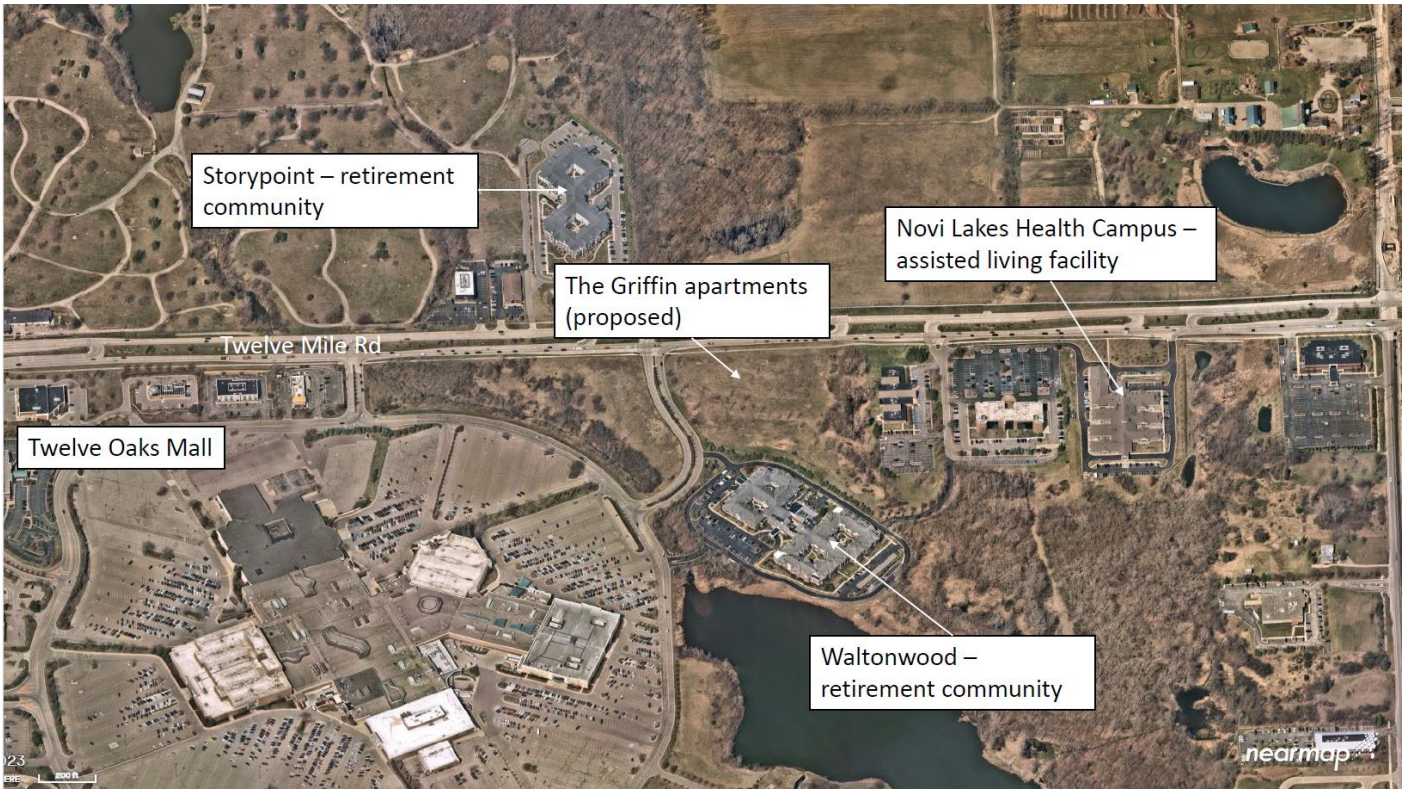
At the City Council presentation prepared by the committee on October 9, some next steps were established, including:

"Talk with Community Development about how to engage developers on bringing smaller, ranch-style or first floor living housing to Novi, including exploring if that requires ordinance changes"



Existing Conditions

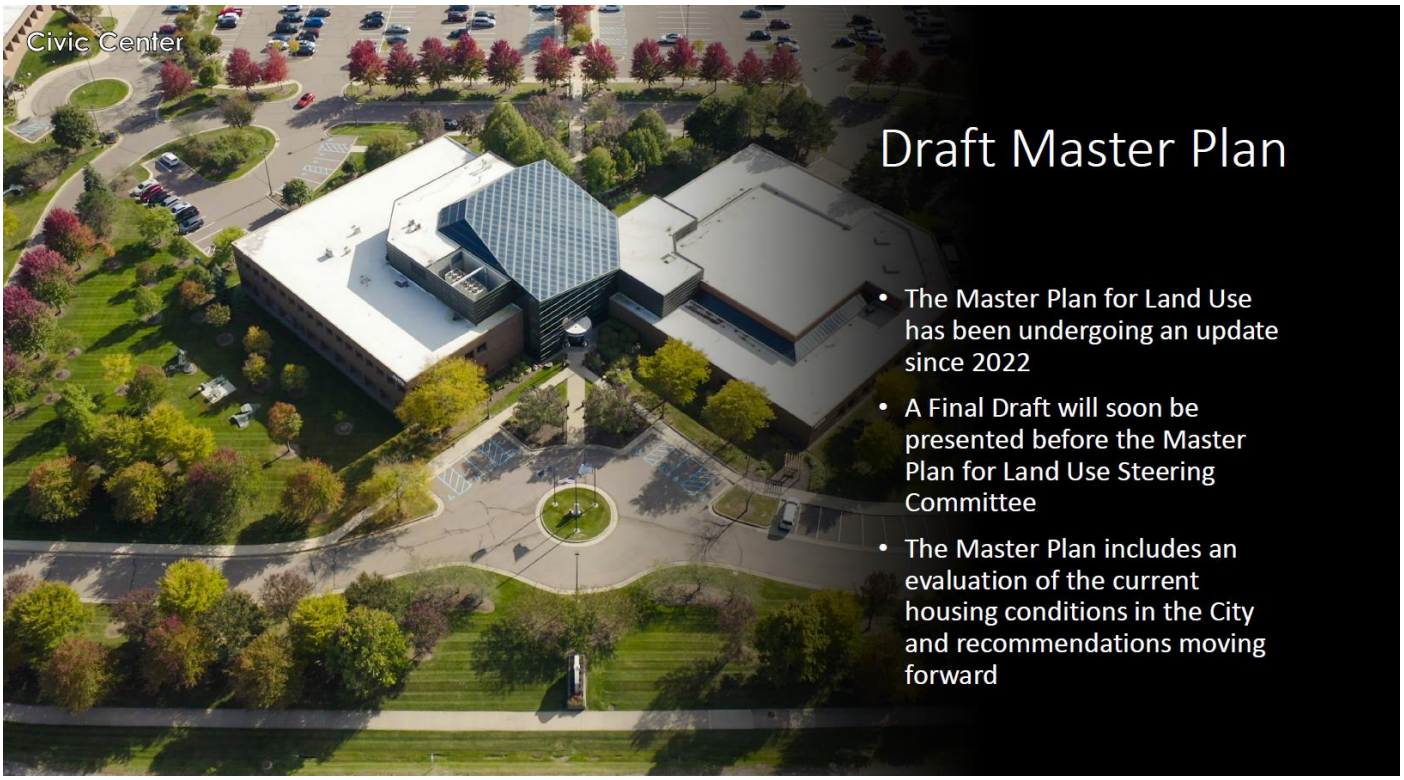
- Existing senior housing is located throughout the City, whether by design (such as a senior living facility) or by convenience (single-story condos and homes or lower level apartment units)
- Intentional senior housing is often located near health facilities or recreational opportunities



Lenox Park – single-story, duplex condos
Fox Run senior living community
M-5
13 Mile Rd
nearmap

Novi Town Center
Sakura Novi (proposed)
Grand River Ave
Huntley Manor apartments – lower level units
owns of Main Street proposed)
The Edge at Novi apartments – lower level units
Meadowbrook Rd
Meadowbrook Commons
Main Street apartments – lower level units
nearmap

Meadowbrook Commons
The City of Novi's residential community for active older adults is connected to the City's Meadowbrook Activity Center, the main location for many of its special events and activities for our 55 and older residents
The community offers 1- and 2-bedroom apartments in a three-story main building, also offering 2-bedroom ranch style homes. Amenities include a hair salon, library, theater, exercise room, and lounge and game rooms.


Civic Center
Draft Master Plan
• The Master Plan for Land Use has been undergoing an update since 2022
• A Final Draft will soon be presented before the Master Plan for Land Use Steering Committee
• The Master Plan includes an evaluation of the current housing conditions in the City and recommendations moving forward

Current Residential Market

- Median age of 39.2 years
- 40% of the population is above the age of 45
- Novi's housing stock is growing but the housing demand outpaces supply
- A trend for empty nesters and seniors is to gravitate towards smaller homes from both an affordability and maintenance standpoint
- Renting is becoming more popular due to higher housing costs and inventory shortages

Housing

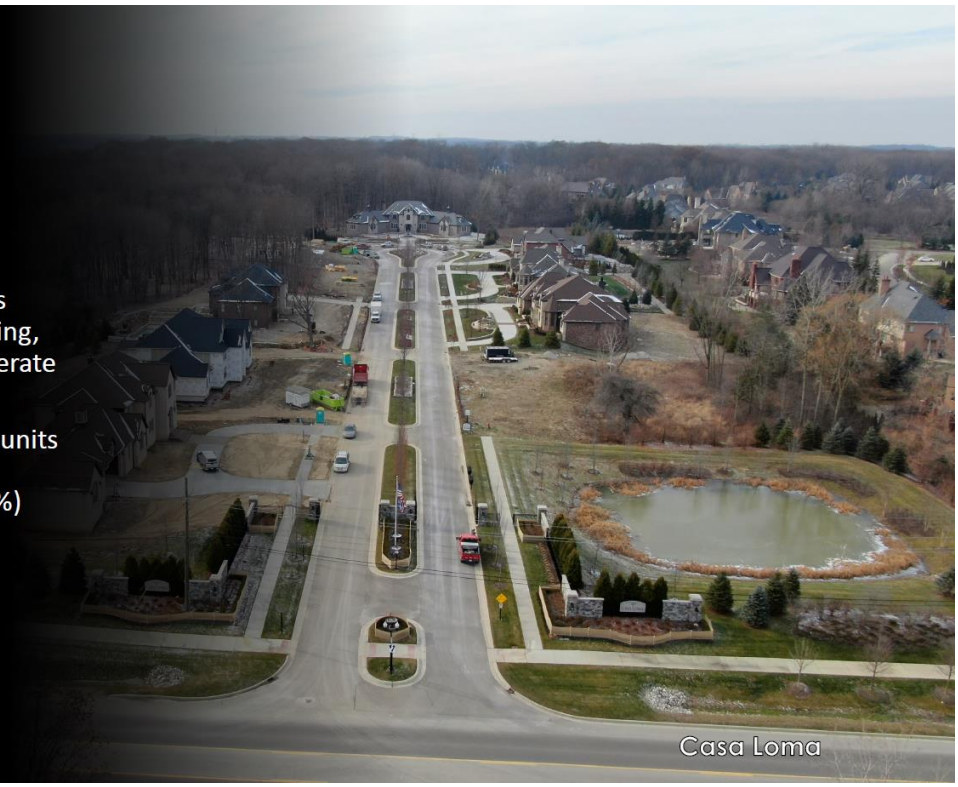
- Diversity of housing typologies is important in catering to the growing housing demand
  - Novi has good mix of existing diversity in housing types
  - New builds and proposals will contribute to that diversity
- Novi's supply of housing units increased 13% from 2010 to 2020, but the population grew by 20%
- Novi issued the highest number of single-family residential permits in Oakland County in 2020

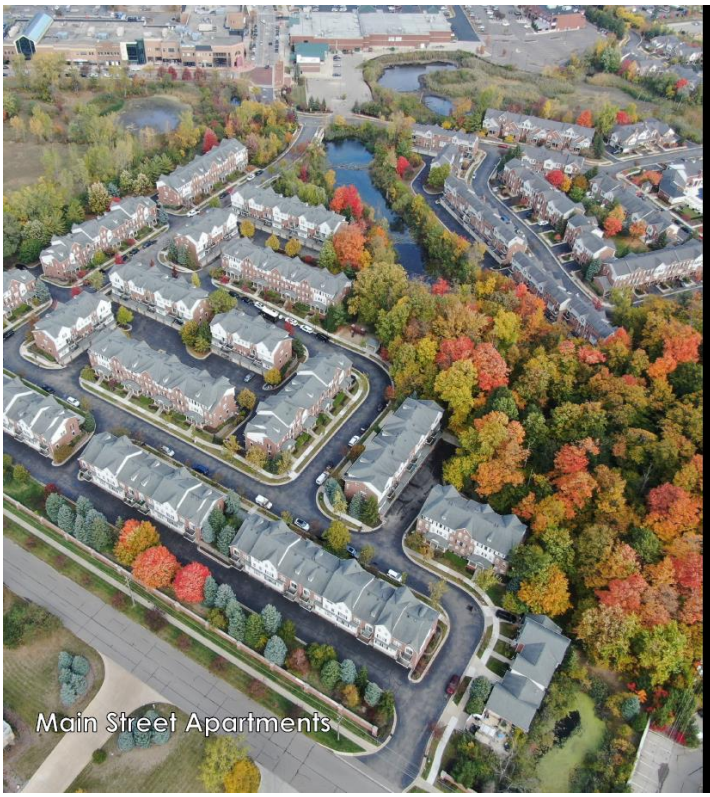
Missing Middle Housing

- Medium density but lower perceived density
- Smaller, well-designed units
- Reduced lot sizes
- Walkability and multi-modal access

Homeowner Market

- Rising home values makes homeownership challenging, especially for low to moderate income households
- Owner-occupied housing units account for a majority of occupied units (about 64%)

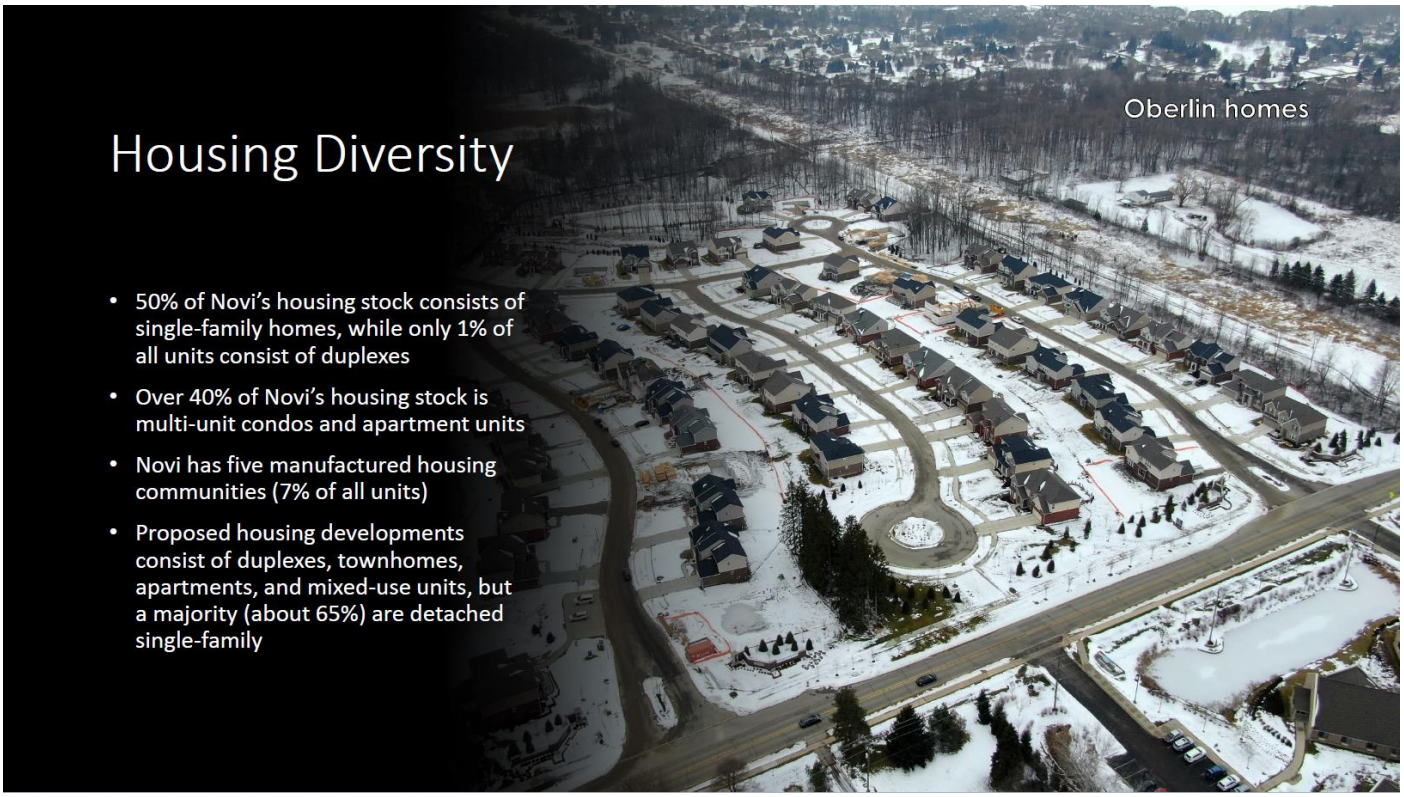




Renter Market

- The spillover effects of a tight homeowner market create higher demand for rentals, increasing rents and making them a less affordable option
- Renter units account for 32% of Novi's occupied housing units
- Average rent of an 1,100 square foot unit is $1,736
- Over three quarters of the rental communities in Novi were built prior to 2000

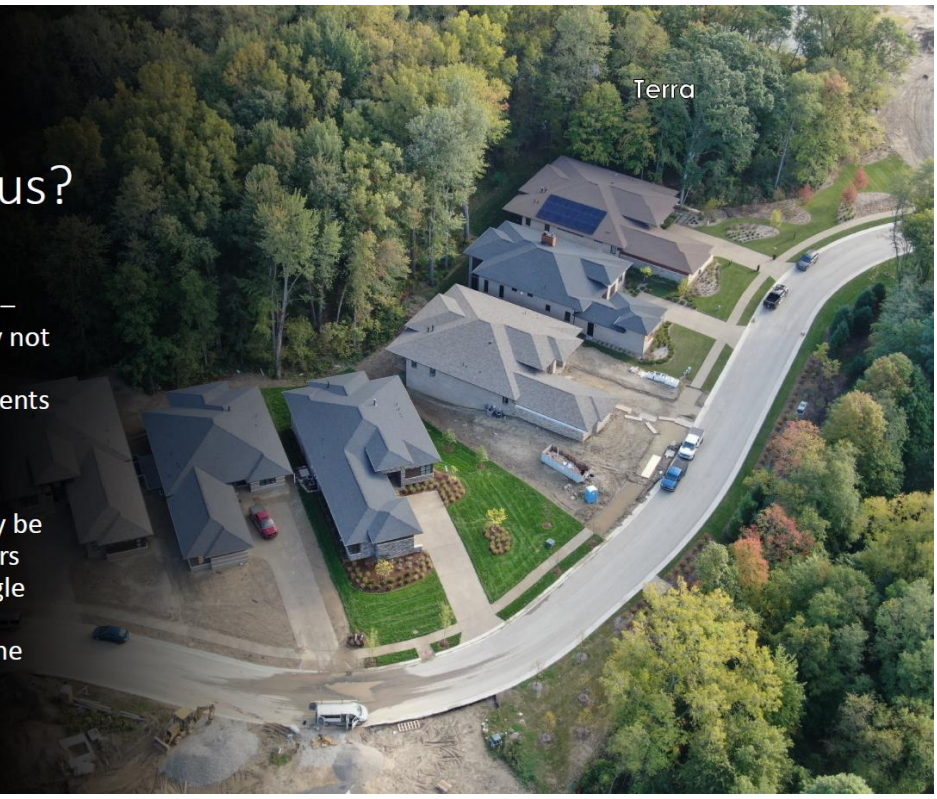
Housing Diversity



- 50% of Novi's housing stock consists of single-family homes, while only 1% of all units consist of duplexes
- Over 40% of Novi's housing stock is multi-unit condos and apartment units
- Novi has five manufactured housing communities (7% of all units)
- Proposed housing developments consist of duplexes, townhomes, apartments, and mixed-use units, but a majority (about 65%) are detached single-family

What do developers tell us?

- They respond to the market – new developments are likely not going to be as affordable to residents as older developments may be.
- Senior-targeted housing may be more expensive to developers due to limiting height to single story units or incorporating accessibility elements into the design, such as elevators



What do developers look for?

- Zoning
  - Multiple Family (RM-1, RM-2, PSLR)
    - RM-1: Low-Density, Low-Rise Multiple-Family (e.g. Waltonwood)
    - RM-2: High-Density, Mid-Rise Multiple-Family (e.g. Meadowbrook Commons)
    - PSLR: Planned Suburban Low-Rise (e.g. Rose Senior Living)
  - Office Service Districts* (OS-1, OSC, OST):
    - OS-1: Office Service (e.g. Storypoint)
    - OSC: Office Service Commercial (e.g. Ascension Providence Health campus)
    - OST: Office Service Technology (e.g. Novi Lakes Health Campus)

*convalescent homes, hospice care, and assisted living facilities are permitted in the Office districts subject to conditions listed in Section 4.64

What do we do currently?

A greater percentage of Efficiency and One Bedroom apartments are permitted if they are age-qualified

This is considered an incentive because to developers, these types of units are more profitable

3.12.5.E.vi Residential Densities			
	Residential Only Developments	Mixed-Use Developments	Mixed-Use Developments
A. Density[1, 2, 3, 4]		Single-Use Building	Multi-Use Building
i. Efficiency (1 room)	–	–	–
ii. 1 Bedroom (2 rooms)	13.6 DU/AC	22.92 DU/AC	27.2 DU/AC
iii. 2 Bedroom (3 rooms)	9.07 DU/AC	15.28 DU/AC	18.15 DU/AC
iv. 3+ Bedrooms (4 rooms)	6.81 DU/AC	11.48 DU/AC	13.6 DU/AC
B. Maximum Percent of Dwelling Units By Type			
i. Senior, Age-Qualified Housing			
a. Efficiencies	20%	40%	
b. One Bedroom	50%	100%	
ii. Other Housing in Single-use Building			
a. Efficiencies	5%	5%	
b. One Bedroom	15%	25%	
iii. Other Housing in Multi-use Building			
a. Efficiencies	NA	10%	
b. One Bedroom	NA	25%	
C. Minimum distance between Buildings[5]			
D. Floor Area Ratio	0.50	0.75	
E. Maximum Building Height	Fifty (50) feet	Fifty (50) feet[6]	
F. Maximum Number of Stories[7]	3	3	
G. Retail Development	N/A	1. No individual retail sales or personal service establishment shall exceed twenty thousand (20,000) square feet of total gross floor area, exclusive of basement areas leased and utilized by the tenant of the building for storage purposes only.	
		2. For a mixed use development, the total gross floor area maximum for retail uses shall be thirty-five thousand (35,000) square feet and one (1) individual retail anchor tenant space may be permitted up to twenty thousand	

What we do currently?

- RM-1 District
  - Shared Senior Citizen Housing receives greater flexibility/density
    - Up to 30% efficiency units
    - The balance must have at least 1 bedroom

  Compared to…
  - Non-age-restricted multiple family housing
    - No more than 5% efficiency
    - No more than 20% 1 bedroom
    - The balance must have at least 2 bedrooms

What could be done?

- Modify zoning ordinance standards for better clarity and updated terminology
- Consider possible modifications to the ordinance to allow opportunities for aging in place Accessory Dwelling Units, or allowing additions to existing homes for "granny flats"
- Review best practice zoning ordinance standards for Older Adult Housing
- Review State standards and requirements, as applicable

Accessory Dwelling Unit

What could be done?

- More incentives
  - Bonus height incentives for including a certain percentage of workforce housing - affordable to those making between 60%-140% of the Area Median Income (AMI).
- Requirements under conditional approvals
  - Modify the Ordinance to require a certain percentage of accessible units

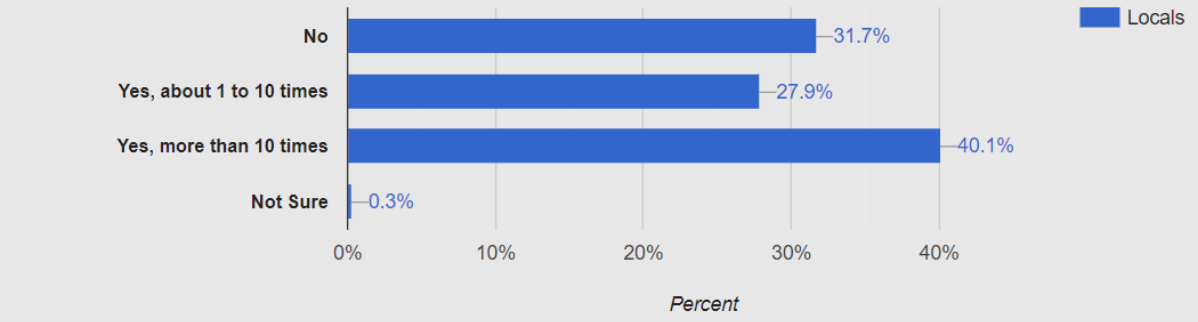
FLASH VOTE SURVEY: RECREATION CENTER

Q1 In the last 12 months, have you or your household visited an indoor facility to play a sport, work out, take a class or do some other recreational activity?

(344 responses by locals)

[Touch or click chart bars for details]

Show table view

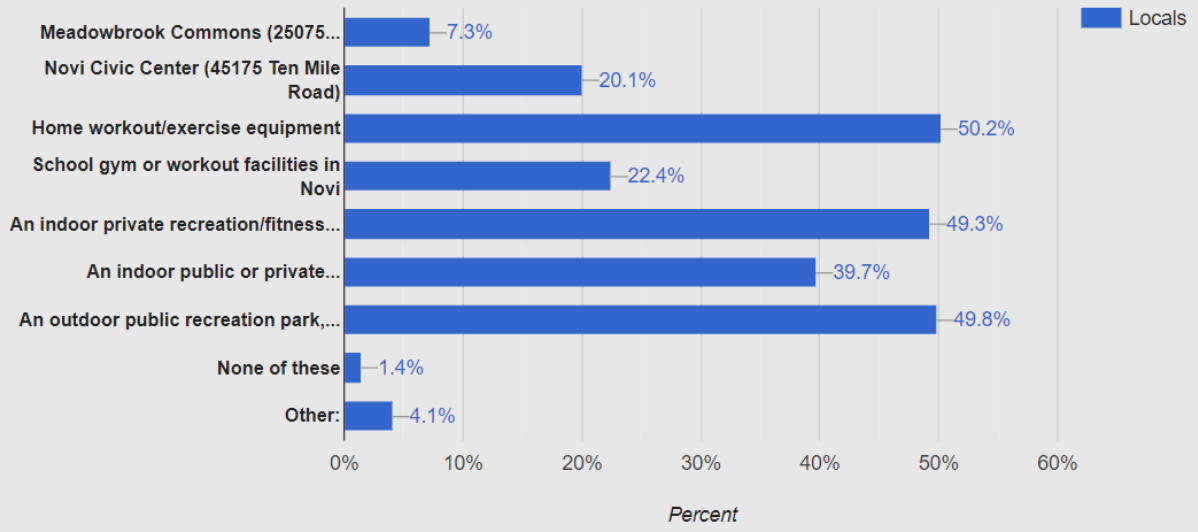


Q2 In the last 12 months, which of the following have you used for a recreational activity, if any? (Choose all that apply)

(219 responses by locals)

[Touch or click chart bars for details]

Show table view



Show only the first 5 responses

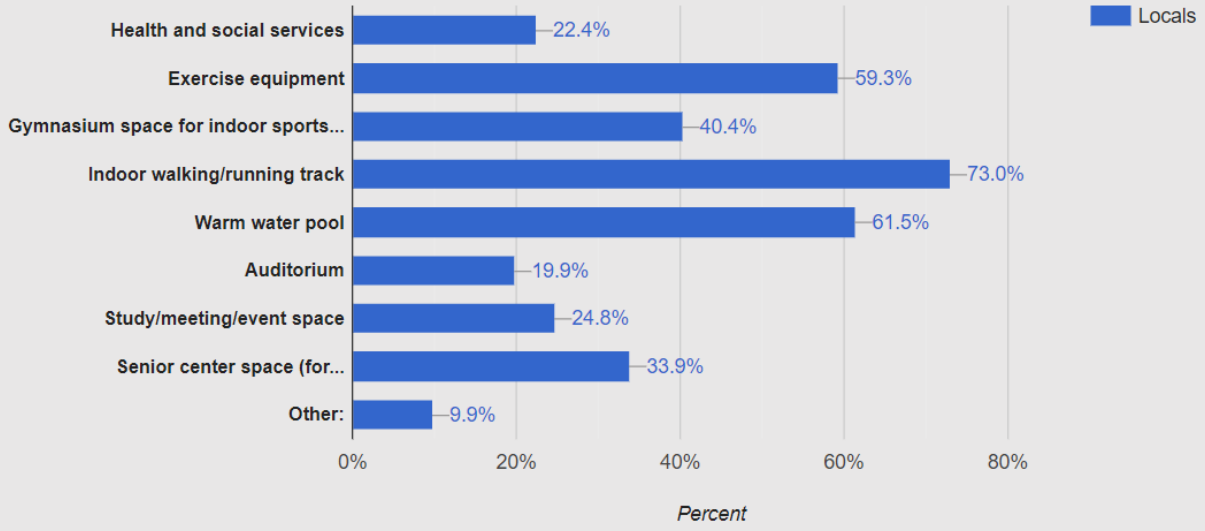
Planet Fitness Adell Center
Mall walking
ella mae park
Novi Ice Arena
Physical Therapy
The Novi Dog Park
Novi Library
Holy Family church gym

Q3 As our population has grown, the City of Novi is thinking about a possible new multi-generational center that could include the following services and amenities. Which would you or your family be most likely to use, if any? (You can choose up to FIVE, if any)

(322 responses by locals)

[Touch or click chart bars for details]

Show table view



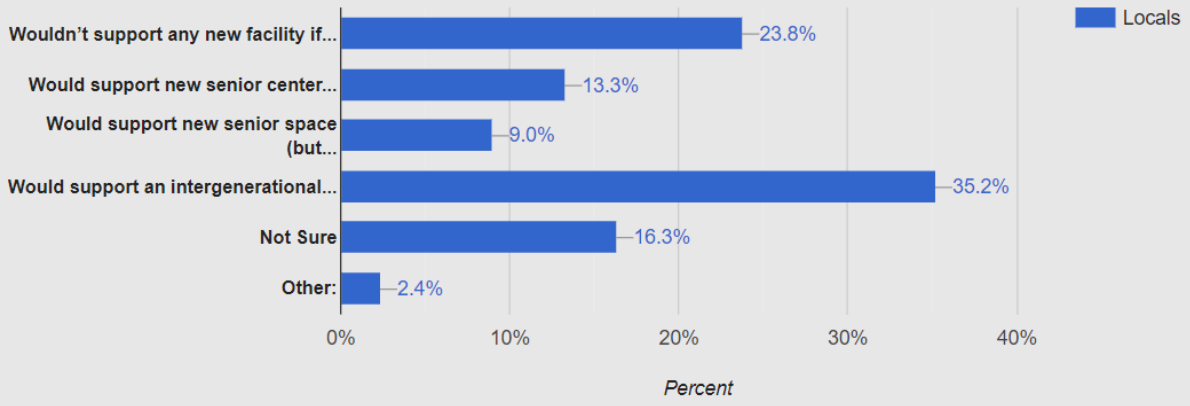
Unfiltered responses
Show only the first 5 response
Space for REC classes for all ages
Outdoor music stage for all ages
Weight management coaching
indoor kids recreation/playground/scape
I prefer to utilize a privately owned facility. I don't desire my tax dollars supporting a
indoor rollerskating
Zumba class
tennis courts
None
Tennis courts
Indoor tennis courts
Indoor pickleball courts
1.)Pickleball Courts, preferably outdoors. 2.) Paved bike trails.
Arts center for band, choir and dance classes
Crafting space and classes
Whirlpool or hot tub
indoor pickleball courts with proper flooring and backstops
Pickleball
Mountain Bike Trails
None of the above
Pickleball!!!
indoor family friendly pool with shallow areas and splash areas
Indoor rowing and biking
Pickleball
Outdoor running/cross country skiing track
How about a Millennial space for activities, games and classes
Pickleball indoor and outdoor
Indoor bike/skate board/inline skate park with bike track around it
Paddle ball courts
Pickleball Courts
Pickleball courts
Improve the parks we already have. They're really starting to look tired and unkept.

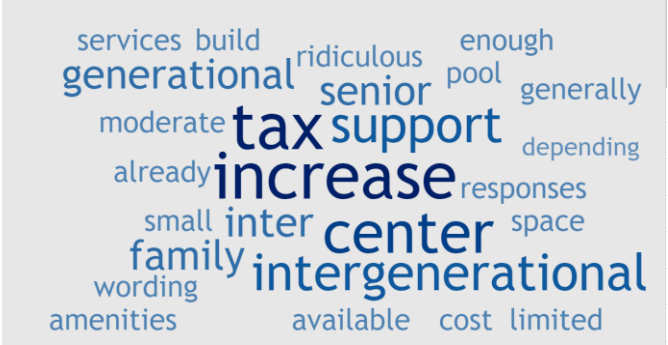
Q4 Which ONE best describes which type of new facility and funding would you support, if any?

(332 responses by locals)

[Touch or click chart bars for details]

Show table view





We already have a senior center. Would support a center for families
Inter generational w small increase in taxes
Would support an intergenerational center with some tax increase.
the wording on the responses is ridiculous. the seniors have enough services. build a family space
Generally support with a LIMITED tax increase.
Intergenerational center with no tax increase
pool

Q5 Any other comments or suggestions about possible multi-generational center options and space needs in Novi?

(100 responses by locals)

Unfiltered responses

Show only the first 5 responses

This would be amazing. Thanks for considering it. This is missing from Novi.
A facility with an indoor walking track surrounding multiple courts (basketball, volleyball, pickleball) and some indoor turf spaces (for soccer, football, training) is sorely needed. Having meeting rooms, activity rooms, dance studios and an auditorium would also allow for many types of activities from youth dance to senior cards to take place.
I'd like to have a recreational center in Novi like the one other cities have (gym, swimming pool, etc).
Having Pickleball courts and lap swimming pools would really help because both are fast growing sports.
I strongly support the city of Novi, creating parks and amenities for citizens to enjoy. I am happy to pay more taxes to pay for such amenities. I believe such amenities actually add value to my home.
I like Livonia's Community Center concept
I believe that a multi-general center space would be an excellent idea where everyone could come for activity offerings. Because Michigan has approximately 7-8 months of colder weather, an indoor facility would be a great addition for things such as: euchre tournaments, open swim, yoga, fitness area, indoor tennis, etc. The only worry is that people may not support this is the cost is too great.
We need an indoor/outdoor recreation facility, which includes a large pool/diving area, similar to a YMCA for our community to use.
if it had an indoor pool, walking track, exercise equipment, I wouldn't mind an increase in taxes
I do not believe we need this in Novi. There are already several facilities and private clubs you can join to address specific interests. I personally do not want to pay for someone elses activities.
Have more community rental places in Novi could be very beneficial for all the events hosted by different organizations in the city
Please do this. Novi needs a community center with these amenities.
Would love to increase the amount of toddler/ child friendly areas within Novi. Many other cities have wonderful facilities with pools/water park, indoor/outdoor playgrounds that we wish we had in Novi.
Build it in the "downtown" Novi wasteland replacing all the boarded up businesses, cracking sidewalks and vacant land.
Novi is blessed to have many privately owned recreational facilities. Thus, I do not see a need for the city to get into owning/managing an inter generational facility. Note: Medicare Advantage coverages pay or subsidize for membership fees in most privately owned facilities
We need more sidewalks, especially in Orchard Ridge Estates. Sidewalks offer multi-generational exercise opportunities and are much safer than walking in the street.

I love this, would pay more in taxes for this. More 3rd spaces is a plus in my opinion. Would be great if there was also space for teens to hang out, I know the library is sometimes hitting capacity with teens wanting to gather there. The local businesses seem to discourage teens as patrons/customers and without 3rd spaces teens are more likely to be at home using devices for community since there is not a physical place for them to gather. A cafe, with some flex working space would be useful also now that working from home is now frequent amount households. (My wife is 100% work from home). A place that she could go on occasion would be nice. Personally I would like a maker space with more machinery than what is available at the library, like woodworking equipment but that might not be something the whole community needs. Also would love if there was a pool available for exercise, especially in the winter. My children are stoked about the splash pad opening in the spring.

Our taxes are high enough, I do not want higher taxes.

Make special programs that are available to children who live in Novi also available to grandchildren of people who live in Novi (we seniors pay taxes as much as the parents of children do - and it will give us a way to connect to our grandchildren -- especially for those grandparents who provide caregiver services for the children's parents.

I think we have great options in Novi for those who need access to sport equipment or pools - many gyms and other sport centers in the area. With how high the taxes already are, I'd rather make sure the city can support and maintain infrastructure we already have, no need to extend it.

Great idea. And, please include pickleball courts.

We already have a senior center. The civic center is severely lacking in space for the community. Calling this a a multi-generational building is a stretch, call it what it is a community rec center. Please model this after what other communities have(Livonia and Canton) for example. A indoor walking track above, basketball and volleyball courts is needed. An indoor pool that can offer swim lessons for the youth is also needed. I have been trying for 3 years now to get my kids in at the high school and the spots go in seconds. The number one cause of death in children is drowning. Community rooms at this potential place can host a number of events for young and old. The population calls for this amenity in the city. A workout facility is desperately needed for the city as well.

A warm water pool would be really great. I wouldn't want to support it with taxes, but I would be willing to pay a regular membership fee.

Taxes are high enough and the green space in Novi is disappearing too quickly. Preserve those things instead of building more.

I would love if the city had it's own gym for residents.

Read the news about FarmHills and problems they are having with their center.

The center will enhance health and wellness in the area. It will provide free access, especially for seniors on fixed income, where activities such as walking is not limited to walking the Mall and the trails.

Also include spaces for the Arts like the Hawk

Increase number of indoor Pickelball courts that are not basketball courts - real Pickelball surfaces for year around play

I love the Livonia Rec Center. I would definitely support something like that.

I think many families, teens, and young adults would benefit from a low cost recreational facility. It would be a great addition to the already great services the city offers.

Show only the first 5 responses
The city could use a community center. The library is currently shouldering a lot of the responsibility, without the funding to support it.
There seem to be many existing options for children & families. Options directed at adults of all ages would be welcome. Would love a warm water pool for adults only!
There are a lot of private organizations providing such facilities. Would not recommend the city get into this business and builds a permanent facility that needs to be maintained using tax dollars.
Novi needs an indoor events and recreational facility that support all ages, not just seniors. There are plenty of great examples of these in southeast Michigan and across the country. I'm not interested in something that's for seniors-only and I know many seniors agree.
Programs and Accessibility for disabled people who are not seniors
Intergenerational activity centers enhance a community and add value to the properties in that community.
Not a critical need for my household.
I think a multi generational center would work if organized properly. How it would be funded needs some thought/
Novi definitely needs more indoor and outdoor pickleball spaces
Have set times for senior activities and others for family activities. Put all in one large central location rather than all over town.
A facility like the Livonia Rec Center would be welcomed in this community.
I belong to Lifetime Fitness
A multi-generational center like the Salter Center in Royal Oak with an auditorium is needed in Novi. Seniors use that center during the day for classes, luncheons and activities. The facility Novi needs is for more gym space for classes and games. We need an auditorium for the dance recitals, concerts (band and choir) so that there is not a need to pay $700 to $1,000 to the school district. The school district get priority of city events, so if Novi had an auditorium they could make money instead of spending money.
Summit on the Park in Canton would be an excellent facility and programs to model after.
Please locate this new center on the new parkland we will soon acquire near the ITC Park at Napier and Eight Mile Road. Thank you.
there are plenty of models out there - the Hawk, the Summit in Canton. this could be revenue producing. we need indoor and outdoor community spaces for summer festivals, performance spaces, recreation and relaxation. get it together, novi. other communities can do it, we should be able to also.
Please for the love of god build a facility like the Livonia rec center
Novi city itself has very high property tax so doesn't suppose any thing which will increase my tax
I would love a facility like Lavonia has for the community center with the pool and a track and exercise equipment for the residence
A concert venue and farmers market would be nice.
Activity centers and spaces are needed for all age groups, not just seniors. I would support for just seniors, but the need is there for everyone

Show only the first 5 responses
The facility needs to be for all of Novi and not just one demographic of our population. Our civic center is very outdated and our community needs more space for activities for all residents. If Seniors need more dedicated space, great. That is a very valid need. But the whole facility still needs to be multi-generational. My taxes should go to things available to all of Novi.
There are enough private sector options for the elderly.
Pickleball facilities outdoor with lights, parking.
Concert space for adult groups
Awesome idea ! Please consider carefully the best location to make it easily accessible to all residents.
A place purposely designated for Seniors without students and children at least in half a building is very much needed in the City of Novi. Specific space for this population will enhance the desirability for the senior population to want to live in Novi.
Accessible hours beyond the traditional 10-6 shift. Needs to be open at 6am till 9pm
Free rental space for clubs and small business
No new taxes.
A gym membership is cheap. If it will cost me and will provide not enough "gym" facility it would be a waste of money to partially replicate what a gym would offer. City shouldn't offer anything that is available elsewhere. Offer things that are not offered in other places and don't increase the tax. Please.
Something definitely with an indoor pool is needed in Novi. A place where it starts at an inch or so of water to a depth for deeper swimming. Something with a track to walk indoors.
I'd like to see how other cities (Novi, Livonia, Hartland, etc.) funded their activity centers. Seems like Novi should have the funds, and could possibly acquire a building that could be used for such purposes without starting from scratch. I see a lot of "For Lease" signs everywhere.
I really think Novi would benefit from a family friendly indoor pool or leisure center with pool.
The Livonia center is really nice, it seems8ke something similar would be great for our family
It is unbelievable that this does not already exist in Novi and I've lived here since 2008
There are plenty of private sector entities in our community residents can join. Other communities, such as Farmington Hills are losing millions with a city subsidized recreational facility. We should not be in a business provided by private companies. Focus on improving your fire stations and police department - those services can't be done by the private sector.
Indoor pickleball would especially be appreciated.
Need more pickleball courts....indoor and outdoor.
Please don't drain wetland and cut down trees to build it.
People would do more in Novi if the traffic wasn't so bad. Please widen the roads. It should not take 30+ mins to get from Haggerty to Wixom rd on 10 mile

Show only the first 5 responses
While the population is aging, Novi needs facilities and amenities that attract young families if it wants to maintain top quality schools and a growing tax base.
Please thoroughly investigate the financial impact that these types of facilities have in other communities (Livonia, Dearborn). Also, please investigate if there is an option to partner with a nearby community to ensure enough utilization to make financial sense
Taxes are too high as it is Approach look to local businesses for financial partnership. Example Northvilles' Tom Holzer baseball field
I'd be looking for a lap pool...
Our community needs more senior facilities...
Livonia has multiple facilities that are great as does Farmington. Something like either of them would be a huge asset to Novi. But it needs to be centrally located.
Depends upon the amount of tax increase
I LOVE the idea of a community pool, and I would pay an annual membership to have access, maybe $100/adult person, $50-75 for children/students/seniors.
Novi Tax Revenue should be way up with all the building and home price increases and should be able to fund things like this without tax increases.
Use existing school facilities after hours and during the summer and other times they are available. All of the tracks, pools, gathering rooms, and exercise facilities already exist.
Dedicated space for seniors to socialize that and hold events. Fitness space could be multi-age with some dedicated times for older adult specific needs.
Could you partner with the schools?

SENIOR CENTER SITE VISIT ANALYSIS FROM 2002

Summary of Findings

Our study group found, in order to continue to improve the experiences of Older Adult Services, we can adopt some desirable items that we observed in three different stages. The first group of items can be done with low-cost, low risk, and mostly done through the administration (Implement). The second group may need some budget attention or more planning and goal setting (Tactical). Finally, the third area would be where we want the Older Adults Service program and department to go (Direction).

One item we want to focus on immediately is improving the socialization of our Seniors. Improving socialization can be the gateway for more interaction and building of relationships which also opens doors for being aware of and utilizing City of Novi programs. Some of the items we want to implement right away are:

Implement

- Increased visibility of the Civic Center as a place for senior activities.
- Evaluate the name “OAS” since “Older Adult Services” may imply or be interpreted as an office you go to for assistance rather than activities.
- Comfortable and welcoming space(s) for seniors to gather and socialize before and after programs
- Centralize all senior programming information (experiment with different media platforms to see what gets traction or improve program enrollment, E.g., Senior Newsletter, Digital Platforms, Activities at a glance Sheet).
- Videos of interest specifically for older adults
- Evaluate opportunities to promote senior adult gathering spaces, such as, at Library in mornings for socialization/café, Lakeshore Park, Villa Barr, etc.

Tactically, we can move forward items that will take some planning, designing or budgetary focus. Some of the items we want to tactically start moving are:

Tactical

- Additional program employees as we increase older adult programs
- Bocci Ball court outside Civic Center or Meadowbrook Commons
- Pickleball courts at Meadowbrook Commons with gathering space and shade
- Senior Home Assistance Repair Program (SHARP)

Finally, with a clear direction, we can move forward items that will require City Council Direction and public input. Some of the items with Directional focus are:

Direction

- Additional City owned Senior Housing
- Evaluate need for additional adult activities center
  - Warm water therapy pool
  - Indoor Pickleball Courts
- Staffing to facilitate and maintain additional spaces/amenities and programs

Introduction:

This report is a snapshot of a multi-month endeavor to evaluate where our Older Adult Services (OAS) division ranks comparably to the best senior facilities/programs across the State of Michigan. Additionally, we looked at staffing models and local government-operated housing for the OAS population. I engaged Kathy Crawford to assist due to her decades of committed advocacy for all things related to the OAS population. To round out our team, our Director of Parks, Recreation & Cultural Services (PRCS), Jeff Muck, added his expertise with almost 30 years of programming, managing facilities, and overseeing staff working with populations of all ages.

The process started with Mrs. Crawford selecting five (5) of the top agencies/facilities in the State of Michigan to visit, inspect and learn from and compare to. I then requested Director Muck to select three (3) additional programs/facilities that he would see as comparable. The first five (5) are listed in the order of visits selected by Mrs. Crawford, and the next three (3) are the ones selected by Director Muck:

Hartland Senior Activity Center, 9525 E Highland Rd, Howell, MI 48843
Loose Senior Center in Linden, 707 N Bridge St, Linden, MI 48451
Auburn Hills Community Center, 3350 E. Seyburn Dr. Auburn Hills, MI 48326
Oceana County Council On Aging, 4250 W Tyler Rd, Hart, MI 49420
Charles & Lynn Zhang Portage Senior Center, 203 E Centre Ave, Portage, MI 49002
OPC (Older Persons Commission) Rochester, 650 Letica Dr, Rochester, MI 48307
Troy Community Senior Center, 3179 Livernois Rd, Troy, MI 48083
Senior Friendship Center Westland, 1119 N Newburgh Road, Westland, Mi 48185=

Due to each community being different, the process of recording and blending our observations was simplified by each member turning in notes after the visits with Likes, Dislikes, and Other Observations. This allowed the combination of items into the three distinct buckets. The dislikes are important but, at this point, don't add value, and after review of the items, we found seven (7) categories that make sense when we perform an overview of Novi OAS, where we are at and help us continue to improve on where we are going. Those categories are:

- Facilities
- Programs
- Personnel
- Boards/Advisory Committee
- Transportation
- Housing

Facilities

Common observations and characteristics from visiting each facility:

- Parking that is adequate and close to the building. Covered drop-off area. No step entrees.
- Aesthetics and design are welcoming and not oversized, with a fireplace, nice seating/gathering space, views of nature, and large restrooms.
- Most popular features included a billiard/game room, fitness equipment, indoor walking track, pickleball courts, and a warm water pool. The building easily flows to outdoor spaces for programming. No need for computer rooms.
- Sufficient storage.
- Patio, meeting/program rooms, and spaces that can be utilized for banquets and conferences, as well as private events that bring revenue to the center.
- Members have learned how to use the online scheduling system for the pool and classes. (OPC, Portage)
- Private multi-story senior housing facility next door to OPC. Residents don't use OPC much as they have their own amenities in their complex. (Much like the amenities that our private sector housing provides in Novi)
- Large crafts room for pottery, basket weaving, and wood carving
- Water Aerobics and water therapy
- Well-equipped exercise room
- Large areas of the property that could be used for outdoor activities such as Bocce Ball etc.
- All rooms had large windows with lots of natural light
- A small greenhouse maintained by seniors was attached to the center.
- Park grounds with pavilion, picnic area, and room for having Hot Dogs on the grill, Walking path, cornhole, and programable space. Area for socialization outdoors.
- Outside bocce ball court and shuffleboard with shade areas

How does Novi Compare?

- The city's OAS Housing (Meadowbrook Commons) has a covered drop-off area. Novi Civic Center, Library, and Lakeshore Park facilities have closed parking but are not covered.

- Civic Center, Library, Lakeshore Park, and Meadowbrook Commons all have no step entries and large restrooms.
- We do not have a "Sr. Center" with a fitness room, but we do have a fitness center available to Meadowbrook Commons residents.
- Currently, the Lakeshore Park building flows into the park with the deck, proximity to the pavilion, and views of Shawood lake. The library has a patio that opens to Fuerst Park. Meadowbrook Commons has an open courtyard for residents and exercise equipment for all abilities, with a nearby gazebo.
- While restrained from building banquet facilities by city charter, the city still has a steady revenue stream by renting out meeting rooms for private events at the library, the Civic Center, Township Hall/Fuerst Park, and park shelters. Currently, the policy at Lakeshore Park is no renting of the building space.
- Warm water pools, fitness centers, and indoor pickleball courts are provided by the private sector.
- Novi seniors utilize online registration for our programs and services.

Programs

Program and Service observations:

- Comprehensive programming: special events, classes, social services, travel, opportunities to socialize and volunteer, center meals and home delivered, leagues and fitness programs.
- Open Mic night for musical instruments.
- Utilize surveys to assess senior needs.
- Opportunities to facilitate inter-generational programs.
- Senior Home Assistance Repair Program (SHARP) at Auburn Hills and Troy. The SHARP program provides home repair to senior and disabled residents. The labor is free; the homeowner pays for the cost of the materials. Trained volunteers will provide miscellaneous home repairs and maintenance.
- Adventure-type activities (Kayaking, biking, Cross-Country skiing) and an out-of-state travel program (ex: white water rafting) have positive revenue for the center (Oceana).
- Counselors on site for assistance with Medicare, and Medicaid.
- Support groups were provided.
- Adult Day Care on site, beneficial to users but was not staffed by or licensed at the State level. (Oceana)
- On-site health programs (BP, Pulse, Oxygen) are provided by Ascension Health (OPC). Collaboration with the private sector to provide Physical Therapy and Sports Medicine on site
- Collaboration with the Nature Center and Troy Historic Village for free enrichment events such as Autumn Jewels, Preservation Conversations, and Michigan's Native Americans.
- Large, equipped computer center for classes and use by seniors
- Intergenerational programming

- Considerable focus on providing Cable TV shows of interest to older adults…particularly information related to Medicare and Medicaid scams. (Westland)
- Friends of Troy Seniors group organized tax prep, Document shredding, Monthly Brunch & Learn, Health screenings, Community Garage Sale and Flea Market, Senior Indoor Picnic, Ice Cream Social, and other programs.
- Sell fitness center passes. (Troy)
- Seniors pay full price for classes (Troy)

How does Novi compare?

- Novi provides a full complement of programs and services, including Meals on Wheels and luncheons, Medicare/Medicaid Counseling, social services, transportation, and enrichment. A few that we do not offer are SHARP, white water rafting trips, and open mic night.
- The Novi Concert Band and the Novi Choralaires are two community groups organized under PRCS. Participation is mainly seniors.
- SOS survey conducted in Fall 2021, National Citizens Survey, Parks and Rec Master Plan survey, ongoing program surveys, and after-action reports are all utilized to access programming needs and wants.
- Offer programs such as fitness, crafts, birding, and walking clubs that do not have age ranges. Working with Novi Schools on robotics collaboration for seniors. We are planning to offer several more programs over the next few months, including kayaking.
- Novi contracts with travel companies and offers some staff-led trips. We generate revenue on our travel programs that outpace expenditures.
- Support groups held at Meadowbrook and the Civic Center have included Hearing Loss, Tech Assistance, Bereavement Support, and Care Giver Support. SOS guide provided to the entire community, including links and phone contact for support groups. OAS Social Services Coordinator acts as our city "concierge" to refer those in need of services. Maintain Boomers and Beyond Facebook page that provides messaging on support services and OAS programs.
- We have worked with Ascension for years. They have been reluctant to be in person at our location since Covid and have been offering virtual opportunities.

Personnel

Common observations, and characteristics from visiting each facility:

- Director had passion, drive, professionalism, and knowledgeable.
- The staff seems to be familiar with many of the participants and calls them by name.
- One staff person and one part-time employee are dedicated to the senior program (Troy)
- Centers we visited had their own variety of Senior Newsletter, a monthly calendar, bi mothy publication up to just producing a spring and summer program to cover the entire year.

- Full-Time Director and then a few part-time workers who were not necessarily educated regarding seniors but are seniors themselves who need a job to supplement their limited income (Westland).

How Novi compares:

- Novi has 6 Nationally Certified Parks and Recreation Professionals, 1 Certified Dementia Practitioner, and one (1) certified Program Planner through The Learning Resources Network (LERN).
- Staff attend mParks, National Recreation and Park Association, Michigan Alliance of Senior Centers, and National Council On Aging conferences and webinars.
- PRCS/OAS staff are very familiar with clientele that attend cards and fitness classes and Meadowbrook residents. Madison and Judy have explicitly been complimented by participants for their work at lunches and events.

Boards/Advisory Committee

Observations from other communities:

- Their eleven-person volunteer board was diverse in their passion, active in the center, and had very specific areas of expertise in different activities offered by the center. (Hartland)
- There is a FRIENDS of the Portage Senior Center that has a 501(c)3 status that fundraises for the center, active in fundraising, including golf outings and purse exchange events.
- No advisory board for some agencies.

How Novi compares:

- Nine (9) member PRCS Commission (includes two [2] student reps). OAS Programs and Services is a standing agenda item monthly.
- OAS Advisory Board has six (6) members. Meets bi-monthly. Acts in an advisory capacity but does not actively volunteer or lead activities
- Novi Parks Foundation has contributed to pickleball courts and ITC Trail. Novi Rotary Club built a gazebo at Meadowbrook Commons

Transportation

Observations from other communities:

- Hartland offers transportation. Employs one full-time van driver. Transportation M-F 8 am to 5 pm, no service when school is closed or inclement weather. $1.50 to $3.00 per one-way trip.

- OPC- Transportation is provided with a one mill levy that does not cover the annual cost of the system. There is a nominal fee on weekdays from 8:15-4:30 and Saturdays from 9-4 pm. They average 200/day (for reference, Novi around 50-60 per day). Own 28 vehicles, 14 on the road every day. Supported by one mill levy across three (3) communities just for this transportation, but this program runs on deficit spending.
- Transportation via Troy R.Y.D.E, separate from Parks or Seniors.
- Transportation is provided for seniors and non-seniors for a cost and offset with CDBG Funds. (Oceana)

How Novi compares:

- Transportation is available 8am-7pm Monday-Friday (last pick-up is at 6:30pm in Novi or 6:00pm out of Novi) and 9am-3pm Saturday (last pick-up is at 2:30pm).
- Free rides within the City of Novi and border shopping areas.
- $5 one way outside the city limits within a 10-mile range (begins at the Novi Civic Center).
- Seven (7) vehicles, three (3) PT schedulers, and an average of 12 PT drivers
- Average 50-60 rides per day

Housing

- Novi is the only community we visited that supplies Older Adult Housing supported by the city. Most rely on the private sector to provide. We currently have approximately 2,000 Older Adult apartments in Novi and additional 500 beds for older adults with specialized care.

Extra/Comments

- Local business and vendor support- OAS has support from local businesses such as O'Brien Sullivan, Walton Woods, Anthology Senior Living, Maple Manor, and Mission BBQ for specific program sponsorships, but not to the scope in other communities we visited where this was a major source of funding.
- Newsletter/ Quarterly Programing guide/ Yearly calendar. This ran the gamut based on different factors in the communities; some mailed to members and available at the center, some monthly, most quarterly, and the common phrase of "Residents know to look for it." (Similar to Engage).
- Senior/Recreation Department lost $700k last year. Projected to lose 1.7 million this year (Troy) for operations.

- "Why are you visiting us? You guys have what we want."
- We are trying to be "Not your parent's senior center"
- Many of these centers are attempting to attract more users by dropping the age to age 50. There could be many motives or reasons for this. Factors such as, early retirements, blending the younger

generation for ease of transition and staying active with programs such as Golf and Softball Leagues as well as Pickleball and Bocce Ball. Some of the younger seniors might also begin first by volunteering to assist in these programming prior to participating.

Conclusion

The good news is we are not off track on the intergenerational programming that we are doing, and it is what other agencies are attempting to implement. That being said, we also witnessed the preverbal solid wall built between different municipal work groups. Silos between Parks and Recreation and Senior Departments. Some with their own HR and finance personnel, etc. We also witnessed other agencies with very limited hours for Senior centers, E.g. open from 9 am to 3 pm, limited weekends.

Our team of three spent a lot of time traversing the State in a car, which gave us the opportunity time to explore the likes and dislikes of what we saw, what we thought we might be able to implement, and some ideas for long-term strategies for Older Adult Services. We also discussed what type of output or recommendation we could make to city council. We thought of a three-prong agenda that city council may choose to prioritize. The first would be low-hanging fruit, or items we could implement quickly. These items could be implemented quicker with fewer planning or budgetary changes. The second were more tactical or short-range items that may cause us to shift or change some direction and need budgetary priority. The third would be more directional or longer-range items that may be transitory in nature.

Implement

- Increased visibility of the Civic Center as a place for senior activities.
- Evaluate the name “OAS” since “Older Adult Services” may imply or be interpreted as an office you go to for assistance rather than activities.
- Comfortable and welcoming space(s) for seniors to gather and socialize before and after programs
- Centralize all senior programming information (experiment with different media platforms to see what gets traction or improve program enrollment, E.g., Senior Newsletter, Digital Platforms, Activities at a glance Sheet).
- Videos of interest specifically for older adults
- Evaluate opportunities to promote senior adult gathering spaces, such as, at Library in mornings for socialization/café, Lakeshore Park, Villa Barr, etc.

The above items, and other similar ideas, would be lower in cost and low risk in which we could easily measure and adapt to acceptance or rejection by the older adult population.

Tactically, we can move forward items that will take some planning, designing or budgetary focus. Some of the items we want tactically start moving are:

Tactical

- Additional program employees as we increase older adult programs
- Bocci Ball court outside Civic Center or Meadowbrook Commons
- Pickleball court at Meadowbrook Commons
- Senior Home Assistance Repair Program (SHARP)

We are already seeing positive feedback and growth of new programing that is being implemented such as nature walks, bird watching and different in-house travel programs. If this trend continues, additional staffing to support these endeavors could be necessary and we should plan on, including up to a managing director of OAS.

We visited places that had Bocci Ball courts, and these could be added to some of our facilities. We have also witnessed the growth of Pickleball in the last decade and since placing courts at Wildlife Woods Park see that demand increasing. The SHARP program is a great way for people to donate their time to help those who need minor things done around their households. This would take some organizational time to get up and running, then help to oversee operations.

Finely, with a clear direction and vision, we can move forward items that will require City Council Direction and public input. Some of the items with Directional focus are:

Direction

- Additional City owned Senior Housing
- Evaluate need for additional adult activities center
    - Warm water therapy pool
    - Indoor Pickleball Courts
- Staffing Opportunities to facilitate and maintain

Anecdotally, we hear of people in the Older Adult population that are looking for affordable ranch style housing. A result of our good governance creates some friction as the property values are higher than those properties outside the City of Novi. This makes “affordable” developments difficult as the private sector developers must recoup their investment and cost. If the city wants to pursue additional subsidized housing, we could look at existing city own properties or acquiring other land to develop under this portfolio.

Other communities find their Older Adults appreciate a warm water theory pool to stay active with low impact. Likewise, indoor Pickleball courts could allow active OAS programs year long. Depending on the speed and growth of facilities and programing the city will have to adapt staffing to help ensure OAS success. We did recognize many of the communities we vised did not do this and are now struggling to operate how they envisioned.

OLDER ADULT ADVISORY BOARD RESOLUTION

RESOLUTION ESTABLISHING THE CREATION
OF A PARKS RECREATION AND CULTURAL SERVICES
OLDER ADULT SERVICES ADVISORY BOARD

City of Novi
County of Oakland, Michigan

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on _____, 2013, at 7:00 P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____ and supported by Councilmember _____.

RECITALS:

WHEREAS, the City of Novi Older Adult Services has continued to grow since beginning services in 1981 with the higher demand in services; and,

WHEREAS, the goal of Older Adult Services is to provide programs, recreation and special events to residents but to allow them to stay as independent as possible; and

WHEREAS, the responsibilities of the Advisory Board would be to create new and innovating ideas, new trends in programming for both older adults (70+) and attracting the "boomer" generation (55+).

WHEREAS, it is anticipated the Advisory Board would meet monthly and provide quarterly updates to the Parks, Recreation and Cultural Services (PRCS) Commission. At the end of the Older Adult Services Advisory Board's first year of operation, a review of the Board's recommendations, and the results of its activities will be made to the PRCS Commission and forwarded to City Council.

WHEREAS, the Advisory Board shall be established in the first instance for a period of 2 years. It may be renewed thereafter as deemed necessary by the City Council, City Administration, and the Parks, Recreation and Cultural Services Commission.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Advisory Board to be known as the "Parks, Recreation & Cultural Services Older Adult Services Advisory Board" is hereby established.

2. The Advisory Board shall have five (5) members:

    - 5 Interested residents appointed by the PRCS Director
    - 1 Staff liaison from the Novi Public Library
    - 1 Staff liaison from Parks, Recreation and Cultural Services – Older Adults Services Manager

3. The Advisory Board's term of existence shall be for a period of two (2) years commencing on the date of this Resolution.

4. The Advisory Board shall meet monthly, and shall be charged with performing the following functions:

    - Contribute to the completion of the twenty-five strategies that were outlines in the Older Adult Strategic Plan
    - Assist the Library with strategic plan items pertaining to older adults
    - Contribute to the financial support of the department by securing leads for sponsors for programming, special events and for transportation advertising program
    - Become champions of advocacy for older adults in the community and to develop connections in Novi that will benefit older adults
    - Promote community involvement

5. There shall be no separate budget or appropriations to the Advisory Board, any necessary resources shall be provided from the PRCS budget.

6. The Advisory Board shall provide at least quarterly reports to the PRCS Commission.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Maryanne Cornelius, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held this _____ day of _____, 2013.

_____
Maryanne Cornelius, City Clerk
City of Novi

SUPPORTING OLDER ADULTS THROUGH PARKS AND RECREATION: KEY FINDINGS BY THE NUMBERS

Of the park and recreation agencies responding to this survey:

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Consideration of request for Fireworks Permit by Jason Trudeau to be operated by Gen-X Pyrotechnics, on Saturday, August 10, 2024 at dusk and Sunday, August 11, 2024 at 12:00pm on the campus of Catholic Central High School.

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

Jason Trudeau of Gen-X Pyrotechnics has been hired to display fireworks to celebrate the opening of the new STEM Building at Catholic Central High School on Saturday, August 10, 2024.

The fireworks show will be launched from the North lot on the school's campus.

The Michigan Fireworks Safety Act requires the applicant to furnish adequate insurance coverage with the Fireworks Permit Application. The Certificate of Liability Insurance is acceptable and provides an endorsement listing the City of Novi as an Additional Insured.

The Novi Fire Department has conducted a site inspection, and an additional inspection will occur once the show is complete. Additional Police and Fire Department personnel will be assigned for the duration of the event to assure that all safety measures and processes are adhered to according to the fireworks permit.

RECOMMENDED ACTION: Consideration of request for Fireworks Permit by Jason Trudeau to be operated by Gen-X Pyrotechnics, on Saturday, August 10, 2024 at dusk and Sunday, August 11, 2024 at 12:00pm on the campus of Catholic Central High School.

2024
Detroit Catholic Central

GEN-X PYROTECHNICS

Gen-X Pyrotechnics offers the highest quality custom pyrotechnics designed specifically to meet the needs of our clients. We are a local company that markets on word of mouth advertising and now on the web. We specialize in one of a kind shows.

In this constantly changing world of pyrotechnics we strive to learn the most up-to-date innovations so we can continue to hone our craft.

We take pride in being trained in all the local and federal safety regulations and guidelines.

Jason Trudeau

Jason Trudeau

248.252.0029

genxpyro@comcast.net
info@genxpyrotechnics.com

www.genxpyrotechnics.com

2024 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256	The **LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD** will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- ☐ Agricultural or Wildlife Fireworks
- ☐ Articles Pyrotechnic
- ☒ Display Fireworks
- ☐ Public Display
- ☐ Private Display
- ☐ Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT	ADDRESS OF APPLICANT	AGE OF APPLICANT 18 YEARS OR OLDER
	27225 Wixom Rd, Novi, MI 48374	X☐ YES ☐ NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Dahlia	ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 27225 Wixom Rd, Novi, MI 48374	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER N/A
NAME OF PYROTECHNIC OPERATOR Gen-X Pyrotechnics	ADDRESS OF PYROTECHNIC OPERATOR 2906 Pine Needle Dr, White Lake, MI 48383	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER X☐ YES ☐ NO

NO. YEARS EXPERIENCE	NO. DISPLAYS	WHERE
25+	350+	Various locations in Michigan

NAME OF ASSISTANT	ADDRESS OF ASSISTANT	AGE OF ASSISTANT 18 YEARS OR OLDER
Jack Dietle		X☐ YES ☐ NO
NAME OF OTHER ASSISTANT Tyler Beck	ADDRESS OF OTHER ASSISTANT	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER X☐ YES ☐ NO

EXACT LOCATION OF PROPOSED DISPLAY

DATE OF PROPOSED DISPLAY	TIME OF PROPOSED DISPLAY
8-10-24 / 8-11-24 RD-TBD	Dusk 12

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

ATF Approved Storage Magazine

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY
See Attached	See Attached

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY

See Attached

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
	138+ - 4" Aerial shells
	54+ - 5" Aerial shells
	5+ - Multishot Boxes

SIGNATURE OF APPLICANT	DATE
Jason Trudeau	7/11/24

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
PROFESSIONAL PROGRAM INSURANCE BROKERAGE DIVISION OF SPG INSURANCE SOLUTIONS, LLC 1304 SOUTHPOINT BLVD., #101 PETALUMA CA 94954	PHONE (A/C, No, Ext): 415-475-4300	FAX (A/C, No): 415-475-4303
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Certain Underwriters at Lloyd's, London	AA-1128623
INSURED Gen-X Pyrotechnics, Inc. 2906 Pine Needle Drive White Lake MI 48383	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** BL-001339 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY X CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		PY/24-0150	06/09/2024	06/09/2025	EACH OCCURRENCE	$ $5,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ $50,000
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$ $5,000,000
							PRODUCTS - COMP/OP AGG	$ INCLUDED
								$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N ☐ N / A (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below						☐ PER STATUTE ☐ OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CITY OF NOVI CITY OF WIXOM are Additional Insured as respects the Class B (1.3g) fireworks display(s) on 08/10/2024 located at 27225 wixom rd, novi, MI 48374 . This policy provides a two-year extended reporting period from the date of the display. 30-day notice of cancellation applies.

CERTIFICATE HOLDER

CATHOLIC CENTRAL HIGHSCHOOL

27225 WIXOM RD

NOVI MI 48374

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan Etter

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POLICY NUMBER: PY/24-0150 **PYROTECHNIC LIABILITY**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED

Underwriter's at Lloyd's, London: Referred to in this endorsement as either the “Insurer” or the “Underwriters”

This endorsement modifies insurance provided under the following:

SECTION III. PERSONS INSURED

In consideration of the premium charged for the Policy, it is hereby understood and agreed that the following entity(ies) as shown in the schedule below is an additional insured pursuant to Section III.

Primary and Non-Contributory

The insurance provided to the Additional Insured scheduled below shall be primary and not contributory with any other insurance maintained by the Additional Insured where this is required by way of a written contract with **Named Insured**.

Waiver of subrogation

The **Named Insured** waives any right of subrogation the **Named Insured** may have against any person or organization, where required by the Insured’s written contract with the Additional, because of payments made by the **Named Insured** for **Damages** and **Claims Expenses** arising out of the **Named Insured’s** operations in accordance with the written contract.

Additional Insured:
City of Novi 47175 W. 10 Mile Rd Novi MI 48375

All other terms, exclusions and conditions of this Policy remain unchanged.

Detroit Catholic Central

8/10/24 9:00pm

Distance- 600 ft diameter (NFPA regulation)

4" & 5" Shells

Key

: Placement of display

: Perimeter of 300 ft will be held around display

Detroit Catholic Central

8/11/24 12:50pm

Distance- 200 ft diameter (NFPA regulation)

Smoke Cakes/Multi Shot Boxes

Key

: Placement of display

: Perimeter of 100 ft will be held around display

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To	ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431	License/Permit Number	**4-MI-125-54-7F-01210**
Chief, Federal Explosives Licensing Center (FELC)	Mama Howard	Expiration Date	**June 1, 2027**

Name
GEN X PYROTECHNICS

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
2906 PINE NEEDLE DR
WHITE LAKE, MI 48383-

Type of License or Permit
54-USER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

GEN X PYROTECHNICS
2906 PINE NEEDLE DR
WHITE LAKE, MI 48383-

Licensee/Permittee Responsible Person Signature _____ Position/Title _____

Printed Name _____ Date _____

Previous Edition is Obsolete GEN X PYROTECHNICS:2906 PINE NEEDLE DR:48383:4-MI-125-54-7F-01210:June 1, 2027:54-USER OF EXPLOSIVES

ATF Form 5400.14/5400.15 Part I
Revised September 2011

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address *(27 CFR 555.54(a)(1))*. Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession *(27 CFR 555.59)*. (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **GEN X PYROTECHNICS**

Business Name:

License/Permit Number: **4-MI-125-54-7F-01210**

License/Permit Type: **54-USER OF EXPLOSIVES**

Expiration: **June 1, 2027**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center (FELC)
www.atf.gov

Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405
telephone: (877)283-3352 fax: (304)616-4401

05/16/2024

NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: GEN X PYROTECHNICS
NOTICE DATE: 05/16/2024

Federal Explosives license/permit no.: 4-MI-125-54-7F-01210
Expiration Date: **June 1, 2027**
Explosives License/Permit Type: 54-USER OF EXPLOSIVES

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

1. **WARNING. Only those individuals listed below as RESPONSIBLE PERSONS and EMPLOYEE POSSESSORS with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.**
2. **"DENIED" STATUS. If an employee possessor has a background clearance status of "DENIED", you MUST take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you MUST remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).**
3. **CHANGE IN RESPONSIBLE PERSONS. You MUST report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons MUST include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are NOT required, however they will be required upon renewal of the license or permit.**
4. **CHANGE OF EMPLOYEES. You MUST report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for EACH employee.**

Premises Address: 2906 PINE NEEDLE DR
WHITE LAKE, MI 48383

Mailing Address:
GEN X PYROTECHNICS
2906 PINE NEEDLE DR
WHITE LAKE, MI 48383

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and MUST be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a SUMMARY of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying ALL individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 1
Number of EMPLOYEE POSSESSOR(S): 4

LAST NAME, First Name, Middle Name	Clearance Status
RESPONSIBLE PERSONS:	**1**
0001 TRUDEAU, JASON ANTHONY	Cleared
EMPLOYEE POSSESSORS:	**4**
0001 BECK, TYLER RUSSELL	Cleared
0002 CARRIGER, JOSHUA ROY	Cleared
0003 DIETLE, DEREK JAMES	Cleared
0004 DIETLE, JACK ANTHONY	Cleared

continued

LAST NAME, First Name, Middle Name	Clearance Status

4-MI-125-54-7F-01210 expiration date: June 1, 2027 GEN X PYROTECHNICS OF , 2906 PINE NEEDLE DR, WHITE LAKE, MI 48383

JASON ANTHONY TRUDEAU

Responsible Person Letter of Clearance for:

U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405

901090: MH/FLS
5400
File Number: **4MI01210**

05/16/2024

SUBJECT: **RESPONSIBLE PERSON LETTER OF CLEARANCE for:**

JASON ANTHONY TRUDEAU

CEO
(248)252-0029

2906 PINE NEEDLE DR
WHITE LAKE, MI 48383

and is ONLY valid under the following Federal explosives license/permit:

4-MI-125-54-7F-01210 GEN X PYROTECHNICS
2906 PINE NEEDLE DR
WHITE LAKE, MI 48383

Dear JASON TRUDEAU:

You have been approved as a responsible person under the above-listed Federal explosive license or permit. You may lawfully direct the management or policies of the business or operations as they pertain to explosives. You may also lawfully transport, ship, receive or possess explosive materials incident to your duties as a responsible person. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Marna Howard

Marna Howard
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
Chief, FELC
Attn.: LOC Correction
244 Needy Road
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
Chief, FELC
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

WWW.ATF.GOV

MSDS - *Material Safety Data Sheet*

UN0335, FIREWORKS 1.3G, PGII

Emergency Call Info Trac (800) 535-5053 ACE Pyro Contract #100630

Section II – Hazardous Ingredients / Identity Information

Contains Pyrotechnic Compositions that are mixtures of solid oxidizers and fuels that contained in paper and cardboard containers. No Hazard exists during normal handling and storage.

OSHA PEL – N/A **ACGIH TLV – N/A**

OTHER LIMITS – N/A

Section III – Physical / Chemical Characteristics

Boiling Point: - N/A **Specific Gravity: - N/A**

Vapor Pressure: - N/A **Melting Point: - N/A**

Vapor Density: - N/A **Evaporation Rate: - N/A**

Solubility in Water: - N/A

Appearance and Odor: - Pyrotechnic Composition is contained in paper or cardboard casings that may be shaped as cylinders, balls or tubes. Odor is not apparent.

Section IV – Fire and Explosion Hazard Data

Flash Point: - N/A **Flammable Limits: - N/A**

LEL: - N/A **UEL: - N/A**

Extinguishing Media: Deluge with large quantities of water as quickly as possible by FIRE HOSE from a PROTECTED location. Materials are self-oxidizing.

Special Fire Fighting Procedures: Do not attempt to fight a fire in the immediate area of 1.3G Fireworks- EVACUATE THE AREA.

Section IV – Fire and Explosion Hazard Data- Continued

Unusual Fire and Explosion Hazards: Fireworks 1.3G MAY MASS EXPLODE IN A FIRE. DO NOT ALLOW FIREWORKS TO GET WET- Hazardous Decomposition May Result in a FIRE or EXPLOSION. EXPLOSION MAY OCCUR IF EXPOSED TO SPARKS OR FLAME.

Section V – Reactivity Data

Stability: - Stable

Conditions to Avoid: - Open Flames, Sparks, High Temperatures, Friction or Impact.

Incompatibility (*Materials to Avoid*): - Do Not Allow Fireworks to Get Wet.

Hazardous Decomposition or Byproducts: - Decomposition does not occur under normal circumstances. Smoke Generated by Fireworks may contain gasses that are irritating to the eyes or mucous membranes. Prolonged Exposure and Inhalation of smoke may cause shortness of breath or more serious problems when a chronic respiratory condition exists.

Hazardous Polymerization: Will Not Occur

Conditions to Avoid: - Storage in High Temperatures, Moist or Wet Conditions, Keep away From Open Flame or Sparks.

Section VI – Health Hazard Data

Route(s) of Entry: - N/A **Inhalation: -N/A** **Skin: - N/A Ingestion: - N/A**

Health Hazards (Acute and Chronic): - N/A

Carcinogenicity: N/A **NTP?: - N/A** **IARC Monographs?: -N/A**

OSHA Regulated: - NO

Signs and Symptoms of Exposure: - Prolonged Exposure to smoke that is Generated during Normal use of Fireworks may cause Irritation to Eyes and to Mucous Membranes.

Medical Conditions Generally Aggravated by Exposure: - Eye Sensitivity, Respiratory Conditions.

Emergency and First Aid Procedure: - EYES should be flushed with water. Move to Fresh Air and avoid additional Inhalation of Smoke.

Section VII – Precautions for Safe Handling and Use

Steps to Be Taken in Case Material is Released or Spilled: - If Fireworks are spilled, carefully pick up the material and place in a Cardboard Carton. Keep OPEN FLAMES and Sparks AWAY and NO SMOKING.

Waste Disposal Method: - Fireworks that fail to go off should be soaked in a bucket of water and returned to the source where it was obtained. Dry components or powder should be carefully swept up and placed in a cardboard container then soaked with water. Burning of Fireworks Waste must be performed in compliance with local and state laws.

Precautions in Handling and Storing: - Keep from OPEN FLAMES, NO SMOKING, AVOID IMPACT of MATERIALS and CONTAINERS of MATERIALS, STORE FIREWORKS IN A COOL AND DRY ENVIORMENT. FIREWORKS 1.3G MUST BE STORED AND TRANSPORTED IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS.

Other Precautions: - UN0335 Fireworks 1.3G can cause SERIOUS INJURY or DEATH. They should only be Handled by Properly Trained and Qualified Personnel. When Shooting these Fireworks; PERSONNEL SHOULD WEAR PROPER EYE PROTECTION, HEAD PROTECTION AND NON-SYNTHETIC CLOTHING.

Section VIII – Control Measures

Respiratory Protection: N/A

Ventilation: - N/A **Local Exhaust: - N/A Special: - N/A**

Mechanical: -N/A **Other: - N/A**

Protective Gloves:- N/A **Eye Protection:** - When Shooting Fireworks 1.3G

Other Protective Clothing or Equipment: - Protective Head Gear and Non-Synthetic Clothing when Shooting Fireworks 1.3G.

Work / Hygienic Practices: - Store Fireworks in a Cool Dry and Well Ventilated area. Protect Against Physical Damage and Moisture. Fireworks should be Isolated from all Heat Sources, Sparks and Open Flame. No Smoking.

Firework Disposal Procedure

Please follow the two simple guidelines below for the proper disposal of any unused display fireworks

1. If any display fireworks are found, submerge the firework in a five-gallon bucket of water.

2. Contact Jason Trudeau with Gen-X Pyrotechnics for proper pickup.

Gen-X Pyrotechnics will pick up any unused display fireworks and take them to an authorized faculty for a proper disposal.

248.252.0029

genxpyro@comcast.net
info@genxpyrotechnics.com

www.genxpyrotechnics.com

MEMORANDUM

TO: Melissa Morris, Deputy City Clerk

FROM: Charles Boulard, Director of Community Development

SUBJECT: CATHOLIC CENTRAL FIREWORKS

DATE: 07/12/24

- ☐ Auctions
- ☐ Liquor license
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☒ Other: Catholic Central (27225 Wixom Road) Fireworks Display August 10, 2024 at Dusk

The Building Division does not object to the proposed fireworks show being held at Catholic Central High School on August 10, 2024, provided appropriate fire safety measures are provided. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0423.

July 16, 2024

TO: Cortney Hanson, Novi City Clerk

FROM: Fire Marshal Kevin S. Pierce

RE: Approval Letter for fireworks display on August 10 & 11, 2024.

The loading and discharging of fireworks reviewed for compliance with the following laws and codes:

2015 International Fire Code (City adopted Fire Prevention Code)
P.A. 328 of 1931 as Amended, State of Michigan Fireworks Law
NFPA 1123, Code for Fireworks Display

RECOMMENDED for APPROVAL.

1) The vendor for the display is Gen X Pyrotechnics., contact is Jason Trudeau.

2) Absolutely no smoking or use of open flames in the safety zone.

3) All unauthorized personnel and the general public will be kept away during the fireworks being loaded and fired off. There is a radius of 350' for the fallout zone.

4) For the Smoke Cakes/Multi Shot Boxes, the safety/fallout zone shall be 100' radius.

5) The storage method and location of the fireworks prior to the show shall be provided and shall be in compliance with NFPA 1123, at no time shall the storage of fireworks be left unattended.

6) The installation of the motor tubes and racks or other launch devices shall be inspected prior to the loading of any pyrotechnics device by a fire department representative. Contact is 248-735-5673 (shift supervisor)or 248-347-0575 (Police Dispatch).

7) The firing method of the pyrotechnics devices shall be electronic means **ONLY**.

8) On 8-10-2024, during loading, launching and walking the grounds after the show for unspent shells Catholic Central High School and or Gen X Pyro shall secure the north gate from Twelve Mile, secure the south emergency road, and have personnel in the field west of the woods/launch area to restrict any unauthorize people to enter the fall out zone.

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

9) On 8-11-2024, Catholic Central High School and or Gen X Pyro shall secure the north emergency road, secure the entrance from Eleven Mile Rd and the ring road from the west to the safety zone just prior, and during the pyrotechnic show.

10) After the display, Gen X Pyro will walk the fallout zone to look for unspent fireworks. On the following day, Gen X Pyro will walk again the fallout zone looking for unspent fireworks.

This fireworks show is proposed to have 5.0" shell as the largest shell to be shot off. This review and approval is based on this information and the submittal by Gen X Pyrotechnics. **At no time shall a shell larger than 5.0" be used in this show.**

It shall be noted that whenever, in the opinion of the Fire Chief or his designee, any hazardous condition exists, the fireworks loading and or firing off the fireworks shall be postponed until the condition is corrected.

Sincerely,

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

MEMORANDUM

TO: CORTNEY HANSON, CITY CLERK

FROM: ERICK W. ZINSER SRB
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE

INITIATED BY: MICHAEL BENDER, DETECTIVE MB

SUBJECT: PYROTECHNIC APPLICATION-
DETROIT CATHOLIC CENTRAL

DATE: JULY 10, 2024

APPLICANT:
Jason Trudeau
2906 Pine Needle Dr
White Lake, MI 48383

VENUE OF EVENT:
Detroit Catholic Central
27225 Wixom Rd
Novi, MI 48374

PYROTECHNIC COMPANY:
Gen X Pyrotechnics
2906 Pine Needle Drive
White Lake, MI 48383
(248) 252-0029

DATE/TIME OF EVENT:
08-10-24 at dusk

INFORMATION:
The Novi Police Department received this request from the Novi City Clerk's Office to review a Pyrotechnic application which will be displayed at Detroit Catholic Central, located in the North lot. A perimeter of 300 feet will be held around the display.

INVESTIGATION:
An ICHAT, Sex Offender Registry and CLEMIS check revealed nothing of concern that would disqualify any applicant from approval.

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of Proposed Water & Sewer Rate Resolutions for 2024-2025

SUBMITTING DEPARTMENT: Finance/Water and Sewer

BACKGROUND INFORMATION:

The Finance Department and Department of Public Services annually review and propose water and sewer rates for City Council consideration. The City of Novi purchases treated water and sewer services from other governmental entities. The attached rate schedules incorporate the charges from the Great Lakes Water Authority ("GLWA") for water services and the combined pass-through increase from the Oakland County Water Resource Commission (OCWRC) for sewer services.

GLWA charges both a fixed rate (60% of cost) and a variable rate (40% of cost) to its customers. The fixed fee increased 2.3% from the prior year, while the variable fee increased 4.2%. GLWA estimates a combined fixed and variable fee increase of 2.4%, or $245,514. As the table shows below, this is consistent with increases from GLWA over the past five years.

Fiscal Year	Fixed Costs	Contract Volume Costs (Variable)	Total GLWA Costs (Revenue Requirement)	Percent Change from Previous yr.
2020-2021	$5,625,600	$12.69	$9,375,495	1.90%
2021-2022	$5,736,000	$13.08	$9,560,592	2.00%
2022-2023	$5,890,800	$13.42	$9,817,492	2.70%
2023-2024	$6,238,700	$13.69	$10,397,722	5.90%
2024-2025	$6,385,200	$14.26	$10,643,236	2.40%

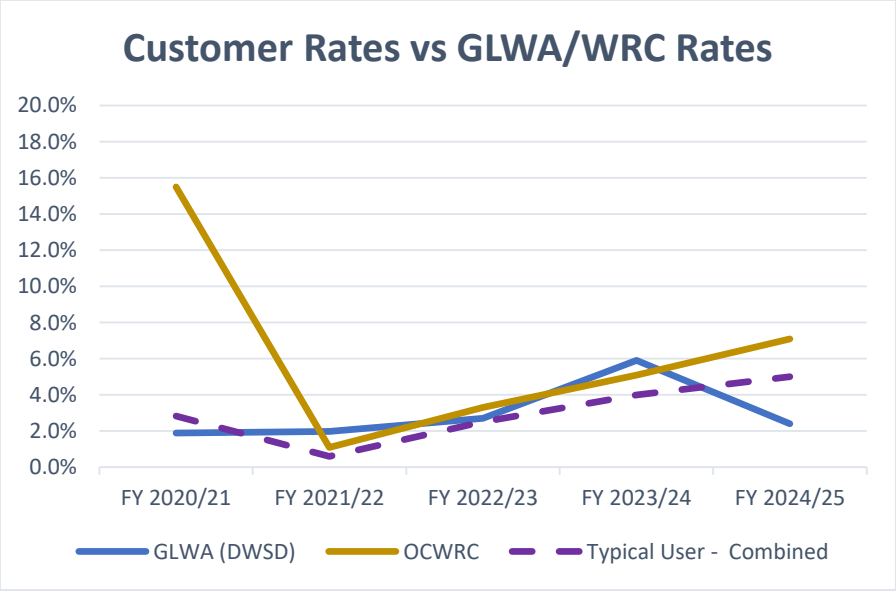
The Oakland County Water Resource Commission (OCWRC) has also moved from a former variable rate charged to users to a fixed rate. The Huron Rouge Sewage Disposal System ("HRSDS") (the largest of two systems within the City) has an estimated 5.0% rate increase from the prior year. The County has not provided an official

increase to the Huron Rouge System at time of rate setting. The rate for the second system, the Novi-Walled Lake Sewer System and Commerce arm, is estimated to increase 7.4% from the prior year. The total increase of the City's sewer systems is a combined 7% or $922,341. The total third party water and sewer fees are estimated to increase by a combined 5% or $1,168,000.

Additional costs to be covered by the water and sewer user fees include annual operating costs such as salary and fringes, maintenance and cleaning costs, current equipment costs, and vendor contracts for water installation fees which are expected to increase by the rate of inflation.

The City sets water and sewer rates using a multi-year budget and capital plan, which allows the current year cost increase of 2.4% for water, 7% for sewer and numerous capital needs to be spread out over several years. In the current year, the City's increase in rates is primarily passing along, to the average user, the combined 5% rate increases from GLWA and OCWRC. The increase to customers will allow a small amount for capital needs for the existing system. Prior years' efficiencies in operations have also allowed the City to have minimal increases in rates over the past several fiscal years. The proposed *combined* water and sewer rate increase to the average customer for the 2024-25 fiscal year will be approximately 5.0%, or $52 annually for residential 5/8" meter size and approximately 5.4% or $97 for a large user with a 1" meter. The net increase in the overall rate includes no change to the water fixed fee, a 6.0% increase in the water variable rate, no change to the fixed sewer rate, and a 9.0% increase in the variable sewer rate.

The chart below details the rate increases from GLWA and OCWRC compared to the rate increases to the variable water and sewer rates passed onto the City's users. As the graph shows, the City's typical user's combined water and sewer bill for the past five years has been below the increases from the City's third-party water and sewer providers. This is especially true in fiscal years 2020 and 2021 when WRC's increases were 18% and 15%, respectively, yet the typical user only saw a 1.5% and 2.8% increase in fiscal years 2020 and 2021.



In the current year, the city's typical user will still see an increase to their water and sewer bill of 5% compared to the system's vendor increases of 2.4% (water) and 7% (sewer), as stated previously.

To put it in perspective, the variable rate in 2013 for water was $3.86 per 1,000 gallons. Due to various rate reductions since 2013, the $3.95 per 1,000 gallons proposed water rates are just slightly above the 2013 rates. In addition, the $5.14 per 1,000 gallons proposed sewer rate is less than a dollar above the City's $4.25 per 1,000 gallons rate back in 2013.

The proposed rates are expected to generate a $2.12 million net operating cash inflow (gain) in fiscal year 2025 which will be used to offset a portion of the approximately $13.8 million in ongoing construction projects that were originally budgeted in FY 2024 that will continue into FY 2025, since they were not completed by year-end.

The Water and Sewer Fund has two significant ongoing projects requiring significant funding over and above the operating rates. The first is the estimated $18-24 million project related to the WRC Huron Rouge Sewer Disposal System Expansion. The City will be paying $6 million in fiscal 2025 and the balance will be covered by debt issued by the County. Once the debt is issued, the Water and Sewer Fund will be billed annually for the debt service which could be as much as $1 million per year for the next 20 years. The second item began in FY 2023 which is the lengthy process of replacing the Asbestos-Cement water lines originally identified during a capital needs assessment in approximately 2017. The original estimated cost was nearly $40 million, and $4.5 million was budgeted annually in the six-year CIP until the project is complete. Due to the current escalating cost of goods and services, the estimated $40 million cost has increased by 45%, making the estimated cost closer to $58 million. The following are the significant capital projects budgeted for FY 2025:

- Asbestos-Cement water line replacement $2.5 million
- Water main loop connection – Beck (Dunhill to Casa Loma) $873,343
- Water main loop connection – Southwest (8 & 9 mile, Napier 7 Garfield) $5,521,006

We will continue to monitor the water and sewer rates and cash reserve balance on an annual basis and make recommendations as needed to adjust them as facts and circumstances change.

The City of Novi Water & Sewer Fund, the Oakland County Water Resource Commission (OCWRC), and the Great Lakes Water Authority (GLWA) are all not-for-profit entities and therefore rates are intended and required to cover operating, maintenance, capital replacement and rehabilitation, and debt service costs.

RECOMMENDED ACTION: Approval of Proposed Water & Sewer Rate Resolutions for 2024-2025

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

WATER RATES RESOLUTION

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on July 22, 2024, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; The City of Novi through the Code of Ordinance, Section 34 has empowered itself to acquire, Construct, and operate a water supply system; and

WHEREAS; By Section 34-19 the City of Novi may establish rates to operate said system; and

WHEREAS; Certain rates must reflect the costs of usage and consumption; and

WHEREAS; Certain rates must cover the costs related to administration, construction, maintenance and replacements to the system; and,

WHEREAS; The cost to finance said system demonstrates a need to increase the water rates.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the following rates shall be implemented as the rates of the Water Supply System pursuant to Section 34-19 for all bills rendered after August 1, 2024.

WATER RATES	
Minimum (Fixed) Rate Schedule:	
Meter Size	Minimum Rate per Quarter
5/8"	$ 56.00
1"	80.00
1.5"	174.00
2"	232.00
3"	665.00
4"	850.00
6"	1,778.00
8"	2,114.00
10"	2,425.00
Consumption Rate: **$3.95** per Thousand Gallons	

NOW, THEREFORE BE IT RESOLVED that the rates related to water fees will be established as follows:

EQUIPMENT FEES

Service Size	Meter Size	Public Street Copper	Private Street Copper
1"	5/8"	$2,883	$2,043
1"	1"	$3,041	$2,198
1.5"	1"	$3,601	$2,596
1.5"	1.5"	$3,871	$2,864
2"	1.5"	$4,807	$3,103
2"	2"	$4,997	$3,293

Service on Public Roads over 60 feet, there will be an additional fee per Right of Way foot of:

SERVICE SIZE	FEE/PER RIGHT OF WAY FOOT COPPER
1"	$25.27
1.5"	$29.26
2"	$31.92

An additional $ 1,500 fee will be assessed for taps into a concrete water main. A separate additional fee will be assessed if a directional bore is needed (please contact the Water & Sewer Department).

METERING EQUIPMENT FEES

SIZE	METER	METER HORN	FLANGES	STRAINER	RADIO REMOTE
5/8"	$ 117	$ 67	N/A	N/A	$ 104
1"	$ 220	$ 121	N/A	N/A	$ 104
1.5"	$ 449	N/A	$ 157	N/A	$ 104
2"	$ 597	N/A	$ 205	N/A	$ 104
3" (Compound)	$ 2,524	N/A	$ 587	$ 815	$ 104
4" (Compound)	$ 3,436	N/A	$ 814	$ 1,084	$ 104
6" (Compound)	$ 5,191	N/A	$ 1,307	$ 2,112	$ 104

8" and larger Compound and Turbine meters and equipment will be actual costs plus 15% City of Novi Administrative Fee

MISCELLANEOUS CHARGES

Miscellaneous Inspection Fee	$ 90
Turn-off or Turn-on Service (regular hours)	$ 90
Turn-off or Turn-on Service (Saturdays or Evenings)	$ 175
Turn-off or Turn-on Service (Sundays or Holidays)	$ 250
Water Meter Test	$ 85
Unmetered Water – Single Family Residential Construction	$ 105
Unmetered Water – Non-Single Family Residential Construction	$ 365
Permits to Use Fire Hydrant Fees:	
Backflow Preventer & Meter Deposit: 1" meter	$ 500
Backflow Preventer & Meter Deposit: 2" meter	$ 1900
Backflow Preventer & Meter Deposit: 3" meter	$ 1900
Hydrant Deposit	$ 200
Permit Fee	$ 60
Inspection Fee	$ 60
Rental Fee	$3.00/per day, $20/per month

WATER TAP FEES

For the privilege of tapping into the Water Supply System, there shall be a charge of One Thousand Eight Hundred Fifty Dollars ($1,850.00), multiplied by the unit factor set forth in the Unit Factor Chart as adopted by the City Council. With the exception of those users served directly by the water main constructed and financed by Special Assessment District Number 126 who will be charged Five Hundred Dollars ($ 500.00) multiplied by the factor set forth in the Unit Factor Chart.

SPECIAL RATES

For miscellaneous services for which, in the judgment of the City Council a special rate should be established, such rates shall be established and charged in accordance with the schedule of rates adopted by resolution of the City Council.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 22nd day of July, 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

HURON-ROUGE SEWER RATES RESOLUTION

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on July 22, 2024, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; the City of Novi through the Code of Ordinance, Section 34-145 has established that the rates are to be sufficient to provide for the payment of the expenses of administration and operation and such expenses for the maintenance of the system as are necessary to preserve the same in good repair and working order, to provide for the payment of the sewage disposal charge required to be paid to the county, to provide for the annual payments required to be made to the county in connection with the Huron-Rouge System, to provide for the payment and interest as required by the contract with the county, and to provide for the payment of such other expenditures and funds for the system as this division may require. Such rates shall be fixed and revised from time to time as may be necessary to produce these amounts.

WHEREAS; Oakland County has notified the City of Novi that their charge to us for sewage disposal has increased for 2024-2025,

WHEREAS; the cost to finance said system demonstrates that the sewer rates will be increasing,

NOW THEREFORE, IT IS THEREFORE RESOLVED that the following rates shall be implemented as the rates of the sewer system pursuant to Section 34-145 for all bills rendered after August 1, 2024.

Base Sewer Rates			
Minimum (Fixed) Rate Schedule			
Meter Size		Minimum Rate Per Quarter	
5/8"		$30.00	
1"		50.00	
1.5"		85.00	
2"		105.00	
3"		320.00	
4"		410.00	
6"		850.00	
8" or larger		995.00	

$5.14 per thousand gallons for metered consumption, and
$**131.19** per quarter/per tap unit for un-metered consumption

INSPECTION FEE

Sewer Inspection Fee.....$90.00

HIGH STRENGTH POLLUTANTS (HSP) AND FOR INDUSTRIAL WASTE CONTROL (IWC)

WHEREAS; the pass-through surcharges from the Great Lakes Water Authority for High Strength Pollutants (HSP) and for Industrial Waste Control (IWC) which are regulated by the Clean Water Act and may change every year.

NOW THEREFORE, IT IS THEREFORE RESOLVED that the City of Novi will collect the HSP and IWC surcharges as determined by the Great Lakes Water Authority.

SEWER TAP FEES

For the privilege of tapping into the Sanitary Sewer System, there shall be a charge of Two Thousand Seven Hundred Twenty Dollars ($2,720.00), multiplied by the unit factor set forth in the Unit Factor Chart as adopted by the City Council.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 22nd day of July, 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____

Cortney Hanson, City Clerk
City of Novi

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

NOVI-WALLED LAKE SEWER SYSTEM RESOLUTION

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on July 22, 2024, at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; the Oakland County Drain Commission (OCDC) operates the Novi-Walled Lake Treatment Plant for the Cities of Novi and Walled Lake; and

WHEREAS; certain rates must reflect the costs of providing services;

USAGE FEE

NOW THEREFORE, IT IS THEREFORE RESOLVED that the new rate to the user of this system is established at $119.56 per unit per quarter for all bills rendered after August 1, 2024.

SEWER INSPECTION FEE

WHEREAS; OCDC operates and maintains the Novi-Walled Lake Treatment Plant, and all sewer infrastructures for effluent to the plant;

NOW THEREFORE, IT IS THEREFORE RESOLVED That the City of Novi will collect the pass-through OCDC sewer inspection fee as determined by the OCDC.

INDUSTRIAL PRETREATMENT PROGRAM (IPP)

WHEREAS; the pass-through IPP surcharges from OCDC are regulated by the Clean Water Act and change every year;

NOW THEREFORE, IT IS THEREFORE RESOLVED that the City of Novi will collect the IPP surcharge as determined by the OCDC.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 22nd day of July, 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

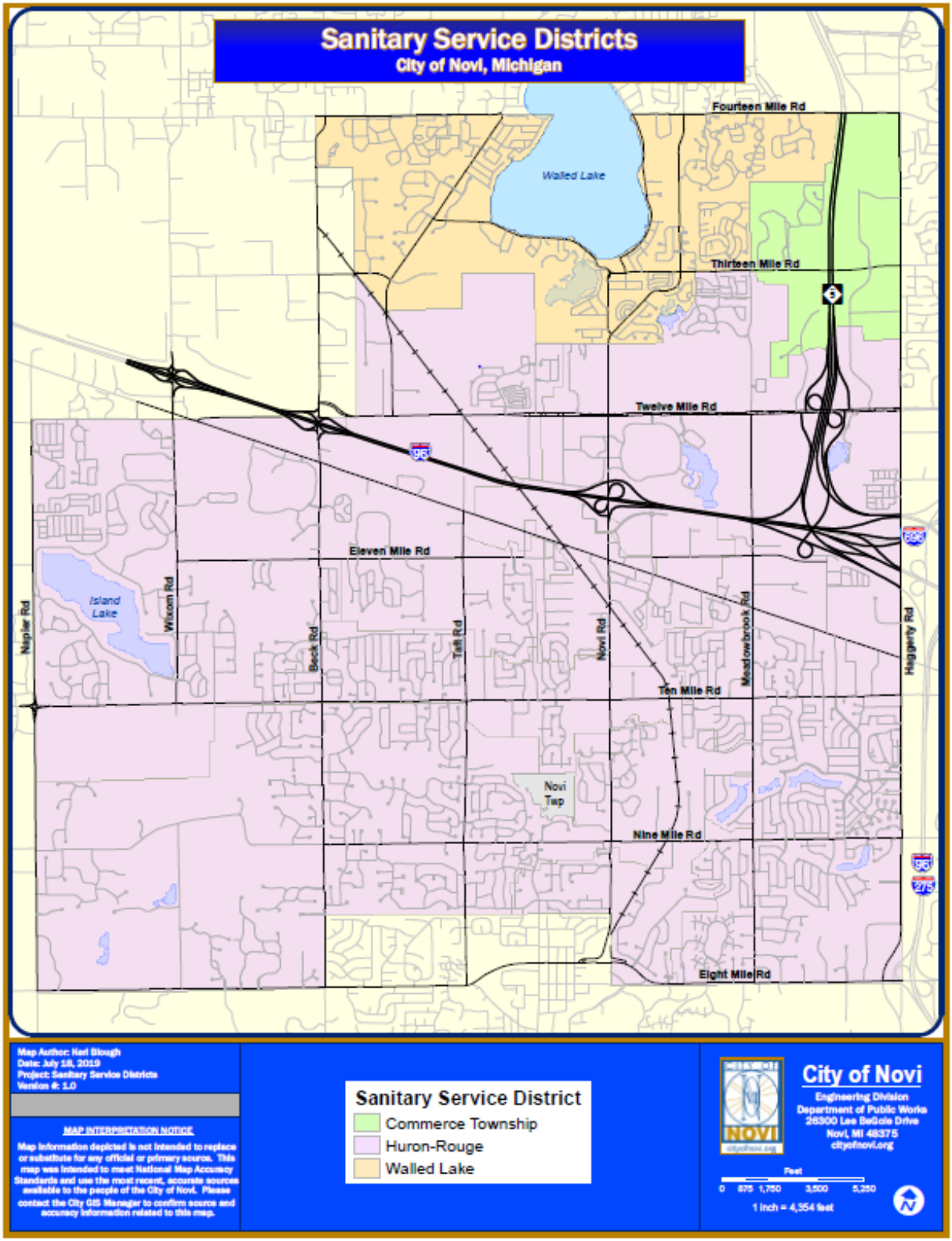
_____
Cortney Hanson, City Clerk
City of Novi

Example of Water and Sewer charges using Huron Rouge Metered Rate

	2023-2024	2024-2025	Increase
Quarterly:			
Water			
Fixed rate	$ 56.00	$ 56.00	
20,000 gallons	$ 74.60	$ 79.08	
Sewer			
Fixed rate	$ 30.00	$ 30.00	
20,000 gallons	$ 94.40	$ 102.90	
Quarterly	$ 255.00	$ 267.97	$ 12.97
Annually	$ 1,020.00	$ 1,071.89	$ 51.89
		Estimated increase	5.1%

Note:

Example of Water and Sewer Charges using Huron Rouge Metered Rate
Department and Oakland County Water Resource Commission.


Sanitary Service Districts
City of Novi, Michigan
Fourteen Mile Rd
Walled Lake
Thirteen Mile Rd
Twelve Mile Rd
Eleven Mile Rd
Ten Mile Rd
Nine Mile Rd
Eight Mile Rd
Napier Rd
Wixom Rd
Beck Rd
Taft Rd
Novi Rd
Meadowbrook Rd
Haggerty Rd
Island Lake
Novi Twp
Map Author: Keri Blough
Date: July 18, 2019
Project: Sanitary Service Districts
Version #: 1.0
MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Please contact the City GIS Manager to confirm source and accuracy information related to this map.
Sanitary Service District
Commerce Township
Huron-Rouge
Walled Lake
City of Novi
Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org
Feet
0 875 1,750 3,500 5,250
1 inch = 4,354 feet

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

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

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 70,532.67 Thirteen Mile Rd Rehab** **$ 265,995.41 West Park Rd Rehab** **$ 336,528.08 Total**
AMOUNT BUDGETED	**$ 108,822.00 Thirteen Mile Rd Rehab** **$ 409,042.00 West Park Rd Rehab** **$ 517,864.00 Total**
APPROPRIATION REQUIRED	**$ 0**
LINE ITEM NUMBER	**Major Streets Fund** **202-449.20-975.152 West Park Rd** **202-449.20-975.153 Thirteen Mile Rd**

BACKGROUND INFORMATION:

In 2021, the City was awarded federal funds through the Oakland County Federal Aid Committee (FAC) to rehabilitate Thirteen Mile Road between M-5 and Haggerty Rd, and West Park Road between 12 Mile Road and Pontiac Trail in 2025. The City is expected to receive $523,745.00 for Thirteen Mile Road and $1,775,666.00 for West Park Road. The federal funding for the project will be administered by the Michigan Department of Transportation Local Agency Program (MDOT LAP).

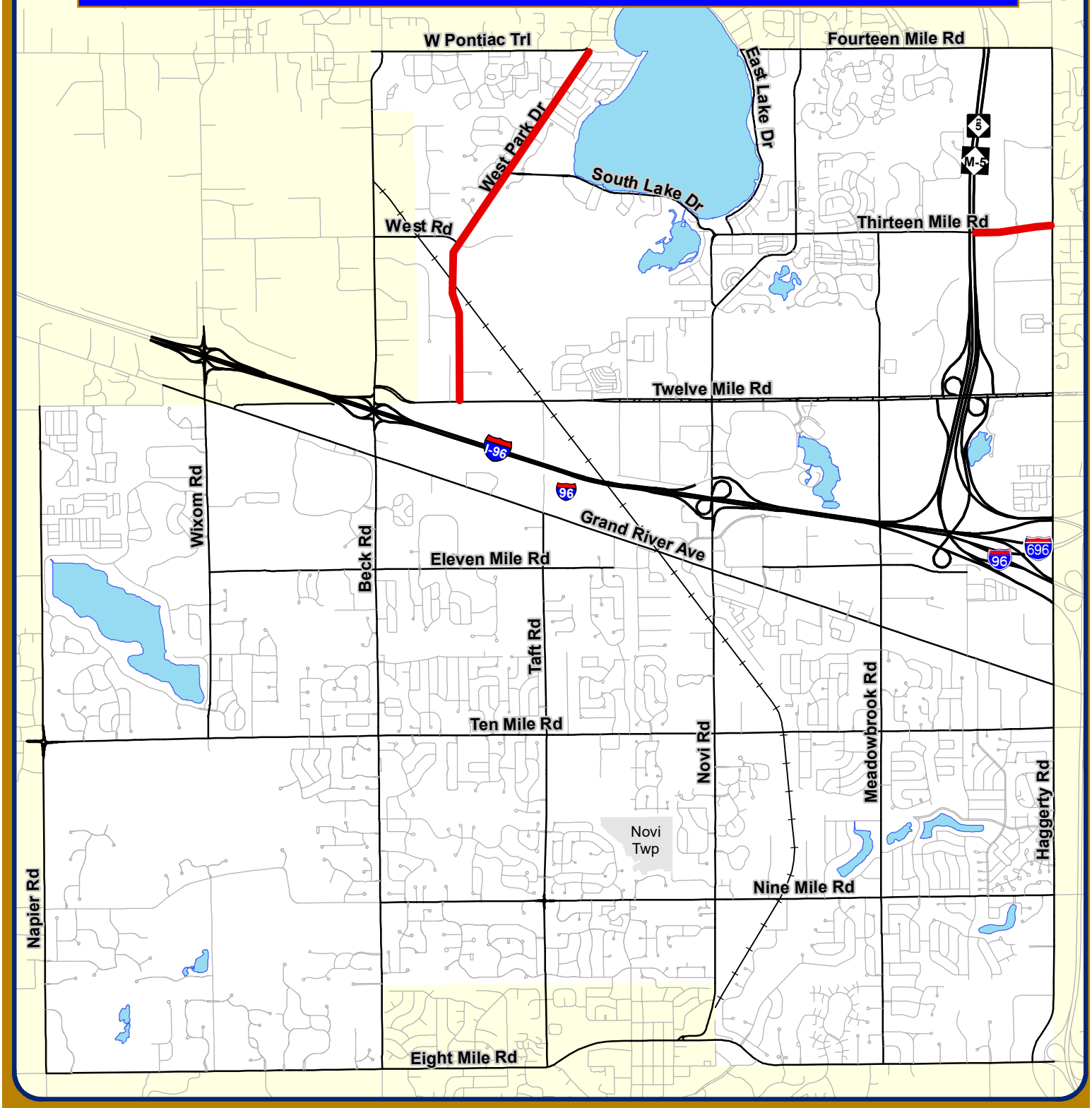
The 13 Mile Road rehabilitation project will consist of milling and resurfacing the asphalt pavement. For West Park Road rehabilitation will consist of milling and resurfacing the south half, from 12 Mile Road to West Road and a 'crush-and-shape' treatment of the 1north half, from West Road to Pontiac Trail. For both projects, curb repairs, sidewalk ramp repairs and drainage improvements will be made where needed. No new non-motorized facilities are proposed with either project. The addition of bike lanes on West

Park was a consideration in project estimation and if included would add ~$1M to the project (not included in attached project estimates). Bike lanes can be added to the design at the will of City Council.

The attached design engineering services proposal outlines the detailed scope of services. The design fee for 13 Mile Road will be $70,532.67 (6.25% of the estimated construction cost of $1,007,609.50, plus an additional 0.50% of the estimated construction cost for MDOT administration). The design fee for West Park Road will be $265,995.41 (6.25% of the estimated construction cost of $3,940,672.75, plus an additional 0.50% of the estimated construction cost for MDOT administration). OHM Advisor's engineering fees are based on the fixed fee schedule established in the Agreement for Professional Engineering Services for Public Projects. Design of this project would begin following award with construction expected to occur in FY 2025-26.

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

West Park Drive & Thirteen Mile Road Rehabilitation



Map Author: Runkel
Date7-15-24
Project: West Park, 13 Mile

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Project Location

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

Feet
0 875 1,750 3,500 5,250

1 inch = 4,300 feet

June 6, 2024

Mr. Ben Croy
City Engineer
City of Novi - Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375

RE: Scope of Design Services
13 Mile from M-5 to Haggerty

Dear Mr. Croy:

Per your request, the following outlines our proposed scope of services and fee to perform design services to prepare plans and specifications for the above referenced project. This summary includes our project understanding, proposed scope of work, assumptions, schedule, and fee.

PROJECT UNDERSTANDING

The project will consist of rehabilitating 13 Mile from M-5 to Haggerty. This almost half mile of roadway will be milled and resurfaced assuming acceptable subsurface conditions. From shoulder to shoulder the existing asphalt pavement will be milled off and given spot repairs in preparation for new asphalt pavement. The sparse curb and drive approaches may be repaired as agreed upon by City and OHM staff based on a condition assessment. Ramps at intersections appear to be compliant with the latest accessibility requirements but will be replaced if they are not. Guardrail will not be replaced unless a condition assessment deems it necessary. Noticeable drainage inefficiencies shall be rectified, in addition to any shoulder repair or ditching that is needed. No gaps in pathway or sidewalk are anticipated to be extended as developments will be required to construct across their frontage as they arrive.

In late 2021, the City applied for and received just over $500,000 in federal funds (STPU) to rehabilitate 13 Mile. It is our understanding that the City has budgeted additional road funds to cover the remaining cost of the project. The combined construction cost of the road rehabilitation is anticipated to be approximately $1 million. Using these federal funds, the project must be administered through the Michigan Department of Transportation (MDOT) Local Agency Programs Unit. The City should be aware that the federal-aid process is much longer than a City-administered project, and typically requires a minimum of six months from the initial submittal to MDOT to the award of a construction contract. The plans for this project will be developed in accordance with MDOT guidelines such that the project could be administered through the MDOT LAP Unit. Additional project administration effort resulting from the federal aid process (program applications, NEPA, right-of-way certification, crash analysis, mobility analysis, GI meeting, etc.) have been included in this scope. Please note that the normal bidding services provided to the City will not be completed since this project will be going through the federal aid process in which the project would be bid through MDOT.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

SCOPE OF SERVICES

The following outlines our work plan to accomplish the scope of services for this project as noted above:

- Organize and attend a kickoff meeting with City staff and utility companies to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Implement existing utility information and record drawings for the project area.
- Perform a site review to identify elements that are sensitive which includes pavement rehabilitation techniques, geometric deficiencies, drainage features, and utility facilities within the project area.
- Perform topographic survey of the project area and prepare existing conditions plans.
- Coordinate with the Geotechnical Engineer to develop typical pavement sections for the project.
- Develop horizontal and vertical alignments of the roadway and prepare typical cross-sections for the roadway.
- Prepare program applications, preliminary design plans, special provisions, and estimate.
- Attend MDOT Grade Inspection meeting with the City and utility companies to review the plans, specifications, and estimate to address any requested revisions.
- Prepare and submit permit plan packages for permit(s).
- Prepare a Maintenance of Traffic (MOT) plan. We anticipate the MOT plan will be developed in coordination with City staff and input from project stakeholders.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare final program applications, design plans, special provisions, and estimate.
- Address questions that may arise during the MDOT bidding process.

ASSUMPTIONS

The following summarizes our assumptions associated with this proposal:

- The City will acquire all property/right-of-way/easements need for the project in accordance with federal requirements. OHM will prepare legal descriptions/exhibits for proposed right-of-way and easements should they be required.
- Geotechnical services are anticipated to be required for design and construction of this project but are not included in our scope of work. These services will be provided by the City's Geotechnical Consultant under a separate contract.
- Historical identification services may be required for design of this project but are not included in our scope of work. These services will need to be included in a separate contract if required.
- The City will be responsible for all permit application fees and permit fees.
- We do not anticipate remediation or removal of contaminated or hazardous soils or materials.
- Development of plans for landscaping or ornamental features are not included.
- No floodplain, wetland, or stream work is expected to be required for this project.
- The addition of sidewalk or pathway throughout the entire project limits is not included in the scope of this project.
- The pavement section is expected to be satisfactory such that reconstruction will not be required.
- Relocation of municipal or private utilities is not anticipated nor included in this contract.
- The project limits will stop short of the concrete that is tied into M-5.
- No signal work is anticipated with this project as the traffic loops at M-5 are in the concrete section while Cabot and Haggerty signals appear to work by aerial detection.

SCHEDULE

The following outlines our anticipated schedule milestones of main tasks related to this work:

- 50% Submittal to City – October 2024
- GI Submittal to MDOT – December 2024
- Final Package Submittal to MDOT – February 2025
- MDOT Bid Letting – May 2025
- Begin Construction – June/July 2025

FEE

Based on the use of the 'Attachment A – 2022-2027 Engineering Fees' calculation, our proposed lump sum fee to perform this work is seventy thousand five hundred thirty-two dollars and sixty-seven cents ($70,532.67). Our fee derivation is based on the following breakdown:

	Construction Cost		Design Fee
Road Recon/Rehab Design	$ 1,007,609.50	6.50%	$ 65,494.62
MDOT LAP Design	$ 1,007,609.50	0.50%	$ 5,038.05
Total			**$ 70,532.67**

Thank you for the opportunity to be of service. If you have any questions or require additional information, please contact us. We look forward to working with you on this project.

Sincerely,

OHM Advisors

Alex Parent, P.E.
Project Manager

Authorization to Proceed

Signature Date

Printed Name Title

Encl: Project Cost Estimates

cc: Rebecca Runkel, Project Engineer
Tim Juidici, OHM

OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150
Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT: 2024-2025 FAC Estimate
LOCATION: 13 Mile Rd between M-5 and Hagerty Rd
WORK: 0.5 miles of mill and resurfacing

DATE: April 29, 2024
PROJECT #: 0163-20-0110
ESTIMATOR: ARP
CHECKED BY: TJJ
CURRENT ENR: TJJ

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
	CATEGORY 4 - 13 MILE				
1077051	Audio Video Route Survey	LSUM	1	$ 5,000.00	$ 5,000.00
1100001	Mobilization, Max	LSUM	0.75	$100,000.00	$ 75,000.00
2040020	Curb and Gutter, Rem	Ft	800	$ 10.00	$ 8,000.00
2040055	Sidewalk, Rem	Syd	156	$ 10.00	$ 1,560.00
2047011	Pavt, Rem, Modified	Syd	1600	$ 10.00	$ 16,000.00
2047050	Exploratory Excavation	Ea	5	$ 50.00	$ 250.00
2050010	Embankment, CIP	Cyd	75	$ 20.00	$ 1,500.00
2050016	Excavation, Earth	Cyd	300	$ 20.00	$ 6,000.00
2050031	Non Haz Contaminated Material Handling and Disposal, LM	Cyd	50	$ 75.00	$ 3,750.00
2057021	Subgrade Undercutting Type II, 21AA	Cyd	100	$ 75.00	$ 7,500.00
2057021	Subgrade Undercutting, Type II, 1 by 3	Cyd	100	$ 75.00	$ 7,500.00
2080020	Erosion Control, Inlet Protection, Fabric Drop	Ea	10	$ 100.00	$ 1,000.00
2080036	Erosion Control, Silt Fence	Ft	2500	$ 5.00	$ 12,500.00
2090001	Project Cleanup	LSUM	1	$ 10,000.00	$ 10,000.00
3027011	Aggregate Base, 4 inch, Modified	Syd	983	$ 12.50	$ 12,287.50
3027011	Aggregate Base, 8 inch, Modified	Syd	125	$ 15.00	$ 1,875.00
3060020	Maintenance Gravel	Ton	250	$ 30.00	$ 7,500.00
3077011	Shld, Cl II, 6 inch, Modified	Syd	2776	$ 15.00	$ 41,640.00
4030010	Dr Structure Cover, Type B	Ea	1	$ 625.00	$ 625.00
4030025	Dr Structure Cover, Type D	Ea	1	$ 750.00	$ 750.00
4030040	Dr Structure Cover, Type G	Ea	2	$ 750.00	$ 1,500.00
4030050	Dr Structure Cover, Type K	Ea	5	$ 750.00	$ 3,750.00
4030065	Dr Structure Cover, Type Q	Ea	5	$ 625.00	$ 3,125.00
4030280	Dr Structure, Adj, Add Depth	Ft	5	$ 250.00	$ 1,250.00
4030306	Dr Structure, Tap, 6 inch	Ea	5	$ 250.00	$ 1,250.00
4037050	San Structure Cover, Adj	Ea	1	$ 1,000.00	$ 1,000.00
4037050	Stm Structure Cover, Adj	Ea	5	$ 750.00	$ 3,750.00
4037050	Wtr Structure Cover, Adj	Ea	5	$ 1,000.00	$ 5,000.00
4040083	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	1000	$ 12.50	$ 12,500.00
5010002	Cold Milling HMA Surface	Syd	15342	$ 2.50	$ 38,355.00
5010008	Pavt for Butt Joints, Rem	Syd	250	$ 50.00	$ 12,500.00
5010020	Pavt Joint and Crack Repr, Det 7	Ft	1000	$ 5.00	$ 5,000.00
5010021	Pavt Joint and Crack Repr, Det 8	Ft	250	$ 10.00	$ 2,500.00
5010025	Hand Patching	Ton	75	$ 100.00	$ 7,500.00
5010061	HMA Approach	Ton	318	$ 150.00	$ 47,700.00
5012025	HMA, 4EML	Ton	1880	$ 90.00	$ 169,200.00
5012037	HMA, 5EML	Ton	1857	$ 95.00	$ 176,415.00
6020166	Conc Pavt with Integral Curb, Nonreinf, 9 inch	Syd	660	$ 95.00	$ 62,700.00
8020038	Curb and Gutter, Conc, Det F4	Ft	1200	$ 25.00	$ 30,000.00
8020050	Driveway Opening, Conc, Det M	Ft	415	$ 30.00	$ 12,450.00

OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150
Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT:	2024-2025 FAC Estimate	DATE:	April 29, 2024
LOCATION:	13 Mile Rd between M-5 and Hagerty Rd	PROJECT #:	0163-20-0110
WORK:	0.5 miles of mill and resurfacing	ESTIMATOR:	ARP
		CHECKED BY:	TJJ
		CURRENT ENR:	TJJ

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
8020057	Shld Gutter, Conc, Det 3	Ea	7	$ 1,000.00	$ 7,000.00
8020075	Spillway, Conc	Ft	20	$ 55.00	$ 1,100.00
8030030	Curb Ramp Opening, Conc	Ft	60	$ 30.00	$ 1,800.00
8030044	Sidewalk, Conc, 4 inch	Sft	500	$ 5.00	$ 2,500.00
8032002	Curb Ramp, Conc, 6 inch	Sft	900	$ 7.50	$ 6,750.00
8037001	Detectable Warning Surface, Modified	Ft	50	$ 40.00	$ 2,000.00
8060010	Shared use Path, Aggregate	Ton	42	$ 35.00	$ 1,470.00
8060040	Shared use Path, HMA	Ton	68	$ 125.00	$ 8,500.00
8070044	Guardrail Approach Terminal, Type 2M	Ea	6	$ 4,000.00	$ 24,000.00
8100371	Post, Steel, 3 lb	Ft	350	$ 5.00	$ 1,750.00
8100403	Sign, Type III, Rem	Ea	25	$ 15.00	$ 375.00
8100404	Sign, Type IIIA	Sft	125	$ 15.00	$ 1,875.00
8100405	Sign, Type IIIB	Sft	125	$ 15.00	$ 1,875.00
8110091	Pavt Mrkg, Polyurea, 4 inch, White	Ft	6150	$ 1.00	$ 6,150.00
8110092	Pavt Mrkg, Polyurea, 4 inch, Yellow	Ft	10000	$ 1.00	$ 10,000.00
8110093	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	Ft	150	$ 5.00	$ 750.00
8110110	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	Ft	640	$ 7.00	$ 4,480.00
8110113	Pavt Mrkg, Polyurea, 18 inch, Stop Bar	Ft	100	$ 10.00	$ 1,000.00
8110405	Pavt Mrkg, Polyurea, Lt Turn Arrow Sym	Ea	4	$ 250.00	$ 1,000.00
8110410	Pavt Mrkg, Polyurea, Only	Ea	10	$ 250.00	$ 2,500.00
8110412	Pavt Mrkg, Polyurea, Rt Turn Arrow Sym	Ea	8	$ 250.00	$ 2,000.00
8110417	Pavt Mrkg, Polyurea, Thru and Rt Turn Arrow Sym	Ea	2	$ 250.00	$ 500.00
8110450	Recessing Pavt Mrkg, Longit	Ft	16150	$ 0.50	$ 8,075.00
8110451	Recessing Pavt Mrkg, Transv	Sft	500	$ 2.50	$ 1,250.00
8120012	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	Ea	25	$ 100.00	$ 2,500.00
8120013	Barricade, Type III, High Intensity, Double Sided, Lighted, Ope	Ea	25	$ 5.00	$ 125.00
8120026	Pedestrian Type II Barricade, Temp	Ea	10	$ 250.00	$ 2,500.00
8120035	Channelizing Device, 42 inch, Fluorescent, Furn	Ea	250	$ 25.00	$ 6,250.00
8120036	Channelizing Device, 42 inch, Fluorescent, Oper	Ea	250	$ 1.00	$ 250.00
8120140	Lighted Arrow, Type C, Furn	Ea	2	$ 500.00	$ 1,000.00
8120141	Lighted Arrow, Type C, Oper	Ea	2	$ 1.00	$ 2.00
8120170	Minor Traf Devices	LSUM	1	$ 40,000.00	$ 40,000.00
8120236	Pavt Mrkg, Wet Reflective, Type NR, Paint, 4 inch, Yellow, Te	Ft	5000	$ 0.50	$ 2,500.00
8120350	Sign, Type B, Temp, Prismatic, Furn	Sft	500	$ 7.50	$ 3,750.00
8120351	Sign, Type B, Temp, Prismatic, Oper	Sft	500	$ 1.00	$ 500.00
8120352	Sign, Type B, Temp, Prismatic, Spec, Furn	Sft	100	$ 15.00	$ 1,500.00
8120353	Sign, Type B, Temp, Prismatic, Spec, Oper	Sft	100	$ 1.00	$ 100.00
8120370	Traf Regulator Control	LSUM	1	$ 10,000.00	$ 10,000.00
8167011	Turf Establishment, Performance	Syd	2500	$ 5.00	$ 12,500.00
8210001	Monument Box	Ea	1	$ 500.00	$ 500.00
8210005	Monument Box Adj	Ea	1	$ 500.00	$ 500.00

OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150
Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT:	2024-2025 FAC Estimate	DATE:	April 29, 2024
LOCATION:	13 Mile Rd between M-5 and Hagerty Rd	PROJECT #:	0163-20-0110
WORK:	0.5 miles of mill and resurfacing	ESTIMATOR:	ARP
		CHECKED BY:	TJJ
		CURRENT ENR:	TJJ

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
8210010	Monument Preservation	Ea	1	$ 500.00	$ 500.00
8210020	Protect Corners	Ea	1	$ 500.00	$ 500.00
8230422	Water Shutoff, Adj, Case 2	Ea	5	$ 250.00	$ 1,250.00
8237001	Sprinkler Line	Ft	500	$ 5.00	$ 2,500.00
8237050	Irrigation Control Box, Relocate	Ea	1	$ 500.00	$ 500.00
8237050	Irrigation Control Box, Replace	Ea	1	$ 500.00	$ 500.00
8237050	Sprinkler Head, Relocate	Ea	10	$ 50.00	$ 500.00
8237050	Sprinkler Head, Replace	Ea	10	$ 50.00	$ 500.00
SUBTOTAL FOR CATEGORY 4 - 13 MILE					$ 1,007,609.50
	TOTAL OPINION OF PROBABLE CONSTRUCTION COST =				**$ 1,007,609.50**

June 6, 2024

Mr. Ben Croy
City Engineer
City of Novi - Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375

RE: Scope of Design Services
West Park Drive from 12 Mile to Pontiac Trail

Dear Mr. Croy:

Per your request, the following outlines our proposed scope of services and fee to perform design services to prepare plans and specifications for the above referenced project. This summary includes our project understanding, proposed scope of work, assumptions, schedule, and fee.

PROJECT UNDERSTANDING

The project will consist of rehabilitating West Park Drive from the 12 Mile to Pontiac Trail. The south half of the project from 12 Mile to West Road will be milled and resurfaced assuming acceptable subsurface conditions. From curb to curb the existing asphalt pavement will be milled off and given spot repairs in preparation for new asphalt pavement. Curb and drive approaches may be repaired as agreed upon by City and OHM staff based on a condition assessment. Sidewalk and pathway repairs are not expected to occur but ramps at intersections will be replaced to the latest accessibility requirements. Any noticeable drainage inefficiencies shall be rectified as well. The north half of the project from West Road to Pontiac Trail will consist of the repair of the roadway using a 'crush and shape' operation. The existing pavement will be pulverized and compacted to serve as base material for a new asphalt pavement section. This type of operation causes the road elevation to rise so it is only applicable to road sections without curb like the section from West Road to Pontiac Trail. The rise in road elevation will also cause impact to adjacent drive approaches and drainage patterns. The design will aim to limit the impacts on these adjacent elements. Again addressing pedestrian facilities, the north half of West Park Drive will undergo sidewalk ramp repair at intersections for accessibility requirements but is not anticipated to contain addition of filling in sections of the corridor missing sidewalk or pathway.

In late 2021, the City applied for and received approximately $1.77 million in federal funds (STPU) to rehabilitate West Park Drive. It is our understanding that the City has budgeted additional road funds to cover the remaining cost of the project. The combined construction cost of the road rehabilitation is anticipated to be approximately $4 million. Using these federal funds, the project must be administered through the Michigan Department of Transportation (MDOT) Local Agency Programs Unit. The City should be aware that the federal-aid process is much longer than a City-administered project, and typically requires a minimum of six months from the initial submittal to MDOT to the award of a construction contract. The plans for this project will be developed in accordance with MDOT guidelines such that the project could be administered through the MDOT LAP Unit. Additional project administration effort resulting from the federal aid process (program applications, NEPA, right-of-way certification, crash analysis, mobility analysis, GI meeting, etc.) have been included in this scope. Please note that the normal bidding services provided to the City will not be completed since this project will be going through the federal aid process in which the project would be bid through MDOT.

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SCOPE OF SERVICES

The following outlines our work plan to accomplish the scope of services for this project as noted above:

- Organize and attend a kickoff meeting with City staff and utility companies to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Implement existing utility information and record drawings for the project area.
- Perform a site review to identify elements that are sensitive which includes pavement rehabilitation techniques, geometric deficiencies, drainage features, and utility facilities within the project area.
- Perform topographic survey of the project area and prepare existing conditions plans.
- Coordinate with the Geotechnical Engineer to develop typical pavement sections for the project.
- Develop horizontal and vertical alignments of the roadway and prepare typical cross-sections for the roadway.
- Prepare program applications, preliminary design plans, special provisions, and estimate.
- Attend MDOT Grade Inspection meeting with the City and utility companies to review the plans, specifications, and estimate to address any requested revisions.
- Prepare and submit permit plan packages for permit(s).
- Prepare a Maintenance of Traffic (MOT) plan. We anticipate the MOT plan will be developed in coordination with City staff and input from project stakeholders.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare final program applications, design plans, special provisions, and estimate.
- Address questions that may arise during the MDOT bidding process.

ASSUMPTIONS

The following summarizes our assumptions associated with this proposal:

- The City will acquire all property/right-of-way/easements need for the project in accordance with federal requirements. OHM will prepare legal descriptions/exhibits for proposed right-of-way and easements should they be required.
- Geotechnical services are anticipated to be required for design and construction of this project but are not included in our scope of work. These services will be provided by the City's Geotechnical Consultant under a separate contract.
- Historical identification services may be required for design of this project but are not included in our scope of work. These services will need to be included in a separate contract if required.
- The City will be responsible for all permit application fees and permit fees.
- We do not anticipate remediation or removal of contaminated or hazardous soils or materials.
- Development of plans for landscaping or ornamental features are not included.
- No floodplain, wetland, or stream work is expected to be required for this project.
- The addition of sidewalk or pathway throughout the entire project limits is not included in the scope of this project.
- The pavement section from 12 Mile to West Road is expected to be satisfactory such that a greater repair such as reconstruction will not be required.
- Relocation of municipal or private utilities is not anticipated nor included in this contract. The only anticipated utility work would be minor storm sewer work.

SCHEDULE

The following outlines our anticipated schedule milestones of main tasks related to this work:

- 50% Submittal to City – September 2024
- GI Submittal to MDOT – November 2024
- Final Package Submittal to MDOT – January 2025
- MDOT Bid Letting – April 2025
- Begin Construction – May/June 2025

FEE

Based on the use of the 'Attachment A – 2022-2027 Engineering Fees' calculation, our proposed lump sum fee to perform this work is two hundred sixty-five thousand nine hundred ninety-five dollars and forty-one cents ($265,995.41). Our fee derivation is based on the following breakdown:

	Construction Cost		Design Fee
Road Recon/Rehab Design	$ 3,940,672.75	6.25%	$246,292.05
MDOT LAP Design	$ 3,940,672.75	0.50%	$ 19,703.36
Total			**$265,995.41**

Thank you for the opportunity to be of service. If you have any questions or require additional information, please contact us. We look forward to working with you on this project.

Sincerely,

OHM Advisors

Alex Parent, P.E.
Project Manager

Authorization to Proceed

Signature Date

Printed Name Title

Encl: Project Cost Estimates

cc: Rebecca Runkel, Project Engineer
Tim Juidici, OHM

OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150
Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT:	2024-2025 FAC Estimate	DATE:	April 29, 2024
LOCATION:	East of Beck between 12 Mile and Pontiac Trail	PROJECT #:	0163-20-0110
WORK:	2.4 miles of road rehabilitation of which the first curbed mile is mill and resurface and the remaining 1.4 is crush and shape.	ESTIMATOR:	ARP
		CHECKED BY:	TJJ
		CURRENT ENR:	TJJ

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
	CATEGORY 3 - W. PARK				
1077051	Audio Video Route Survey	LSUM	1	$ 5,000.00	$ 5,000.00
1100001	Mobilization, Max	LSUM	3	$100,000.00	$ 300,000.00
2040020	Curb and Gutter, Rem	Ft	4250	$ 10.00	$ 42,500.00
2040055	Sidewalk, Rem	Syd	1440	$ 10.00	$ 14,400.00
2047011	Pavt, Rem, Modified	Syd	5604	$ 10.00	$ 56,040.00
2047050	Exploratory Excavation	Ea	15	$ 50.00	$ 750.00
2050010	Embankment, CIP	Cyd	1377	$ 20.00	$ 27,540.00
2050016	Excavation, Earth	Cyd	5508	$ 20.00	$ 110,160.00
2050031	Non Haz Contaminated Material Handling and Disposal, LM	Cyd	150	$ 75.00	$ 11,250.00
2057021	Subgrade Undercutting Type II, 21AA	Cyd	300	$ 75.00	$ 22,500.00
2057021	Subgrade Undercutting, Type II, 1 by 3	Cyd	300	$ 75.00	$ 22,500.00
2080012	Erosion Control, Check Dam, Stone	Ft	500	$ 40.00	$ 20,000.00
2080020	Erosion Control, Inlet Protection, Fabric Drop	Ea	50	$ 100.00	$ 5,000.00
2080036	Erosion Control, Silt Fence	Ft	5000	$ 5.00	$ 25,000.00
2090001	Project Cleanup	LSUM	1	$ 10,000.00	$ 10,000.00
3020050	Aggregate Base, Conditioning	Syd	2817	$ 2.50	$ 7,042.50
3027011	Aggregate Base, 4 inch, Modified	Syd	6793	$ 12.50	$ 84,912.50
3027031	Aggregate Base, Modified	Ton	1000	$ 40.00	$ 40,000.00
3050002	HMA Base Crushing and Shaping	Syd	30715	$ 3.75	$ 115,181.25
3050010	Material, Surplus and Unsuitable, Rem, LM	Cyd	1000	$ 10.00	$ 10,000.00
3050015	Salv Crushed Material, LM	Cyd	1000	$ 10.00	$ 10,000.00
3060020	Maintenance Gravel	Ton	2250	$ 30.00	$ 67,500.00
3077011	Shld, Cl II, 6 inch, Modified	Syd	8707	$ 15.00	$ 130,605.00
4030010	Dr Structure Cover, Type B	Ea	5	$ 625.00	$ 3,125.00
4030050	Dr Structure Cover, Type K	Ea	25	$ 750.00	$ 18,750.00
4030065	Dr Structure Cover, Type Q	Ea	5	$ 625.00	$ 3,125.00
4030280	Dr Structure, Adj, Add Depth	Ft	15	$ 250.00	$ 3,750.00
4030306	Dr Structure, Tap, 6 inch	Ea	10	$ 250.00	$ 2,500.00
4037050	San Structure Cover, Adj	Ea	5	$ 1,000.00	$ 5,000.00
4037050	Stm Structure Cover, Adj	Ea	15	$ 750.00	$ 11,250.00
4037050	Wtr Structure Cover, Adj	Ea	5	$ 1,000.00	$ 5,000.00
4040083	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	3000	$ 12.50	$ 37,500.00
5010002	Cold Milling HMA Surface	Syd	24133	$ 2.50	$ 60,332.50
5010008	Pavt for Butt Joints, Rem	Syd	750	$ 50.00	$ 37,500.00
5010020	Pavt Joint and Crack Repr, Det 7	Ft	2000	$ 5.00	$ 10,000.00
5010021	Pavt Joint and Crack Repr, Det 8	Ft	500	$ 10.00	$ 5,000.00
5010025	Hand Patching	Ton	175	$ 100.00	$ 17,500.00
5010061	HMA Approach	Ton	616	$ 150.00	$ 92,400.00
5012013	HMA, 3EML	Ton	6592	$ 85.00	$ 560,320.00
5012025	HMA, 4EML	Ton	6637	$ 90.00	$ 597,330.00

OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150
Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT: 2024-2025 FAC Estimate
LOCATION: East of Beck between 12 Mile and Pontiac Trail
WORK: 2.4 miles of road rehabilitation of which the first curbed mile is mill and resurface and the remaining 1.4 is crush and shape.

DATE: April 29, 2024
PROJECT #: 0163-20-0110
ESTIMATOR: ARP
CHECKED BY: TJJ
CURRENT ENR: TJJ

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
5012037	HMA, 5EML	Ton	6637	$ 95.00	$ 630,515.00
8010005	Driveway, Nonreinf Conc, 6 inch	Syd	191	$ 60.00	$ 11,460.00
8017011	Driveway with Integral Curb, Nonreinf Conc, 9 inch	Syd	901	$ 80.00	$ 72,080.00
8020031	Curb and Gutter, Conc, Det D2	Ft	750	$ 30.00	$ 22,500.00
8020038	Curb and Gutter, Conc, Det F4	Ft	4250	$ 25.00	$ 106,250.00
8020057	Shld Gutter, Conc, Det 3	Ea	10	$ 1,000.00	$ 10,000.00
8030030	Curb Ramp Opening, Conc	Ft	400	$ 30.00	$ 12,000.00
8030044	Sidewalk, Conc, 4 inch	Sft	2500	$ 5.00	$ 12,500.00
8032002	Curb Ramp, Conc, 6 inch	Sft	12960	$ 7.50	$ 97,200.00
8037001	Detectable Warning Surface, Modified	Ft	200	$ 40.00	$ 8,000.00
8060010	Shared use Path, Aggregate	Ton	600	$ 35.00	$ 21,000.00
8070044	Guardrail Approach Terminal, Type 2M	Ea	4	$ 4,000.00	$ 16,000.00
8077050	Post, Mailbox, Remove and Reset	Ea	20	$ 150.00	$ 3,000.00
8100371	Post, Steel, 3 lb	Ft	1500	$ 5.00	$ 7,500.00
8100403	Sign, Type III, Rem	Ea	100	$ 15.00	$ 1,500.00
8100404	Sign, Type IIIA	Sft	500	$ 15.00	$ 7,500.00
8100405	Sign, Type IIIB	Sft	500	$ 15.00	$ 7,500.00
8110091	Pavt Mrkg, Polyurea, 4 inch, White	Ft	17750	$ 1.00	$ 17,750.00
8110092	Pavt Mrkg, Polyurea, 4 inch, Yellow	Ft	27350	$ 1.00	$ 27,350.00
8110093	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	Ft	500	$ 5.00	$ 2,500.00
8110113	Pavt Mrkg, Polyurea, 18 inch, Stop Bar	Ft	500	$ 10.00	$ 5,000.00
8110405	Pavt Mrkg, Polyurea, Lt Turn Arrow Sym	Ea	17	$ 250.00	$ 4,250.00
8110410	Pavt Mrkg, Polyurea, Only	Ea	20	$ 250.00	$ 5,000.00
8110412	Pavt Mrkg, Polyurea, Rt Turn Arrow Sym	Ea	8	$ 250.00	$ 2,000.00
8110417	Pavt Mrkg, Polyurea, Thru and Rt Turn Arrow Sym	Ea	3	$ 250.00	$ 750.00
8110450	Recessing Pavt Mrkg, Longit	Ft	45100	$ 0.50	$ 22,550.00
8110451	Recessing Pavt Mrkg, Transv	Sft	1000	$ 2.50	$ 2,500.00
8120012	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	Ea	200	$ 100.00	$ 20,000.00
8120013	Barricade, Type III, High Intensity, Double Sided, Lighted, Ope	Ea	200	$ 5.00	$ 1,000.00
8120026	Pedestrian Type II Barricade, Temp	Ea	50	$ 250.00	$ 12,500.00
8120035	Channelizing Device, 42 inch, Fluorescent, Furn	Ea	1000	$ 25.00	$ 25,000.00
8120036	Channelizing Device, 42 inch, Fluorescent, Oper	Ea	1000	$ 1.00	$ 1,000.00
8120140	Lighted Arrow, Type C, Furn	Ea	4	$ 500.00	$ 2,000.00
8120141	Lighted Arrow, Type C, Oper	Ea	4	$ 1.00	$ 4.00
8120170	Minor Traf Devices	LSUM	1	$ 40,000.00	$ 40,000.00
8120236	Pavt Mrkg, Wet Reflective, Type NR, Paint, 4 inch, Yellow, Te	Ft	10000	$ 0.50	$ 5,000.00
8120350	Sign, Type B, Temp, Prismatic, Furn	Sft	1500	$ 7.50	$ 11,250.00
8120351	Sign, Type B, Temp, Prismatic, Oper	Sft	1500	$ 1.00	$ 1,500.00
8120352	Sign, Type B, Temp, Prismatic, Spec, Furn	Sft	500	$ 15.00	$ 7,500.00
8120353	Sign, Type B, Temp, Prismatic, Spec, Oper	Sft	500	$ 1.00	$ 500.00
8120370	Traf Regulator Control	LSUM	1	$ 10,000.00	$ 10,000.00

OPINION OF PROBABLE CONSTRUCTION COST

ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road, Livonia, Michigan, 48150
Telephone: (734) 522-6711 FAX: (734) 466-4557

PROJECT: 2024-2025 FAC Estimate
LOCATION: East of Beck between 12 Mile and Pontiac Trail
WORK: 2.4 miles of road rehabilitation of which the first curbed mile is mill and resurface and the remaining 1.4 is crush and shape.

DATE: April 29, 2024
PROJECT #: 0163-20-0110
ESTIMATOR: ARP
CHECKED BY: TJJ
CURRENT ENR: TJJ

ITEM CODE	DESCRIPTION	UNIT	TOTAL	UNIT PRICE	COST
8167011	Turf Establishment, Performance	Syd	7500	$ 5.00	$ 37,500.00
8210001	Monument Box	Ea	2	$ 500.00	$ 1,000.00
8210005	Monument Box Adj	Ea	2	$ 500.00	$ 1,000.00
8210010	Monument Preservation	Ea	2	$ 500.00	$ 1,000.00
8210020	Protect Corners	Ea	5	$ 500.00	$ 2,500.00
8230422	Water Shutoff, Adj, Case 2	Ea	10	$ 250.00	$ 2,500.00
8237001	Sprinkler Line	Ft	1500	$ 5.00	$ 7,500.00
8237050	Irrigation Control Box, Relocate	Ea	1	$ 500.00	$ 500.00
8237050	Irrigation Control Box, Replace	Ea	1	$ 500.00	$ 500.00
8237050	Sprinkler Head, Relocate	Ea	50	$ 50.00	$ 2,500.00
8237050	Sprinkler Head, Replace	Ea	50	$ 50.00	$ 2,500.00
SUBTOTAL FOR CATEGORY 3 - W. PARK					$ 3,940,672.75
	TOTAL OPINION OF PROBABLE CONSTRUCTION COST =				**$ 3,940,672.75**

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

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

SUBMITTING DEPARTMENT: Community Development Department - Planning

BACKGROUND INFORMATION:

The subject property is approximately 7.99 acres and is located on the southwest side of Bond Street. Bond Street is located near the southwest quadrant of Grand River Avenue and Novi Road (Section 22). The applicant previously received approval to redevelop the former Fendt Transit Mix Concrete Plant into a mixed-use development with two four-story multi-family residential buildings with a total of 260 apartments and a single-story commercial building (5,578 SF). The site improvements included a two-level parking structure, surface parking, site amenities such as a swimming pool, landscaped courtyards and related improvements.

REVISIONS TO THE PLAN

The current revised Preliminary Site Plan primarily includes adding a fifth floor to both residential buildings to accommodate an additional 69 residential units (329 total) and add a third level to the parking structure. The applicant states that delays caused by FEMA floodplain delineation nearby, 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 building footprint and site layout remains largely as previously approved, with only minor adjustments to façade materials, open space, landscaping, and surface parking. The additional units increase the room count to 812. The number of rooms previously approved was 641. For a parcel of this size in the TC-1 District, a room count exceeding 435 may be allowed, up to 870 rooms, if the City Council determines 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.

DEVELOPMENT AGREEMENT

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

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

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

On January 25, 2021, City Council approved the 2nd Amendment to the Development Agreement, incorporating the revised Preliminary Site Plan, which included modifications of the Section 9 façade waiver and landscaping waivers. Final Stamping Set approval was granted administratively on April 18, 2022. That approval received approval for a one-year extension on March 18, 2024.

The current proposed changes impact the building height and density, but do not significantly alter the other conditions of the agreement. If the City Council is inclined to approve the modified plan, the recommendation is for the City Council to direct the City Attorney to prepare the 3rd Amendment to the Development Agreement, incorporating the modifications that are presented at this time that will be brought back to Council for final consideration and possible approval.

PLANNING COMMISSION ACTION

On June 26, 2024, the Planning Commission held a public hearing and made a recommendation to City Council to approve the revised Preliminary Site Plan, Woodland Permit, and Storm Water Management Plan based on the motion listed in the action summary attached. The draft minutes from the meeting are included in this packet.

According to Sec. 3.27, where the site proposed for development is five (5) acres or more in area in TC and TC-1 districts, preliminary site plan approval shall be by the City Council after review and recommendation by the Planning Commission. Following City Council approval, final site plan approval will be reviewed administratively.

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

1. All deviations and waivers that have been previously granted in the Development Agreement, except as modified below.

2. City Council for allowing an increase in the number of rooms allowed (812 proposed) with the following findings per Section 4.82.2.b.:
    a. *That an increase in total number of rooms will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area;*
    b. *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*

3. City Council finding the usable open spaces as shown on the site plan acceptable as the proposed spaces meet the intent of the Ordinance to provide active and passive recreational opportunities for future residents.

4. Section 9 waivers for:
    a. Not providing the minimum required brick (30% minimum required) on the east (17% proposed), north (21-24% proposed), west (23% proposed), and south (21-24% proposed) facades for Building 1 and 2;
    b. Exceeding the maximum allowed percentage of EIFS (25% maximum allowed) on all facades (proposed: East-52%, North-51%, South- 51% and West- 77%) for Building 1 and 2;
    c. Not providing the minimum required brick and stone (50% minimum required) for TC-1 district on all facades (23-34% proposed) for Building 1 and 2;
    d. Not providing the minimum required brick (30% minimum required) on all facades (proposed: North -23%, -West 8%, South- 8% and East- 17%) for Commercial Building;

e. Exceeding the maximum allowed for Cast Stone (50% maximum allowed) on all facades (proposed: North-55%, West-76%, South- 76% and East- 64%) for Commercial Building;
f. Exceeding the maximum allowed percentage for Ribbed Metal (0% allowed) on all facades providing the ribbed metal (proposed: North-12%, West-6%, South- 6% and East- 9%) for Commercial Building;
g. Exceeding the maximum allowed concrete for west facade for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);
h. Exceeding the maximum allowed cast stone for north and south facades for parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided).

5. Zoning Board of Appeals variances previously granted will need to be reapproved as they have expired.

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

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

MAPS

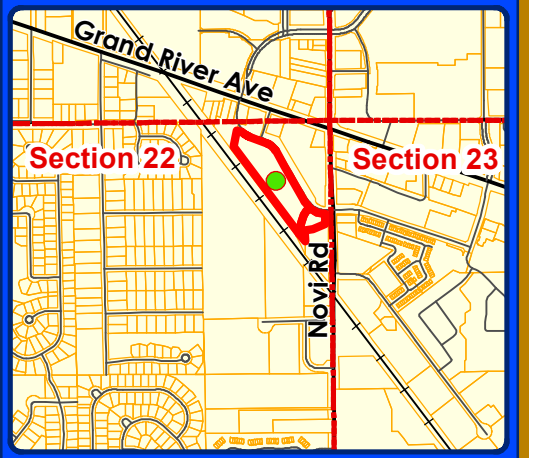
Location

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

Feet
0 65 130 260 390

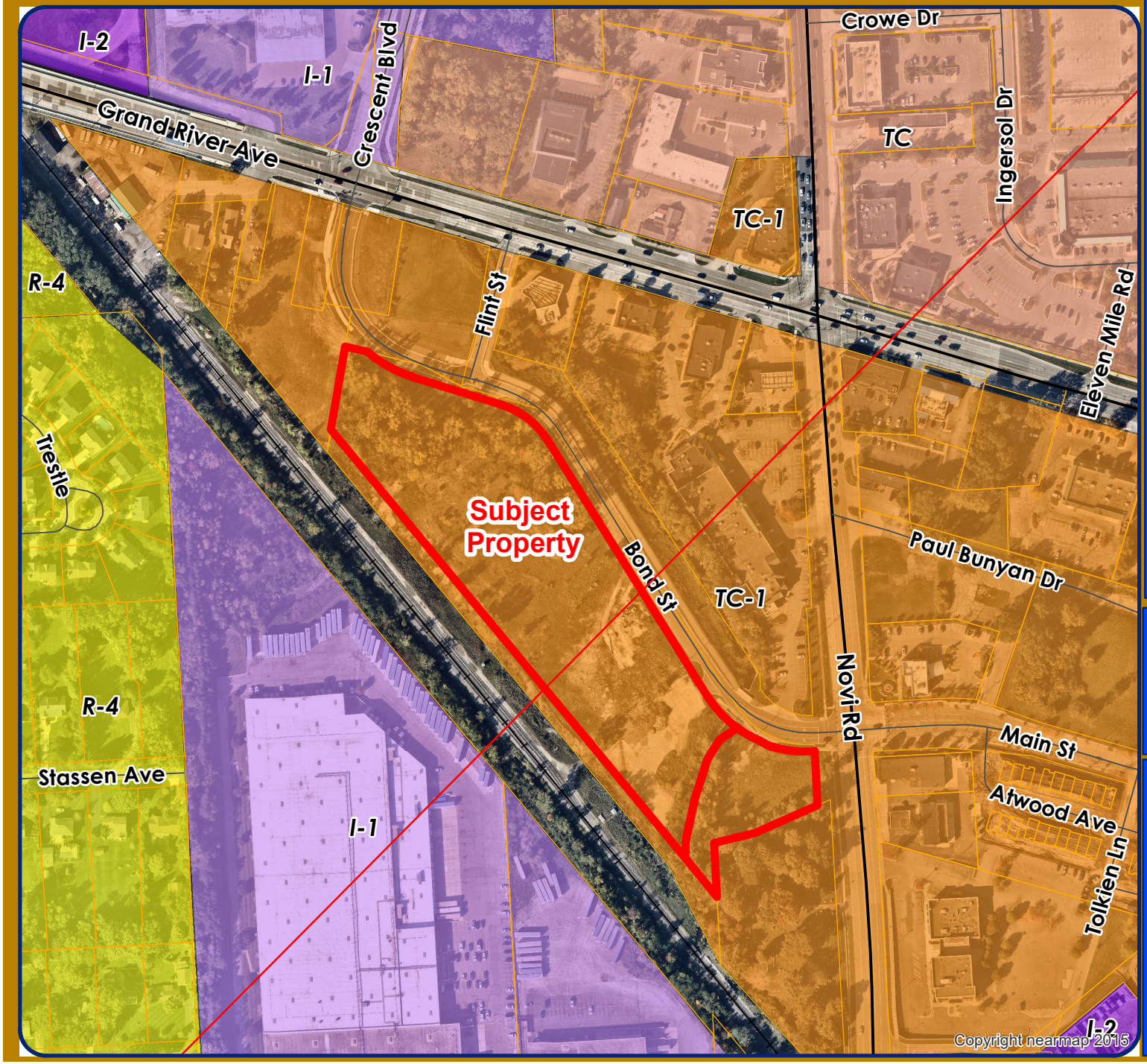
1 inch = 292 feet

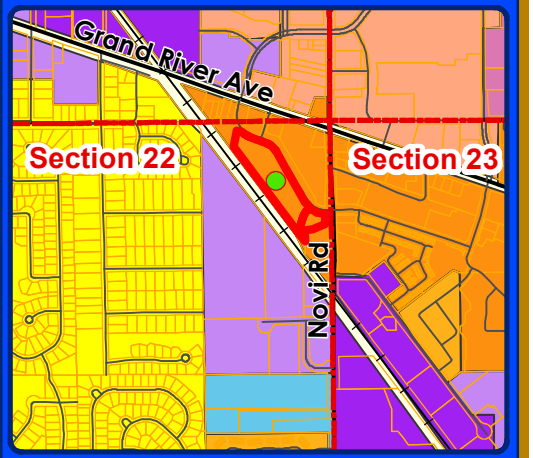
MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

THE BOND

ZONING





LEGEND

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

City of Novi
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
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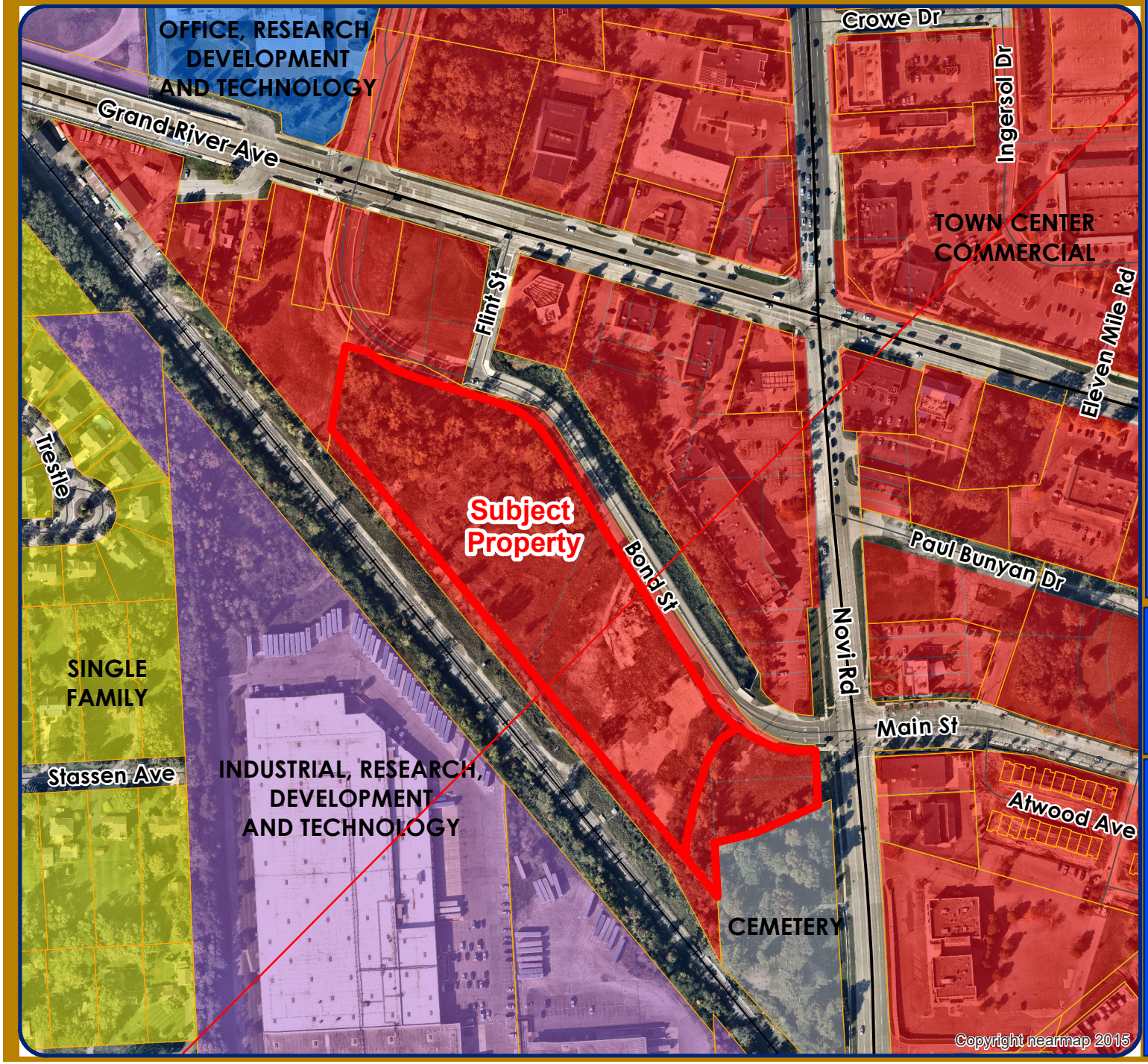
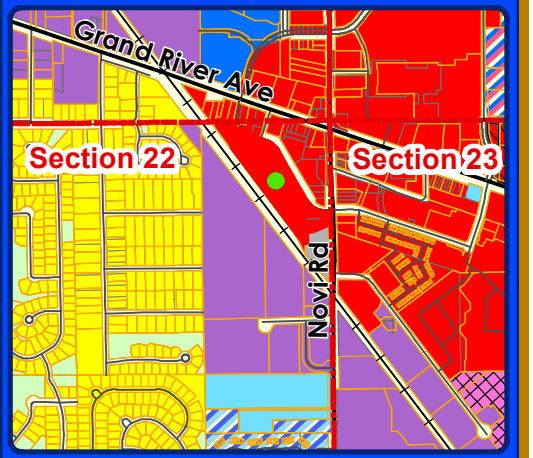
THE BOND

FUTURE LAND USE





LEGEND

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

City of Novi
Dept. of Community Development
City Hall / Civic Center
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Novi, MI 48375
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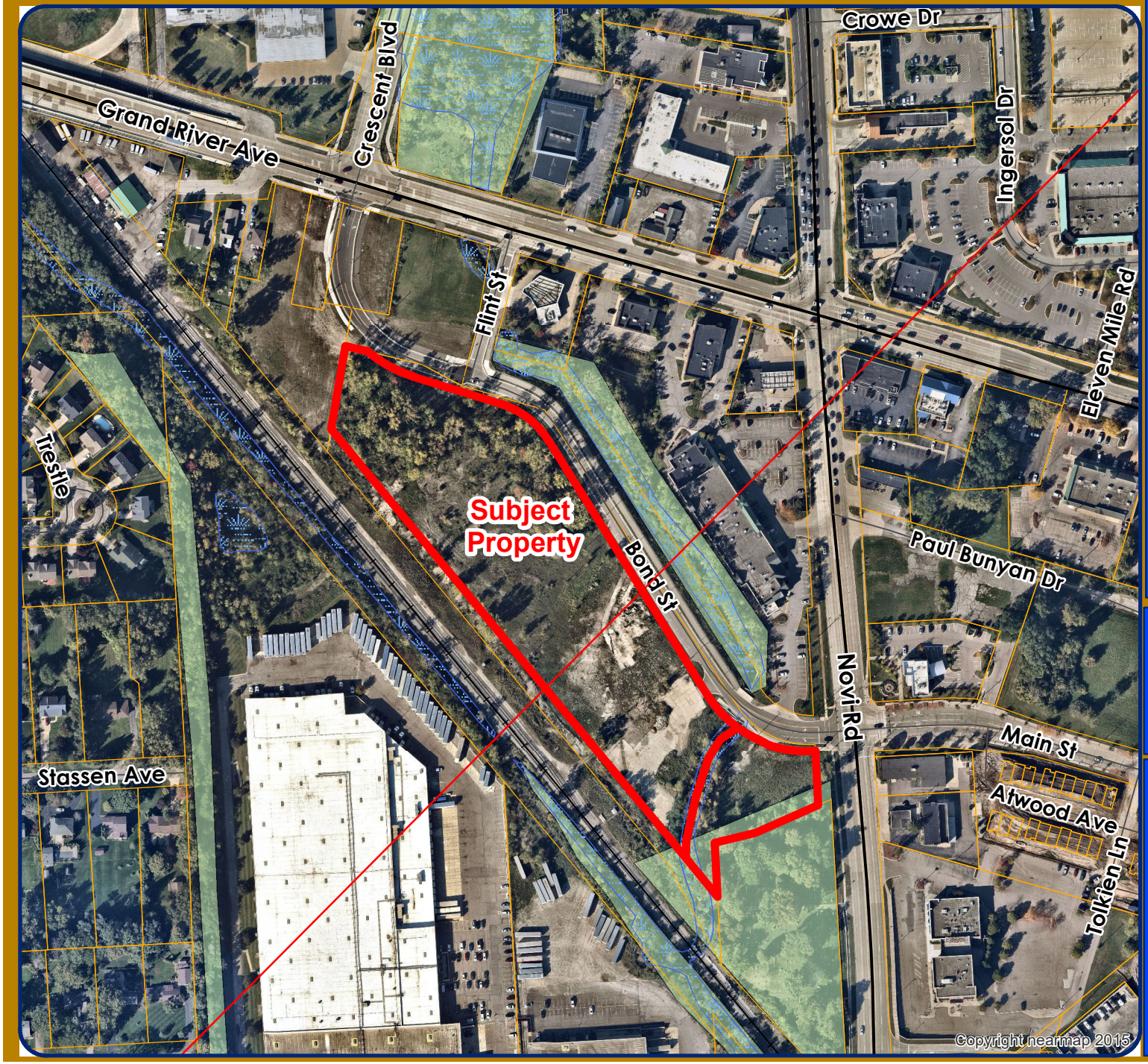
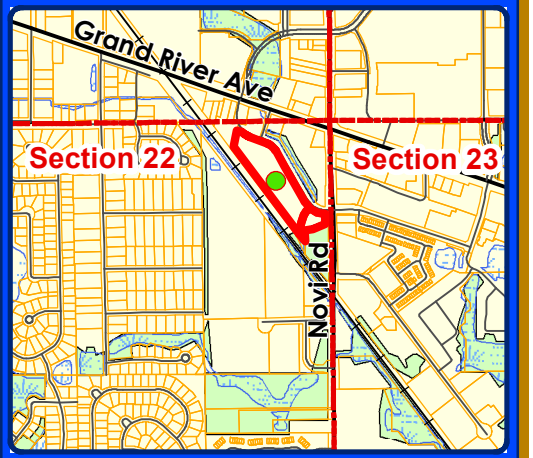
THE BOND

NATURAL FEATURES





LEGEND

- WETLANDS
- WOODLANDS
- Subject Property

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

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

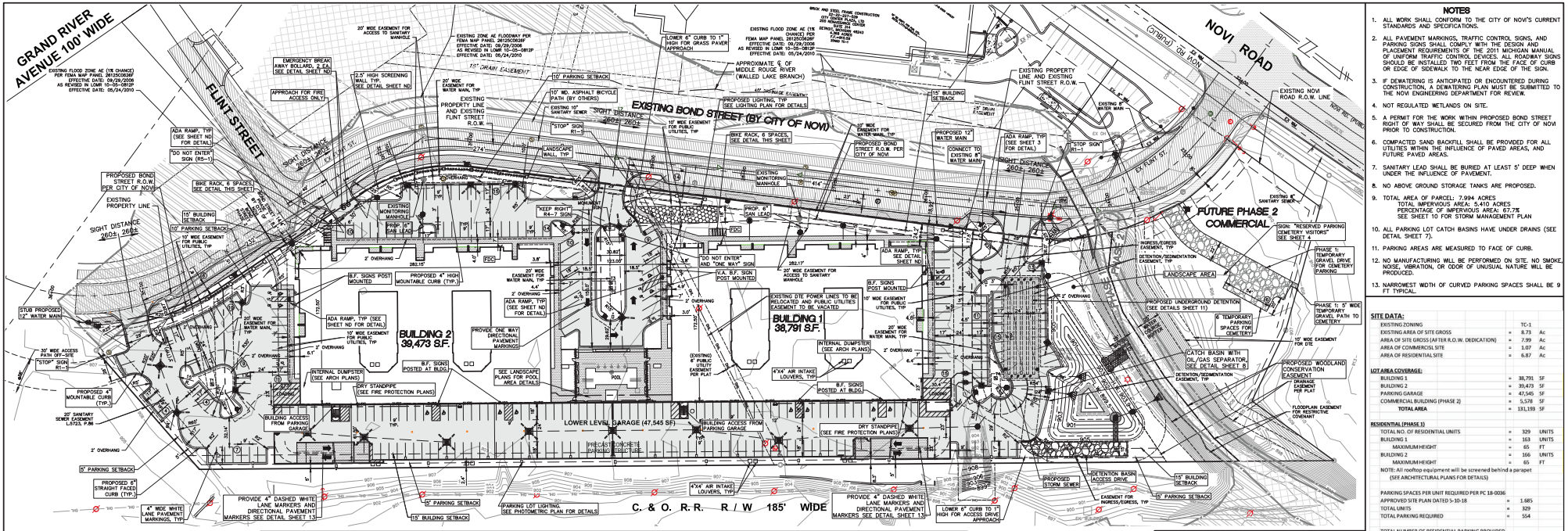
Feet
0 65 130 260 390

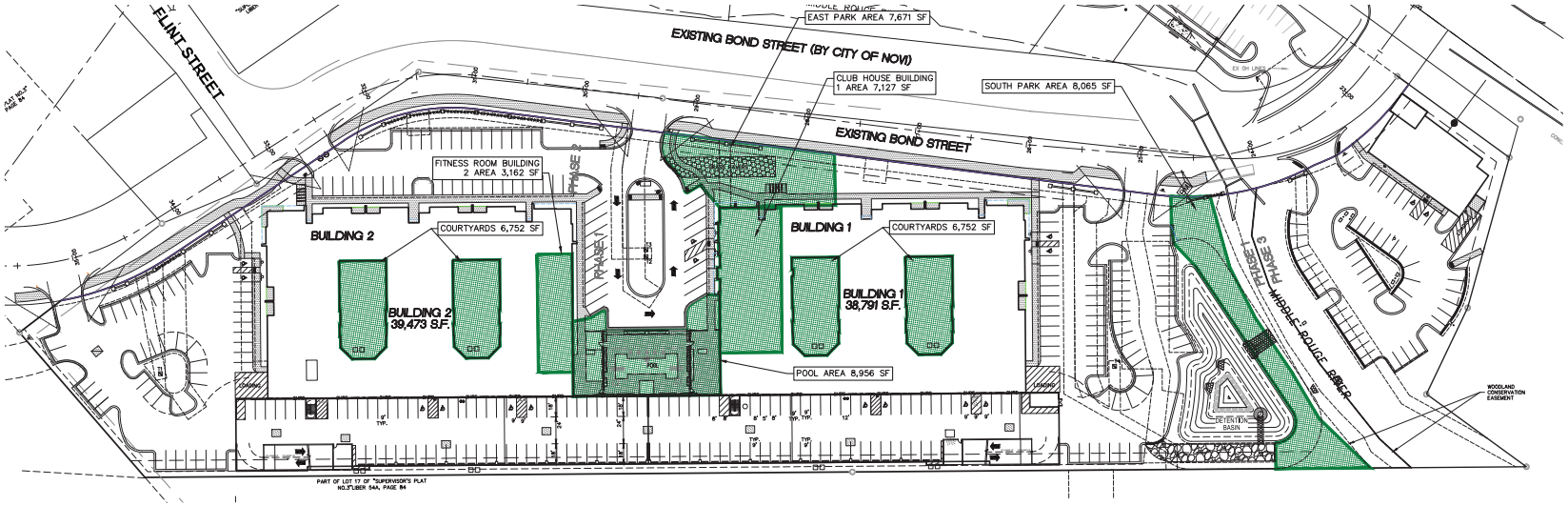
1 inch = 292 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

SITE PLAN & BUILDING ELEVATIONS


GRAND RIVER AVENUE 100' WIDE
FLINT STREET
NOVI ROAD
EXISTING BOND STREET (BY CITY OF NOVI)
BUILDING 2
39,473 S.F.
BUILDING 1
38,791 S.F.
LOWER LEVEL GARAGE (47,545 SF)
FUTURE PHASE 2
COMMERCIAL
C. & O. R. R. R / W 185' WIDE
PROPOSED BOND STREET R.O.W. PER CITY OF NOVI
EXISTING PROPERTY LINE
15' BUILDING SETBACK
10' PARKING SETBACK
5' PARKING SETBACK
SIGHT DISTANCE 260±
EXISTING NOVI ROAD R.O.W. LINE
PROPOSED 12" WATER MAIN
STUB PROPOSED 12" WATER MAIN
PROPOSED 4" MOUNTABLE CURB (TYP.)
PROPOSED 6" STRAIGHT FACED CURB (TYP.)
PROVIDE 4" DASHED WHITE LANE MARKERS AND DIRECTIONAL PAVEMENT MARKERS SEE DETAIL SHEET 13
PROPOSED STORM SEWER
RETENTION BASIN ACCESS DRIVE
PROPOSED UNDERGROUND DETENTION
PROPOSED WOODLAND CONSERVATION EASEMENT
PHASE 1: TEMPORARY GRAVEL DRIVE FOR CEMETERY PARKING
PHASE 1: 5' WIDE TEMPORARY GRAVEL PATH TO CEMETERY
6 TEMPORARY PARKING SPACES FOR CEMETERY
SIGN: "RESERVED PARKING CEMETERY VISITORS" SEE SHEET 4
LANDSCAPE AREA
CATCH BASIN WITH OIL/GAS SEPARATOR, SEE DETAIL SHEET 8
INTERNAL DUMPSTER (SEE ARCH PLANS)
DRY STANDPIPE (SEE FIRE PROTECTION PLANS)
PRECAST CONCRETE PARKING STRUCTURE
BUILDING ACCESS FROM PARKING GARAGE
SEE LANDSCAPE PLANS FOR POOL AREA DETAILS
PROVIDE ONE WAY DIRECTIONAL PAVEMENT MARKINGS
B.F. SIGNS POST MOUNTED
B.F. SIGNS POSTED AT BLDG.
EXISTING DTE POWER LINES TO BE RELOCATED AND PUBLIC UTILITIES EASEMENT TO BE VACATED
4'X4' AIR INTAKE LOUVERS, TYP.
LOWER 6" CURB TO 1" HIGH FOR ACCESS DRIVE APPROACH
LOWER 6" CURB TO 1" HIGH FOR GRASS PAVER APPROACH
APPROACH FOR FIRE ACCESS ONLY
EMERGENCY BREAK AWAY BOLLARD, 2 EA. SEE DETAIL SHEET ND
2.5' HIGH SCREENING WALL TYP. SEE DETAIL SHEET ND
ADA RAMP, TYP (SEE SHEET ND FOR DETAIL)
"DO NOT ENTER" SIGN (R5-1)
"STOP" SIGN R1-1
"KEEP RIGHT" R4-7 SIGN
"STOP SIGN" R1-1
BIKE RACK, 6 SPACES SEE DETAIL THIS SHEET
EXISTING MONITORING MANHOLE
PROP. 6" SAN LEAD
PROP. 8" WATER MAIN
EXISTING 8" WATER MAIN
EXISTING 8" SANITARY SEWER
EXISTING 10" SANITARY SEWER
EXISTING 12" STORM SEWER
EXISTING 15" STORM SEWER
EXISTING 24" STORM SEWER
EXISTING 30" STORM SEWER
EXISTING 36" STORM SEWER
EXISTING 42" STORM SEWER
EXISTING 48" STORM SEWER
EXISTING 54" STORM SEWER
EXISTING 60" STORM SEWER
EXISTING 66" STORM SEWER
EXISTING 72" STORM SEWER
EXISTING 78" STORM SEWER
EXISTING



SCALE

50 0 25 50 100 200

(IN FEET)

Scale: 1 inch = 50 ft.

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

NO.	ITEM	DATE
1.	SOR SUBMITTAL	04-04-19
2.	SOR CONST. DOCUMENT SUBMITTAL	07-03-19
3.	ISSUED FOR PERMIT	01-20-20
4.	V.E. REVISIONS PER CLIENT	08-11-20
5.	REVISE STORM SEWER FOR SITE X-ING	09-04-20
6.	ADDENDUM C	09-25-20
7.	PERMIT SUBMITTAL TO NOVI	12-23-20
8.	ADDENDUM D AND REV PER CITY	01-27-21
9.	REVISE PER CITY REVIEW	04-02-21
10.	STAMPING SETS	05-26-21
11.	REV ELEC STAMPING SETS PER CITY	06-25-21
12.	REV SITE CROSSINGS	03-02-22
13.	RE-BID SET	04-28-22
14.	REVISED SITE PLAN	05-03-22

DESIGNED BY: R.K. JOB NUMBER: 17-032
DATE: 04-04-19 CHECKED BY: J.E. FILE: 17-032-OS.dwg

UTILITY WARNING

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

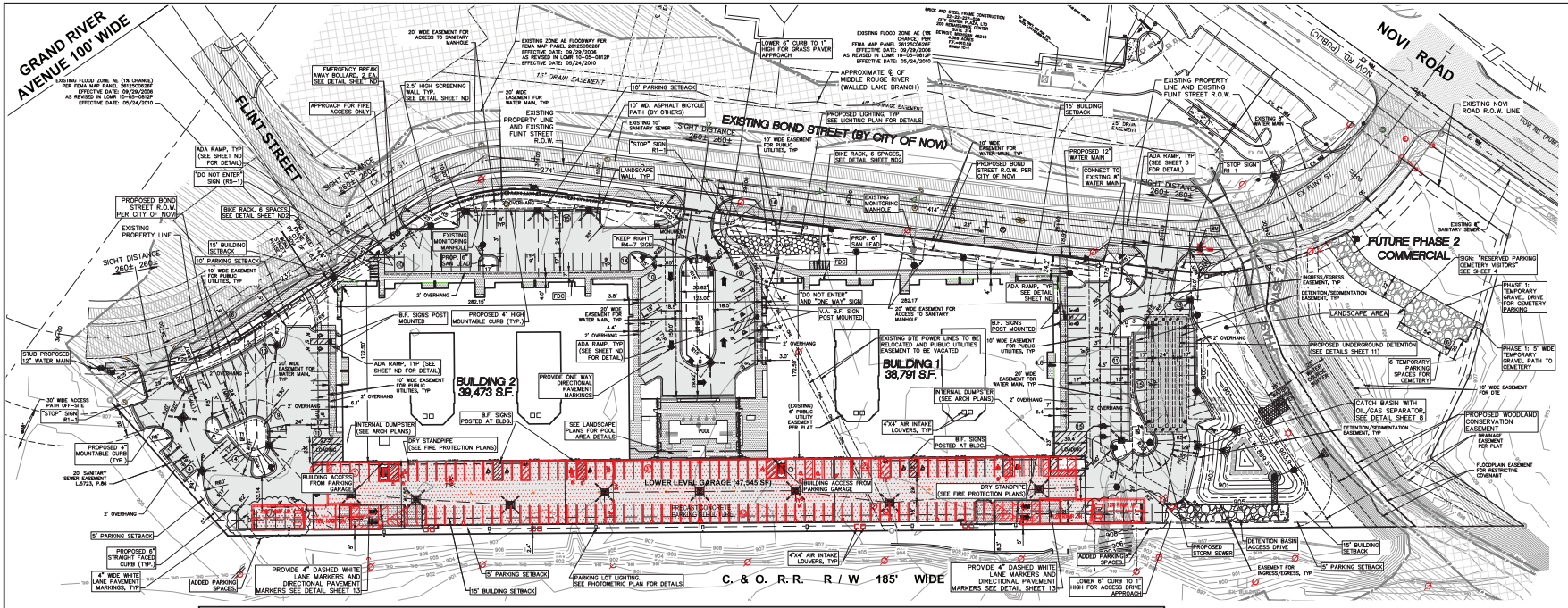
811 Know what's below. Call before you dig.

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

REVISED OPEN SPACE PLAN

SEIBER KEAST LEHNER ENGINEERING | SURVEYING

SHEET 2


GRAND RIVER AVENUE 100' WIDE
FLINT STREET
EXISTING BOND STREET (BY CITY OF NOVI)
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BUILDING 2 39,473 S.F.
BUILDING 1 38,791 S.F.
LOWER LEVEL GARAGE (47,545 SF)
C. & O. R.R. R / W 185' WIDE
SIGHT DISTANCE 260± 260±
PROPOSED BOND STREET R.O.W. PER CITY OF NOVI
EXISTING PROPERTY LINE AND EXISTING FLINT STREET R.O.W.
EXISTING NOVI ROAD R.O.W. LINE
PROPOSED LIGHTING, TYP SEE LIGHTING PLAN FOR DETAILS
PROPOSED 12" WATER MAIN
CONNECT TO EXISTING 8" WATER MAIN
EXISTING 8" WATER MAIN
EXISTING 8" SANITARY SEWER
PROPOSED STORM SEWER
RETENTION BASIN ACCESS DRIVE
EASEMENT FOR INGRESS/EGRESS, TYP
PROPOSED UNDERGROUND DETENTION (SEE DETAILS SHEET 11)
6 TEMPORARY PARKING SPACES FOR CEMETERY
PHASE 1: TEMPORARY GRAVEL DRIVE FOR CEMETERY PARKING
PHASE 1: 5' WIDE TEMPORARY GRAVEL PATH TO CEMETERY
SIGN: "RESERVED PARKING CEMETERY VISITORS" SEE SHEET 4
INGRESS/EGRESS EASEMENT, TYP
DETENTION/SEDIMENTATION EASEMENT, TYP
LANDSCAPE AREA
CATCH BASIN WITH OIL/GAS SEPARATOR, SEE DETAIL SHEET 8
PROPOSED WOODLAND CONSERVATION EASEMENT
FLOODPLAIN EASEMENT FOR RESTRICTIVE COVENANT
EXISTING FLOOD ZONE AE (1% CHANCE) PER FEMA MAP PANEL 26125C0028F EFFECTIVE DATE: 09/29/2006 AS REVISED IN LOMR 10-05-3813P EFFECTIVE DATE: 05/24/2010
EXISTING ZONE AE FLOODWAY PER FEMA MAP PANEL 26125C0028F EFFECTIVE DATE: 09/29/2006 AS REVISED IN LOMR 10-05-3813P EFFECTIVE DATE: 05/24/2010
APPROXIMATE ℄ OF MIDDLE ROUGE RIVER (WALLED LAKE BRANCH)
EXISTING FLOOD ZONE AE (1% CHANCE) FOR FEMA MAP PANEL 26125C0028F EFFECTIVE DATE: 09/29/2006 AS REVISED IN LOMR 10-05-3813P EFFECTIVE DATE: 05/24/2010
EXISTING MONITORING MANHOLE
PROP. 6" SAN LEAD
PROP. 4" SAN LEAD
EXISTING 10" SANITARY SEWER
EXISTING 6" SANITARY SEWER L.5723, P.86
EXISTING 20" SANITARY SEWER L.5723, P.86
EXISTING 6" PUBLIC UTILITY EASEMENT PER PLAT
EXISTING DTE POWER LINES TO BE RELOCATED AND PUBLIC UTILITIES EASEMENT TO BE VACATED
EXISTING 10" WATER MAIN
EXISTING 12" WATER MAIN
EXISTING 16" WATER MAIN
EXISTING 24" WATER MAIN
EXISTING 30" WATER MAIN
EXISTING 36" WATER MAIN
EXISTING 42" WATER MAIN
EXISTING 48" WATER MAIN
EXISTING 54" WATER MAIN
EXISTING 60" WATER MAIN
EXISTING 66" WATER MAIN
EXISTING 72" WATER MAIN
EXISTING 78" WATER MAIN
EXISTING

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%	
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%	59%
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%	
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%	35%
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%	
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%	6%
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)

N

0' 16' 32' 64'

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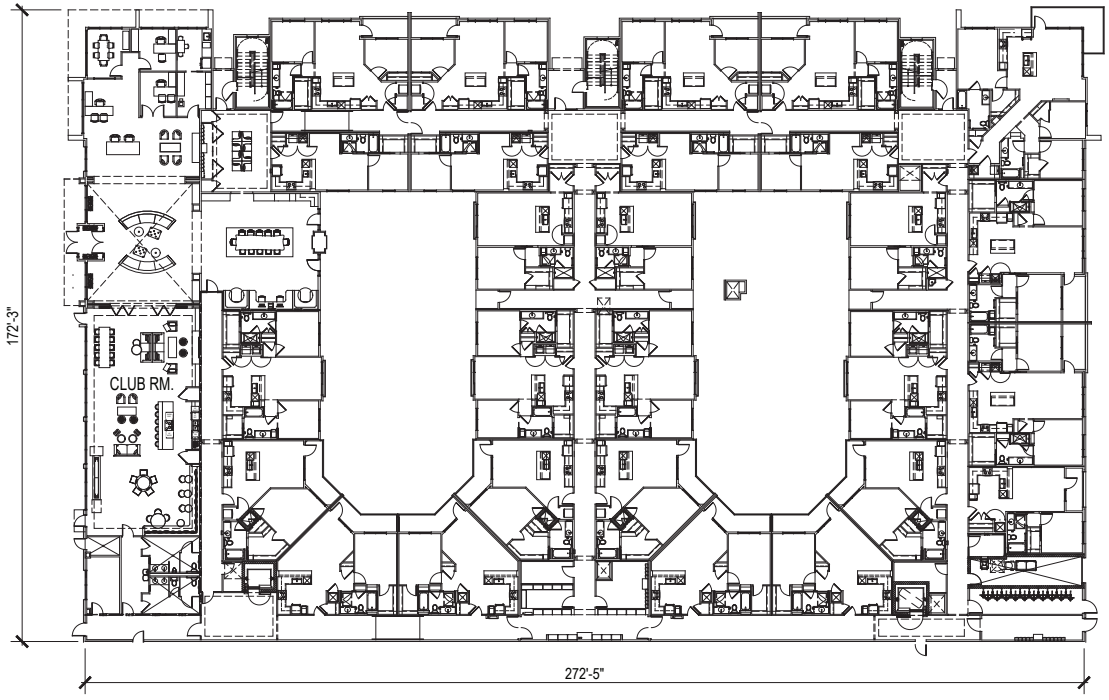

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

N

0' 16' 32' 64'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

BLDG TYPE - I - 1ST FLOOR PLAN

May 3. 2024

A410

THE BOND

Novi, MI.

HPA# 17659

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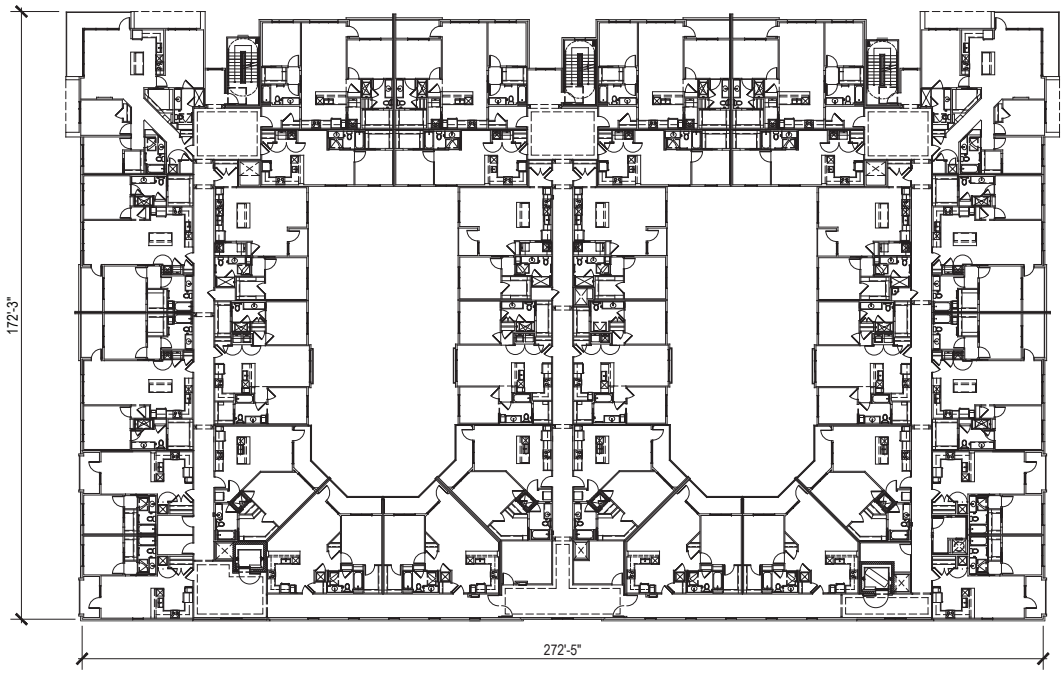

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

N

0' 16' 32' 64'

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BLDG TYPE - I -TYPICAL FLOOR PLAN

May 3. 2024

A411

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Novi, MI.
HPA# 17659

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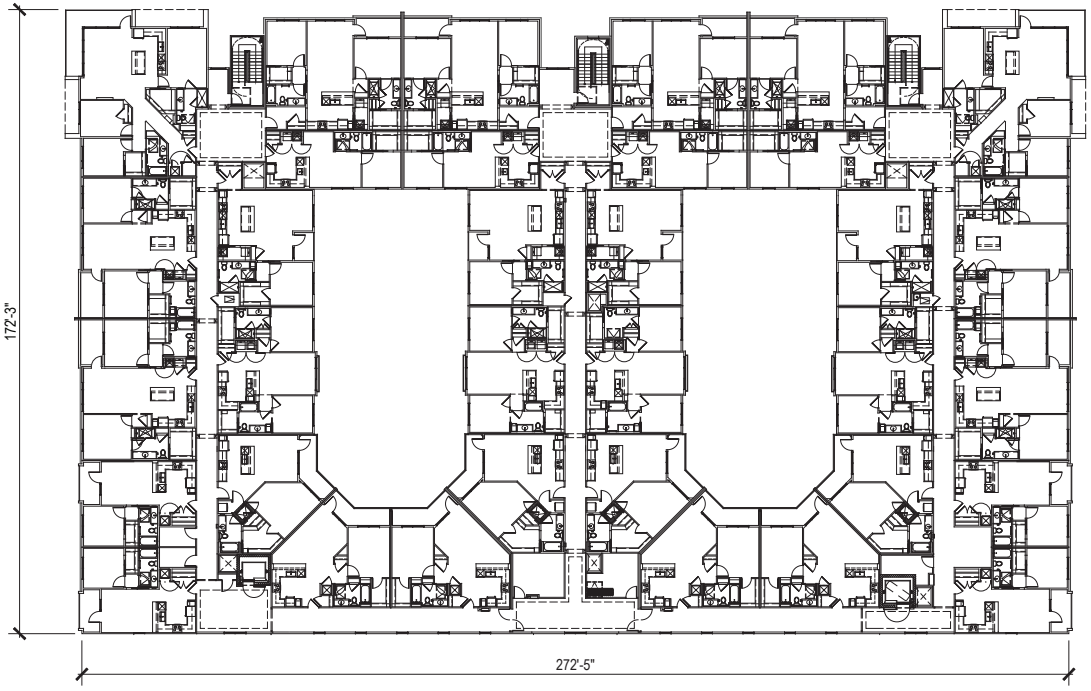

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

N

0' 16' 32' 64'

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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BLDG TYPE - I - 5 TH FLOOR PLAN

May 3. 2024

A412

THE BOND
Novi, MI.
HPA# 17659

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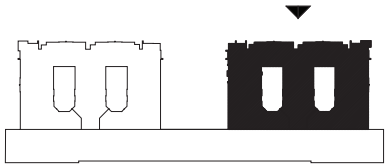
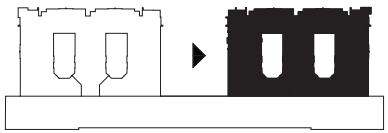


FRONT ELEVATION (East)

BUILDING TYPE 1	EAST (FRONT)
BRICK	18%
CAST STONE	9%
EIFS	52%
METAL PANEL (WOODGRAIN)	15%
SPANDERAL GLASS	2%
FABRIC AWNINGS	2%
FLAT METAL(CANOPIES)	1%
COMBINED BRICK AND STONE	28%



SIDE ELEVATION (North/pool courtyard)

BUILDING TYPE 1	NORTH (SIDE)
BRICK	24%
CAST STONE	10%
EIFS	51%
METAL PANEL (WOODGRAIN)	11%
SPANDERAL GLASS	2%
FABRIC AWNINGS	0.4%
FLAT METAL(CANOPIES)	1%
COMBINED BRICK AND STONE	34%

N

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

0' 16' 32' 64'

A414

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BUILDING TYPE- I -ELEVATIONS

May 3. 2024

THE BOND
Novi, MI.
HPA# 17659

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SIDE ELEVATION (South)

BUILDING TYPE 1	SOUTH (SIDE)
BRICK	21%
CAST STONE	12%
EIFS	51%
METAL PANEL (WOODGRAIN)	10%
SPANDERAL GLASS	2%
FABRIC AWNINGS	3%
FLAT METAL(CANOPIES)	1%
COMBINED BRICK AND STONE	33%

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

0' 16' 32' 64'

A415

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BUILDING TYPE I ELEVATIONS

May 3. 2024

THE BOND
Novi, MI.
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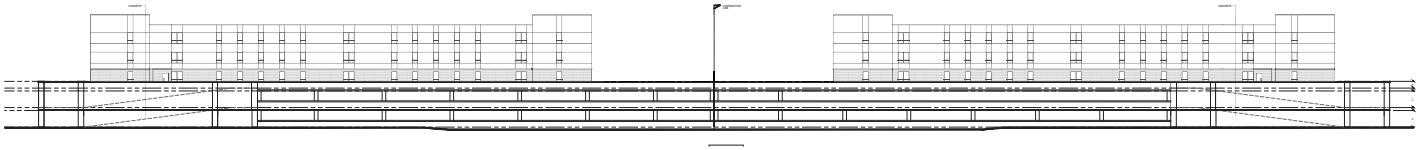
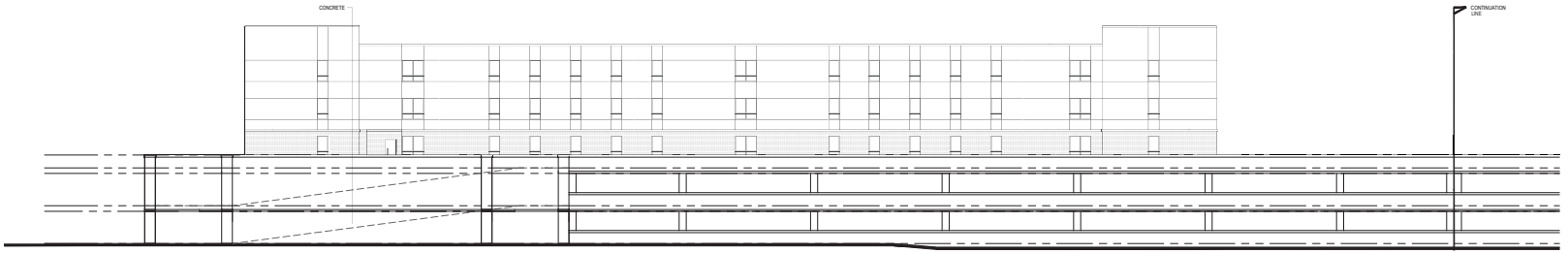
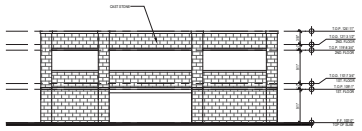


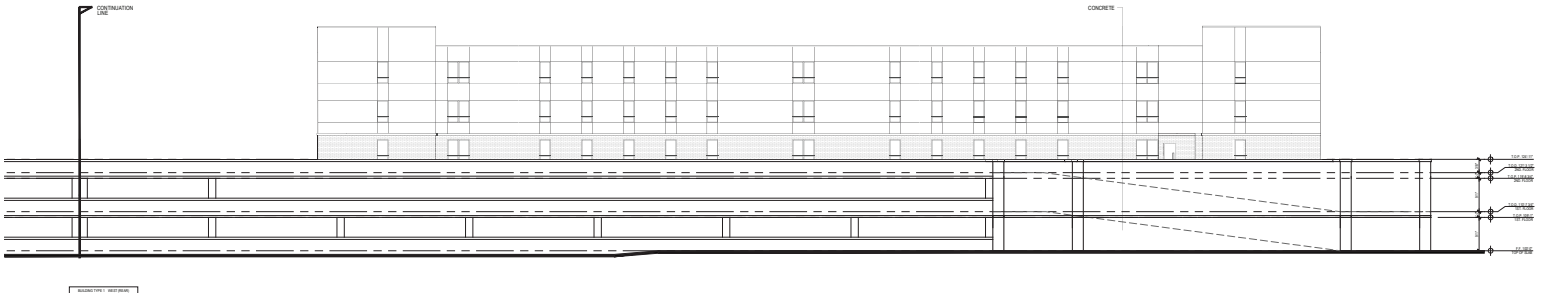
REAR ELEVATION (West) Esc: 1: 32"= 1' 0"



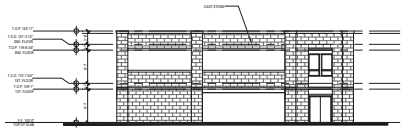
REAR ELEVATION (West-part I)



REAR ELEVATION (North)



REAR ELEVATION (West-part II)



REAR ELEVATION (Souht)

BUILDING GARAGE ELEVATIONS

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

N

0' 16' 32' 64'

A416

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GARAGE ELEVATIONS

May 3. 2024

THE BOND
Novi, MI.
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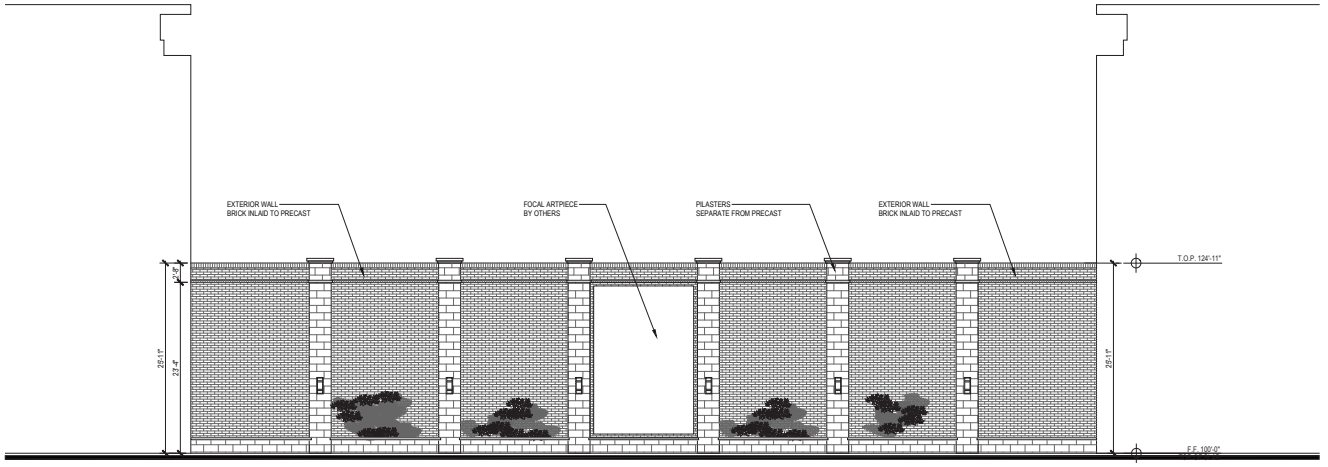

POOL FRONT ELEVATION

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

0' 8' 16' 32'

A417

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

POOL ELEVATION
May 3. 2024

THE BOND
Novi, MI.
HPA# 17659

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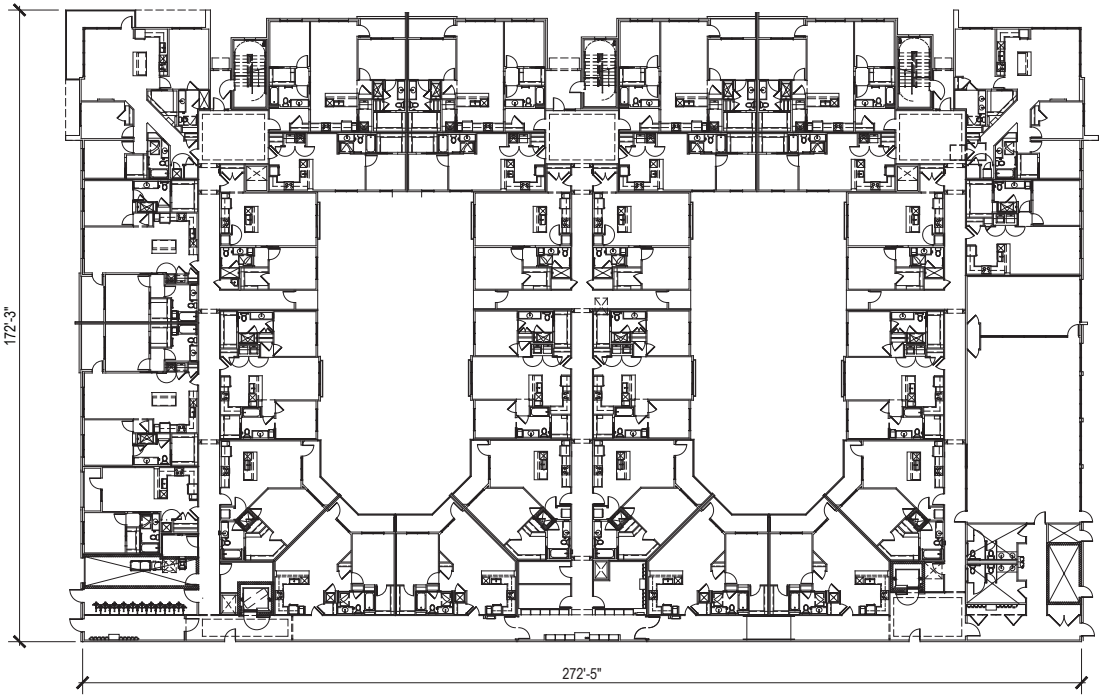

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

N

0' 16' 32' 64'

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5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

BLDG TYPE -II- 1ST FLOOR PLAN

May 3. 2024

A420

THE BOND
Novi, MI.
HPA# 17659

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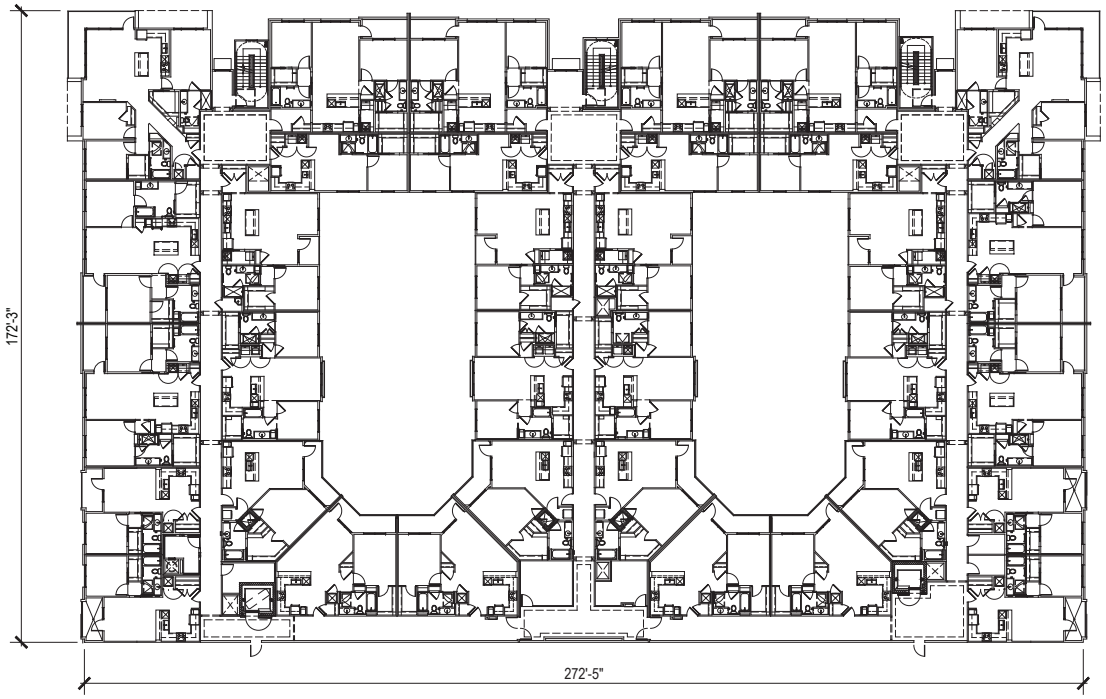

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

N

0' 16' 32' 64'

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BLDG TYPE -II- TYPICAL FLOOR PLAN

May 3. 2024

A421

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Novi, MI.
HPA# 17659

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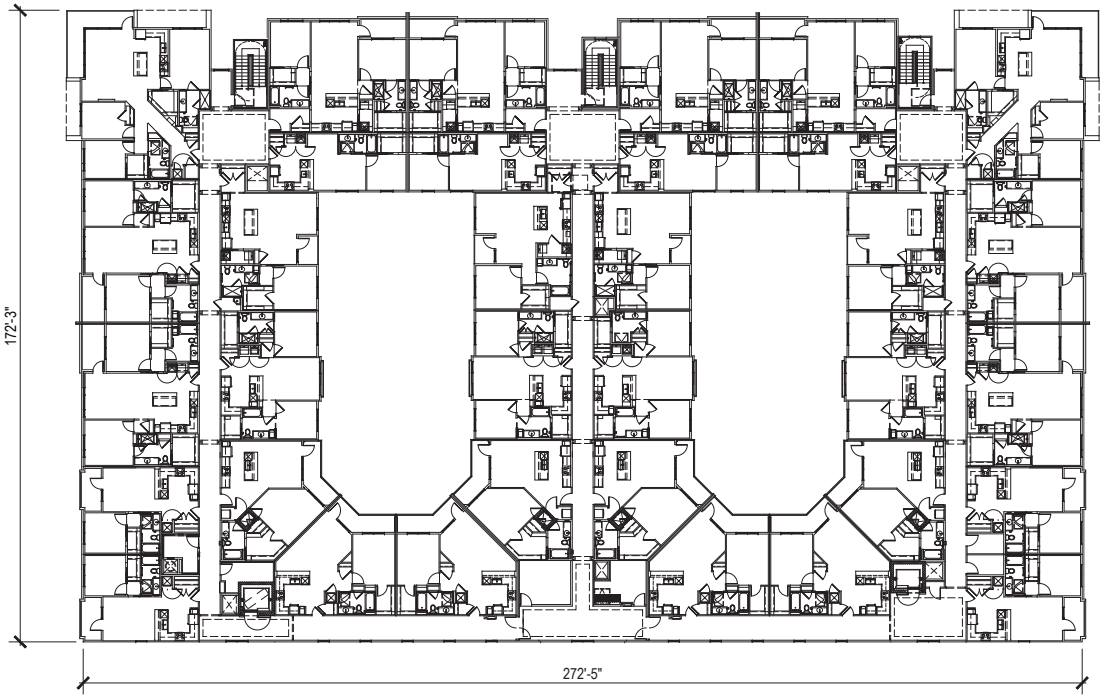

SCALE: 1/16" = 1'-0" (24"x36" SHEET)

N

0' 16' 32' 64'

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BLDG TYPE -II- 5TH FLOOR PLAN

May 3. 2024

A422

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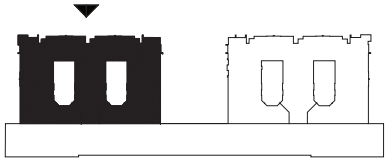

FRONT ELEVATION (East)

BUILDING TYPE II EAST (FRONT)	
BRICK	18%
CAST STONE	9%
EIFS	52%
METAL PANEL (WOODGRAIN)	15%
SPANDERAL GLASS	2%
FABRIC AWNINGS	2%
FLAT METAL(CANOPIES)	1%
COMBINED BRICK AND STONE	28%

SIDE ELEVATION (South/ pool courtyard)

BUILDING TYPE II SOUTH (SIDE)	
BRICK	24%
CAST STONE	10%
EIFS	51%
METAL PANEL (WOODGRAIN)	11%
SPANDERAL GLASS	2%
FABRIC AWNINGS	0.4%
FLAT METAL(CANOPIES)	1%
COMBINED BRICK AND STONE	34%

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

N

0' 16' 32' 64'

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BUILDING TYPE II ELEVATIONS

May 3. 2024

A424

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SIDE ELEVATION (North)

BUILDING TYPE II NORTH (SIDE)	
BRICK	21%
CAST STONE	12%
EIFS	51%
METAL PANEL WOODGRAIN	10%
SPANDERAL GLASS	2%
FABRIC AWNINGS	3%
FLAT METAL(CANOPIES)	1%
COMBINED BRICK AND STONE	33%

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

0' 16' 32' 64'

A425

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BUILDING TYPE II ELEVATIONS

May 3. 2024

THE BOND
Novi, MI.
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P1 P2 P3

P4
GRAY BRICK

P5
BROWN BRICK

P6
BUFF CAST STONE

P7
METAL PANEL
FAUX WOOD COLOR

BUILDING I - EAST ELEV		
	SQFT.	%
STUCCO (EIFS)	5390.5 SQ. FT.	56
BRICK VENNER	2040.1 SQ. FT.	21
SPLIT FACE CMU	761.7 SQ. FT.	8
ALUMINUM PANEL	1464.3 SQ. FT.	15
TOT. AREA	9656.72 SQ. FT.	100

OVERALL EAST ELEVATION

EAST ELEVATIONS-POOL COURTYARD

A414

HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.
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BUILDING TYPE I ELEVATIONS

March 13, 2024

THE BOND
Novi, MI.
HPA# 17659

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BUILDING 1-OLD FRONT ELEVATION (East)

BUILDING 1- FRONT ELEVATION (East)

BUILDING TYPE I ELEVATIONS

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

N

0' 16' 32' 64'

A414-ELEVATION COMPARATION

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
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BUILDING TYPE I ELEVATIONS

December 18, 2023

THE BOND
Novi, MI.
HPA# 17659

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APPLICANT NARRATIVE

BOND OF NOVI, LLC

RECEIVED
APR 15 2024
CITY OF NOVI
COMMUNITY DEVELOPMENT

April 12, 2024

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

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

30600 NORTHWESTERN HWY SUITE 430 FARMINGTON HILLS, MI 48334
PHONE: 248 538-1389 FAX: 248 538-1526

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. Façade Review: Approval is recommended. The proposed revisions do not result in a significant change to the previously granted façade 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

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	*This development is considered mixed use.*
Density *Future Land Use Map (adopted July 26,*	Maximum 20.0 DUA	Total site area: 7.99 acres 41 dwelling Units per	No	*Revised Deviation will need to be granted in room count to allow additional density*

Item	Required Code	Proposed	Meets Code	Comments
2017)		Acre		
Phasing	Show proposed phasing lines on site plan.	Two phases are being proposed **Phase 1** **Building 1 -** 163 units **Building 2 -** 166 units 2-level garage: 269 spaces Pool and amenities Surface Parking: 150 spaces Parallel on-street parking: 20 spaces Temporary gravel cemetery parking area in commercial area: approximately 6 spaces **Phase 2** **Commercial building** 5,587 sf Commercial building and associated parking	Yes	**A pedestrian access to cemetery should be provided with phase 1** *City Council variance granted for gravel parking*
Height, bulk, density and area limitations				
Frontage on a Public Street *(Sec. 5.12)* **Access To Major Thoroughfare** *(Sec. 5.13)*	Frontage upon a public street. Access to major thoroughfare.	The site has frontage and access to Bond Street (public)	Yes	*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*
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.	Outdoor Amenity courtyards, Pool and Hot tub – 24,692 sf Balconies: 19,916 sf Courtyards: 13,504 sf **Fitness Room: 3,162 sf** **Clubhouse: 7,127 sf** Total: 68,401 sf	**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	Building 1: 38,791 sf Building 2: 39,473 sf Garage: 47,351 sf Commercial: 5,578 sf Total 131,193 sf (37.7%)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Building Height *(Sec.3.1.26.D)* (Sec. 3.27.1.A)	5 stories or 65 ft, whichever is less** ** See Section 3.27.2.A for exceptions and additional requirements to exceed 65 stories	5 stories proposed; Approximately 60 feet	Yes	**Specify the maximum height under site data on sheet 2**
Residential portion of this development is subject to conditions and requirements of Section 4.82: Residential Dwellings in TC and TC-1 districts (Ordinance Amendment 18.279) **Commercial Portion is subject to TC and TC-1 requirements**				
Commercial Building Setbacks *(Sec 3.1.26 D) and (Sec. 3.27.1.C)*				
Non-residential collectors and Local Streets *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. Commercial building is fronting on Novi Road			**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*				
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	*Revised Site Plan and Development Agreement will required City Council approval upon Planning Commission recommendation.*
Parking Setbacks	20 ft. from ROW	10 feet in some areas	Yes	*Waiver for 10 ft granted*

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.	Residential: 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	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**
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	*City Council ~~has~~ previously granted Section 9 waivers required.*
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	*A Zoning Board of Appeals variance was granted for loading area in side yard* **– Approval has expired, will need to reapply for**

Item	Required Code	Proposed	Meets Code	Comments
		considered a front yard		**variance**
	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	*A Zoning Board of Appeals variance granted to allow 8 ft sidewalk on Bond Street* **Approval has expired, will need to reapply for variance**
	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 1st floor permitted in TC-1 - No retail above 2nd floor - 2nd 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 1st 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	*Bond Street now constructed*
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	*Property splits have been completed; new parcel numbers shown*
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) TC/TC-1, Multiple Family, and Mixed-Use*	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>*City Council will need to approve revised increase in number of rooms*</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		*City Council would need to approve increase in number of rooms*
Floor plans for Mixed Use developments (Sec. 4.82.2.c)	Conceptual floor plans layouts for each dwelling unit is required to establish maximum number of rooms permitted, subject to minor modifications	Floor plans included in this submittal	Yes	
Minimum Distance between Buildings *(Sec. 4.82.2.d)*	10 ft.	129.33 ft.	Yes	
Building Setbacks (Sec. 4.82.2.e)	- 15 ft. minimum, unless conflicts with corner clearance - 75 ft, if adjacent to single family	Building 1: Total length: 273 ft. Minimum setback provided: 12.2 ft. Length of building not meeting the minimum setbacks: 12 ft. (4%) Building 2: Total length: 273 ft. Minimum setback provided: 8.1 ft. Length of building not meeting the minimum setbacks: 16 ft. (6%) Parking Structure: Minimum setback provided: 5 ft. Length of building not meeting the minimum setbacks: entire parking structure (approximately 700 ft. long)	No?	*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.* **Approval has expired, will need to reapply for variance**

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

Item	Required Code	Proposed	Meets Code	Comments
Parking Space Dimensions and Maneuvering Lanes *(Sec. 5.3.2)*	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft.	- 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft. - 9 ft. x 18 ft. (garage)	No	*A ZBA variance has been granted for not meeting the minimum depth requirement for the parking spaces in the garage.* **Approval has expired, will need to reapply for variance**
Parking lot entrance offset (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family residential district.	Not applicable	NA	
End Islands *(Sec. 5.3.12)*	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	Some end islands are not shown to be 3' shorter than adjacent parking space	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) *(Sec. 5.3.13)*	- Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	All entrances appear meet the requirements	Yes	
Barrier Free Spaces *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	Phase 1 6 barrier free 4 regular and 2 van accessible on surface parking lot 8 barrier free all van accessible in garage Total of 14 barrier free	Yes	
Barrier Free Space Dimensions *Barrier Free Code*	- 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 *Barrier Free Code*	One sign for each accessible parking space.	Signs indicated	Yes	Sign quantity details needed at time of FSP
Minimum number of Bicycle Parking *(Sec. 5.16.1)*	Multiple-Family: 1 for each 5 dwellings 329/5 = 50 bike spaces Commercial: Five (5) percent of required automobile spaces, min. of 2 24 spaces = 2 bike spaces Total = 66 bike spaces	Multiple-Family: Building 1: 20 indoor spaces; 6 outdoor spaces Building 2: 20 indoor spaces; 6 outdoor spaces Garage: 30 spaces **Total 82 spaces**	Yes	
Bicycle Parking General requirements *(Sec. 5.16)*	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk	Appears to be within 120 ft.	Yes	
Bicycle Parking Lot layout *(Sec 5.16.6)*	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32 in.	Detail provided	Yes	
Loading Space Area *(Sec. 5.4.2)*	Within TC zoning, loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots) in the ratio of 10 sq. ft. per front foot of building. For 283 feet building,	Residential: Two spaces measuring approximately 630-690 square feet is proposed for residential buildings. Loading area is located in the interior side yard for residential portion.	**No**	*Loading area location and size granted ZBA Variance* **Approval has expired, will need to reapply for variance**

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.	Residential loading areas are screened adequately.	Yes	
Dumpster *Sec 4.19.2.F*	- 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	Residential: Dumpsters are located inside the building	Yes	
Dumpster Enclosure *Sec. 21-145. (c) Chapter 21 of City Code of Ordinances*	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Located internally within the building	NA	
Lighting and Photometric Plan *(Sec. 5.7)*				
Intent *(Sec. 5.7.1)*	Establish appropriate minimum levels, prevent unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky	Proposed	**Yes**	

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

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

Item	Required Code	Proposed	Meets Code	Comments
	requirements in Section 5.7.3.L so long as site lighting requirements for parking lots, property lines, and security lighting is provided			
Max. Illumination adjacent to Non-Residential *(Sec. 5.7.3.K)*	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle			*A ZBA variance granted to exceed max. fc to south abutting the railroad tracks up to 1.7 fc* **Approval has expired, may need to reapply for variance**
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?	Section 9 waivers have been granted for deviations from material requirements
Roof top equipment and wall mounted utility equipment *Sec. 4.19.2.E.ii*	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Rooftop equipment is proposed to be hidden behind the parapet.	Yes	**Add a note on the plan**
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalks illustrated	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Mostly provided	Yes	**Refer to all reviews for missing information**
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Mostly provided;	Yes	**Refer to review letters for missing information**
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)			
Signage	- Signage if proposed requires a permit. - Signage is not regulated by the Planning Commission or Planning Division.	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.			*Lot split/combination has been completed*

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	*Previously reviewed and accepted*
Community Impact Statement (Site Plan and Development Manual)	Community Impact Statement Required for more than 150 units	Dated May 10, 2018	Yes	*Previously reviewed and accepted*
Easements	All draft easements are required to be submitted along with electronic stamping sets	Indicate the easement boundaries on final site plan submittal	Yes?	**Conservation easement required for saved trees counted toward woodland credits**

NOTES:

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

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

5/31/2024

Engineering Review

The Bond
JSP18-0010

APPLICANT

Tri-Cap Holdings

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

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

PROJECT SUMMARY

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

RECOMMENDATION

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

Comments:

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

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

General

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

Water Main

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

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

Irrigation Comments

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

Sanitary Sewer

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

Storm Sewer

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

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

Storm Water Management Plan

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

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

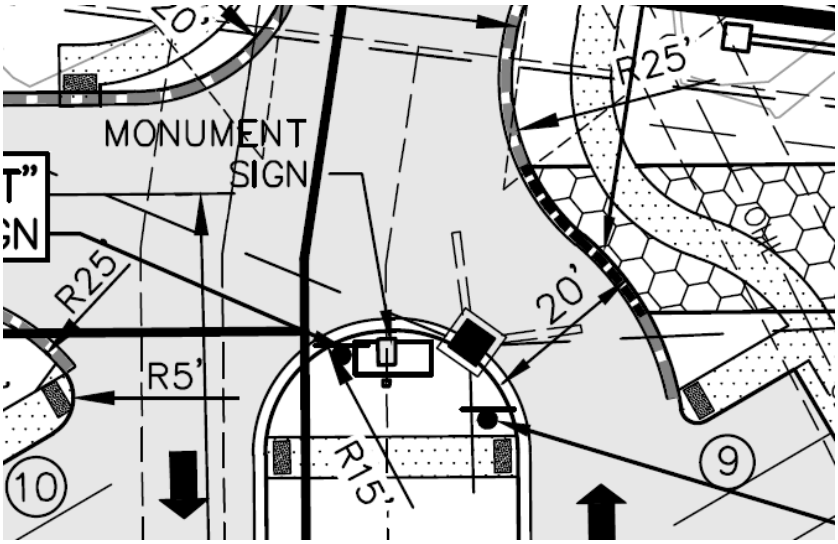
Underground Storage:

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

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

Paving & Grading

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



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

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

Flood Plain

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

Soil Erosion and Sediment Control

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

Off-Site Easements

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

Agreements

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

The following must be submitted with the Final Site Plan:

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

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

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

Humna Anjum,
Project Engineer

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

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT

June 3, 2024

Revised Preliminary Site Plan – Landscaping

The Bond

Review Type
Revised Preliminary Site Plan Landscape Review

Job Number
JSP18-0010

Property Characteristics

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

Ordinance Considerations

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

Recommendation:

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

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

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

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

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

Please include the above italicized text on the landscape plans.

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

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

Rick Meader – Landscape Architect

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

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 Facade 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%
Spanderal 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%
Spanderal 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

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

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

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Director of Public Safety
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Erick W. Zinser

Fire Chief
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

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,

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

cc: file

APPLICANT RESPONSE LETTERS

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

Jason M. Emerine, PE
Robert J. Emerine, PE
Robert R. Drouillard, PS

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 Toal 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 Couty 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.

<u>Underground Storage:</u>

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 storge 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.

LANSCAPING 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:

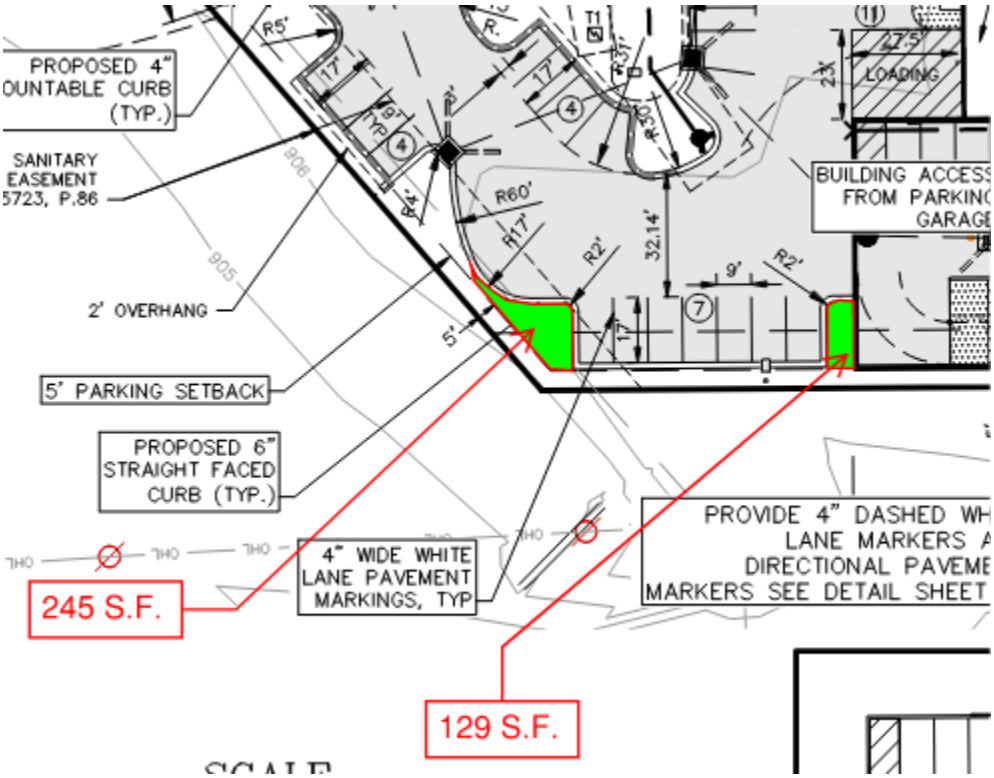
Sheet L1.00: Removed 2 landscape islands at ends of parking structure. Added new parking spaces and landscaping areas at ends of parking structure. Please see Revised Site Plan for revised layouts in these areas.

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.

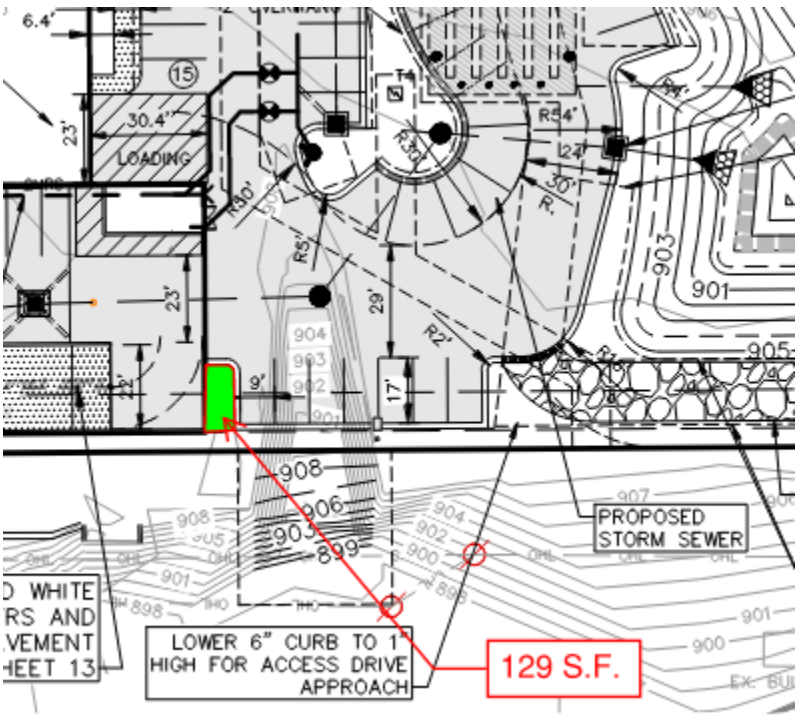
Sheet L2.02: Close up view of the landscape island to be removed and new parking areas at the south end of the parking structure.

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.

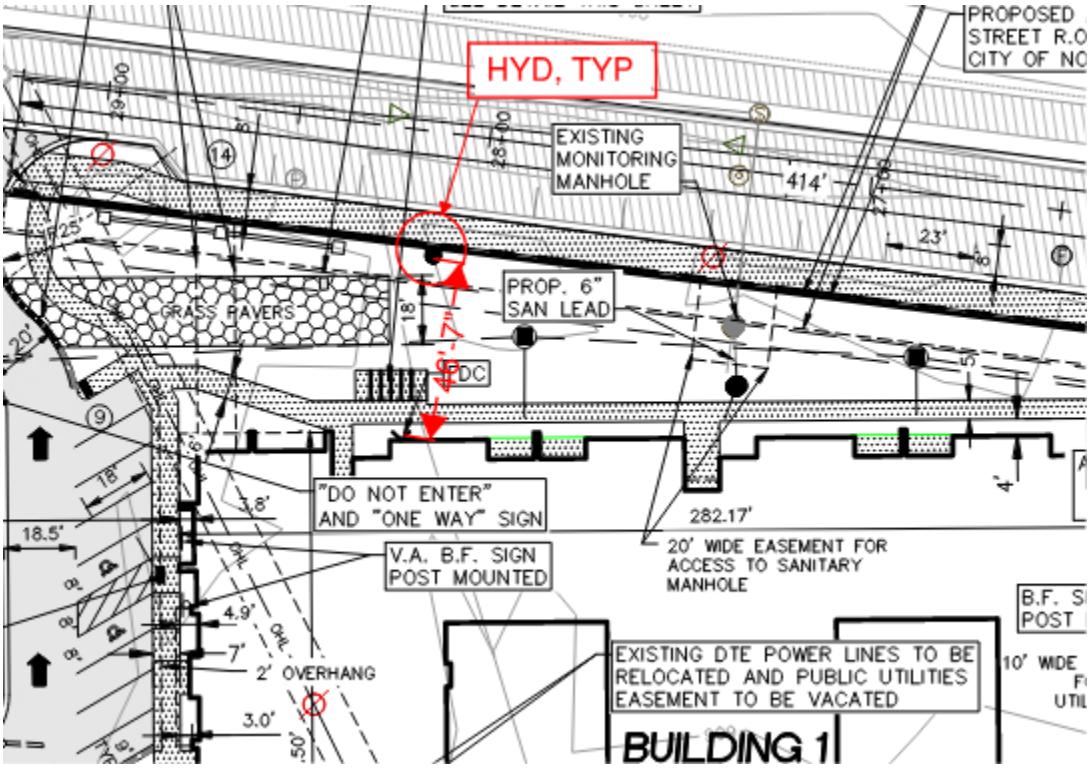
FAÇADE ORIDINACE REVIEW (dated May 21, 2024)

Façade review recommends extending the previously approved Section 9 waivers for the revised Architectural façade percentages. No additional comments were provided in the review.

FIRE REVIEW (dated June 3, 2024):

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

1. Comment is noted.
2. Comment is noted.
3. Comment is noted.
9. Building #1's FDC is located approximately 47 ft from a fire hydrant located along the Bond Street ROW. Please see sketch below:



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.

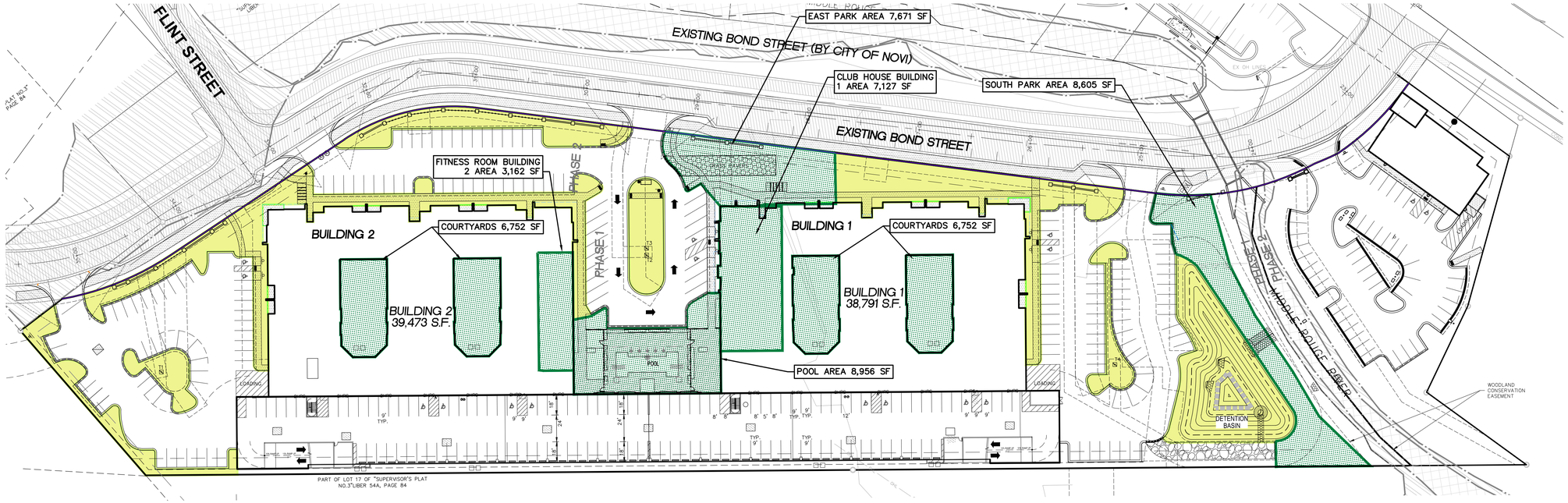
If you have any questions regarding the Revised Preliminary Site Plan or the response comments above, please feel free to contact me at 248.639.9442 or by email at bobe@skl-eng.com.

Very truly yours,

SEIBER KEAST LEHNER, INC.

Robert J. Emerine, P.E.

Enclosures



SCALE

50 0 25 50 100 200

(IN FEET)

Scale: 1 inch = 50 ft.

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 NOVI	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

UTILITY WARNING

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

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

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

DATE: 04-04-19	DESIGNED BY: R.E.	JOB NUMBER: 17-032
	CHECKED BY: J.E.	FILE: 17-032-OS.dwg

REVISED OPEN SPACE PLAN

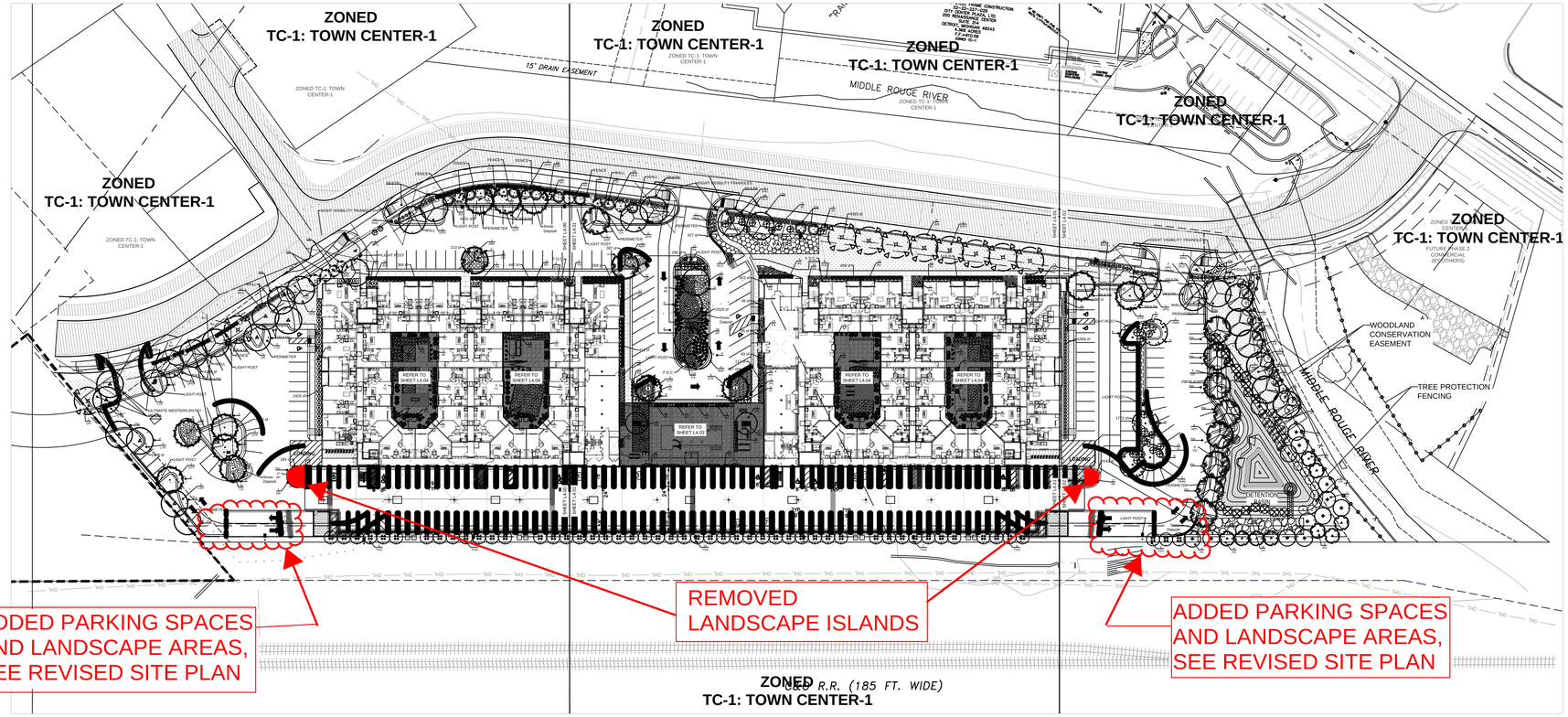
SEIBER KEAST LEHNER ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE
17001 NINETEEN MILE ROAD, SUITE 3
CLINTON TOWNSHIP, MI 48038
586.412.7080

FARMINGTON HILLS OFFICE
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
248.308.3331

SHEET 2

17-032-SW Sheet - NoGRID(11-30-23).dwg, 5/7/2024 4:08 PM



LANDSCAPE ARCHITECTURAL SITE PLAN

0" 30' 60' 120'

SCALE: 1" = 60'-0"

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 'Octobor 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. B&B	$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 'Hameln' 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
Hemerocallis '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
Picea glauca WHITE SPRUCE (AG)	09	8'	B&B	$400.00/ $3,600.00
Abies concolor WHITE FIR (AC)	13	8'	B&B	$400.00/ $5,200.00

DETENTION PLANTING

NAME	QTY.	HEIGHT	ROOT	UNIT PRICE/ TOTAL
Cornus amomum SILKY DOGWOOD (CA)	17	36"		$50.00/ $850.00
Cornus rugosa ROUND-LEAVED DOGWOOD (CR)	17	36"		$50.00/ $850.00
Viburnum dentatum 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.

MISS DIG 811

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
Street Frontage not Adjacent to Pkg.	850'
Less Drive Openings	159'
Net Frontage	691'
Trees Required	23 Trees (691' / 30')
Trees Provided	24 Trees
Ornamental Trees Required	35 Trees (691' / 20')
Ornamental Trees Provided	09 Trees

PARKING LOT LANDSCAPING ("P")

Vehicular Use Area (Exclusive of Deck)	68,138 SF
VUA up to 50,000 SF	3,750 SF (50,000 x 7.5%)
VUA Over 50,000 SF	181 SF (18,138 x 1%)
Landscape Area Required	3,931 SF
Landscape Area Provided	4,376 SF
Trees Required	20 Trees (734' / 35')
Trees Provided	21 Trees

PARKING LOT PERIMETER LENGTH ("Per")

Parking Lot Perimeter Length	1,010 LF
Trees Required	29 Trees (1,010' / 35')
Trees Provided	30 Trees

MULTI-FAMILY UNIT TREES TOTAL ("*")

Trees Required	171 Trees
Trees Provided	171 Trees

Notes:

A. Transformer to be screened per detail on sheet L-3 of preliminary landscape submittal by Allen Design.
B. Plantings shall be located to closer than 4' to property lines.
C. Plantings shall be no closer than 10' to hydrants and utility structures
D. 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.
E. 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.

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.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 Cit;*

ADDITIONAL LANDSCAPE WAIVERS APPROVED BY THE PLANNING COMMISSION ON 12/9/2020:
Revision of the landscape waiver from Sec 5.5.3.F.ii.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

OPEN SPACE CALCULATIONS

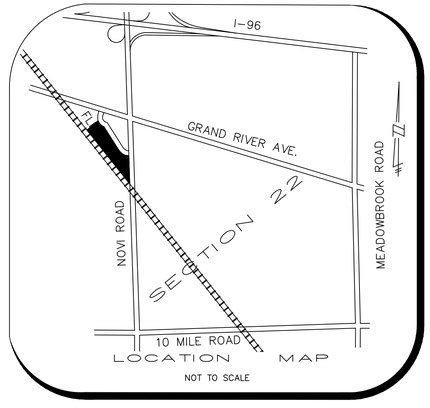
OPEN SPACE REQUIREMENTS:
TOTAL PARCEL X 15% = 6.87 AC X .15 = **1.03 AC**

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)	6752 SF
	64,990 SF = **1.49 AC**



LANDSCAPE ARCHITECTURAL SHEET INDEX

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PAGE 5 OF 33	SHEET L2.03	HARDSCAPE
PAGE 6 OF 33	SHEET L2.04	HARDSCAPE
PAGE 7 OF 33	SHEET L3.00	DIMENSION
PAGE 8 OF 33	SHEET L3.01	DIMENSION
PAGE 9 OF 33	SHEET L3.02	DIMENSION
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PAGE 24 OF 33	SHEET L6.00	GENERAL LANDSCAPE DETAILS
PAGE 25 OF 33	SHEET L7.00	GRADING
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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:
B	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 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PROJECT #: 17659

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

STATE OF MICHIGAN
DANIEL R. ERLANDSON
REGISTERED LANDSCAPE ARCHITECT
No. 3901001552
06/25/2021

hpla studio

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

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

SHEET TITLE
COVER SHEET

SHEET NUMBER
L1.00

SCALE: AS INDICATED
CITY JOB #: JSP18-0010

TRIP GENERATION ANALYSIS

MEMO

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

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
Pass-by Trips (34% PM)				*302*	*17*	*15*	*32*	*13*	*12*	*25*
New Trips				*585*	*34*	*28*	*62*	*24*	*25*	*49*
Total Trips				**2,818**	**89**	**139**	**228**	**135**	**105**	**240**
Pass-by Trips				*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
Pass-by Trips (40% PM)				*186*	*0*	*0*	*0*	*10*	*10*	*20*
New Trips				*279*	*8*	*5*	*13*	*16*	*15*	*31*
Total Trips				**1,988**	**39**	**107**	**146**	**105**	**75**	**180**
Pass-by Trips				*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**
City of Novi TIA Threshold	*500*	*75*			*75*		
City of Novi TIS Threshold	*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

PLANNING COMMISSION DRAFT MINUTES –

EXCERPT JUNE 26, 2024

PLANNING COMMISSION
MINUTES

CITY OF NOVI
Regular Meeting
June 26, 2024 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present:	Member Avdoulos, Member Becker, Member Lynch, Chair Pehrson, Member Roney, Member Verma
Absent Excused:	Member Dismondy
Staff:	Barb McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner: James Hill, Planner; Heather Ziegler, Planner; Humna Anjum, Plan Review Engineer; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

Member Becker led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the June 26, 2024 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE JUNE 26, 2024 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was not a City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda Removals and Approvals items.

PUBLIC HEARINGS

1. **PICKLEBALL NOVI JSP23-15**

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Planner James Hill relayed a Special Land Use application was submitted to the City for consideration of a certified nurse assistant school in an existing building at 22960 Venture Drive. Unfortunately, due to personal reasons the applicant was unable to attend the meeting tonight and is requesting to postpone the public hearing until they are available at a later date. Since a public hearing was advertised and scheduled, Planner Hill provided a brief presentation.

The name of the proposed school is the Reliable Training Institute and is proposed to operate out of a portion of industrial office building at 22960 Venture Drive.

The current zoning of the site is I-1 Light Industrial. Trade schools are a Special Land Use in the I-1 Light Industrial zoning district when the site abuts residential. In this case, the site abuts R-4 One Family Residential to the east and I-1 Light Industrial to the north, south, and west.

The Future Land Use shows Industrial, Research, Development, and Technology for the site in addition to the property to the north, south, and west, and Single Family Residential to the east.

There are no proposed site changes, and any interior changes will go through the building department when and if Special Land Use approval is granted.

The Planning Commission is asked to hold the public hearing tonight for PSLU24-04 Reliable Training Institute, postpone the Special Land Use Permit, and leave the public hearing open until the applicant is prepared to move forward. Staff is available for any questions.

Chair Pehrson confirmed that the applicant was not present to address the Planning Commission and then opened the public hearing by inviting anyone who wished to speak to come forward. Seeing no one, and confirming there was no correspondence, Chair Pehrson held the public hearing open.

Motion to postpone the PSLU24-04 Reliable Training Institute Special Land Use permit and leave the public hearing open made by Member Avdoulos and seconded by Member Lynch.

> **In the matter of Reliable Training Institute, PSLU24-04, motion to postpone the Special Land Use Permit and leave the public hearing open until the applicant is prepared since the applicant had a conflict and was unable to prepare a response or attend the meeting.**

ROLL CALL VOTE ON MOTION TO POSTPONE PSLU24-04 RELIABLE TRAINING INSTITUTE SPECIAL LAND USE PERMIT AND LEAVE THE PUBLIC HEARING OPEN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 6-0.*

3. **THE BOND JSP18-10**
   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.

Planner Bell stated the subject property is approximately 7.99 acres and is located in Section 22, southwest of the intersection of Grand River and Novi Road. The subject property is behind City Center Plaza between the recently reconstructed Bond Street and the railroad, west of Novi Road.

The property is zoned Town Center - 1 surrounded by the same on all sides except across the railroad tracks which is zoned Light Industrial.

The Future Land Use map indicates similar uses for the subject property and surrounding parcels.

The applicant had received approval to redevelop the former Fendt Transit Mix Concrete site into a mixed-use development with two four-story multi-family residential buildings with 260 units and a single-story commercial building as a Phase 2. The project included a two-level parking structure, surface

parking, site amenities such as a swimming pool, landscaped courtyards, fitness room, and related landscape improvements. No changes to Phase 2 are proposed.

Since approval of the project in 2021, the applicant states that delays caused by nearby 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 to accommodate an additional 69 residential units (329 total) 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 landscaping, utilities, surface parking, and stormwater management facilities.

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).

However, the Ordinance permits Planning Commission or City Council, if the project is over 5 acres, 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 new room count of 812 is within the allowable range of permitted maximum density of the TC-1 District. To allow 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.

Staff is also asking for a finding that the Usable Open Spaces shown on the site plan, including the clubhouse and fitness room, are acceptable and meet the intent of the Ordinance to provide active and passive recreation, although they do not meet the strict Ordinance definition because they include indoor spaces. Given the unique shape and configuration of the site, the applicant has provided the outdoor space to the extent possible, and the indoor amenities can be used year-round.

With the addition of a fifth story, the Façade review notes that the proposed revisions do not result in any significant change to the previously approved Section 9 waivers for an underage of brick/stone and overage of EIFS, and making the slight adjustments to the previous waivers is recommended.

No new landscape waivers are required, and landscape comments will be addressed in the Final Site Plan submittal if the revised plan receives approval.

An updated Trip Generation Analysis was provided, which shows a decrease in the estimated trips compared to the previous submittal. As explained by our traffic consultant, the reason behind this is the use of two different versions of the ITE trip generation manual, the former 9th edition versus the 11th edition which is now available. Generally, the number of trips has been going down per unit every time a newer version is published. This is the reason a lower impact is shown even when total units are increasing.

The site plan is subject to all previously approved conditions and deviations. Although there are no changes to the Woodland Permit previously approved, reauthorization is being requested along with the revised Site Plan.

The project required several variances from the Zoning Board of Appeals, mostly due to the irregularly shaped lot and urban design of the project. Since those approvals have now expired, the applicant will need to reapply for those variances.

All reviews are recommending approval. The development is over 5 acres and is located in the TC-1

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district. This would require City Council approval based on your recommendation, and amendment of the associated Development Agreement.

The Planning Commission is asked to hold the public hearing to consider the proposed changes to the plan described and to make a recommendation to City Council to either approve or deny the revised Preliminary Site Plan and Woodland Permit. Applicants Albert Ludwig, Glenn Cantor, and their design team are present for any questions. Staff is available for questions as well.

Chair Pehrson invited the applicant to address the Planning Commission.

Albert Ludwig introduced himself along with Glenn Cantor and John Woods. They are all members of The Bond at Novi, which is a partnership formed between Mr. Ludwig, Mr. Cantor, Mr. Woods along with DTN management out of Lansing. DTN owns thousands of apartments and student housing units and was brought in for their expertise.

The property was purchased back in 2017. While working on final plans, HUD financing was lined up. It was all approved with one exception. One of their consultants is from FEMA and FEMA demanded that the floodplain map for the entire city of Novi be revised by the City because they put in the loop road which is now called Bond Street. FEMA took over a year to approve the new floodplain map. By that time, COVID had come, interest rates went crazy, and construction costs went crazy. People were out of the office and couldn't work for a while. Since then, you can't get insurance on wood stick buildings anymore. The building had to be redesigned to steel in order to be able to obtain insurance, since there have been too many casualty claims on wood frame buildings.

This proposal has no change to the site plan whatsoever, the ramps got a little bit longer on the parking deck, to add the additional floor, but it's a very minor change on the landscape plan. No parking spaces are lost because of it. There are the same percentage of one-bedroom units as before. There is the same parking ratio as before. There are the same materials on the exterior elevations as before with the same percentages.

The development team is trying to make this work from an economic standpoint and get it off the ground. The whole financing world has changed since 2017. Mr. Ludwig and his team have been in it for the long run and want to get it done. They have worked with Beth over and over on development agreements, and with Barb and Lindsay. Staff has been incredible to work with.

Downtowns need people to survive and to thrive. This is a TC-1 district that needs people. From what Mr. Ludwig is reading in the paper, some of the other TC-1 parcels are downsizing their number of units or type of units, so he thinks this proposal is a good thing for the City to add more people coming into the downtown.

Chair Pehrson opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Mike Duchesneau, 1191 South Lake Road, congratulated the three Planning Commission members who got reappointed. He loves the consistency of this board. He was here when The Bond was first proposed. It's a very nice development. Looking closer at the Ordinances, a five-story building is allowed next to a railway or a freeway. That's not an issue for this particular location. Mr. Duchesneau doesn't have an issue with the density if the City Council approves it. He is usually here complaining about traffic, but not with this particular location. The ring road is complete now, it wasn't when it was first proposed.

Mr. Duchesneau recommended to keep the flavor of the Town Center district, that the commercial aspect not be a separate phase, but be included either before units start to get rented or at some other appropriate time frame.

Seeing no one else, and confirming there was no correspondence, Chair Pehrson closed the Public Hearing and turned the matter over to the Planning Commission.

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Member Lynch did not have any issues.

Member Becker stated this is the most complex, complicated project he's seen. The subject property is one of the most godforsaken pieces of property in all of Novi. It's a very strange setting. It's a limiting lot shape. Railroad tracks are down the entire west side, warehouses on the back of that, and there is backside of the City Center Plaza to look at. There is a small access road. Member Becker is not sure what other kind of development would even want to go into this TC-1 parcel or would fit.

Member Becker is 74 years old and loves this concept here, the modern part of it and everything else. Maybe this project could go in City West, but then what would we put on this terrible piece of property? Many residents are going to look at this five-story building and say it's so modern, it's a monstrosity, it's aesthetically offensive. But where it is going it's really a remarkable job of tucking it out of the way, of mitigating its size and look for those who don't like it. The parking garage is going to be virtually invisible to anyone but the residents. To check that out, Member Becker went down Clark Street and then into the residential area on the north side of it. He has lived in Novi for 48 years and has never been down Clark Street or knew there was a Creek Crossing subdivision development down there. It's amazing. This will be tucked away; it won't be seen.

It will provide a new close-up group of customers for existing commercial businesses that are accessible right across the street, but also mobility to perhaps even go over into the rest of Town Center. Member Becker is concerned about the traffic volume on Bond Street, which is going to be condensed into the normal morning and evening rush hours, so he is hoping the new traffic assessment process with its updated metrics is correct.

Member Becker believes this concept should be supported in every legal way possible. He loves the urban design, where it is, and hopes this can proceed.

Member Verma had no comment.

Member Roney stated there is not really a significant change in adding one floor when he looks at the elevation, somehow it even looks better. He cannot think of a better place to put something like this than over in that corner of Novi. Now with the ring road going through it seems like it would make it an even greater success. He is in support.

Member Avdoulos did not have any further comments other than he agrees with Member Roney on the accessibility. He thinks it is going to work out great.

Motion to recommend approval to City Council the revised Preliminary Site Plan for JSP18-10 The Bond moved by Member Avdoulos and seconded by Member Lynch.

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 from 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 applicant's 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**

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letters and the conditions and the items listed in those letters being addressed on the revised Final Site Plan.

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

ROLL CALL VOTE ON MOTION TO RECOMMEND TO CITY COUNCIL THE PRELIMINARY SITE PLAN FOR JSP18-10 THE BOND MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 6-0.*

Motion to recommend approval to City Council the revised Stormwater Management Plan for JSP18-10 The Bond moved by Member Avdoulos and seconded by Member Lynch.

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 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. 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.

ROLL CALL VOTE ON MOTION TO RECOMMEND TO CITY COUNCIL THE REVISED STORMWATER MANAGEMENT PLAN FOR JSP18-10 THE BOND MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 6-0.*

Motion to recommend approval to City Council the Woodland Permit for JSP18-10 The Bond moved by Member Avdoulos and seconded by Member Lynch.

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 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. 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.

ROLL CALL VOTE ON MOTION TO RECOMMEND TO CITY COUNCIL THE WOODLAND PERMIT FOR JSP18-10 THE BOND MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. *Motion carried 6-0.*

DRAFT

THE BOND DEVELOPMENT AGREEMENT

SECOND AMENDMENT

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2021 MAR 15 AM 8:40

NOVI CITY CLERK
APR 19 2021
RECEIVED

79668
LIBER 55966 PAGE 759
$26.00 MISC RECORDING
$4.00 RENONUMENTATION
03/30/2021 10:44:21 A.M. RECEIPT# 66560
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2021 MAR 26 AM 11:

CITY OF NOVI
COUNTY OF OAKLAND
STATE OF MICHIGAN

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

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

RECITATIONS:

I. Developer owns the "Land" described on the attached and incorporated Property Description Exhibit, Exhibit "A".

II. On or about April 25, 2019, Developer and the City entered into a certain Development Agreement Regarding Commercial Property - The Bond (Mixed-Use), recorded with Oakland County Records on May 24, 2019, at Liber 52859, Page 785, Oakland County Records (the "Development Agreement"), which Development Agreement authorizes the Developer to develop the Land for a mixed-use development (the "Development") consisting of two four-story multi-family residential buildings with a total of 255 apartments with a 2 story parking structure (the foregoing portion of the Development is sometimes referred to as the "Multi-Family Project"), and up to a 5,578 square foot single-story commercial building (the foregoing portion of the Development is sometimes referred to as the "Commercial Project").

45p

III. On or about November 25, 2019, Developer and the City entered into a First Amendment of Development Agreement Regarding Commercial Property – The Bond (Mixed-Use), recorded with the Oakland County Register of Deeds on January 23, 2020, at Liber 53751, Page 385, Oakland County Records (the "First Amendment"). The First Amendment increases the number of apartments in the Development from 255 to 260 resulting in a net increase in room count of 14 rooms (627 rooms to 641 rooms).

IV. On November 19, 2019, the Zoning Board of Appeals approved an additional variance for the purpose of allowing 59 percent of the units to be one-bedroom units, where the Ordinance allows up to 50 percent.

OK - MH

V. On January___,2021, the City of City Council approved a revised Preliminary Site Plan including a revised Storm Water Management Plan and Landscape Plan with respect to the Property which includes revisions to the façade materials, the western parking lot access and layout, and landscaping plan.

VI. The Developer and the City wish to enter into this Second Amendment to the Development Agreement Regarding Commercial Property ("Second Amendment") for the purposes of incorporating the revised Preliminary Site Plan and Storm Water Management Plan, including related Deviations into the Development Agreement.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The Development Agreement is hereby amended to include the revised Preliminary Site Plan, including revised Storm Water Management Plan and Landscape Plan, dated 10-8-2020 (Civil), 12-3-2020 (Landscape – Plot Date), and 7-29-2020 (Architectural) attached and incorporated herein as Exhibit B.

2. The Development Agreement is hereby amended to include an additional variance granted by the Zoning Board of Appeals on November 19, 2019, as attached and incorporated herein in the Minutes of the Zoning Board of Appeals as Exhibit C. Exhibit C supplements Exhibit C of the original Development Agreement, which variances remain in full force and effect.

3. The Development Agreement is hereby amended to include an amended list of Waivers and Deviations granted by the Planning Commission, as attached and incorporated herein as Exhibit D. Exhibit D restates and supersedes Exhibit D of the Development Agreement.

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

5. This Agreement may be signed in counterparts.

{Signatures Begin on the Following Page}

DEVELOPER

Bond at Novi, LLC, a Michigan limited liability company

By: _____
Albert Ludwig
Authorized Representative

STATE OF Michigan)
COUNTY OF Oakland)

On this 11th day of January, 2021, before me appeared Albert Ludwig, authorized representative of Developer* who states that he/she has signed this document of his/her own free will on behalf of Developer.

*Bond at Novi, LLC

_____
Linda Marie Checkley
Notary Public
Oakland County, _____
My commission expires: 10/13/2024
Acting in Oakland County, ____

LINDA MARIE CHECKLEY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Oct 13, 2024
ACTING IN COUNTY OF Oakland

CITY OF NOVI

By: _____
Robert J. Gatt, Mayor

By: _____
Cortney Hanson, Clerk

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

On this 26th day of January, 2021, before me appeared Robert J. Gatt, Mayor and Cortney Hanson, Clerk of the City of Novi, authorized representatives of ~~Developer~~,* who state that they have signed this document of their own free will on behalf of ~~Developer~~.* the City of Novi

_____
Halley Hilton
Notary Public
Oakland County, MI
My commission expires: 4/7/26
Acting in Oakland County, MI

HALLEY HILTON
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Apr 7, 2026
ACTING IN COUNTY OF Oakland

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

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

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

Lots 6, 7 and 8, RAILROAD SUBDIVISION, according to the plat thereof as recorded in Liber 92 of Plats, pages 16, 17 and 18, Oakland County Records.

PARCEL 2:

All that part of Lot 9, RAILROAD SUBDIVISION, according to the plat thereof as recorded in Liber 92 of Plats, pages 16, 17 and 18, Oakland County Records, described as: Beginning at the Southeast corner of Lot 7 of SUPERVISOR'S PLAT NO. 3, as recorded in Liber 54A of Plats, page 84, Oakland County Records, also being the Northerly corner of said Lot 9; thence South 58 degrees 39 minutes 32 seconds East, 91.79 feet; thence along the Southerly line of Flint Street, 90.00 feet wide, South 70 degrees 38 minutes 00 seconds East, 176.30 feet; thence along the Southwesterly line of Flint Street, 75.00 feet wide, South 29 degrees 51 minutes 45 seconds East, 219.68 feet; thence along the Easterly line of said Lot 9, South 27 degrees 03 minutes 36 seconds West, 375.00 feet; thence along the Southerly line of said Lot 9, North 36 degrees 26 minutes 24 seconds West, 633.32 feet; thence along the Westerly line of said Lot 9, North 13 degrees 04 minutes 21 seconds East, 171.48 feet; thence along the Southerly line of said Lot 7 and the Northerly line of said Lot 9, South 73 degrees 24 minutes 45 seconds East, 160.50 feet to the Point of Beginning.

PARCEL 2 ALSO DESCRIBED BY SURVEY AS FOLLOWS:

Part of Lot 9 of "RAILROAD SUBDIVISION" a Subdivision of part of Lot 17 of "SUPERVISORS PLAT NO. 3" Liber 54A, page 84, of part of the Southeast 1/4 of Section 15 and part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, as recorded in Liber 92, of Plats, page 16, 17, and 18, Oakland County Records, more particularly described as: Beginning at a point located South 03 degrees 10 minutes 57 seconds East along the East line of said Section 22, 138.97 feet and North 73 degrees 48 minutes 57 seconds West along the North line of said "SUPERVISORS PLAT NO. 3", 704.61 feet and South 09 degrees 00 minutes 28 seconds West, 168.50 feet and North 76 degrees 27 minutes 32 seconds West, 100.00 feet and South 07 degrees 56 minutes 01 second West, 99.43 feet from the Northeast corner of said Section 22, being the Point of Beginning and the Southeast corner of Lot 7 of said "SUPERVISIORS PLAT NO. 3"; thence South 61 degrees 37 minutes 16 seconds East, 92.05 feet; thence South 74 degrees 04 minutes 10 seconds East, 176.38 feet; thence South 32 degrees 39 minutes 31 seconds East, 218.62 feet; thence South 23 degrees 38 minutes 55 seconds West, 377.04 feet; thence North 39 degrees 42 minutes 28 seconds West, 633.32 feet; thence North 10 degrees 02 minutes 34 seconds East, 171.48 feet; thence South 77 degrees 38 minutes 25 seconds East, 161.11 feet to the Point of Beginning.

22-22-226-007 - Pt lots 6, 8+9
22-22-226-008 - Pt lots 6, 8+9
22-22-226-009 - Pt lots 6+8
All lot 7

PRELIMINARY SITE PLANS FOR:

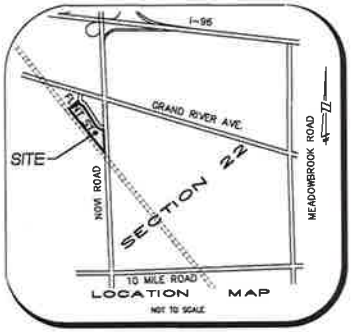
THE BOND

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

PREPARED FOR:

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

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



LEGAL DESCRIPTION

PHASE 1 - RESIDENTIAL

A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 138.97 feet, along the East line of said Section 22 and centerline of Novi Road; thence North 70°38'00" West, 704.61 feet, along the Northerly property line of 'Supervisor's Plat No. 3', as recorded in Liber 54A of Plats, Page 84, Oakland County Records and the Southerly right-of-way line of Grand River Avenue (100 foot width), to the Northeast corner of Lot 8 of said 'Supervisor's Plat No.3'; thence South 12°1'25" West, 168.50 feet, along the easterly line of said Lot 8 to the Southeast corner of said Lot 8; thence North 73°15'20" West, 100.00 feet, along the southerly line of said Lot 8, to the Southwest corner of said Lot 8 and to a point on the easterly line of Lot 7 of said 'Supervisor's Plat No.3'; thence South 11°53'39" West, 100 feet, along the easterly line of said Lot 7; thence South 41°25'40" West, 30.70 feet, for a POINT OF BEGINNING; thence South 69°36'58" East, 187.64 feet; thence 125.39 feet along a curve to the right, said curve having a radius 176.00 feet, a central angle 40°49'10" and a chord bearing and distance of South 49°14'23" East, 122.75 feet; thence South 28°49'48" East, 612.64 feet; thence 90.40 feet along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 22°02'24" and a chord bearing and distance of South 39°51'00" East, 89.84 feet; thence South 59°53'11" West, 42.67 feet; thence South 34°38'36" West, 47.87 feet; thence South 21°03'51" West, 83.19 feet; thence South 15°22'53" West, 85.73 feet; thence South 06°20'23" West, 38.08 feet; thence North 36°26'24" West, 1133.42 feet; thence North 13°04'21" East, 171.48 feet; thence South 73°24'45" East, 47.01 feet; thence 105.11 feet along a curve to the left, said curve having a radius of 257.00 feet, a central angle of 23°26'02" and a chord bearing and distance of South 57°55'57" East, 104.38 feet, to the Point of Beginning. All of the above containing 8.874 Acres. All of the above subject to easements, restriction and right-of-ways.

FUTURE PHASE 2 - COMMERCIAL

A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 965.86 feet, along the East line of said Section 22 and centerline of Novi Road; thence Due West, 60.01 feet, for a POINT OF BEGINNING; thence Due South 111.36 feet; thence South 69°33'00" West, 139.49 feet; thence South 79°31'27" West, 85.50 feet; thence Due South, 110.57 feet; thence North 36°26'24" West, 103.20 feet; thence North 06°20'23" East, 38.08 feet; thence North 15°22'53" East, 85.73 feet; thence North 21°03'51" East, 83.19 feet; thence North 34°38'36" East, 47.87 feet; thence North 59°53'11" East, 42.67 feet; thence 55.87 feet along a curve to the left, said curve having a radius of 235.00 feet, a central angle of 13°37'17", and a chord bearing and distance of South 57°40'51" East, 55.74 feet; thence 23.03 feet along a curve to the left, said curve having a radius of 232.50 feet, a central angle of 05°40'35" and a chord bearing and distance of South 58°49'47" East, 23.02 feet; thence 82.96 feet along a curve to the left, said curve having a radius of 238.00 feet, a central angle of 19°58'21", and a chord bearing and distance of South 80°00'37" East, 82.54 feet; thence South 89°59'48" East, 6.81 feet, to the Point of Beginning. All of the above containing 1.071 Acres. All of the above subject to easements, restriction and right-of-ways. All of the above subject to the rights of the public on Novi Road.

INDEX

1. COVER SHEET
2. OVERALL SITE PLAN
3. R.O.W. TAKING PLAN AND OPEN SPACE PLAN
4. STORM WATER MANAGEMENT PLAN
5. PHASING PLAN
6. PARCEL SPLIT – SUBJECT PROPERTY
7. PARCEL SPLIT – PROPOSED PARCELS

BENCHMARKS:

RR SPIKE IN SOUTH FACE OF POWER POLE LOCATED ON THE WEST SIDE OF FLINT STREET ± 68' SOUTHEAST OF THE SOUTHEAST BUILDING CORNER

ELEVATION 908.64 (CITY OF NOVI DATUM)

RIM OF SANITARY MANHOLE AT NORTHERNMOST POINT OF PROPERTY

ELEVATION 908.53 (CITY OF NOVI DATUM)

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

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

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

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

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

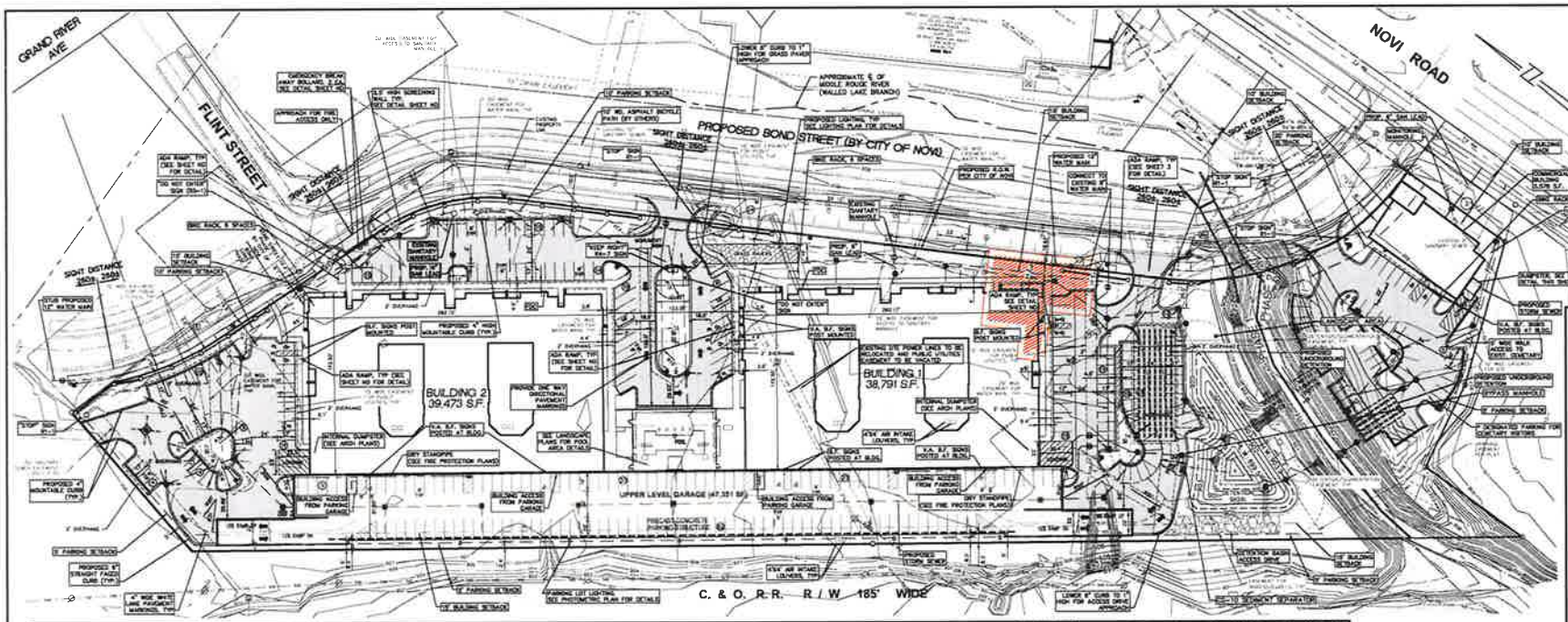
1. REVISED PER NOVI PLANNING REVIEW 08-11-18
2. REV FOR ZBA SUBMITTAL 10-07-19
3. REV FOR PSP ADMINISTRATIVE REVIEW 10-08-20

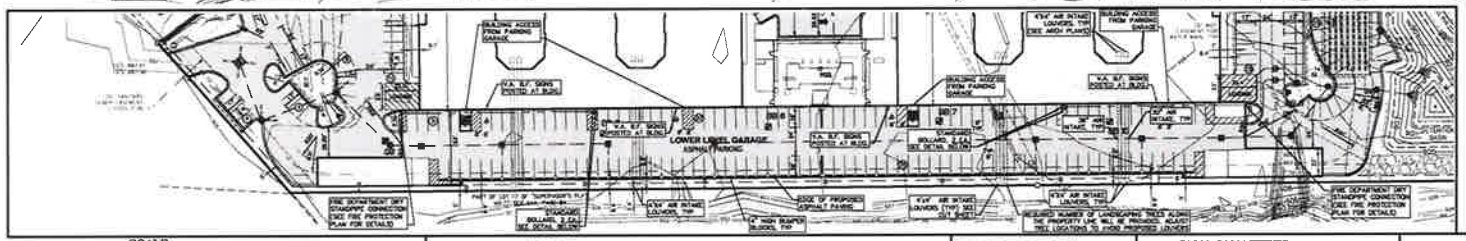
05-10-18 | DESIGNED BY: A.A. | JOB NUMBER: 17-032 | CHECKED BY: S.K. | DRAWING FILE: 1-17032-CV.DWG

COVER SHEET

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

SHEET 1

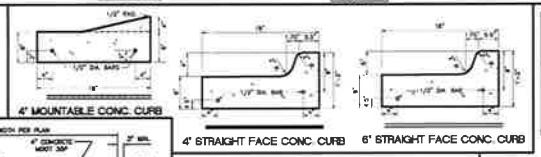




SCALE

(IN FEET)

Scale: 1 inch = 50 ft.

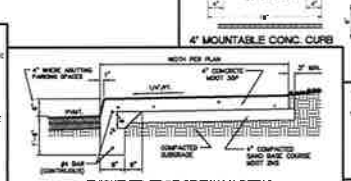


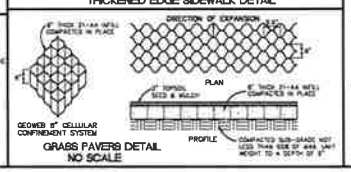
STRIPING NOTES:

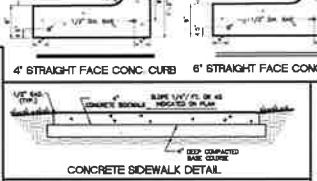
1. THE CROSSWALK PAVEMENT MARKINGS SHALL COMPLY WITH THE MMUTCD
2. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN WILLIAMS NO. B2 5W1, PPG TYPE 11-3 OR 11-4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY. PARKING AREAS FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH BLUE PAINT FOR STRIPING. WHEEL CHAIR SYMBOL SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
3. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND.

SIGNING NOTES:

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







PROPOSED IMPROVEMENTS

1. WOODLANDS PLAN, TREE INVENTORY REMOVAL & REPLACEMENT PLAN WILL BE PROVIDED WITH LANDSCAPE PLANS.
2. MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER LOCATED ALONG FLINT STREET AS SHOWN.
3. MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO AN EXIST. WATER MAIN LOCATED ALONG FLINT STREET.
4. STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS SHOWN. ALL SIDEWALK STUBS SHALL BE PROVIDED WITH RAMPS AND DETECTABLE WARNING SURFACES.
6. ALL ROADWAYS TO BE PRIVATE.
7. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
8. ALL SIDEWALKS TO BE ADA COMPLIANT.

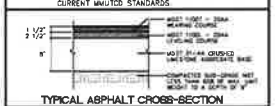
BARRIER-FREE RESERVED PARKING SIGNS

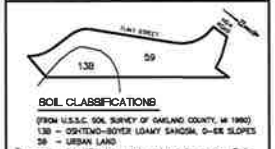
NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

SIGN QUANTITIES

DESCRIPTION	QUANTITY PANEL	QUANTITY POST
R1-1 30" "STOP" SIGN	4	4
R5-1 "DO NOT ENTER" SIGN	2	2
V.A. BARRIER FREE SIGN	6	2
BARRIER FREE SIGN	8	4
R4-7 "KEEP RIGHT" SIGN	1	1

NOTE: ALL TRAFFIC SIGNAGE SHALL COMPLY WITH CURRENT MMUTCD STANDARDS.

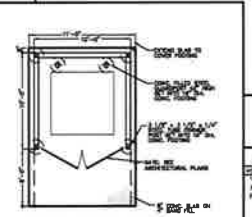


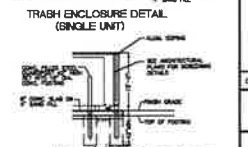


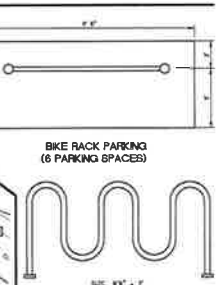
SOIL CLASSIFICATIONS

(FROM U.S.S.C. SOIL SURVEY OF OAKLAND COUNTY, MI 1990)
13B - OSHTEMO-BOYER LOAMY SANDS, 0-6% SLOPES
38 - 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 58-Urban Land. (Entire Parcel). Site Plan is graphical representation.







SITE DATA:

EXISTING ZONING		TC-1	
EXISTING AREA OF SITE GROSS	=	8.73	Ac
AREA OF SITE GROSS (AFTER R.O.W. DEDICATION)	=	7.99	Ac
AREA OF COMMERCIAL SITE	=	1.07	Ac
AREA OF RESIDENTIAL SITE	=	6.87	Ac

LOT AREA COVERAGE:

BUILDING 1	=	38,791	SF
BUILDING 2	=	39,473	SF
PARKING GARAGE	=	47,351	SF
COMMERCIAL BUILDING (PHASE 2)	=	5,579	SF
TOTAL AREA	=	131,193	SF

RESIDENTIAL (PHASE 1)

TOTAL NO. OF RESIDENTIAL UNITS	=	260 UNITS
BUILDING 1	=	128 UNITS
BUILDING 2	=	132 UNITS
(SEE ARCHITECTURAL PLANS FOR DETAILS)		
TOTAL NUMBER OF RESIDENTIAL PARKING REQUIRED (TC DISTRICT)	=	489
TOTAL NUMBER OF RESIDENTIAL PARKING PROVIDED (INCLUDES 14 H.P. PARKING SPACES)		
2- LEVEL GARAGE	=	269
SURFACE	=	150
BOND STREET PARALLEL	=	20
TOTAL RESIDENTIAL PARKING SPACES PROVIDED	=	439

BICYCLE PARKING
BUILDING 1 INDOOR 20 CA. OUTDOOR 6 CA.
BUILDING 2 INDOOR 20 CA. OUTDOOR 6 CA.
TOTAL RESIDENTIAL SPACES = 52 (50 REQUIRED)

COMMERCIAL (PHASE 2)

TOTAL FLOOR AREA (USE T.B.D.)	=	5,587	SF
PARKING SPACES PROVIDED			
(INCLUDES 2 H.P. PARKING SPACES)	=	48	

BICYCLE PARKING OUTDOOR 2 CA. (2 REQUIRED)

BUILDING SETBACK REQUIREMENTS FOR TC-1 DISTRICT

RESIDENTIAL

FRONT	20	FT
SIDE	15	FT
REAR	15	FT

COMMERCIAL

	MIN	MAX	
FRONT	0	10	FT
SIDE	0	NONE	FT
REAR	0	NONE	FT

MINIMUM PARKING SETBACK REQUIREMENTS FOR TC-1 DISTRICT

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

THE BOND

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

REVISIONS

NO.	REVISED PER NOVI PLANNING REVIEW	DATE 08-17-18
2	PER 2ND SUBMITTAL	09-07-18
3	PER TSP ADMINISTRATIVE REVIEW	10-08-18

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN ARE OBTAINED FROM UTILITY OWNERS AND NOT FIELD LOCATED.

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

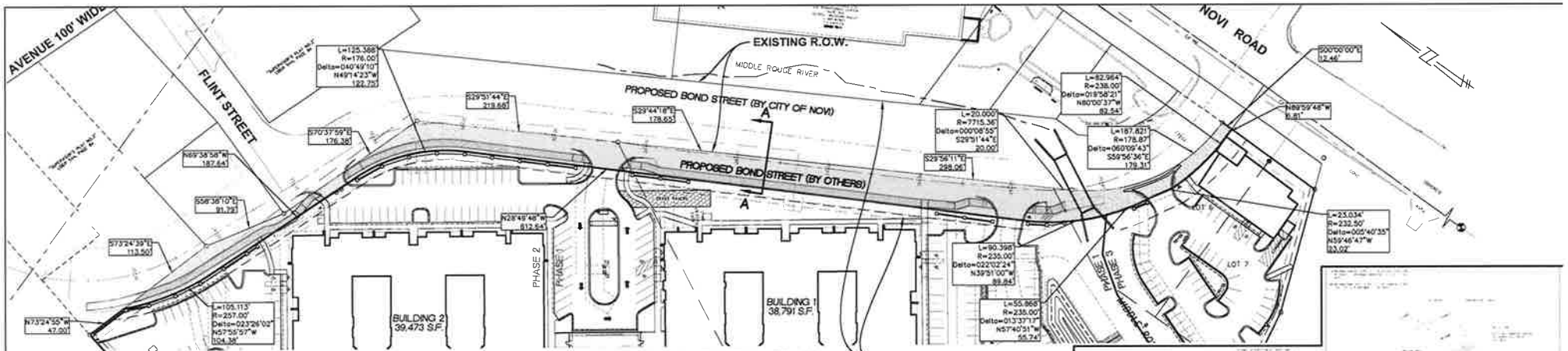
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

DATE: 06-29-18 DESIGNED BY: A.A.A. JOB NUMBER: 17-059
CHECKED BY: R.E. DRAWING FILE: P:\17059-04.dwg

OVERALL SITE PLAN

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

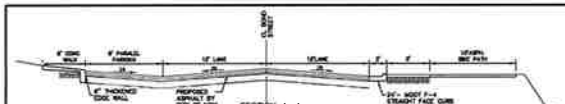
SHEET 2



RIGHT OF WAY TAKING PLAN

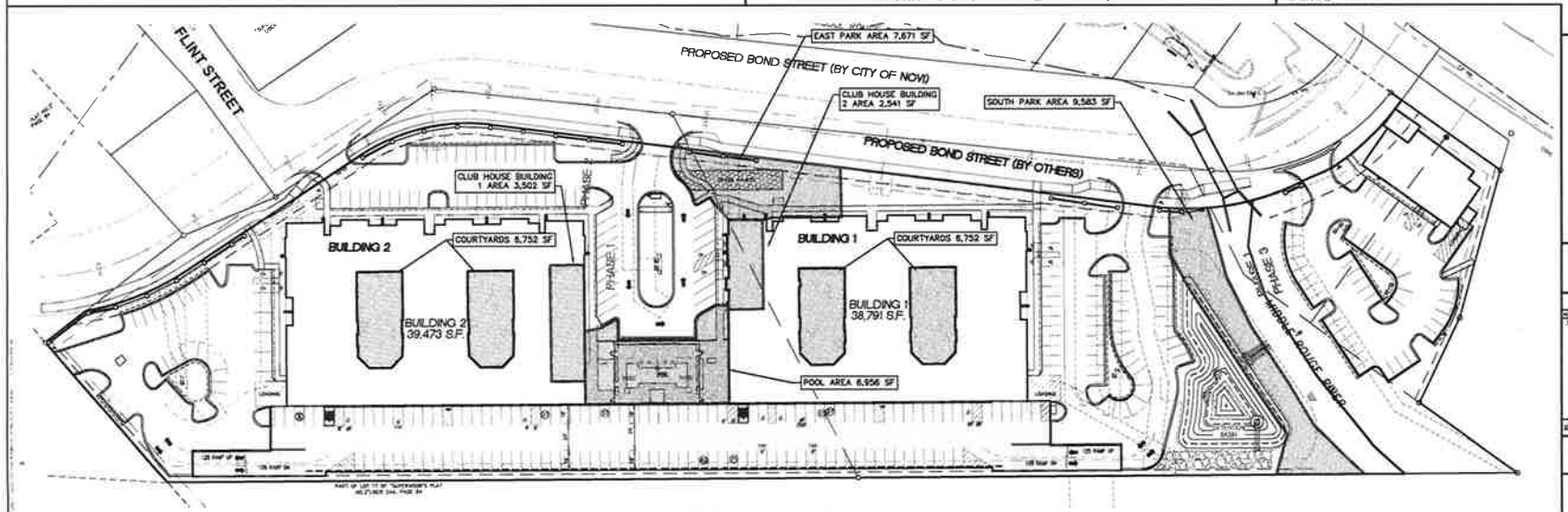
PROPOSED R.O.W.
APPROXIMATE AREA TO BE DONATED TO CITY OF NOVI = 1.00 A.C.±

SCALE
(IN FEET)
Scale: 1 Inch = 50 ft.



PROPOSED BOND STREET CROSS-SECTION
PER TRAFFIC STUDY (MARCH 18,2018)

NOTE:
FINAL DESIGN AND ALIGNMENT OF BOND STREET BY CITY OF NOVI.



OPEN SPACE PLAN

OPEN SPACE CALCULATIONS

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

OPEN SPACE PROVIDED:

EAST PARK AREA (AS SHOWN)	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)	3,502 SF
COURTYARDS (AS SHOWN)	6,752 SF
BUILDING 2	
BALCONIES	7,297 SF
CLUB HOUSE (AS SHOWN)	2,541 SF
COURTYARDS (AS SHOWN)	6752 SF
	60,744 SF = 1.39 AC

THE BOND

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

REVISIONS

NO.	ITEM	DATE
1	PER ITEM FOR ADMINISTRATIVE REVIEW	10-28-20

UTILITY WARNING

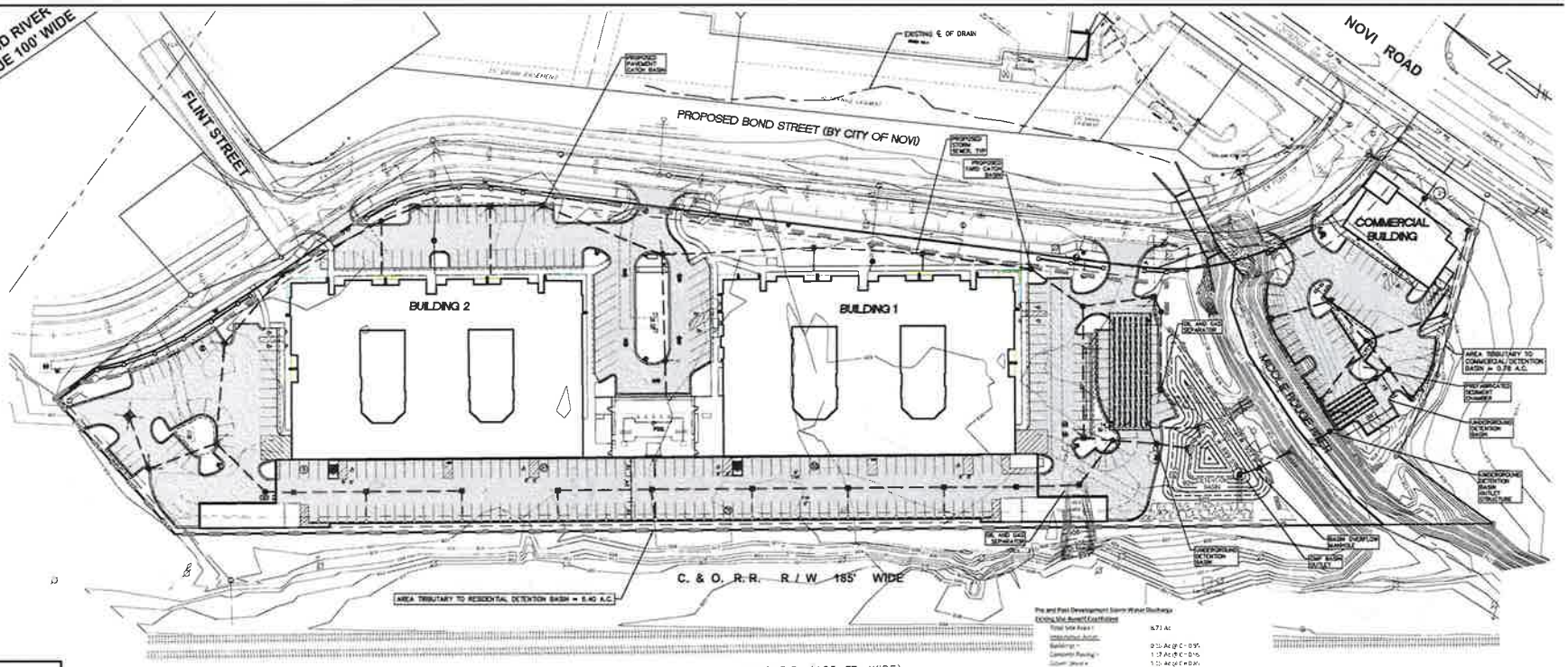
811 Know what's below. Call before you dig.

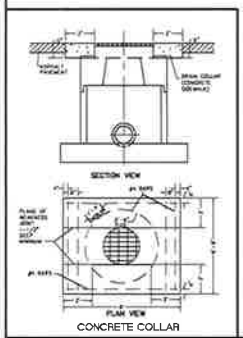
DATE: 05-10-18 | DESIGNED BY: A.K. | JOB NUMBER: 17-039
CHECKED BY: K.K. | DRAWING FILE: 17-039-ROW.DWG

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

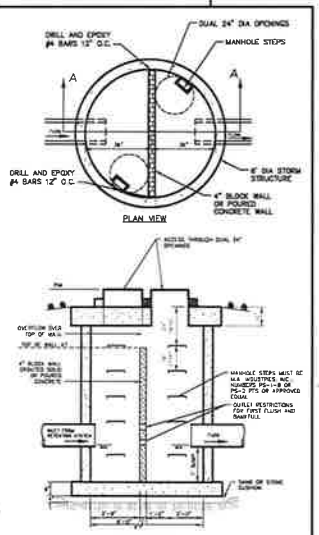
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
PHONE: 248.308.3331

SHEET 3





CONCRETE COLLAR



OVERFLOW / RESTRICTION MANHOLE DETAIL
NO SCALE
(PHASE 2)

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

Residential Site Runoff Coefficient:

Total Residential Site Area =	8.40 Ac
Impervious Area:	
Sidewalks / Paving =	3.91 Ac
Buildings =	3.40 Ac @ C = 0.95
Pervious Area:	
Lawn Areas =	1.12 Ac @ C = 0.35
Basin Low Point Area =	0.06 Ac @ C = 0.95
Composite Runoff Coefficient C =	0.81

Commercial Site Runoff Coefficient:

Total Commercial Site Area =	0.78 Ac
Impervious Area:	
Sidewalks / Paving =	0.45 Ac
Buildings =	0.33 Ac @ C = 0.95
Pervious Area:	
Lawn Areas =	0.00 Ac @ C = 0.35
Composite Runoff Coefficient C =	0.80

Detention Basin Sizing (Bank Full Flood)

A =	8.79 Ac
C =	0.60

FIRST FLUSH VOLUME REQUIRED

Bank Full Flood will be retained in the basins for a min. of 24 hours.

BANK FULL VOLUME REQUIRED

Detention Basin

Above Ground Detention Pond Volume:

Elevation	Area	Volume
790	2450	
792	3075	5525
794	3694	6769
796	4332	8026
798	5007	9339
800	5704	10711

Value Found Available = 25696 CF

The remaining Bank Full Flood volume will be detained in underground detention basins.

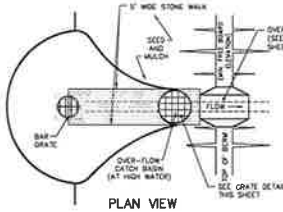
Storage Pipe Dia. = 66 in

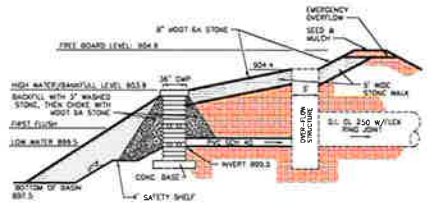
Pipe Length Required = 139 ft (Self Contained Pipe Run)

Maximum Allowable Basin Outlet Flow

Qallf = 0.45 cfs (0.15 cfs/Ac)

DETENTION BASIN SEDIMENT FILTER DETAIL





NOTE:
EXTREME CARE MUST BE EXERCISED TO INSURE THAT THE OUTLET HOLES IN THE STANDPIPE DO NOT BECOME CLOGGED WITH SEDIMENT

Pre and Post Development Storm Water Discharge

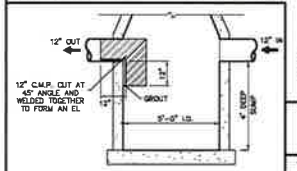
Existing Site Runoff Coefficient

Total Site Area =	8.71 Ac
Impervious Areas:	
Buildings =	0.33 Ac @ C = 0.95
Composite Paving =	1.13 Ac @ C = 0.95
Culvert Paving =	1.31 Ac @ C = 0.95
Pervious Areas:	
Lawn Areas =	5.24 Ac @ C = 0.35
Composite Runoff Coefficient C =	0.51

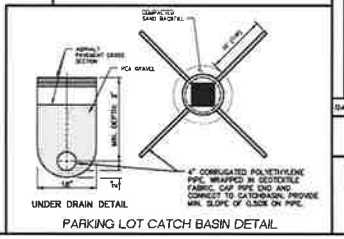
Existing Site Runoff (10-Year Storm)

A =	8.71 Ac
C =	0.51
I =	4.5 in/hr
Q = C*I*A =	2.42 cfs
D = C*I*A =	17.9 cfs

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



OIL AND GAS SEPARATOR DETAIL



UNDER DRAIN DETAIL

PARKING LOT CATCH BASIN DETAIL

NOTE: ALL PARKING LOT CATCH BASINS HAVE UNDERDRAINS (SEE DETAIL THIS SHEET)

SCALE

(IN FEET)
Scale: 1 inch = 60 ft.

THE BOND

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

REVISIONS

NO.	ITEM	DATE
1	PER PSP ADMINISTRATIVE REVIEW	10-08-20

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN WERE OBTAINED FROM UTILITY SURVEY AND MAY NOT BE LOCATED

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

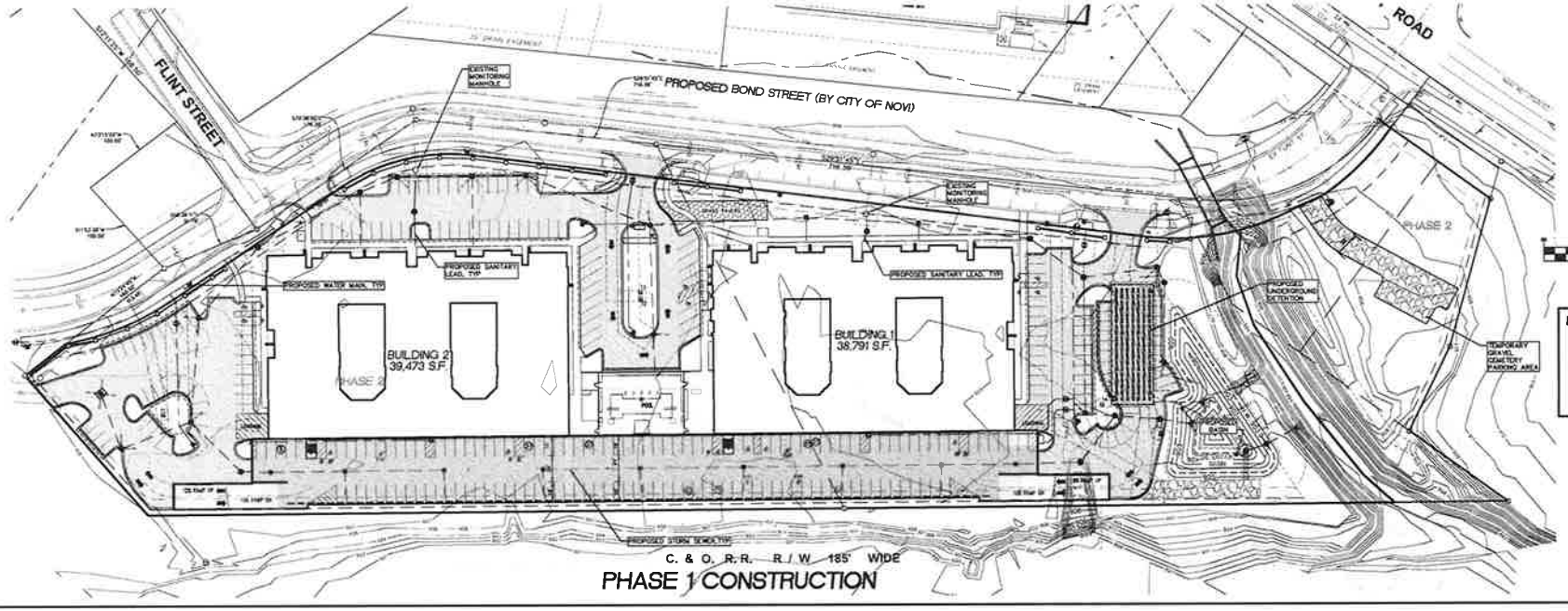
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH MAY INTERFERE WITH CONSTRUCTION

DATE: 08-10-18 | DESIGNED BY: A.A. | JOB NUMBER: 17-032
CHECKED BY: R.E. | DRAWING FILE: A:\17032-SWM.DWG

STORM WATER MANAGEMENT PLAN

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

SHEET 4



PHASE 1 CONSTRUCTION

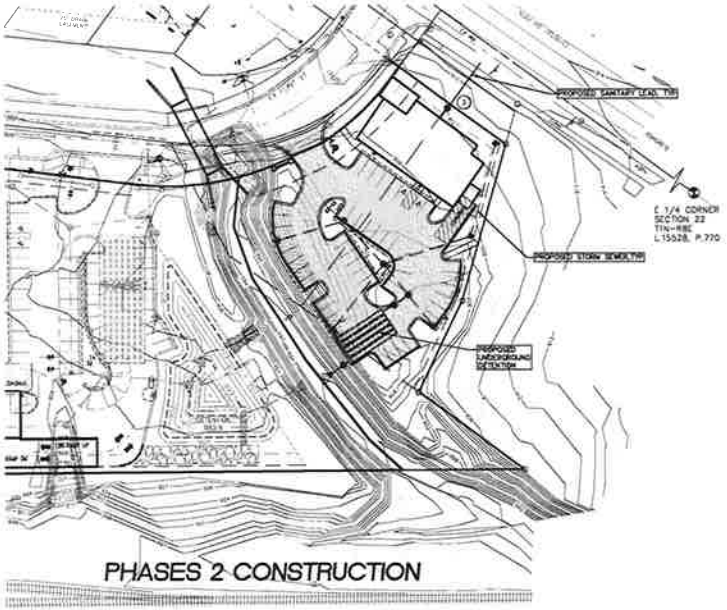
SCALE

(IN FEET)

Scale: 1 inch = 60 ft.

PHASE 1 CONSTRUCTION

1. CLEAR AND MASS GRADE PHASE 1.
2. INSTALL ALL PHASE 1 UNDERGROUND UTILITIES (STORM SEWER, DETENTION BASINS, SANITARY LEADS, WATER MAIN AND WATER SERVICE.)
3. CONSTRUCT BUILDINGS 1 AND 2, PHASE 1 SURFACE PARKING, SWIMMING POOL, AND PHASE 1 PARKING STRUCTURE AS SHOWN.
4. PARTIALLY CLEAR AND GRADE THE PHASE 2 SITE TO PROVIDE A TEMPORARY GRAVEL PARKING AREA TO BE USED BY CEMETERY VISITORS.



PHASES 2 CONSTRUCTION

PHASE 2 CONSTRUCTION

1. INSTALL ALL PHASE 2 UNDERGROUND UTILITIES (STORM SEWER, SANITARY LEAD, WATER MAIN AND WATER SERVICE)
2. INSTALL PHASE 2 UNDERGROUND DETENTION, STORM SEWER, SANITARY LEAD AND WATER SERVICE.
3. CONSTRUCT COMMERCIAL BUILDING PHASE 2 AND SURFACE PARKING.

THE BOND

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

REVISIONS

NO.	ITEM	DATE
1	REVISED PER NEW PLANNING REVIEW	09-11-19
2	REVISED PER ADMINISTRATIVE REVIEW	10-09-19

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, MAY DEVIATE FROM ACTUAL LOCATION AND MAY NOT BE ALL INCLUSIVE.

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

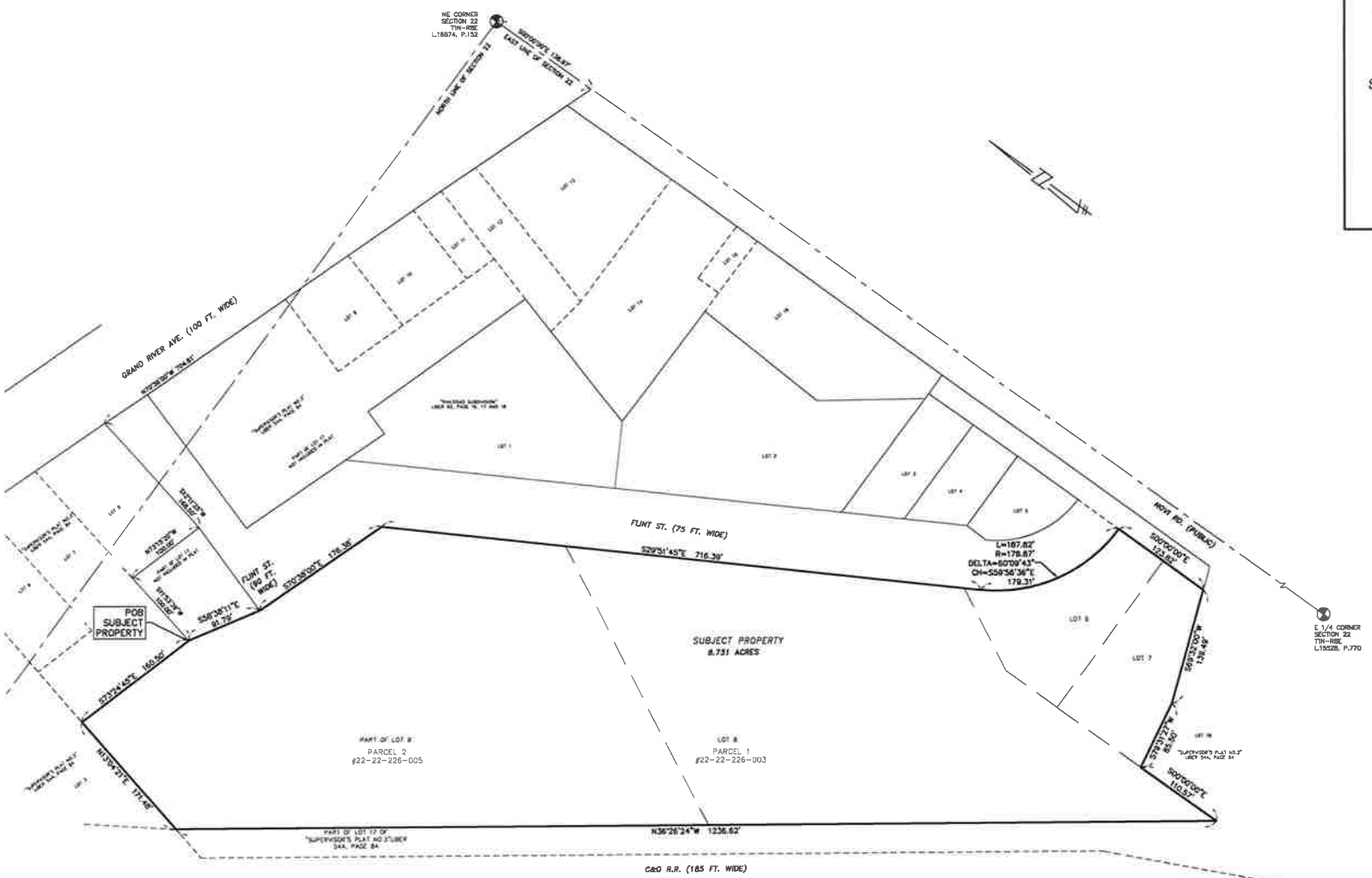
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION

DATE: 05-10-19 | DESIGNED BY: A.A | JOB NUMBER: 17-052
CHECKED BY: M.K | DRAWING FILE: P:\17052-PS.dwg

PHASING PLAN

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

SHEET 5



17-032
THE BOND

SUBJECT PROPERTY
LEGAL DESCRIPTION

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

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

PARCEL 2 (AS RECORDED AND SURVEYED)
PART OF LOT 8 OF "RAILROAD SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 92 OF PLATS, PAGES 16, 17, AND 18, OAKLAND COUNTY RECORDS, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF "SUPERVISOR'S PLAT NO.3", AS RECORDED IN LIBER 94A OF PLATS, PAGE 84, OAKLAND COUNTY RECORDS, ALSO BEING THE NORTHERLY CORNER OF SAID LOT 8; THENCE S58°39'22" E(RECORDED) S58°38'11"E (MEASURED) 81.79 FEET; THENCE ALONG THE SOUTHERLY LINE OF FLINT STREET, 90.00 FEET WIDE, S70°38'00" E, 176.30 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF FLINT STREET, 75.00 FEET WIDE, S29°51'45"E, 716.66 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 8, S27° 03'39"W, 375.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 8, N36°26'24" W, 633.32 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, N13°54'21"E, 171.48 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7 AND THE NORTHERLY LINE OF SAID LOT 8, S37° 24'45"E, 160.50 FEET TO THE POINT OF BEGINNING.

NOTE: THE FOLLOW DESCRIPTION IS BASED ON SURVEY BY JOSEPH C. KAPELCZAK , PS ON 5-17-2011 JOB NO. 110318 WITH A BASIS OF BEARING ON NAD83 (CORR 96) SPC MICHIGAN SOUTH ZONE. THE FOLLOWING BEARINGS DO NOT RELATE TO THE RECORD PLAT FOR THE "RAILROAD SUBDIVISION", THEREFORE THE ABOVE RECORDS DESCRIPTION FOR PARCEL 2 WAS USED FOR THIS SURVEY ON THIS DATE.

ALSO DESCRIBED BY SURVEY JOSEPH C. KAPELCZAK, JOB NO. 120518 :
PART OF LOT 8 "RAILROAD SUBDIVISION", A SUBDIVISION OF PART OF LOTS 17 OF "SUPERVISORS PLAT NO.3" LIBER 94A, PAGE 84,OF PART OF THE SOUTHEAST 1/4 OF SECTION 15 AND PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 92, OF PLATS, PAGE 16, 17, AND 18, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT LOCATED S03°10'57"E, ALONG THE EAST LINE OF SAID SECTION 22, 138.97 FEET AND N72°49'57"W ALONG THE NORTH LINE OF SAID "SUPERVISORS PLAT NO.3", 704.61 FEET AND S09° 00' 28 W, 168.50 FEET AND N76° 27' 32 W 100.00 FEET AND S07°58' 01"W, 88.43 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22, BEING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF LOT 7 OF SAID "SUPERVISORS PLAT NO.3"; THENCE S 81° 37'15"E, 93.06 FEET; THENCE S74°04'10" E, 176.39 FEET; THENCE S32° 59' 31" E, 215.62 FEET; THENCE S27°38' 50 W, 377.04 FEET; THENCE N 36 ° 42' 28 " W, 633.32 FEET, THENCE N 10°03' 34"E , 171.48 FEET; THENCE S77°38' 25" E, 180.11 FEET TO THE POINT OF BEGINNING.

THE BOND

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

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER NOVI PLANNING REVIEW	08-17-18
2	PER TCR FOR ADMINISTRATIVE REVIEW	10-09-18

UTILITY WARNING

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

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

DATE: 05-18-18 | DESIGNED BY: S.S. | JOB NUMBER: 17-032
CHECKED BY: S.K. | DRAWING FILE: X-17032-19.dwg

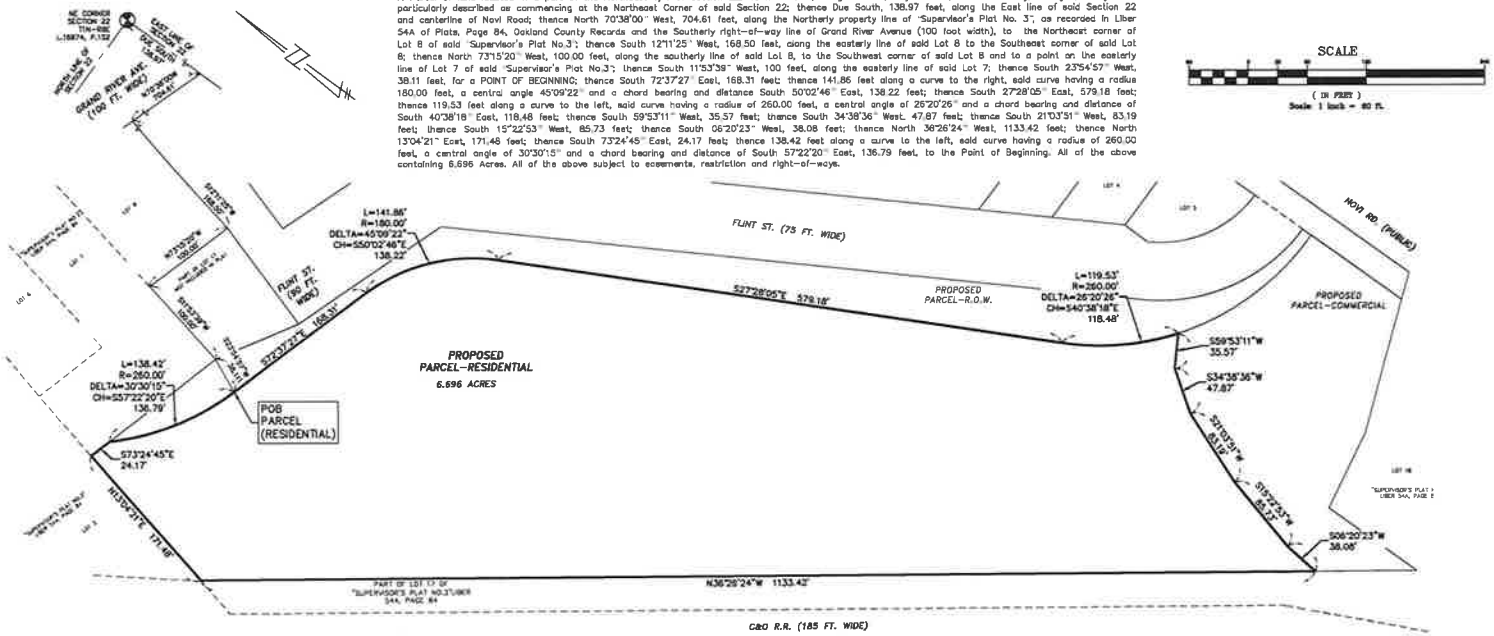
PARCEL SPLIT - SUBJECT PROPERTY

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

SHEET 6

Proposed Parcel – Residential
Legal Description

A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 138.97 feet, along the East line of said Section 22 and centerline of Novi Road; thence North 70°38'00" West, 704.61 feet, along the Northerly property line of "Supervisor's Plat No. 3", as recorded in Liber 54A of Plats, Page 84, Oakland County Records and the Southerly right-of-way line of Grand River Avenue (100 foot width), to the Northeast corner of Lot 8 of said "Supervisor's Plat No.3"; thence South 12°11'25" West, 168.50 feet, along the easterly line of said Lot 8 to the Southeast corner of said Lot 8; thence North 73°15'20" West, 100.00 feet, along the southerly line of said Lot 8, to the Southwest corner of said Lot 8 and to a point on the easterly line of Lot 7 of said "Supervisor's Plat No.3"; thence South 11°53'39" West, 100 feet, along the easterly line of said Lot 7; thence South 23°54'57" West, 38.11 feet, for a POINT OF BEGINNING; thence South 72°37'27" East, 168.31 feet; thence 141.86 feet along a curve to the right, said curve having a radius 180.00 feet, a central angle 45°09'22" and a chord bearing and distance South 50°02'46" East, 138.22 feet; thence South 27°28'05" East, 579.18 feet; thence 119.53 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 25°20'26" and a chord bearing and distance of South 40°38'18" East, 118.48 feet; thence South 59°53'11" West, 35.57 feet; thence South 34°38'36" West, 47.87 feet; thence South 21°03'51" West, 83.19 feet; thence South 15°22'53" West, 85.73 feet; thence South 06°20'23" West, 38.08 feet; thence North 36°26'24" West, 1133.42 feet; thence North 13°04'21" East, 171.48 feet; thence South 73°24'45" East, 24.17 feet; thence 138.42 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 30°30'15" and a chord bearing and distance of South 57°22'20" East, 136.79 feet, to the Point of Beginning. All of the above containing 6.696 Acres. All of the above subject to easements, restriction and right-of-ways.

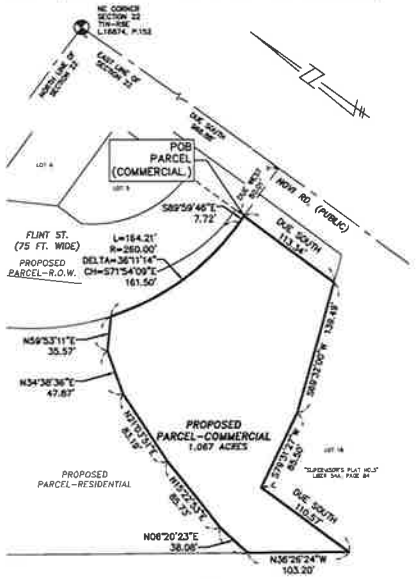


SCALE

(IN FEET)
Scale: 1 inch = 80 ft.

Proposed Parcel – Commercial
Legal Description

A Parcel of land located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 966.86 feet, along the East line of said Section 22 and centerline of Novi Road; thence Due West, 60.01 feet, for a POINT OF BEGINNING; thence Due South 113.34 feet; thence South 89°32'00" West, 139.49 feet; thence South 79°31'27" West, 85.50 feet; thence Due South 110.57 feet; thence North 36°26'24" West, 103.20 feet; thence North 06°20'23" East, 38.08 feet; thence North 15°22'53" East, 85.73 feet; thence North 21°03'51" East, 83.19 feet; thence North 34°38'36" East, 47.87 feet; thence North 59°53'11" East, 35.57 feet; thence 164.21 feet along a curve to the left, said curve having a radius of 260.00 feet, a central angle of 36°11'14" and a chord bearing and distance of South 71°54'09" East, 161.50 feet; thence South 89°59'46" East, 7.72 feet, to the Point of Beginning. All of the above containing 1.067 Acres. All of the above subject to easements, restriction and right-of-ways. All of the above subject to the rights of the public on Novi Road.

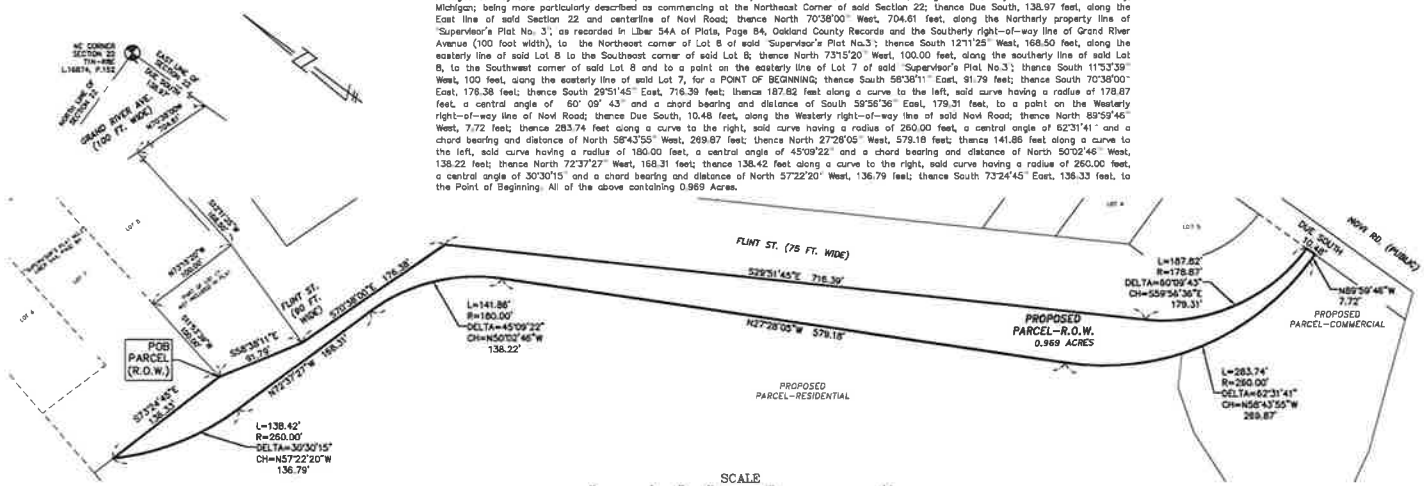


SCALE

(IN FEET)
Scale: 1 inch = 60 ft.

Proposed Right-of-Way Dedication (Bond Street)
Legal Description

A Right-of-Way Dedication located in a part of the Northeast 1/4 of Section 22, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of said Section 22; thence Due South, 138.97 feet, along the East line of said Section 22 and centerline of Novi Road; thence North 70°38'00" West, 704.61 feet, along the Northerly property line of "Supervisor's Plat No. 3", as recorded in Liber 54A of Plats, Page 84, Oakland County Records and the Southerly right-of-way line of Grand River Avenue (100 foot width), to the Northeast corner of Lot 8 of said "Supervisor's Plat No.3"; thence South 12°11'25" West, 168.50 feet, along the easterly line of said Lot 8 to the Southeast corner of said Lot 8; thence North 73°15'20" West, 100.00 feet, along the southerly line of said Lot 8, to the Southwest corner of said Lot 8 and to a point on the easterly line of Lot 7 of said "Supervisor's Plat No.3"; thence South 11°53'39" West, 100 feet, along the easterly line of said Lot 7, for a POINT OF BEGINNING; thence South 58°38'11" East, 91.79 feet; thence South 70°38'00" East, 176.38 feet; thence South 29°51'45" East, 716.39 feet; thence 187.82 feet along a curve to the left, said curve having a radius of 178.87 feet, a central angle of 60° 09' 43" and a chord bearing and distance of South 59°56'36" East, 179.31 feet, to a point on the Westerly right-of-way line of Novi Road; thence Due South, 10.48 feet, along the Westerly right-of-way line of said Novi Road; thence North 89°59'46" West, 7.72 feet; thence 283.74 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 62°31'41" and a chord bearing and distance of North 58°43'55" West, 269.87 feet; thence North 27°26'05" West, 579.18 feet; thence 141.86 feet along a curve to the left, said curve having a radius of 180.00 feet, a central angle of 45°09'22" and a chord bearing and distance of North 50°02'46" West, 138.22 feet; thence North 72°37'27" West, 168.31 feet; thence 138.42 feet along a curve to the right, said curve having a radius of 260.00 feet, a central angle of 30°30'15" and a chord bearing and distance of North 57°22'20" West, 136.79 feet; thence South 73°24'45" East, 138.33 feet, to the Point of Beginning. All of the above containing 0.969 Acres.



SCALE

(IN FEET)
Scale: 1 inch = 80 ft.

THE BOND

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

REVISIONS

1	REVISED PER ADM PLANNING REVIEW LETTER FOR PRE-ADMINISTRATIVE REVIEW	10-08-21

UTILITY WARNING

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

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

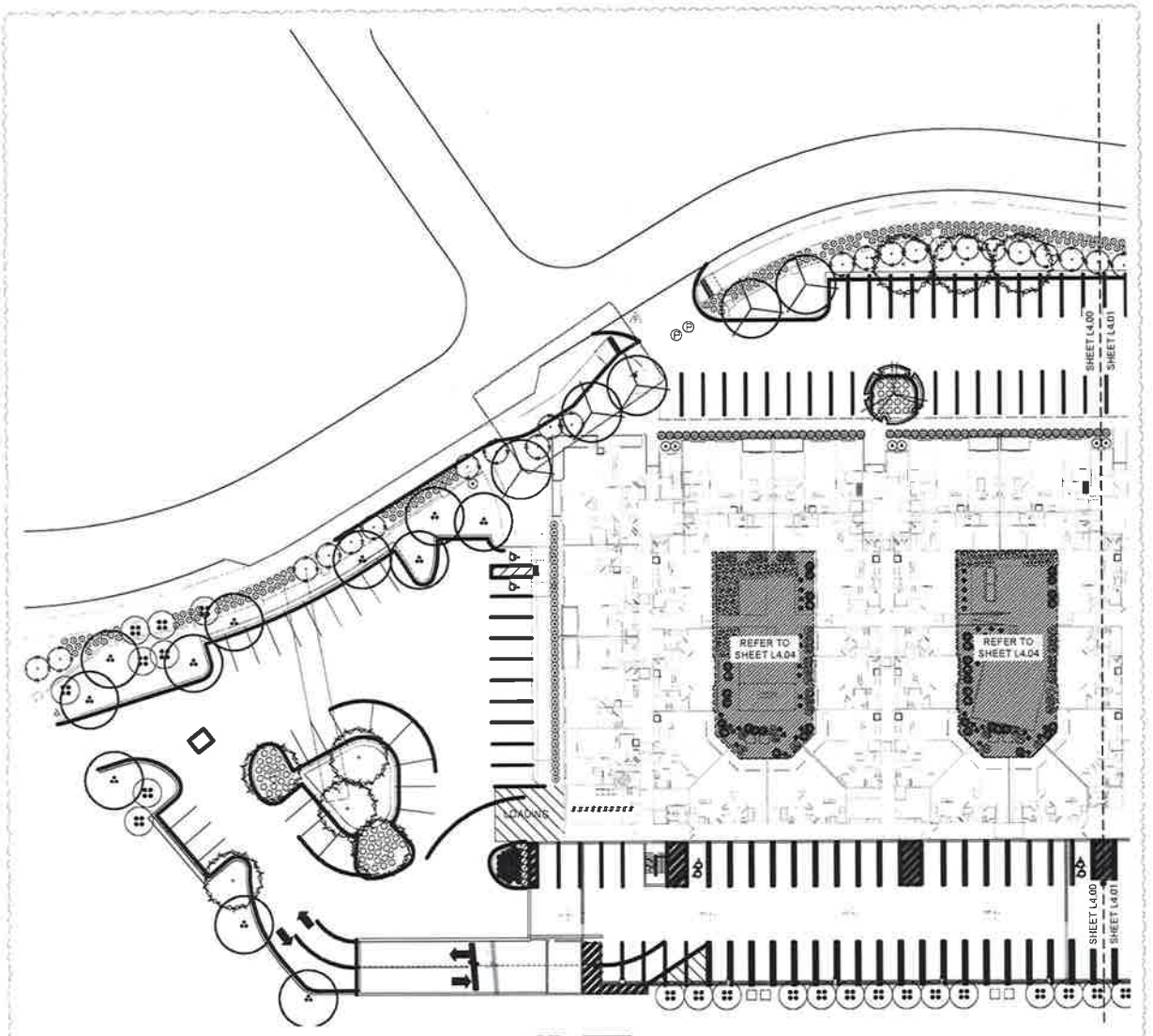
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION

DATE: 06-10-18 | DESIGNED BY: A.A. | JOB NUMBER: 17-256
CHECKED BY: S.K. | DRAWING FILE: R-17256-PS.dwg

PARCEL SPLIT – PROPOSED PARCELS

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

SHEET 7



LANDSCAPE PLAN

SITE

SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL

GREENBELT

NAME	QTY.	TYPE	CALIPER	COMMENTS
Malus 'Adirondack' ADIRONDACK CRABAPPLE	33	B&B	2.5" CAL. MIN	12' HT. STANDARD
Ulmus x 'Pioneer' PIONEER ELM	23	B&B	3" CAL. MIN.	12-15 HT. STANDARD

PARKING LOT AND PERIMETER TREES

NAME	QTY.	TYPE	CALIPER	COMMENTS
Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	95	B&B	3" CAL. MIN.	12-15 HT. STANDARD
Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	13	B&B	3" CAL. MIN	12-15 HT. STANDARD
Betula nigra RIVER BIRCH - MULTISTEM	84	B&B	N/A	15' HT. MULTI-TRUNK
Gleditsia triacanthos 'Shademaster' SHADEMASTER HONEY LOCUST	86	B&B	3" CAL. MIN.	12-15 HT. STANDARD
Liriodendron tulipifera TULIP TREE	11	B&B	3" CAL. MIN.	10-12 HT. MULTI-TRUNK

GENERAL LANDSCAPING

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	157	#3 CONT.		24" MIN.
Taxus x media 'Hicksii' HICKS YEW	67	#3 CONT.		36" MIN.
Juniperus chinensis 'Keteleeri' KETELEER JUNIPER	37	B&B		6' HT.
Calamagrostis x acutiflora 'Karl Foerster' KARL FORESTER GRASS	96	#2 CONT.		
Pennisetum alopecuroides 'Hamelin' HAMELIN FOUNTAIN GRASS	443	#2 CONT.		
Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	121	#2 CONT.		
Hemerocallis 'Violet Light' VIOLET LIGHT DAYLILY	283	#2 CONT.		
Thuja 'Green Giant' GREEN GIANT ARBORVITAE	69	B&B		6' HT.
Leucanthemum x superbum 'Alaska' SHASTA DAISY ALASKA	121	#2 CONT.		

UNIT LANDSCAPING

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Picea glauca WHITE SPRUCE	69	B&B	8'	HEAVY SPECIMENS
Abies concolor WHITE FIR	13	B&B	8'	HEAVY SPECIMENS

DETENTION PLANTING

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Cornus amomum SILKY DOGWOOD	11	#3 CONT.	36"	3' HT. STANDARD
Cornus sericea RED-OSIER DOGWOOD	11	#3 CONT.	36"	3' HT. STANDARD
Viburnum dentatum ARROW-WOOD	11	#3 CONT.	36"	3' HT. STANDARD
KENTUCKY BLUE GRASS	2,400 S.F.			

LANDSCAPE COST ESTIMATE

TYPE	QTY	TOTAL COST
DECIDUOUS TREES	89	$35,600
EVERGREEN TREES	22	$7,150
ORNAMENTAL TREES	13	$3,250
SHRUBS	529	$46,450
PERENNIALS	771	$11,565
SOD	22,730 SF	$90,920
SEED	2,400 SF	$6,000
IRRIGATED AREA	44,546.80 SF	$87,784.30
TOTAL:		**$288,719.30**

DESIGNED BY: SPENCER DIXSON
DRAWN BY: SPENCER DIXSON
CHK'R: DANIEL R. ERLANDSON
PLOT DATE: 09/25/2020

ISSUE FOR PRE-PROCESSING:

ISSUE FOR PERMIT APPLICATION:

ISSUE FOR CONSTRUCTION:

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	09/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C

THE BOND OF NOVI

STATE OF MICHIGAN — DANIEL R. ERLANDSON — REGISTERED LANDSCAPE ARCHITECT

09/25/2020

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS TX 75240
T (972) 701-9635
F (972) 701-9639
W www.hplastudio.com

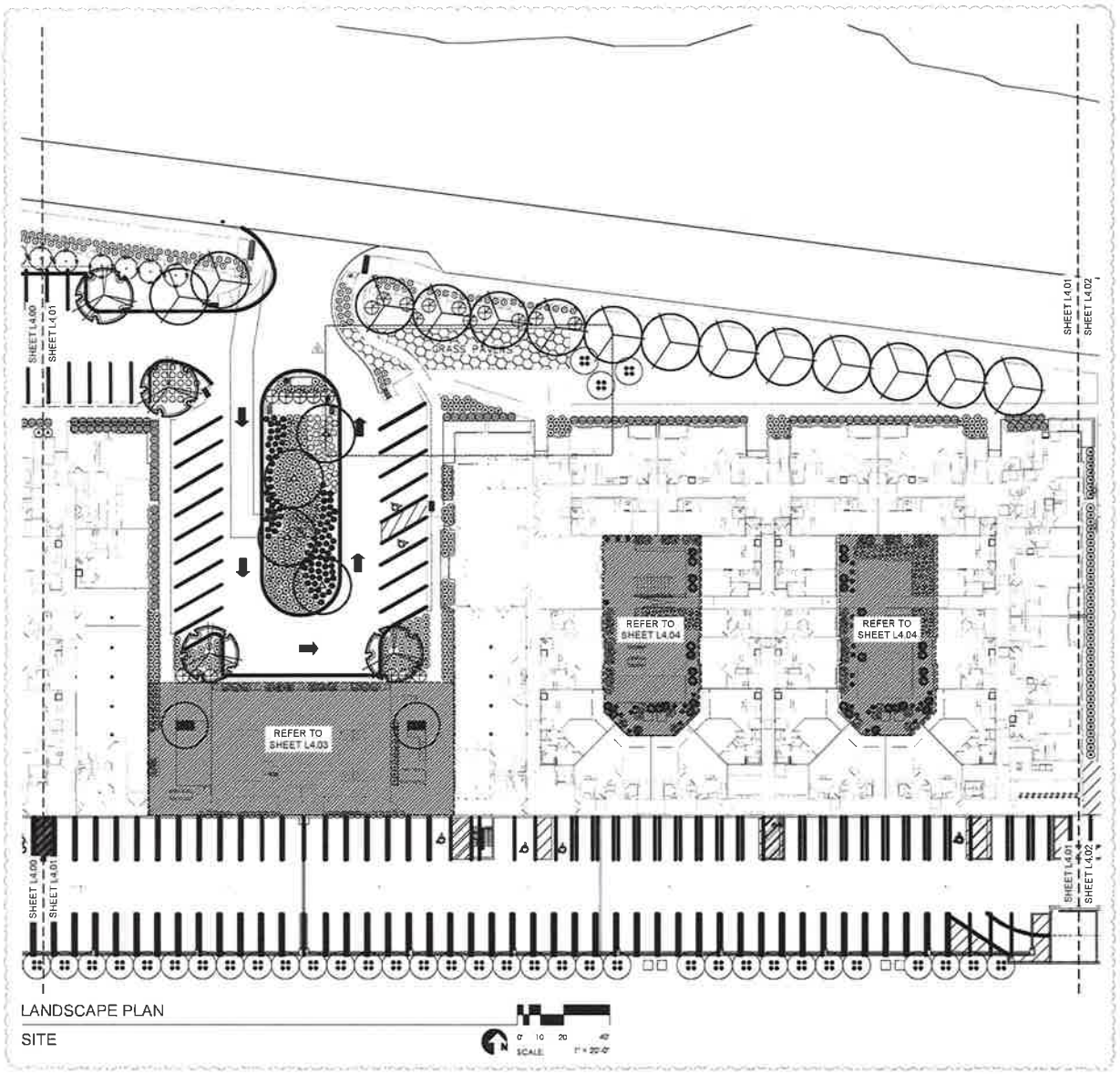
CLIENT
DTN MANAGEMENT
2500 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.00

SCALE AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25



LANDSCAPE PLAN

SITE

SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL

GREENBELT

SYMBOL	NAME	QTY.	TYPE	CALIPER	COMMENTS
	Malus 'Adirondack' ADIRONDACK CRABAPPLE	22	B&B	2.5" CAL. MIN.	10' HT. STANDARD
	Ulmus x 'Pioneer' PIONEER ELM	23	B&B	3" CAL. MIN.	12-15 HT. STANDARD

PARKING LOT AND PERIMETER TREES

SYMBOL	NAME	QTY.	TYPE	CALIPER	COMMENTS
	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	05	B&B	3" CAL. MIN.	12-15 HT. STANDARD
	Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	10	B&B	3" CAL. MIN.	12-15 HT. STANDARD
	Betula nigra RIVER BIRCH - MULTI STEM	04	B&B	N/A	15 HT. MULTI-TRUNK
	Gleditsia triacanthos 'Shademaster' SHADEMASTER HONEY LOCUST	09	B&B	3" CAL. MIN.	12-15 HT. STANDARD
	Liriodendron tulipifera TULIP TREE	11	B&B	3" CAL. MIN.	10-12 HT. MULTI-TRUNK

GENERAL LANDSCAPING

SYMBOL	NAME	QTY.	SIZE	HEIGHT	COMMENTS
	Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	157	#3 CONT.		24" MIN.
	Taxus x media 'Hicksii' HICKS YEW	07	#3 CONT.		36" MIN.
	Juniperus chinensis 'Kallaireri' KETELEER JUNIPER	37	B&B		6' HT.
	Calamagrostis x acutiflora 'Karl Foerster' KARL FOERSTER GRASS	05	#2 CONT.		
	Pennisetum alopecuroides 'Hameln' HAMELN FOUNTAIN GRASS	443	#2 CONT.		
	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	121	#2 CONT.		
	Hemerocallis 'Violet Light' VIOLET LIGHT DAYLILY	283	#2 CONT.		
	Thuja 'Green Giant' GREEN GIANT ARBORVITAE	68	B&B		6' HT.
	Leucanthemum x superbum 'Alaska' SHASTA DAISY ALASKA	121	#2 CONT.		

UNIT LANDSCAPING

SYMBOL	NAME	QTY.	SIZE	HEIGHT	COMMENTS
	Picea glauca WHITE SPRUCE	09	B&B	6'	HEAVY SPECIMENS
	Abies concolor WHITE FIR	13	B&B	6'	HEAVY SPECIMENS

DETENTION PLANTING

SYMBOL	NAME	QTY.	SIZE	HEIGHT	COMMENTS
	Cornus amomum SILKY DOGWOOD	17	#3 CONT.	36"	3' HT. STANDARD
	Cornus sericea RED-OSIER DOGWOOD	17	#3 CONT.	36"	3' HT. STANDARD
	Viburnum dentatum ARROW-WOOD	17	#3 CONT.	36"	3' HT. STANDARD
	KENTUCKY BLUE GRASS	2,400 S.F.			

LANDSCAPE COST ESTIMATE

TYPE	QTY	TOTAL COST
DECIDUOUS TREES	69	$35,400
EVERGREEN TREES	22	$7,150
ORNAMENTAL TREES	13	$3,250
SHRUBS	829	$46,450
PERENNIALS	771	$11,565
SOD	22,730 SF	$22,820
SEED	2,400 SF	$5,000
IRRIGATED AREA	44,546.60 SF	$87,764.36

DESIGNED BY: SPENCER GIBSON
DRAWN BY: SPENCER GIBSON
CHK'D: DANIEL R. ERLANDSON
PLOT DATE: 08/20/2020

ISSUE FOR PRICING/BIDDING:

ISSUE FOR PERMIT APPLICATION:

ISSUE FOR CONSTRUCTION:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	09/18/2020	ADDENDUM B
B	09/25/2020	ADDENDUM C

THE BOND OF NOVI

STATE OF MICHIGAN — DANIEL R. ERLANDSON — LANDSCAPE ARCHITECT — 08/20/2020

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T (972) 701-9535
F (972) 701-9539
W www.hplastudio.com

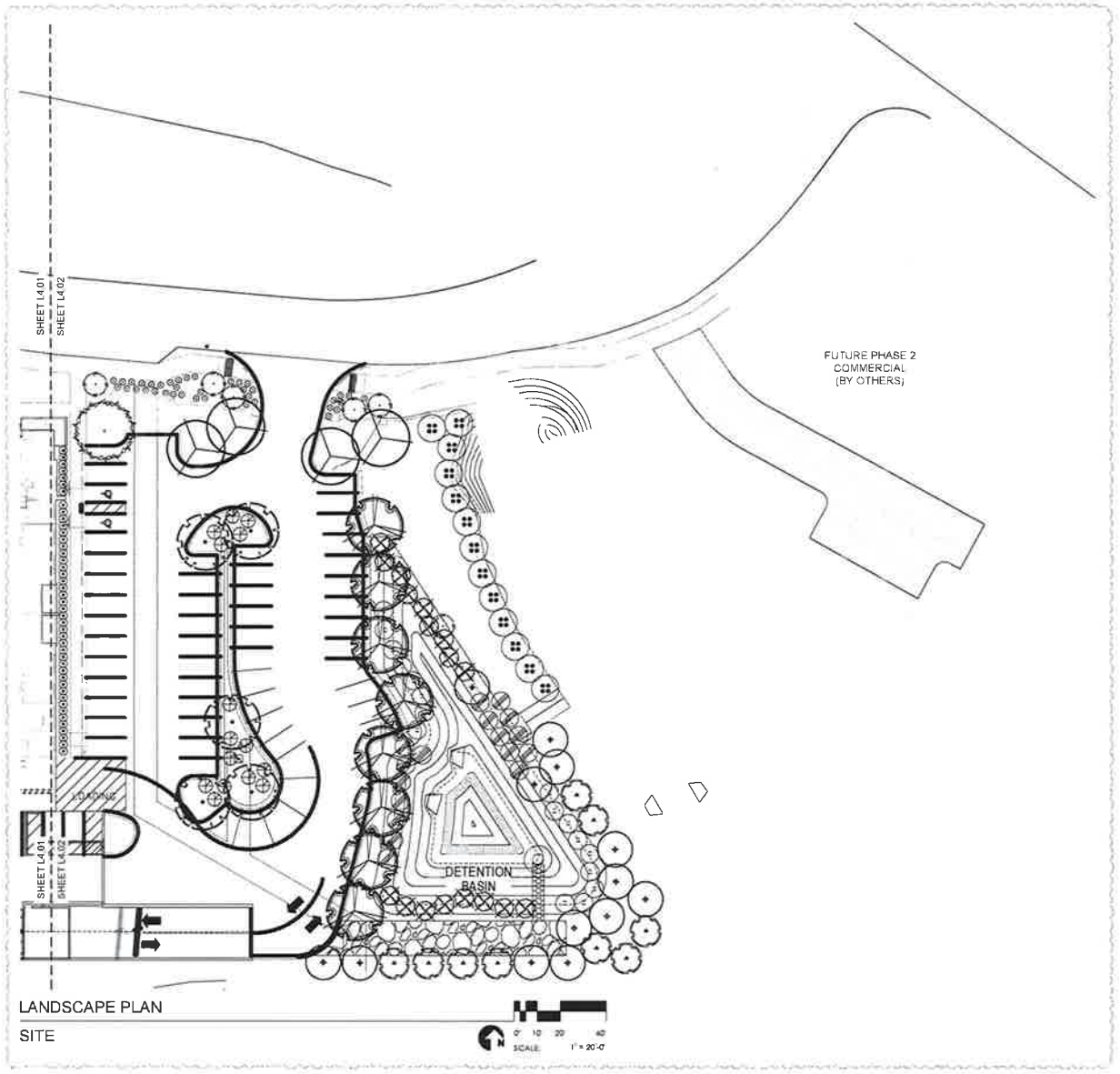
CLIENT
DTN MANAGEMENT
2522 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.01

SCALE: AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25



LANDSCAPE PLAN

SITE

SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL

GREENBELT

NAME	QTY.	TYPE	CALIPER	COMMENTS
Malus 'Adirondack' ADIRONDACK CRABAPPLE	33	B&B	2.5" CAL. MIN.	12' HT. STANDARD
Ulmus x 'Pioneer' PIONEER ELM	23	B&B	3" CAL. MIN.	12'-14' HT. STANDARD

PARKING LOT AND PERIMETER TREES

NAME	QTY.	TYPE	CALIPER	COMMENTS
Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	35	B&B	3" CAL. MIN.	12'-15' HT. STANDARD
Acer rubrum 'October Glory' OCTOBER GLORY RED MAPLE	15	B&B	3" CAL. MIN.	12'-15' HT. STANDARD
Betula nigra RIVER BIRCH - MULTI STEM	24	B&B	N/A	15' HT. MULTI-TRUNK
Gleditsia triacanthos 'Shademaster' SHADEMASTER HONEY LOCUST	29	B&B	3" CAL. MIN.	12'-15' HT. STANDARD
Liriodendron tulipifera TULIP TREE	11	B&B	3" CAL. MIN.	16'-18' HT. MULTI-TRUNK

GENERAL LANDSCAPING

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Buxus x 'Green Velvet' GREEN VELVET BOXWOOD	157	#3 CONT.		24" MIN.
Taxus x media 'Hicksii' HICKS YEW	97	#3 CONT.		36" MIN.
Juniperus sabinensis 'Ketelleer' KETELLEER JUNIPER	37	B&B		6' HT.
Calamagrostis x acutiflora 'Karl Foerster' KARL FORESTER GRASS	95	#2 CONT.		
Pennisetum alopecuroides 'Hameln' HAMELN FOUNTAIN GRASS	443	#2 CONT.		
Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	121	#2 CONT.		
Hemerocallis 'Violet Light' VIOLET LIGHT DAYLILY	293	#2 CONT.		
Thuja 'Green Giant' GREEN GIANT ARBORVITAE	69	B&B		6' HT.
Leucanthemum x superbum 'Alaska' SHASTA DAISY ALASKA	127	#2 CONT.		

UNIT LANDSCAPING

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Picea glauca WHITE SPRUCE	26	B&B	8'	HEAVY SPECIMENS
Abies concolor WHITE FIR	13	B&B	8'	HEAVY SPECIMENS

DETENTION PLANTING

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Cornus amomum SILKY DOGWOOD	17	#3 CONT.	36"	3' HT. STANDARD
Cornus sericea REDOSIER DOGWOOD	17	#3 CONT.	36"	3' HT. STANDARD
Viburnum dentatum ARROW-WOOD	17	#3 CONT.	36"	3' HT. STANDARD
KENTUCKY BLUE GRASS	2,400 S.F.			

LANDSCAPE COST ESTIMATE

TYPE	QTY	TOTAL COST
DECIDUOUS TREES	80	$35,600
EVERGREEN TREES	22	$7,150
ORNAMENTAL TREES	13	$3,250
SHRUBS	929	$46,450
PERENNIALS	771	$11,565
SOD	22,750 SF	$68,250
SEED	2,400 SF	$4,800
IRRIGATED AREA	44,540.80 SF	$67,794.38

DESIGNED BY	SPENCER GIBSON
DRAWN BY	SPENCER GIBSON
LAOR	DANIEL R. ERLANDSON
PLOT DATE	09/25/2020

ISSUE FOR PRICING/BIDDING

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO	DATE	DESCRIPTION
B	09/14/2020	ADDENDUM B
C	09/24/2020	ADDENDUM C

THE BOND OF NOY!

STATE OF MICHIGAN
DANIEL R. ERLANDSON
LICENSED LANDSCAPE ARCHITECT
09/25/2020

hpla studio

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DALLAS, TX 75240
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F (972) 701-9639
W www.hplastudio.com

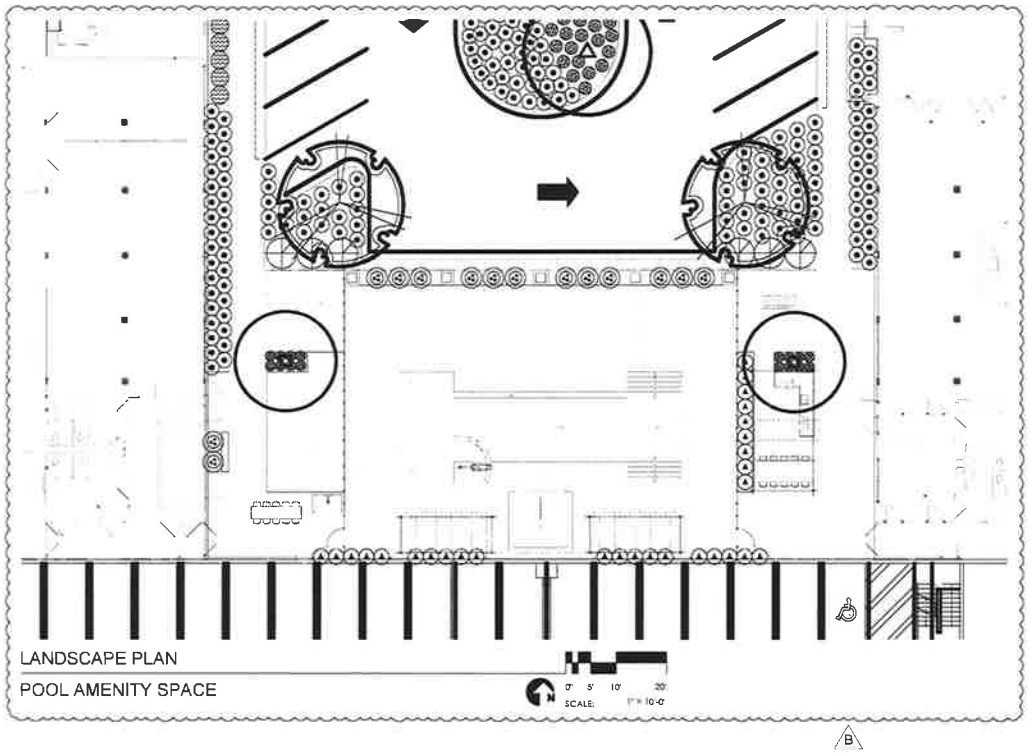
CLIENT
DTN MANAGEMENT
2500 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.02

SCALE: AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25



PLANT PALETTE - POOL COURTYARD

ORNAMENTAL TREES

	NAME	QTY.	SIZE	CALIPER	COMMENTS
	Syringa reticulata JAPANESE TREE LILAC	02	36" BOX	2.5" CAL. MIN B&B	10' HT. STANDARD

SHRUBS

	NAME	QTY.	SIZE	CALIPER	COMMENTS
	Ligustrum x 'Vicaryi' GOLDEN VICARY PRIVET	14	#5 CONT.	MIN. 30" HT.	HEAVY SPECIMENS
	Pennisetum alopecuroides 'Hameln' HAMELN FOUNTAIN GRASS	14	#2 CONT.		
	Teucrium x lucidrys 'Prostratum' PROSTRATE GERMANDER	28 A	#3 CONT.		36" MIN.

GROUNDCOVERS

	NAME	QTY.	SIZE	HEIGHT	COMMENTS
	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	16	#3 CONT.		

LANDSCAPE COST ESTIMATE

TYPE	QTY	TOTAL COST
DECIDUOUS TREES	38	$35,600
EVERGREEN TREES	22	$7,150
ORNAMENTAL TREES	13	$3,250
SHRUBS	929	$44,456
PERENNIALS	771	$11,565
SOD	22,730 SF	$90,920
SEED	2,400 SF	66,000
IRRIGATED AREA	44,545.80 SF	357,784.30

DESIGNED BY SPENCER GREGON
DRAWN BY SPENCER GREGON
CHCK DANIEL R. ERLANGSON
PLOT DATE 08/24/2020

ISSUE FOR PRICING/BIDDING

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO	DATE	DESCRIPTION
A	09/14/2020	ADDENDUM B
A	09/23/2020	ADDENDUM C

THE BOND OF NOW

STATE OF MICHIGAN DANIEL R. ERLANGSON LICENSED LANDSCAPE ARCHITECT

hpla studio

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

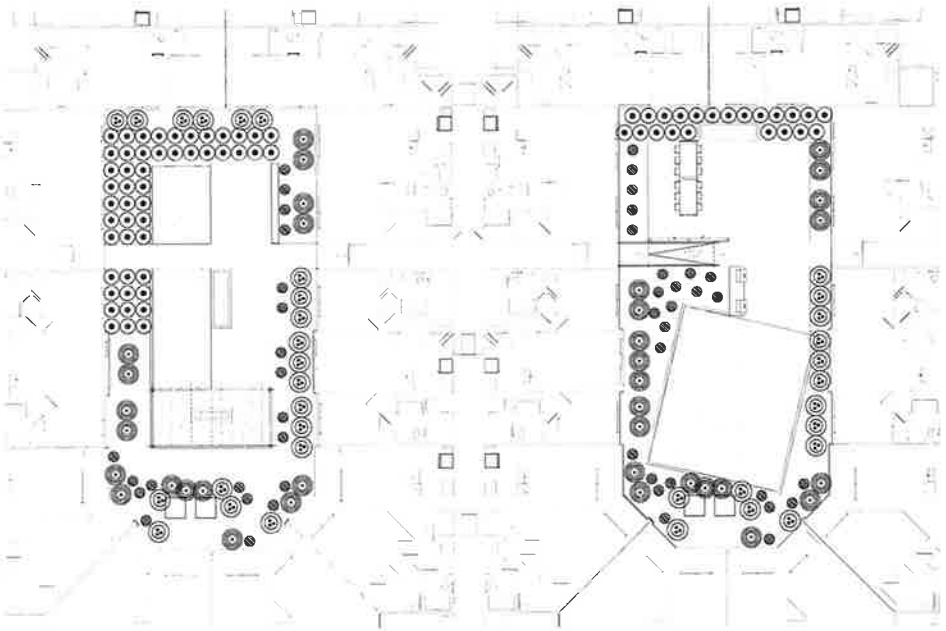
CLIENT
DTN MANAGEMENT
2503 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.03

SCALE AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25



LANDSCAPE PLAN
WEST COURTYARDS

0' 5' 10' 20'
SCALE: 1" = 10'-0"

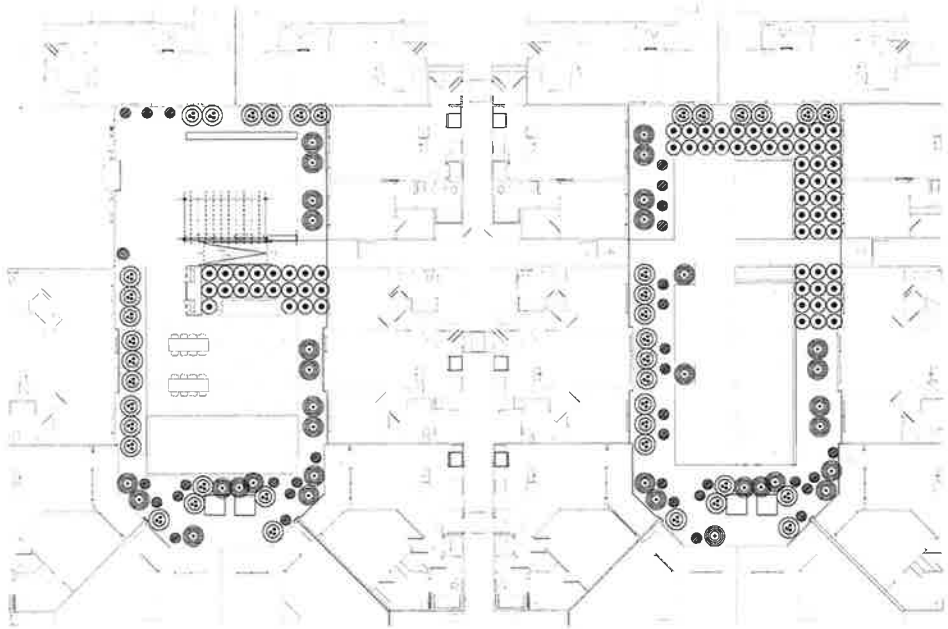
PLANT PALETTE - WEST COURTYARDS

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Ligustrum x 'Vicaryi' GOLDEN VICARY PRIVET	37	#5 CONT.	MIN. 30" HT.	HEAVY SPECIMENS
Taxus x media 'Sebian' SEBIAN YEW	35	#5 CONT.	MIN. 30" HT.	HEAVY SPECIMENS

ACCENTS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Nepeta x faassenii 'Walker's Low' WALKER'S LOW CATMINT	46	#3 CONT.		
Pennisetum alopecuroides 'Hameln' HAMELN FOUNTAIN GRASS	71	#3 CONT.		



LANDSCAPE PLAN
EAST COURTYARDS

0' 5' 10' 20'
SCALE: 1" = 10'-0"

PLANT PALETTE - EAST COURTYARDS

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Ligustrum x 'Vicaryi' GOLDEN VICARY PRIVET	40	#5 CONT.	MIN. 30" HT.	HEAVY SPECIMENS
Taxus x media 'Sebian' SEBIAN YEW	34	#5 CONT.	MIN. 30" HT.	HEAVY SPECIMENS

ACCENTS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Hosta 'Frances' FRANCEE HOSTA	01	#3 CONT.		
Pennisetum alopecuroides 'Hameln' HAMELN FOUNTAIN GRASS	58	#3 CONT.		
Nepeta x faassenii 'Walker's Low' WALKER'S LOW CATMINT	33	#3 CONT.		

LANDSCAPE COST ESTIMATE

TYPE	QTY	TOTAL COST
DECIDUOUS TREES	86	$35,800
EVERGREEN TREES	22	$7,150
ORNAMENTAL TREES	13	$3,250
SHRUBS	929	$46,450
PERENNIALS	771	$11,565
SOD	22,730 SF	$90,920
SEED	2,400 SF	$6,000
IRRIGATED AREA	44,546.80 SF	$87,784.30

DESIGNED BY: SPENCER OKESON
DRAWN BY: SPENCER OKESON
CHKD: DANIEL R. ERLANDSON
PLOT DATE: 09/30/2020

ISSUE FOR PRICING/BIDDING
ISSUE FOR PERMIT APPLICATION
ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	09/14/2020	ADDENDUM B
2	09/30/2020	ADDENDUM C

THE BOND OF NOVI

STATE OF MICHIGAN
DANIEL R. ERLANDSON
LICENSED LANDSCAPE ARCHITECT
09/30/2020

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LANDSCAPE ARCHITECTURE, L.L.C.
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DALLAS, TX 75240
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F (972) 701-9639
W www.hplastudio.com

CLIENT
DTN MANAGEMENT
2503 LAKE LANSING RD
SUITE C
LANSING, MI 48912

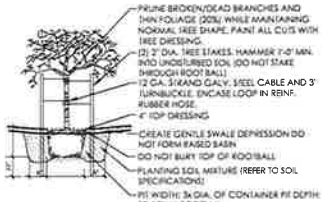
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.04

SCALE: AS INDICATED

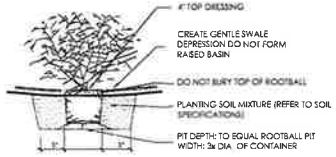
ADDENDUM C - 2020-SEPTEMBER-25

LANDSCAPE



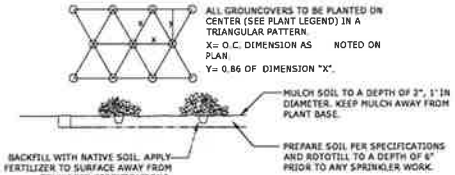
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING (AT-GRADE)
NOT TO SCALE



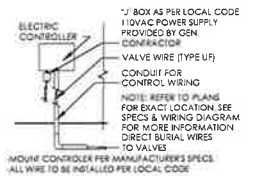
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING (AT-GRADE)
NOT TO SCALE

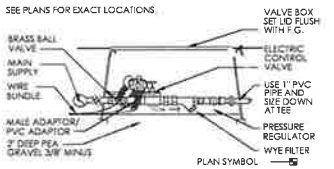


GROUNDCOVER PLANTING (AT-GRADE)
NOT TO SCALE

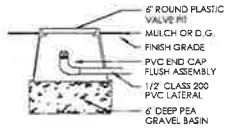
IRRIGATION



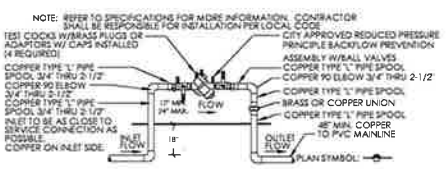
ELECTRIC CONTROLLER
NOT TO SCALE



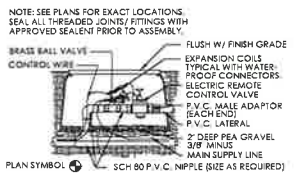
DRIP VALVE ASSEMBLY UNIT
NOT TO SCALE



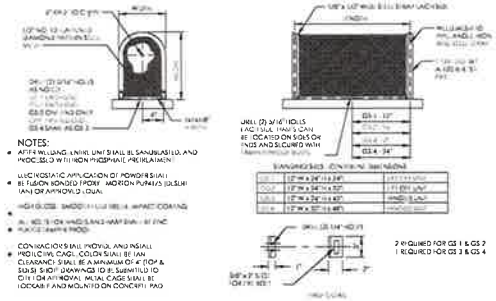
FLUSH VALVE
NOT TO SCALE



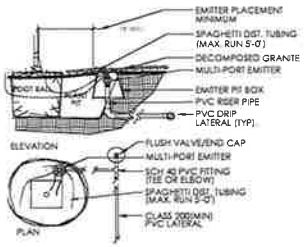
BACKFLOW PREVENTION ASSEMBLY (3/4" THRU 2-1/2")
NOT TO SCALE



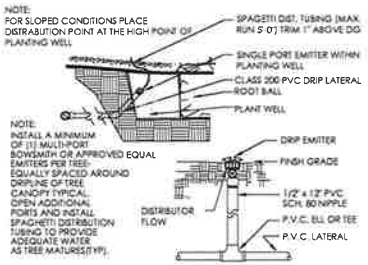
ELECTRIC REMOTE CONTROL VALVE
NOT TO SCALE

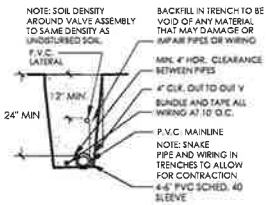


"GUARDSHACK" SECURITY CAGE
NOT TO SCALE



MULTI-PORT EMITTER & SINGLE-PORT EMITTER
NOT TO SCALE





TRENCHING
NOT TO SCALE

DESIGNED BY SPENCER DIKEMAN
DRAWN BY SPENCER DIKEMAN
CHECK DANIEL R. ERLANGSON
PLOT DATE 08/20/2020

ISSUE FOR PREAPPLICATION

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	08/19/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C

THE BOND OF NOVI

STATE OF MICHIGAN DANIEL R. ERLANGSON LANDSCAPE ARCHITECT 54000389

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
3939 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T (972) 701-9636
F (972) 701-9639
W www.hplastudio.com

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

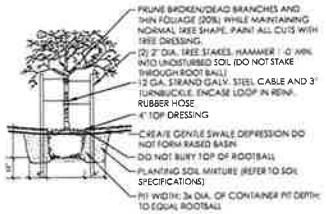
SHEET TITLE
GENERAL LANDSCAPE & IRRIGATION DETAILS

SHEET NUMBER
L6.00

SCALE AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25

LANDSCAPE

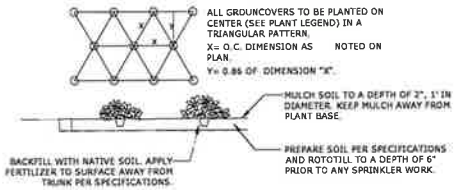


PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING (AT-GRADE)
NOT TO SCALE

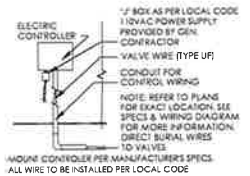
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING (AT-GRADE)
NOT TO SCALE

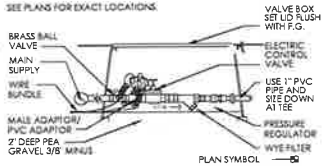


GROUNDCOVER PLANTING (AT-GRADE)
NOT TO SCALE

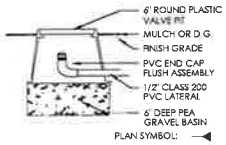
IRRIGATION



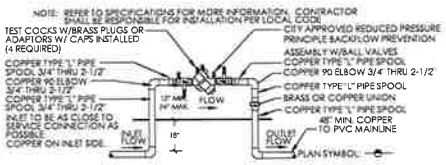
ELECTRIC CONTROLLER
NOT TO SCALE



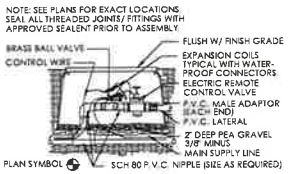
DRIP VALVE ASSEMBLY UNIT
NOT TO SCALE



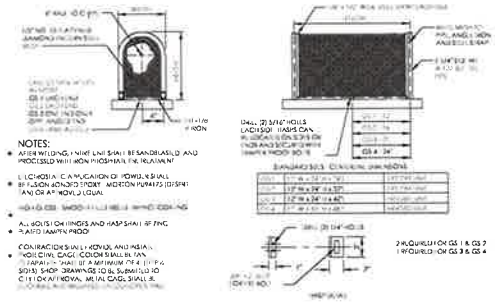
FLUSH VALVE
NOT TO SCALE



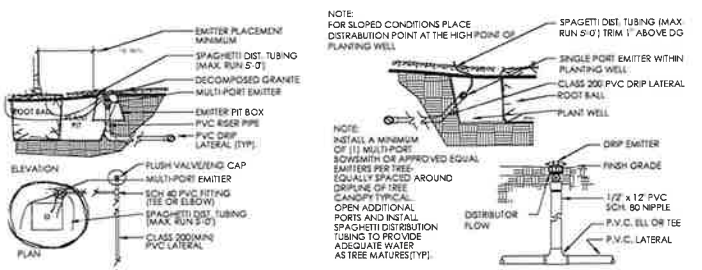
BACKFLOW PREVENTION ASSEMBLY (3/4" THRU 2-1/2")
NOT TO SCALE



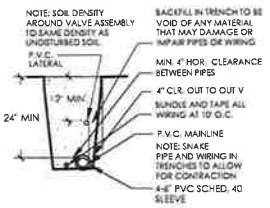
ELECTRIC REMOTE CONTROL VALVE
NOT TO SCALE



"GUARDSHACK" SECURITY CAGE
NOT TO SCALE



MULTI-PORT EMITTER & SINGLE-PORT EMITTER
NOT TO SCALE



TRENCHING
NOT TO SCALE

DESIGNED BY: SPENCER GREGOR
DRAWN BY: SPENCER GREGOR
CHECK: DANIEL A. ERLANDSON
PLOT DATE: 09/25/2020

ISSUE FOR PRICING/BIDDING

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	09/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C

THE BOND OF NOVI

DANIEL A. ERLANDSON — STATE OF MICHIGAN — REGISTERED LANDSCAPE ARCHITECT — 3901017332

hpla studio

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

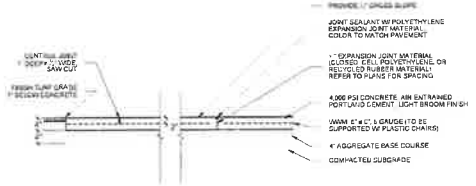
CLIENT
DTN MANAGEMENT
2502 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
GENERAL LANDSCAPE & IRRIGATION DETAILS

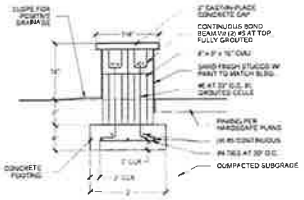
SHEET NUMBER
L6.00

SCALE AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25



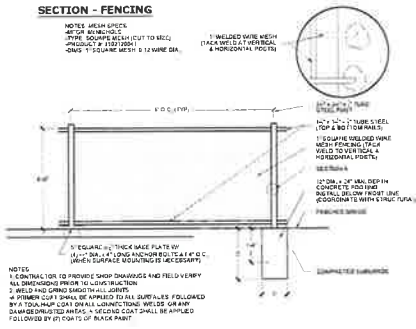
01 CONCRETE SIDEWALK
SCALE: 3/4" = 1'-0"



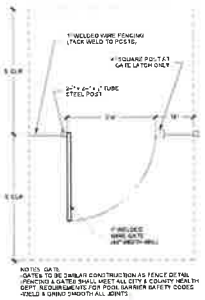
02 CMU SEAT WALL
SCALE: 3/4" = 1'-0"

03 6" CAST IN PLACE CONCRETE HEADER
SCALE: 3/4" = 1'-0"

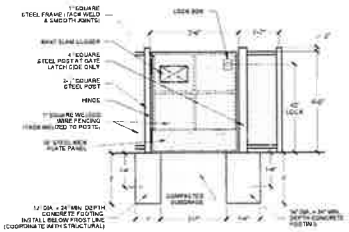
SECTION - FENCING



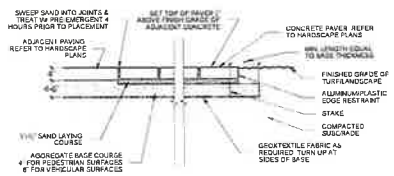
PLAN - GATE



ELEVATION - GATE

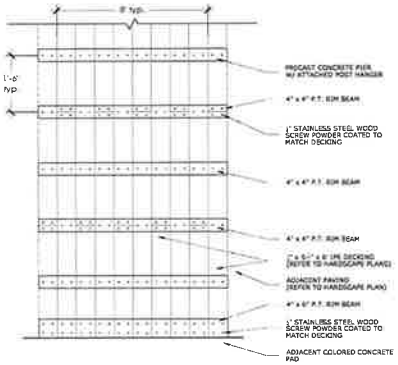


04 48" WELDED WIRE MESH DOG PARK FENCE/GATE
SCALE: 1/2" = 1'-0"

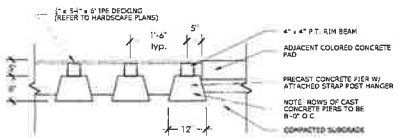


05 PAVERS
SCALE: 3/4" = 1'-0"

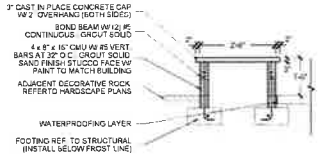
PLAN



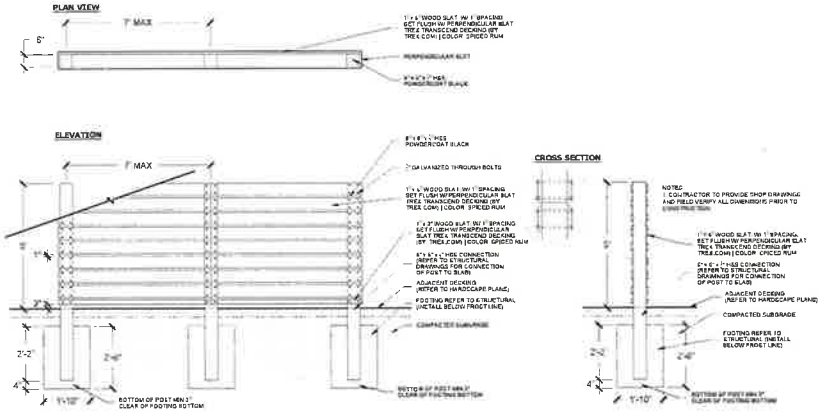
SECTION



06 TREX DECKING
SCALE: 3/4" = 1'-0"



07 CMU PLINTH
SCALE: 1/2" = 1'-0"



08 WOOD SLAT FENCE
SCALE: 1/2" = 1'-0"

DESIGNED BY	SPENCER DIXSON
DRAWN BY	SPENCER DIXSON
CHECK	DANIEL K. ERLANDSON
PLOT DATE	9/4/2020

ISSUE FOR PRICING/BIDDING

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	10/14/2020	ADDENDUM 1
2	11/4/2020	ADDENDUM 2

THE BOND OF NOVI

STATE OF MICHIGAN — DANIEL K. ERLANDSON — REGISTERED LANDSCAPE ARCHITECT — 3901001752

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-8639
W: www.hplastudio.com

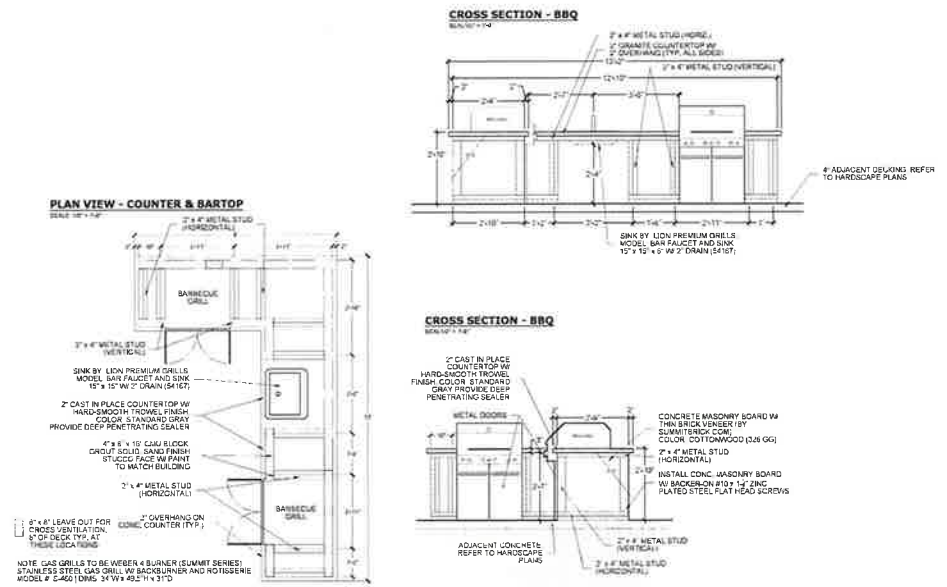
CLIENT
DTN MANAGEMENT
2502 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
SITE DETAILS

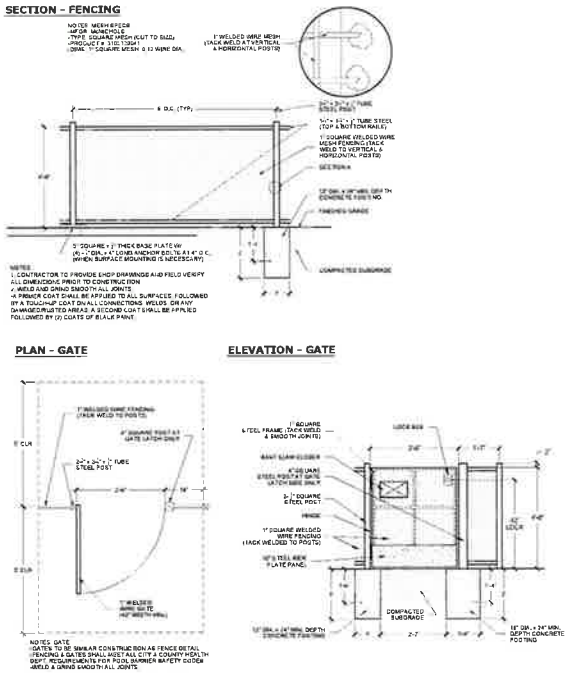
SHEET NUMBER
L9.00

SCALE AS INDICATED

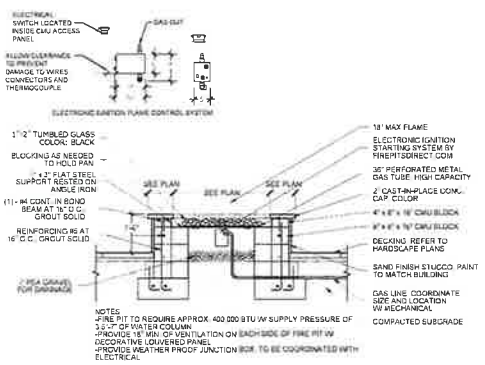
ADDENDUM C - 2020-SEPTEMBER-25



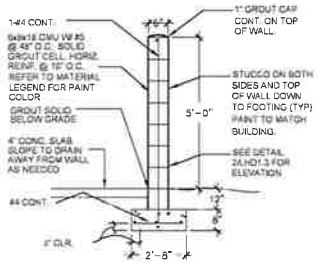
09 OUTDOOR KITCHEN (POOL)
SCALE: 1/2" = 1'-0"



10 48" WELDED WIRE MESH POOL FENCE
SCALE: 1/2" = 1'-0"



11 FIRE TROUGH
SCALE: 1/2" = 1'-0"



12 CMU SHOWER ENCLOSURE
SCALE: 1/2" = 1'-0"

13 NOT IN USE
SCALE: N/A

DESIGNED BY	SPENCER GIBSON
DRAWN BY	SPENCER GIBSON
CHKD	DANIEL R. ERLANDSON
PLOT DATE	09/25/2020

ISSUE FOR PRICING/BIDDING

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	09/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C

THE BOND OF NOVI

STATE OF MICHIGAN — DANIEL R. ERLANDSON — LANDSCAPE ARCHITECT

09/25/2020

hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5336 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9635
F: (972) 701-9639
W: www.hplastudio.com

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

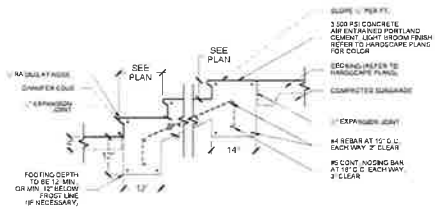
SHEET TITLE
SITE DETAILS

SHEET NUMBER
L9.01

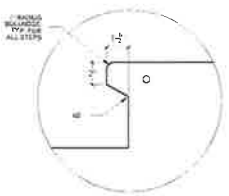
SCALE: AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25

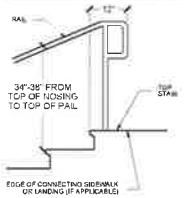
CROSS SECTION



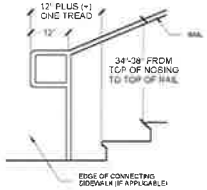
STAIR NOSING DIMENSIONS



RAIL EXTENSION AT TOP



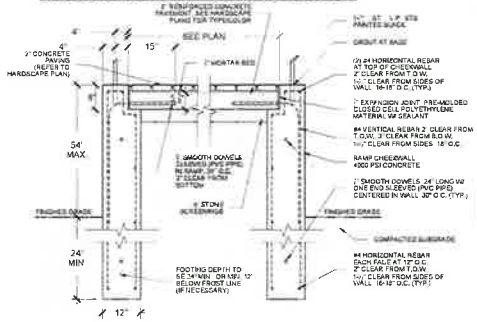
RAIL EXTENSION AT BOTTOM



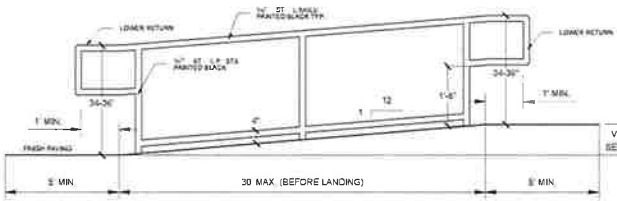
14 CAST CONCRETE STAIRS
SCALE 3/4" = 1'-0"

15 NOT IN USE
SCALE N/A

ACCESSIBLE RAMP - CROSS SECTION

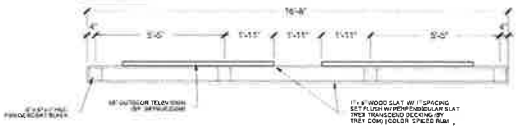


ACCESSIBLE RAMP - ELEVATION VIEW

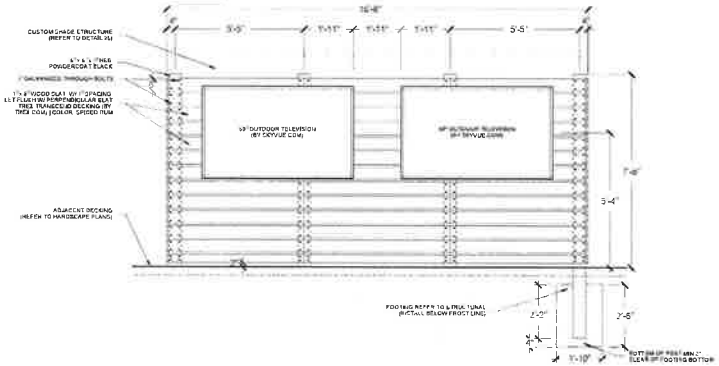


17 ACCESSIBLE RAMP
SCALE 3/4" = 1'-0"

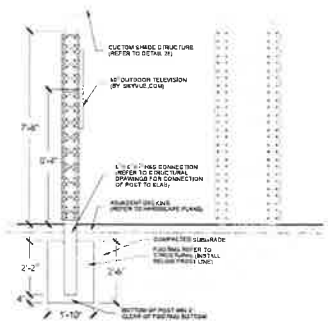
PLAN VIEW



ELEVATION

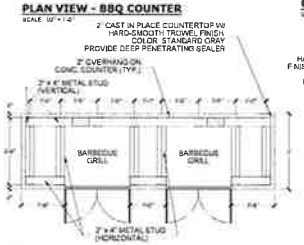


CROSS SECTION



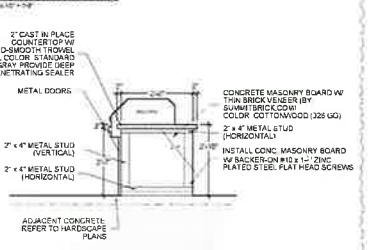
16 WOOD ACCENT WALL (EAST C.Y.)
SCALE 1" = 1'-0"

PLAN VIEW - BBQ COUNTER

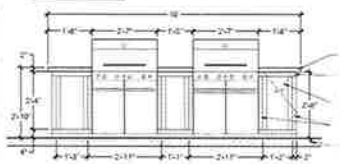


NOTE: GAS GRILLS TO BE WEBER 4 BURNER (SUMMIT SERIES) STAINLESS STEEL GAS GRILL W/ BACKBURNER AND ROTISSERIE MODEL #: S-460 | DIMS: 34"W x 45.8"H x 31"D

CROSS SECTION - BBQ



CROSS SECTION



18 BARBECUE COUNTER
SCALE 1/2" = 1'-0"

ADDENDUM C - 2020-SEPTEMBER-25

THE BOND OF NOVA

DESIGNED BY	SPENCER OKESON
DRAWN BY	SPENCER OKESON
CHKD	DANIEL R. ERLANDSON
PLOT DATE	09/25/2020

ISSUE FOR PRICING/BIDDING

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
A	09/14/2020	ADDENDUM B
B	09/25/2020	ADDENDUM C

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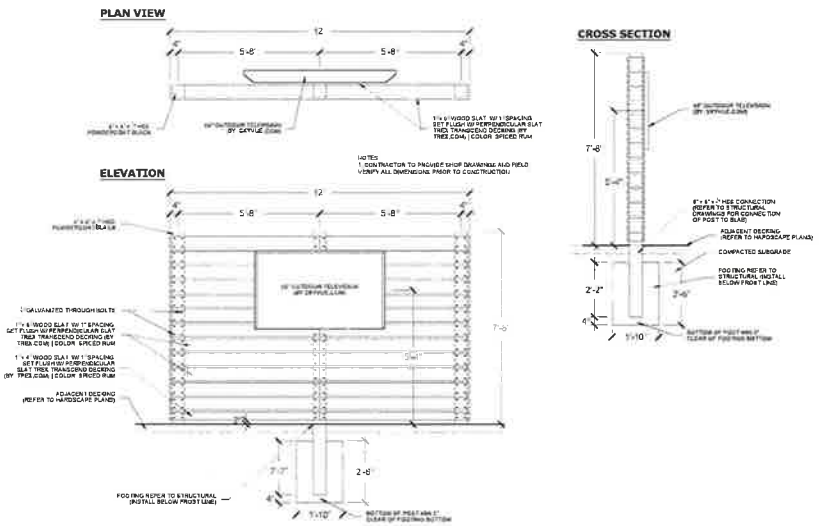
5330 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T. (972) 701-9636
F. (972) 701-8639
W. www.hplastudio.com

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

SHEET TITLE
SITE DETAILS

SHEET NUMBER
L9.02

SCALE: AS INDICATED

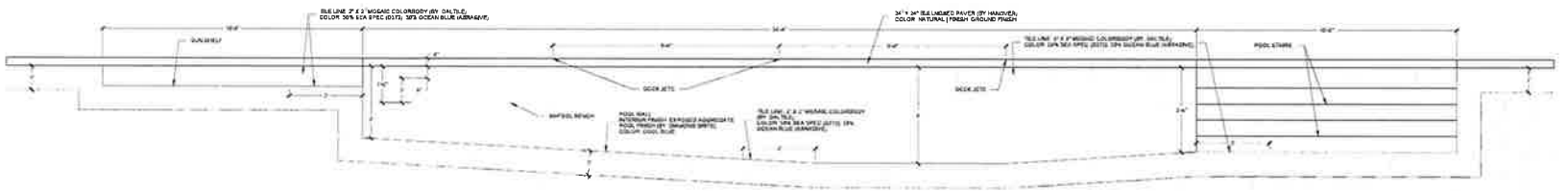


19 WOOD ACCENT WALL (WEST C.Y.)

SCALE 1/2" = 1'-0"

20 NOT IN USE

SCALE N/A



21 POOL SECTION

SCALE 1/2" = 1'-0"

DESIGNED BY SPENCER DIXSON
DRAWN BY SPENCER DIXSON
LEAD DANIEL R. ERLANDSON
PLOT DATE 09/04/20

ISSUE FOR PRE-ENGINEERING

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	09/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C

THE BOND OF NOVI

STATE OF MICHIGAN
DANIEL R. ERLANDSON
REGISTERED LANDSCAPE ARCHITECT
09/25/2020

hpla studio

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

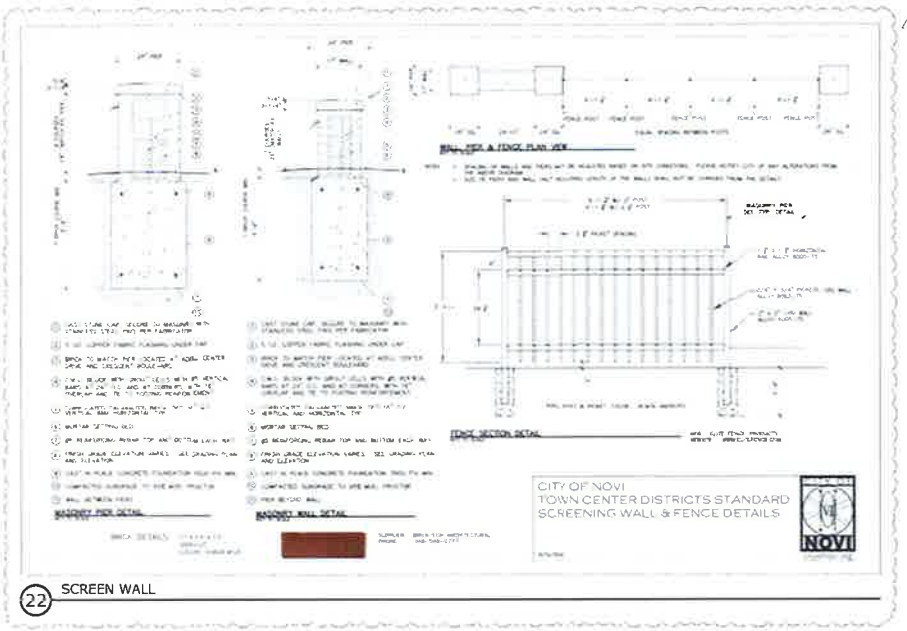
CLIENT
DTN MANAGEMENT
2602 LAKE LANSING RD
SUITE C
LANSING, MI 48912

SHEET TITLE
SITE DETAILS

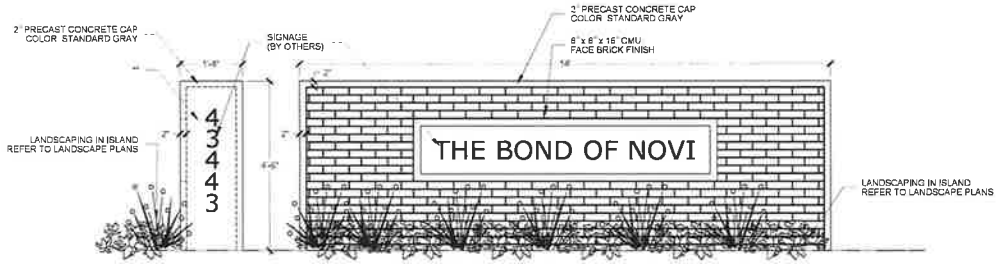
SHEET NUMBER
L9.03

SCALE: AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25



22 SCREEN WALL



23 MONUMENT SIGN

SCALE 3/4" = 1'-0"

DESIGNED BY SPENCER DIESEN
DRAWN BY SPENCER DIESEN
CHECKED DANIEL R. ERLANDSON
PLOT DATE 09/25/2020

ISSUE FOR PREAPPLICATION

ISSUE FOR PERMIT APPLICATION

ISSUE FOR CONSTRUCTION

REVISION SCHEDULE

NO	DATE	DESCRIPTION
1	09/14/2020	ADDENDUM B
2	09/25/2020	ADDENDUM C

THE BOND OF NOVI

STATE OF MICHIGAN
DANIEL R. ERLANDSON
REGISTERED LANDSCAPE ARCHITECT

hpla studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T (972) 701-9636
F (972) 701-8639
W www.hplastudio.com

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

SHEET TITLE
SITE DETAILS

SHEET NUMBER
L9.04

SCALE: AS INDICATED

ADDENDUM C - 2020-SEPTEMBER-25

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2%SLOPE WITHIN THE REQUIRED MANEUVERING CLEARANCE AREA OF EACH SIDE OF THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. 4/FF A7.02
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED 44 BN PLANS. REFER TO A8.00 SHEETS FOR AMENITIES AND A8.00 SHEETS FOR STAIRS, ELEVATORS AND TRASH ROOMS
5. FOR UNIT INTERIOR WALL TYPES REFER TO A2000 UNIT SHEETS.
6. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CORRIDORS WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MAXIMUM. EXPOSABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALLOWABLE REACH RANGES.
8. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,000 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21' 0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

EXTERIOR ELEVATION TAG

WALL SECTION TAG

DETAIL SECTION TAG

PARTITION WALL TAG REF A1.05

TYPE 'A' ANSI UNITS

FURDOWN

CMU WALL

2 HR FIRE WALL

2 HR FIRE BARRIER

1 HR FIRE BARRIER

1 HR FIRE PARTITION AT UNIT SEPARATION

1 HR FIRE PARTITION AT CORRIDORS

RESUMED PROPERTY LINE

6 1/2" BRICKMOLD LEDGE

DOOR TAG SYMBOL

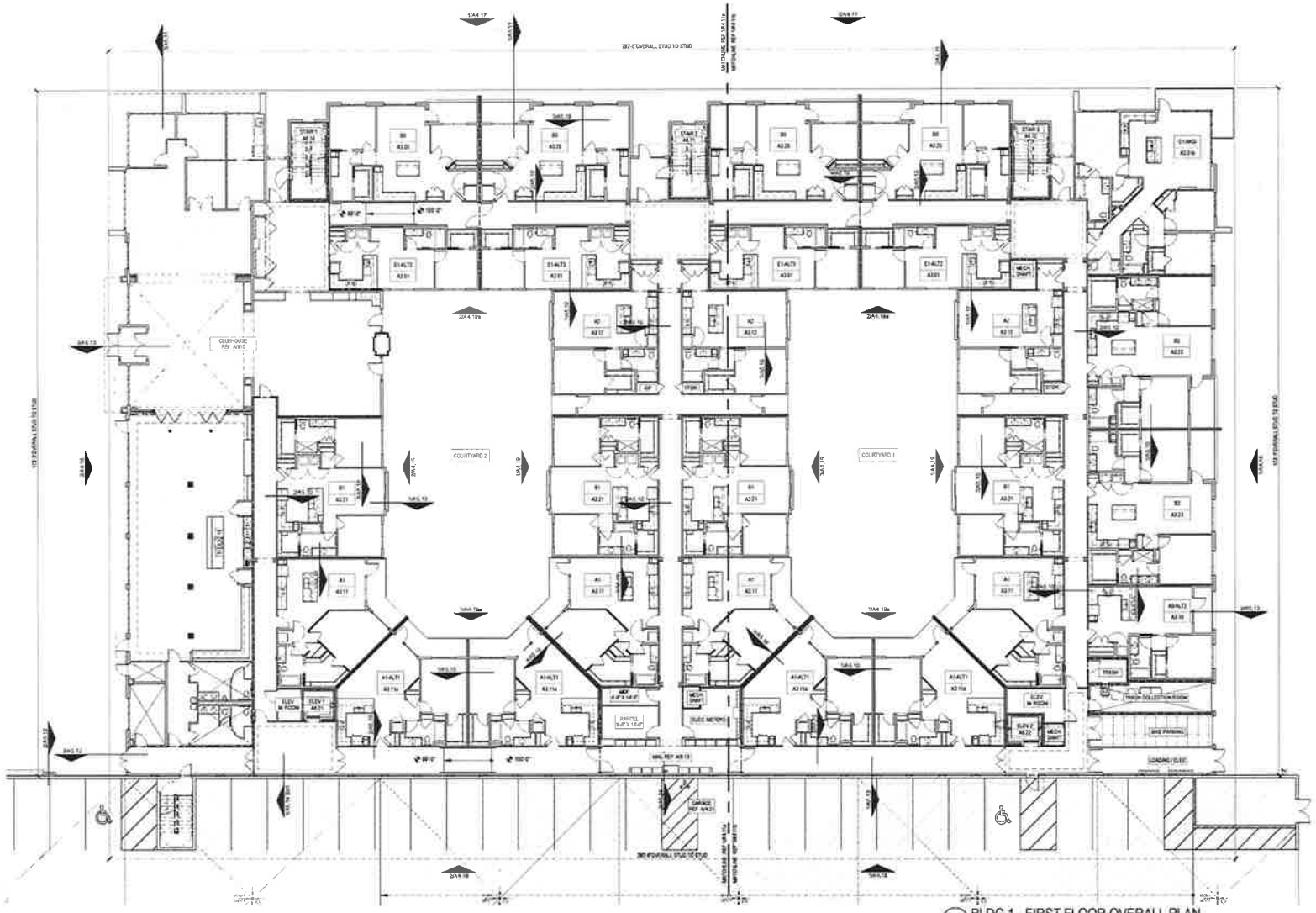
WINDOW TAG SYMBOL

FLOOR DRAIN LOCATIONS. REF: STRUCT & MEP

SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75'-1" TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"

FINISHED FLOOR ELEVATION REFERENCE

UNIT TYPE SHEET NUMBER



1 BLDG 1 - FIRST FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

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

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
121 W WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 899 - 4400 (972) 701 - 9439 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS
BLDG 1 - FIRST FLOOR OVERALL PLAN

SHEET NO
A4.11

17659

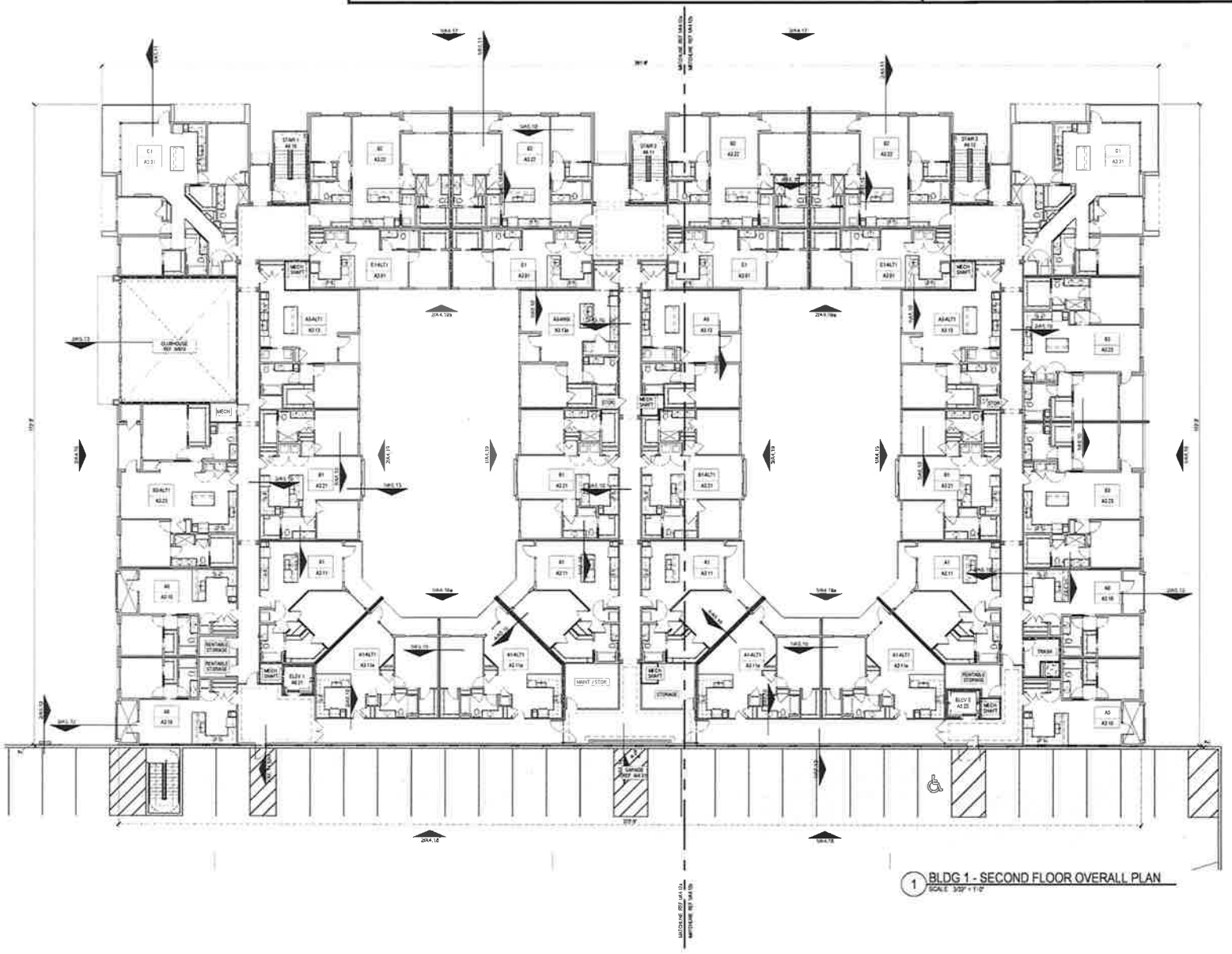
ADDENDUM B

GENERAL BLDG NOTES

1. PROVIDE A SMOOTH FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2%SLOPE WITHIN THE REQUIRED MANEUVERING CLEARANCE AREA OF EACH SIDE OF THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE REF A2.00
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4 BW PLANS. REFER TO A8 SERIES SHEETS FOR AMENITIES, AND A6 SERIES SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. FOR UNIT INTERIOR WALL TYPES REFER TO A2000+UNIT SHEETS.
6. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CORRIDORS WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MINIMUM. OPERABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALL ENABLE REACH RANGES.
8. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

EXTERIOR ELEVATION TAG
WALL SECTION TAG
DETAIL SECTION TAG
PARTITION WALL TAG REF A1.20
TYPE 'A' AND UNITS
FUDGWIN
CMU WALL
3-HR FIRE WALL
2-HR FIRE BARRIER
1-HR FIRE BARRIER
1 HR FIRE PARTITION AT UNIT SEPARATION
1 HR FIRE PARTITION AT CORRIDORS
ASSUMED PROPERTY LINE
6'-10" BROWSING LEDGE
DOOR TAG SYMBOL
WINDOW TAG SYMBOL
FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MIN. 75 FT TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"
FIRE SHELF/DOOR ELEVATIONS REFER TO CIVIL
UNIT TYPE
SHEET NUMBER



1 BLDG 1 - SECOND FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
121 W. WACKER DRIVE, SUITE 2000, CHICAGO, ILLINOIS 60601
(312) 857-4422 (312) 857-4423 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTEVIDEO
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SHEET CONTENTS
BLDG 1 - SECOND FLO OVERALL PLAN

SHEET NO
A4.12

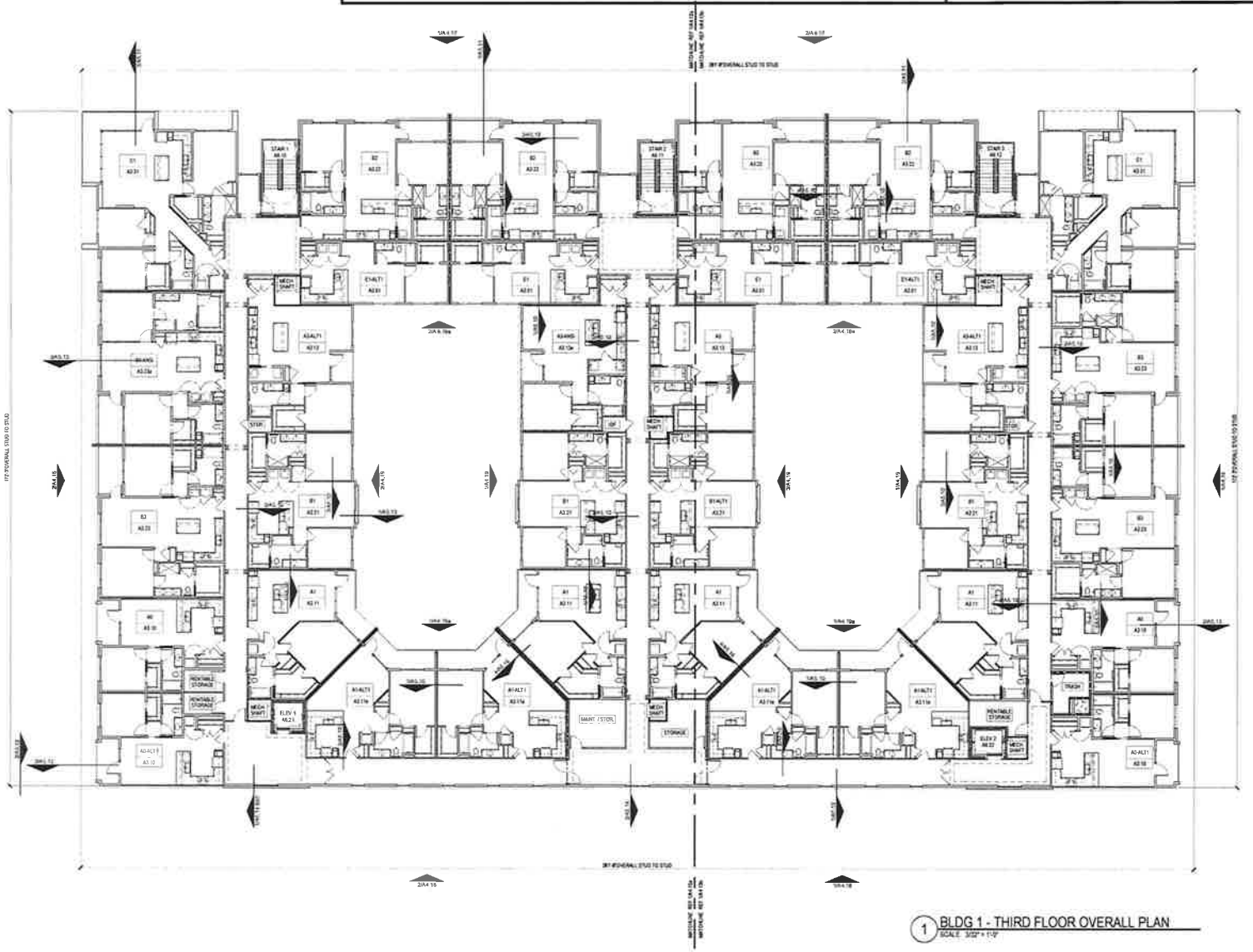
17659

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2%SLOPE, WITHIN THE REQUIRED MANEUVERING CLEARANCE AREA OF EACH SIDE OF THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.00
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4 SERIES PLANS. REFER TO A6 SERIES FOR AMENITIES, AND A8 SERIES FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. FOR UNIT INTERIOR WALL TYPES REFER TO A2.00 in UNIT SHEETS.
6. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CORRIDORS WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MAXIMUM. OPERABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALLOWABLE REACH RANGES.
8. CONTROL JOINTS SHOULD BE SPACED IN DRYWALL/WALL BOARD TO LIMIT EXPANDS TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,000 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

EXTERIOR ELEVATION TAG
WALL SECTION TAG
DETAIL SECTION TAG
PARTITION WALL TAG REF A1.05
TYPE 'A' UNIT
FURDOWN
GWB WALL
2-HR FIRE WALL
2-HR FIRE BARRIER
1-HR FIRE BARRIER
1 HR FIRE PARTITION AT UNIT SEPARATION
1 HR FIRE PARTITION AT CORRIDORS
ASSUMED PROPERTY LINE
8 1/2" BRICK VEU LEDGE
DOOR TAG SYMBOL
WINDOW TAG SYMBOL
FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
2'0 MIN ACCESSIBLE FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 3'-4" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"
FINISHED FLOOR ELEVATION, REFER TO CIVIL
UNIT TYPE
SHEET NUMBER



1 BLDG 1 - THIRD FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
121 W WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 880 - 4400 (972) 701 - 9539 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTIVIDEO
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SHEET CONTENTS
BLDG 1 - THIRD FLOOR OVERALL PLAN

SHEET NO.
A4.13

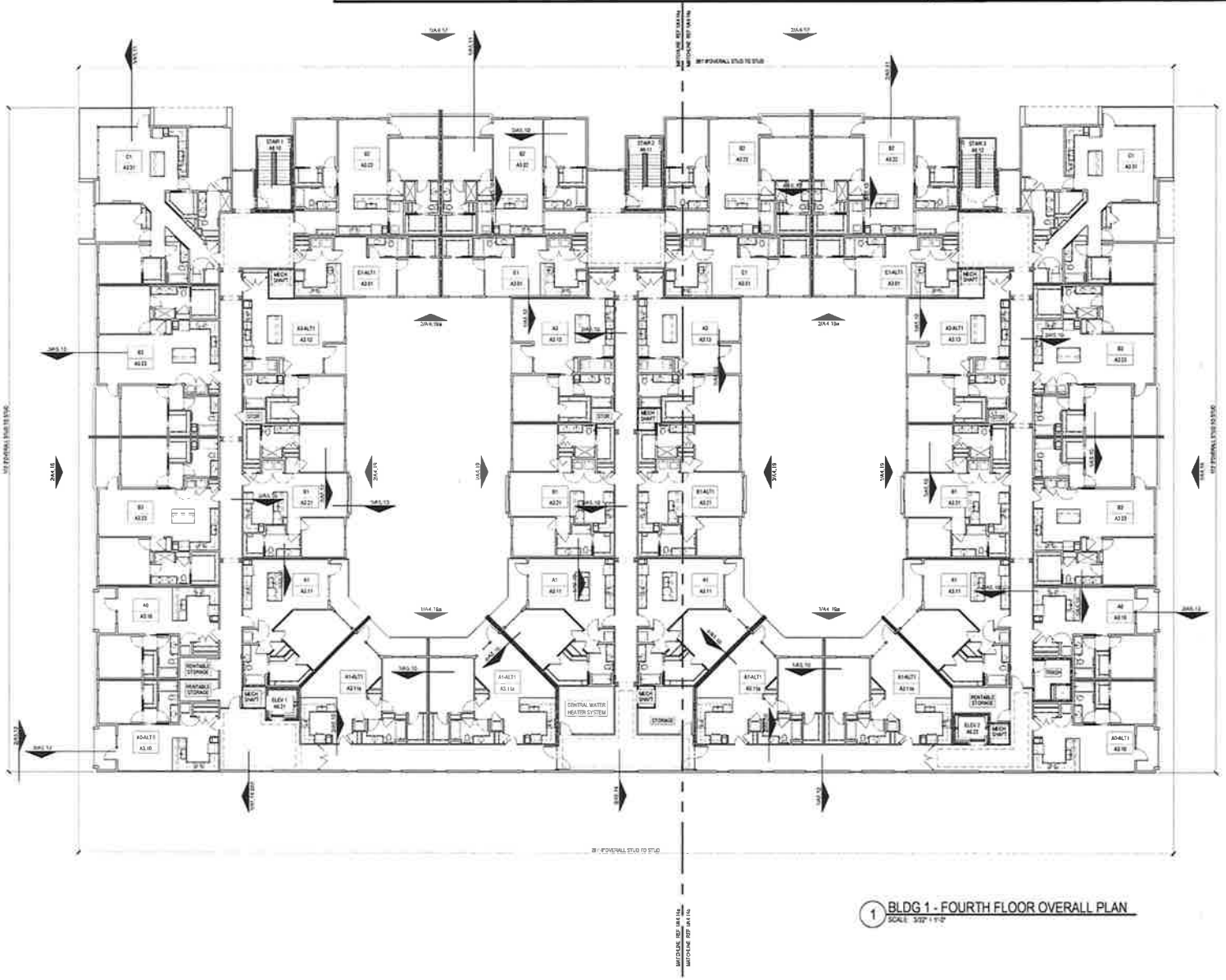
17659

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELLED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE WITHIN THE REQUIRED MANEUVERING CLEARANCE AREA OF EACH SIDE OF THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.00
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00s PLANS. REFER TO AN.00 SHEETS FOR AMENITIES, AND A5.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. FOR UNIT INTERIOR WALL TYPES REFER TO A3.00s UNIT SHEETS.
6. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CORRIDORS WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MAXIMUM OPERABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALLOWABLE REACH RANGES.
8. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALLBOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,000 SF MAX. AND 60' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR WALLS.
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

- EXTERIOR ELEVATION TAG (XAX.XX)
- WALL SECTION TAG (XAX.XX)
- DETAIL SECTION TAG (1 / A2.XX)
- PARTITION WALL TAG REF A1.03 (PW3D)
- TYPE 'A' ANSI UNITS
- FURDOWN
- CMU WALL
- 2-HR FIRE WALL
- 2-HR FIRE BARRIER
- 1-HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 8 1/2" BRICK/CMU LEDGE
- DOOR TAG SYMBOL (X)
- WINDOW TAG SYMBOL (A)
- FLOOR DRAIN LOCATIONS, REF STRUCT & MEP (C)
- SEMI-RECESSED FIRE EXTINGUISHER (W/CRD FRAME W/LLES, CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75'-1" TRAVEL DISTANCE< LEADING EDGE MUST BE BELOW 27" (FEC)
- FINISHED FLOOR ELEVATION REFER TO CIVIL (102'-0")
- UNIT TYPE, SHEET NUMER (AX / AX.XX)



1 BLDG 1 - FOURTH FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
121 W. WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 650 - 4400 (972) 701 - 9633 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTEVIDEO
www.HumphreysPartners.com

SHEET CONTENTS
BLDG 1 - FOURTH FLOOR OVERALL PLAN

SHEET NO.
A4.14

17659

COLOR LEGEND

1. ALL BRICK HEADERS AND BANDING TO MATCH SURROUNDING BRICK TYP
2. ALL FIBER CEMENT TRIM: AGED PEWTER
3. STOREFRONT WINDOWS: DARK BRONZE ANNODIZED
4. VINYL WINDOW: DW 7068 PINNESTONE
5. METAL AWNING: DARK BRONZE
6. BRICK MORTAR COLOR: GREY
7. METAL RAILING: DARK BRONZE
8. BALCONY FASCIAS: DW 7068 URBAN BRONZE

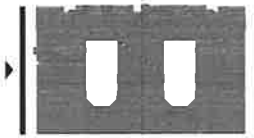
P1	SHERWIN WILLIAMS: TIMID AVENUE TAN
P2	SHERWIN WILLIAMS: TIRE URBANE BRONZE
P3	SHERWIN WILLIAMS: IRON MOUNTAIN
P4	GRAY BRICK - MERIDIAN EMPIRE BLEND
P5	BROWN BRICK - MERIDIAN REVERE SWEET
P6	BUFF FACE CMU - BELDEN TAN STATE STYLE
P7	BLUE ALUMINUM COMPOSITE PANEL - DEO RUSTIC STEEL

SYMBOL LEGEND - ELEVATIONS

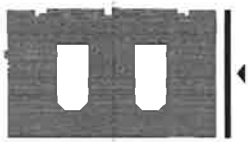
DOOR TAG
WINDOW TAG
WALL SECTION TAG
DETAIL SECTION TAG
FIBER CEMENT LAP SIDING
CAST STONE
METAL PANEL
T.O.P. 100'-0" 4TH FLOOR — TOP OF PLATE
T.O.S. 100'-0" 4TH FLOOR — TOP OF SIDING
T.O.H. 100'-0" 4TH FLOOR — TOP OF HEEL
T.O.S. 100'-0" 4TH FLOOR — TOP OF SLAB
F.F. 100'-0" — FINISH FLOOR
FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
BRICK VENEER

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 8'-0" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND TO SLOPE AWAY FROM THE BUILDING 1% MIN FOR 10 PER ISC 1809.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT, INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2015 IBC SECTION 1406.2.3(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, III CONSTRUCTION) SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED NON-COMBUSTIBLE BRACKETS



2 BLDG 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
17177 N. LAUREL PARK DRIVE, SUITE 401 LIVONIA, MICHIGAN 48152 (734) 779-2980
191 W. WACKER DRIVE, SUITE 2000, CHICAGO, ILLINOIS 60601 (312) 551-4400 (312) 551-4421 FAX
DALLAS, NEWPORT BEACH, NEW ORLEANS, ORLANDO, SAN RAMON, SCOTTSDALE, MONTEVIDEO
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SHEET CONTENTS
BLDG 1 ELEVATIONS

SHEET NO
A4.16

17659

COLOR LEGEND

1. ALL BRICK HEADERS AND BANDING TO MATCH SURROUNDING BRICK TYP
2. ALL FIBER CEMENT TRIM, AGED PEWTER
3. STOREFRONT WINDOWS: DARK BRONZE ANNODIZED
4. VINYL WINDOW: SW 7504 RHINESTONE
5. METAL AWNING: DARK BRONZE
6. BRICK MORTAR COLOR: GREY
7. METAL RAILING: DARK BRONZE
8. BALCONY FASCIAS: SW 7048 URBAN BRONZE

P1	SHERWIN WILLIAMS 7548 AVENUE TAN
P2	SHERWIN WILLIAMS 7548 LEISURE BROWN
P3	SHERWIN WILLIAMS 7558 RHINESTONE
P4	GRAY BRICK - MERIDIAN CAPERS ISLAND
P5	BROWN BRICK - MERIDIAN REVERE CREST
P6	SPLIT FACE CMU
P7	ALPOLIC ALUMINUM COMPOSITE PANEL - GOO PUSTED STEEL

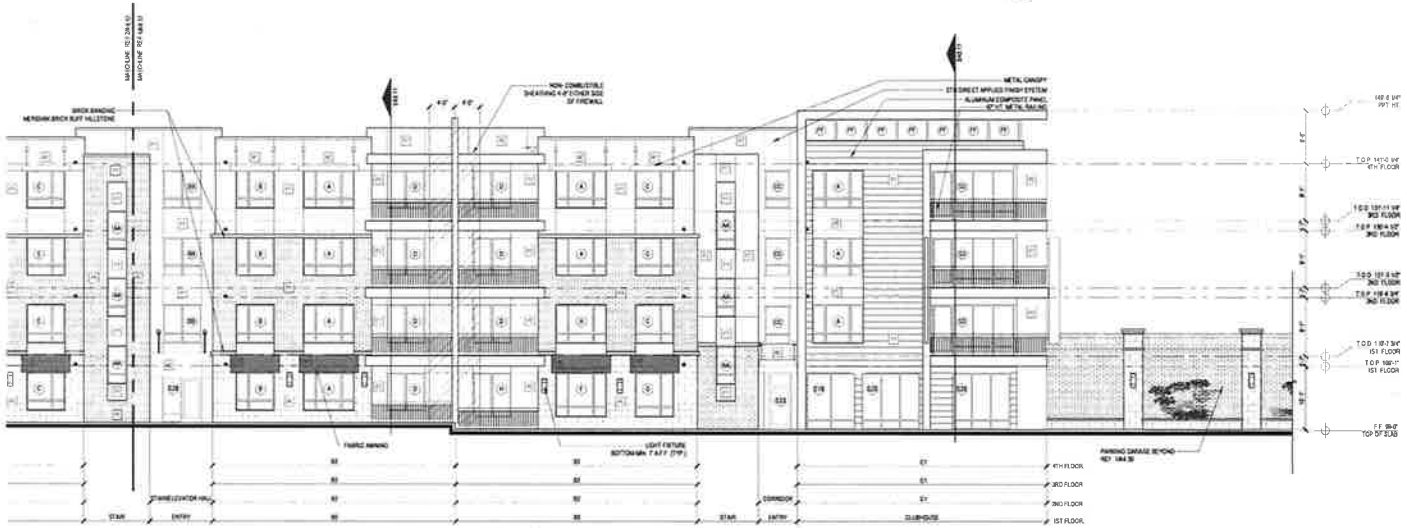
SYMBOL LEGEND - ELEVATIONS

DOOR TAG
WINDOW TAG
WALL SECTION TAG
DETAIL SECTION TAG
FIBER CEMENT LAP SIDING
CAST STONE
METAL PANEL
T.O.P. 100'-0" 4TH FLOOR — TOP OF PLATE
T.O.S. 100'-0" 4TH FLOOR — TOP OF DECK
T.O.H. 100'-0" 4TH FLOOR — TOP OF HEEL
T.O.S. 100'-0" 4TH FLOOR — TOP OF SILL
F.F. 100'-0" — FINISH FLOOR
FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
BRICK VENEER

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 9'-0" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S) ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 6% MIN FOR 10' PER IBC 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2015 IBC SECTION 1403.2.1(2) ARCHITECTURAL TRIM THAT EXCEEDS 40-0" A/G IN HEIGHT ON BUILDING (I.B. II) CONSTRUCTION) SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED NON-COMBUSTIBLE BRACKETS.

2 BLDG 1 - PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG 1 - PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
120 W. WACKER DRIVE, SUITE 2500, CHICAGO, ILLINOIS 60601
(312) 580-4400 (312) 701-9033 FAX
DALLAS, NEWPORT BEACH, NEW ORLEANS, ORLANDO
SAN RAMON, SCOTTSDALE, WOODLANDS
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SHEET CONTENTS
BLDG 1 ELEVATIONS

SHEET NO.
A4.17

17659

COLOR LEGEND

1. ALL BRICK HEADERS AND BANDING TO MATCH SURROUNDING BRICK TYP
2. ALL FIBER CEMENT TRIM: AGED PEWTER
3. STOREFRONT WINDOWS: DARK BRONZE ANNODIZED
4. VINYL WINDOW: SW 7069 IRON ORE
5. METAL AWNING: DARK BRONZE
6. BRICK MORTAR COLOR: GREY
7. METAL RAILING: DARK BRONZE
8. BALCONY FASCIAS: SW 7048 URBAN BRONZE

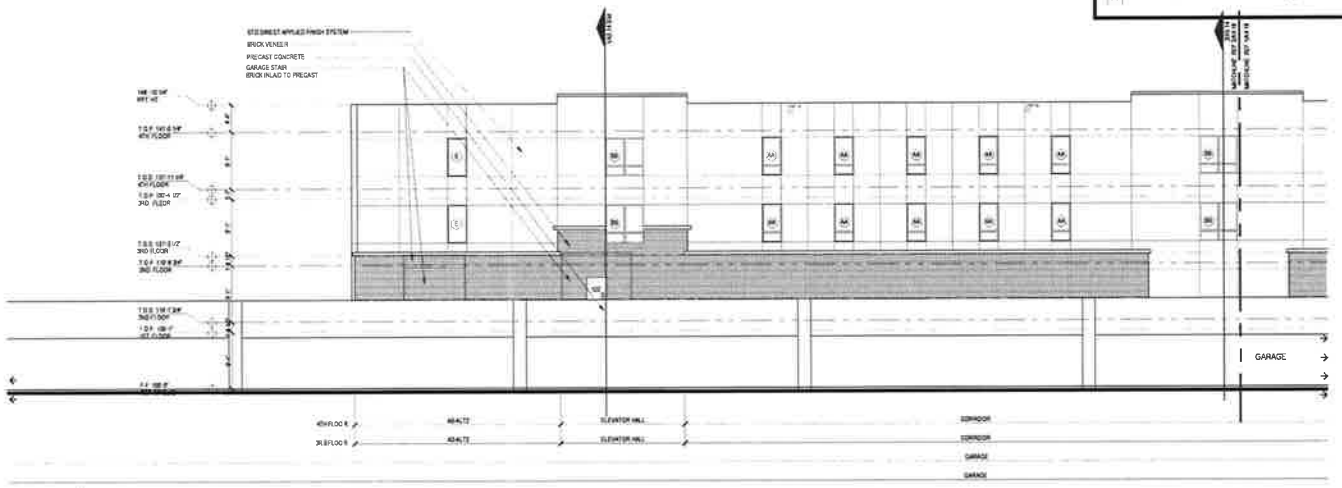
P1	[illegible]
P2	[illegible]
P3	[illegible]
P4	GRAY BRICK - MERIDIAN CAPERS ISLAND
P5	BROWN BRICK - MERIDIAN REVERE CREST
P6	SPLIT FACE CMU - GOLDEN TRI-STATE SF 169
P7	ALPOLIC ALUMINUM COMPOSITE PANEL - ODD RUSTED STEEL

SYMBOL LEGEND - ELEVATIONS

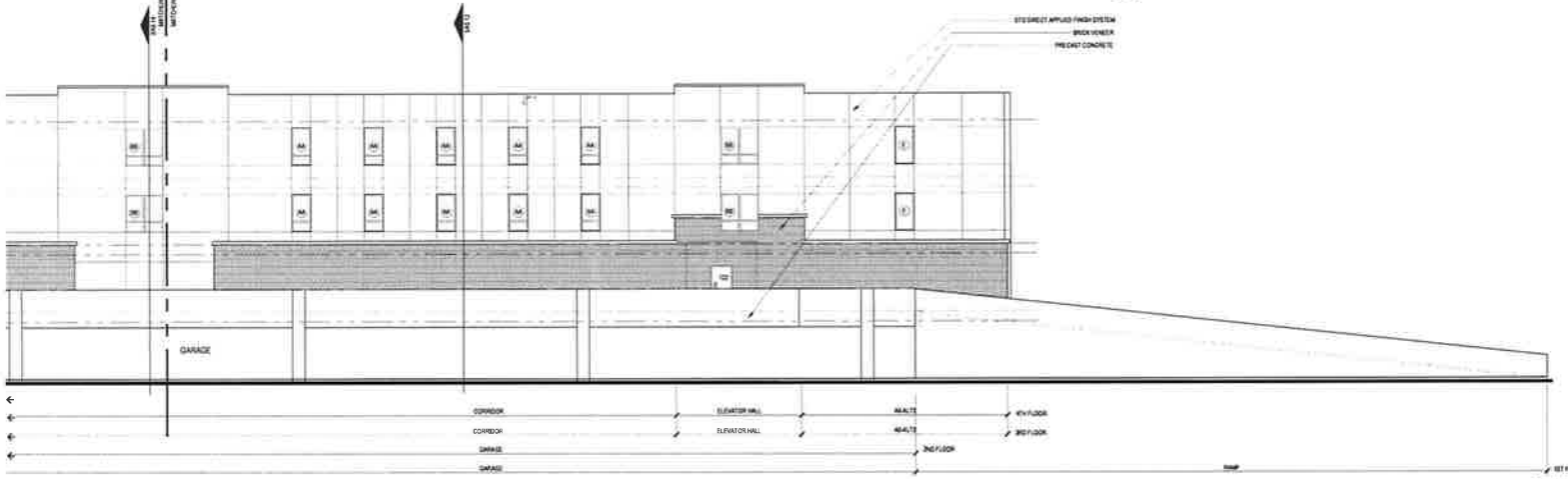
- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG
- DETAIL SECTION TAG
- FIBER CEMENT LAP SIDING
- CAST STONE
- METAL PANEL
- T.O.P. 100'-0" 4TH FLOOR — TOP OF PLATE
- T.O.C. 100'-0" 4TH FLOOR — TOP OF DECK
- T.O.H. 100'-0" 4TH FLOOR — TOP OF HEEL
- T.O.S. 100'-0" 4TH FLOOR — TOP OF SLAB
- F.F. 100'-0" — FINISH FLOOR
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- BRICK MEMBER

ELEVATION NOTES

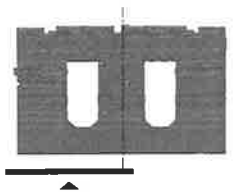
1. PROVIDE 10" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 8'-0" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S) ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER SEC 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, N.N.B.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2015 IBC SECTION 1406.2.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 10 FT AFG IN HEIGHT ON BUILDING 4-8 IN CONSTRUCTION SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED NON-COMBUSTIBLE BRACKETS.

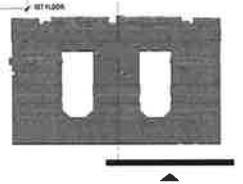


2 BLDG 1 - PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 BLDG 1 - PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"





ADDENDUM B

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
120 W WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 580 1400 (972) 701 1953 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

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

SHEET CONTENTS
BLDG 1 ELEVATIONS

SHEET NO.
A4.18

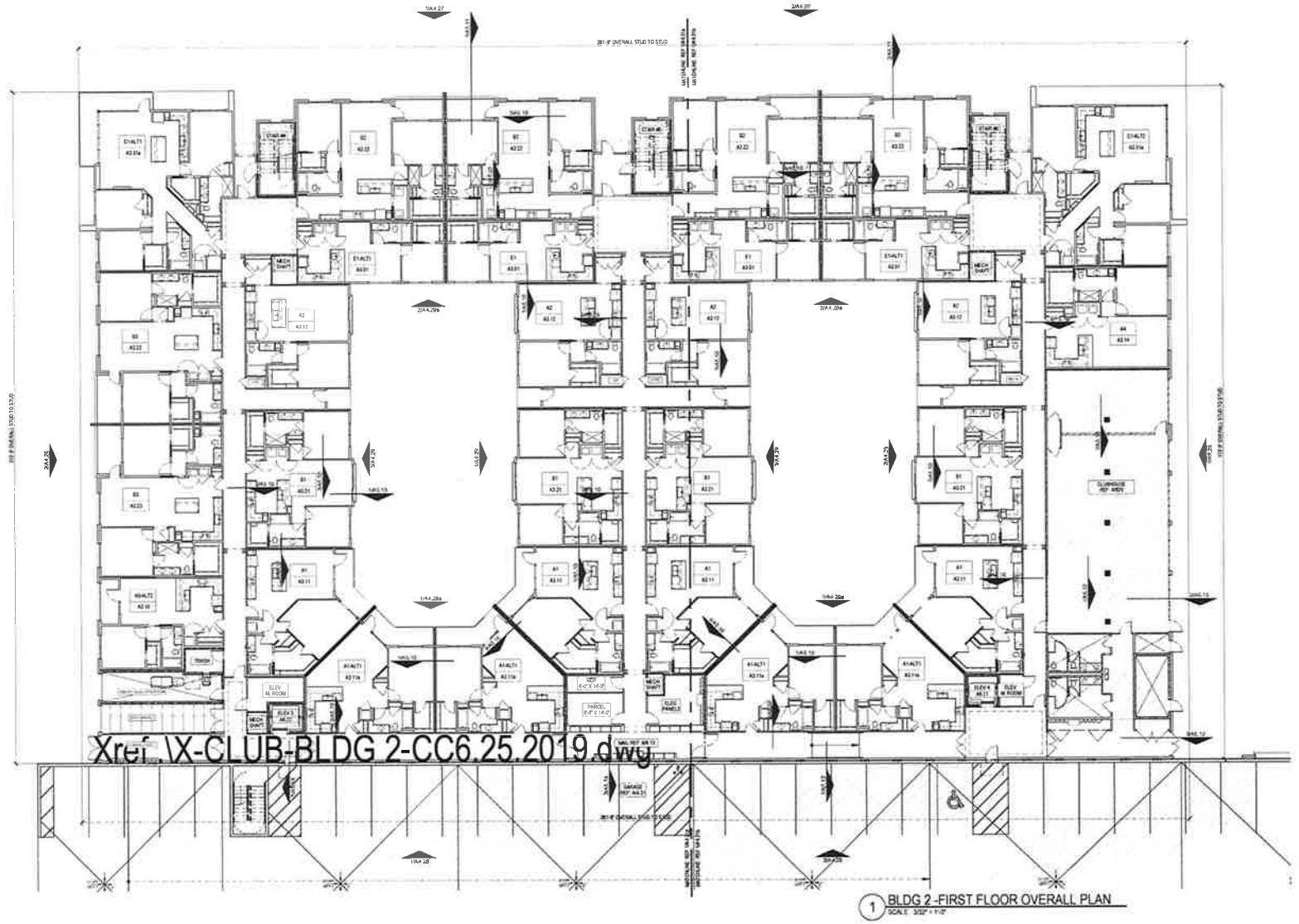
17659

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2%SLOPE WITHIN THE REQUIRED MANEUVERING CLEARANCE AREA OF EACH SIDE OF THE DOOR
3. ALL EXITS NON COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.02
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4 BLDG PLANS. REFER TO A8 SERIES SHEETS FOR AMENITIES, AND A9 SERIES SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. FOR UNIT INTERIOR WALL TYPES REFER TO A300s UNIT SHEETS
6. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CONNECTION WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MINIMUM. DIPPABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALLOWABLE REACH RANGES.
8. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL. JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 2'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

EXTERIOR ELEVATION TAG
WALL SECTION TAG
DETAIL SECTION TAG
PARTITION WALL TAG REF A1.05
TYPE 'X' WALLS UNITS
FURDOWN
CMU WALL
3-HR FIRE WALL
2-HR FIRE BARRIER
1-HR FIRE BARRIER
1-HR FIRE PARTITION AT UNIT SEPARATION
1-HR FIRE PARTITION AT CORRIDORS
ASSUMED PROPERTY LINE
8 1/2" BRICK LEDGE
DOOR TAG SYMBOL
WINDOW TAG SYMBOL
FLOOR DRAIN LOCATIONS, REF STRUCT & MEP
SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS) CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX 75 FT TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"
FINISHED FLOOR ELEVATION REFER TO CIVIL
UNIT TYPE SHEET NUMBER



1 BLDG 2 -FIRST FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
191 W. WACKER DRIVE, SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 855 - 4400 (972) 701 - 9503 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN FRANCISCO TOKYO WASHINGTON D.C.
www.humphreys.com

SHEET CONTENTS
BLDG 2 - FIRST FLOOR OVERALL PLAN

SHEET NO
A4.21

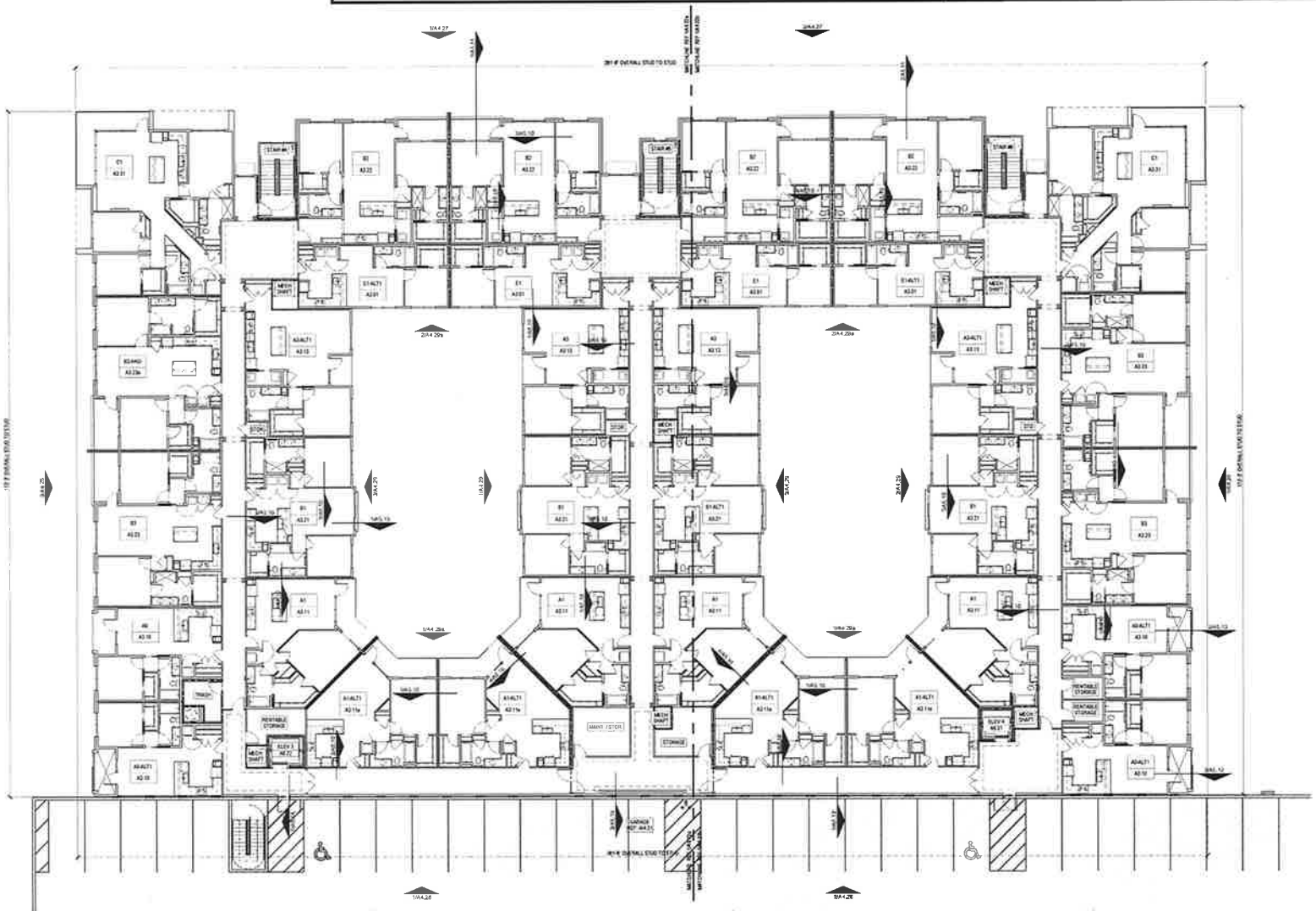
17659

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 1:48 SLOPE WITHIN THE REQUIRED MANEUVERING CLEARANCE AREA OF EACH SIDE OF THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.00
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED A4.00+ PLANS. REFER TO A6.00 SHEETS FOR AMENITIES, AND A8.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. FOR UNIT INTERIOR WALL TYPES REFER TO A2000 UNIT SHEETS.
6. METER, RISER, AND TELCO ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CORRIDORS WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MAXIMUM. OPERABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALLOWABLE REACH RANGES.
8. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSION TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

- EXTERIOR ELEVATION TAG (XXX.XX)
- WALL SECTION TAG (XXX.X3)
- DETAIL SECTION TAG (A3.XX)
- PARTITION WALL TAG REF A1.0
- TYPE 'A' ANSI UNITS
- FURDOWN
- CMU WALL
- 2-HR FIRE WALL
- 2-HR FIRE BARRIER
- 1-HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 6 1/2" BRICK/CMU LEDGE
- DOOR TAG SYMBOL
- WINDOW TAG SYMBOL
- FLOOR DRAIN LOCATIONS. REF. STRUCT. & MEP.
- SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS, MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"
- FINISHED FLOOR ELEVATION REFERENCE
- UNIT TYPE SHEET NUMBER



1 BLDG 2 - SECOND FLOOR OVERALL PLAN
SCALE: 1/32" = 1'-0"

ADDENDUM B

Designed by KC
Drawn by VDL
Approved by CS
Date Issued 6/29/2020

#	DATE	COMMENTS

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
121 W. WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 580 - 4400 (972) 701 - 9829 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humpreys.com

SHEET CONTENTS
BLDG 2 - SECOND FLOOR OVERALL PLAN

SHEET NO.
A4.22

17659

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE, WITHIN THE REQUIRED MANEUVERING CLEARANCE, AREA OF EACH SIDE OF THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE - REF A2.00
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED PLAN (PLANS) - REFER TO A6.00 SHEETS FOR AMENITIES, AND A9.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS
5. FOR UNIT INTERIOR WALL TYPES REFER TO A2000 UNIT SHEETS.
6. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CORRIDORS WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MAXIMUM OPERABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALLOWABLE REACH RANGES
8. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

EXTERIOR ELEVATION TAG — XXXX.XX

WALL SECTION TAG — XXXX.XX

DETAIL SECTION TAG — 1 / AX.XX

PARTITION WALL TAG — TP2501 — REF A1.01b

TYPE 'A' UNITS

FURDOWN

CMU WALL

2-HR FIRE WALL

2-HR FIRE BARRIER

1-HR FIRE BARRIER

1-HR FIRE PARTITION AT UNIT SEPARATION

1-HR FIRE PARTITION AT CORRIDORS

ASSUMED PROPERTY LINE

8'-0" BRICK/MTL LEDGE

DOOR TAG SYMBOL

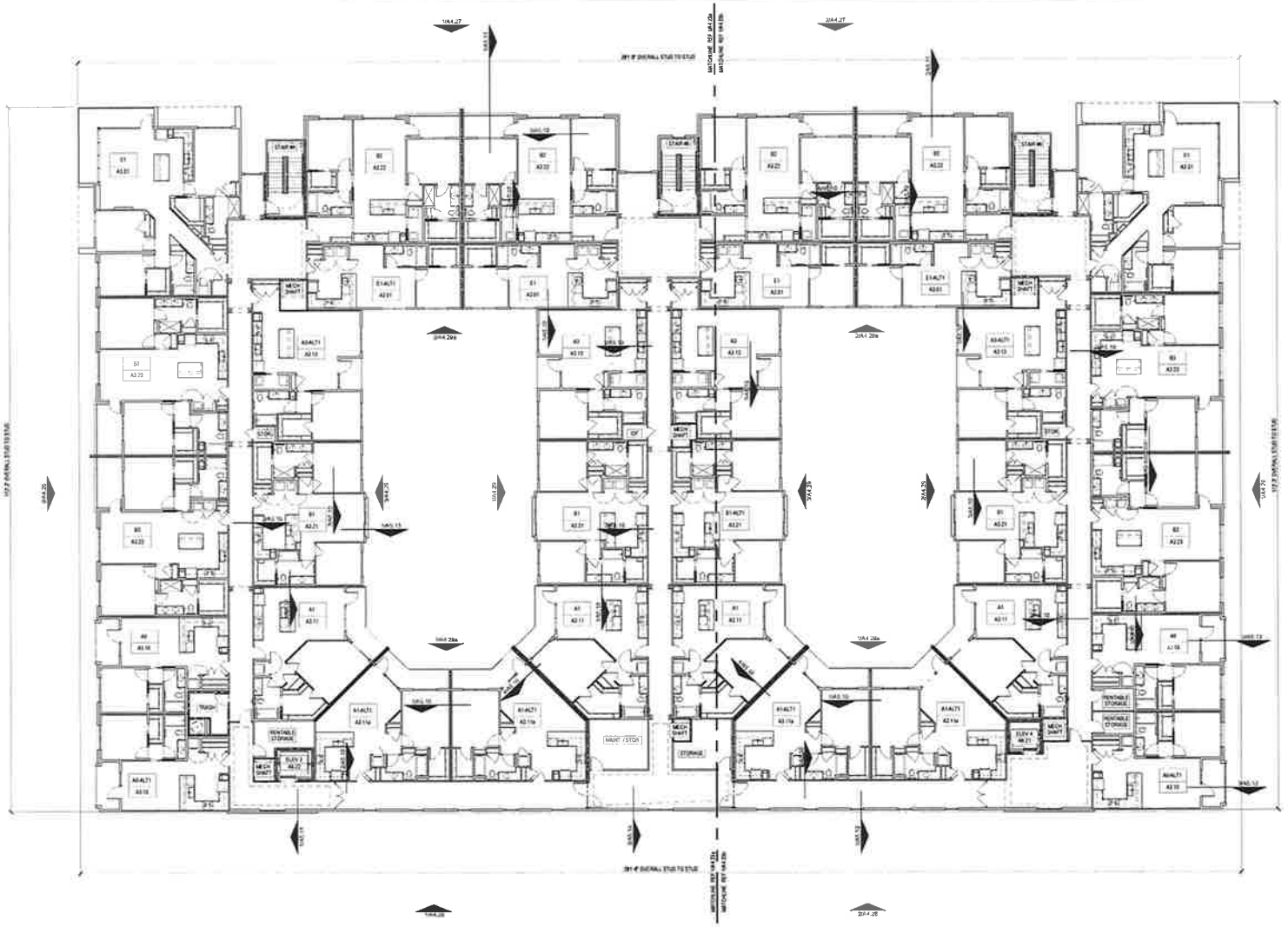
WINDOW TAG SYMBOL

FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP

SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS). CABINETS MAX. 9'-0" A.F.F. TO TOP OF CABINET, MAX. 75 FT. TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"

FINISHED FLOOR ELEVATION REFER TO CIVIL

UNIT TYPE SHEET NUMBER



1 BLDG 2 - THIRD FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

SHEET CONTENTS
BLDG 2 - THIRD FLOOR OVERALL PLAN

SHEET NO
A4.23

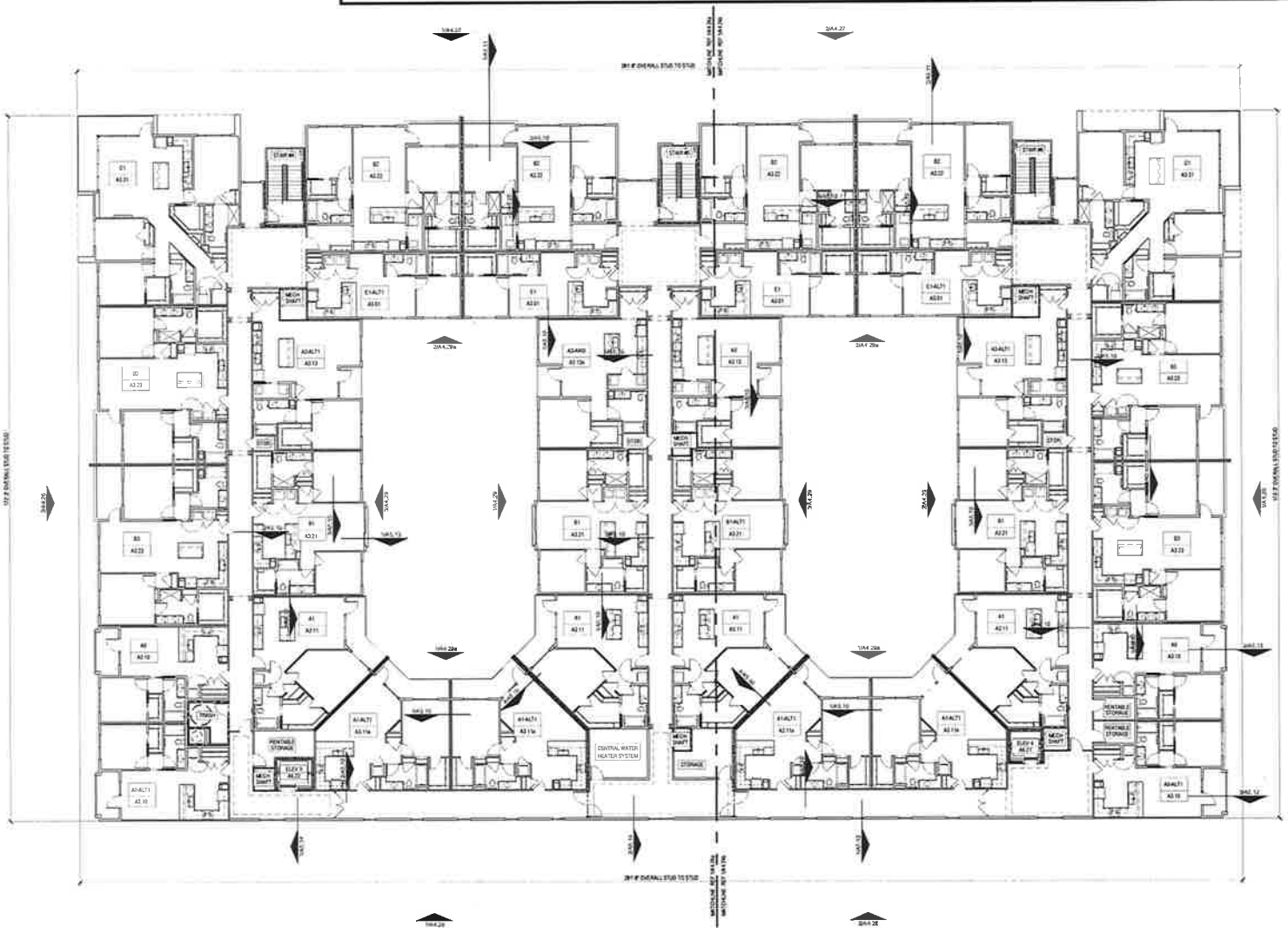
17659

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE WITHIN THE REQUIRED MANEUVERING CLEARANCE AREA AT EACH SIDE OF THE DOOR.
3. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE. REF A2.02
4. NOTES, DIMENSIONS, AND TAGS ARE INCLUDED ON THE ENLARGED 8 4 22s PLANS. REFER TO A8.00 SHEETS FOR AMENITIES, AND A9.00 SHEETS FOR STAIRS, ELEVATORS, AND TRASH ROOMS.
5. FOR UNIT INTERIOR WALL TYPES REFER TO A22s UNIT SHEETS.
6. METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
7. FIRE EXTINGUISHERS ARE TO BE LOCATED IN CORRIDORS WITH A 75' MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE EXTINGUISHER DOES NOT PROTRUDE MORE THAN 4" FROM THE WALL WHERE THE BOTTOM OF THE EXTINGUISHER IS HIGHER THAN 27" MAXIMUM. OPERABLE PARTS OF THE FIRE EXTINGUISHERS SHALL BE WITHIN ALLOWABLE REACH RANGES.
8. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANDERS TO 30' MAXIMUM. CONTROL JOINTS SHALL BE PROVIDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING. FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
9. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY. WHERE INSTALLED, MIRRORS SHALL NOT PROTRUDE MORE THAN 4" FROM THE WALL BETWEEN 27" AND 80" ABOVE FINISHED FLOOR.

SYMBOL LEGEND - BLDG PLANS

- EXTERIOR ELEVATION TAG (XXX.XX)
- WALL SECTION TAG (XXA1.XX)
- DETAIL SECTION TAG (A1.XX)
- PARTITION WALL TAG REF A1.05
- TYPE 'A' ANSI UNITS
- TURDOWN
- CMU WALL
- 3-HR FIRE WALL
- 2-HR FIRE BARRIER
- 1-HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1 HR FIRE PARTITION AT CORRIDORS
- ADJOINING PROPERTY LINE
- 6 1/2" BRICK MOLD LEDGE
- DOOR TAG SYMBOL
- WINDOW TAG SYMBOL
- FLOOR DRAIN LOCATIONS. REF STRUCT & MEP
- SEMI-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS): CABINETS MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 19 FT. TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"
- FINISHED FLOOR ELEVATION REFER TO CIVIL
- UNIT TYPE SHEET NUMBER



1 BLDG 2 -FOURTH FLOOR OVERALL PLAN
SCALE: 3/32" = 1'-0"

#	DATE	COMMENTS
1	07/29/2020	ADDENDUM B

ADDENDUM B

THE BOND OF NOVI
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
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HUMPHREYS & PARTNERS ARCHITECTS, L.P.
121 W. WACKER DRIVE, SUITE 2000, CHICAGO, ILLINOIS 60601
(312) 641-4400 (972) 701-1855 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTEREY
www.humphreys.com

SHEET CONTENTS:
BLDG 2 - FOURTH FLOOR OVERALL PLAN

SHEET NO:
A4.24

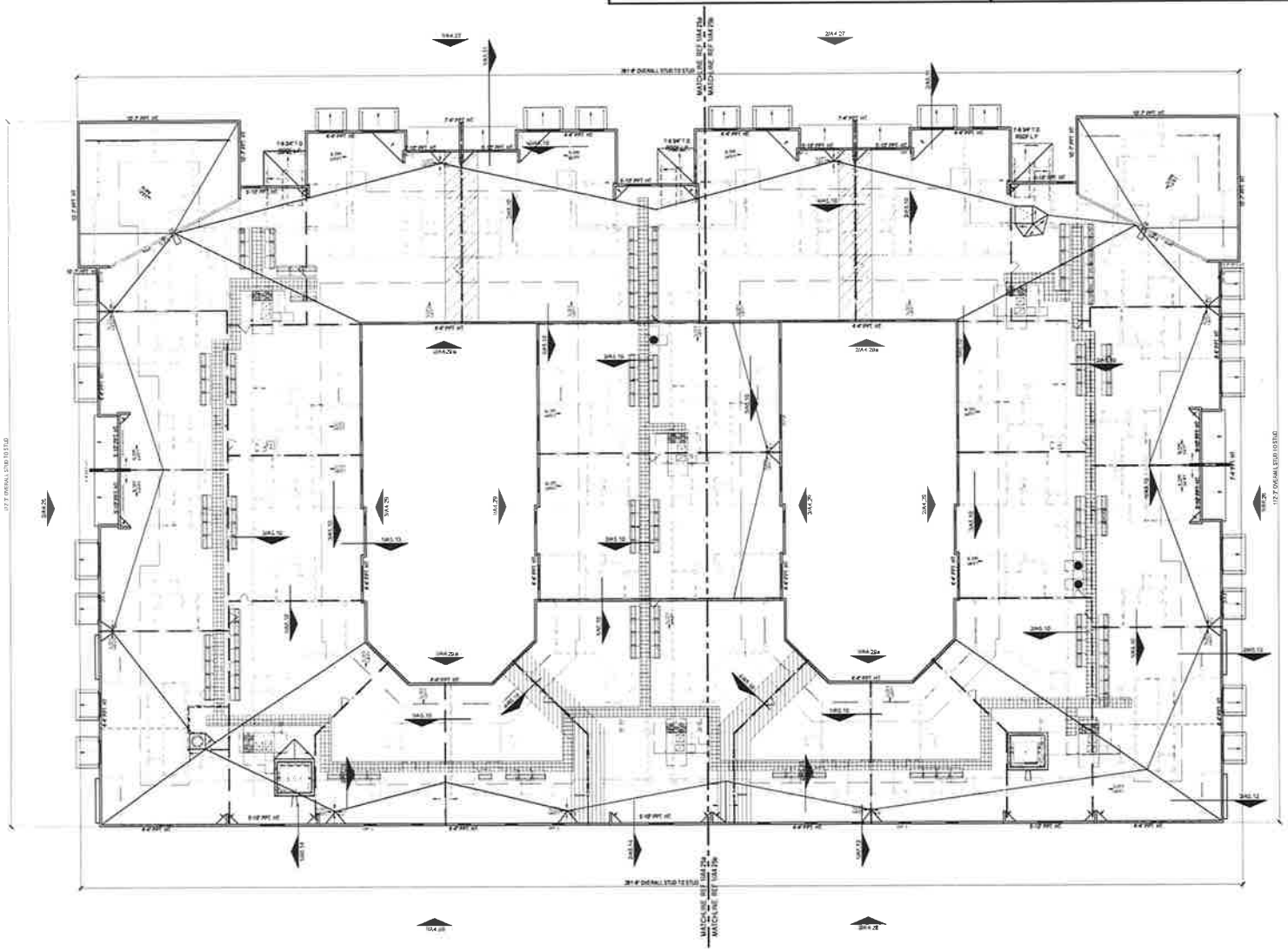
17659

NOTES

NOTE
1. LOW SLOPE ROOF SLOPES ARE TO BE MIN 1/4" PER FOOT, U.N.O. PITCHED ROOF SLOPES ARE TO BE MIN 4:12 SLOPE, AND 6:12 AT TOWERS, U.N.O.
2. PARAPET DIMENSION ARE FROM TOP OF PLATE TO TOP OF PARAPET
3. ALL DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM
4. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY ENGINEER REGISTERED IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE
5. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS
6. PLATE HEIGHTS ARE FOR DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY
7. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS
8. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT
9. ENSURE 12" MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS INSTALLED BY FUTURE TENANTS
10. DRAFTSTOP NOT REQUIRED WITH NFPA13 COMPLIANT SPRINKLER PER SECTION 717.4.2 EX. 2

ROOF PLAN LEGEND

- 14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA (BASIS OF DESIGN - AIR VENT B-144 ROOF VENT
- 20" X 20" ATTIC ACCESS PANEL, 1 HOUR RATED (TYPICAL)
- CANOPY BELOW
- ATTIC DRAFTSTOP ACCESS DOOR
- 2-HR FIRE BARRIER
- 1 HR FIRE BARRIER
- 2-HR TYPE WALL
- DRAFTSTOP
- 10' SETBACK FROM EDGE OF ROOF
- EXTERIOR ELEVATION TAG
- WALL SECTION TAG
- 2 HOUR FIREWALL - NO PENETRATIONS 4'-0" ON EITHER SIDE
- 4"ø" LEADER WITH COLLECTOR HEAD
- OVERFLOW SCUPPER
- PARAPET HEIGHT FROM TOP OF PLATE
- SLOPE DIRECTION, TYPICAL, U.N.O.
- ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED, REF. MECH
- WALK PAD



1 ROOF OVERALL PLAN
SCALE 3/32" = 1'-0"

ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
121 W. WACKER DRIVE - SUITE 2200 - CHICAGO, ILLINOIS 60601
(312) 553-4400 - (312) 553-4401 FAX
DALLAS - NEWPORT BEACH - NEW ORLEANS - ORLANDO
SAN RAMON - ARCHITECTURE & INTERIORS - MONTERREY

SHEET CONTENTS
BLDG 2 - ROOF OVERALL PLAN

SHEET NO
A4.25

17659

COLOR LEGEND

1. ALL BRICK HEADERS AND BANDING TO MATCH SURROUNDING BRICK TYP.
2. ALL FIBER CEMENT TRIM: AGED PEWTER
3. STOREFRONT WINDOWS: DARK BRONZE ANNODIZED
4. VINYL WINDOW: SW 7068 IRON ORE
5. METAL AWNING: DARK BRONZE
6. BRICK MORTAR COLOR: GREY
7. METAL RAILING: DARK BRONZE
8. BALCONY FASCIAS: SW 7048 URBAN BRONZE

P1	SHERWIN WILLIAMS 7043 ANTIQUE TAN
P2	SHERWIN WILLIAMS 7048 URBANE BRONZE
P3	SHERWIN WILLIAMS 7556 RHINE STONE
P4	GRAY BRICK - MERIDIAN CAPERS ISLAND
P5	BROWN BRICK - MERIDIAN REVERE CREST
P6	SPLIT FACE CMU - BELDEN TRI-STATE SF105
P7	ALPOLIC ALUMINUM COMPOSITE PANEL - DCD RUSTED STEEL

SYMBOL LEGEND - ELEVATIONS

- DOOR TAG
- WINDOW TAG
- WALL SECTION TAG
- DETAIL SECTION TAG
- FIBER CEMENT LAP SIDING
- CAST STONE
- METAL PANEL
- TOP OF PLATE
- TOP OF DECK
- TOP OF WALL
- TOP OF SLAB
- FINISH FLOOR
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" (MIN.) EITHER SIDE OF THE FIREWALL
- BRICK VENEER

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10 PER SEC. 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2015 IBC SEC 705.8.2.3, ARCHITECTURAL TRIM THAT EXCEEDS 4IN (2" ADJ) IN HEIGHT ON BUILDING 0-B, IIB CONSTRUCTION, SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.

1 BLDG 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2 BLDG 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
121 W. WACKER DRIVE, SUITE 2000, CHICAGO, ILLINOIS 60601
(312) 332-4405 (972) 701-9828 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTEVIDEO
www.humphreys.com

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

SHEET CONTENTS
BLDG 2 ELEVATIONS

SHEET NO
A4.26

17659

ADDENDUM B

COLOR LEGEND

1. ALL BRICK HEADERS AND BANDING TO MATCH SURROUNDING BRICK TYP.
2. ALL FIBER CEMENT TRIM AGED PEWTER
3. STOREFRONT WINDOWS: DARK BRONZE ANNODIZED
4. VINYL WINDOW SW 7055 PANESTONE
5. METAL AWNING: DARK BRONZE
6. BRICK MERIDIAN COLOR: GREY
7. METAL RAILING: DARK BRONZE
8. BALCONY FASCIAS: SW 7048 URBAN BRONZE

P1	SHERWIN WILLIAMS: TAG AVENUE TAN
P2	SHERWIN WILLIAMS: SW LEGEND BRONZE
P3	SHERWIN WILLIAMS: 7506 PANESTONE
P4	GRAY BRICK - MERIDIAN CAPLERS: SLANG
P5	BROWN BRICK - MERIDIAN REVERE: CREST
P6	SPLIT FACE CMU - BELDEN TR-STATE SF MIX
P7	ALPOLIC ALUMINUM COMPOSITE PANEL - DCO RUSTED STEEL

SYMBOL LEGEND - ELEVATIONS

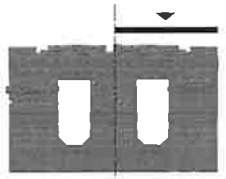
DOOR TAG
WINDOW TAG
WALL SECTION TAG
DETAIL SECTION TAG
FIBER CEMENT LAP SIDING
CAST STONE
METAL PANEL
TOP OF PLATE
TOP OF DECK
TOP OF HEEL
TOP OF SLAB
FINISH FLOOR
BRICK MEMBER

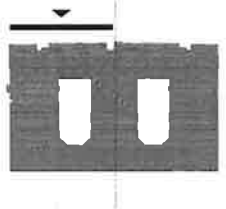
ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 8'-0" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES, AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS, TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND 2% TO SLOPE AWAY FROM THE BUILDING PER 2009 IRC 1804.3
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MEDIUM, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY
10. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT
11. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
13. PER 2009 IBC SECTION 1406.2.3(3), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (≤ 6 IN CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS

2 BLDG 2 - PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 BLDG 2 - PARTIAL EAST ELEVATION
SCALE: 1/8" = 1'-0"





ADDENDUM B

Designed by XC
Drawn by VDL
Approved by CS

#	DATE	COMMENTS
1	07/09/2020	ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
121 W WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 553 - 4400 (972) 701 - 9553 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTEVIDEO
www.hpmarchitects.com

SHEET CONTENTS
BLDG 2
ELEVATIONS

SHEET NO
A4.27

17659

COLOR LEGEND

1 ALL BRICK HEADERS AND BANDING TO MATCH SURROUNDING BRICK TYP.
2 ALL FIBER CEMENT TRIM, AGED PEWTER
3 STOREFRONT WINDOWS: DARK BRONZE ANNODIZED
4 VINYL WINDOW: SW 7508 PAINESTONE
5 METAL AWNING, DARK BRONZE
6 BRICK MORTAR COLOR: GREY
7 METAL RAILING, DARK BRONZE
8 BALCONY FASCIAS, SW 7048 URBANE BRONZE

P1	SHERWIN WILLIAMS 7593 RAVENNE TAN
P2	SHERWIN WILLIAMS 7048 URBANE BRONZE
P3	SHERWIN WILLIAMS 7508 PAINESTONE
P4	GRAY BRICK - MERIDIAN CAPERS, SLAND
P5	BROWN BRICK - MERIDIAN REVERE CREST
P6	SPLIT FACE CMU - BELDEN TRI-STATE SF NB
P7	ALPOLIC ALUMINUM COMPOSITE PANEL - GOO RUSTED STEEL

SYMBOL LEGEND - ELEVATIONS

DOOR TAG
WINDOW TAG
WALL SECTION TAG
DETAIL SECTION TAG
FIBER CEMENT LAP SIDING
CAST STONE
METAL PANEL
TOP OF PLATE
TOP OF EDGE
TOP OF HEEL
TOP OF SLAB
FINISH FLOOR
FIREWALL - NON-COMBUSTIBLE MATERIALS 4' ON EITHER SIDE OF THE FIREWALL
BRICK VENEER

ELEVATION NOTES

1 PROVIDE 1/4" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS
2 MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 8' A.F.F. WHERE THEY PROJECT MORE THAN 4' FROM FACE OF WALL.
3 REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS.
4 FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
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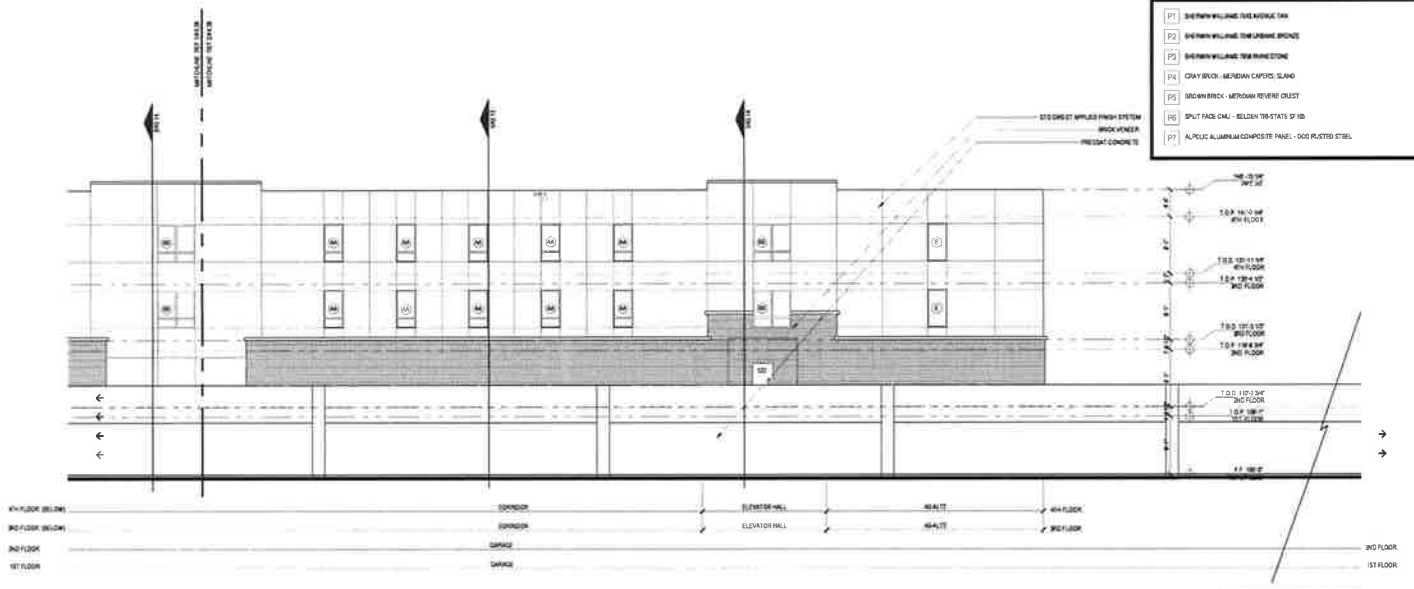
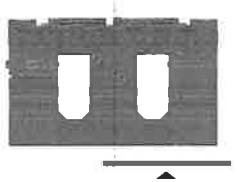
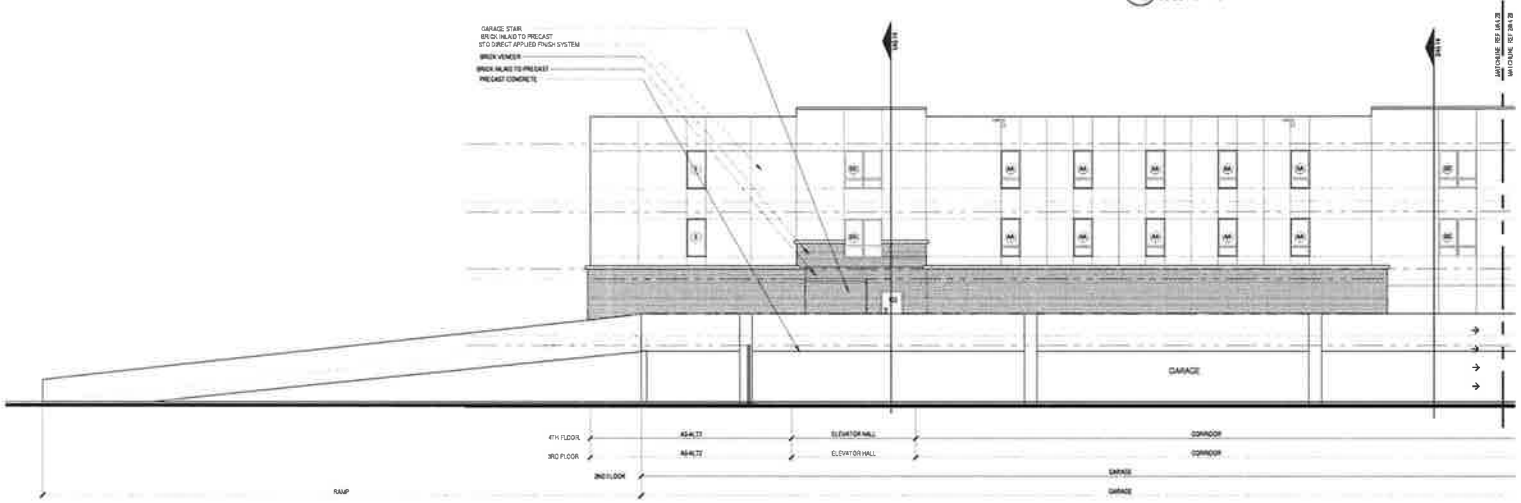
10 SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT
11 ALL EXTERIOR COLORS, FINISHES AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
12 ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY
13 PER 2015 IBC SECTION 1609.1.2(2), ARCHITECTURAL TRIM THAT EXCEEDS 40 S.F. AFG IN HEIGHT ON BUILDING (4-6 H) CONSTRUCTION) SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS

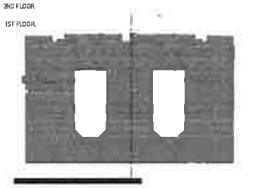


2 BLDG 2 - PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"





1 BLDG 2 - PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"



ADDENDUM B

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

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
191 W. WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 553-4900 (972) 701-9503 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO
SAN RAMON SCOTTSDALE MONTERREY
www.hpnetwork.com

SHEET CONTENTS
BLDG 2
ELEVATIONS

SHEET NO.
A4.28

17659

COLOR LEGEND

1. ALL BRICK HEADERS AND BANDING TO MATCH SURROUNDING BRICK TYP
2. ALL FIBER CEMENT TRIM: AGED PEWTER
3. STOREFRONT WINDOWS: DARK BRONZE ANNODIZED
4. VINYL WINDOW: SW 7068 RHINESTONE
5. METAL AWNING: DARK BRONZE
6. BRICK MORTAR COLOR: GREY
7. METAL RAILING: DARK BRONZE
8. BALCONY FASCIAS: SW 7048 URBAN BRONZE

P1	SHERWIN WILLIAMS 7543 AVENUE TAN
P2	SHERWIN WILLIAMS 7048 URBANE BRONZE
P3	SHERWIN WILLIAMS 7556 RHINESTONE
P4	GRAY BRICK - MERIDIAN CAPERS ISLAND
P5	BROWN BRICK - MERIDIAN REVERE CREST
P6	SPLIT FACE CMU - BELDEN TR- STATE SF105
P7	ALPOLIC ALUMINUM COMPOSITE PANEL - DOD RUSTED STEEL

SYMBOL LEGEND - ELEVATIONS

DOOR TAG
WINDOW TAG
WALL SECTION TAG
DETAIL SECTION TAG
FIBER CEMENT LAP SIDING
CAST STONE
METAL PANEL
T.O.P. 100'-0" 6TH FLOOR — TOP OF PLATE
T.O.D. 100'-0" 6TH FLOOR — TOP OF DECK
T.O.H. 100'-0" 6TH FLOOR — TOP OF HEEL
T.O.S. 100'-0" 6TH FLOOR — TOP OF SLAB
F.F. 100'-0" — FINISH FLOOR
FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
BRICK VENEER

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 8'-0" A.F.F. WHERE TI-EY PROJECT MORE THAN 4' FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB SIGNS.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF DRAINAGE, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
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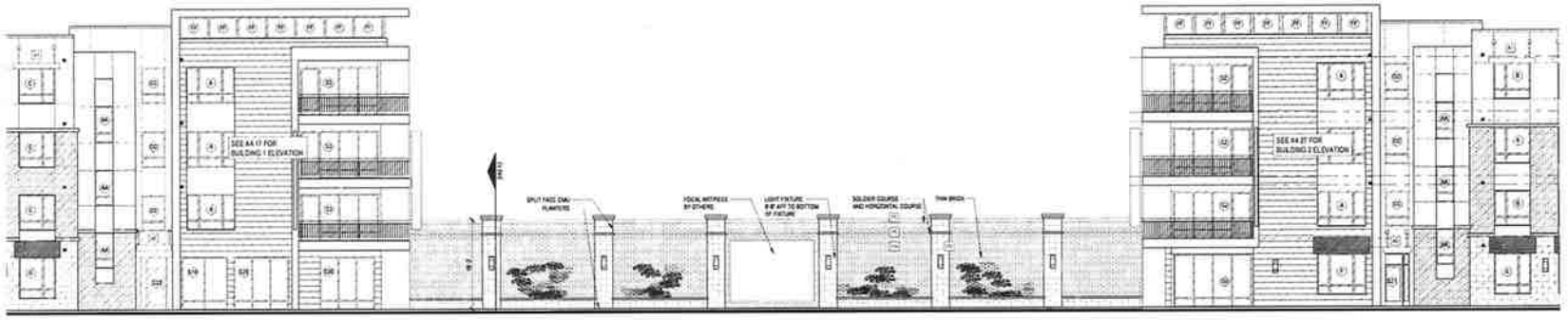
12. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY
13. PER 2015 IBC SECTION 1406.3.3(2), ARCHITECTURAL TRIM THAT EXCEEDS 40'-0" AFG IN HEIGHT ON BUILDING (I-B, IIA) CONSTRUCTIONS SHALL BE OF APPROVED, NON-COMBUSTIBLE MATERIALS AND SHALL BE SECURED TO THE WALL WITH METAL OR OTHER APPROVED, NON-COMBUSTIBLE BRACKETS.



1 BLDG 1&2 - PARTIAL EAST ELEVATION - COURTYARD
SCALE: 1/8" = 1'-0"

XC
PVP/WDL
CS
07/09/2020

#	DATE	COMMENTS
1	07/09/2020	ADDENDUM B

THE BOND OF NOVI
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
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121 W. WACKER DRIVE SUITE 2000 CHICAGO, ILLINOIS 60601
(312) 880-4400 (972) 701-9538 FAX
DALLAS NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE MONTEVIDEO
www.hpworkspace.com

SHEET CONTENTS
BLDG 1&2 EAST ELEVATION

SHEET NO.
A4.30

17659

ADDENDUM B

REGULAR MEETING - ZONING BOARD OF APPEALS

CITY OF NOVI

TUESDAY, NOVEMBER 19, 2019 7:00 P.M.

Council Chambers/Novi Civic Center

BOARD MEMBERS:

Joe Peddiboyina, Chairperson

Linda Krieger, Acting Secretary

Kevin Sanker

Michael Longo

Siddharth Mav Sanghvi

Clift Montague

Ramesh Verma, Member

ALSO PRESENT:

Elizabeth Saarela, City Attorney

Lawrence Butler, Community Development,

Deputy Director

Katherine Opperman, Recording Secretary

Reported by:

Cynthia Ann Chyla

Certified Shorthand Reporter

Mr. Sanghvi, yeah, go ahead.

MEMBER SANGHVI: That we grant the variance in Case Number PZ-19-0047, The Bond at Novi, LLC, both the parcels here. As far as I can see the variance we granted earlier is not essentially changed, and only changes as they have described are more or less internal changes and no change in the footprint of the building, and they also assure us they have adequate parking for the whole units. And apart from them all the reasons why we granted the variance on August 14th, 2018, are still valid and I don't see any reason to change my opinion and I request the Board to grant him the variance. Thank you.

CHAIRPERSON PEDDIBOYINA: Anybody wants to second?

MEMBER SANKER: Second.

CHAIRPERSON PEDDIBOYINA: Thank you.

The motion is passed. Please call the roll call, Katherine.

MS. OPPERMAN: Chairperson Peddiboyina?

CHAIRPERSON PEDDIBOYINA: Yes, please.

MS. OPPERMAN: Member Krieger?

MEMBER KRIEGER: Yes.

MS. OPPERMAN: Member Longo?

MEMBER LONGO: Yes.

MS. OPPERMAN: Member Sanghvi?

MEMBER SANGHVI: Yes.

MS. OPPERMAN: Member Sanker?

MEMBER SANKER: Yes.

MS. OPPERMAN: Member Montague?

MEMBER MONTAGUE: Yes.

MS. OPPERMAN: Member Verma?

MEMBER VERMA: Yes.

MS. OPPERMAN: Motion passes.

CHAIRPERSON PEDDIBOYINA: Thank you and congratulations.

MR. LUDWIG: Thank you.

CHAIRPERSON PEDDIBOYINA: I want to bring back the first case number. Is there any -- the applicant is here, Case Number 1, PZ19-0032. The applicant is here, please?

MEMBER SANKER: North Hills Village Apartments.

CHAIRPERSON PEDDIBOYINA: I'm sorry.

Go ahead, Attorney.

MS. SAARELA: You could just open the public

EXHIBIT D
FAÇADE AND LANDSCAPE WAIVERS

1. A 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 (24-28% proposed) and south (18% proposed) facades for Building 1 and 2;

    b. exceeding the maximum allowed percentage of EIFS (25% maximum allowed) on all facades (proposed: East-54%, North-38-56%, South- 61% 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 façades (proposed: East-26%, North-32%, South- 30% and West- 23%) for Building 1 and 2;

    d. Not providing the minimum 30 percent required brick on all facades for the Commercial Building (proposed: North - 23%, West - 8%, South - 8% and East - 17%);

    e. Exceeding the 50 percent maximum allowed for Cast Stone on all facades for the Commercial Building (proposed: North - 55%, West - 76%, South - 76% and East - 64%);

    f. Exceeding the maximum allowed percentage for Ribbed Metal (0% allowed) on all facades providing the ribbed metal for the Commercial Building (proposed: North - 12%, West - 6%, South - 6% and East - 9%);

    g. Exceeding the maximum allowed concrete for west facade of the 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 of the parking structure (0% allowed, 100% proposed) in lieu of providing the minimum required brick (30% minimum required, 0% provided);

2. 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;*

3. 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;

4. 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;*

5. 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);*

6. 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;*

7. 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.*

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

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

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

The Treasury Department periodically reviews both the general city and the retiree healthcare investment policies. Overall, the Retiree Healthcare Fund has realized outstanding returns since it was created in 2003, and as of the June 30, 2023, actuary report (received July 2024), is now 132.6% funded. Treasury has been working with the primary investment manager who assists with the oversight of these investments to shift to a more conservative investment mix with the goal of reducing overall volatility and risk. After reviewing the existing investment policy, it was determined that an amendment of the existing policy would be necessary to accomplish this goal.

A formal presentation was made to the Finance and Administration Committee on July 10th, 2024 where the overall investment strategy was discussed in detail along with an overall review of the history of the investment policy and the legal and accounting rules governing how the funds can be invested. Overall, the committee agreed with the proposed changes and made the following two recommendations:

1. Approval of the proposed amendments to the investment allocation mix as recommended by the Treasurer and the investment manager at UBS.

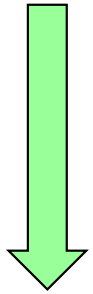
2. Recommended hiring a qualified investment manager in the near future to perform a review of the current investment strategy, review of holdings and investment mix, and make recommendations as to possible improvement to ensure the long-term success of the fund.

No other adjustments are recommended to the current investment policy. A one-page summary of the proposed changes and a red-lined copy of the proposed changes to the current investment policy is included with this item.

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

Asset Allocation Guidelines

	Minimum	Maximum	Target
Domestic Large/Medium Cap Equities: 30% to 55%			
Domestic Large Cap Equities (growth & value)	30%	55%	40-50%
Domestic Small/Medium Cap Equities: 5% to 30%			
Domestic Small/Mid Cap Equities (growth & value)	5%	20%	10-15%
International Equity	5%	15%	5-10%
Total Equity	50%	70%	60%
Real Estate	0%	5%	2-5%
Investment Grade Fixed Income	20%	30%	25-30%
Cash/Cash Equivalents	5%	15%	10%



	Minimum	Maximum	Target
Domestic Large/Medium Cap Equities: 30% to 70%			
Domestic Large Cap Equities (growth & value)	30%	70%	40%
Domestic Small/Medium Cap Equities: 0% to 30%			
Domestic Small/Mid Cap Equities (growth & value)	0%	20%	5%
International Equity	5%	20%	15%
Total Equity	50%	70%	60%
Real Estate	0%	5%	2-5%
Fixed Income	20%	50%	25-35%
Cash/Cash Equivalents	1%	15%	5%
Other Alternative Investments	0%	15%	0%

STATEMENT OF INVESTMENT POLICY, OBJECTIVES & GUIDELINES

Of the

CITY OF NOVI
RETIREMENT HEALTH CARE FUND

Statement of Investment Policy, Objectives, and Guidelines City of Novi, Retiree Health Care Fund

A. GENERAL INFORMATION

The City of Novi Retiree Health Care Fund was established to provide for the retirement health care benefits for covered retirees and their beneficiaries. The Fund is financed by contributions from the City and investment earnings. Distributions from the Fund are to pay for the medical insurance premiums and for investment and administrative expenses.

The Plan is created under the authority of the Public Employee Health Care fund Investment Act, Public Act 149 of 1999, as amended to invest the assets of the Plan in accordance with the provisions of Public Act 314 or 1965, as amended.

Federal Tax ID# …… 38-6032551
Fund Fiscal Year End ……... June 30th
Primary Contacts …….. Carl Johnson, Finance Director/Treasurer
Tina Glenn, Assistant Treasurer

B. SCOPE OF THIS INVESTMENT POLICY

This statement reflects the investment policy, objectives and guidelines ("Investment Policies"), which the City of Novi (City Council and Administration) currently considers appropriate for the City of Novi Retiree Health Care Fund.

C. PURPOSE OF THIS INVESTMENT POLICY STATEMENT

This statement of Investment Policies is set in order to:

- Establish a long-term strategic investment plan for the Fund. Including, but not limited to, evaluating the City's risk tolerance and determining a long-term asset allocation policy consistent with the long-term investment objectives, financial needs and circumstances of the Fund and the City.

- Define and assign the responsibilities of all involved parties.

- Establish a clear understanding for all involved parties of the investment goals and objectives of the City of Novi Retiree Health Care Fund assets.

- Offer guidance and limitations to all Investment Managers regarding the investment of City of Novi Retiree Health Care Fund assets.

- To monitor and evaluate the performance of the Fund's assets as a whole and each investment manager.

- Manage City of Novi Retiree Health Care Fund assets according to prudent standards as described herein under the “General Investment Policy.”

This document will identify and present a set of Investment Policies which will serve to provide guidance to any Investment Management Consultant(s) and/or Investment Manager(s). The policy is intended to be sufficiently specific to be meaningful, yet flexible enough to be practical. This document is intended to supplement the *City of Novi Investment Policy*, and provide additional guidance for the management of the investments of the City of Novi Retiree Health Care Fund.

D. ACTUARIAL INFORMATION

Actuarial valuations will be performed as required by the State of Michigan.

E. RESPONSIBILITIES OF INVESTMENT MANAGERS

The City intends to utilize separately managed accounts with various investment management firms, however mutual or other commingled funds may be used from time to time to implement the investment strategy of the Fund, where practical. For mutual and other commingled funds, the prospectus or Declaration of Trust documents of the fund(s) will govern the investment policies of fund investments.

Fiduciary Responsibilities

Each investment manager is expected to manage the Fund’s assets in a manner consistent with the investment objectives, guidelines and constraints outlined in this statement and in accordance with applicable laws. This would include discharging responsibilities with respect to the Fund consistent with “Prudent Investor” standards, and all other fiduciary responsibility provisions and regulations. The Fund’s assets will be managed by experienced investment management firms.

Each investment manager shall:

- Obtain and maintain bonds and other surety agreements sufficient in amount to comply with all applicable laws and to protect the interests of the City. The investment manager shall provide proof of such insurance and amounts of coverage to the City’s Treasurer’s Department on an annual basis;

- At all times be registered as an investment advisor under the Investment Advisers Act of 1940 (where applicable); and

- Acknowledge in writing that they are a fiduciary with respect to the assets they manage.

Investment Consultant Responsibilities

The primary role of the investment consultant(s) is to provide objective, third party advice and counsel that will enable the fund fiduciaries to make well-informed and well-educated decisions regarding the investment of Plan assets

The investment consultant's role is that of an advisor to the Retiree Health Care Fund. The investment consultant acknowledges its responsibilities as a co-fiduciary under Act 314 of 1965, as amended. The investment consultant acknowledges that it is a registered investment advisor under with the Investment Advisors Act of 1940 or the Michigan Uniform Securities Act.

Investment advice offered by the Investment Consultants will be consistent with the investment objectives, policies, guidelines and constraints as established in this statement.

Security Selection/Asset Allocation

- Except as noted below, each investment manager shall have the discretion to determine their portfolio's individual security selections;

- Each investment manager has been delegated responsibility for establishing and maintaining the asset allocation strategy for their individual portfolio. It is expected however, that each investment manager will utilize a stable asset allocation strategy and not engage in market-timing asset allocation decisions. The performance of each investment manager is measured versus a fully invested market index, or combination of market indexes, representative of the investment manager's investment style, asset allocation and risk level;

- The asset allocation strategy for each investment manager's portfolio can deviate from the overall Fund's asset allocation, however, the City's Treasury Department is responsible for monitoring the aggregate asset allocation, and may re-balance to the target allocation on a periodic basis.

Proxy Voting

Each investment manager is responsible and empowered to exercise all rights, including voting rights, as are required through the purchase of securities, where practical. Each investment manager shall vote proxies according to their established Proxy Voting Guidelines. A copy of those guidelines, and/or a summary of proxy votes shall be provided to the City upon request. The City's Treasury Department is responsible for voting any proxies received from Investment Companies retained in the Fund and for any other "Self-Directed" investments.

F. INVESTMENT MANAGEMENT OBJECTIVES

The priority listing of investment objectives is as follows:

1. Preservation of Capital - Consistent with their respective investment styles and philosophies, investment managers should make reasonable efforts to preserve capital, understanding that losses may occur in individual securities.

2. Risk Aversion - Understanding that risk is present in all types of securities and investment styles, the City recognizes that some risk is necessary to produce long-term

investment results that are sufficient to meet the City of Novi Retiree Health Care Fund's objectives. However, the investment managers are to make reasonable efforts to control risk, and will be evaluated regularly to ensure that the risk assumed is commensurate with the given investment style and objectives.

3. Diversification of Assets – Investments of the City of Novi Retiree Health Care Fund shall be so diversified as to minimize the risk of large losses, unless under the circumstances it is clearly prudent not to do so.

4. Liquidity of Assets – Cash is to be employed productively at all times, by investment of short term cash equivalents to provide safety, liquidity, return, and restructuring of the City of Novi Retiree Health Care Fund portfolio to meet the City of Novi Retiree Health Care Fund's changing needs over time.

5. Adherence to Investment Discipline - Investment managers are expected to adhere to the investment management styles for which they were hired. Investment managers will be evaluated regularly for adherence to investment discipline.

G. INVESTMENT RETURN OBJECTIVES

In order to meet its obligations, the investment objective of the City of Novi Retiree Health Care Fund is to emphasize total return; that is, the aggregate return from capital appreciation and dividend and interest income.

The *primary* investment return objective shall be:

Long-Term Growth of Capital – To emphasize long-term growth of principal while avoiding excessive risk. Short-term volatility will be tolerated inasmuch as it is consistent with the volatility of a comparable market index.

The *secondary* investment return objective shall be:

Income and Growth - To achieve a balanced return of current income and modest growth of principal.

H. Performance Objectives

The City's Treasurers Department will monitor the performance of the fund. The City's Treasurers Department will evaluate each investment manager's contribution toward meeting the investment objectives outlined below over a three-to-five-year time period and a full market cycle, unless otherwise noted.

***Style Index*:** Over a given market cycle, (typically defined as 3 to 5 years), the time weighted total rate of investment return should exceed, for the total fund, an appropriately designed custom benchmark. The custom benchmark is based on the fund's and investment manager's

investment style, actual asset allocations, and constructed with appropriate indices given the asset mix. For example: 20% Russell 1000 Growth Index, 20% Russell 1000 Value Index, 10% MSCI EAFE, 10% Russell 2000 Value Index, 30%Barclays Capital Aggregate Bond Fund (using appropriate sub-category based on credit quality, duration, etc.), 10% 90 Day T-Bill.

Secondary Performance Targets:

1. The real return goal (return after adjusting for inflation) for the Fund assets is ***3.0%*** Inflation shall be measured by the U.S. All Urban Consumers Price Index ("CPI"); and
2. The Fund is expected to outpace the style index return measured on a compound average annual return basis after the deduction of investment management fees and annualized over a three-to-five-year rolling time period and a full market cycle.

I. Risk Tolerance

Investment theory and historical capital market return data suggests that, over long periods of time, there is a relationship between the level of risk assumed and the level of return that can be expected in an investment program. In general, higher risk (i.e. volatility of return) is associated with higher return.

Given this relationship between risk and return, a fundamental step in determining the investment policy for the Fund is the determination of an appropriate risk tolerance. The Investment Committee examined two important factors that affect the City's risk tolerance:

Financial Ability to accept risk within the investment program and,

Willingness to accept return volatility.

Positive factors that contribute to a higher risk tolerance are:

- The financial strength of the City provides the ability to withstand some uncertainty in changes in funding cost of the Fund;
- Contributions to the Fund are determined during the budget process based on recommended actuary percentages of payroll, and other financial considerations, and thus are generally known in advance and stable from year-to-year;
- The City's willingness to accept short-term volatility in the market value of the Fund and in the funding ratio for the sake of earning higher long-term returns; and
- The long-term time horizon available for investment provides the opportunity to benefit from the opportunities for growth that may accrue to a patient investment strategy.

Offsetting these factors are:

- The cash flow requirements of the Fund are on-going, thus requiring the Fund to maintain sufficient liquidity to finance required distributions;

- The medical cost inflation rate has historically been significantly higher and more volatile than the overall inflation rate of the US economy. This implies greater uncertainty in future costs of this Fund; and
- Cyclical economic activity can significantly influence the finances of the City and its financial ability to fund large unexpected contributions.

J. INVESTMENT GUIDELINES

All investment guidelines and restriction of Federal and Michigan law as well as Retiree Health Care fund investment policy must be complied with, including and specifically Public Act 314.

1. Permitted Securities

(a). Cash Equivalents

- Treasury Bills
- Money Market Funds
- STIF Funds
- Commercial Paper
- Banker's Acceptances
- Repurchase Agreements
- Certificates of Deposit

(b). Fixed Income Securities – must have a readily ascertainable market value and must be readily marketable.

- U.S. Government and Agency Securities
- Corporate Notes and Bonds
- Mortgage Backed Bonds
- Fixed Income Securities of Foreign Governments and Corporations
- Convertible Notes and Bonds

(c). Equity Securities – all equity investments will be made within the guidelines of the prudent trustee rule and within the requirements of Public Act 314. Investments in American Depository Receipts (ADR's) will be designated as foreign securities for asset allocation purposes under the act.

- Common Stocks
- American Depository Receipts (ADRs) of Non-U.S. Companies
- Stocks of Non-U.S. Companies (Ordinary Shares)
- Preferred Stock
- Convertible Preferred Stocks

(d). Other Assets

- Mutual Funds, which invest in securities as allowed in this document.
- Real Estate Securities (i.e. equity REITs, mortgage REITs, CMO or mortgage-related securities REITs, Health Care REITs, and equities of real estate operating companies)
- International Securities

- Other Alternative Investments – in compliance with Public Act 314

2. Asset Allocation Guidelines

In line with the return objectives and risk parameters of the Fund, the mix of assets should be generally maintained as follows (percentages are of the market value of the Fund):

	Minimum	Maximum	Target
Domestic Large/Medium Cap Equities: 30% to 70%			
Domestic Large Cap Equities (growth & value)	30%	70%	40%
Domestic Small/Medium Cap Equities: 0% to 30%			
Domestic Small/Mid Cap Equities (growth & value)	0%	20%	5%
International Equity	5%	20	15%
Total Equity	50%	70%	60%
Real Estate	0%	5%	2-5%
Fixed Income*	20%	50%	25-35%
Cash/Cash Equivalents	1%	15%	5%
Other Alternative Investments	0%	15%	0%

- All in compliance with PA 314

3. Diversification Requirements

To minimize the risk of large losses, each investment manager shall maintain adequate diversification in their portfolio. Subject to the constraints outlined in this policy, each investment manager shall have the discretion to determine their portfolio's individual security selections.

In order to achieve a prudent level of portfolio diversification, the securities of any one company should not exceed 5% of the total fund, and no more than 20% of the total fund should be invested in any one industry. The total allocation to treasury bonds and notes may represent up to 100% of the City of Novi Retiree Health Care Fund's aggregate bond position and treasury securities may represent up to 60% of the total fund.

4. Prohibited Transactions

Prohibited transactions include those identified under Public Act 314 including Michigan Compiled Laws 38.1133(5) and those specifically identified below:

Short Selling
Margin Transactions
Agency Cross Trades

K. PROCEDURAL GUIDELINES

1. The Investment Manager will:

    a) Provide monthly portfolio appraisals including the market value and cost of all assets as well as the estimated annual level of interest and dividend income.

    b) Meet periodically, at not less than once each year with the City of Novi staff to review the portfolio under supervision, discuss the investment outlook for the economy and securities markets, and indicate anticipated portfolio changes.

    c) Provide written information of security transactions.

2. The City of Novi will notify the Investment Manager of:

    a) Any changes in the Investment Policies and procedures noted above.

    b) Provide information regarding significant anticipated changes in cash flow and/or cash flow needs.

L. INVESTMENT MANAGER PERFORMANCE REVIEW AND EVALUATION

The investment performance of total portfolios, as well as asset class components, will be measured against commonly accepted performance benchmarks. Consideration shall be given to the extent to which the investment results are consistent with the Investment Policies. The City intends to evaluate the portfolio(s) over at least a three-year period, but reserves the right to terminate an Investment Manager for any reason including, without limitation, the following:

1. Investment performance, which is significantly less than anticipated given the discipline employed, and the risk parameters established, or unacceptable justification of poor results.

2. Failure to adhere to any aspect of these Investment Policies, including communication and reporting requirements as well as their investment management agreement.

3. Significant qualitative or quantitative changes to the Investment Manager’s organization.

Investment managers shall be reviewed regularly regarding performance, personnel, strategy, research capabilities, organizational and business matters, and other qualitative or quantitative factors that may impact their ability to achieve the desired investment results in conformance with these Investment Policies.

Approved by the Novi City Council on: _____ _____

REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JULY 8, 2024, AT 7:00 P.M.

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

PLEDGE OF ALLEGIANCE

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

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

APPROVAL OF AGENDA:

CM 24-07-94 **Moved by Casey, seconded by Thomas; MOTION CARRIED: 7-0**

To approve the agenda as presented.

Roll call vote on CM 24-07-94 **Yeas: Casey, Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer**
Nays: None

PUBLIC HEARINGS:

1. Public Hearing for the proposed modification of the Society Hill site plan associated with an approved Consent Judgment

The Public Hearing opened at 7:01 p.m.

Carol Prevo, 28296 Carlton Way Drive, lives in a complex west of this project. Behind her building is a retention pond that was clearly built and is not natural. It currently drains into the wetlands down the hill. It is a small open stream that is not enclosed in pipes and if it rains, it is a larger stream. Her concern is that if the wetland is relocated, she doesn't think her community should have to pay for taking the little stream and piping it over to the other property and that it should be this development that pays for it.

Mike Duscheneau, 1191 S Lake Drive stated that the proposal has a lengthy list of items that do not meet the zoning ordinance for the proposed location and the impact this project will have on future development requests should be considered. For example, he looked at Building E fronting Novi Road. The ordinance allows 180-foot-long buildings, but the length can be increased up to 360 feet if additional setbacks are provided and it is approved. Building E does not meet the length or setback requirements as it is 492 feet long. He tried to visualize a building that's 492 feet long and 50 to 60 feet high. For comparison, he found the Walmart in the Town Center is only 480 feet long and is nowhere near 50 to 60 feet tall.

Rachel Sines, 2219 Austin Drive, moved to Novi specifically because of the "up north" feeling and in the last 10 years she has watched the green space and trees turned over to developers. The impact Society Hill would have the environment is catastrophic as is but to increase the density would send it over the edge. More alarming is the developer's

desire to use property that the City purchased to protect a wetland. She asked if the City is ready to set a precedent to turn property over to developers. The master plan discusses the desire for development to blend into areas. The site in question for development already sits two stories above the road. To add another five stories does not blend. It is beyond changing what is already approved but she would like the property to remain two to three stories in the current density.

Brittney McGee lives at 28728 Corey Court which is across from Twelve ½ Mile Road. She and her husband urge the request for an additional 150 units, which will increase traffic on the already congested roads and consume public resources, to be denied. Whatever value gained by the increase in units is not worth the cost. The development and overdevelopment of Novi will be a priority for her family and neighbors in the future. She and her young children like to ride bikes on Twelve ½ Mile Road which already has a lot of cars and is not very wide. There are lots of people who walk and ride bikes there so adding more traffic as people are trying to get to the trails down the road on Twelve ½ Mile Road is not a safe choice.

Walter Shannon has lived at 28434 Carlton Way Drive for 20 years. He and his wife purchased a condo. They were attracted to it because of the wetlands and paid extra for the view and to be in an area where it's nice and secluded. They like to be out walking, riding the bikes or whatever on Twelve ½. It's a very relaxing place and adding more apartments or condos is going to make it more congested. He thinks it's unfair to have invested their money 20 years ago because that's how it was sold to them and why they bought that particular place. He hopes that the project is turned down as it's not fair to the people who are invested and live in Novi.

Colleen Crossey, Brockshire Street, is objecting to the same development for the same reasons. The green spaces in Novi are evaporating. She feels sorry for the gentleman who spent extra to live where he and his family live. Whenever developers come in, they cut down old trees and then they plant small ones and it's not the same. The importance of old growth trees and what they do for our environment and the habitats. They block the sound of traffic and make life easier. She states that another option is instead of building and spreading out the buildings, keep the old trees, build up and work with nature.

Michael Morelli has lived at 28392 Carlton Way Drive for the past 21 years. He was drawn to the natural scenery in the area. He has frequently ridden on the bike paths down Twelve ½ Mile Road over the years and has witnessed it change from a dirt road to a now quasi-paved road and the extent of the traffic through the area is incredible not to mention there's a light at Old Novi Road and Novi Road that backs up frequently causing a long line when turning onto Novi Road. He cannot imagine how that is going to be addressed as part of this project. In addition, the decimation of the wildlife that lives in the area is a grave concern.

Carol Kutowski lives at 43842 West Twelve ½ Mile Road and has been a Novi resident since 1994. She was here for the 1999 issue but can't say she remembers it fully. She appreciates her neighbors who spoke particularly about the zoning. She has lived in these parts for

the past 30 years. She doesn't ride her bike or walk with her children on Twelve ½ Mile. It's a bus route but there's going to be another bus route and that would be four in a stretch of a quarter mile and that impact is something that should be considered. She'd like to know how Novi Road will be impacted with the drainage median and turning out of the complex itself. She is concerned about the additional traffic as there has already been one major accident. There are more kids in that area than ever.

James Ascenzo, 135 Pleasant Cove Drive, has lived in the area for about 30 years. If the project has been okayed for the lower number, what sense does it make to allow the extra housing? He feels that the project makes no sense and will look like a hospital.

Venkatesh Shivashankarappa, 43670 Ellesmere Circle from the Bolingbrooke subdivision, recently moved to a new subdivision. He and his wife saw this new subdivision coming for three years before they fell in love with it because the builder was talking about the location, location, location and that's why they bought it and paid extra. Along with himself, there are a couple of folks who would like to have the request denied.

The Public Hearing closed at 7:18 p.m.

PRESENTATIONS: **None**

CITY MANAGER REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Michael Morelli, 28392 Carlton Way Drive, wanted to discuss the traffic flow on Twelve Mile. It changes from four lanes on each side down to essentially one that crosses the railroad track, and it is a parking lot where often times just to try to make the Michigan left into his subdivision, he can sit for at least one light but lately with all the construction on the freeway, it can be two lights because of the stragglers that turn right from Novi Road onto Twelve Mile. His question is, what's going to happen with that stretch of Twelve Mile? Also, there's a left turn to go just east of the Dick's Sporting Goods where there's a sign the says left turn yield on green only and cars will back up there because to him, it's as though you're turning right on a red light. There are absolutely no cars coming and there's a huge line of people just waiting for the light to turn green just to cross the street while all the people that actually want to turn left are sitting there tied up in that exchange. He wanted to know if anything would be done to alleviate the congestion on Twelve Mile.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 24-07-95 **Moved by Casey, seconded by Smith; MOTION CARRIED: 7-0**

To approve the Consent Agenda as presented.

A. Approve Minutes of:
June 17, 2024 - Regular Meeting

B. Consideration of request to transfer ownership of an existing Class C & SDM license from BR Novi, LLC to Black Rock Novi Incorporated, located at 44175 W. 12 Mile Rd., Suite F-145, Novi, MI 48377.

C. Approval to purchase a three-year (3) warranty from MILO Range for the MILO Range Pro Training Simulator in use at the Novi Police Department Firearms Training Center in the amount of $27,543.

D. Approval to award a three-year Architectural Facade Consulting Services Contract to DNR & Associates, Architects, (with the option for two additional one-year renewals), effective July 22, 2024, and for the adoption of revised fee schedule, as recommended by the Consultant Review Committee at the June 10, 2024, meeting.

E. Approval to grant a 10-foot-wide easement to Comcast Cable Communications Management, LLC for the placement of underground cable on the City-owned property at 42400 11 Mile Road, parcel 50-22-14-451-012.

F. Enter Executive Session immediately following the regular meeting of July 8, 2024, in the Council Annex for the purpose of discussing City Clerk and City Manager Performance Evaluations.

G. Approval of claims and warrants – Warrant 1159

Roll call vote on CM 24-07-95 **Yeas: Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer, Casey**
Nays: None

MATTERS FOR COUNCIL ACTION:

1. Appointments to Boards and Commissions

City Clerk Cortney Hanson stated that Yogesh Kumar was appointed to the Beautification Commission for a full term that ends March 1, 2027. No other candidate received enough votes to be appointed. For the Board of Review, Pete Winter has been appointed to the partial full term and Donna Eaddy has been appointed as an alternate for a partial term. For the Parks, Recreation and Cultural Commission, Jay Dooley has been reappointed.

CM 24-07-96 Moved by Casey, seconded by Fischer: MOTION CARRIED: 7-0

Approval to re-appoint Dave Staudt to the Corridor Improvement Authority, term ending December 31, 2025

Roll call vote on CM 24-07-96 **Yeas: Heintz, Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy**
Nays: None

CM 24-07-97 Moved by Fischer, seconded by Casey: MOTION CARRIED: 7-0

Approval to appoint Katie Chuba to the Corridor Improvement Authority, term ending December 31, 2026

Roll call vote on CM 24-07-97 **Yeas: Smith, Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz**
Nays: None

CM 24-07-98 Moved by Fischer, seconded by Casey: MOTION CARRIED: 7-0

Approval to appoint Matt Thibadeau to the Corridor Improvement Authority, term ending December 31, 2025

Roll call vote on CM 24-07-98 **Yeas: Staudt, Thomas, Fischer, Casey, Gurumurthy, Heintz, Smith**
Nays: None

Mayor Fischer said another board that was up for mayoral appointments was the City Council Cultural Arts Committee. A resolution was passed to set this committee up and elevate it from a Parks nominated commission to City Council. After re-reviewing the resolution, the plan was to have the people who were currently on the commission have first chance at being on the commission and be renominated. At this point, Mayor Fischer won't be making any nominations but instead is asking the Clerk's office to find out who on the Parks commission wants to stay on for their current terms or resign so the positions can be filled with new people.

The Public Utilities and Technology Committee is a new committee that has three members and two residents from the community at large. This is one instance where it's very specific in the rules where the background and skill set must be closely related to the utility or technology sector. The Mayor would like to see the committee meet as the Council Members for the first couple of times to tackle what ideas and topics will be discussed. Once there is an idea of the agenda for the next year or two remaining on Council terms, then it will be better for matching what is intended as far as making sure the background and skills of those appointed match the agenda of what this committee will be tackling. At this point, the Mayor won't be nominating anyone and looks forward to continued committee reports from that group so the Council can go ahead and make those appointments in the near future.

2. Consideration of requests from E&S Global Inc (DBA: Yori Sushi):

A. Consideration of a request for Special Land Use approval for service of alcoholic beverages.

City Manager Cardenas said the City was granted seven new quota licenses back in 2022. This was a result of the increase in population that the City experienced after the 2020 census. There are four currently available since the Council has already given out three. This request is for a restaurant located in the northwest corner of the community. There are two considerations that have to be decided, first in terms of the special land use and then the actual awarding of the Class C quota license. This has been reviewed by the Community Development department, the City Clerk's department and Public Safety and all have given their blessing, so this stands in the City Council's court.

CM 24-07-99 Moved by Casey, seconded by Staudt: MOTION CARRIED: 7-0

Approval of the request by E & S Global, Inc., (dba: Yori Sushi) for Special Land Use for service of alcoholic beverages because (a) the issuance of the liquor license to the existing establishment will promote the city's economic development goals and objectives by providing for increased services by an existing business, and will be consistent with the city's master plan and zoning ordinance because the additional service will promote long-term viability of an existing business by expanding its menu; and, (b) given the character, location, development trends and other aspects of the area in which the proposed use or change in use is requested, the applicant has demonstrated that the use will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city and that the addition of the use or proposed change in use will be an asset to the area because the applicant's Japanese cuisine offerings are unique to that part of the City, and its proposed offering of Sake and Soju are not currently available in that area within the City; and, (c) the use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:

I. There will be no additional vehicular and pedestrian traffic added, particularly during late night or early morning hours that might disturb area residents because the applicant does not operate in the early morning or late evening hours with current hours being 11:30 am to 9:30 pm, with proposal to remain open no later than 10:00 pm.

II. Noise, odors, or lights do not emanate beyond the site's boundaries onto property in the area on which there are residential dwellings, because the business is part of an existing shopping center that has been operating in a harmonious manner with adjacent residential areas and,

additionally applicant has installed both ventilations to contain odor and also sound proofing improvements to eliminate external noise from the establishment.

III. Excessive numbers of persons will not gather outside the establishment, as alcohol service will be provided at the indoor service area, and a full bar will not be available.

IV. Peak hours of use for the applicant's business will not change from the existing hours and are not expected to change existing congestion or other negative effects in the neighborhood.

V. Fighting, brawling, outside urination, or other behavior that can accompany intoxication is not expected to occur as the restaurant is predominantly geared toward food service.

Roll call vote on CM 24-07-99 **Yeas: Thomas, Fischer, Casey, Gurumurthy, Heitz, Smith, Staudt**
Nays: None

B. Consideration of request for a new Class C quota license to be used in an existing business located at 30650 Beck Rd, Novi, MI 48377 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

CM 24-07-100 **Moved by Casey, seconded by Gurumurthy: MOTION CARRIED: 7-0**

Approval of the request for a new Class C quota license to be used in an existing business located at 30650 Beck Rd, Novi, MI 48377 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders, because the addition of the license to this business will improve the diners' experience by allowing them to offer a curated selection of premium beverages consistent with the Japanese theme of the restaurant. No other businesses in the same shopping center operate with a liquor license or serve Sake or Soju. The use will not adversely affect surrounding uses, because the use is existing and the additional offerings are expected to enhance and strengthen the applicant's current base of customers by providing for a unique dining experience, and because the applicant otherwise appears to qualify for a license under the City's ordinance, based on the recommendations of the City's Department Heads.

Member Staudt commented that this is a business that started during covid and persevered. These are the kinds of businesses that the Council is looking to use the quota licenses for, and he looks forward to being there and perhaps having a small saki.

Mayor Fischer echoed the sentiments. There have been Councils in the past that would have held onto licenses to try to attract large businesses to drive economic development. The Council has been fortunate to get a couple of extra licenses to help

businesses that started during covid. He used to live behind this retail center and is hoping this helps the retail center attract more restaurants or businesses. He thinks it'll be a good use of an economic incentive tool that is available.

Roll call vote on CM 24-07-100 **Yeas: Fischer, Casey, Gurumurthy, Heitz, Smith, Staudt, Thomas**
Nays: None

3. Consideration of the request of E & M Holdings, LLC, (Society Hill) to amend the 2001 Consent Judgment relating to a previously approved multi-family development located at 12 Mile and Novi Roads.

City Manager Cardenas stated that this is a follow-up to the last meeting where there was a presentation and proposal from the developer. In the last two weeks, City staff and the developer have met and had several different discussions regarding the woodland and wetland questions that were outstanding and had come to agreement regarding a modified traffic study to confirm the possible modification to the center lane to Novi Road due to the development. He would like to thank staff for doing a fantastic job in evaluating this and working hand in hand with the developer to answer questions and take a look at those deviations that were requested and to make sure that all the questions by City Council have also been addressed.

Jason Sasson from E & M Holdings, LLC stated that they appreciated all the City staff's efforts over the last many months but notably over the last three weeks especially given the holiday weekend. It's a large project with a lot of nuance and detail and they wouldn't be able to be here today and present any update without the effort they put forth. They appreciate the effort by the entire Planning staff, the Engineering department and everyone else. From the meeting a few weeks ago, they heard the questions and concerns that Council had worked closely with City staff to advance the plan forward and find resolution on any of the open items and develop the pathway to solve any remaining questions that still exist. The following items have been agreed upon by both sides: Developer is committed to obtaining new soil borings for detention basins prior to FSP, an access management study will be completed prior to FSP, undisturbed wetland & woodland areas will be preserved, ROW dedication will be provided for Twelve ½ Road, phasing will be completed prior to amendment to the consent judgement, newly disturbed treed areas will be re-surveyed prior to FSP & all new areas of impact will comply with current ordinance standards, confirmation of offsite woodland mitigation to be completed prior to amendment to the consent judgement, terms for the City's stormwater parcel to be finalized in consent judgement amendment, staff supports nearly all requested deviations, and updated drawings will be provided as part of the amended consent judgement. Mr. Sasson wanted to summarize that they support the 3-part resolution that the staff has put forward in meeting materials but would like to request flexibility to adjust the room count by up to 5% through the remaining design phase of the project. This is unique because of being in the preliminary stage and there are many months to get through the final site plan. Because the buildings are not cookie cutter apartments and there is more planning to do, they want to ask for the flexibility request.

In order to understand how the request comes into play, there are eight studio apartments in Building E, and it would be their preference to work the floor plans in a way to make that a 1-bedroom apartment for the resident that live there under the code that would require incremental room count from going to an efficiency to a studio to a 1-bedroom. They think it would be a better apartment for the ultimate resident but if there is a fixed room count there is no flexibility in the planning effort between now and the final site plan. They are asking Council to consider that request as part of their overall review. The Mayor asked City Attorney Tom Schultz for a summary of the City Council action at this point which is to either direct City staff or the City Attorney to work down the path of a consent judgement change or to not do that. The City Attorney confirmed that was an accurate description. One option is to direct the City Attorney to work with the applicant's team to prepare a consent judgment. There is also a potential motion where the Planning staff is included and addresses deviations that would be in the consent judgement and conditions that would be recommended. There is also another option where potential findings that the Council may or may not be ready to make, about why they're asking the consent judgement to move forward.

Member Smith commented that this is a unique situation where normally if a developer comes and wants to change the zoning, it's a PRO overlay where the Council would allow the change or not. In this case, the developer already has something planned they could start building right now. In his mind, if Council is going to sacrifice the trees, the wild habitat, the wetlands, he'd rather see that be a success than something that is not because it's outdated. The current plan is up to date and it's considering the current situation of housing and development, and he thinks that it's likely to be more successful. Reopening the consent agreement to have a look at making it a successful development so he will be in support of some form of opening the consent agreement to new discussion.

Member Heintz asked Mr. Sasson how he would classify this proposed apartment complex and what would be the intended type of resident. Mr. Sasson responded that they are intentional about trying to identify a variety of housing typologies that would attract a wide diverse mix of occupants. The site is primarily broken up into a northern and southern product mix. The southern product located closer to the commercial core is more of a mid-rise apartment with elevators and amenities within the buildings and the northern part of the project is more low-rise townhome attached garage product. Within the townhome product there are two typologies. There is a 3-story product that has two and three car garages. It could attract families, young couples and empty nesters. There are 30 of the 3-story product and 20 of a 2½ story product in which 16 of those have a primary bedroom on the ground floor to attract an age in place population. Member Heintz was curious if there are price points and Mr. Sasson responded that there is a mix of price points because of the diverse mix of sizes and styles. Member Heintz said that after seeing the long list of amenities and everything it seems like it is going to be more on the higher end style. Mr. Sasson said that he can't tell exactly what rents will be but that it will be commensurate with market rate housing in Novi. Member Heintz said he is trying to understand, from a community perspective, who will benefit within the community. Mr. Sasson said he is not a housing economist, but housing economists will

say housing creates more price competition and more price competition creates a deeper pool of affordability as a result of more supply. Every project is uniquely different where some target specifically for affordable, some are market rate housing, and this is a market rate development. Member Heintz said from an environmental aspect within the woodlands, he understands that more than 1,200 trees have been replanted in an off-site location. He wanted to know if those trees were planted back in the 2000's or recently. Mr. Sasson responded that the replanting dates back to the 2000's through to now. Trees will continue to get planted as it is a many-year effort and they have been working with the City to provide all the backup and support needed. If there is an approval at this meeting, the developer will move forward to continue to work with the City to finalize the counts over the next few weeks. Member Heintz asked if part of the process would be the verification of those streets that have previously planted trees to see if they're still standing. Mr. Sasson responded yes, that is exactly what they are doing now, and they just met with the team for historical information and would plan as early as tomorrow to keep that effort going and finalize that in the coming weeks. Member Heintz asked if there would be any possibility of wetland mitigation. He thinks the plan was to have it just offside or even outside the City and wanted to know if there would be the potential for that to be explored further to see if that could be within the City. Mr. Sasson responded by saying that this is a unique situation. The mitigation requirements are approximately 1.5 acres, plus or minus. They were successful in mitigating onsite. The total impact areas are about .85 acres and they got about .95 acres on site. For the rest of the acreage, the topography isn't working in their favor because of state regulations. They will have EGLE requirements to comply with. There's an EGLE bank credit they'll be supporting and then they proposed to City staff last week that they would also preserve woodland areas in exchange for the remaining wetland within the City limits. It's not a wetland but it's a natural feature that's important. They're trying to come up with a creative solution to pick up the remaining acreage for woodland preservation and to solve that remaining difference by solving some of it onsite and offsite to meet legal requirements and then proposing additional woodland preservation.

Member Gurumurthy first wanted to thank City staff for the extensive collaboration they've done, and she appreciates the effort put into the packet. She has two major concerns, the first being the traffic and the second is the environmental impact. She is recommending and requesting a traffic analysis to help the Council get the data needed to see what impact the project is going to have. In terms of environmental impact, she would like to challenge the developer's creativity in terms of looking at the buildings and the parking to see if there's anything onsite to help with the wetland mitigation versus going with credits or anything like that.

Member Staudt said he has a long-term perspective and has seen Mr. Sasson work with the City for years and has done some successful projects. He agrees with Member Smith's comments, and does he want a 1990 development that Council has no control over, that they can clear cut the property tomorrow and build based on a plan that's 30 years old or does he want to work with the developer and perhaps have a larger footprint and have more say on what's put on this site. The taxes have been paid on this property for years. The Developer had the opportunity to build over a long period of time and he

chose to do it now. We don't decide when or what people are going to build. We only decide whether we agree with what's being built and, in this case, he thinks the proposal that has been brought forward gives a nicer appearance than 1990 style apartments.

CM 24-07-101 Moved by Staudt, seconded by Smith

To authorize the City Attorney to work with the applicant's team to develop the terms of an amendment to the Consent Judgment to be brought back before the City Council for approval with specified conditions.

Member Thomas stated concern that if Council allows changes for a new plan and then the property sits for another 30 years, can the developer come back and say they now have a better plan. She doesn't want this to have to come before future councils. City Attorney Shultz replied that he assumes that will be one thing that will be discussed with the developer's attorney when drafting the consent judgement. Member Thomas then stated she also had concerns about environmental impact on the wetlands and how they're mitigated and the lack of screening. Mr. Sasson reiterated the suggestion for wetland mitigation he ran through earlier with the incremental woodland preservation. He also said that a possible screening solution that was proposed last week would be the addition of carports along the north side instead of having an opaque fence that would run continuously along Novi Road to the west. Member Thomas then asked once the project is approved and the developer is ready to move forward, how long does the developer think it would take before starting to implement this plan. Mr. Sasson said that this is still in a preliminary stage but after getting the consent judgement revised, approval of submittals by staff, finalize architecture and construction drawings and EGLE approval their goal would be to start this time next year however it is outside their control as to when the process completes itself. Member Thomas stated she understands that the developer doesn't know how long it will take to get things approved but that she wants to understand how committed they are to moving forward. Mr. Sasson responded that there is a lot of history behind the plans. There was a recession in the early 2000's, there was a big run up of supply in Novi in the 2000's, there was Main Street, Central Park Estates that gave a lot of supply to the market then the great financial crises. There was a revival attempt in around 2012. Mr. Sasson said he only got involved about two years ago. There has been quite a bit of effort to re-imagine what this could be. It's a complicated site with a lot of engineering efforts which has spent a lot of money to date. Mr. Sasson said they are certainly committed and there is a lot of effort between now and the finish line to get done. The effort they put in to date is evident, and they are excited by the prospect of this project and being a part of it.

Mayor Pro Tem Casey said she appreciates the work the developer has done with the experts on the City's staff to resolve items that were discussed a few weeks ago and getting staff to support and feel comfortable the deviations. She reiterated that what was being discussed in this meeting is preliminary agreeing to amending the consent judgement and there are still things in the works, like the tree survey, where the answer is going to matter to her. She wants to lay out items that still matter and wants to understand exactly what's been done and what the Council is going to be expecting to see

accomplished as the development moves forward. This also applies to the sequencing, or phasing, of the development. In regard to the Twelve ½ Mile exit, comparing the current version of the project to the proposed, Mayor Pro Tem Casey wanted to know if the lane coming in and out of that exit is still a single lane or dual. Mr. Sasson responded by saying that the curb is cut to a tapered opening so if someone is waiting to turn left and another person wants to turn right onto Twelve ½ Mile, there is room to go around and pass. Mr. Sasson also stated that since Bolingbrooke was approved and delivered after the plan, there is still going to be a traffic access management study, per the request of the City, to show that the curb cut alignment is appropriate from a traffic perspective. If there was an approval from this meeting, then the developer would start the traffic access management study tomorrow and while the phasing, tree study and borings may not be finalized tomorrow, they would be as part of the proposed amendment. Mayor Pro Tem Casey stated that there are still open questions for her that will be dependent on what the results are of the traffic access management study for Twelve ½ Mile Road and knowing what the impact is on those entrances and exits. Potentially if there are recommendations to make changes to Novi Road, that will be an impact on the developer. Mr. Sasson stated that the engineering team has already identified that there is a capital improvement plan for Twelve to Thirteen Mile to put in a boulevard or raised median. They could collaborate and coordinate the work with the team since under normal circumstances, they would be in the road effectively at the same time. Mayor Pro Tem said she wasn't favorable to the request of the 5% leeway on the room count. She also wanted to address one of the pieces of public feedback received about concerns for the retention pond on Carlton Drive. Mr. Sasson replied that the retention pond is on the west side of the site plan and doesn't think it has anything to do with this project and the impact, wetland wise, is only internal to the site and they are not even proposing to outlet into that pond. Mayor Pro Tem Casey said that when it comes to the wetlands, if the total acreage to mitigate is 1.5 acres and there is already .95 acres mitigated onsite, what are the options from the Council's perspective, to solve for the remaining acreage. Jason DeMoss with Merjent Environmental Services responded by saying that when EGLE does wetland impact and mitigation, they have a few options. Those options are to do onsite mitigation (building the wetlands onsite), offsite mitigation (building a new wetland offsite somewhere in the same watershed or in this case it would be in the City) or EGLE's third option is buying bank credits. Bank credits refer to a bank somewhere in the same watershed that EGLE has already approved, that someone else built, so when people make impacts in the watershed, EGLE sells those credits off in small increments. The ordinance doesn't allow for the purchase of bank credits so the sort of options, from an ordinance perspective, would be either increasing the amount of onsite mitigation or requiring additional mitigation somewhere within the City. Mayor Pro Tem Casey mentioned that there has been some conversation about the city-owned parcel south of this development and could it be used for offsetting some of the mitigation that needs to be done within the City. If she understands correctly, one of the recommendations from the applicant was to allow that mitigation to be a conservation easement on the woodland and wanted to know if the parcel is available any kind of incremental wetland mitigation. Mr. DeMoss responded he or the applicant's consultant would need to review that parcel to see if it's possible for a wetland mitigation to be built there. If the applicant has stated that they could build a conservation

easement in lieu of wetland mitigation and from his perspective, that serves two different purposes as in upland forest versus a wetland forest or wetland itself. He would need to review the site himself to see whether a wetland or an additional wetland can be built or not. Lindsay Bell from Community Development followed up by saying that the applicant was looking to take that upland area and use it for mitigation, but it was determined that because of the slopes and additional removal of woodland trees, it wouldn't be feasible to construct on that piece.

Mayor Fischer said his understanding and interpretation of the motion under City Council action would include the proposed A through C and that would be more beneficial, more protective of the Council as a body as it gives direction, especially B, on conditions talked about whether it be soil borings, traffic studies, and all the things that staff has asked for. The Mayor asked the City Attorney if that's giving him the direction he needs to take into account as the consent judgement approaches if the Mayor wants to be more protective of those items and make sure they're done, wouldn't he want them in the motion? City Attorney Schultz replied that the Mayor could do that but from his perspective, the staff has pretty much worked out the deviations to the extent that they have most of these recommended so they're going to be part of it already. The conditions will certainly list these but also more so if the question is, is there any harm and could it help to refer to A and B and Mr. Schultz thinks the answer is that would be fine. Mr. Schultz doesn't think the Mayor is ready to do item C because the Mayor hasn't seen the consent judgement. The Mayor asked the motion maker to add items A and B as part of the motion as far as specific conditions to be included.

FIRST AMENDED MOTION
CM 24-07-101 Moved by Staudt, seconded by Smith:

Authorize to the City Attorney to prepare the Consent Judgment amendment for City Council review including:

A. All deviations from the ordinance requirements shall be identified and stated in the amended agreement, including:

1. **Maximum Length of Buildings (Sec. 3.8.2.C): Deviations to permit the lengths of Buildings A, B, C, D, E, 3 and 4 each exceed 180 feet, as shown in the attached Site Plan.**
2. **Shoreline Setbacks (Sec 3.31.6.B.iv.e): Deviation to permit reduced shoreline setbacks, as shown on the attached Site Plan. The site plan locates several buildings, drive aisles and parking areas within about 50 feet of Wetland A and the northeastern stormwater basin.**
3. **Building Setbacks (Sec. 3.1.7.D): Along the western property line, deviation to allow buildings to be a minimum of 50-feet from the property line rather than the required 75 feet.**
4. **Parking Setbacks (Sec. 3.6.2.B): Deviation to allow a parking setback of 14.4 feet along the south property line**

with the condition that landscaping and other screening be provided, and 20 feet along Novi Road with the condition that landscape hedge screening is provided.

5. **Building Orientation (Sec. 3.8.2.D): A deviation to allow Buildings A, E, 12 and 15 to not comply with the required minimum orientation for buildings along the perimeter of the property from 45 degrees.**
6. **Yard Setback Area (Sec. 3.8.2.D): A deviation to permit the Front Yard area to exceed 30% used for off-street parking, maneuvering lanes, service drives or loading areas (33.26% proposed).**
7. **Distance Between Buildings (Sec. 3.8.2.H): A deviation to allow the calculated minimum distance between buildings to be less than required in seven locations. The deviations for the seven locations range from 32.47 feet to 1.7 feet, and shall be as shown in the site plan.**
8. **Number of Parking Spaces (Sec. 5.2.12.A): A deviation for the deficiency of 22 spaces from the minimum required calculation for the unit types proposed.**
9. **Wetland Mitigation (Code of Ordinances, Chapter 12): Deviation to permit up to 0.6 acres of required mitigation to be provided through purchase of credits from an EGLE approved wetland mitigation bank. The amended Consent Judgment shall state that wetland mitigation areas, as well as remaining wetlands, are to be preserved. The applicant shall also preserve the indicated woodland areas as offered on the off-site or on-site locations offered.**
10. **Traffic Study (Sec. 3.31.4.A.iii): The City agrees to waive the requirement of a Traffic Impact Study given that relative to the approved 1999 Plan, the proposed Plan does not generate significantly more trips to warrant a new study. This shall not preclude the City from requiring the traffic analysis necessary to verify the design and safety of proposed access points.**
11. **Major Drive (Sec. 5.10.1.B): Based on the ordinance definition nearly all private drives through the site would be classified as Major Drives if they exceed 600 feet, deviations to permit perpendicular parking and a 24-foot minimum width.**
12. **Building Setbacks from Parking (Sec. 3.8.2.F & Sec. 5.10.1.B.vi): Deviation to allow parking spaces to be within 12 feet of the residential buildings where the first floor of the buildings are generally parking areas, not living areas.**
13. **Driveway Spacing Waiver (Code of Ordinances, Ch. 11.216.d.1.e): Deviation to allow a 41-foot driveway spacing from the opposite-side driveway on 12 ½ Mile**

Road.

14. **Landscape Berm (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of screening berm along south property line.**
15. **Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): Deviation to allow a lack of greenbelt berms and street trees for sections of both roads that are being preserved, as well as areas that are developed.**
16. **Adjacent to Public ROW (Sec. 5.5.3.B.ii and iii): A deviation is required for the shortage in greenbelt landscaping for 12. 5 Mile Road and Novi Road (1 canopy tree along 12.5 Mile Road, 3 canopy trees and 3 subcanopy trees along Novi Road).**
17. **Greenbelt Canopy Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in greenbelt subcanopy trees on the City Parcel.**
18. **Street Trees (Sec 5.5.3.B.ii.f): A deviation is required for a shortage in street trees on the City Parcel where the stormwater basin is proposed.**
19. **Foundation Landscaping (Sec. 5.5.3.F.iii): Deviation for a shortage of foundation landscaping for Buildings A-D, 8, 9, 10, 11, and 12.**
20. **Any additional deviations identified during Site Plan Review (after the Concept Plan and Amendment of the Consent Judgment is approved), will require amendment of the Consent Judgment, unless otherwise stated in the judgment.**

B. The following conditions are recommended for inclusion:

1. **The development shall be as shown in the site plan exhibit, with a maximum of 1,359 rooms as defined in the ordinance, or approximately 463 multiple-family units.**
2. **Soil borings shall be provided at the time of Final Site Plan submittal for both the off-site and on-site detention basins to show the current groundwater elevations. The stormwater detention system shall be designed to current City standards. Additional soil borings shall be provided as necessary at other locations to meet road and building requirements.**
3. **The applicant shall provide the traffic data and analysis necessary to verify the proposed access management treatments are appropriate as designed at the time of Final Site Plan submittal. The analysis shall answer the following questions:**

    a. Are acceleration/deceleration lanes necessary for each of the proposed site driveways? If needed, how long?

b. Where openings in the medians are proposed, what traffic control treatments are needed to control those movements? How long of a turning bay length is required? Is there a warrant for a new traffic signal?

4. **Preservation of remaining wetland and woodland areas outside the limits of disturbance, as well as the preservation of planted woodland tree credits, shall be as shown in the amended Consent Judgment exhibits.**
5. **Dedication of master-planned right of way along 12 ½ Mile Road. 6. Phasing of development: Phasing plans shall be reviewed and approved by the City prior to execution of the amendment to the Consent Judgment.**
7. **At the time of Final Site Plan submittal, the applicant shall provide a current tree survey for the new areas of disturbance of the subject property (relative to the 1999 Plan). All new woodland tree impacts shall comply with the requirements of the current Woodland Ordinance.**
8. **Appropriate terms for conveyance (or encumbrance) of the off-site parcel to the applicant.**

Mayor Fischer wanted to reiterate that this is a plan from 1999 have has been approved. It has 23 buildings, approximately 1,300 rooms, on average 1,800 square feet with 2, 3, 4 bedrooms, each 3-story high with several hundred parking spaces and much of the environmental impact has already been accounted for. This plan is already approved. As part of this consent judgment no one here could do anything about it if the applicant wanted to pursue that. To him, as he continues to look at that housing stock that would be brought of more 1,700, 1,800, 2,300 4-story apartment buildings with a tennis court and pool, which was all that was required, compared to a new plans that has a complete diversity of housing stock, which Council has been talking about as a goal for a long time with studio type apartments and things that would hopefully attract college entry type people or graduates who grew up here and give them the ability to move back to this community and contribute to it. The other plan doesn't have any single floor bedrooms. There's no ability for people to age in place or downsize in Novi or be able to have a first floor. So, when you look at the different amenities that are being added to the different housing stocks and different affordability levels, the Mayor is tired of seeing the same cookie cutter apartments. This is something that will give much more to that spectrum and again, is the additional and incremental environmental impact worth having that much better of a plan and that's really the crux of the decision process for him because the plan has already been approved and that's why he generally supportive to this point and will continue to be supportive. The packet the Council saw last time had a lot of deviations and things that the staff couldn't recommend at the time. It is clear that in these short two to three weeks, the staff has done an amazing job meeting the applicant somewhere in the middle and he encourages that effort to be continued. There are some open items that will have to be addressed. City Attorney Tom Schultz said that scrolling through the items in A, he noticed that a few of those items look like they might still be under discussion such as the traffic study and the wetlands. He thinks if B is included, that

will probably get all the conditions and protections that the Mayor wants. He's not sure that based on reading all those deviations that the Council is quite there yet with the applicant but maybe back the motion back to just item B. The Mayor reiterates his comment that there's a lot of things in item A that are still under development and wants to make sure they get addressed.

SECOND AMENDED MOTION
CM 24-07-101 Moved by Staudt, seconded by Smith: MOTION CARRIED: 6-1

AMENDED MOTION

Authorize to the City Attorney to prepare the Consent Judgment amendment for City Council review including:

B. The following conditions are recommended for inclusion:

1. **The development shall be as shown in the site plan exhibit, with a maximum of 1,359 rooms as defined in the ordinance, or approximately 463 multiple-family units.**
2. **Soil borings shall be provided at the time of Final Site Plan submittal for both the off-site and on-site detention basins to show the current groundwater elevations. The stormwater detention system shall be designed to current City standards. Additional soil borings shall be provided as necessary at other locations to meet road and building requirements.**
3. **The applicant shall provide the traffic data and analysis necessary to verify the proposed access management treatments are appropriate as designed at the time of Final Site Plan submittal. The analysis shall answer the following questions:**
   a. Are acceleration/deceleration lanes necessary for each of the proposed site driveways? If needed, how long?
   b. Where openings in the medians are proposed, what traffic control treatments are needed to control those movements? How long of a turning bay length is required? Is there a warrant for a new traffic signal?
4. **Preservation of remaining wetland and woodland areas outside the limits of disturbance, as well as the preservation of planted woodland tree credits, shall be as shown in the amended Consent Judgment exhibits.**
5. **Dedication of master-planned right of way along 12 ½ Mile Road. 6. Phasing of development: Phasing plans shall be reviewed and approved by the City prior to execution of the amendment to the Consent Judgment.**
7. **At the time of Final Site Plan submittal, the applicant shall**

provide a current tree survey for the new areas of disturbance of the subject property (relative to the 1999 Plan). All new woodland tree impacts shall comply with the requirements of the current Woodland Ordinance.

8. Appropriate terms for conveyance (or encumbrance) of the off-site parcel to the applicant.

Member Staudt wanted it known that the City has a $35 million investment in the works for Twelve Mile Road. It's in planning right now and will take a few years to get done but it has Federal funding, and it will hopefully alleviate many of the issues that are happening now.

Member Heintz wanted to confirm that the item on the table today is not the 1999 plan versus the new proposed plan. It's do they want to open up the consent judgement or have the applicant further pursue the new proposed plan. Attorney Schultz responded that the discussion with the applicant on the language of the consent judgement is in fact going to assume that more or less the plan they're presenting with some changes that still need to be discussed. Member Heintz said that to him, the 1999 plan hasn't been built and doesn't know if it will be. For him he sees this new proposed plan having a 33% increase in the unit count and the applicant just requested a 5% buffer with room count that is a continued push for an increased density and it has him concerned.

Member Smith will be interested in seeing the environmental solutions when that comes back with the final plan.

Roll call vote on CM 24-07-101 **Yeas: Casey, Gurumurthy, Smith, Staudt, Thomas, Fischer**
Nays: Heintz

4. Consideration of approval to award the construction contract to Hartwell Cement Company, the low bidder, for the Neighborhood Sidewalk Repair Program in the amount of $435,038.

City Manager Cardenas stated that every year the City staff and City Council budget about $500,000 for the sidewalk program. What the staff has done has been able to combine last year's funding and this year's funding to better stretch the City's dollars. By doing that you get better pricing, especially since the contractor has to only mobilize once. Right now, we're only asking for $435,000. The $67,000 was already approved earlier for engineering and that is how we get the $500,000. Right now, we're looking doing Chase Farms, Willowbrook Farms, Bristol Corners and hopefully Yerkes Mannor and Westminster. Hopefully by combining this we'll get more bang for our buck and get more sidewalks done throughout the community and have less issues with trees. We will make the most robust connection with the community door hangers, letters, connections with the HOA's to make sure that everyone knows this is coming down the pipeline and to hopefully educate residents in terms of trees. There's a reason trees have to come down such as wrong trees that were planted in the first place which causes the deflections in

the sidewalk. We've learned from the first pilot program, and we'll put that to the test to get more done this year and do it in a more efficient, robust way.

Member Heintz stated that he appreciates this initiative knowing that there are uneven parts of the sidewalks and understands that there are challenges with residents not being happy when trees come down and that there is a need for it.

CM 24-07-102 Moved by Heintz, seconded by Casey: MOTION CARRIED: 7-0

Approval to award the construction contract to Hartwell Cement Company, the low bidder, for the Neighborhood Sidewalk Repair Program in the amount of $435,038.

Member Gurumurthy stated that she would request the Mobility Committee to look at this and see how the Council can understand how the next phase of subdivisions is identified for the sidewalk work program. Also, as she went through the recap from the pilot program there were several concerns in terms of what staff encountered such a general lack of understanding public right of ways, ownership of sidewalks, as well as the extra time staff had to put in and funds for sidewalk repairs. So again, she would request, maybe through the Mobility Committee, there is an analysis up front before implementing the second phase.

Mayor Fischer asked which subdivisions were being covered by the $435,000. Mr. Cardenas responded that initially the funds will cover Chase Farms, Willowbrook Farms, Bristol Corners and then depending on how construction goes, the City can add additional funds from this current year's budget. The Mayor then said that if there is about a million dollars budgeted, why won't the City just go forward and be done with the conversation. Jeff Herczeg, Department of Public Works, responded that they're bridging the fiscal year with the $400,000 that they had from last fiscal year. When this project was started six to eight months ago, they expected the unit prices to be a bit higher and didn't want to go ahead and do a larger program and not have enough money to fund it, we'll do everything that we have on there plus the alternates and then we have a buffer protection to do a change order. There were issues with the contractor with the last program so they'd like to see how this contractor performs and if they're satisfied, they can add more segments in the change order later in the program. The plan is to express the money either in phase 3 or as part of phase 2 or with Engineering Service for the next phase of the program. The Mayor then said that for his understanding, Yerkes and Westminster are still not part of the scope at this point. Mr. Herczeg replied that he believes those were alternates so they can add them to the scope with the extra funds. Mayor Fischer asked when the decision would come in terms of the change order and Mr. Herczeg replied, it would come as soon as they get the pre con and get everything squared away with the contractor, they'll know a bit more. The Mayor commented that if we have the budget capacity to do it, he encourages to fix as much as we can. Mr. Herzog said he agreed but they wanted to take a larger look and will present it to the Mobility Committee in terms of looking at how they're budgeting, funding and attacking the project. Mayor Fischer said that this was something he sent to Member Smith as he

approaches the Mobility Committee to have a look at the memo because there needs to be a discussion and recommendation back to Council of how does the City get parsed out. One thing the Mayor is interested in discussing too is maybe not attacking all the hazards but doing what is more hazardous to people. For example, he'd rather have five subdivisions with all the 2-inch gaps addressed opposed to three subdivisions where everything only 1-inch gaps are addressed and attack it that way and get the cycle fixed in the future for the more minor cracks.

Roll call vote on CM 24-07-102 **Yeas: Gurumurthy, Heintz, Smith, Staudt, Thomas, Fischer, Casey**
Nays: None

CONSENT AGENDA REMOVALS: None

AUDIENCE COMMENT: None

COMMITTEE REPORTS:

1. Older Adult Needs Committee

Mayor Pro Tem Casey is sad to state that the Committee just held its final meeting. They approved their final report to the Council and that will be seen in the meeting on July 22nd.

MAYOR AND COUNCIL ISSUES: None

COMMUNICATIONS: None

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:36 P.M.

_____
Cortney Hanson, City Clerk

_____
Justin Fischer, Mayor

_____
Transcribed by Becky Dockery,
Account Clerk

Date approved: July 22, 2024

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of amendment to the contract for the City Manager as prepared and approved as to form by the City Attorney.

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

Mayor Fischer and Council Members met with City Manager Cardenas in Executive Session held on July 8, 2024 for the purpose of discussing his annual performance evaluation. A proposed amendment to his contract was recommended.

RECOMMENDED ACTION: Approval of amendment to the contract for the City Manager as prepared and approved as to form by the City Attorney.

CITY MANAGER EMPLOYMENT AGREEMENT

THIS AGREEMENT is made and entered into this ~~27th~~ 22nd day of July~~ne~~, ~~2023~~2024, by and between the City of Novi, a Michigan municipal corporation, hereinafter referred to as the "Employer," and Victor Cardenas, hereinafter referred to as the "Employee," both of whom understand as follows:

R E C I T A L S:

Employer desires to retain the services of Employee as City Manager of the City of Novi, and to establish certain terms of compensation and benefits, conditions of employment, and working conditions for Employee; and

Employee desires to accept employment as the City Manager of the City of Novi subject to such terms and conditions.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Employer and Employee agree as follows:

Section 1. Duties

Employer agrees to employ Employee as City Manager of the City of Novi to perform the functions and duties specified in Section 4.7 of the Charter of the City of Novi and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time assign.

Section 2. Term

A. Employee is appointed and employed as City Manager for the City of Novi, with the effective date of his employment as City Manager under this Agreement for all purposes being June 27th, 2023, the date of his original appointment as City Manager. The appointment, as required by Section 4.7 of the Charter, is for an indefinite period of time. However, nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of Employee at any time, with or without cause, subject only to the provisions of the City Charter, including Section 4.8 thereof, and the provisions set forth in Section 3, Paragraph A, of this Agreement.

B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of Employee to resign at any time, from his position with Employer, subject only to the provisions set forth in Section 3, Paragraph B, of this Agreement.

C. Employee agrees to be and remain an exclusive employee of Employer, and agrees not to accept other employment or to become employed by any other employer while this Agreement is in effect. The term "employed" shall not be construed to include occasional teaching, writing, consulting, or military reserve service performed on Employee's time off, subject to Section 8 of this Agreement.

Section 3. Termination and Severance Pay

Termination of Employee by Employer shall be in accordance with Section 4.8 of the City Charter. If the Employer reduces the base salary, compensation, or other financial benefit of the Employee, unless it is applied in no greater percentage than the average reduction of all department heads, such action shall constitute a breach of this Agreement and will be regarded as a termination.

A. In the event that Employee is terminated by the City Council, and during such time Employee is willing and able to perform his duties under this Agreement, then Employer agrees to pay Employee nine (9) months' salary as severance pay. Notwithstanding the foregoing, in the event Employee is terminated because of his (i) conviction of any felony; (ii) conviction of a misdemeanor that would reflect negatively on the City (such as, but not limited to, an offense involving drug or alcohol abuse or sexual misconduct); (ii) conviction of any illegal act involving personal gain to him or affecting the performance of his duties under this Agreement: (iv) willful misrepresentation to the City, either in connection signing this Agreement or the performance of his duties; (v) willful misconduct or insubordination; (vi) breach of this Agreement; (vii) violation of the City Charter or ordinances or regulations adopted by the City Council; or (viii) permanent disability such that he becomes unable to perform his duties, then Employer shall have no obligation to pay for aggregate severance pay designated in this paragraph. Employee shall also be compensated for all accrued vacation time and personal business time, and other accrued benefits pursuant to the City's employee benefits policy in existence at the time this Agreement is terminated.

B. In the event Employee voluntarily resigns from his position with Employer, Employee shall give Employer sixty (60) days advance written notice, unless the parties agree otherwise. In the event Employee voluntarily resigns from his position, he shall not be entitled to the severance pay described in Paragraph A, above, but shall be compensated for all accrued vacation time and personal business time, and other accrued benefits pursuant to the City's employee benefits policy in existence at the time this Agreement is terminated.

Section 4. Disability

Employer agrees to provide a short and long term disability plan established for non-union employees in accordance with the City's employee benefits policy.

Section 5. Salary and Benefits

Employer agrees to pay Employee for his services rendered pursuant to this Agreement an annual base salary of ~~One~~ Two Hundred ~~Ninety Four~~ Thousand ~~Two Hundred and Forty~~Sixty Seven Dollars and Twenty Cents ($~~194,240~~200,067.20~~.00~~) Dollars, payable in installments at the same time as other general employees of the City are paid~~, with a one-time stipend or lump sum payment of $10,000 payable on or before July 31, 2023~~. The City agrees to review this base salary and/or other benefits of Employee at the same time as the Employee's performance evaluation provided for in Section 6 of this Agreement.

A. Employee is currently enrolled in the City's retirement system (Municipal Employees Retirement System/MERS) plan. In addition to the base salary paid by Employer to

Employee, Employer shall pay into said MERS Plan on Employee's behalf, in equal proportionate amounts each pay period, an amount to be calculated by taking the highest percentage of base salary that Employer pays into MERS for any other employee and adding 2% to such amount. (For example, if the highest percentage of base salary paid by Employer for or on behalf of any other employee into MERS is 10%, Employer will pay 12% into MERS for or on behalf of Employee under this Agreement.) Employer shall execute all necessary agreements provided by MERS for Employer's participation in the Plan. Contributions made to MERS by or on behalf of Employee shall be the sole property of the Employee at the time of withdrawal or distribution of these funds in accordance with the agreement between the City and MERS and this Agreement.

B. Employer agrees to provide and to pay the premiums for health, hospitalization, surgical, vision, dental, and comprehensive medical insurance for Employee and his dependents equal to that which is provided to all other administrative officer employees of the City. Employer agrees to put into force and to make required premium payments for long term disability coverage for Employee.

C. In lieu of retiree health care benefits Employer shall annually contribute 8% of Employee's base salary into Employee's Health Savings Account (HSA), payable in accordance with the terms and conditions thereof and Employer's benefits policies and practices.

D. Upon execution of this employment agreement, Employee shall be able to accrue sick time as currently provided for administrative officer employees and vacation time of five (5) weeks on an annual basis. Employee may accrue the maximum amount of vacation time permitted to be accrued for administrative officer employees, and vacation time accrued in excess of the maximum allowed shall be paid annually to Employee by February 1 and shall not be forfeited. All existing accrued hours of leave of all types shall remain in force. In the event Employee's employment is terminated, either voluntarily or involuntarily, Employee shall be compensated for the percentage of all accrued personal business time, accrued vacation time, and other accrued benefits pursuant to the City's administrative employee benefits policy in existence at the time this Agreement is terminated.

E. Employer shall pay the amount of premium due for term life insurance in the amount of $200,000. Employee shall name the beneficiary of the life insurance policy.

Section 6. Performance Evaluation

Employer shall annually review the performance of the Employee subject to a process, form, criteria, and format for the evaluation that shall be mutually agreed upon by Employer and Employee. The evaluation process shall be scheduled between Employee and the Mayor by May 1 of each year. Salary or other benefit improvements resulting from the evaluation shall in any case become effective July 1 of each year. Employee and Employer are committed to and will provide feedback and interim reports and/or evaluation reports in such form as are mutually agreeable throughout the year, as a means of communicating and improving the performance of the organization without the need or expectation for additional compensation improvements.

Section 7. Hours of Work

It is recognized that Employee must devote a substantial amount of time outside the normal office hours to business of Employer, and to that end Employee shall be allowed to take compensatory time off, as he shall reasonably deem appropriate, during said normal office hours.

Section 8. Outside Activities

The employment provided for by this Agreement shall be Employee's sole employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the Employer and the community, the Employee may elect to accept limited teaching, or professional consulting, with the understanding that such arrangements shall not interfere with nor create a conflict of interest with his or her responsibilities under this Agreement.

Section 9. Automobile

Employer agrees to pay to Employee, during the term of this Agreement and in addition to other salary and benefits herein provided, the sum of $8,400 per year, payable monthly ($700 per month), as a vehicle allowance to be used to purchase, lease, own, operate, and maintain a motor vehicle. Employee shall be responsible for paying for liability, property damage, and comprehensive insurance coverage upon such vehicle and shall further be responsible for all expenses attendant to the purchase, operation, maintenance, repair, and regular replacement of said vehicle.

Section 10. Dues and Subscriptions

Employer agrees to budget and to pay for the professional dues and subscriptions of Employee that are reasonably necessary for his continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for his continued professional participation, growth, and advancement and for the good of Employer.

Section 11. Professional Development

Employer agrees to budget for and to pay the travel, subsistence, educational, and registration expenses for Employee attendance at one (1) national (not international) convention, seminar, conference, and/or meeting outside the State of Michigan per year, such as the annual IMCA or National League of Cities meeting, and for an appropriate number of conventions, seminars, conferences and meetings within the State of Michigan per year as the Employer deems necessary for training, updates, and/or professional development. In the event that Employee desires to attend more than one (1) out-of-state convention, conference, seminar, and/or meeting per year, Employee shall obtain the approval of the City Council. Nothing in this Section shall authorize payment for any international travel or related expenses. If Employee desires to attend an international convention, seminar, conference, or meeting at Employer's expense, City Council approval is required.

Section 12. General Expenses

Employer recognizes that certain expenses of a non-personal and generally job-affiliated nature may be incurred by Employee, and Employer hereby agrees to reimburse or to pay for such reasonable and necessary expenses.

Section 13. Indemnification

Employer shall defend, hold harmless, and indemnify Employee against any tort, professional liability claim, demand, and/or any other legal action, lawsuit, and/or claim, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as City Manager. Employer shall have the authority to compromise and settle any such claim, action, and/or suit and to pay the amount of any settlement or Judgment rendered thereon.

Section 14. Bonding

Employer shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 15. Other Terms and Conditions of Employment

A. The City Council, in consultation with the Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time related to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City Charter, City Ordinances, and/or any other law.

B. All provisions of the City Charter, City Ordinances, and all regulations, policies, and rules of the Employer relating to the vacation, sick leave, retirement and pension system contributions, deferred compensation, life insurance, dental insurance, optical reimbursement, medical and hospitalization insurance, and other fringe benefits and working conditions as they now exist or hereinafter may be amended shall also apply to Employee as they would to other department heads of the City, except as otherwise provided herein. Employer reserves the right to alter, modify, or terminate any or all of its benefits, specifically including insurance plans, provided to non-union employees during the term of this Agreement and Employee may not rely on any specific coverage or term of such plans or benefits being maintained by the Employer solely for Employee's benefit. Changes to the benefits provided to non-union employees after the date of this Agreement shall also apply to Employee.

Section 16. Notices

Notices pursuant to this Agreement shall be given by first-class mailing with the United States Postal Service, postage prepaid, addressed as follows:

(1) Mayor of the City of Novi, Clerk of the City of Novi, 45175 W. Ten Mile Road, Novi, MI 48375; and

(2) Victor Cardenas,

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of first-class mailing of such written notice with the United States Postal Service.

Section 17. General Provisions

A. All provisions of the City of Novi Personnel Policies, as they now exist or hereafter may be amended, shall apply to Employee as they would to other non-union exempt employees of Employer, unless otherwise provided in this Agreement.

B. The text herein shall constitute the entire agreement between the parties.

C. This Agreement shall be binding upon and inure to the benefit of the heirs at law and personal representatives of Employee.

D. A waiver by Employer of a breach of any provision of this Agreement by Employee shall not operate or be construed as a waiver of any subsequent breach by Employee.

E. This Agreement shall be effective as of ~~June 27th, 2023~~July 1, 2024, and supersedes any previous employment agreements.

F. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

G. Employee agrees to submit appropriate documentation for expenses to be reimbursed pursuant to this Agreement.

IN WITNESS WHEREOF, the City of Novi has caused this Agreement to be signed and executed on its behalf by its Mayor and City Clerk pursuant to authorization of the Novi City Council, and Employee has signed and executed this Agreement, both in duplicate, the day and year first above written.

[signatures next page]

CITY OF NOVI

By: _____
JUSTIN FISCHER, MAYOR

BY: _____
CORTNEY HANSON, CITY CLERK

_____
VICTOR CARDENAS, CITY MANAGER

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of amendment to the contract for the City Clerk as prepared and approved as to form by the City Attorney.

SUBMITTING DEPARTMENT: City Manager

BACKGROUND INFORMATION:

Mayor Fischer and Council Members met with City Clerk Hanson in Executive Session held on July 8, 2024 for the purpose of discussing her annual performance evaluation. A proposed amendment to her contract was recommended.

RECOMMENDED ACTION: Approval of amendment to the contract for the City Clerk as prepared and approved as to form by the City Attorney.

CITY CLERK EMPLOYMENT AGREEMENT (2023)

THIS AGREEMENT is made and entered into this ~~25th~~ 22nd day of ~~September~~July, ~~2023~~2024, by and between the City of Novi, a Michigan municipal corporation, hereinafter referred to as the "Employer," and Cortney Hanson, hereinafter referred to as the "Employee," both of whom understand as follows:

R E C I T A L S:

Employer desires to retain and continue the services of Employee as City Clerk of the City of Novi, and to establish certain terms of compensation and benefits, conditions of employment, and working conditions for Employee; and

Employee desires to continue employment as the City Clerk of the City of Novi subject to such terms and conditions.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Employer and Employee agree as follows:

Section 1. Duties

Employer agrees to employ Employee as City Clerk of the City of Novi to perform the functions and duties specified in Section 4.9 of the Charter of the City of Novi and to perform such other legally permissible and proper duties and functions as the City Council shall from time to time assign.

Section 2. Term

A. Employee is appointed and employed as City Clerk for the City of Novi, with the effective date of her employment as City Clerk under this Agreement being and remaining June 27, 2016, the original date of her appointment as City Clerk. The appointment is for an indefinite period of time. However, nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of Employee at any time, with or without cause, subject only to the provisions of the City Charter and any other applicable laws or City policies, and the provisions set forth in Section 3, Paragraph A, of this Agreement.

B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of Employee to resign at any time, from her position with Employer, subject only to the provisions set forth in Section 3, Paragraph B, of this Agreement.

C. Employee agrees to remain an exclusive employee of Employer, and agrees not to accept other employment or to become employed by any other employer while this Agreement is in effect. The term "employed" shall not be construed to include occasional teaching, writing, consulting, or military reserve service performed on Employee's time off.

Section 3. Severance Pay

A. In the event that Employee is terminated by the City Council, and during such time Employee is willing and able to perform her duties under this Agreement, then Employer agrees to pay Employee three (3) months' salary as severance pay. Notwithstanding the foregoing, in the event Employee is terminated because of her (i) conviction of any felony; (ii) conviction of a misdemeanor that would reflect negatively on the City (such as, but not limited to, an offense involving drug or alcohol abuse or sexual misconduct); (ii) conviction of any illegal act involving personal gain to her or affecting the performance of her duties under this Agreement: (iv) willful misrepresentation to the City, either in connection signing this Agreement or the performance of her duties; (v) willful misconduct or insubordination; (vi) breach of this Agreement; (vii) violation of the City Charter or ordinances or regulations adopted by the City Council; or (viii) permanent disability such that she becomes unable to perform her duties, then Employer shall have no obligation to pay for aggregate severance pay designated in this paragraph. Employee shall also be compensated for all accrued vacation time and personal business time, and other accrued benefits pursuant to the City's employee benefits policy in existence at the time this Agreement is terminated.

B. In the event Employee voluntarily resigns from her position with Employer, Employee shall give Employer sixty (60) days advance written notice, unless the parties agree otherwise. In the event Employee voluntarily resigns from her position, she shall not be entitled to the severance pay described in Paragraph A, above, but shall be compensated for all accrued vacation time and personal business time, and other accrued benefits pursuant to the City's employee benefits policy in existence at the time this Agreement is terminated.

Section 4. Salary and Benefits

A. Employer agrees to pay Employee for her services rendered pursuant to this Agreement an annual base salary of One Hundred ~~Twenty-One~~Thirty Thousand Dollars ($~~121~~130,000), payable in installments at the same time as other general employees of the City are paid. The City agrees to review this base salary and/or other benefits of Employee at the same time as the Employee's performance evaluation provided for in Section 5 of this Agreement.

B. All provisions of the City Charter, City Ordinances, and all regulations, policies, and rules of the Employer relating to the vacation, sick leave, retirement and pension system contributions, deferred compensation, life insurance, dental insurance, optical reimbursement, medical and hospitalization insurance, disability insurance, and other fringe benefits and working conditions as they now exist or hereinafter may be amended shall also apply to Employee as they would to other department heads of the City, except as otherwise provided herein. Employer reserves the right to alter, modify, or terminate any or all of its benefits, specifically including insurance plans, provided to non-union employees during the term of this Agreement and Employee may not rely on any specific coverage or term of such plans or benefits being maintained by the Employer solely for Employee's benefit. Changes to the benefits provided to non-union employees after the date of this Agreement shall also apply to Employee.

Section 5. Performance Evaluation

Employer may annually review the performance of the Employee under a process to be determined by Employer. Employee and Employer are committed to and will provide feedback and interim reports and/or evaluation reports in such form as are mutually agreeable throughout the year, as a means of communicating and improving the performance of the organization without the need or expectation for additional compensation improvements.

Section 6. Automobile

Employer agrees to pay to Employee, during the term of this Agreement and in addition to other salary and benefits herein provided, the sum of $4,800.00 per year, payable monthly ($400.00 per month), as a vehicle allowance to be used to purchase, lease, own, operate, and maintain a motor vehicle. Employee shall be responsible for paying for liability, property damage, and comprehensive insurance coverage upon such vehicle and shall further be responsible for all expenses attendant to the purchase, operation, maintenance, repair, and regular replacement of said vehicle.

Section 7. Other Terms and Conditions of Employment

The City Council, in consultation with the Employee, shall fix any such other terms and conditions of employment, as it may determine from time to time related to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement, the City Charter, City Ordinances, and/or any other law.

Section 8. Notices

Notices pursuant to this Agreement shall be given by first-class mailing with the United States Postal Service, postage prepaid, addressed as follows:

(1) Mayor of the City of Novi, Clerk of the City of Novi, 45175 W. Ten Mile Road, Novi, MI 48375; and

(2) Cortney Hanson,

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of first-class mailing of such written notice with the United States Postal Service.

Section 9. General Provisions

A. All provisions of the City of Novi Personnel Policies, as they now exist or hereafter may be amended, shall apply to Employee as they would to other non-union exempt employees of Employer, unless otherwise provided in this Agreement.

B. The text herein shall constitute the entire agreement between the parties.

C. This Agreement shall be binding upon and inure to the benefit of the heirs at law and personal representatives of Employee.

D. A waiver by Employer of a breach of any provision of this Agreement by Employee shall not operate or be construed as a waiver of any subsequent breach by Employee.

E. This Agreement shall be effective as of July 1, 202~~3~~4, and supersedes any previous employment agreements.

F. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

IN WITNESS WHEREOF, the City of Novi has caused this Agreement to be signed and executed on its behalf by its Mayor and City Clerk pursuant to authorization of the Novi City Council, and Employee has signed and executed this Agreement, both in duplicate, the day and year first above written.

CITY OF NOVI

By: _____
~~ROBERT J. GATT~~JUSTIN FISCHER, MAYOR

_____
By: CORTNEY HANSON, CITY CLERK

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of a Resolution to close the intersection of Ten Mile and Taft Roads for the 2024 Homecoming Parade from 4:45PM to 6:00PM on Friday, September 27, 2024.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Novi High School has planned its annual Homecoming Parade to occur on Friday, September 27, 2024 from 4:45 PM until 6:00 PM using Taft Road as the primary route, crossing Ten Mile Road. The parade route starts from Parkview Elementary School, goes east on Eleven Mile Road heading south on to Taft Road crossing Ten Mile Road and ending at Novi High School parking lot north of Addington Lane. Ten Mile Road is under RCOC jurisdiction, so City Council approval is required.

The Road Commission for Oakland County (RCOC) has issued an Annual Permit Number 64939 (that is valid through December 31, 2024) to the City allowing use of the roadways under County jurisdiction for civic events. The permit is predicated upon the adoption of an Authorizing Resolution by the Novi City Council approving the event and agreeing to the terms of the permit. Permit requirements include hold harmless and indemnity and represents the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim related to the Parade.

Ten Mile Road is under the jurisdiction of the RCOC. Approval of the attached resolution is required as part of RCOC Permit Number 64939.

RECOMMENDED ACTION: Approval of a Resolution to close the intersection of Ten Mile Road and Taft Road for the 2024 Homecoming Parade from 4:45PM to 6:00PM on Friday, September 27, 2024.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING 2024 HOMECOMING PARADE

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on July 22nd, 2024, at 7'o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; the 2024 Homecoming Parade event, presented by the Novi School District, will take place on Friday, September 27th 2024, from 4:45 p.m. to 6:00 p.m.; and

WHEREAS; the parade route starts at Parkview Elementary School and goes east on Eleven Mile Road heading south on to Taft Road crossing Ten Mile Road and ending at the Novi High School parking lot north of Addington Lane; and

WHEREAS; the City of Novi has been issued an annual permit, that is valid through December 31, 2024, permit number 64939, by the Road Commission for Oakland County to conduct civic events on roads under the jurisdiction of RCOC; and

WHEREAS; the validity of the permit is conditioned upon adoption of an Authorizing Resolution by the Novi City Council for the event and a statement agreeing to the terms of the permit.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Novi hereby support and authorize the 2024 Homecoming Parade event and will fulfill all permit requirements, hold harmless, indemnify, and represent the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the 2024 Homecoming Parade

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

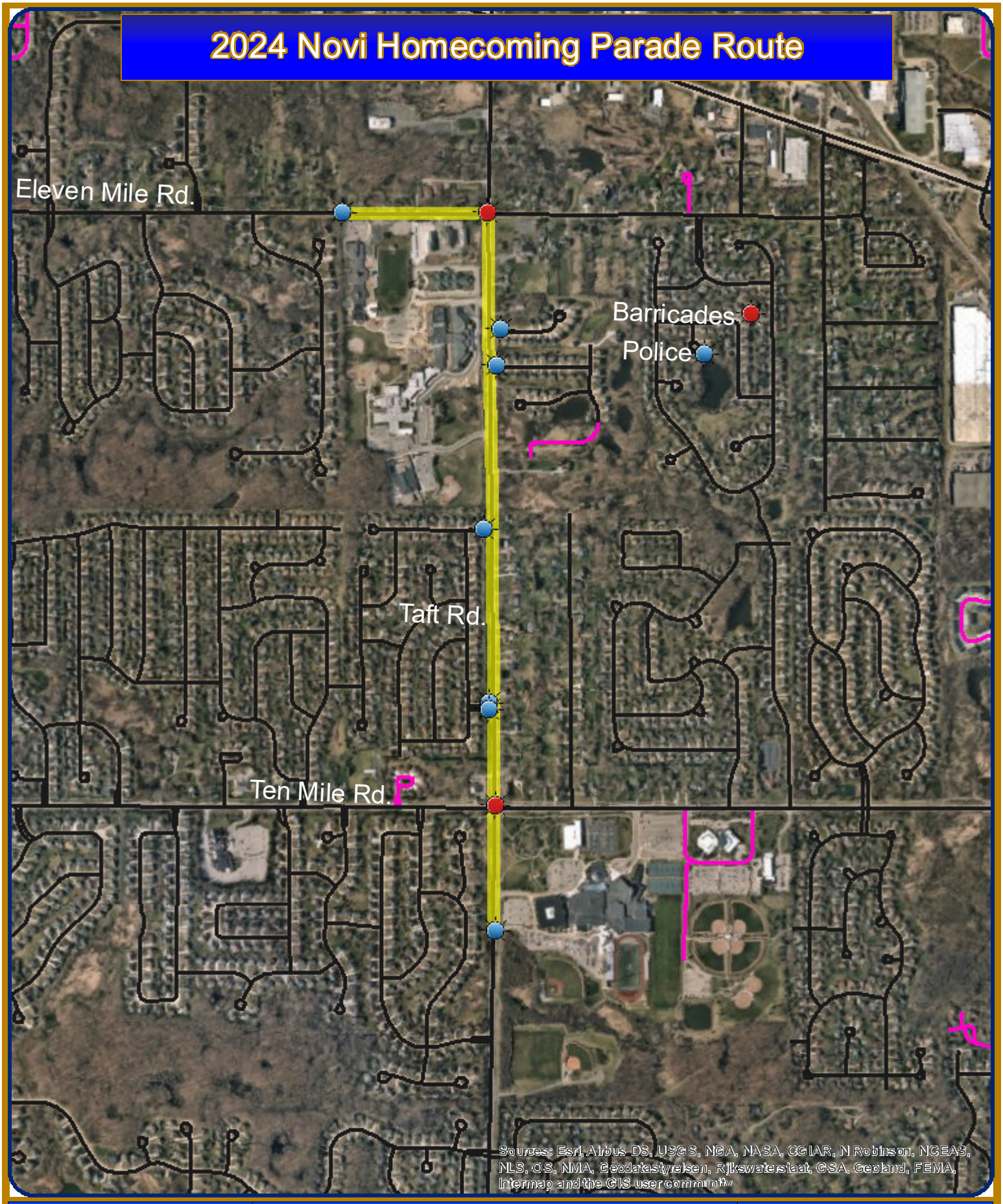
_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 22nd day of July 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

2024 Novi Homecoming Parade Route



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

mi
0 0.05 0.1 0.2 0.3

1 inch = 1,505 feet

Map Print Date:
6/18/2024

City of Novi
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

ROAD CLOSURE PERMIT FOR BLOCK PARTIES AND PARADES

Permit No.: **PRCL24-011**
Issue Date:

Upon the request of **Sarah Moulik**, authorized representative of **Novi High School** and in accordance with the provisions of the Code of Ordinances of the City of Novi, Michigan Section 33-52, Parades and Processions in the Uniform Traffic Code, and Section 31-9, Road Closures, a permit to temporarily close **Eleven Mile Rd. & Taft Rd.** for the purpose of a **2024 Homecoming Parade** is granted as follows:

Reason for closure request: 2024 Homecoming Parade

Applicant: Novi High School

Name of Street(s) requested for closure: Eleven Mile Rd. & Taft Rd.

Date of closure: September 27, 2024

Time: 4:45pm – 6:00pm

Notes: Requesting closure of 11 Mile from Parkview Elementary School to Taft and Taft from 11 Mile to the south entrance of Novi High School. Closure would be from 4:45pm-6pm. Requesting barricades for side streets and at main intersections with police officers assigned.

If the applicant needs barricades, barrels, or cones for the event, the applicant MUST contact DPW Field Operations at 248-735-5640 at least 7 business days prior to the event to make the request and coordinate locations.

Approved by:

_____
Ben Croy, City Engineer

cc: Erick Zinser, Director of Public Safety/Chief of Police
John Martin, Fire Chief
Scott Beatens, Assistant Police Chief
Todd Seog, Assistant Fire Chief
Kristie Gruenwald, Police Commander
Jason Meier, Police Commander
Matt Wiktorowski, Field Operations Senior Manager
Aaron Staup, Construction Engineer

BOARD OF COUNTY ROAD COMMISSIONERS, OAKLAND COUNTY, MICHIGAN

PERMIT APPLICATION

MAKE CHECK PAYABLE TO ROAD COMMISSION FOR OAKLAND COUNTY

ROAD COMMISSION FOR OAKLAND COUNTY
RECEIVED
Dec 29 2023
DEPARTMENT OF CUSTOMER
SERVICES PERMITS

FOR R.C.O.C. USE ONLY	
Application No.	23-2040
Date Received	12-29-23
Permit E No.	64939
Date of Issuance	01-06-24

APPLICANT: CITY OF NOVI hereby makes **APPLICATION for a permit to CONSTRUCT, OPERATE, USE and/or MAINTAIN or to TEMPORARILY CLOSE A COUNTY ROAD** within the part of the right-of-way of road(s) VARIOUS under the jurisdiction of the Board: **a detailed description of the desired facility and/or activity is required in the space provided below:** (include size, length, type of facility; - if underground, indicate depth below surface; if parallel to road, indicate distance from inside edge of facility to edge of pavement, if crossing under roadbed, describe method). **THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION WHEN APPLICABLE**: 1. Plans, specifications and location of facility. 2. Traffic plan and detour route in cases of street closures.

PLEASE CHECK THE APPROPRIATE BOX(ES) THAT APPLY TO THE TYPE OF WORK YOU WISH TO OBTAIN A PERMIT FOR:

☒ Annual	☒ Community Event	☐ Public Utility (i.e. electric, gas, telephone)	☐ Soil Boring/Monitoring Well
☐ Approach/Private Road Access	☐ Landscaping/Grading	☐ Sanitary/Storm Sewer	☐ Watermain
☐ Cable TV	☐ Pathway/Sidewalk	☐ Sign/Subdivision Entrance Marker	☐ Other

COMMUNITY EVENTS

City or Township NOVI Section No.

The above activities will be carried out in accordance with plans, specifications, maps and statements filed with the R.C.O.C. as part of this application, and if said application is approved, the above named applicant agrees to abide by the **CONDITIONS** contained on the reverse side. Since a permit will have to be secured from the Board prior to the start of any construction or maintenance operations proposed by this application, it is intended that the **SUPPLEMENTAL SPECIFICATIONS**, on the reverse side, are to be incorporated as part of the plans or specifications required for this proposed work.

FOR R.C.O.C. USE ONLY

Design: Right-of-Way:

Traffic: Maintenance:

Planning: Construction:

Subdivision:

Environmental Concerns: Permits: SY

FOR R.C.O.C. USE ONLY

Application Fee:	$ 100.00	Permit Fee:	$
		Deposit:	$
Receipt No:		Estimated Inspection Fee:	$
		Paint Fee:	$
Bond: (RCOC Form 75)	$	Sign Fee:	$
		Signal Fee:	$

TOTAL FEES DUE AT TIME OF PERMIT ISSUANCE: $ 0.00

Proof of Insurance Required Yes ☑ No ☐

Pollution Liability Required Yes ☐ No ☑

This application is approved subject to **CONDITIONS** and **SUPPLEMENTAL SPECIFICATIONS** contained on the reverse side of this application.

Approval of this application does not relieve applicant from meeting any applicable requirements or duties of law or other public bodies or agencies including but not limited to the Michigan Department of Natural Resources.

APPROVAL OF THIS APPLICATION EXPIRES IN ONE YEAR IF A PERMIT HAS NOT BEEN ISSUED. RESUBMITTAL OF CURRENT PLANS, PERMIT APPLICATION REVIEW FEES AND PERMIT APPLICATION IS REQUIRED IF APPROVAL OF THIS APPLICATION HAS EXPIRED.

REFER ALL INQUIRIES TO (248) 858-4835

DEPARTMENT OF CUSTOMER SERVICES
PERMITS
2420 PONTIAC LAKE ROAD
WATERFORD, MI 48328

APPLICATION APPROVED:

By: Simon Tomi Date: 12/29/2023

CITY OF NOVI
APPLICANT (PRINT OR TYPE)

Matt Wiktorowski 12/28/23
SIGNATURE DATE

Matthew T. Wiktorowski
(PRINTED/TYPED SIGNATURE & TITLE)

45175 W 10 MILE RD 248-347-0460
APPLICANT'S ADDRESS TELEPHONE NUMBER

NOVI MI 48375
CITY STATE ZIP CODE

EMAIL ADDRESS

Form 64A (12/08)

AS A CONDITION OF THE APPROVAL OF THIS APPLICATION, THE APPLICANT AGREES TO THE FOLLOWING CONDITIONS:

1. The application agrees to secure, or cause to be secured, a permit from the Board prior to the commencement of construction or maintenance operations. If a contractor is to perform the construction or maintenance entailed in this application, the contractor shall secure the permit from the Board prior to the commencement of construction or maintenance operations and thereby assumes responsibility, along with the applicant, for any provisions of this application which apply to them.
2. Any and all construction proposed under this application will meet all requirements of the Board, together with the Supplemental Specifications as set forth below.
3. The applicant agrees to save harmless, indemnify, defend, and represent the Board and its employees against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the creation, operation, use, or continuing existence of the structure or facility covered by the permit or for any other work done within county road right-of-way whether or not specifically authorized or in conformance with the description of activities for which the permit was issued . Applicant agrees and understands that the obligations set forth herein are binding upon their successors, transferors, assigns, sureties, and guarantors. The Applicant shall maintain insurance of a type and in an amount in conformance with the Board's established requirements and provide certificates of insurance in a type and amount which shall assure conformance with the Board's established requirements is currently in force for any and all facilities installed in the Board's right of way.
4. The applicant agrees to surrender the permit herein applied for; surrender all rights hereunder; cease operations; and remove, alter, relocate at applicant's own expense, the facilities for which this permit is granted whenever ordered to do so by the Board because of the need for the area covered by this permit for public uses or because of a default in the conditions of the permit. Upon failure to remove, alter, relocate or surrender the facilities pursuant to the order of the Board, the applicant agrees to reimburse the Board for its cost in doing same.
5. Nothing in this application shall be construed to grant any rights whatsoever to any public utilities whatsoever except as to the consent herein specifically given, nor to otherwise impair any existing rights granted in accordance with the constitution or laws of this State.
6. The obligation to construct, operate, use and/or maintain the facility to the satisfaction of the Board remains in force as long as the facility exists and is within the right-of-way under the jurisdiction of the Board. The applicant is obliged to repair any damage to the road and right of way which is a result of the facility and which occurs or appears after the permit licensee is released.
7. The necessary construction zone signing for the protection of traffic shall be in accordance with the most current edition of the Michigan Manual of Uniform Traffic Control Devices, Part 6. All such devices shall be furnished, installed and maintained by the Permit Holder. All construction signage shall have black lettering on a reflective florescent orange background, unless otherwise specified. The Permit Holder shall provide any additional signs, barricades and/or lights, at the Permit Holder's expense, required to protect the general motoring public and the work zone when requested by the Road Commission.
8. **ADDITIONAL CONDITIONS**: As will be identified in approved permit description.

SUPPLEMENTAL SPECIFICATIONS

1. **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The contractor and/or the utility company shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other highway installation such as sewers, culverts, etc. The contractor and/or utility company shall assume the full responsibility for this protection. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the highway and in such a manner that it will not interfere with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the right-of-way unless the permit provides for, and with approval of abutting property owners, disposal at approved locations with the right-of-way. In the latter case, the material shall be leveled and trimmed in a manner approved by the Road Commission for Oakland County.
2. **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes, pits, and other excavations shall be filled with approved excavated earth or with MDOT Class II granular material if so provided, placed in successive layers not more than 9 inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill compaction will be subject to check by the Controlled Density Method (minimum 95%). Restoration shall be such that it will provide a condition equal to or better than the original condition and in accordance with current Road Commission for Oakland County standards. Any excavation within the right of way outside traveled portion of road must be maintained until all settlement has occurred and must be restored and seeded or sodded as directed. The permit will not be released until the Road Commission is satisfied that no further settlement will occur.
3. **CROSSING ROADBED BY TUNNELING, DIRECTIONAL BORE, JACK CASING AND BORE:** When the pipe is installed by tunneling without cutting the existing pavement, the tunnel shall be adequately sheeted or shored to prevent the sides and top from collapsing or the pavement from settling or cracking. Directional bore shall be at least 4 diameters under the pavement or 48 inches, whichever is greater. When the pipe is installed by boring and jacking, the leading edge of the pipe must always precede the auger. The tunnel backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids remaining around the installation. The concrete shall be composed of one part of Portland cement and 10 parts of sand-gravel by volume. Tunnel and boring pits shall be at least 10 feet from the edge of the pavement unless otherwise approved.
4. **CROSSING BY CUTTING GRAVEL ROADS:** All trenches are to be backfilled with approved material to within 12 inches of surface within the limits of the roadbed. Backfill methods will be as described in paragraph 2 above. All surplus excavated material will be disposed of as described in paragraph 1. The top 12 inches within the roadbed will be backfilled with processed road gravel (MDOT 22A or 23A). Trenches outside of the roadbed will be backfilled in accordance with paragraph 2 above.
5. **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is approved by the Road Commission, the pavement shall be cut so that the opening is a minimum of 5 feet wide and at least 1 foot wider on each side than the trench. In no case shall an open cut result in a remaining slab width of less than 5 feet from patch to an existing joint. The cut shall be made by sawing to a full pavement depth. Cuts in concrete residential and commercial drives shall be as above except that the patch width shall be a minimum of 3 feet and the remaining slab from patch to existing joint a minimum of 3 feet. Backfill shall be made with MDOT Class II granular material. After the backfill has been placed by control density method and thoroughly compacted, the pavement shall be replaced with a temporary surface of approved hot-mixed bituminous material and later replaced with new pavement of the original type and quality by the Permit Licensee unless other provisions are included in the permit.
6. **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than 4 feet of cover between the top of roadway surface and top of the pipe.
7. **TREE TRIMMING OR REMOVAL:** All trees that may be affected by the proposed construction shall be shown on the plans. The plan must clearly indicate which trees are proposed to be removed, trimmed and/or tunneled. This work, if approved, must be done in accordance with current Board standards, including advance notification of abutting property owners. Wood Disposal License Agreement(s) will be required for any tree work
8. **DISPOSAL OF GROUND WATER:** Roadside drainage systems – open ditches, storm sewers, etc. – shall not be used for the disposal of water pumped from below the surface of the ground unless specifically allowed by the Road Commission. Details such as volume and frequency of discharge, erosion control, duration of use, NPDES permit and other pertinent information as may be required must be submitted with the application for such permission.
9. Any proposed operation in the right of way not covered by the above specifications, submitted with this application, shall be done in accordance with any additional specifications deemed necessary by the Board or as outlined in the Permit Rules, Specifications and Guidelines.

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of a Resolution to close the west bound lanes of Grand River Ave. between Taft Rd. and 46850 Grand River Ave for the 2024 "Moovin'thru the Midway 5K" from 7:30AM to 9:00AM on Saturday, August 31, 2024.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

The Suburban Collection Showplace is including a 5K Run as part of the Michigan State Fair on Saturday, August 31st, 2024. The runners will leave the Suburban Collection Showplace campus at 7:30 AM and will proceed south on Taft Road to Grand River Avenue, west on Grand River Avenue to 46850 Grand River Avenue, and turn north to the Suburban Collection Showplace campus, ending at 9:00 AM. They are requesting to close the westbound lanes of Grand River Avenue during this timeframe.

The Road Commission for Oakland County (RCOC) has issued an Annual Permit Number 64939 (that is valid through December 31, 2024) to the City allowing use of the roadways under County jurisdiction for civic events. The permit is predicated upon the adoption of an Authorizing Resolution by the Novi City Council approving the event and agreeing to the terms of the permit. Permit requirements include hold harmless and indemnity and represents the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim related to the event.

Grand River Ave is under the jurisdiction of the RCOC. Approval of the attached resolution is required as part of RCOC Permit Number 61758.

RECOMMENDED ACTION: Approval of a Resolution to close west bound lanes of Grand River Avenue from Taft Rd to 46850 Grand River Avenue for the 2024 Michigan State Fair 5K Run from 7:30 AM to 9:00 AM on Saturday, August 31, 2024.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING MOOVIN' THRU THE MIDWAY 5K ON GRAND RIVER AVE.

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on July 22nd, 2024, at 7'o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers_____

ABSENT: Councilmembers_____

The following preamble and Resolution were offered by Councilmember _____and supported by Councilmember _____.

WHEREAS; the Michigan State Fair Moovin' thru the Midway 5k, presented by the Suburban Collection Showplace, will take place on Saturday, August 31, from 7:30 am to 9:00 am; and

WHEREAS; the 5k run will begin at the Suburban Collection Showplace at 46100 Grand River Avenue and proceed south on Taft Road to Grand River Avenue, west on Grand River Avenue to 46850 Grand River Avenue, and turn north to the Suburban Collection Showplace area.

WHEREAS; the City of Novi has been issued an annual permit, that is valid through December 31, 2024, permit number 64939, by the Road Commission for Oakland County to conduct civic events on roads under the jurisdiction of RCOC; and

WHEREAS; the validity of the permit is conditioned upon adoption of an Authorizing Resolution by the Novi City Council for the event and a statement agreeing to the terms of the permit.

NOW THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Novi hereby support and authorize the 2024 Michigan State Fair Moovin' thru the Midway 5k and will fulfill all permit requirements, hold harmless, indemnify, and represent the Board of Road Commissioners against any and all claims for bodily injury or property damage, or any other claim arising out of or related to the 2024 Michigan State Fair Moovin' thru the Midway 5k.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

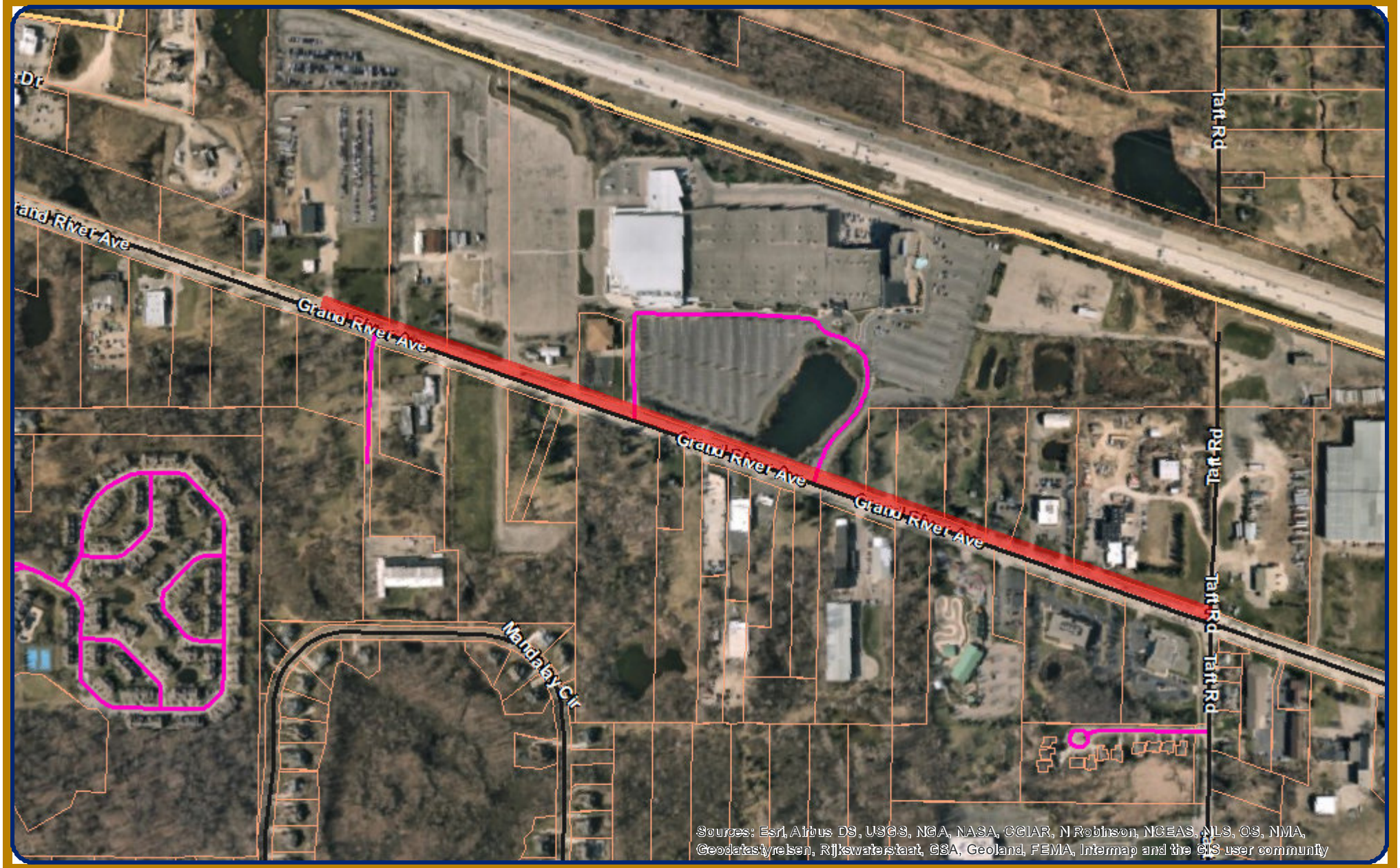
_____
Cortney Hanson, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 22nd day of July 2024, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

_____
Cortney Hanson, City Clerk
City of Novi

Road Closure - 2024 Moovin thru the Midway 5k



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0 0.075 0.15 0.3 0.45 mi

1 inch = 752 feet

Map Print Date:
6/20/2024

City of Novi
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

BOARD OF COUNTY ROAD COMMISSIONERS, OAKLAND COUNTY, MICHIGAN

PERMIT APPLICATION

MAKE CHECK PAYABLE TO ROAD COMMISSION FOR OAKLAND COUNTY

ROAD COMMISSION FOR OAKLAND COUNTY
RECEIVED
Dec 29 2023
DEPARTMENT OF CUSTOMER
SERVICES PERMITS

FOR R.C.O.C. USE ONLY	
Application No.	23-2040
Date Received	12-29-23
Permit E No.	64939
Date of Issuance	01-06-24

APPLICANT: CITY OF NOVI hereby makes **APPLICATION for a permit to CONSTRUCT, OPERATE, USE and/or MAINTAIN or to TEMPORARILY CLOSE A COUNTY ROAD** within the part of the right-of-way of road(s) VARIOUS under the jurisdiction of the Board: **a detailed description of the desired facility and/or activity is required in the space provided below:** (include size, length, type of facility; - if underground, indicate depth below surface; if parallel to road, indicate distance from inside edge of facility to edge of pavement, if crossing under roadbed, describe method). **THE FOLLOWING MUST BE ATTACHED TO THE APPLICATION WHEN APPLICABLE**: 1. Plans, specifications and location of facility. 2. Traffic plan and detour route in cases of street closures.

PLEASE CHECK THE APPROPRIATE BOX(ES) THAT APPLY TO THE TYPE OF WORK YOU WISH TO OBTAIN A PERMIT FOR:

☒ Annual	☒ Community Event	☐ Public Utility (i.e. electric, gas, telephone)	☐ Soil Boring/Monitoring Well
☐ Approach/Private Road Access	☐ Landscaping/Grading	☐ Sanitary/Storm Sewer	☐ Watermain
☐ Cable TV	☐ Pathway/Sidewalk	☐ Sign/Subdivision Entrance Marker	☐ Other

COMMUNITY EVENTS

City or Township NOVI Section No.

The above activities will be carried out in accordance with plans, specifications, maps and statements filed with the R.C.O.C. as part of this application, and if said application is approved, the above named applicant agrees to abide by the **CONDITIONS** contained on the reverse side. Since a permit will have to be secured from the Board prior to the start of any construction or maintenance operations proposed by this application, it is intended that the **SUPPLEMENTAL SPECIFICATIONS**, on the reverse side, are to be incorporated as part of the plans or specifications required for this proposed work.

FOR R.C.O.C. USE ONLY

Design: Right-of-Way:

Traffic: Maintenance:

Planning: Construction:

Subdivision:

Environmental Concerns: Permits: SY

FOR R.C.O.C. USE ONLY

Application Fee:	$ 100.00	Permit Fee:	$
		Deposit:	$
Receipt No:		Estimated Inspection Fee:	$
		Paint Fee:	$
Bond: (RCOC Form 75)	$	Sign Fee:	$
		Signal Fee:	$

TOTAL FEES DUE AT TIME OF PERMIT ISSUANCE: $ 0.00

Proof of Insurance Required Yes ☑ No ☐

Pollution Liability Required Yes ☐ No ☑

This application is approved subject to **CONDITIONS** and **SUPPLEMENTAL SPECIFICATIONS** contained on the reverse side of this application.

Approval of this application does not relieve applicant from meeting any applicable requirements or duties of law or other public bodies or agencies including but not limited to the Michigan Department of Natural Resources.

APPROVAL OF THIS APPLICATION EXPIRES IN ONE YEAR IF A PERMIT HAS NOT BEEN ISSUED. RESUBMITTAL OF CURRENT PLANS, PERMIT APPLICATION REVIEW FEES AND PERMIT APPLICATION IS REQUIRED IF APPROVAL OF THIS APPLICATION HAS EXPIRED.

REFER ALL INQUIRIES TO (248) 858-4835

DEPARTMENT OF CUSTOMER SERVICES
PERMITS
2420 PONTIAC LAKE ROAD
WATERFORD, MI 48328

APPLICATION APPROVED:

By: Simon Tomi Date: 12/29/2023

CITY OF NOVI
APPLICANT (PRINT OR TYPE)

Matt Wiktorowski 12/28/23
SIGNATURE DATE

Matthew T. Wiktorowski
(PRINTED/TYPED SIGNATURE & TITLE)

45175 W 10 MILE RD 248-347-0460
APPLICANT'S ADDRESS TELEPHONE NUMBER

NOVI MI 48375
CITY STATE ZIP CODE

EMAIL ADDRESS

Form 64A (12/08)

AS A CONDITION OF THE APPROVAL OF THIS APPLICATION, THE APPLICANT AGREES TO THE FOLLOWING CONDITIONS:

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4. The applicant agrees to surrender the permit herein applied for; surrender all rights hereunder; cease operations; and remove, alter, relocate at applicant's own expense, the facilities for which this permit is granted whenever ordered to do so by the Board because of the need for the area covered by this permit for public uses or because of a default in the conditions of the permit. Upon failure to remove, alter, relocate or surrender the facilities pursuant to the order of the Board, the applicant agrees to reimburse the Board for its cost in doing same.
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8. **ADDITIONAL CONDITIONS**: As will be identified in approved permit description.

SUPPLEMENTAL SPECIFICATIONS

1. **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The contractor and/or the utility company shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other highway installation such as sewers, culverts, etc. The contractor and/or utility company shall assume the full responsibility for this protection. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the highway and in such a manner that it will not interfere with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the right-of-way unless the permit provides for, and with approval of abutting property owners, disposal at approved locations with the right-of-way. In the latter case, the material shall be leveled and trimmed in a manner approved by the Road Commission for Oakland County.
2. **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes, pits, and other excavations shall be filled with approved excavated earth or with MDOT Class II granular material if so provided, placed in successive layers not more than 9 inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill compaction will be subject to check by the Controlled Density Method (minimum 95%). Restoration shall be such that it will provide a condition equal to or better than the original condition and in accordance with current Road Commission for Oakland County standards. Any excavation within the right of way outside traveled portion of road must be maintained until all settlement has occurred and must be restored and seeded or sodded as directed. The permit will not be released until the Road Commission is satisfied that no further settlement will occur.
3. **CROSSING ROADBED BY TUNNELING, DIRECTIONAL BORE, JACK CASING AND BORE:** When the pipe is installed by tunneling without cutting the existing pavement, the tunnel shall be adequately sheeted or shored to prevent the sides and top from collapsing or the pavement from settling or cracking. Directional bore shall be at least 4 diameters under the pavement or 48 inches, whichever is greater. When the pipe is installed by boring and jacking, the leading edge of the pipe must always precede the auger. The tunnel backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids remaining around the installation. The concrete shall be composed of one part of Portland cement and 10 parts of sand-gravel by volume. Tunnel and boring pits shall be at least 10 feet from the edge of the pavement unless otherwise approved.
4. **CROSSING BY CUTTING GRAVEL ROADS:** All trenches are to be backfilled with approved material to within 12 inches of surface within the limits of the roadbed. Backfill methods will be as described in paragraph 2 above. All surplus excavated material will be disposed of as described in paragraph 1. The top 12 inches within the roadbed will be backfilled with processed road gravel (MDOT 22A or 23A). Trenches outside of the roadbed will be backfilled in accordance with paragraph 2 above.
5. **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is approved by the Road Commission, the pavement shall be cut so that the opening is a minimum of 5 feet wide and at least 1 foot wider on each side than the trench. In no case shall an open cut result in a remaining slab width of less than 5 feet from patch to an existing joint. The cut shall be made by sawing to a full pavement depth. Cuts in concrete residential and commercial drives shall be as above except that the patch width shall be a minimum of 3 feet and the remaining slab from patch to existing joint a minimum of 3 feet. Backfill shall be made with MDOT Class II granular material. After the backfill has been placed by control density method and thoroughly compacted, the pavement shall be replaced with a temporary surface of approved hot-mixed bituminous material and later replaced with new pavement of the original type and quality by the Permit Licensee unless other provisions are included in the permit.
6. **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than 4 feet of cover between the top of roadway surface and top of the pipe.
7. **TREE TRIMMING OR REMOVAL:** All trees that may be affected by the proposed construction shall be shown on the plans. The plan must clearly indicate which trees are proposed to be removed, trimmed and/or tunneled. This work, if approved, must be done in accordance with current Board standards, including advance notification of abutting property owners. Wood Disposal License Agreement(s) will be required for any tree work
8. **DISPOSAL OF GROUND WATER:** Roadside drainage systems – open ditches, storm sewers, etc. – shall not be used for the disposal of water pumped from below the surface of the ground unless specifically allowed by the Road Commission. Details such as volume and frequency of discharge, erosion control, duration of use, NPDES permit and other pertinent information as may be required must be submitted with the application for such permission.
9. Any proposed operation in the right of way not covered by the above specifications, submitted with this application, shall be done in accordance with any additional specifications deemed necessary by the Board or as outlined in the Permit Rules, Specifications and Guidelines.

ROAD CLOSURE PERMIT FOR BLOCK PARTIES AND PARADES

Permit No.: **PRCL24-013**
Issue Date:

Upon the request of **Michigan State Fair, LLC**, in accordance with the provisions of the Code of Ordinances of the City of Novi, Michigan Section 33-52, Parades and Processions in the Uniform Traffic Code, and Section 31-9, Road Closures, a permit to temporarily close
West bound lanes of Grand River Ave from Taft Rd to 46850 Grand River Ave for the purpose of a **Moovin' thru the Midway 5k - 2024 michigan state fair** is granted as follows:

Reason for closure request: Michigan State Fair Moovin' Thru the Midway 5K Race

Applicant: The Michigan State Fair, LLC

Street Address: West bound lanes of Grand River Ave at Taft Rd to 46850 Grand River Ave.

Name of street(s) requested for closure: West bound lanes of Grand River Ave at Taft Rd to 46850 Grand River Ave.

Date of Closure: Saturday, August 1st, 2024, From: 7:30am To: 9:00am

Notes/Special Requests: Would like to close the west-bound lanes of Grand

River Ave for our "Moovin' thru the Midway 5K race".

If the applicant needs barricades, barrels, or cones for the event, the applicant MUST contact DPW Field Operations at 248-735-5640 at least 7 business days prior to the event to make the request and coordinate locations.

Approved by:

_____
Ben Croy, City Engineer

cc: Erick Zinser, Director of Public Safety/Chief of Police
John Martin, Fire Chief
Scott Beatens, Assistant Police Chief
Todd Seog, Assistant Fire Chief
Kristie Gruenwald, Police Commander
Jason Meier, Police Commander
Matt Wiktorowski, Field Operations Senior Manager
Aaron Staup, Construction Engineer

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the west side of Garfield Road and acceptance of a sidewalk easement from Pulte Homes of Michigan, LLC as part of the Ballantyne residential development (parcel 50-22-31-400-007).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Pulte Homes of Michigan, LLC is requesting the acceptance of a Warranty Deed conveying 43 feet of proposed half-width right-of-way along the west side of the Garfield Road frontage that abuts the proposed Ballantyne development. The proposed right-of-way dedication will bring this segment of Garfield Road to its full master planned right-of-way width.

Pulte Homes of Michigan, LLC is requesting the acceptance of a sidewalk easement to satisfy one of the oconditions in the site plan approval process. As part of the approved site plan the developer proposed a sidewalk along the west side of Garfield Road. Because of the wetland conservation easement proposed, the sidewalk along Garfield Road extends outside of the Garfild Road public right-of-way.

The Sidewalk Easement and Warranty Deed have been approved by the City Attorney (Beth Saarela, September 14, 2022) and City's Engineering Consultant, Spalding DeDecker (December 4, 2023). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Warranty Deed to dedicate 43 feet of half-width right-of-way along the west side of Garfield Road and acceptance of a sidewalk easement from Pulte Homes of Michigan, LLC as part of the Ballantyne residential development (parcel 50-22-31-400-007).

Ballantyne ROW Acceptance

Location Map

Map Author: Humna Anjum
Date:7/11/2024
Project:Ballantyne
Version: 1.0

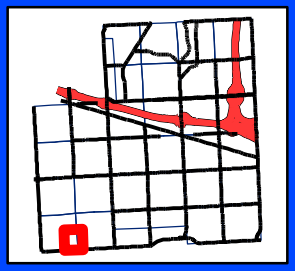
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Proposed right-of-way
- Development Location



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

Feet
0 75 150 300 450
1 inch = 340 feet

Ballantyne Sidewalk Easement

Location Map

Map Author: Humna Anjum
Date:7/11/2024
Project:Ballantyne
Version: 1.0

Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- Major Roads
- Minor Roads
- Sidewalk Location
- Development Location

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

Feet
0 55 110 220 330
1 inch = 255 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
www.rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

September 14, 2022

Ben Croy, City Engineer
City of Novi
45175 Ten Mile Road
Novi, MI 48375-3024

Re: Ballantyne JSP 20-0038
Acceptance Documents

Dear Mr. Croy:

We have received and reviewed the following on-site acceptance documents for Ballantyne, and have the following comments:

- Water System Easement (***Approved***)
- Sanitary Sewer System Easement (***Approved***)
- Bill of Sale – Water and Sanitary Sewer (***Approved***)
- Warranty Deed - ROW (***Approved***)
- Sidewalk Easement (***Approved***)
- Title Search

Water and Sanitary Sewer System Easements

Pulte Homes of Michigan, LLC, seeks to convey the on-site Water System and Sanitary Sewer System Easements and corresponding Bill of Sale for water and sanitary sewer system improvements to the City. The Water and Sanitary Sewer System Easements are in the City's standard format and are acceptable as provided. The Easements are consistent with the Title Search provided and the exhibits have been reviewed and approved by the City's Consulting Engineer.

The Water and Sanitary Sewer System Easements once accepted by Affidavit of the City Engineer should be recorded with the Oakland County Register of Deeds in the usual manner. The title search and Bill of Sale should be retained in the City's file.

Warranty Deed – Garfield Road ROW

The Warranty Deed provided conveys the Garfield Road ROW adjacent to the development to the City. The Warranty Deed is consistent with the title search provided and has been executed in accordance with the Master Deed for the Ballantyne Condominium and appears to be acceptable.

The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner.

Sidewalk Easement

The Sidewalk Easement provides for a sidewalk in the Condominium open space adjacent to Garfield Road to the City. The Sidewalk Easement is consistent with the title search provided and has been executed in accordance with the Master Deed for the Ballantyne Condominium and appears to be acceptable. The legal descriptions of the right-of-way area being dedicated have been reviewed and approved by the City's Consulting Engineer. Once accepted, it should be recorded with the Oakland County Register of Deeds in the usual manner.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk (w/Original Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, City Planner (w/Enclosures)
Lindsay Bell, Planner (w/Enclosures)
Christian Carroll, Planner (w/Enclosures)
Madeleine Daniels, Planning Assistant (w/Enclosures)
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)
Rebecca Runkel, Project Engineer (w/Enclosures)
Humna Anjum, Project Engineer (w/Enclosures)
Michael Freckelton, Taylor Reynolds & Ted Meadows, Spalding DeDecker (w/Enclosures)
Karen Brown, Pulte Homes of Michigan (w/Enclosures)
Alex Dieck, Esquire (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

SIDEWALK EASEMENT

NOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, for and in consideration of One ($1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to the City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, being exempt pursuant to MCLA 207.505(a), and MCLA 207.526 (a) a permanent easement for a public walkway over across and through property located in Section 31, T.1N., R.8E., City of Novi, Oakland County, State of Michigan, more particularly described as follows:

{See attached and incorporated Exhibit A – Property Description Exhibit}

The permanent easement for the public walkway is more particularly described as follows:

{See attached and incorporated Exhibit B – Sidewalk Easement Area}

Grantee may enter upon sufficient land adjacent to said easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain the easement area as shown in the attached and incorporated Exhibit B.

Grantor agrees not to build or to convey to others permission to build any structures or improvements on, over, across, in, through, or under the above-described easement.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

This easement shall allow public pedestrian and non-motorized traffic and shall permit maintenance, repair and replacement of the paving in the easement area.

Exempt pursuant to MCLA 207.505(a)
And MCLA 207.526(a)

This instrument shall be binding and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 27th day of July, 2022.

{Signature begins on following page}

Signed by:

PULTE HOMES OF MICHIGAN LLC, a
Michigan limited liability company

By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of July, 2022, by Paul Schyck, the Division Director of Pulte Homes of Michigan, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they are the same as his free act and deed.

KAREN BROWN
Notary Public - State of Michigan
County of Oakland
My Commission Expires Aug 21, 2026
Acting in the County of Oakland

Notary Public
_____ County, Michigan
My Commission Expires:

Drafted by:

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

438616_1.DOC

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SW.dwg

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	7.22.2021
JOB NO.:	12-020
DWG.:	12-020EASE-SW.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 1

EXHIBIT B

LEGAL DESCRIPTION
SIDEWALK EASEMENT

A Sidewalk Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 43.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°15'42"W, 677.58 feet along the proposed Right Of Way, for a **POINT OF BEGINNING**; thence 39.50 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 58°01'34" and a chord bearing and distance of N29°16'29"W, 37.83 feet; thence N58°17'16"W, 18.13 feet; thence 28.17 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 32°56'15" and a chord bearing and distance of N41°49'08"W, 27.78 feet; thence N25°21'01"W, 19.62 feet; thence 17.11 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 20°00'04" and a chord bearing and distance of N15°20'59"W, 17.02 feet; thence N05°20'57"W, 40.14 feet; thence 24.40 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 28°31'39" and a chord bearing and distance of N08°54'52"E, 24.15 feet; thence N23°10'42"E, 42.14 feet; thence 17.10 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 20°00'00" and a chord bearing and distance of N33°10'42"E, 17.02 feet; thence N43°10'42"E, 40.42 feet; thence 29.57 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle 43°26'24" and a chord bearing and distance of N21°27'30"E, 28.87 feet; thence S00°15'42"E, 29.66 feet; thence 5.29 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 06°10'55" and a chord bearing and distance of S40°05'14"W, 5.28 feet; thence S43°10'42"W, 40.42 feet; thence 13.61 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 20°00'00" and a chord bearing and distance of S33°10'42"W, 13.54 feet; thence S23°10'42"W, 42.14 feet; thence 19.42 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 28°31'39" and a chord bearing and distance of S08°54'52"W, 19.22 feet; thence S05°20'57"E, 40.14 feet; thence 13.61 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 20°00'04" and a chord bearing and distance of S15°20'59"E, 13.55 feet; thence S25°21'01"E, 19.62 feet; thence 22.42 feet along a curve to the Left, said curve having a radius of 39.00 feet, a central angle of 32°56'15" and a chord bearing and distance of S41°49'08"E, 22.11 feet; thence S58°17'16"E, 18.13 feet; thence 17.76 feet along a curve to the Right, said curve having a radius of 49.00 feet, a central angle of 20°46'05" and a chord bearing and distance of S47°54'13"E, 17.66 feet; thence S00°15'42"E, 29.66 feet, **to the POINT OF BEGININIG**. All of the above containing 0.063 Acres.

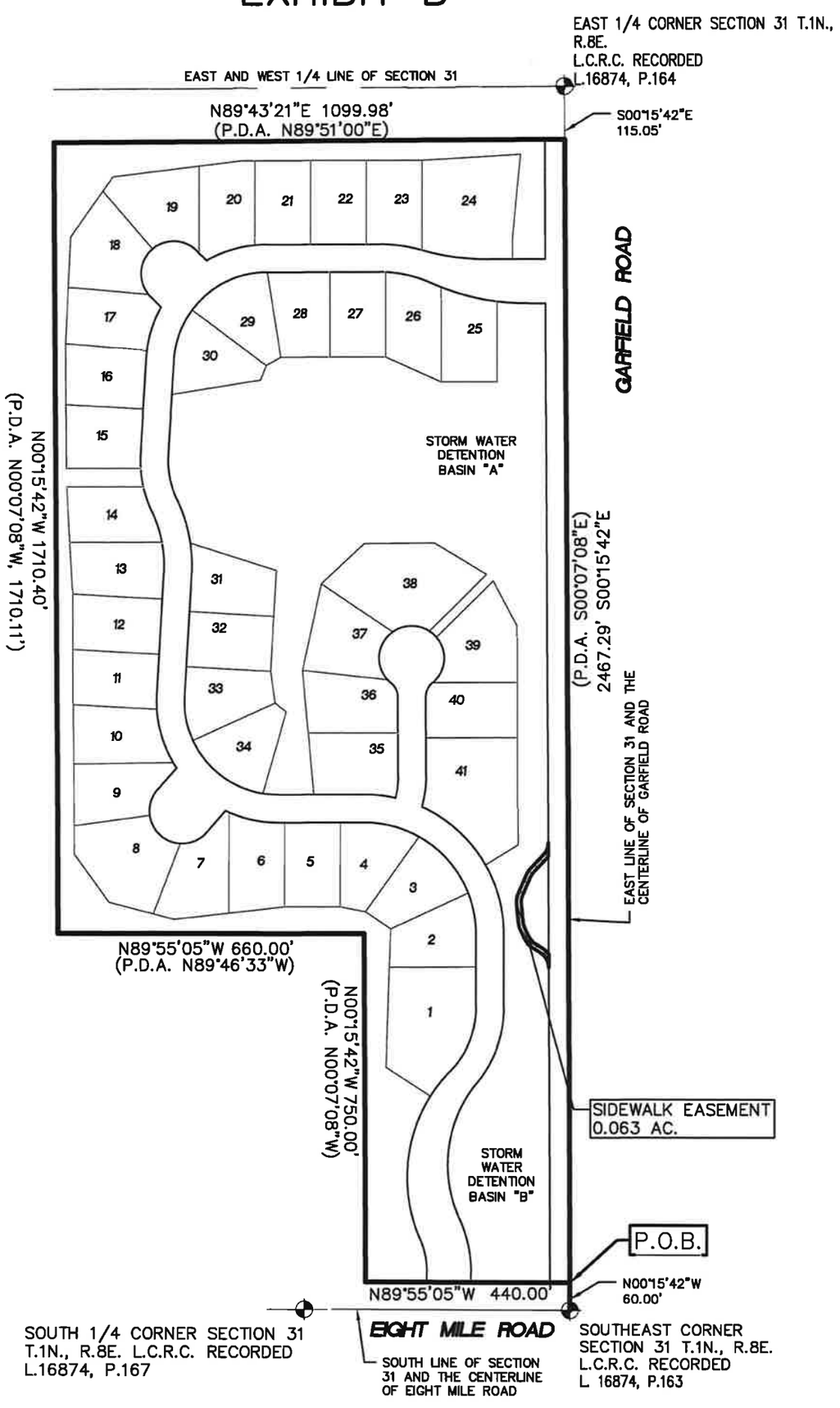
P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SW.dwg

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	7.22.2021
JOB NO.:	12-020
DWG.:	12-020EASE-SW.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 1

EXHIBIT B



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SW.dwg

SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

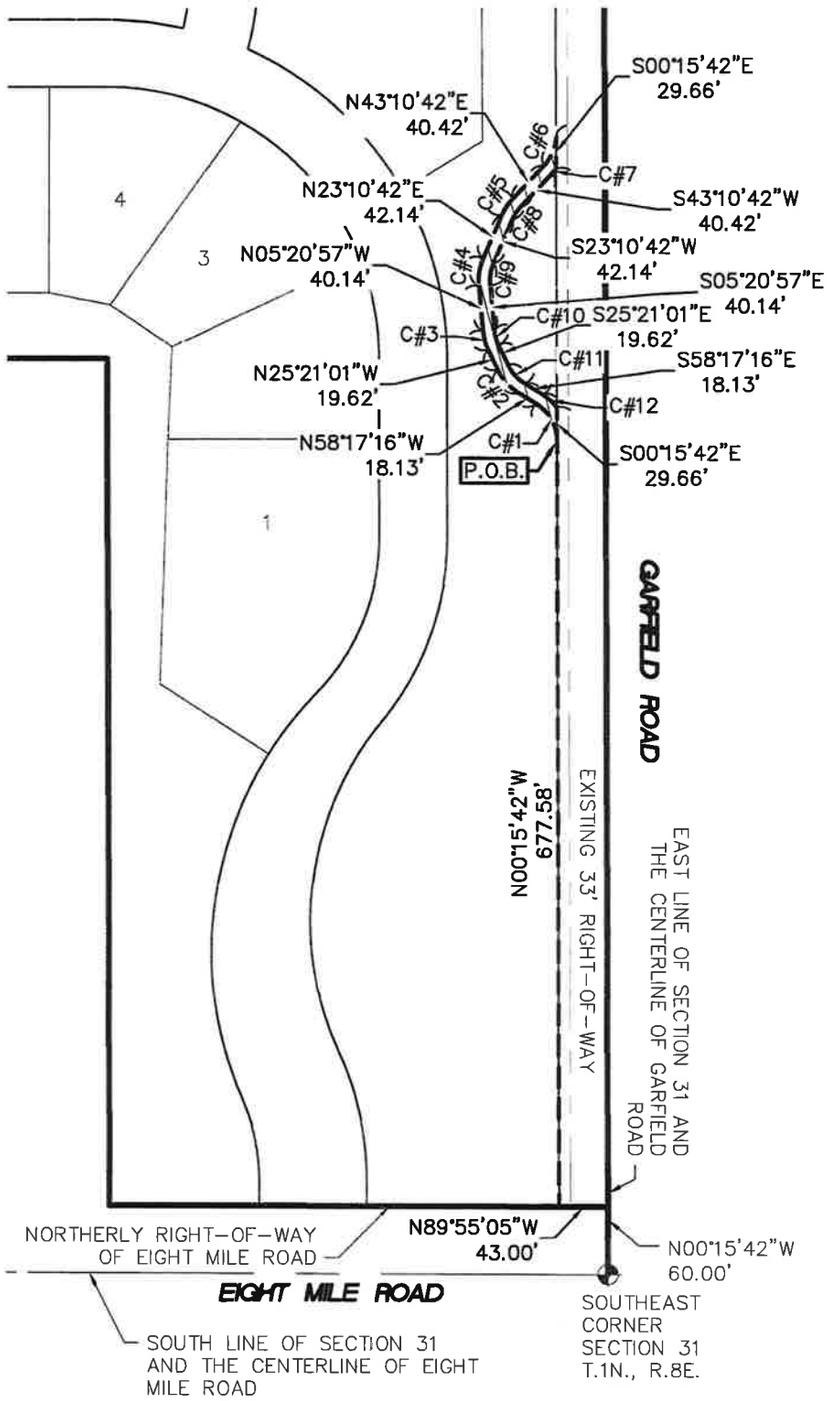
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-SW.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 3

EXHIBIT B



SEE SHEET 3 FOR CURVE TABLE

SIDEWALK EASEMENT
0.063 AC.

GRAPHIC SCALE
150 0 75 150
(IN FEET)
1 INCH = 150 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SW.dwg

SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 150'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-SW.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	2 OF 3

EXHIBIT B

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C#1	39.50'	39.00'	58°01'34"	N29°16'29"W	37.83'
C#2	28.17'	49.00'	32°56'15"	N41°49'08"W	27.78'
C#3	17.11'	49.00'	20°00'04"	N15°20'59"W	17.02'
C#4	24.40'	49.00'	28°31'39"	N08°54'52"E	24.15'
C#5	17.10'	49.00'	20°00'00"	N33°10'42"E	17.02'
C#6	29.57'	39.00'	43°26'24"	N21°27'30"E	28.87'
C#7	5.29'	49.00'	6°10'55"	S40°05'14"W	5.28'
C#8	13.61'	39.00'	20°00'00"	S33°10'42"W	13.54'
C#9	19.42'	39.00'	28°31'39"	S08°54'52"W	19.22'
C#10	13.61'	39.00'	20°00'04"	S15°20'59"E	13.55'
C#11	22.42'	39.00'	32°56'15"	S41°49'08"E	22.11'
C#12	17.76'	49.00'	20°46'05"	S47°54'13"E	17.66'

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SW.dwg

SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS

100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE

SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-SW.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	3 OF 3

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083, for the sum of $1.00 One Dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the CITY OF NOVI, 45175 West Ten Mile Road, Novi, Michigan 48375, all of the pipes, valves, joints and appurtenances attached to or installed in the ground as a part of the water supply and sanitary sewer according to the easements and/or public rights-of-way therefore established described as follows:

{See the Attached and Incorporated Exhibit A)

In witness whereof, the undersigned has executed these presents this 3rd day of August, 2022.

Signed by

Pulte Homes of Michigan LLC,
a Michigan limited liability company

Paul Schyck

By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 3rd day of August, 2022, by Paul Schyck, Division Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company on behalf of said entity.

KAREN BROWN
Notary Public - State of Michigan
County of Oakland
My Commission Expires Aug 21, 2026
Acting in the County of Oakland

Notary Public
_____ County, Michigan
My Commission Expires:

Drafted by:
Elizabeth M. Kudla
30903 Northwestern Highway
Farmington Hills, MI 48334

Return To:
Cortney Hanson, Clerk
City of Novi
45175 West Ten Mile Road
Novi, MI 48375-3024

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EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

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BALLANTYNE

SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	6.3[illegible]2021
JOB NO.:	12-020
DWG.:	12-020EASE-WM.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	1 OF 1

LEGAL DESCRIPTION
WATERMAIN EASEMENT

EXHIBIT B

A Watermain Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 196.69 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'05"W, 20.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°04'45"E, 11.53 feet; thence N44°54'55"W, 19.30 feet; thence 106.80 feet along a curve to the Left, said curve having a radius of 260.00 feet, a central angle of 23°32'11 and a chord bearing and distance of N12°47'52"W, 106.06 feet; thence 330.13 feet along a curve to the Right, said curve having a radius of 297.50 feet, a central angle of 63°34'47" and a chord bearing and distance of N07°13'26"E, 313.45 feet; thence 165.95 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 39°12'32" and a chord bearing and distance of N19°24'34"E, 162.73 feet; thence N00°11'42"W, 158.22 feet; thence 442.40 feet along a curve to the Left, said curve having a radius of 282.50 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 398.56 feet; thence N89°55'20"W, 188.17 feet; thence 93.16 feet along a curve to the Right, said curve having a radius of 217.15 feet, a central angle of 24°34'46" and a chord bearing and distance of N77°39'21"W, 92.44 feet; thence S27°15'05"W, 43.99 feet; thence S41°09'29"W, 61.35 feet; thence 91.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 72°37'55" and a chord bearing and distance of S77°28'27"W, 85.87 feet; thence N15°51'43"E, 20.27 feet; thence 69.35 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 75°41'04" and a chord bearing and distance of N79°00'01"E, 64.42 feet; thence N41°09'29"E, 58.91 feet; thence N27°15'05"E, 41.55 feet; thence 240.60 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 63°22'47" and a chord bearing and distance of N28°25'26"W, 228.51 feet; thence N03°15'58"E, 266.55 feet; thence 160.50 feet along a curve to the Left, said curve having a radius of 315.77 feet, a central angle of 29°07'22" and a chord bearing and distance of N11°24'58"W, 158.78 feet; thence 59.36 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 15°38'16" and a chord bearing and distance of N16°09'47"W, 59.18 feet; thence S89°44'18"W, 227.26 feet to the Westerly Line of said Subject Property; thence N00°15'42"W, 20.00 feet along the Westerly Line of said Subject Property; thence N89°44'18"E, 225.36 feet; thence 24.48 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 06°26'51" and a chord bearing and distance of N00°10'26"E, 24.46 feet; thence N03°23'51"E, 206.80 feet; thence 93.34 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 24°35'22" and a chord bearing and distance of N15°41'32"E, 92.63 feet; thence N59°22'40"W, 42.41 feet; thence N45°23'01"W, 31.65 feet; thence 182.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 144°33'02" and a chord bearing and distance of N26°53'30"E, 138.12 feet; thence S01°14'19"W, 20.27 feet; thence 135.25 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 147°36'10" and a chord bearing and distance of S28°25'04"W, 100.83 feet; thence S45°23'01"E, 29.20 feet; thence S59°22'40"E, 39.96 feet; thence 215.40 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 56°44'33" and a chord bearing and distance of N61°37'43"E, 206.70 feet; S89°57'57"E, 252.59 feet; thence 110.35 feet along a curve to the Right, said curve having a radius of 287.50 feet, a central angle of 21°59'29" and a chord bearing and distance of S77°09'06"E, 109.67 feet; thence 209.50 feet along a curve to the Left, said curve having a radius of 498.50 feet, a central angle of 24°04'45" and a chord bearing and distance of S78°11'44"E, 207.96 feet; thence N89°45'53"E, 47.42 feet to the Existing Right-Of-Way of Garfield Road (33' ½ R/W); thence S00°15'42"E, 20.00 feet along the Existing Right-Of-Way of Garfield Road (33' ½ R/W); thence S89°45'53"W, 47.43 feet; thence 217.91 feet along a curve to the Right, said curve having a radius of 518.50 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 216.31 feet;

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3.2021
JOB NO.: 12-020
DWG.: 12-020EASE-WM.dwg
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SHEET: 1 OF 2

EXHIBIT B

thence 102.67 feet along a curve to the Left, said curve having a radius of 267.50 feet, a central angle of 21°59'29" and a chord bearing and distance of N77°09'06"W, 102.04 feet; thence N89°58'06"W, 251.94 feet; thence 298.52 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 270.90 feet; thence S03°23'51"W, 206.80 feet; thence 94.38 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 27°22'46" and a chord bearing and distance of S10°17'32"E, 93.48 feet; thence 170.01 feet along a curve to the Right, said curve having a radius of 335.55 feet, a central angle of 29°01'47" and a chord bearing and distance of S11°21'25"E, 168.20 feet; thence S03°15'58"W, 266.55 feet; thence 321.22 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 93°11'13" and a chord bearing and distance of S43°19'39"E, 286.97 feet; thence S89°55'20"E, 188.17 feet; thence 110.04 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 20°50'34" and a chord bearing and distance of S79°30'03"E, 109.44 feet; thence 59.66 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 14°05'41" and a chord bearing and distance of N06°55'02"E, 59.51 feet; thence N00°07'49"W, 168.41 feet; thence 51.92 feet along a curve to the Right, said curve having a radius of 59.50 feet, a central angle of 49°59'41" and a chord bearing and distance of N24°52'02"E, 50.29 feet; thence 87.20 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 95°09'41" and a chord bearing and distance of N02°17'02"E, 77.51 feet; thence N00°06'51"E, 19.99 feet; thence N45°09'30"E, 217.36 feet; thence N89°45'37"E, 110.03 feet to the Existing 33' Right -Of- Way of Garfield Road (33' ½ R/W); thence S00°14'23"E, 20.00 feet along the Existing 33' Right-Of- Way of Garfield Road (33' ½ R/W); thence S89°45'37"W, 101.83 feet; thence S45°09'27"W, 200.86 feet; thence S00°06'51"W, 4.10 feet; thence 111.48 feet along curve to the Right, said curve having a radius of 72.50 feet, a central angle of 88°06'07" and a chord bearing and distance of S05°48'49"W, 100.82 feet; thence 34.47 feet along a curve to the Left, said curve having a radius of 39.50 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 33.38 feet; thence S00°07'49"E, 168.41 feet; thence 67.69 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 14°46'32" and a chord bearing and distance of S07°15'27"W, 67.51 feet; thence 343.46 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 65°03'12" and a chord bearing and distance of S32°43'18"E, 325.30 feet; thence S00°11'42"E, 158.22 feet; thence 179.64 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 176.15 feet; thence 247.60 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 51°07'18" and a chord bearing and distance of S13°27'11"W, 239.46 feet; thence N75°49'38"E, 9.94 feet; thence S14°10'22"E, 23.84 feet; thence S74°53'05"W, 9.76 feet; thence 36.33 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 07°30'06" and a chord bearing and distance of S20°48'54"E, 36.31 feet; thence 106.84 feet along a curve to the Right, said curve having a radius of 280.00 feet, a central angle of 21°51'43", and a chord bearing and distance of S13°38'06"E, 106.19 feet; thence S44°54'55"E, 19.70 feet; thence S00°04'45"W, 19.81 feet, **to the POINT OF BEGINNING**. All of the above containing 2.198 Acres. All of the above containing 2.204 Acres.

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3.2021
JOB NO.: 12-020
DWG.: 12-020EASE-WM.dwg
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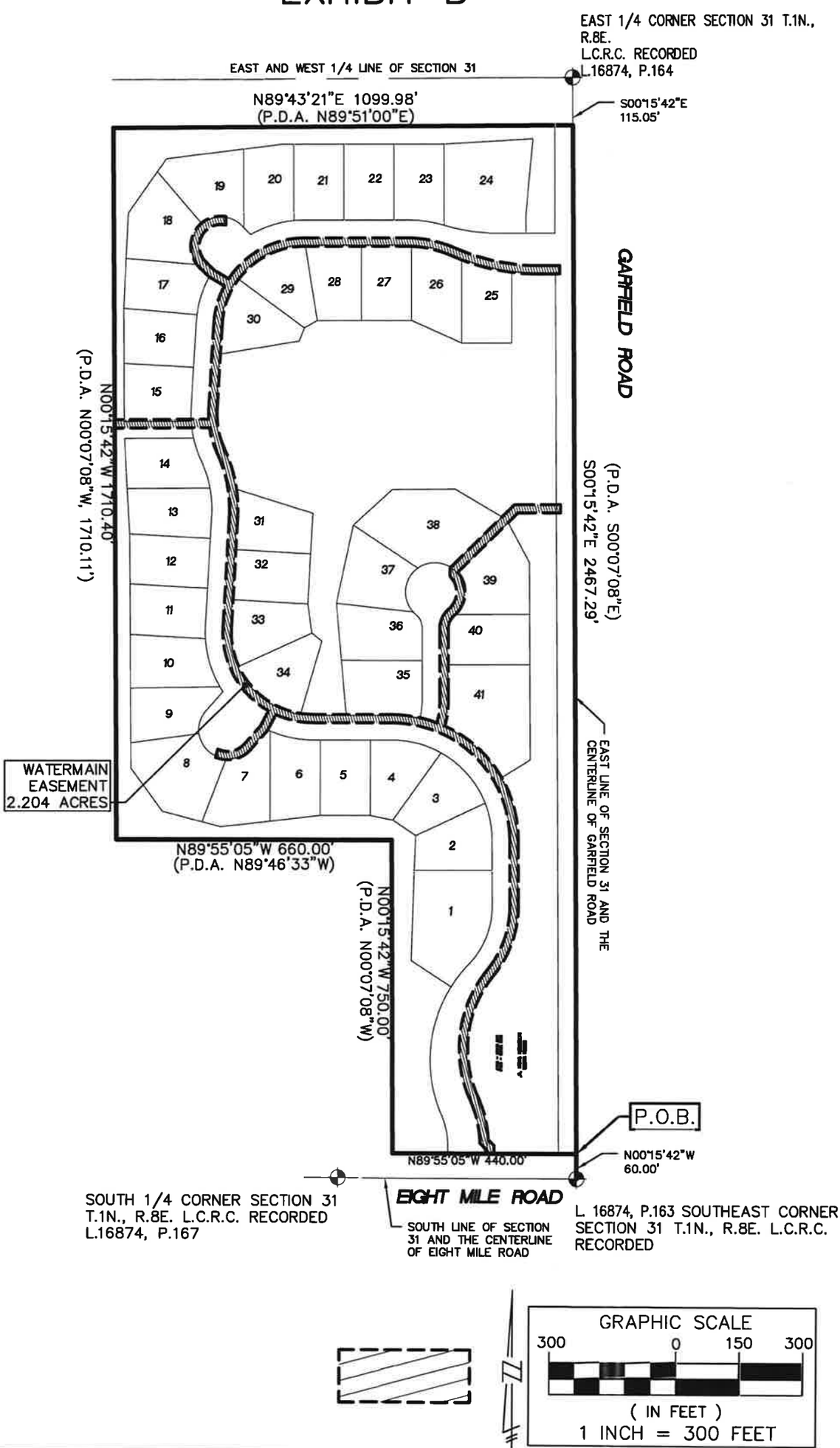
CHECK: JE
SHEET: 2 OF 2

EXHIBIT B



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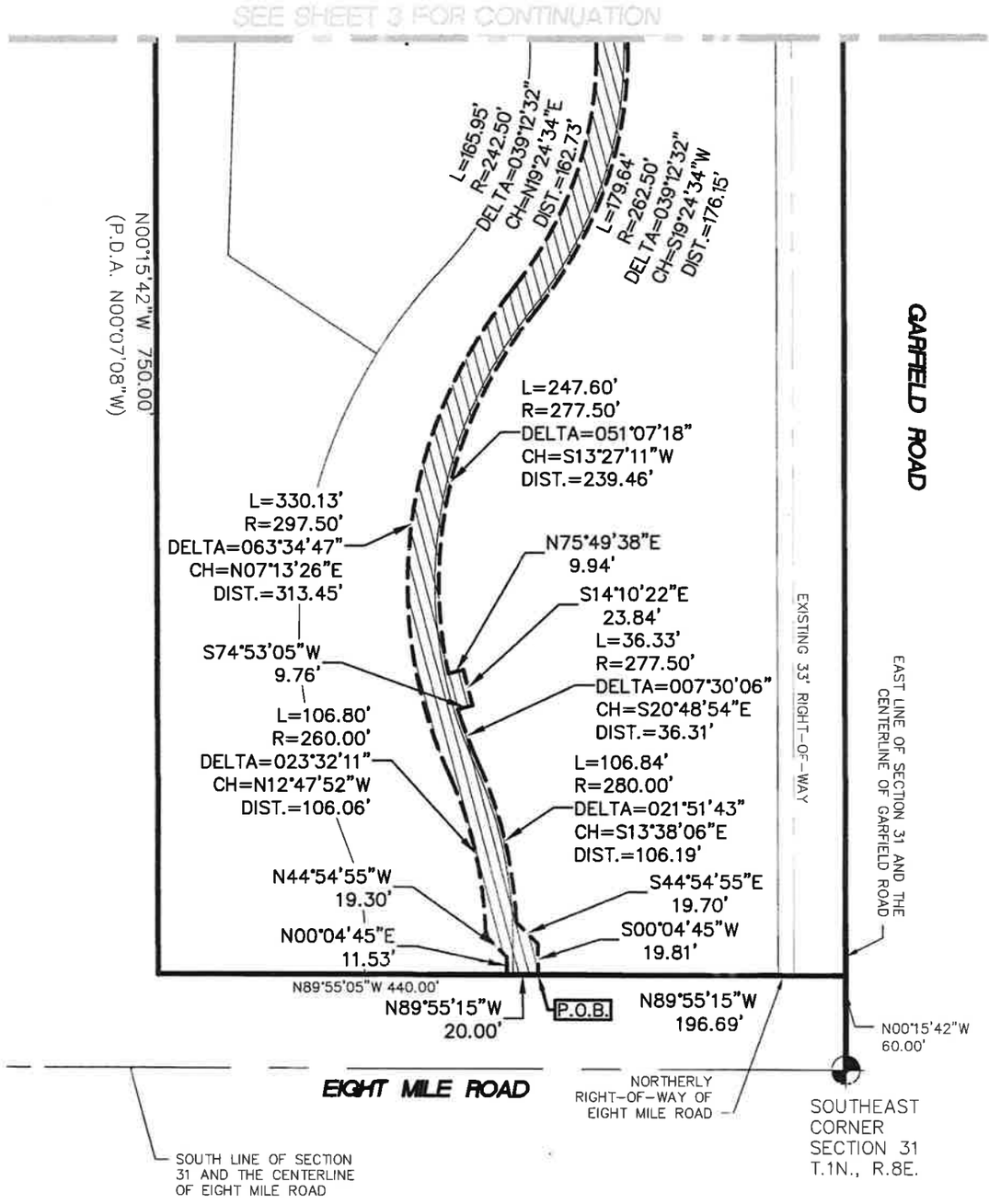
BALLANTYNE

SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-WM.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	1 OF 6

EXHIBIT B



WATERMAIN EASEMENT
(2.204 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-WM.dwg
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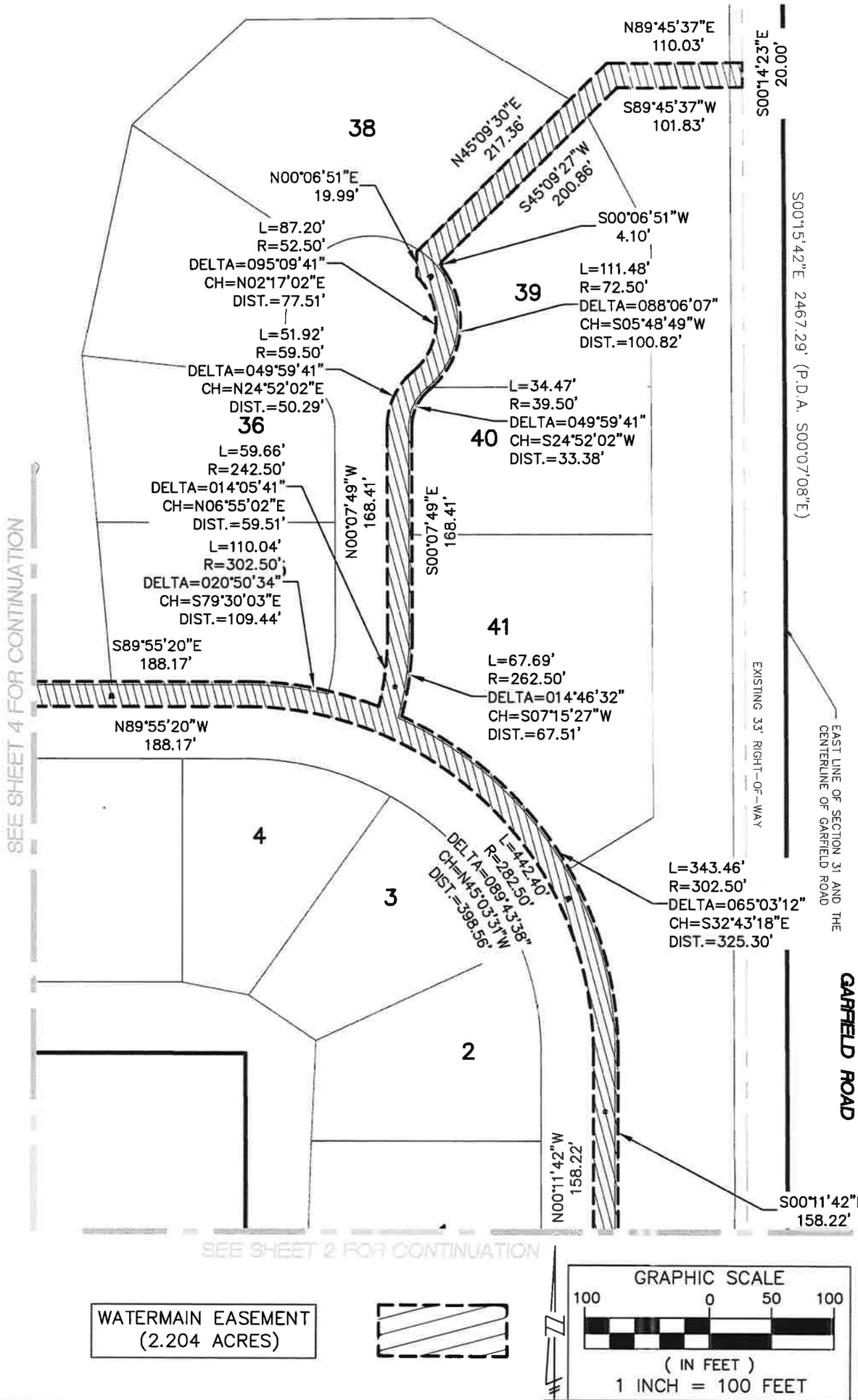
SHEET:	2 OF 6

EXHIBIT B



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SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	6.3.2021
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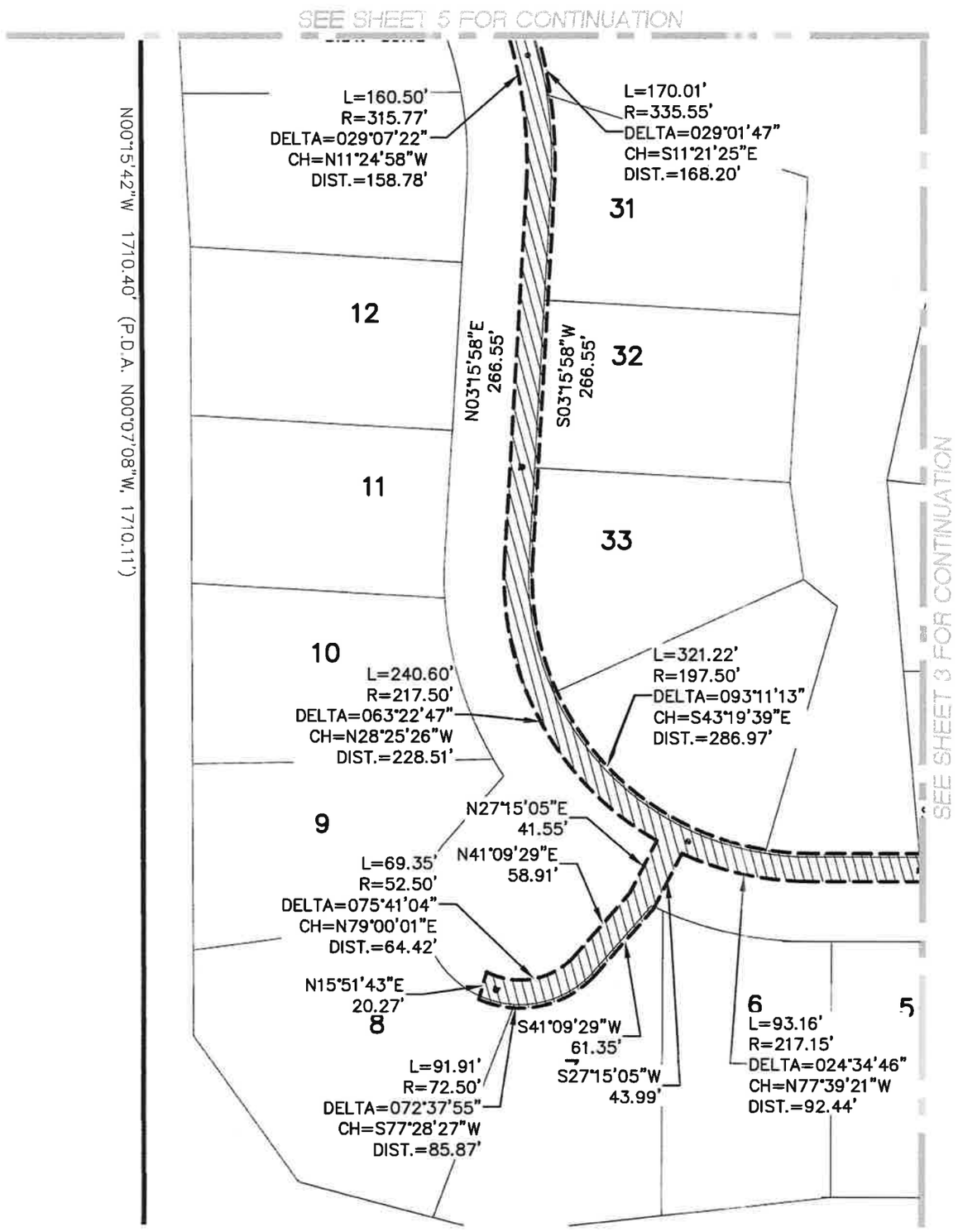
EXHIBIT B



WATERMAIN EASEMENT
(2.204 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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SCALE:	1" = 100'
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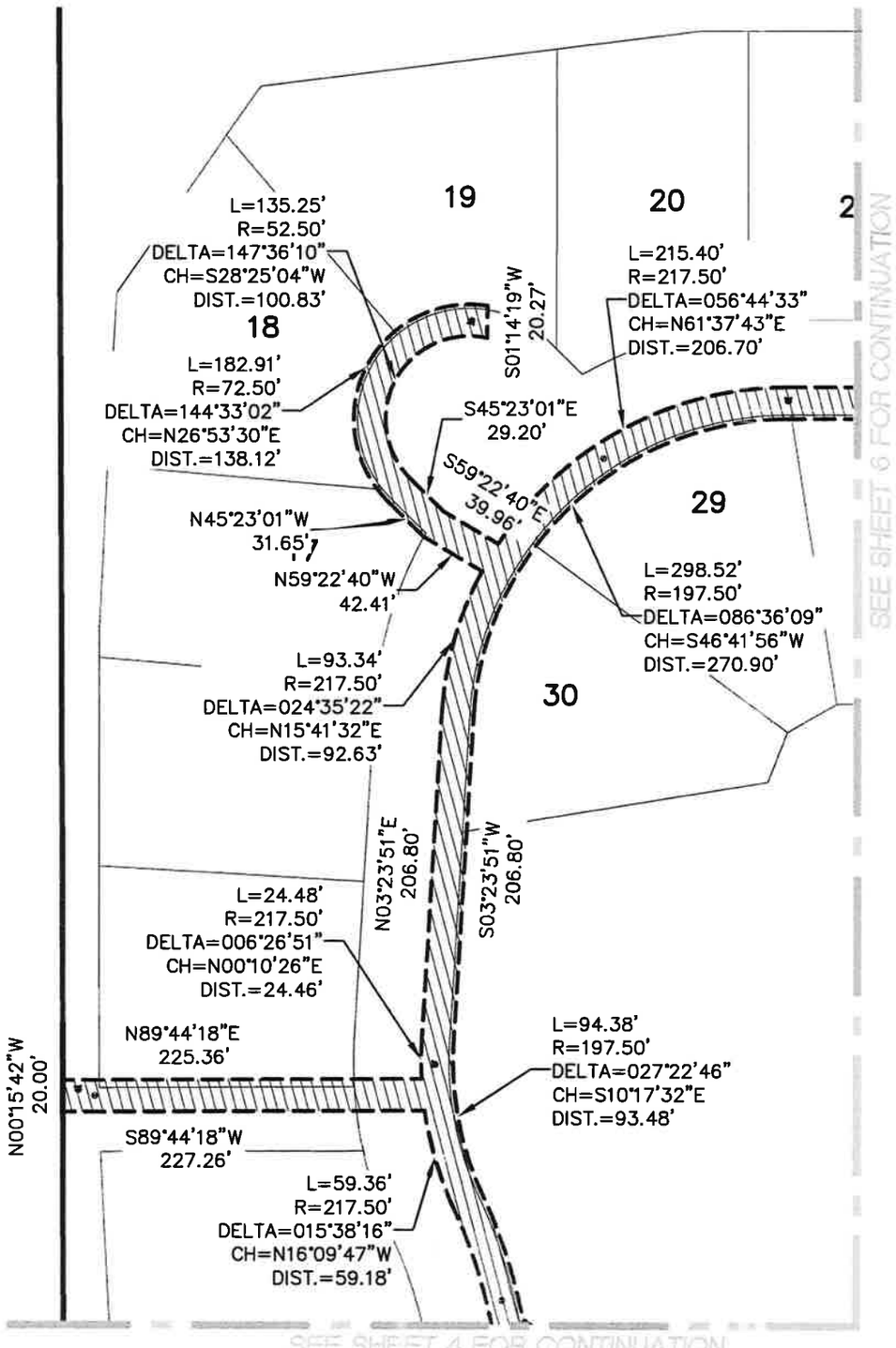
JOB NO.:	12-020
DWG:	12-020EASE-WM.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	4 OF 6

EXHIBIT B



WATERMAIN EASEMENT
(2.204 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

P:\12-020 B Wire & Garfield\EASEMENTS\12-020EASE-WM.dwg

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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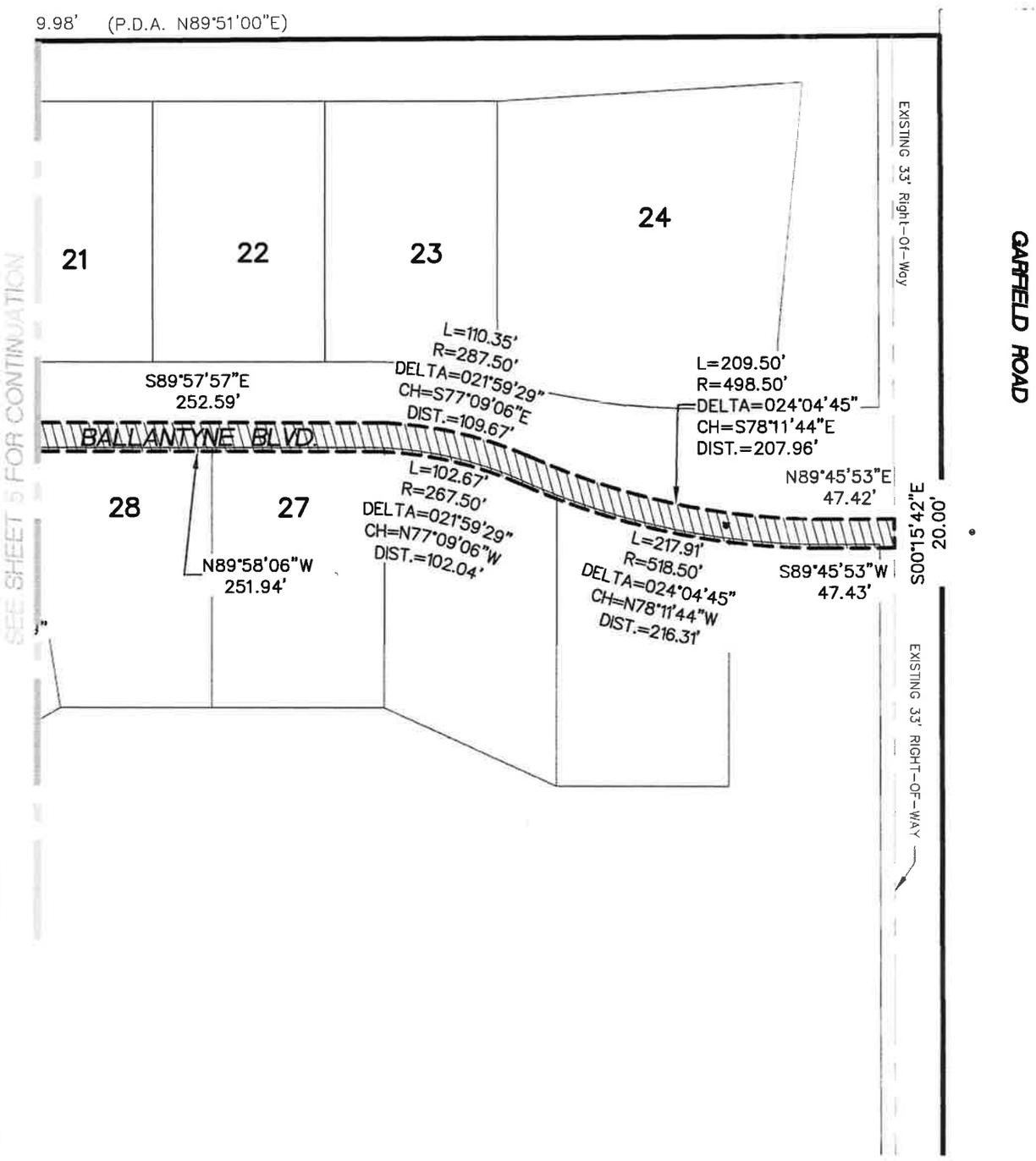
SHEET:	5 OF 6

EXHIBIT B



WATERMAIN EASEMENT
(2.204 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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SCALE:	1" = 100'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-WM.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION
SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	7.22.2021
JOB NO.:	12-020
DWG.:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 2

EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, **to THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

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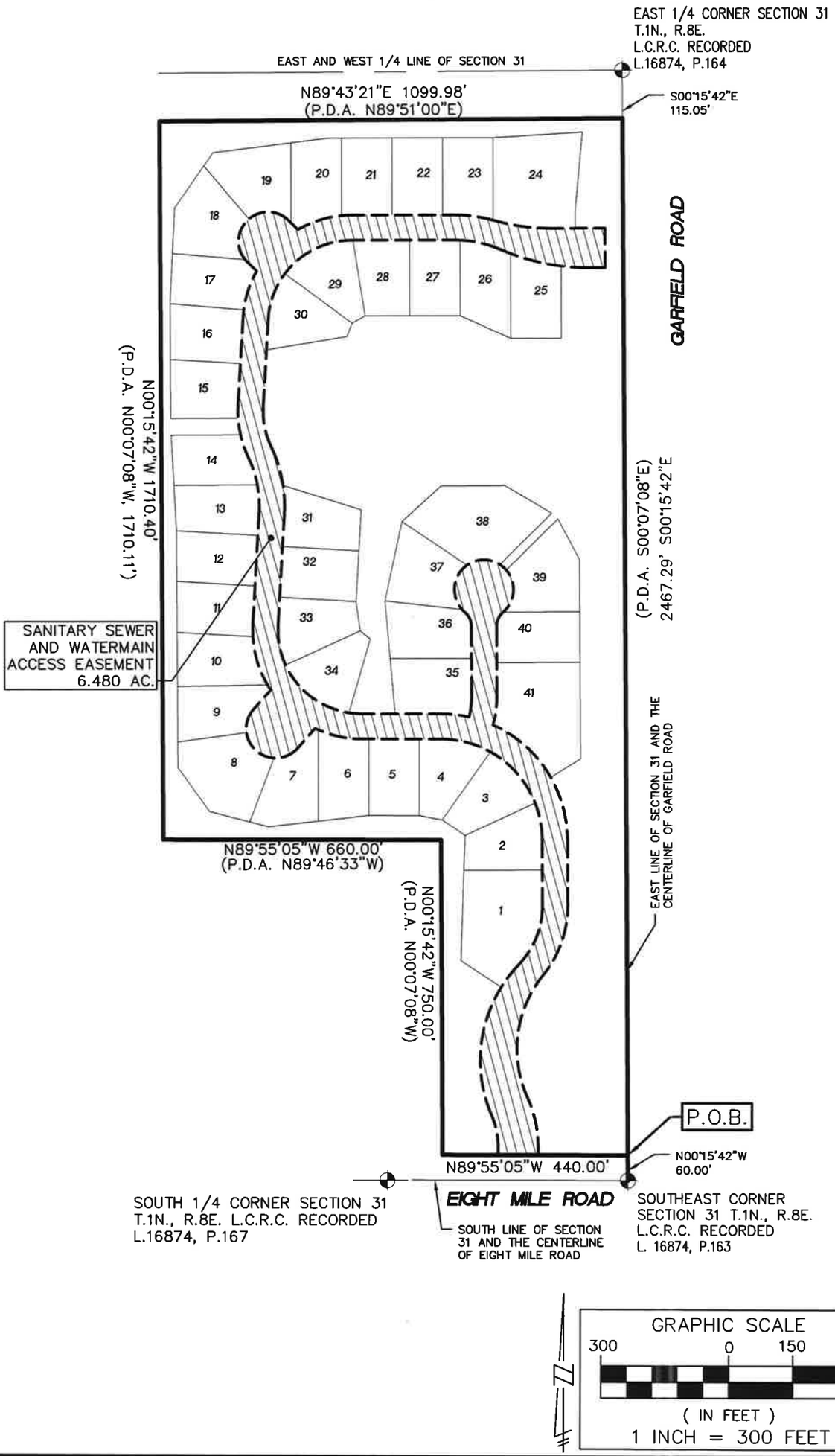
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 7.22.2021
JOB NO.: 12-020
DWG.: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 2 OF 2

EXHIBIT C



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

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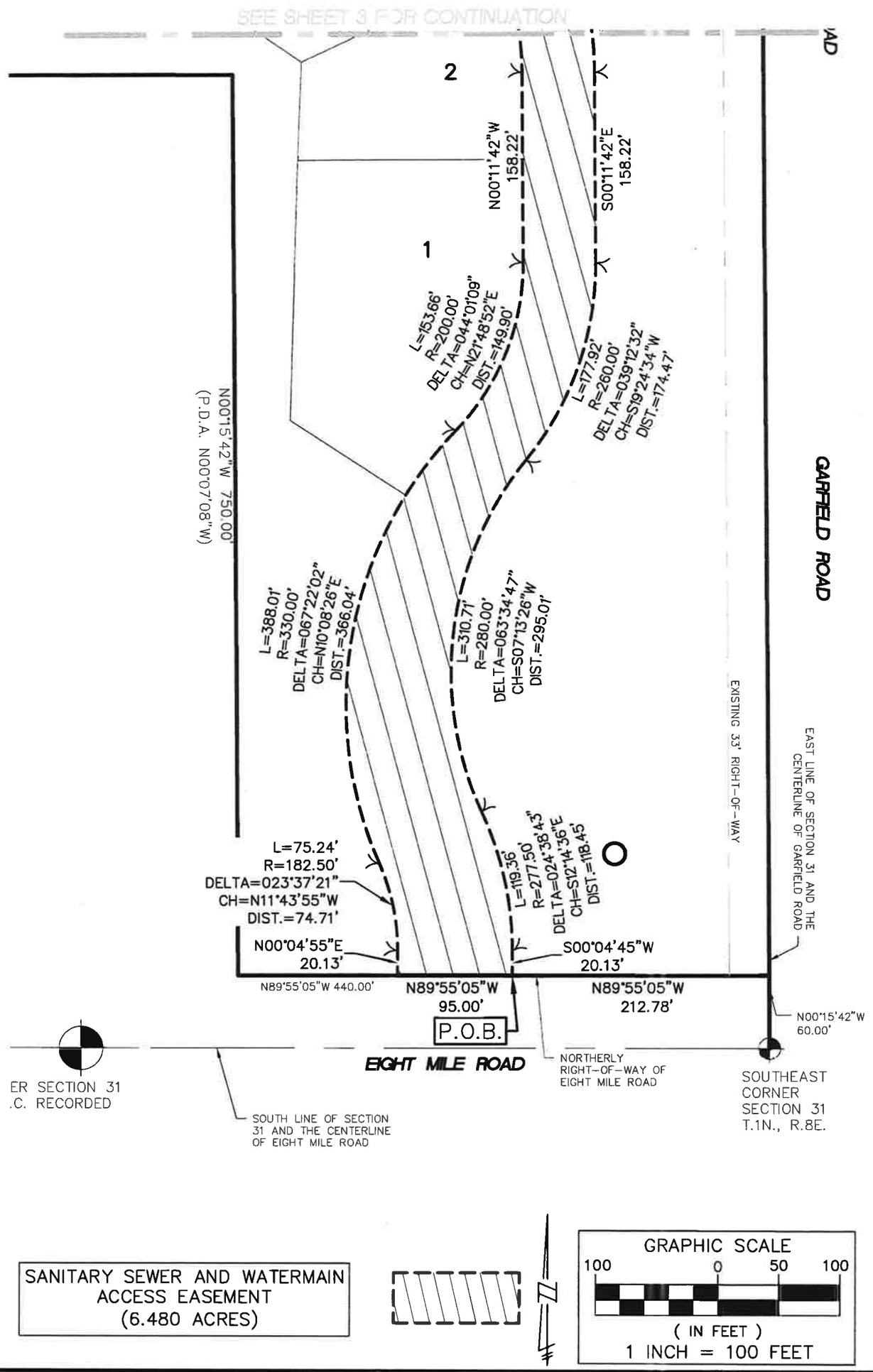
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 6

EXHIBIT C



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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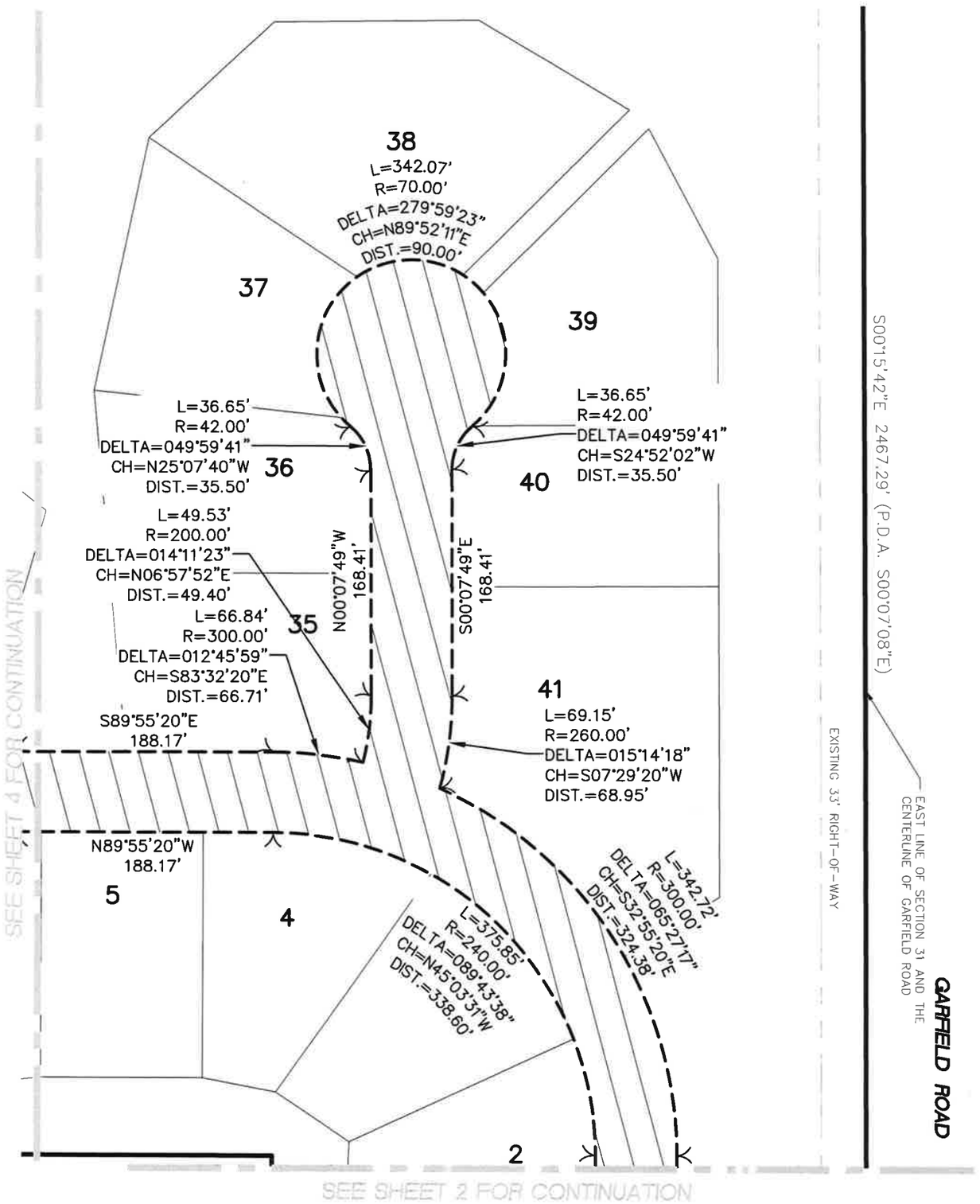
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	2 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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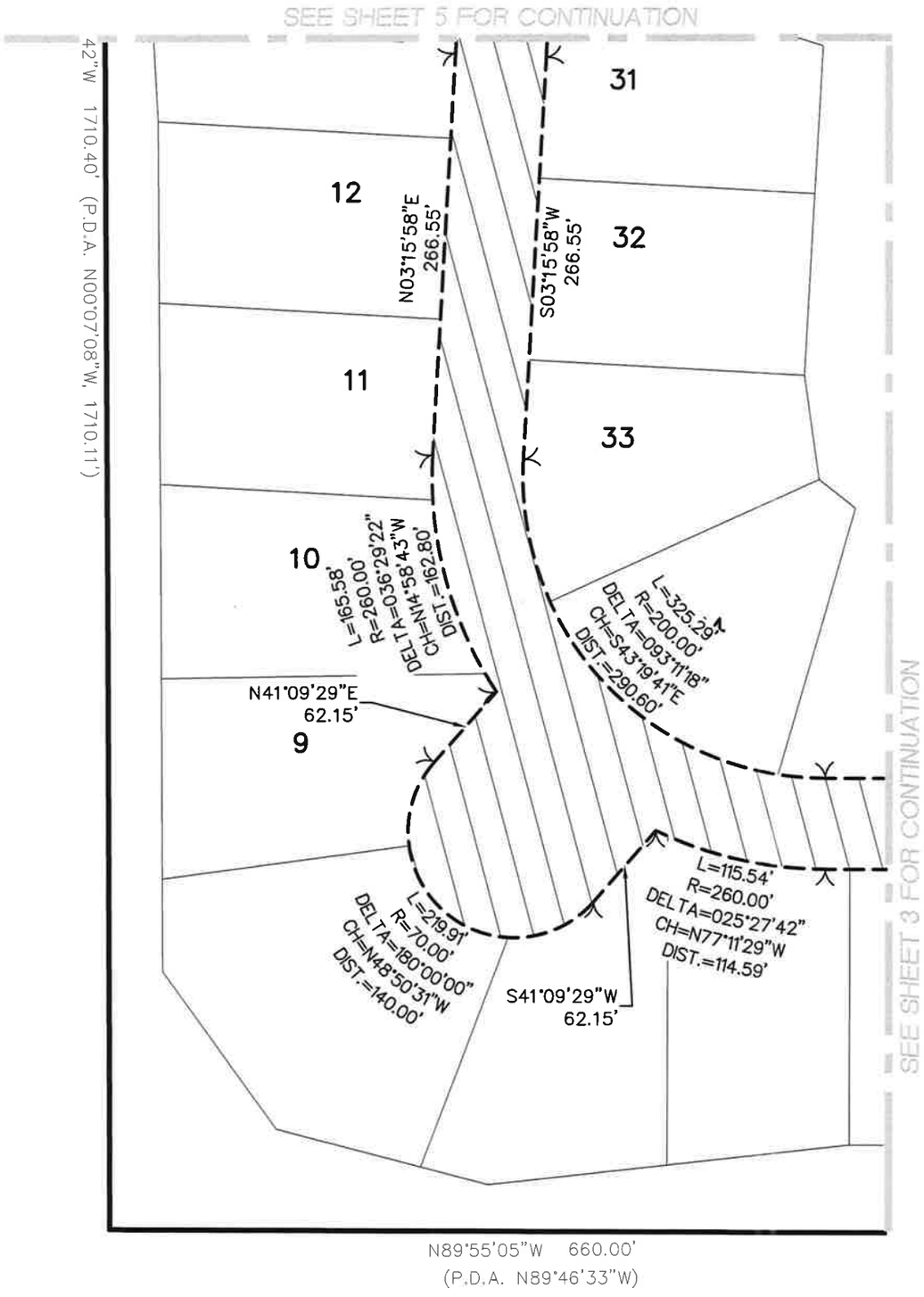
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	3 OF 6

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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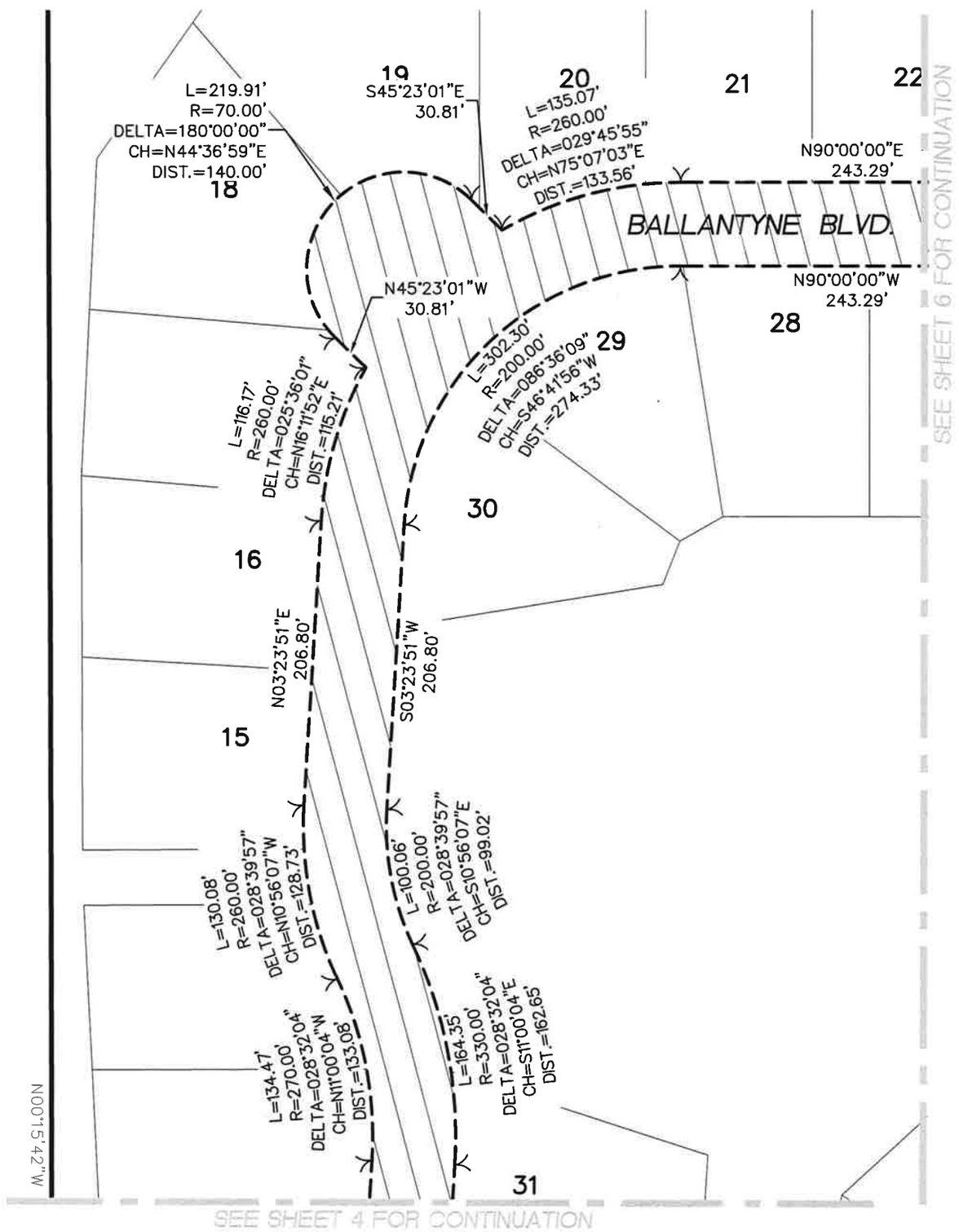
BALLANTYNE

SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	4 OF 6

P:\12-020 8 Mile &

EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 INCH = 100 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

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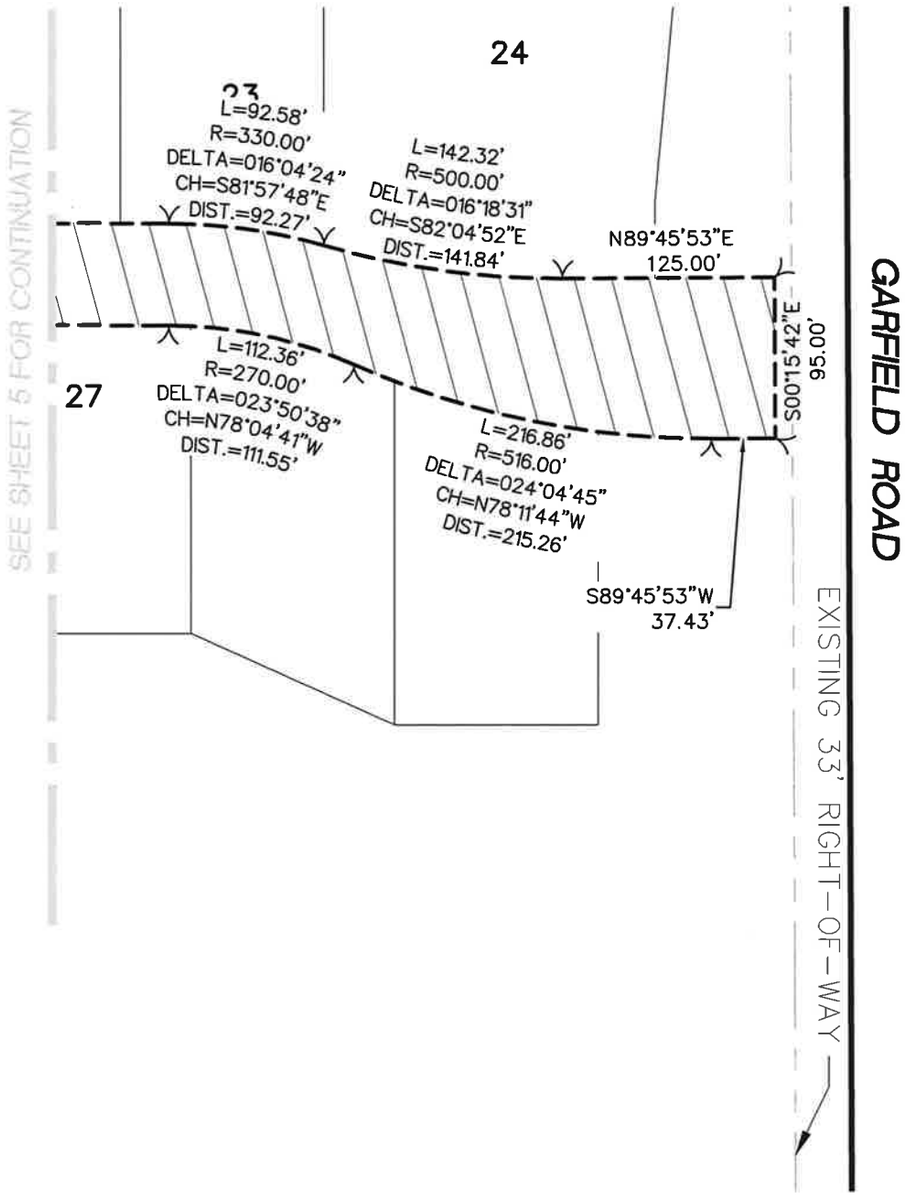
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	5 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	6 OF 6

P:\12-020 8 Mile &

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.36202021
JOB NO.: 12-020
DWG.: 12-020EASE-SAN.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

A Sanitary Sewer Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'06"W, 43.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'06"W, 397.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°15'41"E, 9.03 feet along the Westerly Line of said Subject Property Line; thence S89°53'52"E, 116.60 feet; thence N12°25'35"W, 218.98 feet; thence N15°06'54"E, 175.21 feet; thence N39°08'01"E, 170.04 feet; thence N00°11'42"W, 303.34 feet; thence N32°49'06"W, 113.75 feet; thence N68°35'33"W, 133.83 feet; thence N88°59'19"W, 211.04 feet; thence N80°23'20"W, 223.85 feet; thence N17°33'45"W, 231.94 feet; thence N02°54'13"E, 342.08 feet; thence N14°43'02"W, 197.56 feet; thence N03°04'44"E, 248.19 feet; thence N20°52'49"E, 181.78 feet; thence N65°22'44"E, 138.70 feet; thence N87°43'38"E, 297.44 feet; thence S82°06'15"E, 175.21 feet; thence S07°53'45"W, 20.00 feet; thence N82°06'15"W, 173.43 feet; thence S87°43'38"W, 291.71 feet; thence S65°22'44"W, 126.56 feet; thence S20°52'49"W, 170.47 feet; thence S03°04'44"W, 241.92 feet; thence S14°43'02"E, 197.53 feet; thence S02°54'13"W, 341.56 feet; thence S17°33'45"E, 216.11 feet; thence S80°23'20"E, 210.13 feet; thence S88°59'19"E, 203.99 feet; thence N18°23'36"E, 77.47 feet; thence N00°07'49"W, 197.03 feet; thence N25°14'10"E, 178.74 feet; thence S64°45'50"E, 20.00 feet; thence S25°14'10"W, 174.24 feet; thence S00°07'49"E, 195.79 feet; thence S18°23'36"W, 78.59 feet; thence S68°35'33"E, 132.60 feet; thence S32°49'06"E, 126.06 feet; thence S00°11'42"E, 316.34 feet; thence S39°08'01"W, 172.93 feet; thence S15°06'54"W, 166.05 feet; thence S12°25'35"E, 218.51 feet; thence S89°55'05'E, 250.49 feet; thence N14°27'29"E, 37.12 feet; thence S00°15'42"E, 44.95 feet, to the Northerly Right-Of- Way of Eight Mile Road and **a POINT OF BEGINNING**. All of the above containing 1.828 Acres.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

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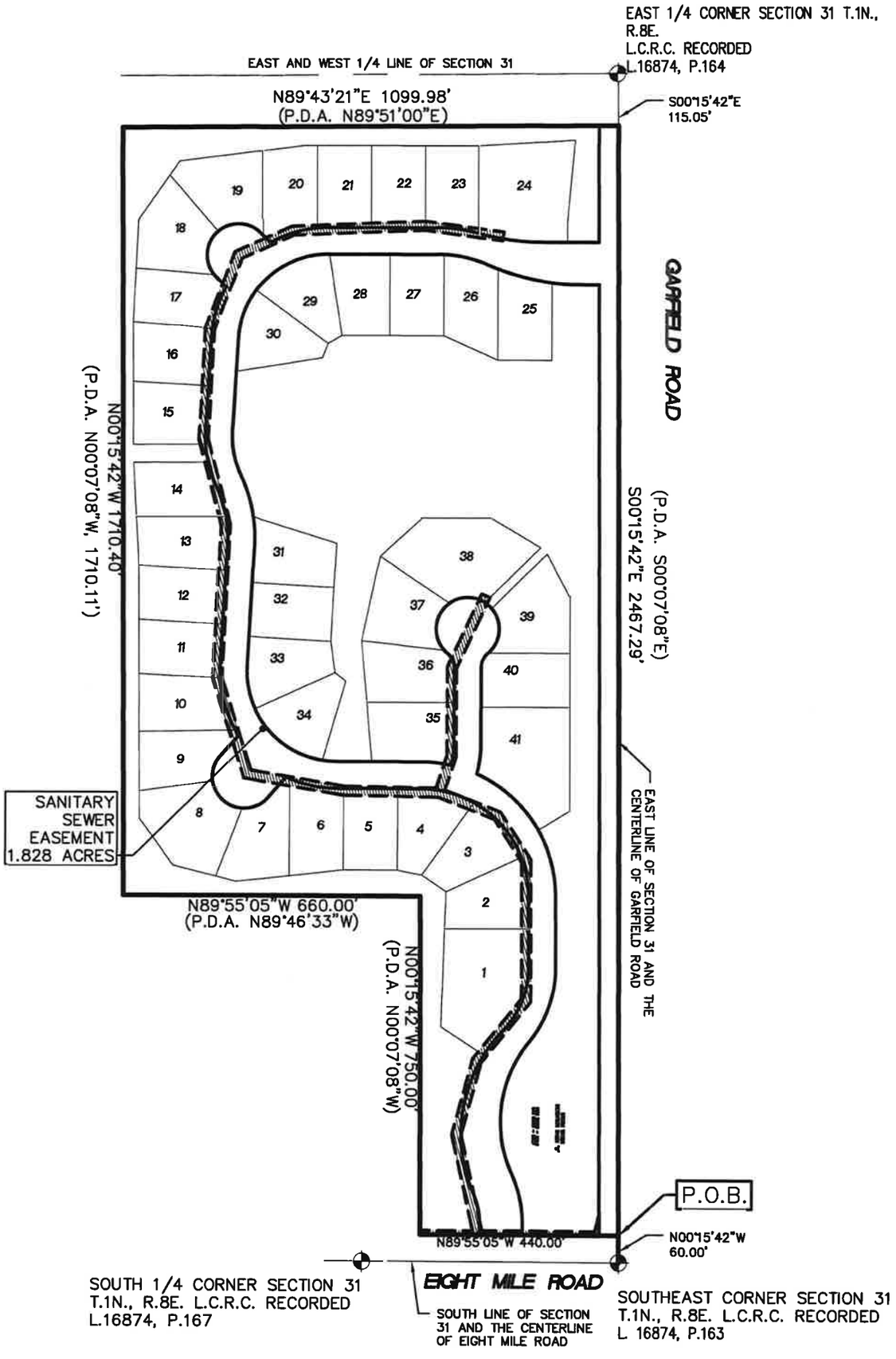
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3.2021
JOB NO.: 12-020
DWG.: 12-020EASE-SAN.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 1

EXHIBIT B



P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

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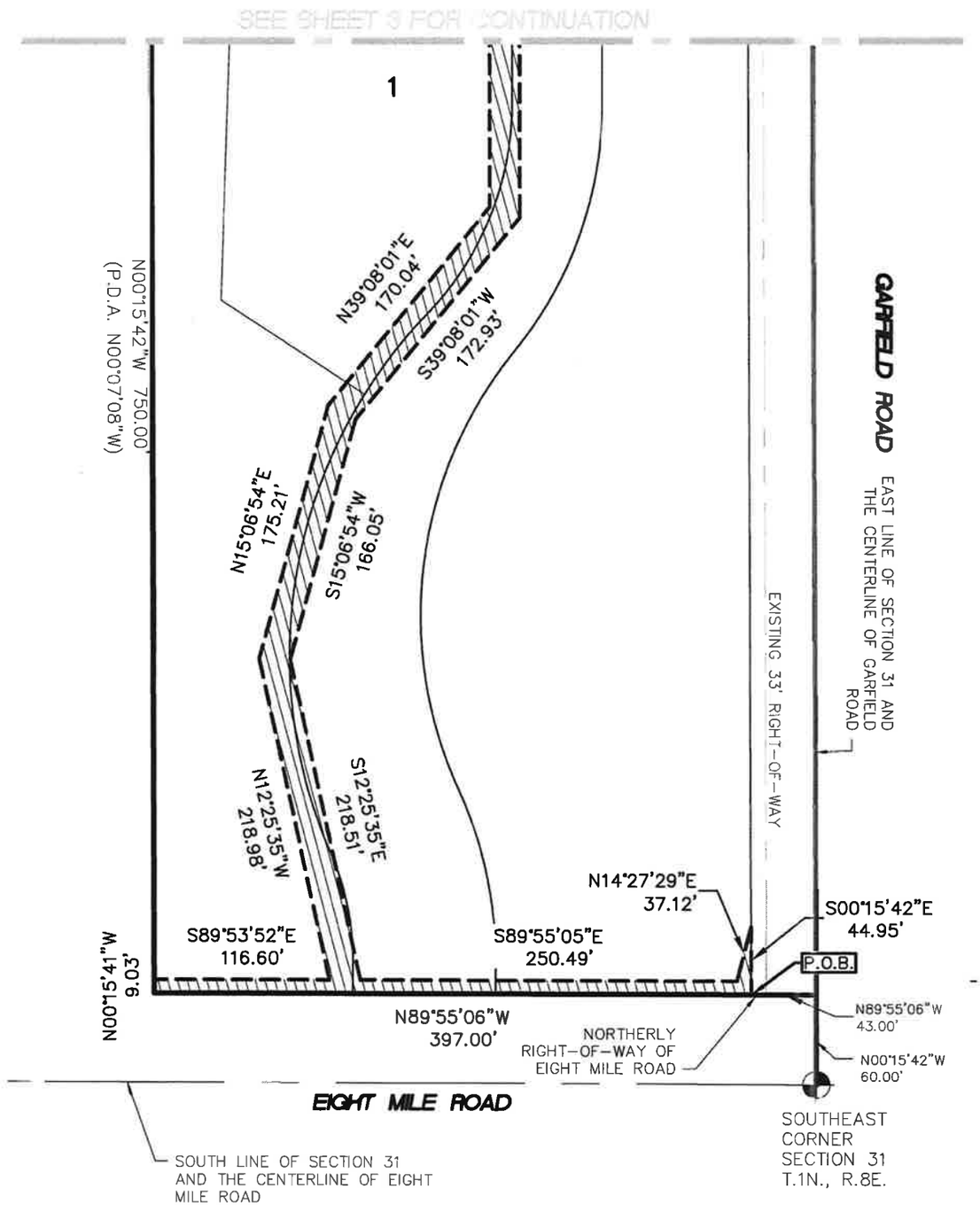
BALLANTYNE

SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-SAN.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	1 OF 6

EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 INCH = 300 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-SAN.dwg
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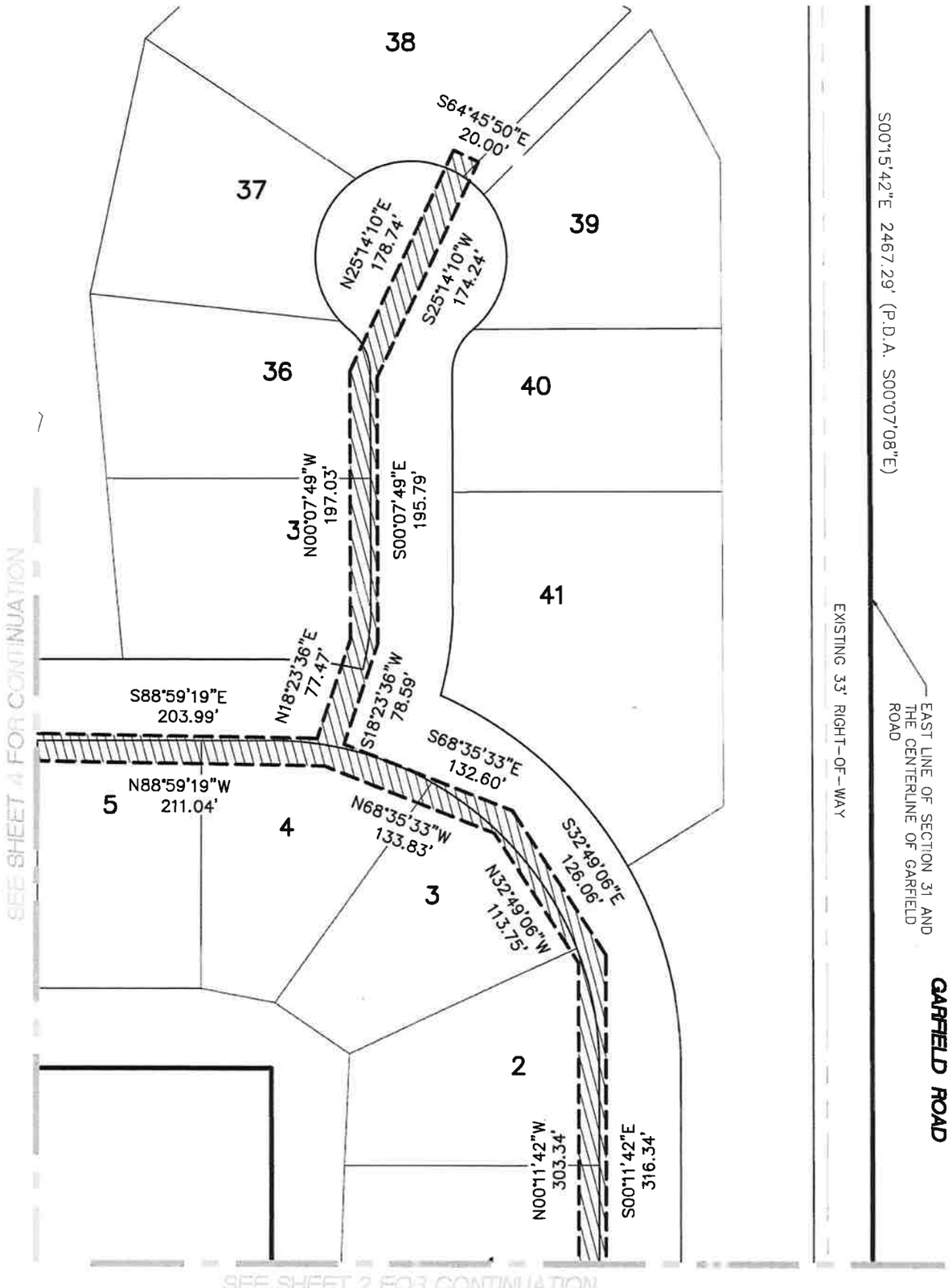
CHECK:	JE
SHEET:	2 OF 6

EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 INCH = 300 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
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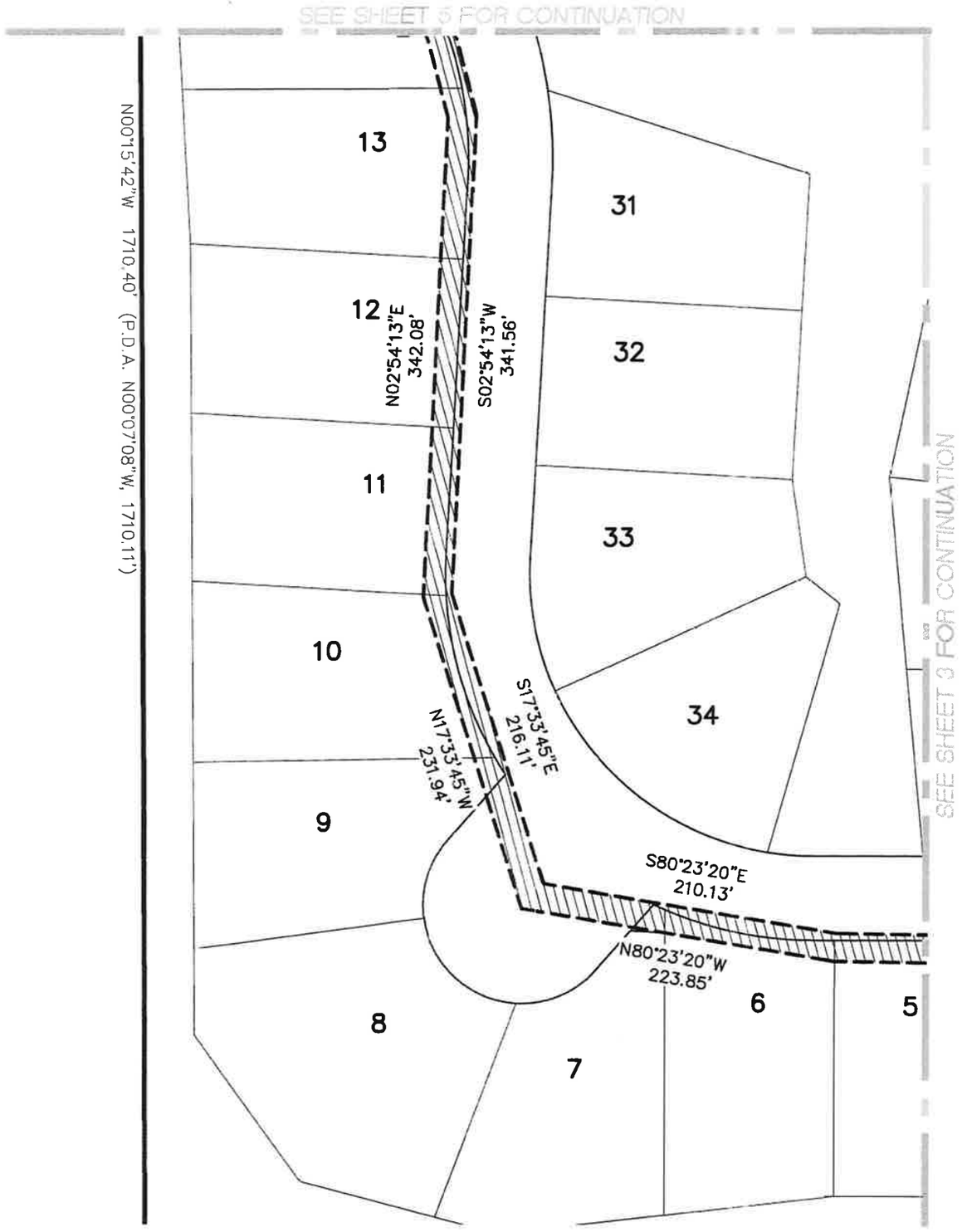
SHEET:	3 OF 6

EXHIBIT B



SANITARY SEWER EASEMENT
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GRAPHIC SCALE
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SCALE:	1" = 300'
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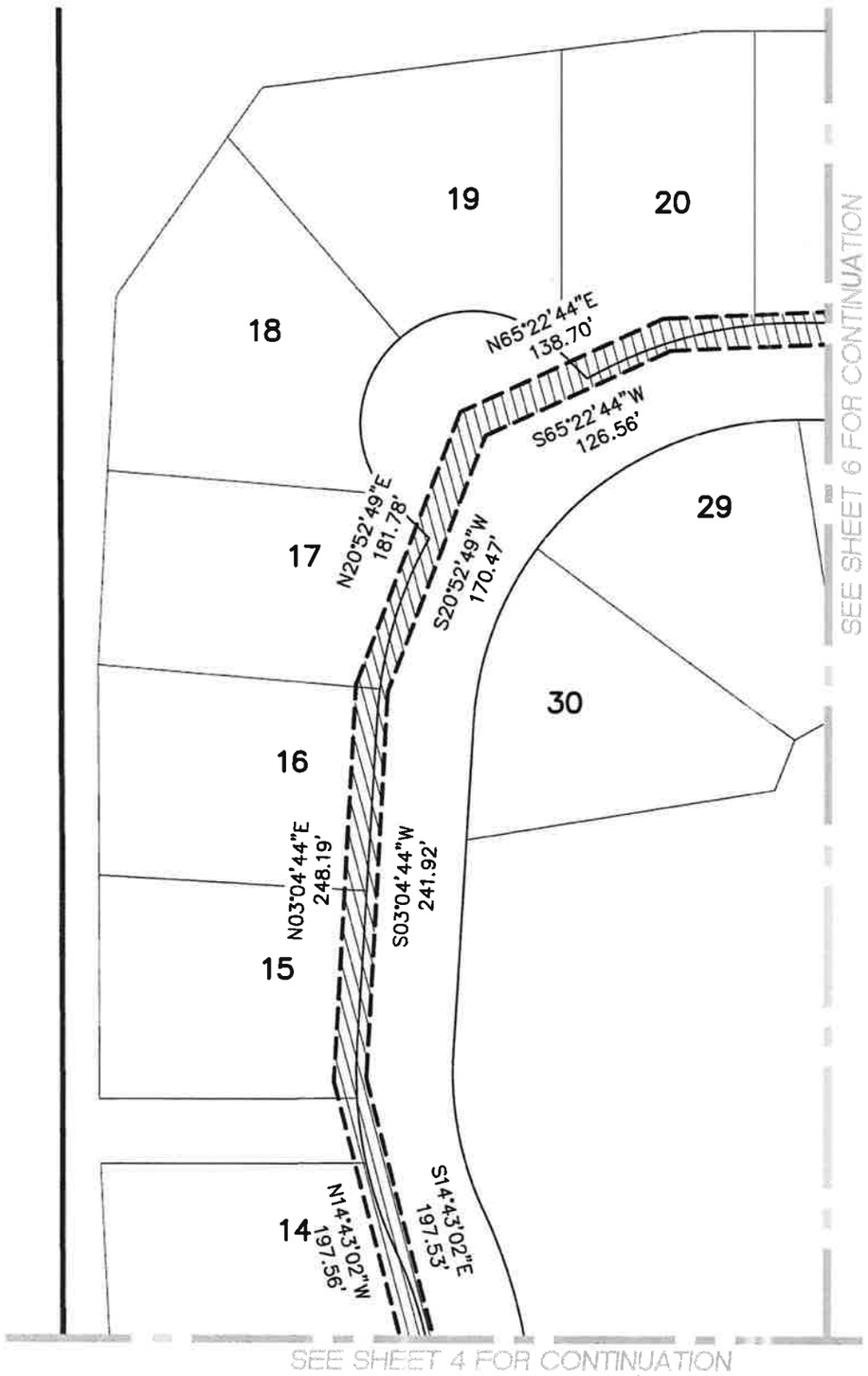
CHECK:	JE
SHEET:	4 OF 6

EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 INCH = 300 FEET

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SCALE:	1" = 300'
DATE:	6.3.2021
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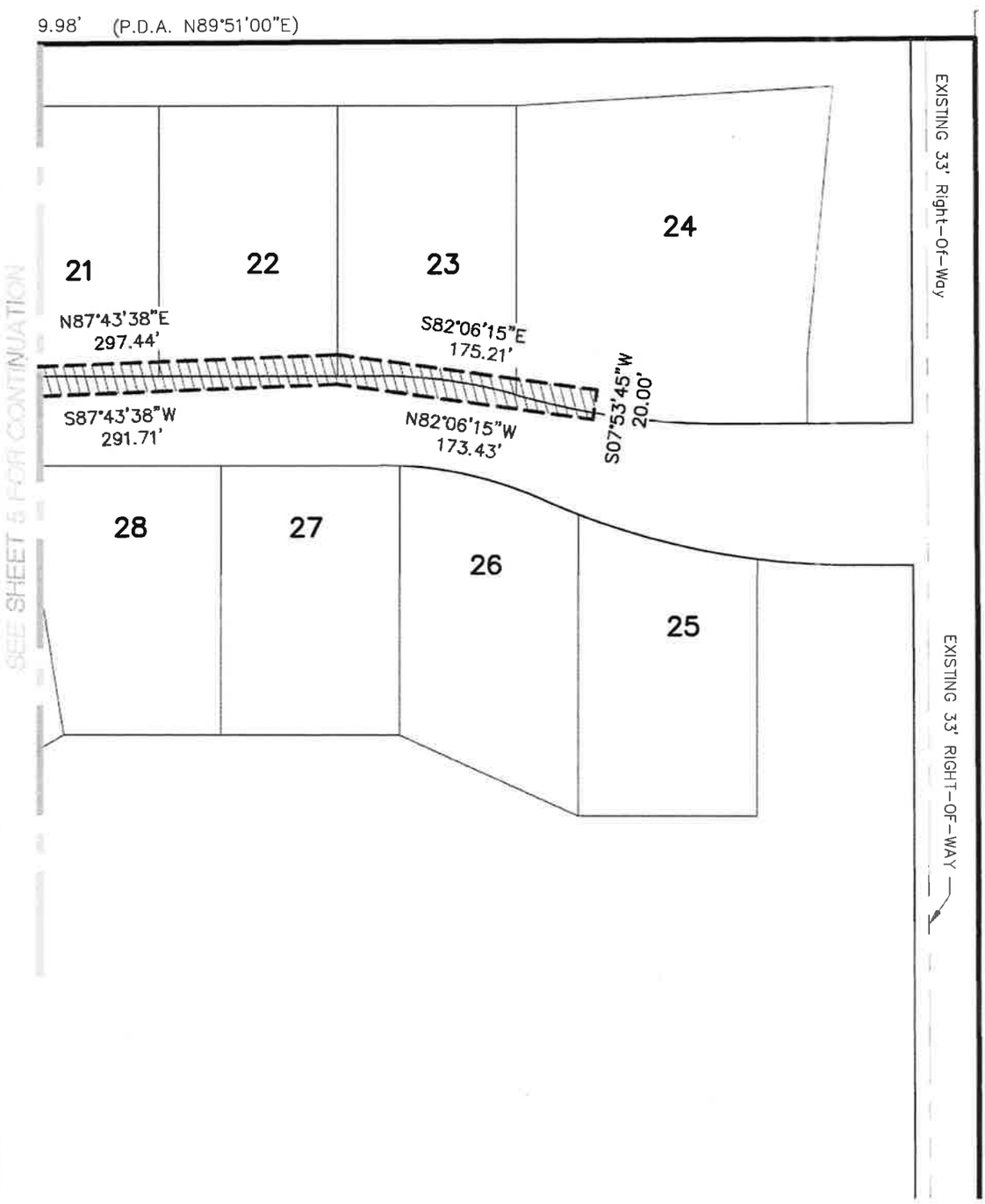
SHEET:	5 OF 6

P:\12-020 B Mile & Garfield\EASEMENTS\12-020EASE-SAN.dwg

EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 INCH = 300 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-SAN.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION
SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

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CONSULTING ENGINEERS
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PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	"NOT TO SCALE"
DATE:	7.22.2021
JOB NO.:	12-020
DWG.:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	1 OF 2

EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, **to THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

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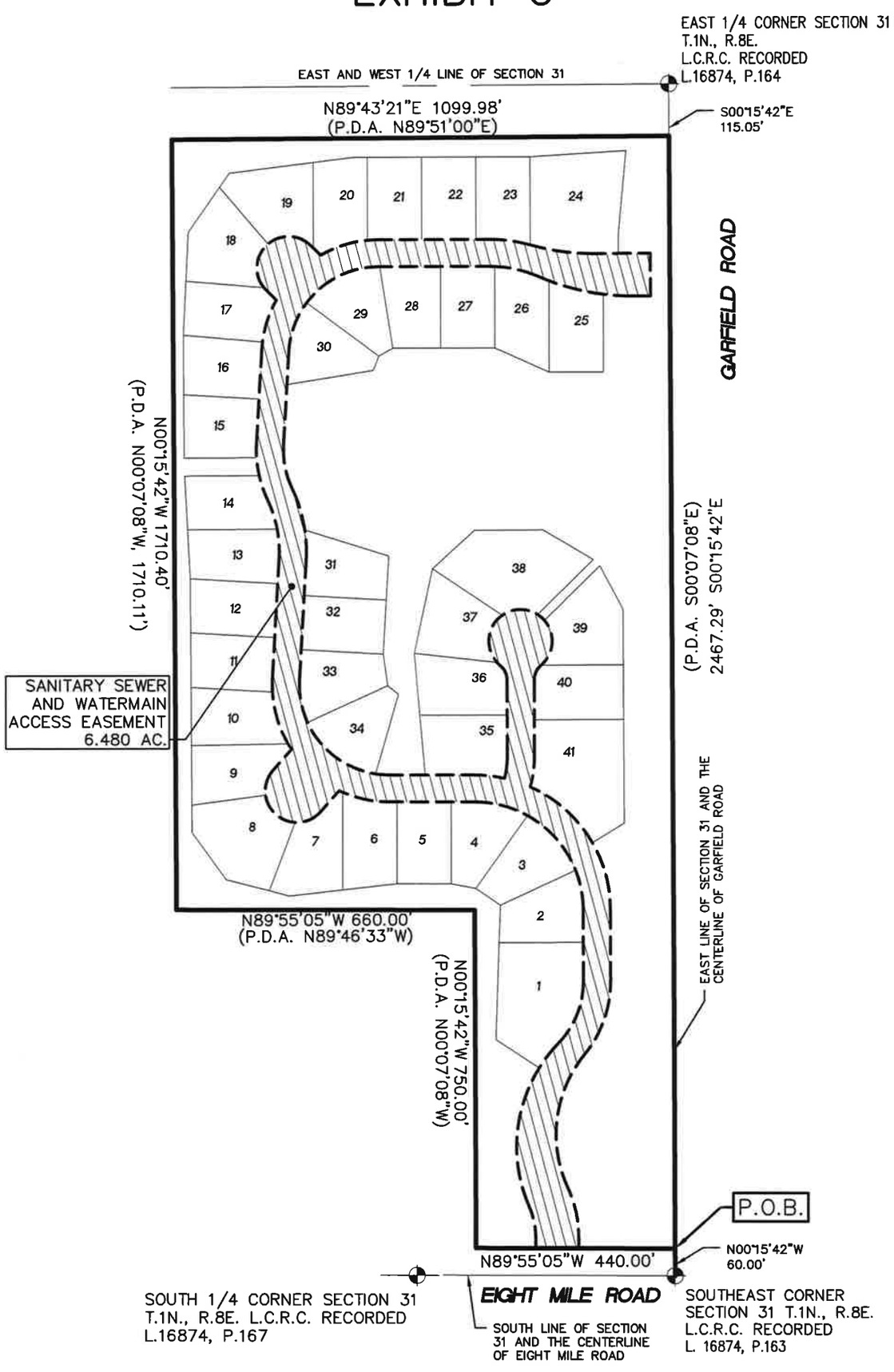
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 7.22.2021
JOB NO.: 12-020
DWG.: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 2 OF 2

EXHIBIT C



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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
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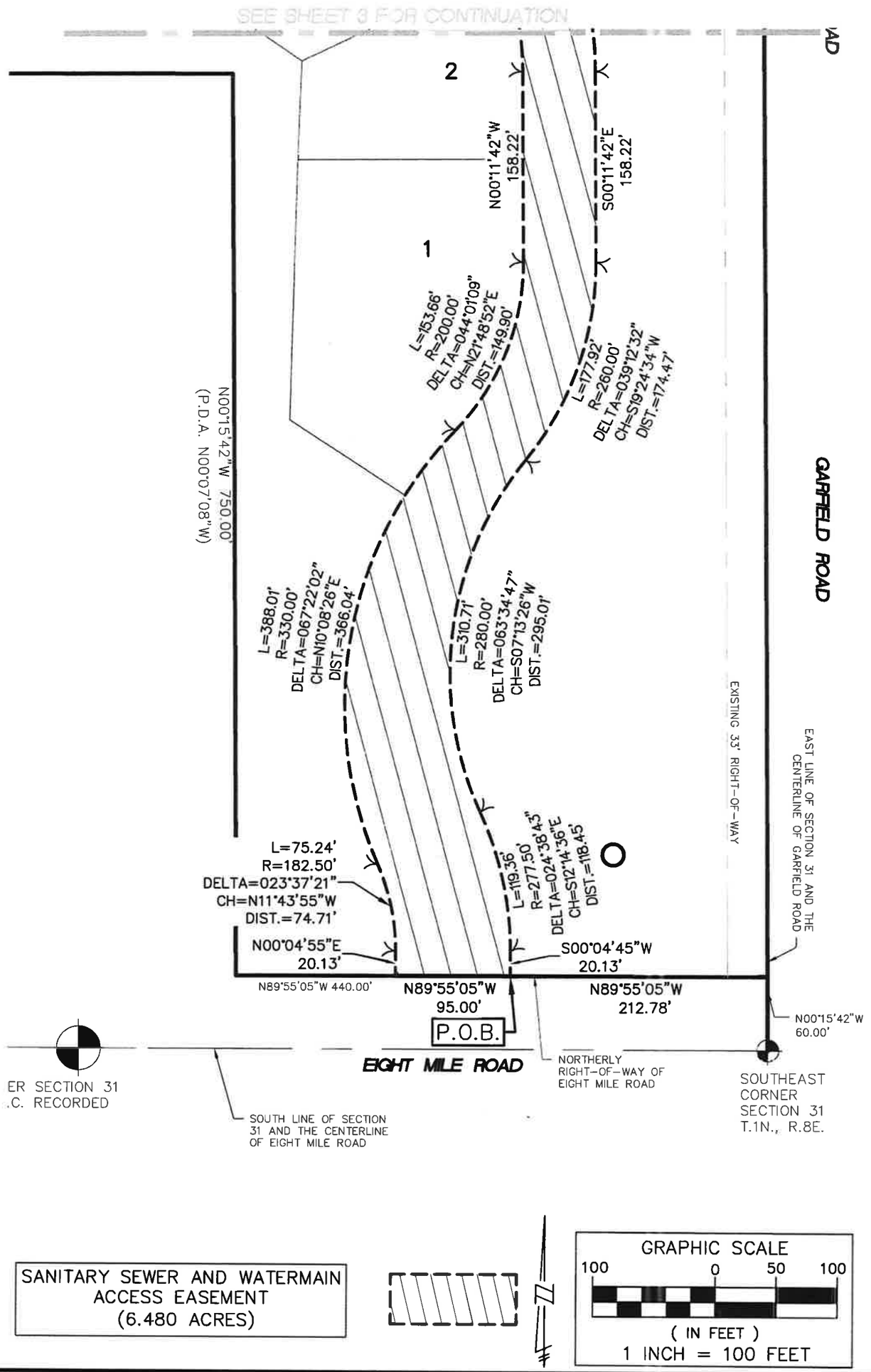
SHEET:	1 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
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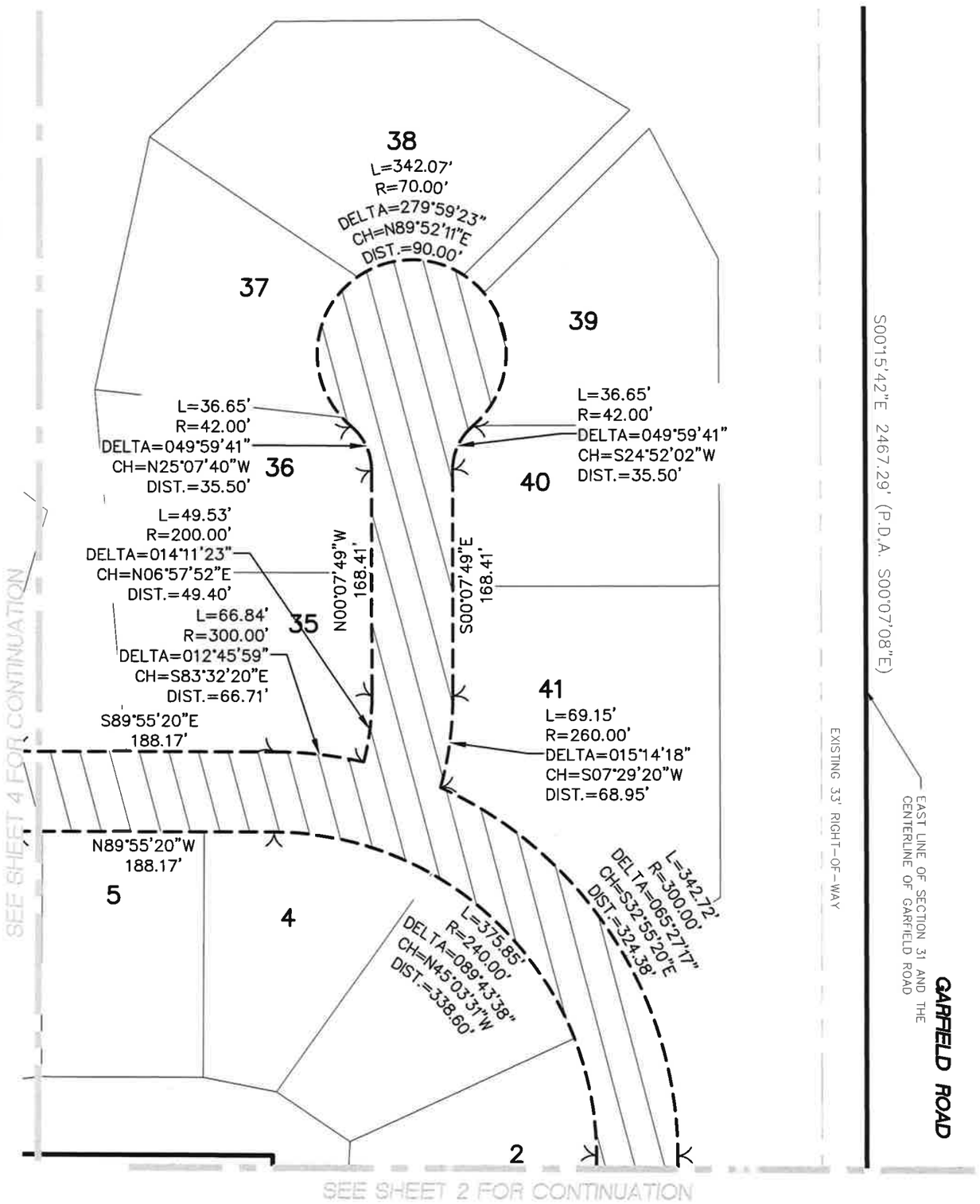
CHECK:	GN
SHEET:	2 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
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SHEET:	3 OF 6

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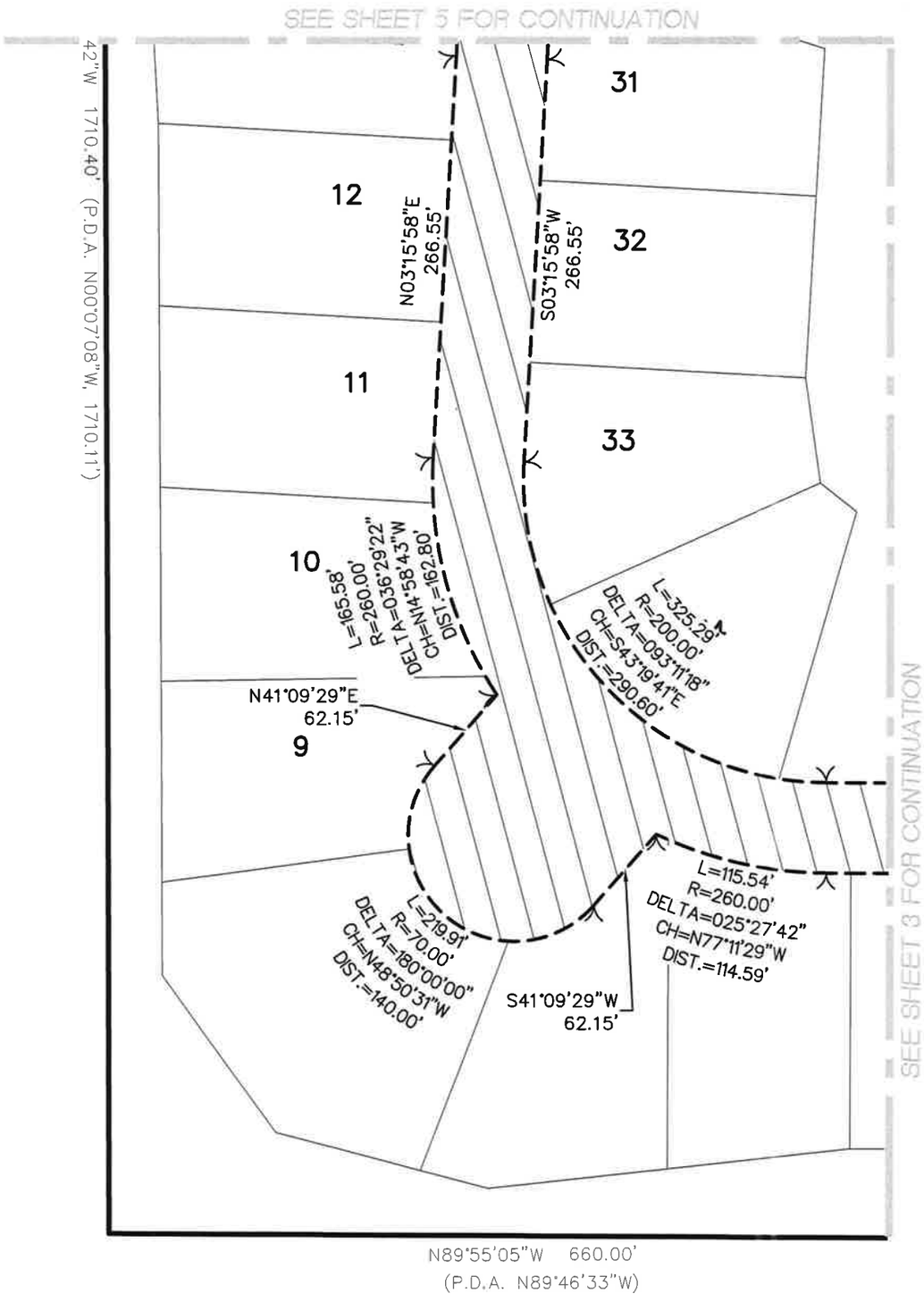
EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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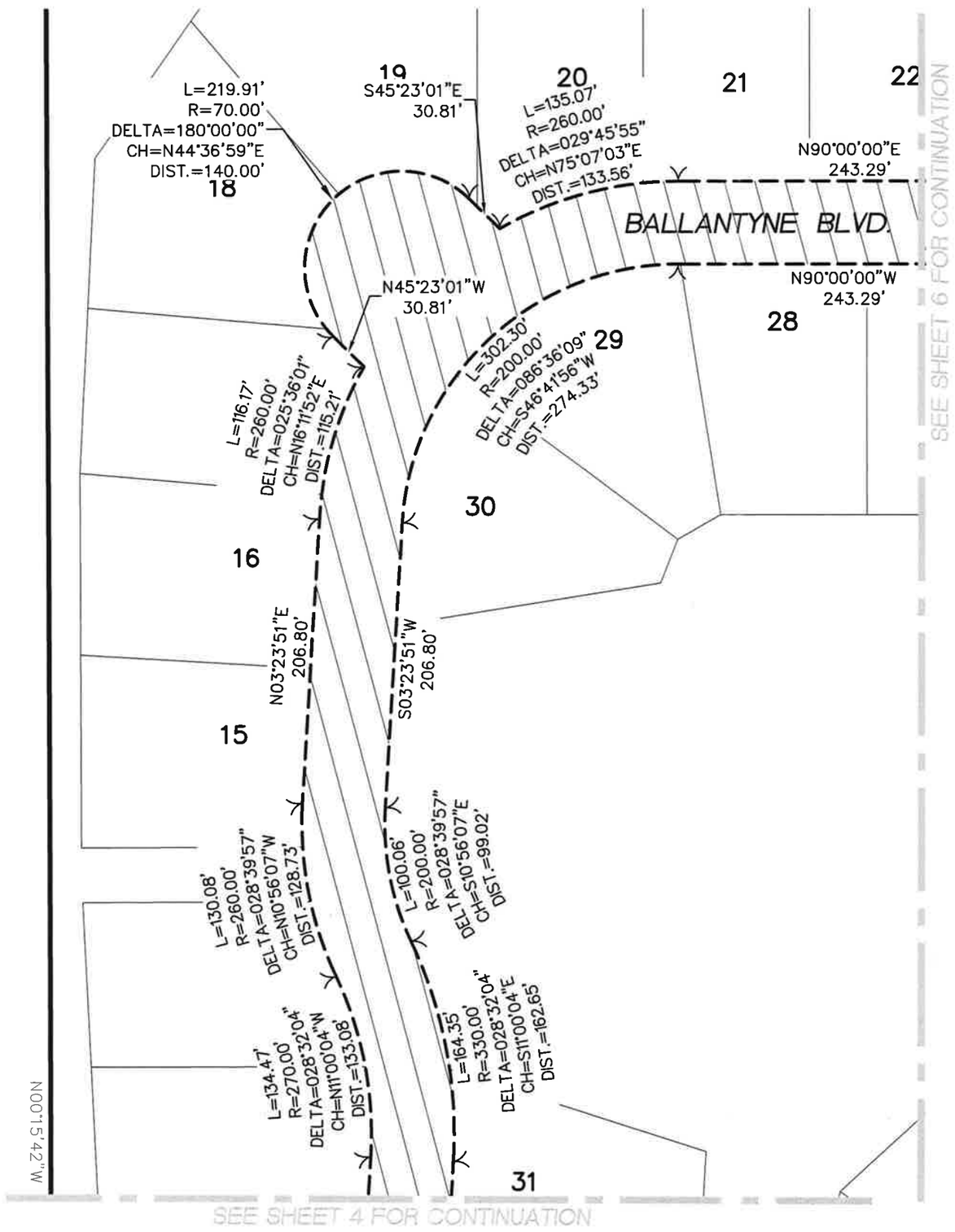
BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	4 OF 6

P:\12-020 8 Mile &

EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
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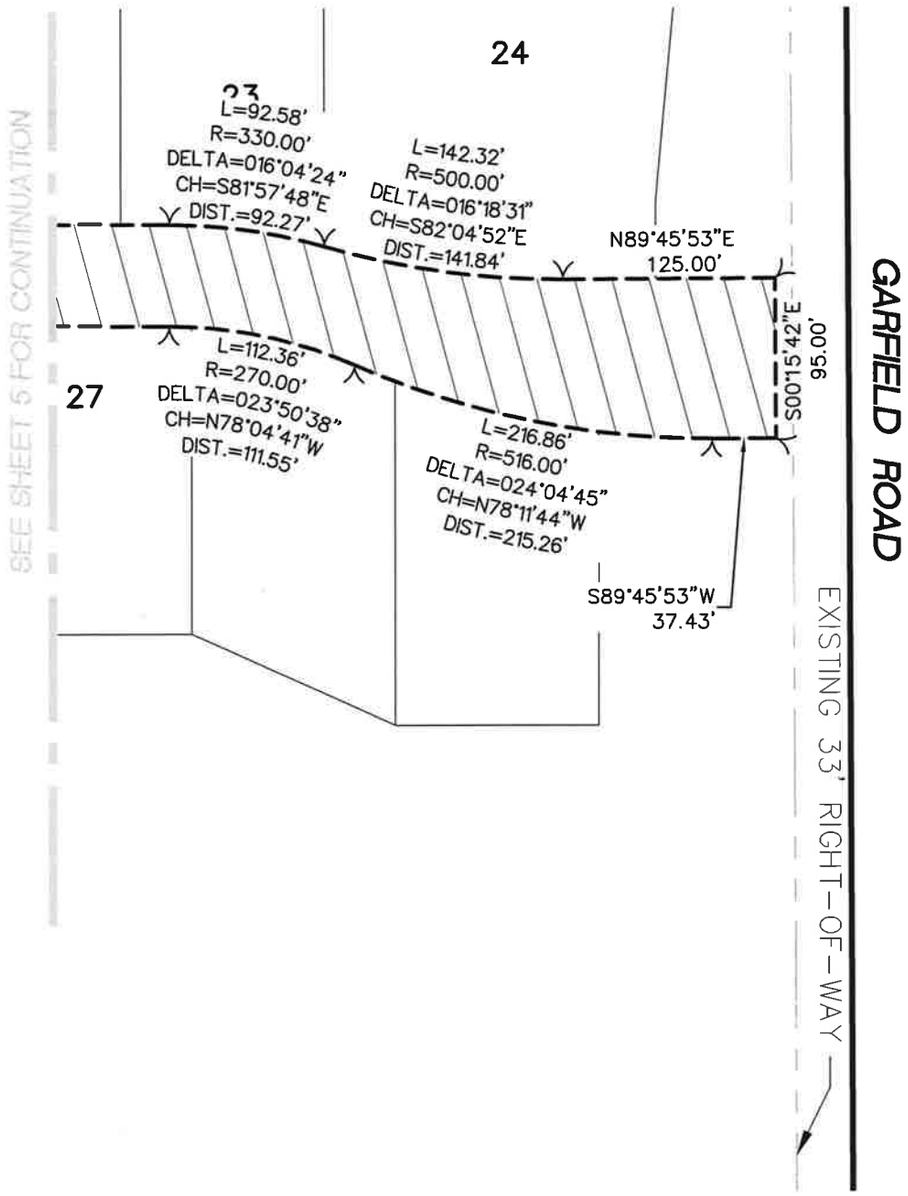
SHEET:	5 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	6 OF 6

P:\12-020 8 Mile &

SWORN STATEMENT

State of Michigan
County of Oakland

Date: July 31ST, 2022

Antonello Stante being duly sworn, deposes and says:
That Stante Excavating, Inc. is the (contractor) (subcontractor) for an improvement to the following described real property situated in Oakland County, Michigan, described as follows:

Ballantyne - Sanitary Sewer & Watermain, Novi, MI Job #22142,
(insert legal description of property)

That the following is a statement of each subcontractor and supplier and laborer, for which laborer the payment of wages or fringe benefits and withholdings is due but unpaid, with whom the(contractor)(subcontractor) has(contracted)(subcontracted) for performance under the contract with the owner or lessee thereof, and that the amounts due to the persons as of the date hereof are correctly and fully set forth opposite their names, as follows:

Names of subcontractor supplier or laborer	Type of Improvement furnished	Initial contract amount	Change orders or credits	Adjusted contract amount billed to date	Amount already paid	Amount currently owing
Calo & Sons	Trucking/Materials	As Billed		$ 82,855.58	$ 82,855.58	$ -0-
Caniff Electric Supply Co., Inc.	Materials	As Billed		$ 26,778.20	$ 26,778.20	$ -0-
EJ USA, Inc.	Materials	As Billed		$ 143,919.13	$ 143,919.13	$ -0-
Etna Supply	Materials	As Billed		$ 465,253.41	$ 465,253.41	$ -0-
Mack Industries, Inc.	Materials	As Billed		$ 167,457.76	$ 167,457.76	$ -0-

ALL LABOR, EQUIPMENT AND FRINGES THAT ARE DUE HAVE BEEN PAID IN FULL

That the contractor has not procured material from, or subcontracted with, any person other than those set forth above and owes no money for the improvement other than the sums set forth above.

Deponent further says that he or she makes the foregoing statement as the (contractor) (subcontractor) or as President of the (contractor) (subcontractor) for the purpose of representing to the owner or lessee of the above-described premises and his or her agents that the above-described property is free from claims of construction liens, or the possibility of construction liens, except as specifically set forth above and except for claims of construction liens by laborers which may be provided pursuant to section 109 of the construction lien act, Act No. 497 of the Public Acts of 1980, as amended, being section 570.1109 of the Michigan Compiled Laws.

WARNING TO OWNER: AN OWNER OR LESSEE OF THE ABOVE-DESCRIBED PROPERTY MAY NOT RELY ON THIS SWORN STATEMENT TO AVOID THE CLAIM OF A SUBCONTRACTOR, SUPPLIER, OR LABORER WHO HAS PROVIDED A NOTICE OF FURNISHING OR A LABORER WHO MAY PROVIDE A NOTICE OF FURNISHING PURSUANT TO SECTION 109 OF THE CONSTRUCTION LIEN ACT TO THE DESIGNEE OR TO THE OWNER OR LESSEE IF THE DESIGNEE IS NOT NAMED OR HAS DIED.

Deponent

WARNING TO DEPONENT: A PERSON, WHO WITH INTENT TO DEFRAUD, GIVES A FALSE SWORN STATEMENT IS SUBJECT TO CRIMINAL PENALTIES AS PROVIDED IN SECTION 110 OF THE CONSTRUCTION LIEN ACT, ACT NO. 497 OF THE PUBLIC ACTS OF 1980, AS AMENDED, BEING SECTION 570.2220 OF THE MICHIGAN COMPILED LAWS.

Subscribed and sworn to before me this 31st day of July, 2022.

KATHLEEN HAPIUK
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 18, 2028
ACTING IN COUNTY OF OAKLAND

Kathleen Hapiuk Notary Public,
Oakland County, Michigan.
Acting in the County of Oakland

My commission expires: April 18, 2028.

FULL UNCONDITIONAL WAIVER

J#22142

My/our contract with **PULTE HOMES OF MICHIGAN** to provide
(other contracting party)
site work - sewer and watermain installation

for the improvement of the property described as:

Ballantyne

Novi, MI

having been fully paid and satisfied, all my/our construction lien rights against such property are hereby waived and released.

STANTE EXCAVATING CO., INC.

By: _____

(signature of lien claimant)

Address: 47955 Anna Court

Wixom, MI 48393

Telephone: (248)380-9922
Fax (248) 380-9952
E-Mail steve@stante-exc.com

Signed on: 08/10/2022
(date)

DO NOT SIGN BLANK OR INCOMPLETE FORMS. RETAIN A COPY.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company whose address is 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083 conveys and warrants to City of Novi, a Michigan Municipal Corporation, whose address is 45175 West Ten Mile Road, Novi, Michigan 48375, the following described premises situated in the City of Novi for right-of-way purposes, County of Oakland, State of Michigan, to wit:

See attached Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and no/100---------- Dollars ($1.00).

THE PROPERTY CONVEYED BY THIS DEED MAY BE LOCATED WITHIN THE VICINITY OF FARM LAND OR A FARM OPERATION. GENERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES WHICH MAY GENERATE NOISE, DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS MAY BE USED AND ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT.

Dated this _____ day of _____, 20____.

Signed by:
PULTE HOMES OF MICHIGAN LLC, a
Michigan limited liability company

By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) SS
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 21st day of June, 2022, by Paul Schyck, the Division Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company

Embossed Hereon Is My
Oakland County, Michigan Notary Public Seal
My Commission Expires March 05, 2026
AMANDA JEAN VANDERPOOL

Notary Public Amanda Jean Vanderpool
Oakland County, Michigan
My Commission Expires: March 5, 2026

When Recorded Return to:	Send Subsequent Tax Bills to:	Drafted by:
Cortney Hanson, Clerk City of Novi 45175 Ten Mile Road Novi, MI 48375-3024	City of Novi 45175 West Ten Mile Road Novi, Michigan 48375	Elizabeth M. Kudla 27555 Executive Drive, Suite 250 Farmington Hills, Michigan 48331

Part of Tax Parcel No. 21-31-400-007

Job No. _____ Recording Fee_____ Transfer Tax _____

EXHIBIT A

Job No. 12-020
"BALLATYNE"

RIGHT-OF-WAY DEDICATION – GARFIELD ROAD
LEGAL DESCRIPTION

A Right-of-Way Dedication of Garfield Road, being a part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and centerline of Garfield Road, to the POINT OF BEGINNING; thence North 89°55'05" West, 43.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and centerline of Eight Mile Road; thence North 00°15'42" West, 2467.02 feet; thence North 89°43'21" East, 43.00 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and centerline of said Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East, along the East line of said Section 31 and centerline of said Garfield, to the Point of Beginning. All of the above containing 2.435 Acres.

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020ROW-GARFIELD.dwg

LEGAL DESCRIPTION – R.O.W. DEDICATION

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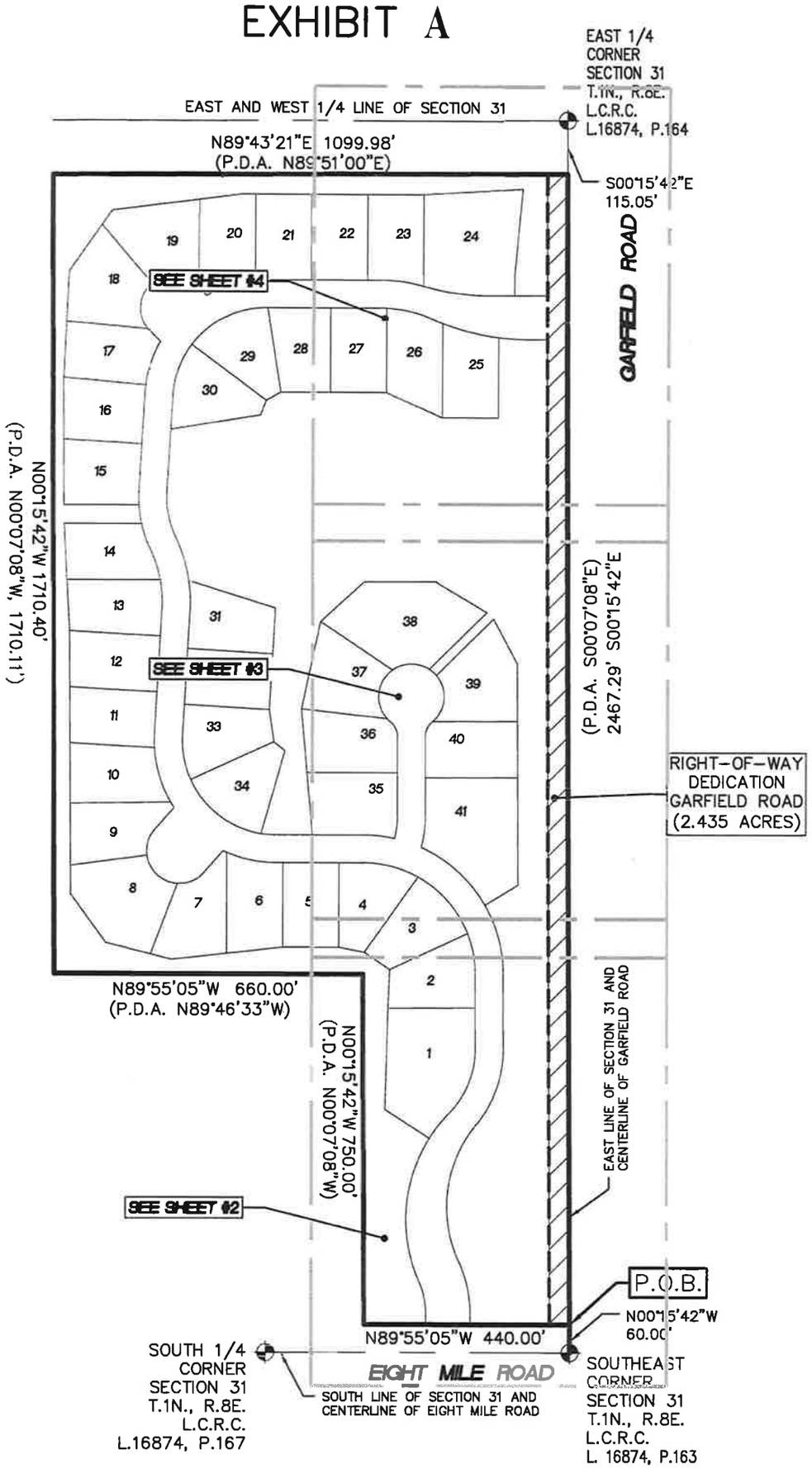
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: NOT TO SALE
DATE: 7/27/2021
JOB NO.: 12-020
DWG.:12-020ROW-GARFIELD.dwg
DRAWN BY: DFR
CHECK: JE
SHEET: 1 OF 1

EXHIBIT A



RIGHT-OF-WAY DEDICATION
GARFIELD ROAD
(2.435 ACRES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 INCH = 300 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020ROW-GARFIELD.dwg

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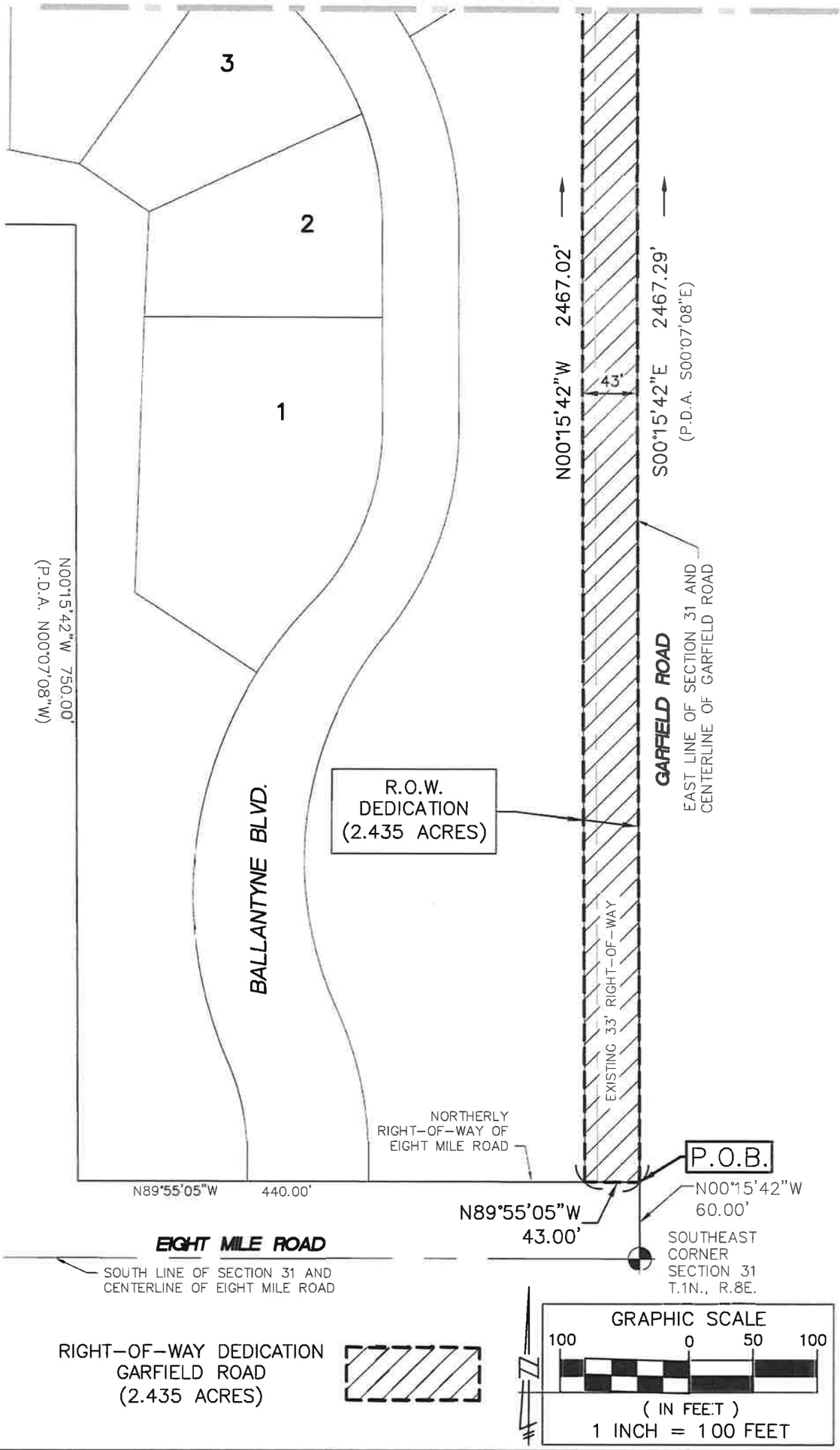
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7/27/2021
JOB NO.:	12-020
DWG:	12-020ROW-GARFIELD.dwg
DRAWN BY:	DFR
CHECK:	JE
SHEET:	1 OF 4

EXHIBIT A

SEE SHEET 3 FOR CONTINUATION



RIGHT-OF-WAY DEDICATION
GARFIELD ROAD
(2.435 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020ROW-GARFIELD.dwg

SEIBER, KEAST ENGINEERING, L.L.C.
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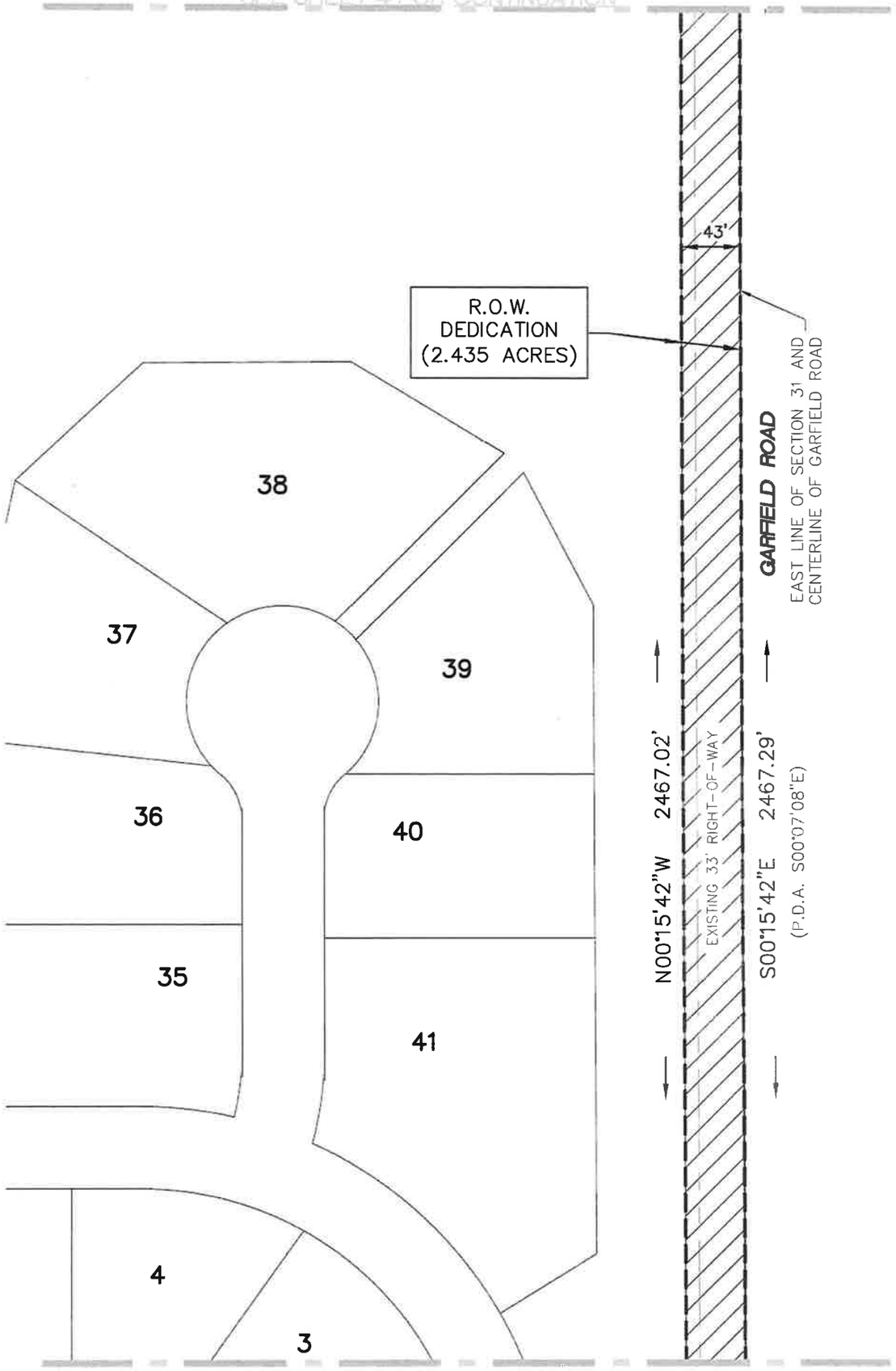
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7/27/2021
JOB NO.:	12-020
DWG:	12-020ROW-GARFIELD.dwg
DRAWN BY:	DFR
CHECK:	JE
SHEET:	2 OF 4

EXHIBIT A

SEE SHEET 4 FOR CONTINUATION



SEE SHEET 2 FOR CONTINUATION

RIGHT-OF-WAY DEDICATION
GARFIELD ROAD
(2.435 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
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RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
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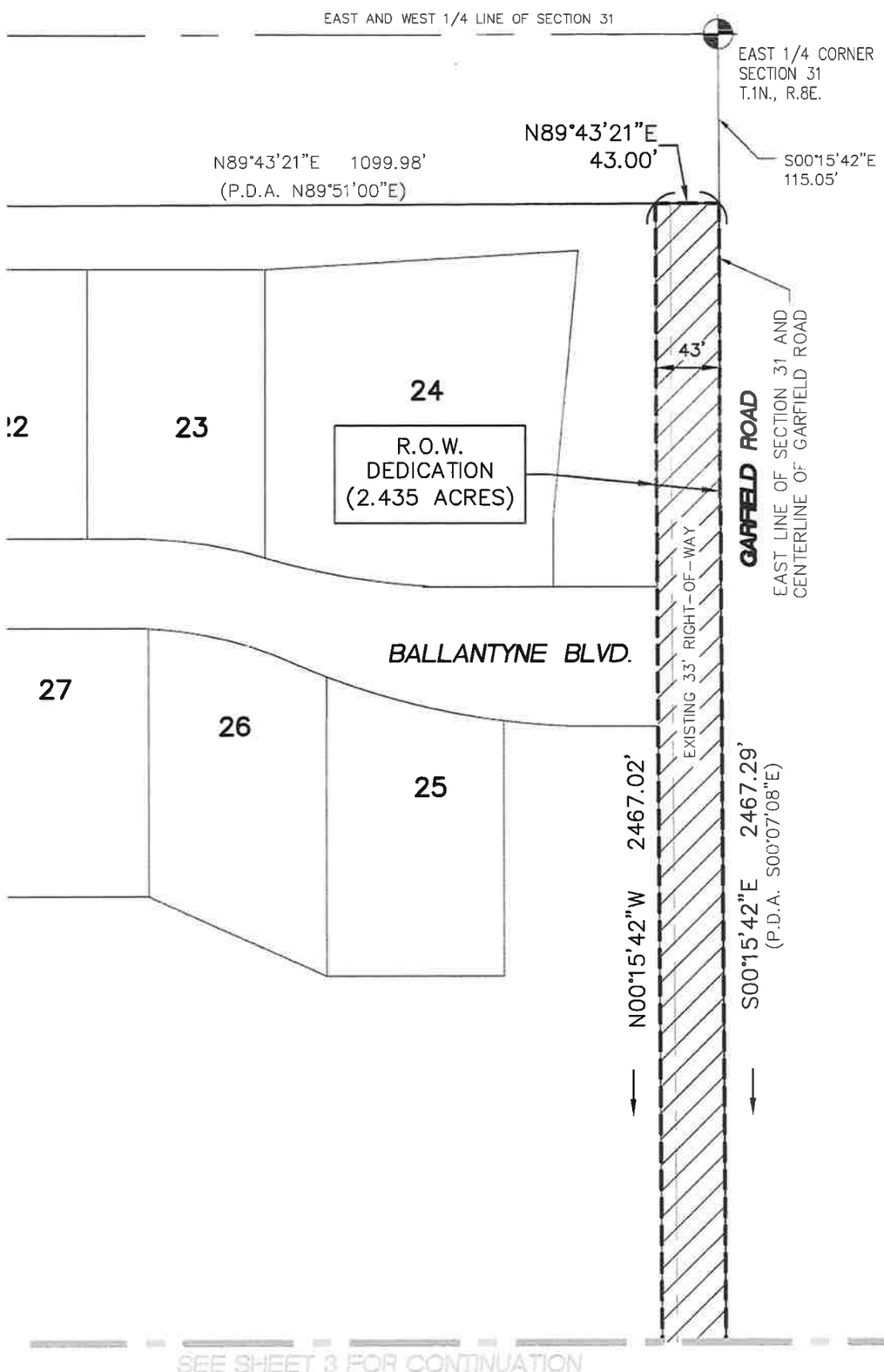
DRAWN BY:	DFR
CHECK:	JE
SHEET:	3 OF 4

EXHIBIT A



RIGHT-OF-WAY DEDICATION
GARFIELD ROAD
(2.435 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020ROW-GARFIELD.dwg

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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7/27/2021
JOB NO.:	12-020
DWG:	12-020ROW-GARFIELD.dwg
DRAWN BY:	DFR
CHECK:	JE
SHEET:	4 OF 4

SANITARY SEWER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Road, Building D, Suite 320, Troy, MI 48083, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[*See attached and incorporated Exhibit A*]

Tax Identification Number: 22-31-400-007

for and in consideration of One ($1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a nonexclusive perpetual easement for sanitary sewer, over, upon, across, in, through, and under the following described real property, to-wit:

[*See attached and incorporated Exhibit B*]

and to enter upon sufficient land adjacent to said sanitary sewer easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain the sanitary sewer lines, and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the sanitary sewer in the easement areas shown on the attached and incorporated Exhibit B.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor has affixed _____ signature this day of _____, 20___.

GRANTOR:

PULTE HOMES OF MICHIGAN LLC. a
Michigan limited liability company

By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this 21st day of June, 2022, before me, personally appeared the above named Paul Schyck, the Division Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

Embossed Hereon Is My
Oakland County, Michigan Notary Public Seal
My Commission Expires March 05, 2026
AMANDA JEAN VANDERPOOL

Notary Public Amanda Jean Vanderpool
Oakland County, MI
My commission expires March 5, 2026

THIS INSTRUMENT DRAFTED BY:

Elizabeth K. Saarela, Esquire
JOHNSON ROSATI SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
AND WHEN RECORDED RETURN TO:

Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.36202021
JOB NO.: 12-020
DWG.: 12-020EASE-SAN.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 1

EXHIBIT B

LEGAL DESCRIPTION
SANITARY SEWER EASEMENT

A Sanitary Sewer Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'06"W, 43.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'06"W, 397.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°15'41"E, 9.03 feet along the Westerly Line of said Subject Property Line; thence S89°53'52"E, 116.60 feet; thence N12°25'35"W, 218.98 feet; thence N15°06'54"E, 175.21 feet; thence N39°08'01"E, 170.04 feet; thence N00°11'42"W, 303.34 feet; thence N32°49'06"W, 113.75 feet; thence N68°35'33"W, 133.83 feet; thence N88°59'19"W, 211.04 feet; thence N80°23'20"W, 223.85 feet; thence N17°33'45"W, 231.94 feet; thence N02°54'13"E, 342.08 feet; thence N14°43'02"W, 197.56 feet; thence N03°04'44"E, 248.19 feet; thence N20°52'49"E, 181.78 feet; thence N65°22'44"E, 138.70 feet; thence N87°43'38"E, 297.44 feet; thence S82°06'15"E, 175.21 feet; thence S07°53'45"W, 20.00 feet; thence N82°06'15"W, 173.43 feet; thence S87°43'38"W, 291.71 feet; thence S65°22'44"W, 126.56 feet; thence S20°52'49"W, 170.47 feet; thence S03°04'44"W, 241.92 feet; thence S14°43'02"E, 197.53 feet; thence S02°54'13"W, 341.56 feet; thence S17°33'45"E, 216.11 feet; thence S80°23'20"E, 210.13 feet; thence S88°59'19"E, 203.99 feet; thence N18°23'36"E, 77.47 feet; thence N00°07'49"W, 197.03 feet; thence N25°14'10"E, 178.74 feet; thence S64°45'50"E, 20.00 feet; thence S25°14'10"W, 174.24 feet; thence S00°07'49"E, 195.79 feet; thence S18°23'36"W, 78.59 feet; thence S68°35'33"E, 132.60 feet; thence S32°49'06"E, 126.06 feet; thence S00°11'42"E, 316.34 feet; thence S39°08'01"W, 172.93 feet; thence S15°06'54"W, 166.05 feet; thence S12°25'35"E, 218.51 feet; thence S89°55'05'E, 250.49 feet; thence N14°27'29"E, 37.12 feet; thence S00°15'42"E, 44.95 feet, to the Northerly Right-Of- Way of Eight Mile Road and **a POINT OF BEGINNING**. All of the above containing 1.828 Acres.

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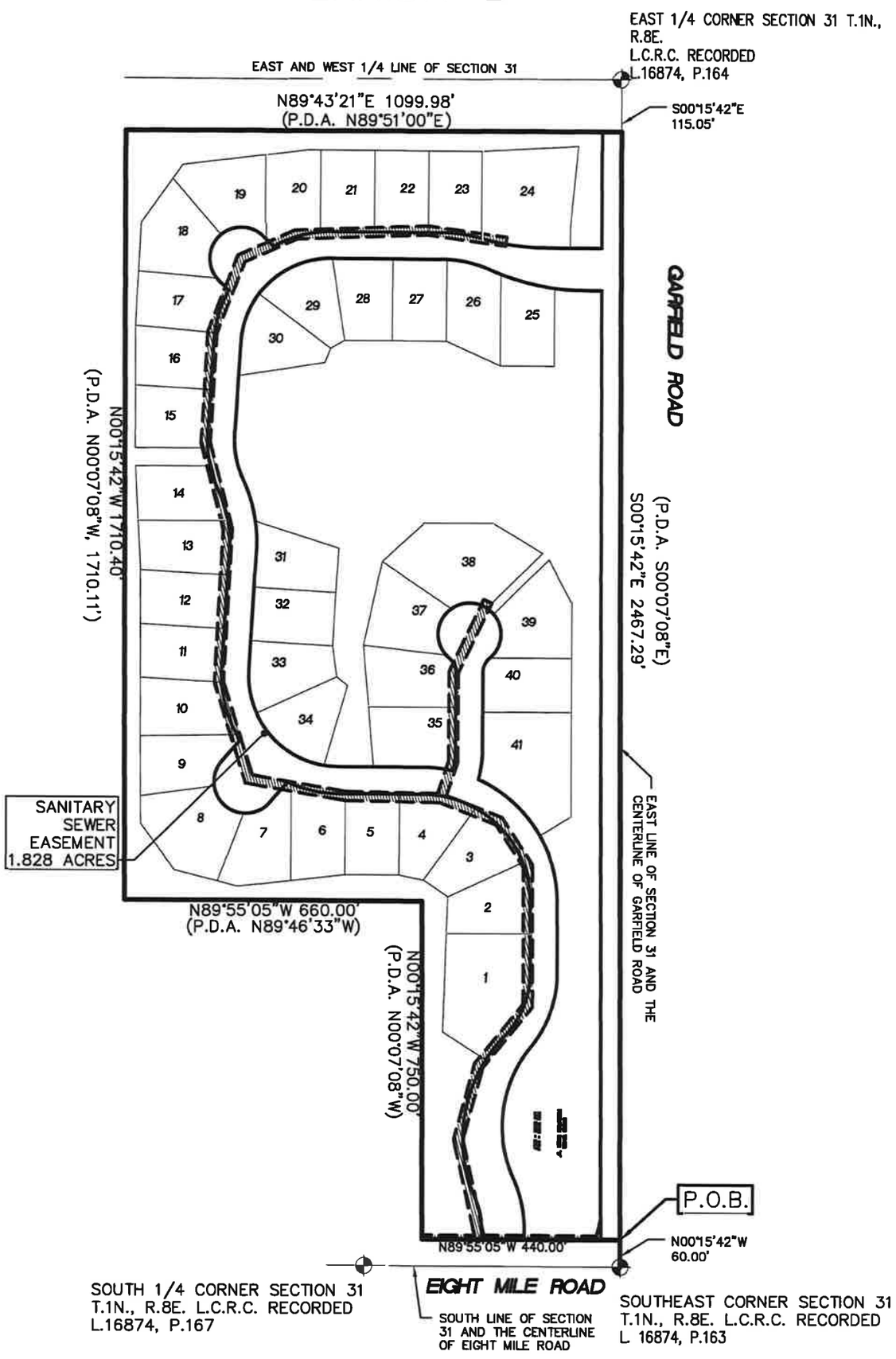
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3.2021
JOB NO.: 12-020
DWG.: 12-020EASE-SAN.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 1

EXHIBIT B



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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-SAN.dwg
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CHECK:	JE
SHEET:	1 OF 6

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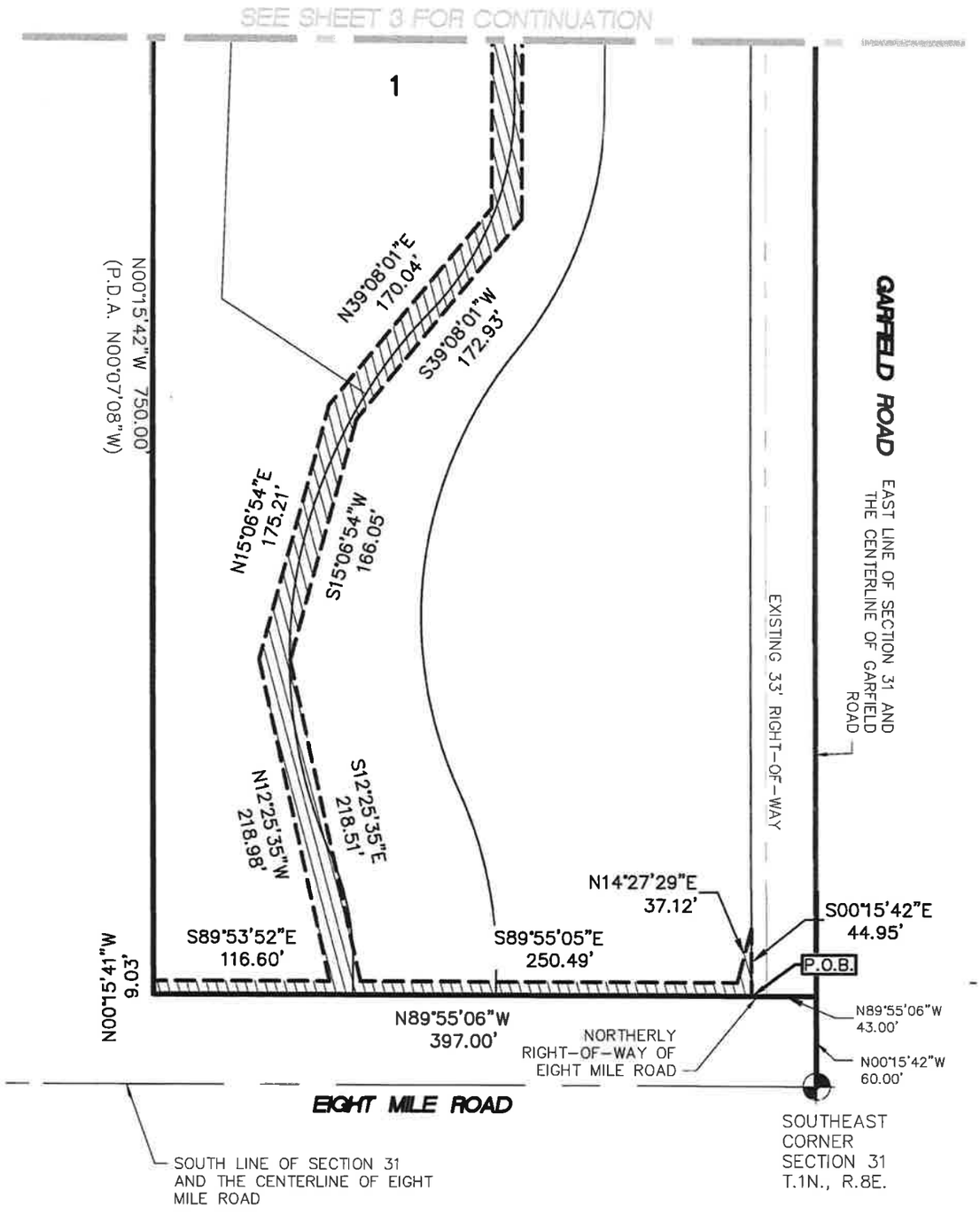
EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
300 0 150 300
(IN FEET)
1 INCH = 300 FEET

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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-SAN.dwg
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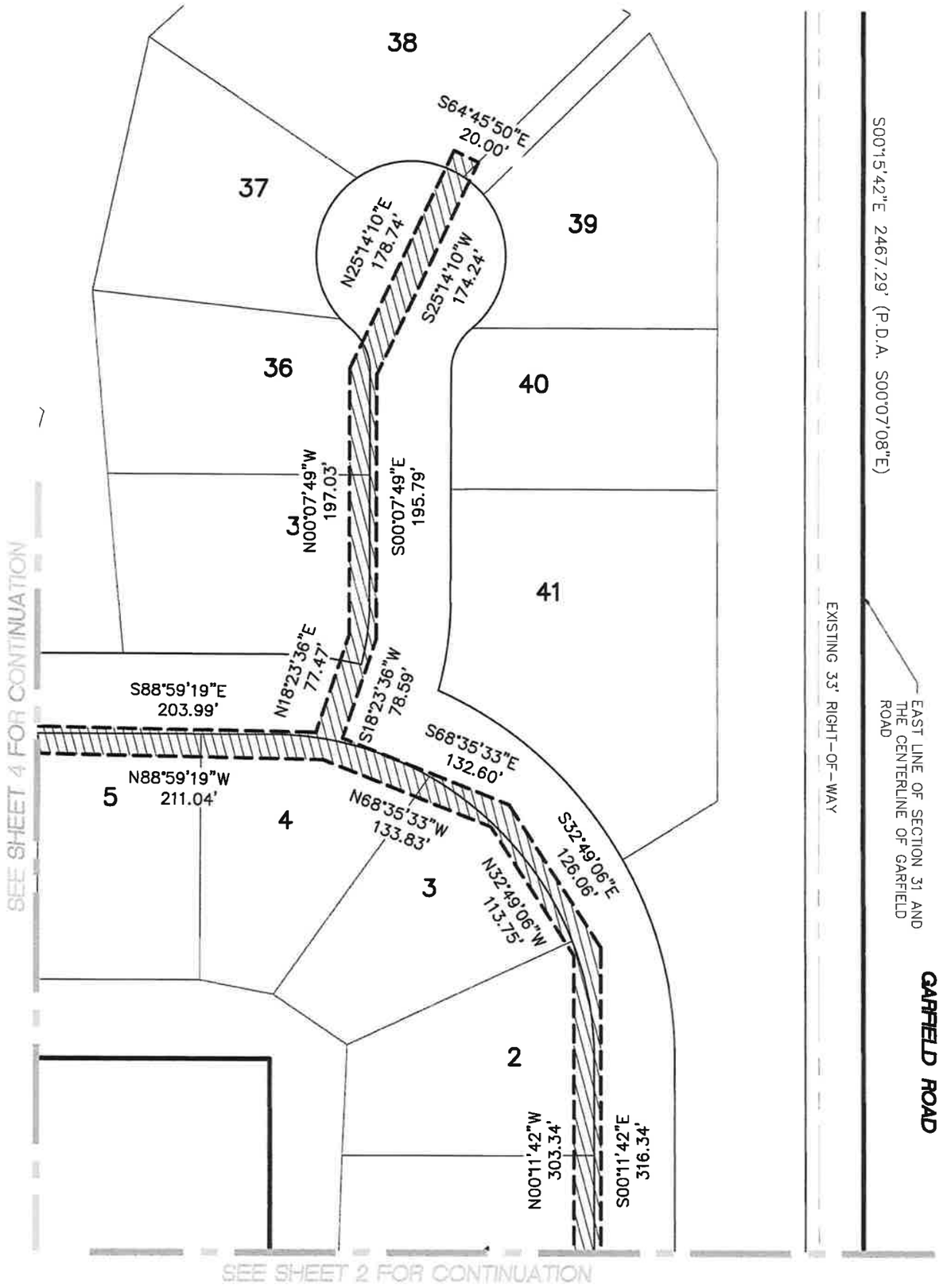
CHECK:	JE
SHEET:	2 OF 6

EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 300 FEET

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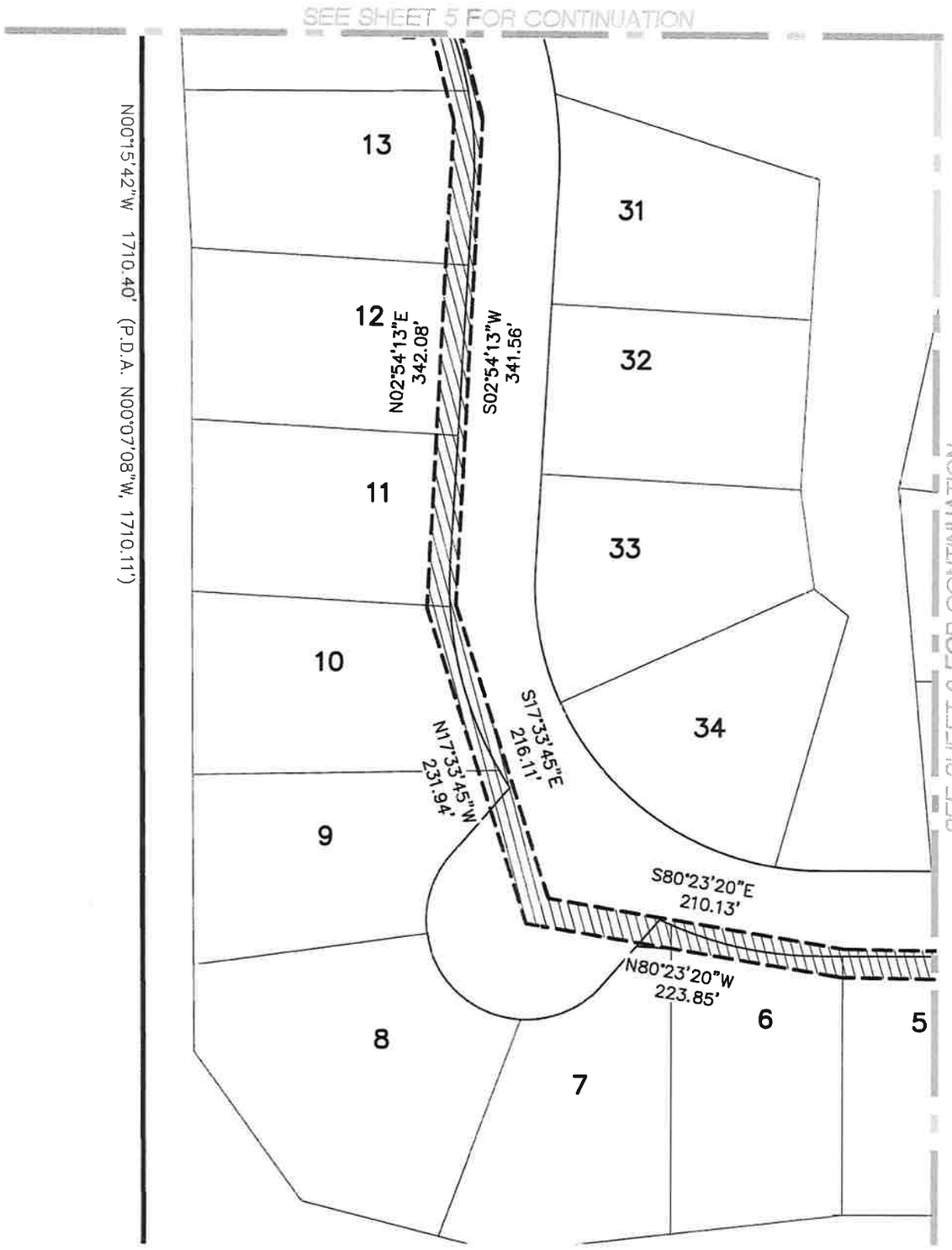
EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
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(IN FEET)
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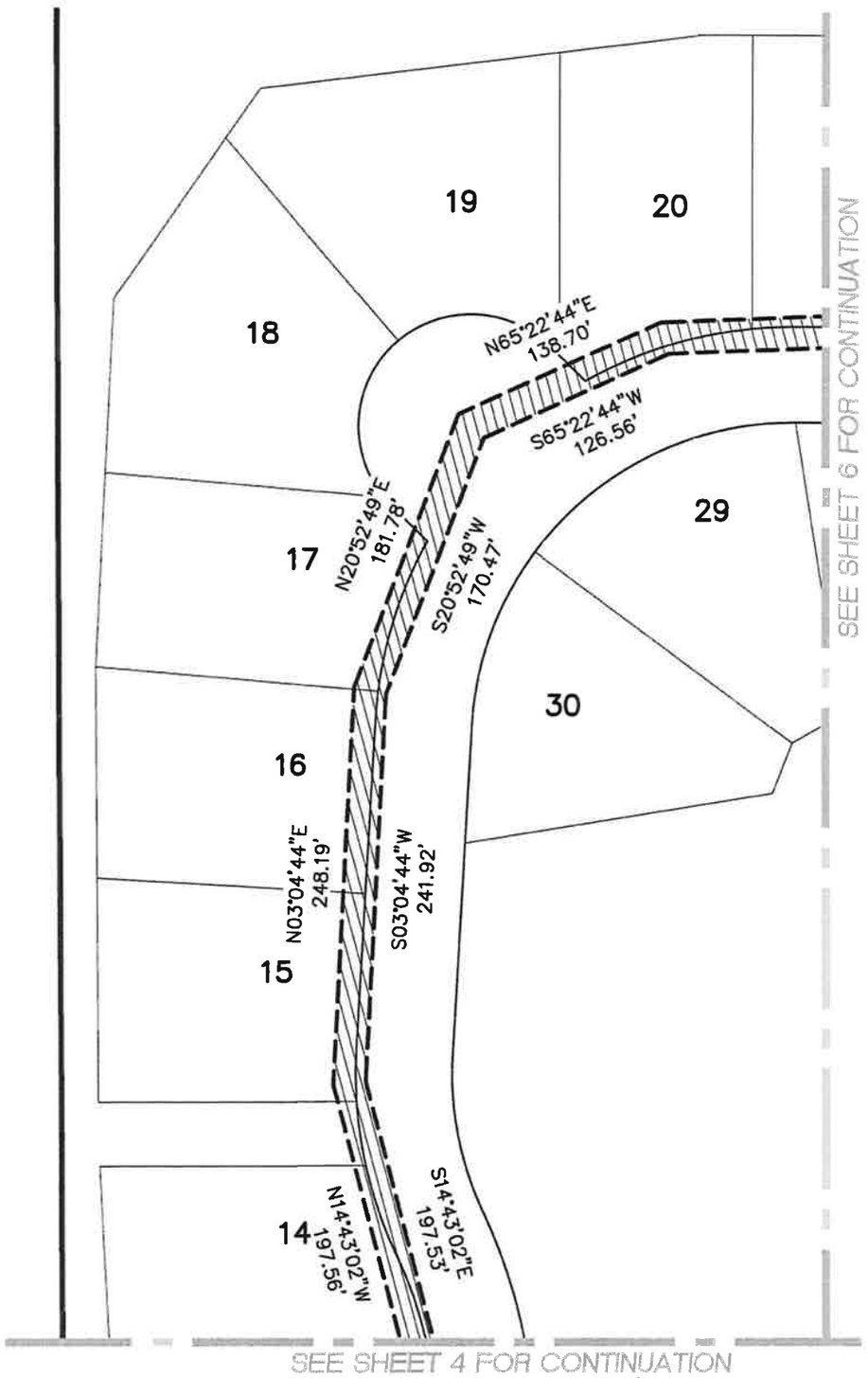
SHEET:	4 OF 6

EXHIBIT B



SANITARY SEWER EASEMENT
(1.828 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 300 FEET

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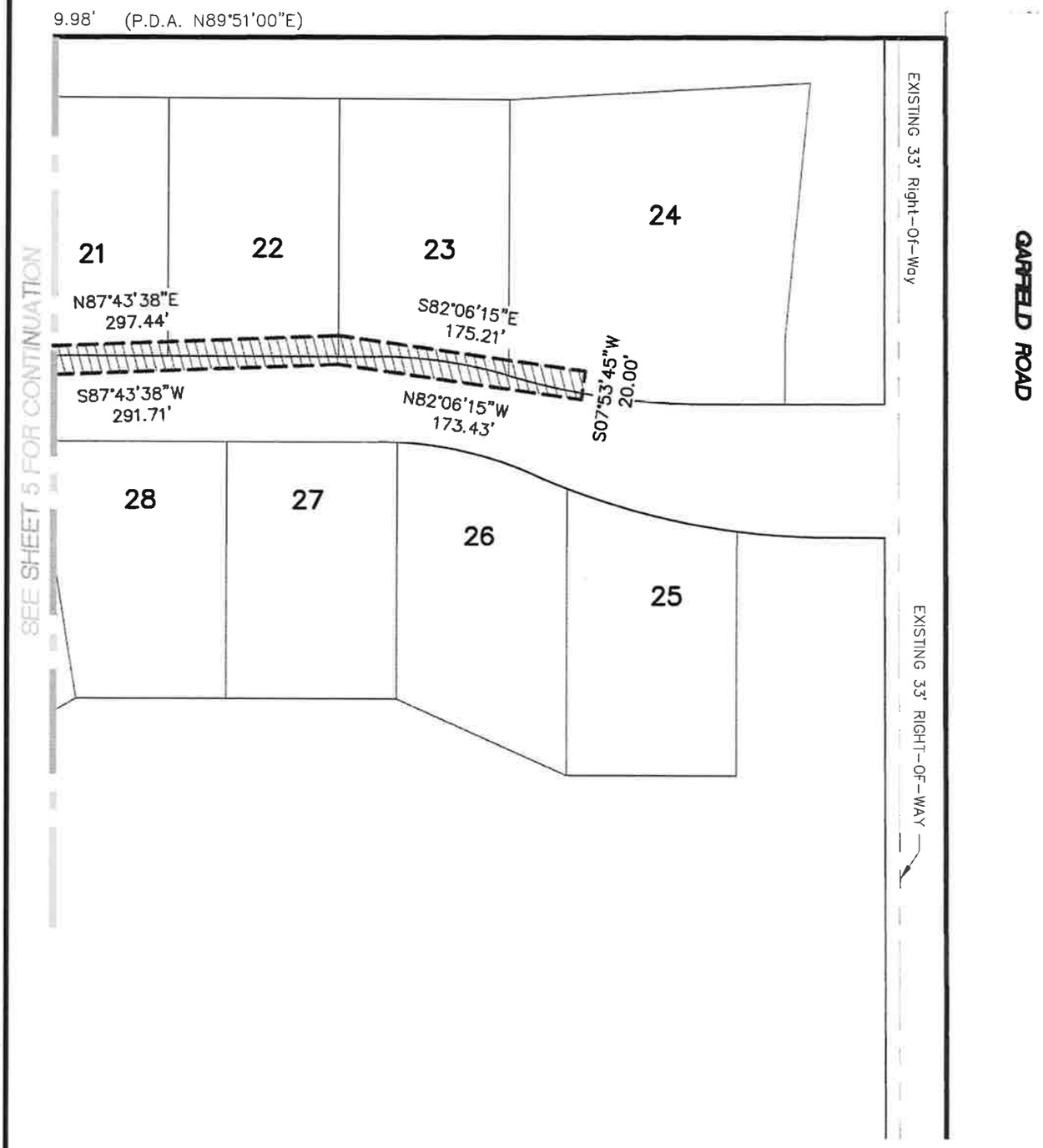
EXHIBIT B



SANITARY SEWER EASEMENT
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DATE:	6.3.2021
JOB NO.:	12-020
DWG:	12-020EASE-SAN.dwg
DRAWN BY:	DN
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION
SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, **to THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

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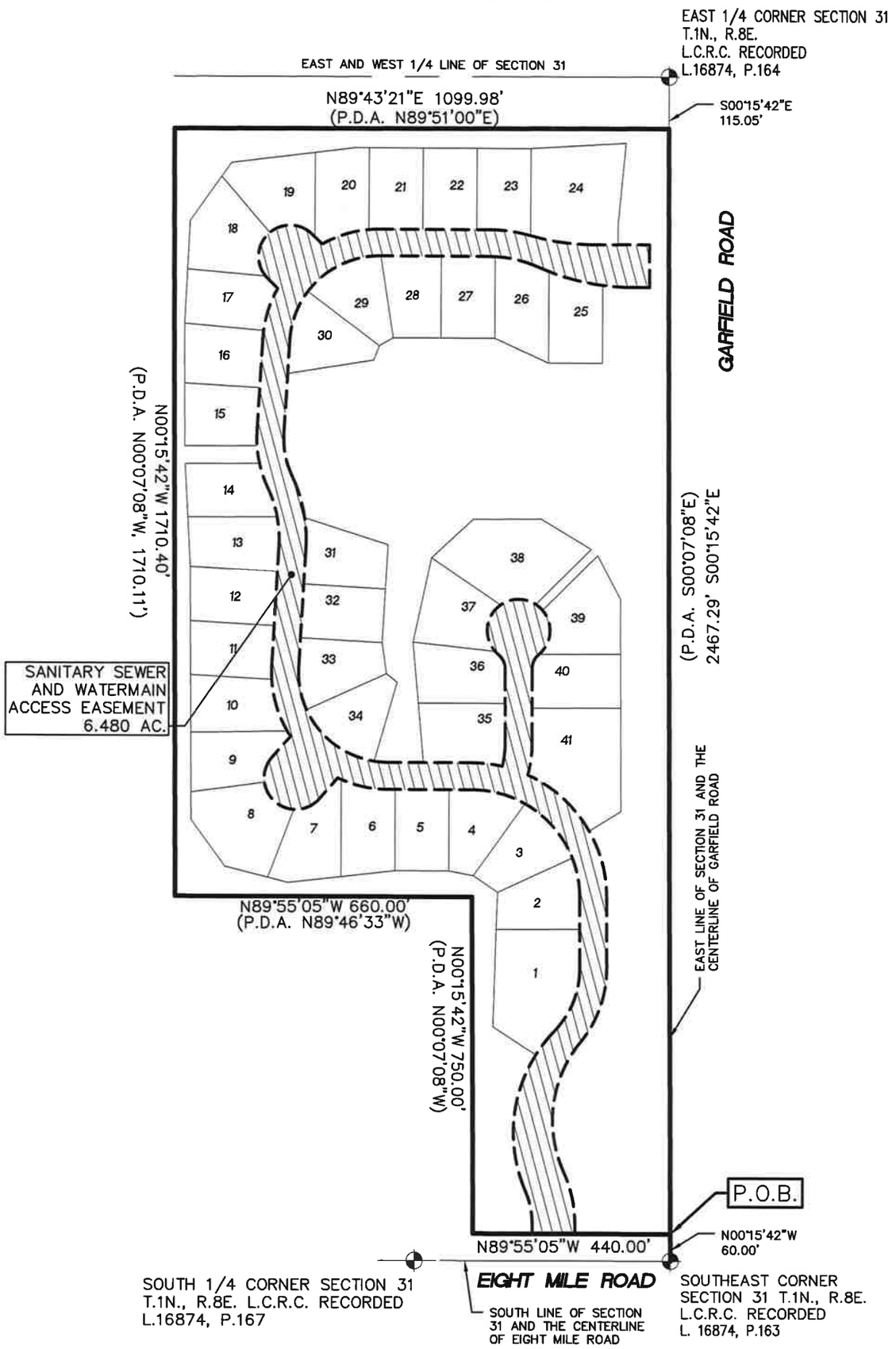
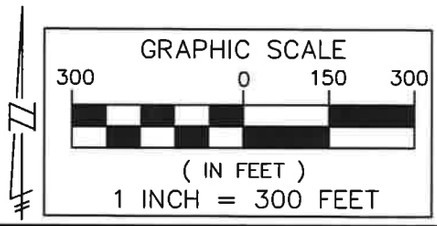
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 7.22.2021
JOB NO.: 12-020
DWG.: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 2 OF 2

EXHIBIT C





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SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
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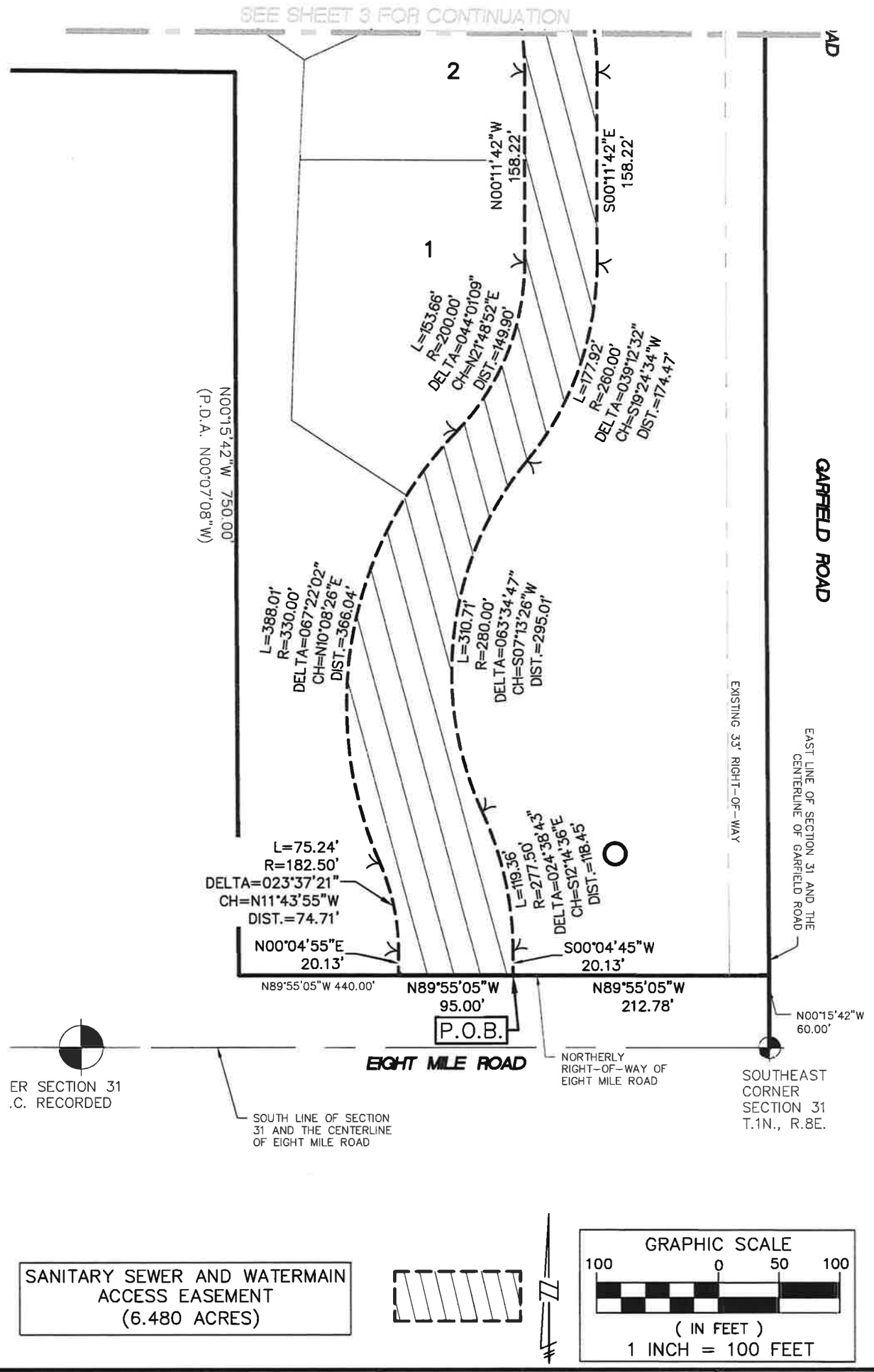
SHEET:	1 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

P:\12-020 8 Mile & Garfield\EASEMENTS\12-020EASE-ACCESS-SAN-WM.dwg

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
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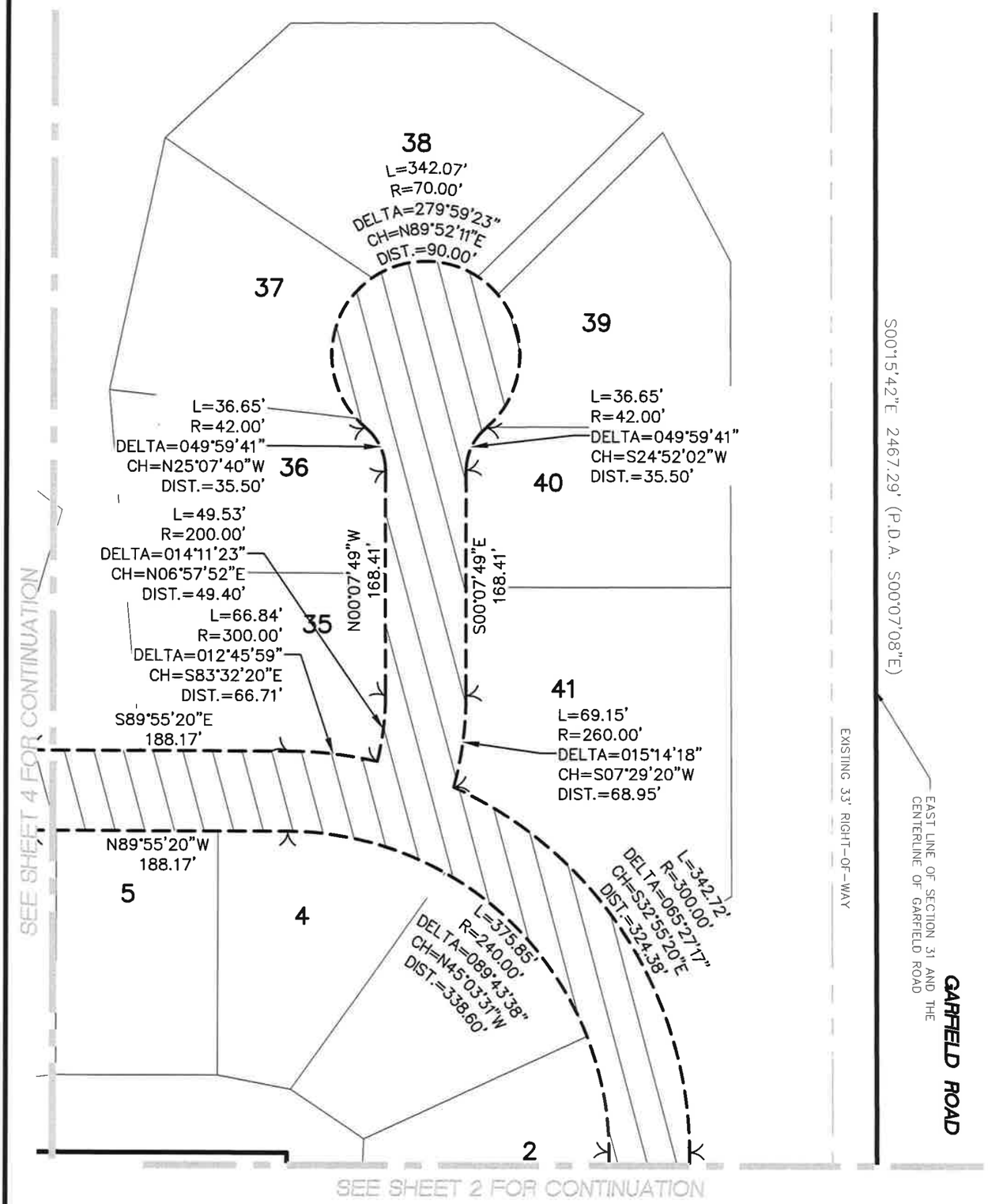
EXHIBIT C



SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
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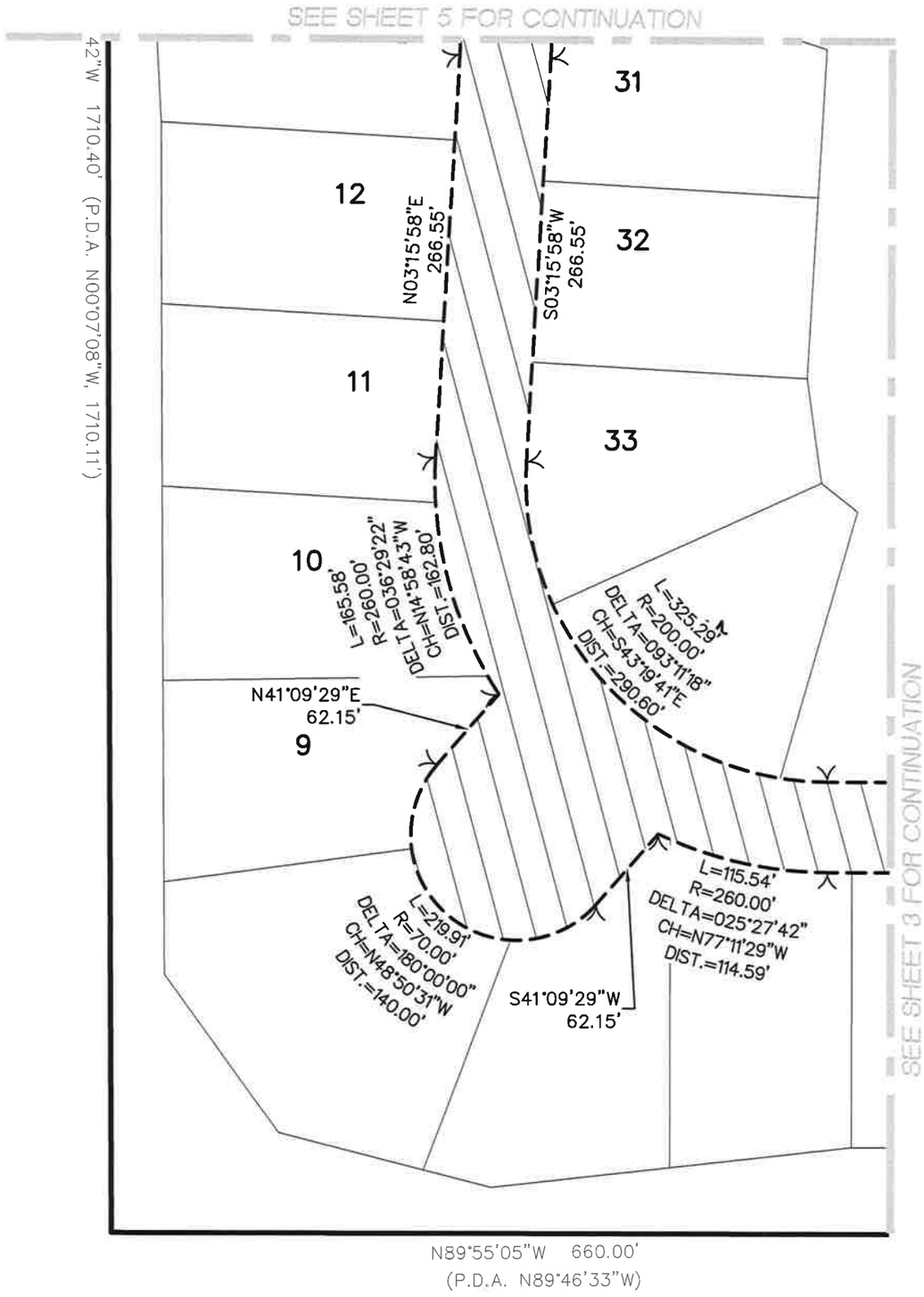

SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)

GRAPHIC SCALE
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BALLANTYNE
SECTION 31, TOWN 1 NORTH,
RANGE 8 EAST, CITY OF NOVI,
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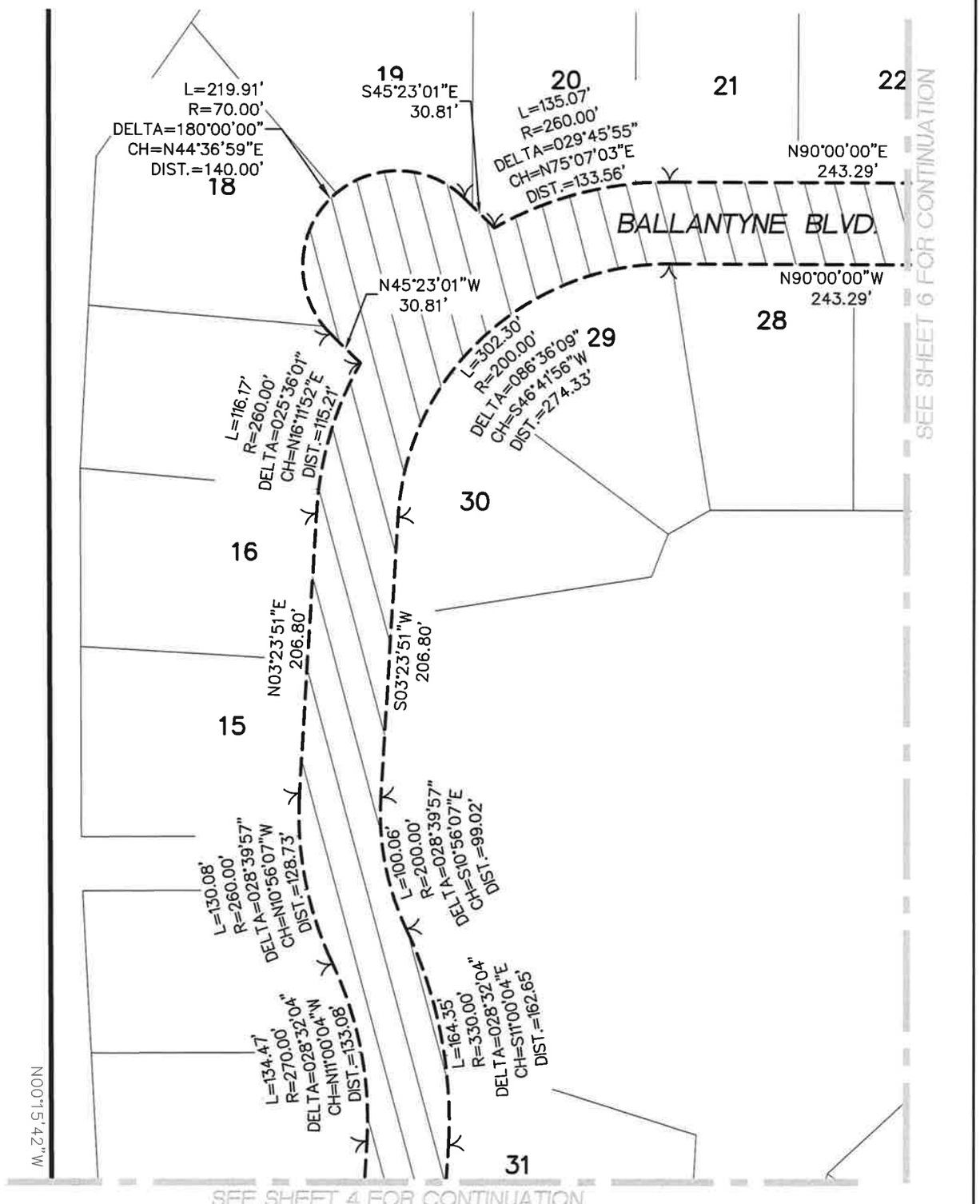

SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 100 FEET

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SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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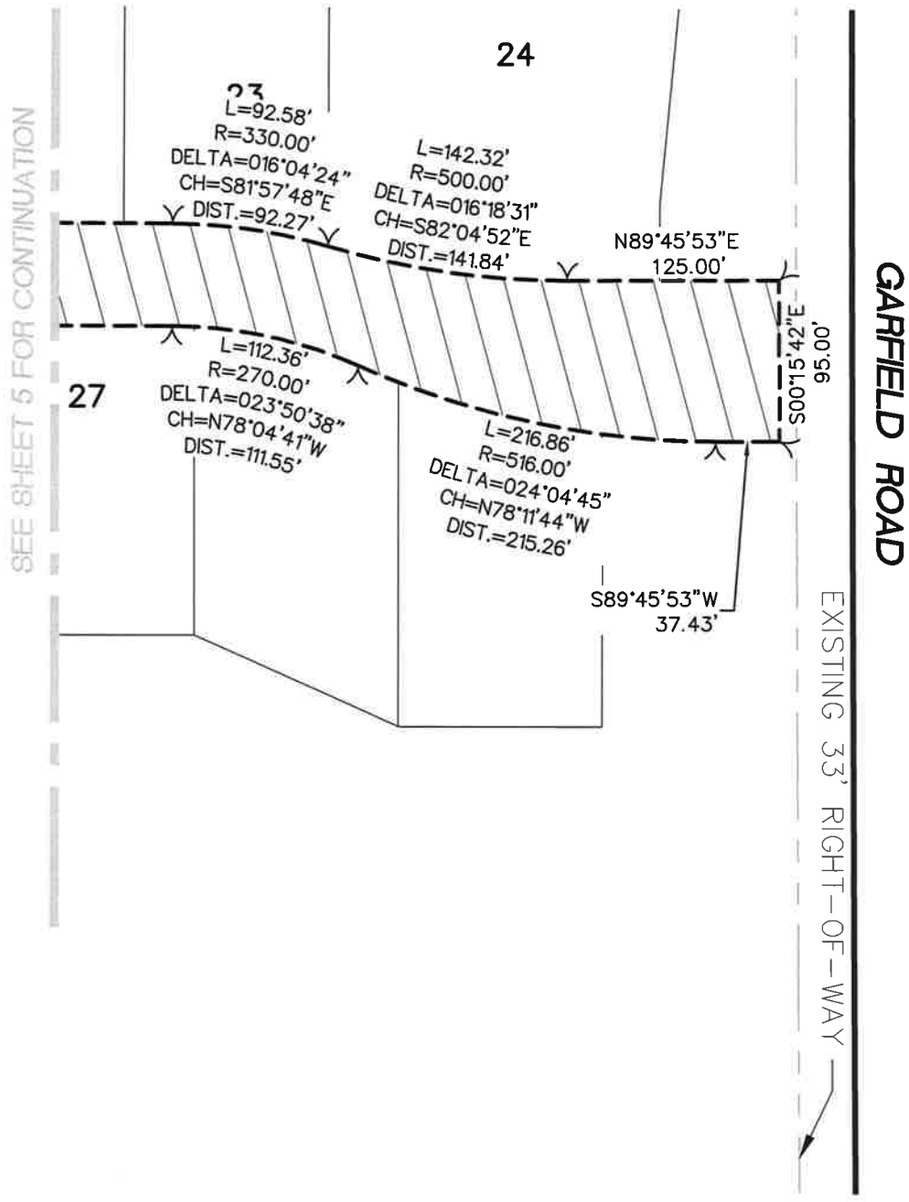
SHEET:	5 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)

GRAPHIC SCALE
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(IN FEET)
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BALLANTYNE
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CHECK:	GN
SHEET:	6 OF 6

ATA National Title Group
Greco Title Agency • Seaver Title Agency

ATA National Title Group, LLC
42651 Woodward Ave.
Bloomfield Hills, MI 48304
Ph:(248) 338-7135 Fax:(248) 338-3045

Record Search furnished to:
Bodman PLC
201 W. Big Beaver Road, Suite 500
Troy, MI 48084

Nancy Wilson

File No. 63-22838516-SCM

TITLE INFORMATION REPORT

DESCRIPTION OF REAL ESTATE

Situated in the City of Novi, County of Oakland, State of Michigan, as follows:

Units 1 through 43, both inclusive, Ballantyne Condominium, according to the Master Deed recorded in Liber 57589, Pages 191 through 273, both inclusive, Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 2367, together with rights in general common elements and limited common elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended.

Re: Ballantyne Boulevard, Novi, MI 48167
Tax Item No. 22-31-401-001 through 22-31-401-043

Owner(s): Pulte Homes of Michigan LLC, a Michigan limited liability company

1. Terms, conditions and provisions contained in Affidavit Disclosing Agreement for the Finance of Sanitary Sewer Improvements and Creation of Special Assessment District recorded in Liber 39602, Page 592, Oakland County Records.

2. Terms, conditions and provisions contained in Ballantyne Residential Unit Development Agreement recorded in Liber 47833, Page 473, Oakland County Records.

COUNTERSIGNED:
ATA NATIONAL TITLE GROUP, LLC

David A. Barris
AUTHORIZED SIGNATORY

This information compiled as of an effective date of April 11, 2022 at 8:00 A.M.

Friday, June 10, 2022

Examined By:

3. Rights of the co-owners of Ballantyne Condominium in general and limited common elements as set forth in the Master Deed recorded in Liber 57589, Pages 191 through 273, both inclusive, Oakland County Records, as amended, and as described in Act 59 of the Public Acts of 1978, as amended, and all the terms and conditions, regulations, restrictions, easements and other matters set forth in the above described Master Deed and Statutes.

4. Covenants, conditions, restrictions, easements and right of ways, if any, affecting the common elements.

5. Rights of the public and of any governmental unit in any part of the land taken, used or deeded for a public or private street, drive, road or highway purposes.

6. PAYMENT OF TAXES: Tax Parcel No.: 22-31-400-007

NOTE: This parcel was split in April 2022 into tax parcel nos. 22-31-401-001 through 22-31-401-043 and taxes will be assessed through these parcel nos. beginning with the 2022 tax year.

2021 July Tax in the amount of $14,475.04 is Paid

2021 December Tax in the amount of $4,438.71 is Paid

Special Assessments: NONE

The amounts shown as due do not include collection fees, penalties or interest.

Terms and Conditions

1. This document is a search only. It is neither an insurance product nor an opinion of law or title and should not be relied upon as such. In addition, it runs only to the named customer and should not be relied upon for any purpose by any person or entity other than the named customer and/or its duly appointed representatives and agents.

2. By receiving and using this product, the customer agrees that the liability of the Company, its subsidiaries and affiliates, for any direct or indirect loss shall be limited to either the amount of the loss or the amount paid for this search, whichever is less.

WATER SYSTEM EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Pulte Homes of Michigan LLC, a Michigan limited liability company, whose address is 2800 Livernois Drive, Building D, Suite 320, Troy Michigan 48083, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to-wit:

[*See attached and incorporated Exhibit A*]

Tax Identification Number: 22-31-400-007

for and in consideration of One ($1.00) Dollar, receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to the City of Novi, a Michigan municipal corporation, whose address is 45175 W. Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Grantee"), a non-exclusive perpetual easement for a water main, over, upon, across, in, through, and under the following described real property, to-wit:

[*See attached and incorporated Exhibit A*]

And to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace, improve, modify and maintain water main lines, and all necessary appurtenances thereto, within the easement herein granted.

All portions of the Property damaged or disturbed by Grantee's exercise of easement rights, shall be reasonably restored by Grantee to the condition that existed prior to the damage or disturbance.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except that, subject to Grantee's approval as part of an approved site plan, the Grantor may construct and/or install surface improvements to the property, including paved driveways, parking and/or walkways; landscaping; utilities and/or similar improvements, which improvements do not interfere with use, operation, maintenance, repair and replacement of the water main in the easement areas shown on the attached and incorporated Exhibit A.

This instrument shall run with the land first described above and shall be binding upon and inure to the benefit of the Grantor, Grantee, and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantor has affixed _____ signature this day of _____, 2022.

GRANTOR:
PULTE HOMES OF MICHIGAN LLC, a Michigan limited liability company

Paul Schyck

By: Paul Schyck
Its: Division Director of Land Development

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 21st day of June, 2022, before me, personally appeared the above named Paul Schyck, the Division Director of Land Development of Pulte Homes of Michigan LLC, a Michigan limited liability company, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed.

Amanda Jean Vanderpool

Embossed Hereon is My Oakland County, Michigan Notary Public Seal My Commission Expires March 05, 2026 AMANDA JEAN VANDERPOOL

Notary Public, Amanda Jean Vanderpool
Acting in Oakland County, MI
My commission expires: March 5, 2026

THIS INSTRUMENT DRAFTED BY:
Elizabeth K. Saarela, Esquire
JOHNSON ROSATI SCHULTZ & JOPPICH, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331

AND WHEN RECORDED RETURN TO:
Cortney Hanson, Clerk
45175 Ten Mile
Novi, Michigan 48375

EXHIBIT A

A part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence North 00°15'42" West, 60.00 feet, along the East line of said Section 31 and the centerline of Garfield Road, to the Point of Beginning; thence North 89°55'05" West, 440.00 feet, along the Northerly right-of-way of Eight Mile Road (said line being 60.00 feet North of and parallel to the South line of said Section 31 and the centerline of Eight Mile Road); thence North 00°15'42" West, 750.00 feet, (previously described as North 00°07'08" West); thence North 89°55'05" West, 660.00 feet, (previously described as North 89°46'33" West); thence North 00°15'42" West, 1710.40 feet, (previously described as North 00°07'08" West, 1710.11 feet); thence North 89°43'21" East, 1099.98 feet, (previously described as North 89°51'00" East), to the East line of said Section 31 and the centerline of Garfield Road, (said point being South 00°15'42" East, 115.05 feet from the East 1/4 Corner of said Section 31); thence South 00°15'42" East, 2467.29 feet, (previously described as South 00°07'08" East), along the East line of said Section 31 and the centerline of said Garfield Road, to the Point of Beginning. All of the above containing 50.854 Acres. All of the above being subject to easements, restrictions and right-of-ways of record. All of the above being subject to the rights of the public in Garfield Road.

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3620221021
JOB NO.: 12-020
DWG.: 12-020EASE-WM.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 1

LEGAL DESCRIPTION
WATERMAIN EASEMENT

EXHIBIT B

A Watermain Easement being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 196.69 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence N89°55'05"W, 20.00 feet, along the Northerly Right-Of-Way of said Eight Mile Road; thence N00°04'45"E, 11.53 feet; thence N44°54'55"W, 19.30 feet; thence 106.80 feet along a curve to the Left, said curve having a radius of 260.00 feet, a central angle of 23°32'11 and a chord bearing and distance of N12°47'52"W, 106.06 feet; thence 330.13 feet along a curve to the Right, said curve having a radius of 297.50 feet, a central angle of 63°34'47" and a chord bearing and distance of N07°13'26"E, 313.45 feet; thence 165.95 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 39°12'32" and a chord bearing and distance of N19°24'34"E, 162.73 feet; thence N00°11'42"W, 158.22 feet; thence 442.40 feet along a curve to the Left, said curve having a radius of 282.50 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 398.56 feet; thence N89°55'20"W, 188.17 feet; thence 93.16 feet along a curve to the Right, said curve having a radius of 217.15 feet, a central angle of 24°34'46" and a chord bearing and distance of N77°39'21"W, 92.44 feet; thence S27°15'05"W, 43.99 feet; thence S41°09'29"W, 61.35 feet; thence 91.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 72°37'55" and a chord bearing and distance of S77°28'27"W, 85.87 feet; thence N15°51'43"E, 20.27 feet; thence 69.35 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 75°41'04" and a chord bearing and distance of N79°00'01"E, 64.42 feet; thence N41°09'29"E, 58.91 feet; thence N27°15'05"E, 41.55 feet; thence 240.60 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 63°22'47" and a chord bearing and distance of N28°25'26"W, 228.51 feet; thence N03°15'58"E, 266.55 feet; thence 160.50 feet along a curve to the Left, said curve having a radius of 315.77 feet, a central angle of 29°07'22" and a chord bearing and distance of N11°24'58"W, 158.78 feet; thence 59.36 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 15°38'16" and a chord bearing and distance of N16°09'47"W, 59.18 feet; thence S89°44'18"W, 227.26 feet to the Westerly Line of said Subject Property; thence N00°15'42"W, 20.00 feet along the Westerly Line of said Subject Property; thence N89°44'18"E, 225.36 feet; thence 24.48 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 06°26'51" and a chord bearing and distance of N00°10'26"E, 24.46 feet; thence N03°23'51"E, 206.80 feet; thence 93.34 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 24°35'22" and a chord bearing and distance of N15°41'32"E, 92.63 feet; thence N59°22'40"W, 42.41 feet; thence N45°23'01"W, 31.65 feet; thence 182.91 feet along a curve to the Right, said curve having a radius of 72.50 feet, a central angle of 144°33'02" and a chord bearing and distance of N26°53'30"E, 138.12 feet; thence S01°14'19"W, 20.27 feet; thence 135.25 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 147°36'10" and a chord bearing and distance of S28°25'04"W, 100.83 feet; thence S45°23'01"E, 29.20 feet; thence S59°22'40"E, 39.96 feet; thence 215.40 feet along a curve to the Right, said curve having a radius of 217.50 feet, a central angle of 56°44'33" and a chord bearing and distance of N61°37'43"E, 206.70 feet; S89°57'57"E, 252.59 feet; thence 110.35 feet along a curve to the Right, said curve having a radius of 287.50 feet, a central angle of 21°59'29" and a chord bearing and distance of S77°09'06"E, 109.67 feet; thence 209.50 feet along a curve to the Left, said curve having a radius of 498.50 feet, a central angle of 24°04'45" and a chord bearing and distance of S78°11'44"E, 207.96 feet; thence N89°45'53"E, 47.42 feet to the Existing Right-Of-Way of Garfield Road (33' ½ R/W); thence S00°15'42"E, 20.00 feet along the Existing Right-Of-Way of Garfield Road (33' ½ R/W); thence S89°45'53"W, 47.43 feet; thence 217.91 feet along a curve to the Right, said curve having a radius of 518.50 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 216.31 feet;

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SCALE: "NOT TO SCALE"
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DWG.: 12-020EASE-WM.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 1 OF 2

EXHIBIT B

thence 102.67 feet along a curve to the Left, said curve having a radius of 267.50 feet, a central angle of 21°59'29" and a chord bearing and distance of N77°09'06"W, 102.04 feet; thence N89°58'06"W, 251.94 feet; thence 298.52 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 270.90 feet; thence S03°23'51"W, 206.80 feet; thence 94.38 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 27°22'46" and a chord bearing and distance of S10°17'32"E, 93.48 feet; thence 170.01 feet along a curve to the Right, said curve having a radius of 335.55 feet, a central angle of 29°01'47" and a chord bearing and distance of S11°21'25"E, 168.20 feet; thence S03°15'58"W, 266.55 feet; thence 321.22 feet along a curve to the Left, said curve having a radius of 197.50 feet, a central angle of 93°11'13" and a chord bearing and distance of S43°19'39"E, 286.97 feet; thence S89°55'20"E, 188.17 feet; thence 110.04 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 20°50'34" and a chord bearing and distance of S79°30'03"E, 109.44 feet; thence 59.66 feet along a curve to the Left, said curve having a radius of 242.50 feet, a central angle of 14°05'41" and a chord bearing and distance of N06°55'02"E, 59.51 feet; thence N00°07'49"W, 168.41 feet; thence 51.92 feet along a curve to the Right, said curve having a radius of 59.50 feet, a central angle of 49°59'41" and a chord bearing and distance of N24°52'02"E, 50.29 feet; thence 87.20 feet along a curve to the Left, said curve having a radius of 52.50 feet, a central angle of 95°09'41" and a chord bearing and distance of N02°17'02"E, 77.51 feet; thence N00°06'51"E, 19.99 feet; thence N45°09'30"E, 217.36 feet; thence N89°45'37"E, 110.03 feet to the Existing 33' Right -Of- Way of Garfield Road (33' ½ R/W); thence S00°14'23"E, 20.00 feet along the Existing 33' Right-Of- Way of Garfield Road (33' ½ R/W); thence S89°45'37"W, 101.83 feet; thence S45°09'27"W, 200.86 feet; thence S00°06'51"W, 4.10 feet; thence 111.48 feet along curve to the Right, said curve having a radius of 72.50 feet, a central angle of 88°06'07" and a chord bearing and distance of S05°48'49"W, 100.82 feet; thence 34.47 feet along a curve to the Left, said curve having a radius of 39.50 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 33.38 feet; thence S00°07'49"E, 168.41 feet; thence 67.69 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 14°46'32" and a chord bearing and distance of S07°15'27"W, 67.51 feet; thence 343.46 feet along a curve to the Right, said curve having a radius of 302.50 feet, a central angle of 65°03'12" and a chord bearing and distance of S32°43'18"E, 325.30 feet; thence S00°11'42"E, 158.22 feet; thence 179.64 feet along a curve to the Right, said curve having a radius of 262.50 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 176.15 feet; thence 247.60 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 51°07'18" and a chord bearing and distance of S13°27'11"W, 239.46 feet; thence N75°49'38"E, 9.94 feet; thence S14°10'22"E, 23.84 feet; thence S74°53'05"W, 9.76 feet; thence 36.33 feet along a curve to the Left, said curve having a radius of 277.50 feet, a central angle of 07°30'06" and a chord bearing and distance of S20°48'54"E, 36.31 feet; thence 106.84 feet along a curve to the Right, said curve having a radius of 280.00 feet, a central angle of 21°51'43", and a chord bearing and distance of S13°38'06"E, 106.19 feet; thence S44°54'55"E, 19.70 feet; thence S00°04'45"W, 19.81 feet, **to the POINT OF BEGINNING**. All of the above containing 2.198 Acres. All of the above containing 2.204 Acres.

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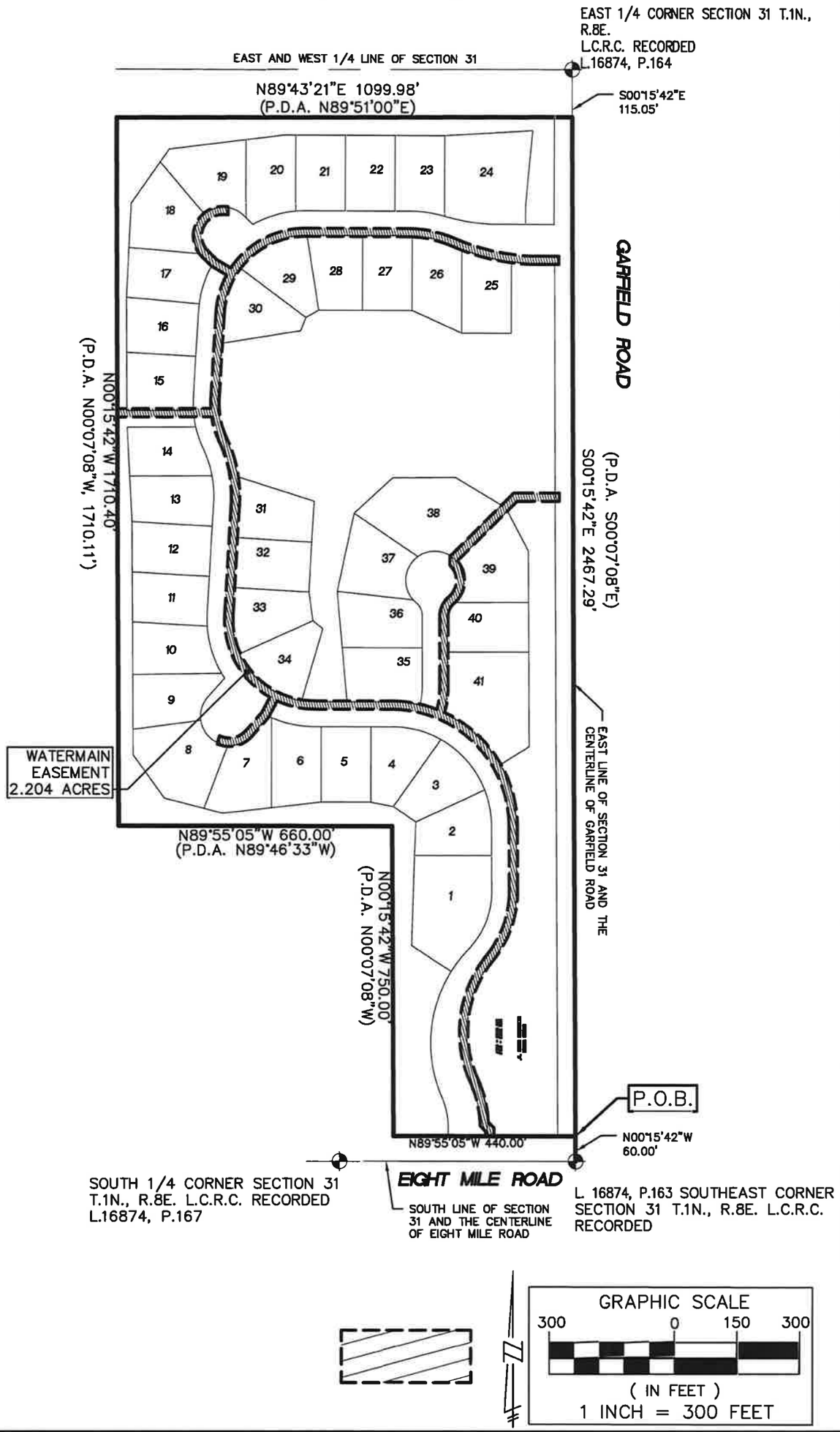
BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 6.3.2021
JOB NO.: 12-020
DWG.: 12-020EASE-WM.dwg
DRAWN BY: DN
CHECK: JE
SHEET: 2 OF 2

EXHIBIT B



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SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	6.3.2021
JOB NO.:	12-020
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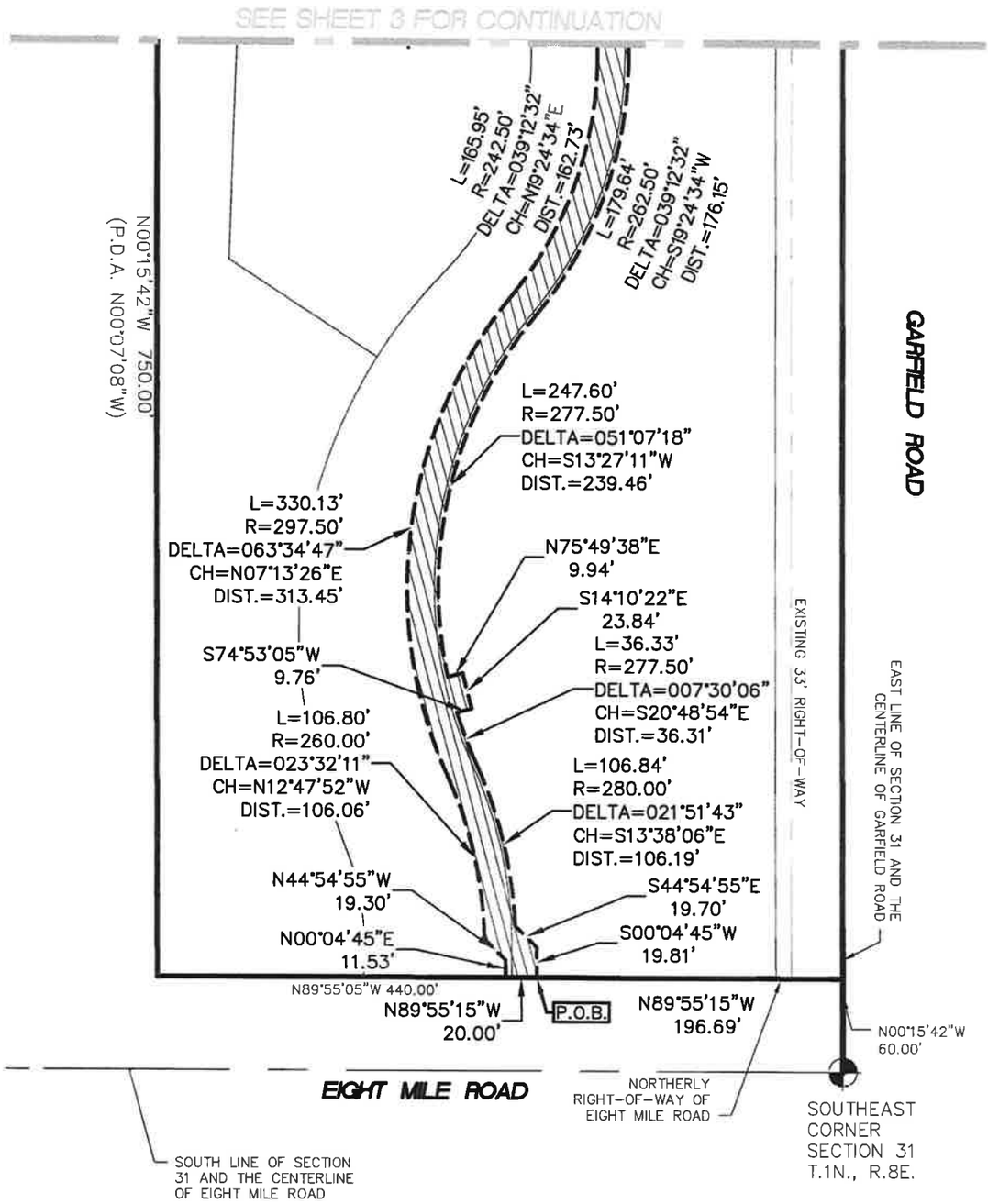
EXHIBIT B



WATERMAIN EASEMENT
(2.204 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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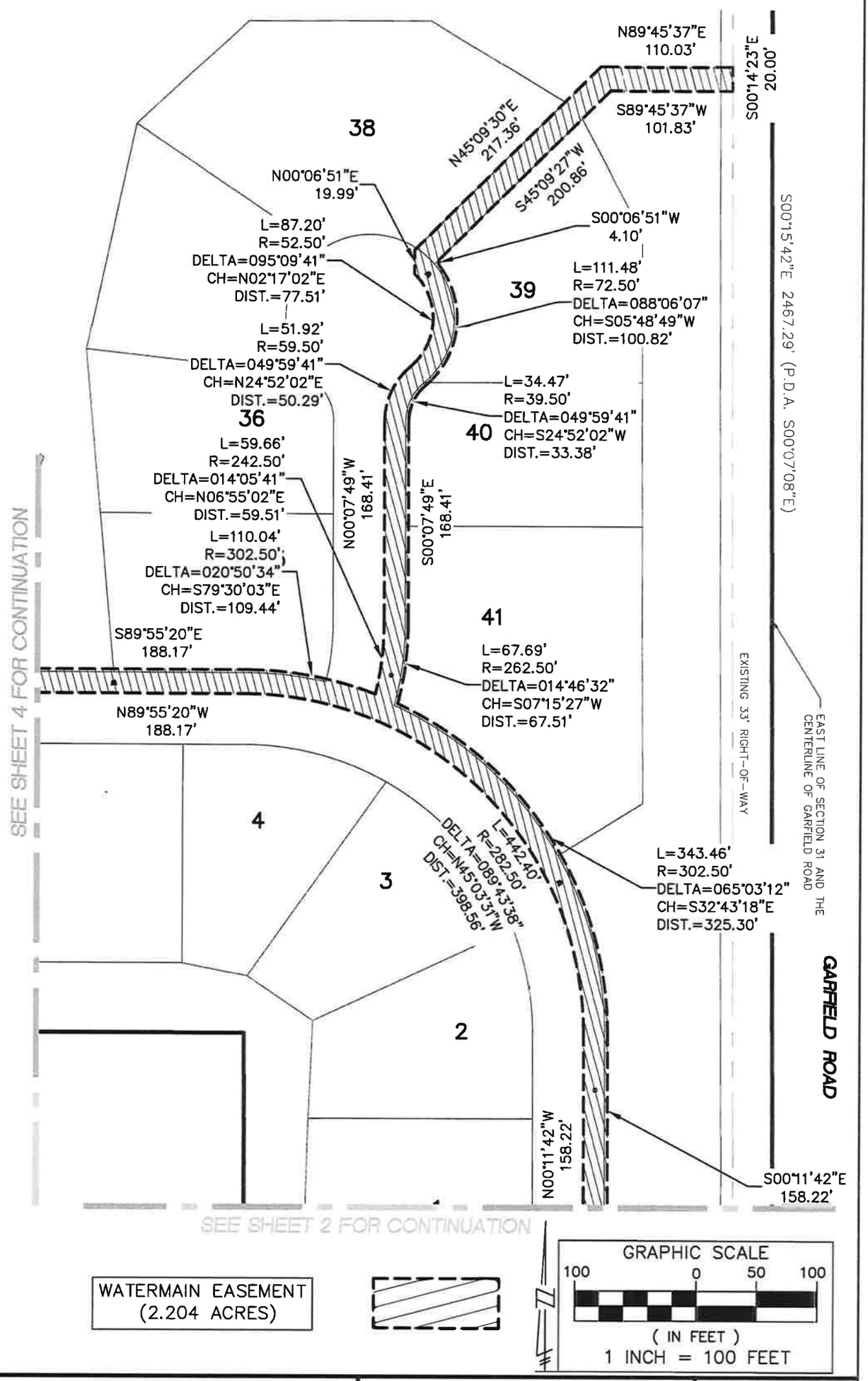

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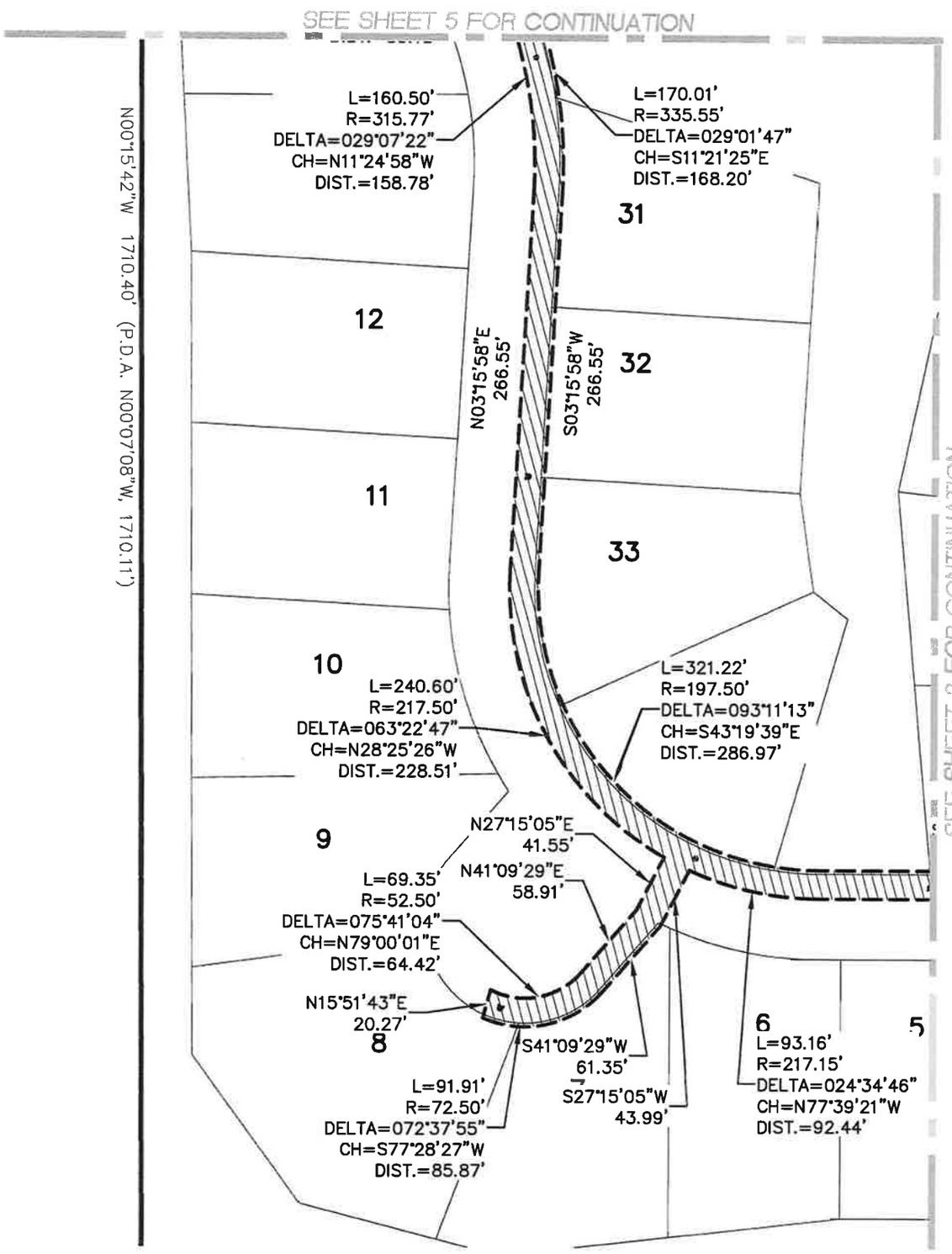
SHEET:	3 OF 6

EXHIBIT B



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(2.204 ACRES)

GRAPHIC SCALE
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(IN FEET)
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SHEET:	4 OF 6

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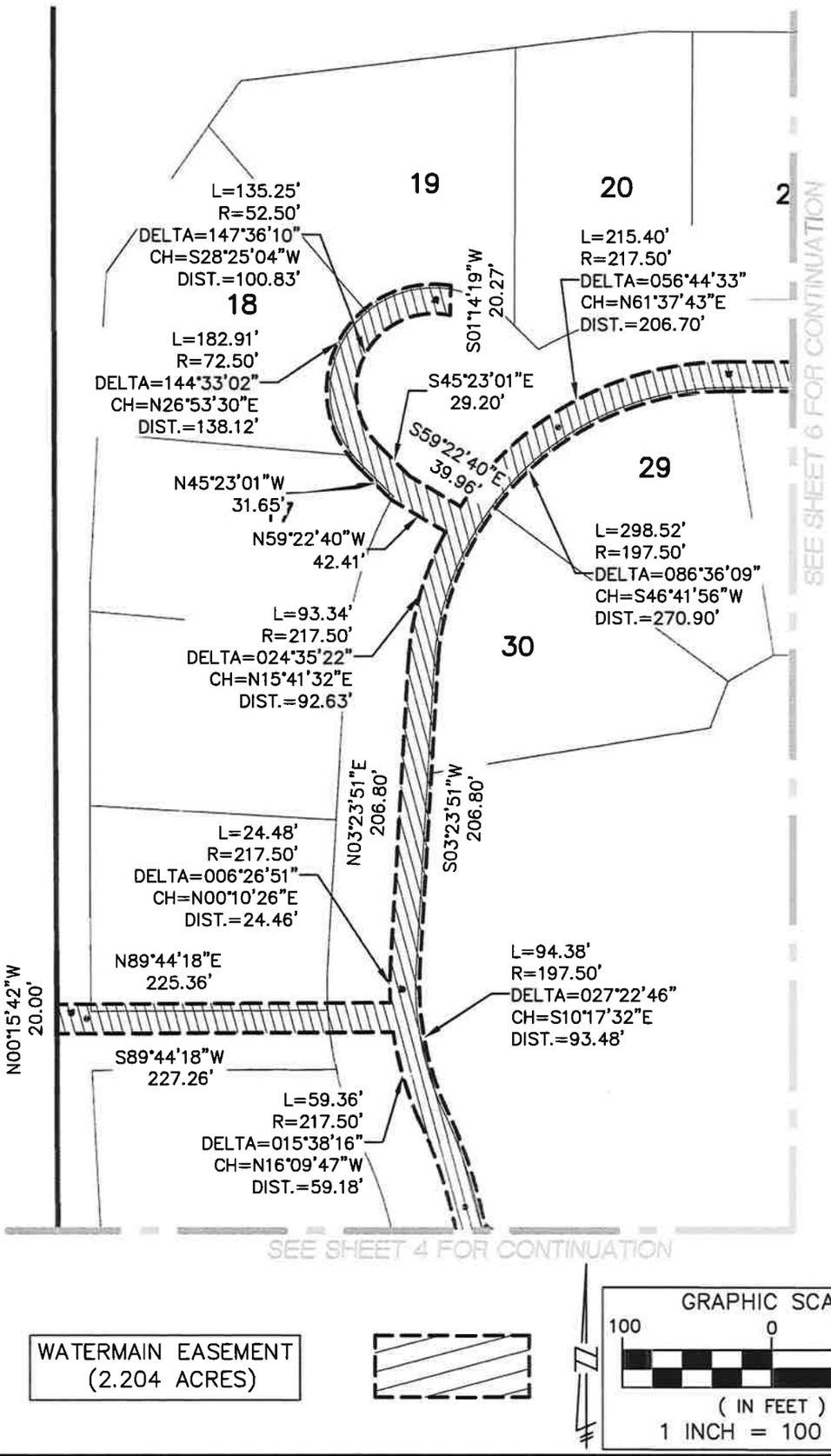

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(2.204 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 100 FEET

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SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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SHEET:	5 OF 6

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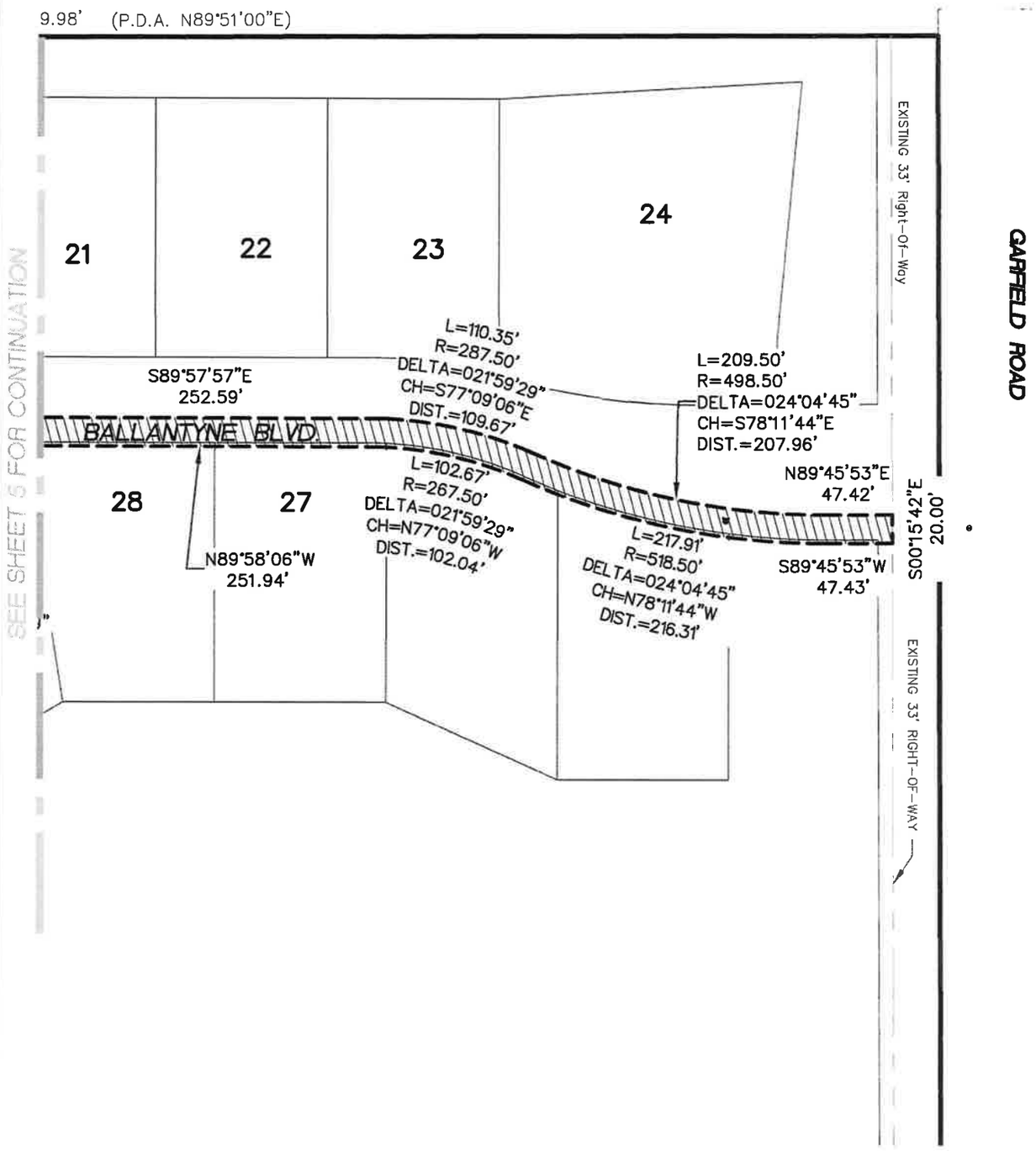

WATERMAIN EASEMENT
(2.204 ACRES)

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DRAWN BY:	DN
CHECK:	JE
SHEET:	6 OF 6

EXHIBIT C

LEGAL DESCRIPTION
SANITARY AND WATERMAIN ACCESS EASEMENT

An Access Easement for Sanitary Sewer and Watermain being part of the Southeast 1/4 of Section 31, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; being more particularly described as commencing at the Southeast Corner of said Section 31; thence N00°15'42"W, 60.00 feet, along the East line of said Section 31 and the Centerline of Garfield Road, to the Northerly Right-Of-Way of Eight Mile Road; thence N89°55'05"W, 212.78 feet, along the Northerly Right-Of-Way of said Eight Mile Road, for a **POINT OF BEGINNING**; thence continuing N89°55'05"W, 95.00 feet; thence N00°04'55"E, 20.13 feet; thence 75.24 feet along a curve to the Left, said curve having a radius of 182.50 feet, a central angle of 23°37'21" and a chord bearing and distance of N11°43'55"W, 74.71 feet; thence 388.01 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 67°22'02" and a chord bearing and distance of N10°08'26"E, 366.04 feet; thence 153.66 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 44°01'09" and a chord bearing and distance of N21°48'52"E, 149.90 feet; thence N00°11'42"W, 158.22 feet; thence 375.85 feet along a curve to the Left, said curve having a radius of 240.00 feet, a central angle of 89°43'38" and a chord bearing and distance of N45°03'31"W, 338.60 feet; thence N89°55'20"W, 188.17 feet; thence 115.54 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°27'42" and a chord bearing and distance of N77°11'29"W, 114.59 feet; thence S41°09'29"W, 62.15 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance of N48°50'31"W, 140.00 feet; thence N41°09'29"E, 62.15 feet; thence 165.58 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 36°29'22" and a chord bearing and distance of N14°58'43"W, 162.80 feet; thence N03°15'58"E, 266.55 feet; thence 134.47 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 28°32'04" and a chord bearing and distance of N11°00'04"W, 133.08 feet; thence 130.08 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 28°39'57" and a chord bearing and distance of N10°56'07"W, 128.73 feet; thence N03°23'51"E, 206.80 feet; thence 116.17 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 25°36'01" and a chord bearing and distance of N16°11'52"E, 115.21 feet; thence N45°23'01"W, 30.81 feet; thence 219.91 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 180°00'00" and a chord bearing and distance N44°36'59"E, 140.00 feet; thence S45°23'01"E, 30.81 feet; thence 135.07 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 29°45'55" and a chord bearing and distance of N75°07'03"E, 133.56 feet; thence Due East, 243.29 feet; thence 92.58 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 16°04'24" and a chord bearing and distance of S81°57'48"E, 92.27 feet; thence 142.32 feet along a curve to the Left, said curve having a radius of 500.00 feet, a central angle of 16°18'31" and a chord bearing and distance of S82°04'52"E, 141.84 feet; thence N89°45'53"E, 125.00 feet; thence S00°15'42"E, 95.00 feet; thence S89°45'53"W, 37.43 feet; thence 216.86 feet along a curve to the Right, said curve having a radius of 516.00 feet, a central angle of 24°04'45" and a chord bearing and distance of N78°11'44"W, 215.26 feet; thence 112.36 feet along a curve to the Left, said curve having a radius of 270.00 feet, a central angle of 23°50'38" and a chord bearing and distance of N78°04'41"W, 111.55 feet; thence Due West, 243.29 feet; thence 302.30 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 86°36'09" and a chord bearing and distance of S46°41'56"W, 274.33 feet; thence S03°23'51"W, 206.80 feet; thence 100.06 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 28°39'57" and a chord bearing and distance of S10°56'07"E, 99.02 feet; thence 164.35 feet along a curve to the Right, said curve having a radius of 330.00 feet, a central angle of 28°32'04" and a chord bearing and distance of S11°00'04"E, 162.65 feet; thence S03°15'58"W, 266.55 feet; thence 325.29 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 93°11'18" and a chord bearing and distance of S43°19'41"E, 290.60 feet; thence S89°55'20"E, 188.17 feet; thence 66.84 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 12°45'59" and a chord bearing and distance of S83°32'20"E, 66.71 feet; thence 49.53 feet along a curve to the Left, said curve having a radius of 200.00 feet, a central angle of 14°11'23" and a chord bearing and distance of N06°57'52"E, 49.40 feet; thence N00°07'49"W, 168.41 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing

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EXHIBIT C

and distance of N25°07'40"W, 35.50 feet; thence 342.07 feet along a curve to the Right, said curve having a radius of 70.00 feet, a central angle of 279°59'23" and a chord bearing and distance of N89°52'11"E, 90.00 feet; thence 36.65 feet along a curve to the Left, said curve having a radius of 42.00 feet, a central angle of 49°59'41" and a chord bearing and distance of S24°52'02"W, 35.50 feet; thence S00°07'49"E, 168.41 feet; thence 69.15 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 15°14'18" and a chord bearing and distance of S07°29'20"W, 68.95 feet; thence 342.72 feet along a curve to the Right, said curve having a radius of 300.00 feet, a central angle of 65°27'17" and a chord bearing and distance of S32°55'20"E, 324.38 feet; thence S00°11'42"E, 158.22 feet; thence 177.92 feet along a curve to the Right, said curve having a radius of 260.00 feet, a central angle of 39°12'32" and a chord bearing and distance of S19°24'34"W, 174.47 feet; thence 310.71 feet along a curve to the Left, said curve having a radius of 280.00 feet, a central angle of 63°34'47" and a chord bearing and distance of S07°13'26"W, 295.01 feet; thence 119.36 feet along a curve to the Right, said curve having a radius of 277.50 feet, a central angle 24°38'43" and a chord bearing and distance of S12°14'36"E, 118.45 feet; thence S00°04'45"W, 20.13 feet, **to THE POINT OF BEGINNING** . All of the above containing 6.480 Acres.

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: "NOT TO SCALE"
DATE: 7.22.2021
JOB NO.: 12-020
DWG.: 12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY: DN
CHECK: GN
SHEET: 2 OF 2

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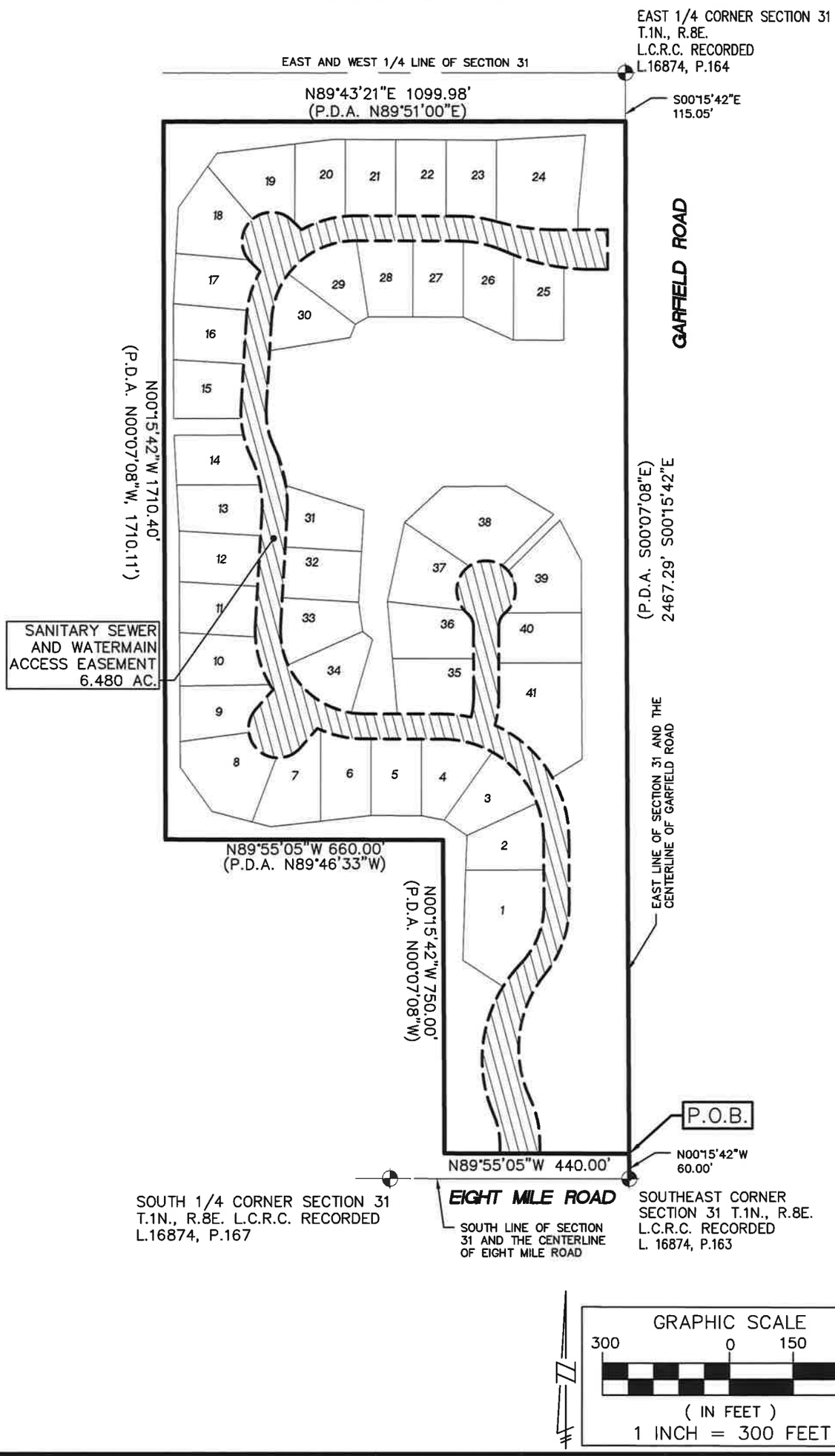

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BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 300'
DATE:	7.22.2021
JOB NO.:	12-020
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DRAWN BY:	DN
CHECK:	GN
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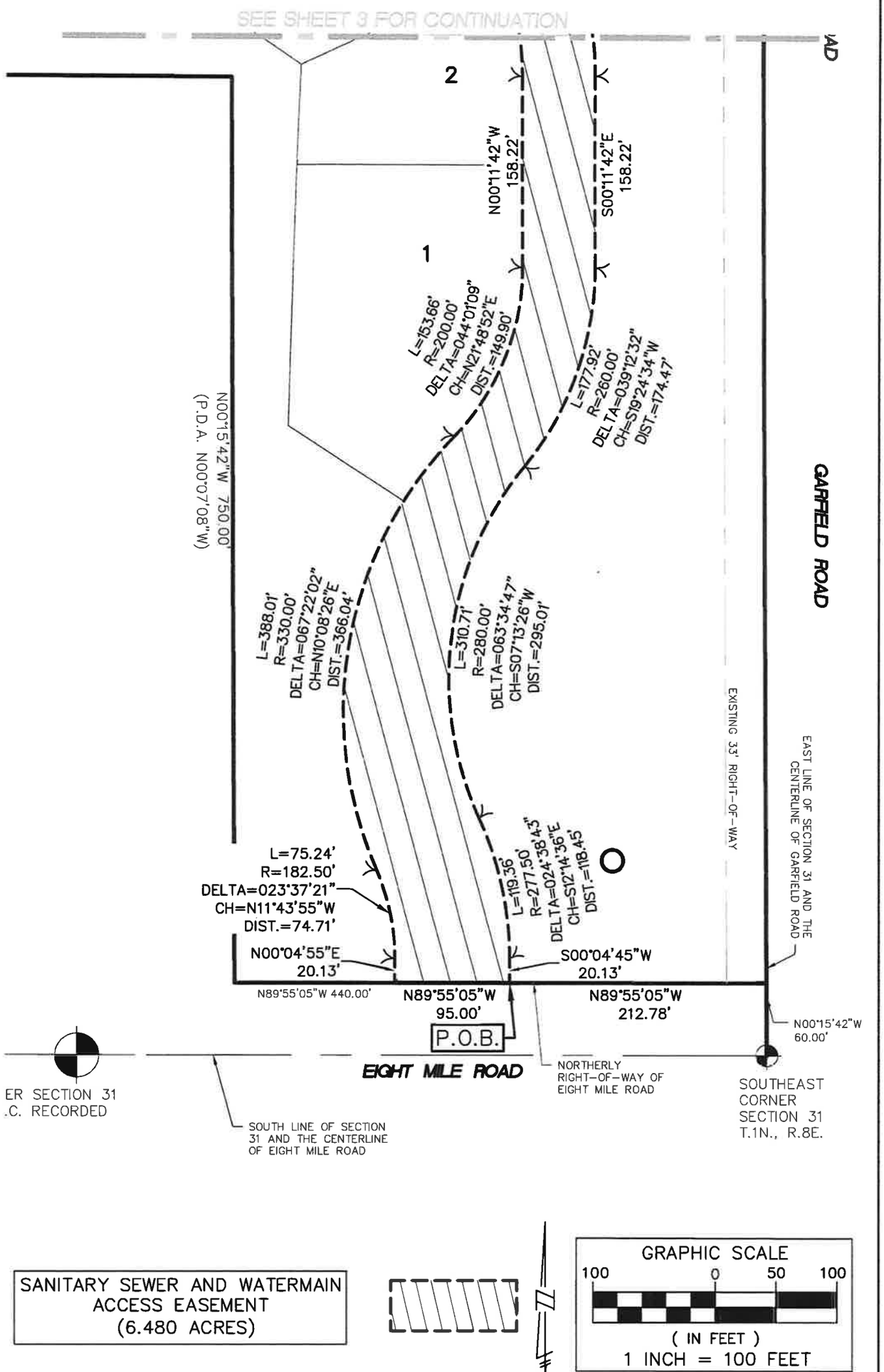

SANITARY SEWER AND WATERMAIN ACCESS EASEMENT (6.480 ACRES)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 INCH = 100 FEET

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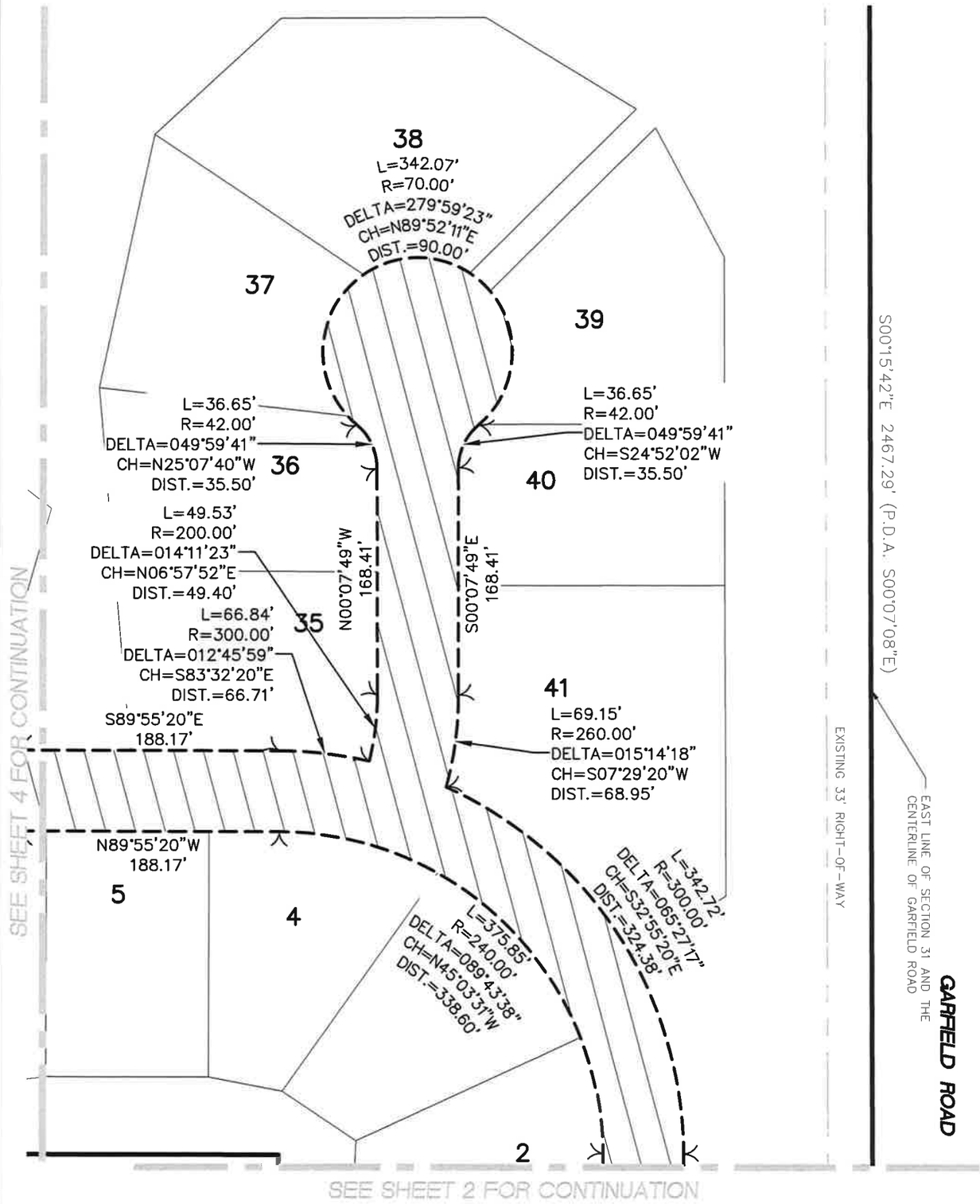

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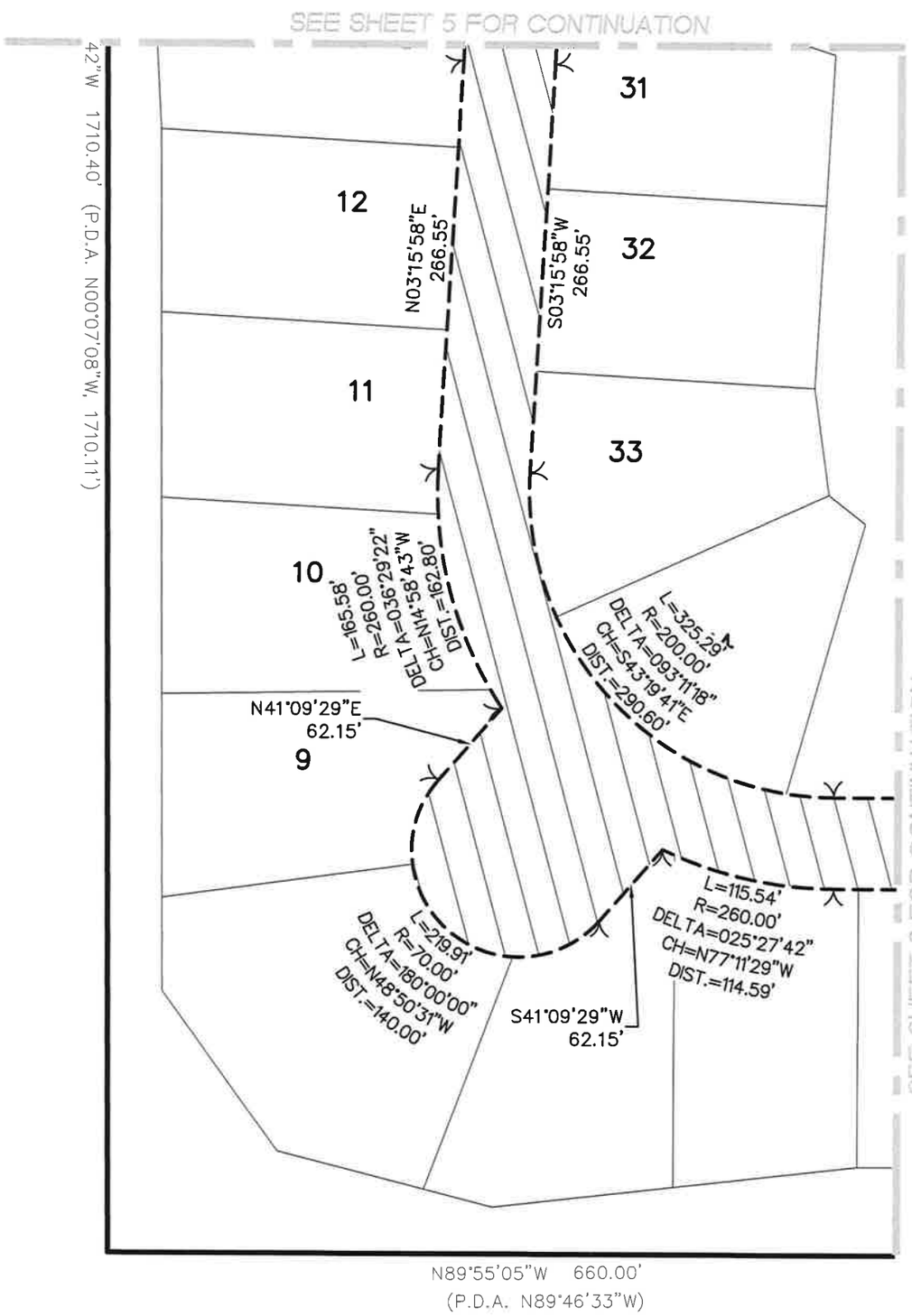

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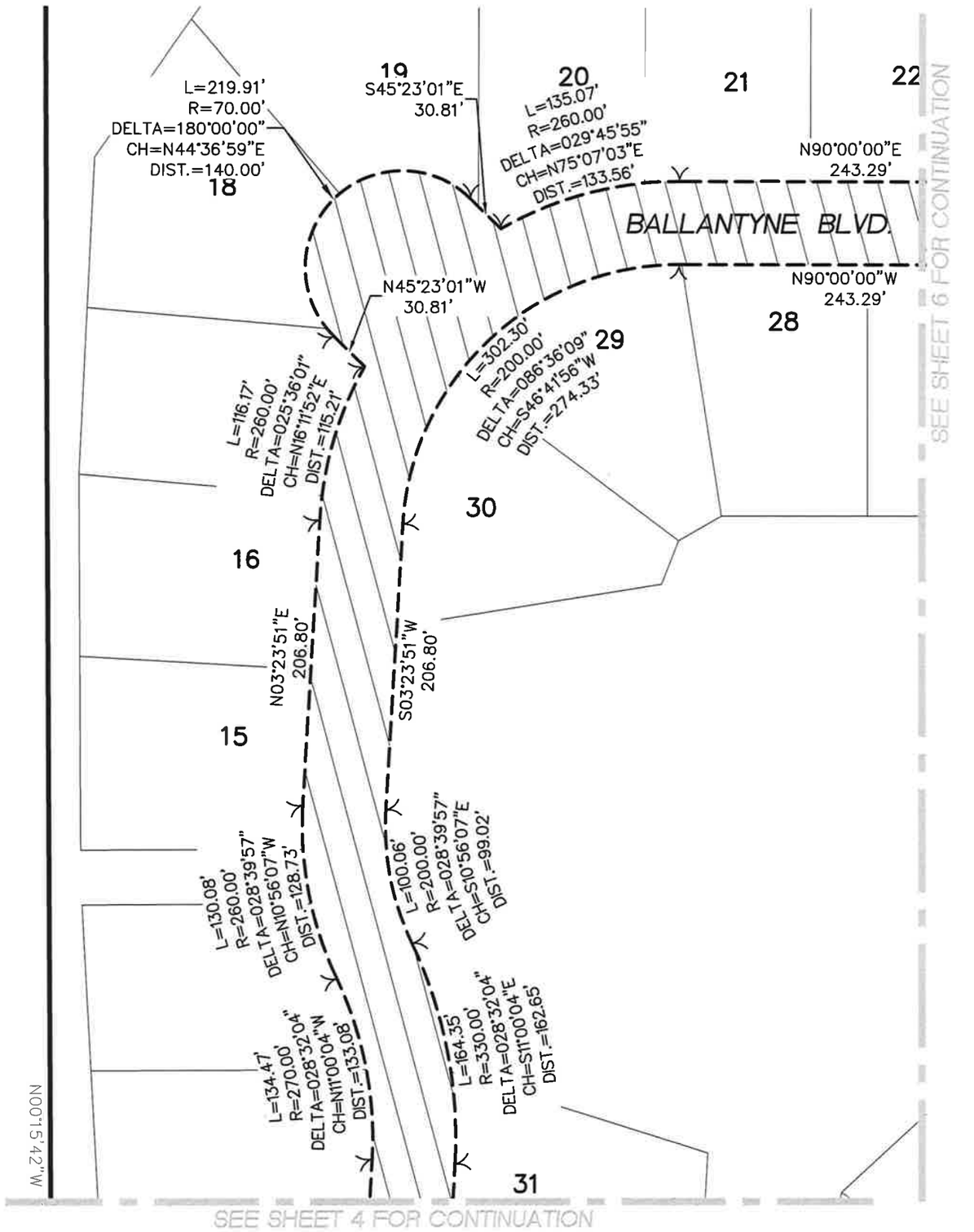

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(IN FEET)
1 INCH = 100 FEET

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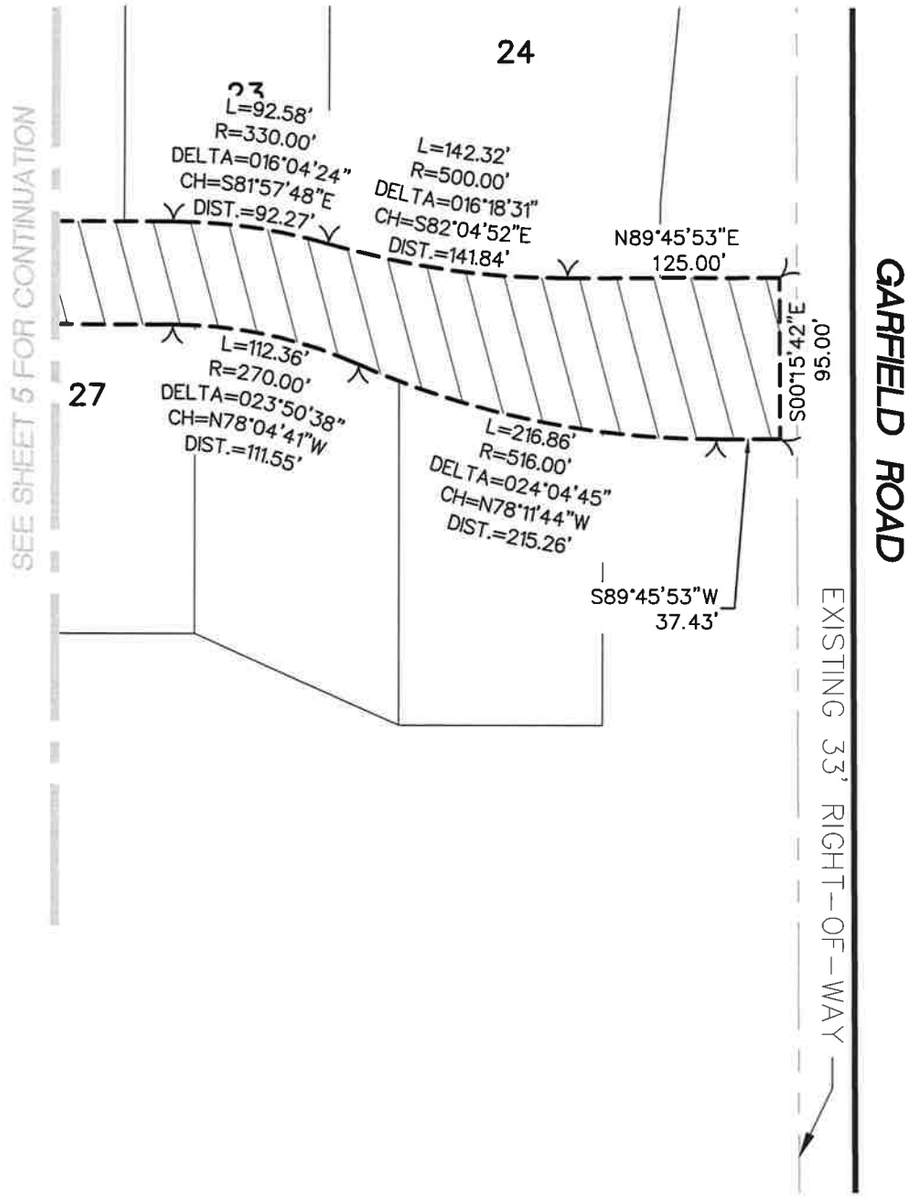
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 EMAIL: INFO@SEIBERKEAST.COM

BALLANTYNE
SECTION 31, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE:	1" = 100'
DATE:	7.22.2021
JOB NO.:	12-020
DWG:	12-020EASE-ACCESS-SAN-WM.dwg
DRAWN BY:	DN
CHECK:	GN
SHEET:	5 OF 6

EXHIBIT C



SANITARY SEWER AND WATERMAIN
ACCESS EASEMENT
(6.480 ACRES)

GRAPHIC SCALE
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(IN FEET)
1 INCH = 100 FEET

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BALLANTYNE
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SHEET:	6 OF 6

P:\12-020 8 Mile &

SPALDING DEDECKER
Engineering & Surveying Excellence since 1954

December 4, 2023

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Ballantyne - Acceptance Documents Review
Novi # JSP20-0038
SDA Job No. NV21-212
INITIAL DOCUMENTS APPROVED
FINAL DOCUMENTS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on August 17, 2022 against the Final Site Plan (Stamping Set) approved on October 4, 2021. We offer the following comments:

Initial Acceptance Documents:

1. On-Site Water System Easement
(executed 06/21/2022: exhibit dated 06/03/21)
Exhibit Approved

2. On-Site Sanitary Sewer Easement
(executed 06/21/2022: exhibit dated 06/03/21)
Exhibit Approved

3. On-Site Water System & Sanitary Sewer Access Easement
(executed 06/21/2022: exhibit dated 07/22/21)
Exhibit Approved

4. **Storm Drainage Facility / Maintenance Easement Agreement**
(executed 06/21/2022: exhibits dated 06/03/21, 07/22/21)
Exhibits A, B, C, and D Approved.

5. Emergency Access Easement
(unexecuted: exhibit dated 07/29/21)
Exhibit Approved

6. Sidewalk Easement
(executed 07/27/2022: exhibit dated 07/22/21)
Exhibit Approved

7. Warranty Deed for Garfield Road Right-of-Way Dedication
(executed 06/21/2022: exhibit dated 07/27/21)
Exhibit Approved

Final Acceptance Documents
Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. Additionally, the following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

8. Bills of Sale: Sanitary Sewer System and Water Supply System
SUPPLIED – APPROVED.

9. Full Unconditional Waivers of Lien from contractors installing public utilities
SUPPLIED – APPROVED.

10. Sworn Statement signed by Developer
SUPPLIED – APPROVED.

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated July 13, 2021 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

Taylor E. Reynolds, PE
Sr. Project Manager

Cc (via Email): Adam Yako, City of Novi
Holly Demers, Spalding DeDecker
Ted Meadows, Spalding DeDecker
Courtney Hanson, City of Novi
Madeleine Daniels, City of Novi
Sarah Marchioni, City of Novi
Humna Anjum, City of Novi
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler
Angie Sosnowski, City of Novi
Melissa Morris, City of Novi
Ben Peacock, City of Novi

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of a Street Lighting Purchase Agreement with DTE Electric Company for the installation and ongoing operation cost of one (1) decorative streetlight located at the entrance of the Parc Vista Subdivision and approval of an agreement with Toll Northeast V Corp. for the sharing of installation and ongoing operation costs per the City's Street Lighting Policy.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

EXPENDITURE REQUIRED	**$ 3,148.34 (Installation costs paid by City)** **$ 261.32 (Annual operating costs paid by City)** **$ 3,409.66 TOTAL City share**
AMOUNT BUDGETED	**$ 10,000.00 Street Light Installation** **$ 195,000.00 Street Light Operations**
APPROPRIATION REQUIRED	**$**
LINE ITEM NUMBER	**101-441.10-924.051 Street Light Installation** **101-441.20-924.000 Street Light Operations**

BACKGROUND INFORMATION:
The developer of Parc Vista, Toll Northeast V Corp., is requesting the installation of one (1) decorative streetlight at the Parc Vista Subdivision entrance.

The Resolution for Amended Street Lighting Policy adopted on September 24, 2012 states the City will provide one single, standard overhead streetlight in the public right-of-way at major road entrances of residential developments to enhance public safety up to 100 feet from an existing electrical conduit. The policy states the City will pay for the ongoing operation and energy costs for one streetlight at the entrance, and ongoing operation and energy costs for additional lighting will be paid by the Homeowners Association.

Engineering staff worked with DTE and Toll Northeast V Corp. of Michigan to determine the appropriate location for the streetlight, and obtained an estimate of the installation

and ongoing operation cost for one (1) streetlight at the entrance of the subdivision, consistent with the style of streetlighting that the City considers the standard for residential entryway lighting.

In order to facilitate installation of the decorative streetlight, DTE is requesting approval and execution of the attached Purchase Agreement. The DTE agreement requires the City to pay the total installation cost of **$4,884.64** and an ongoing annual lamp charge of **$261.32** for operation and maintenance of the streetlight. The developer share for the decorative streetlight will be **$1,736.30**. As with all other streetlight installations, the City requires payment by the applicant for all reimbursable charges and the City pays DTE directly.

The following table summarizes the cost sharing for the requested streetlights:

Description	**City Share**	**Developer/HOA Share**	**Total**
Installation Costs	$ 3,148.34	$1,736.30	$ 4,884.64
Annual Operating Costs	$ 261.32	0.00	$ 261.32

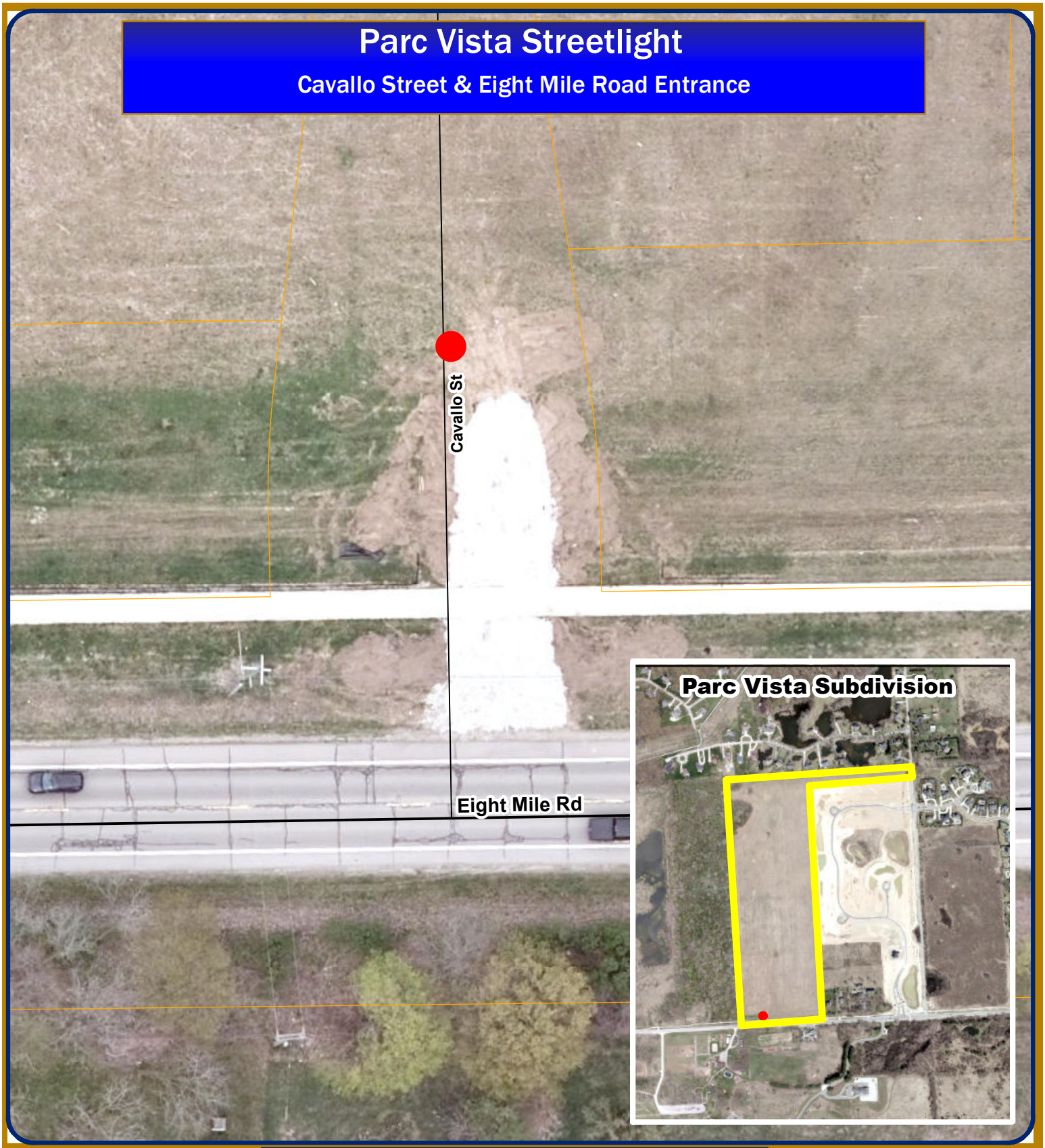
A second agreement between the City and Toll Northeast V Corp. is also provided for consideration to formalize the cost sharing and payment arrangement for the installation and operation of the streetlight. Toll Northeast V Corp. has paid the City its portion of the installation costs.

The proposed agreements have been reviewed and recommended for approval by Engineering staff and the City Attorney (Beth Saarela, July 10,2024).

RECOMMENDED ACTION:
Approval of a Street Lighting Purchase Agreement with DTE Electric Company for the installation and ongoing operation cost of one (1) decorative streetlight at the entrance of the Parc Vista Subdivision located on the North of side Eight Mile Road West of Garfield Road, and approval of an agreement with Toll Northeast V Corp. for the sharing of installation and ongoing operation costs per the City's Street Lighting Policy.

Parc Vista Streetlight

Cavallo Street & Eight Mile Road Entrance



Map Author: Humna Anjum
Date: 7/10/2024
Project:Parc Vista
Version: 1.0

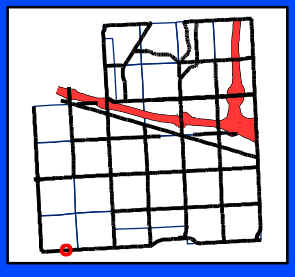
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- Proposed Streetlight Location
- Major Roads
- Minor Roads
- Tax Parcels



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

Feet
0 5 10 20 30
1 inch = 35 feet

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com

ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

July 10, 2024

Humna Anjum, Project Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

Re: Parc Vista – Street Lighting Agreements

Dear Ms. Anjum:

We have received and reviewed the following documents for the installation of decorative streetlights at the entrance to the Parc Vista Site Condominium:

- Master Agreement for Municipal Street Lighting dated April 11, 2022, and Purchase Agreement (Work Order Number 71491257).
- Street Lighting Agreement between the City, and the Developer and Parc Vista Condominium Association.

Master Agreement and Purchase Agreement

The Master Agreement for Municipal Street Lighting ("Master Agreement") and corresponding Purchase Agreement are standard form agreements prepared by DTE Energy for use in projects for installation and maintenance of new street lighting. The Master Agreement controls the terms of installation and maintenance, generally, such as terms of payment, rates, maintenance responsibilities, term, liability, warranties and general contract provisions, including such things as choice of law and notices. The Purchase Agreement appears to be satisfactory for this purpose, as provided.

We also reviewed the corresponding Street Lighting Agreement between the City, and the Developer and Homeowners Association. The Agreement memorializes the City's policy regarding the cost of the installation of one decorative streetlight and the payment of annual energy costs for that streetlight by the City, In this case, there is an additional amount due to DTE as a result of the decorative light fixtures. The Developer and/or Association are responsible for payment of the additional amount attributable to the location of the light and the decorative post, as set forth in this Agreement. The Agreement is acceptable for this purpose and appears to be consistent with the City's policy and acceptable as provided.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

EKS
Enclosures
C: Cortney Hanson, Clerk (w/Enclosures)
Ben Croy, City Engineer (w/Enclosures)
Thomas R. Schultz, Esquire (w/Enclosures)

May 1, 2024

City of Novi
26300 Lee BeGole Dr
Novi, MI 48375
Attn: Humna Anjum

Re: Proposed Street Lighting-Parc Vista Development-Entrance Lighting

I have completed your request for the proposed lighting and have prepared a cost estimate for the installation of one (1) streetlight near the entrance to the Parc Vista-Toll Bros. development. Streetlight to be fed by underground cable.

The costs are based on the Option 1 Municipal Street Light rate, where DTE Energy installs, owns, and maintains the lighting system. The rate requires a portion of the construction costs be paid by the customer, which is determined by the following formula.

Underground fed 58w Luminaire. City Standard Up to 100'	
Annual Operating Cost	$282.58
Costs to Construct	$3,996.08
3yr Revenue Credit	($847.74)
Contribution from the City of Novi	**$3,148.34**

Underground fed 39w Luminaire. Decorative Pole Acorn LED Up to 100'	
Annual Operating Cost	$261.32
Cost to Construct	$5,668.60
3yr Revenue Credit	($783.96)
Contribution from the City of Novi	**$4,884.64**

The price quoted shall be in effect for a period of six months from the date of this letter, after which these costs will no longer be valid. Payment of the customer contribution must be made prior to the actual start of construction.

Please contact me for a Street Lighting Agreement if you would like to proceed with the above installation.

Please call if you have questions, 734-397-4017.

Sincerely,
Brandon R. Faron
Brandon R. Faron
Account Manager
Community Lighting

May 1, 2024

City of Novi
26300 Lee BeGole Dr
Novi, MI 48375

Re: City of Novi- Parc Vista Entrance Lighting

Attached is the agreement for the work to be performed at the Parc Vista development. A detailed description of the project is outlined in the agreements. Please print TWO copies. Please sign BOTH copies in the designated areas. A check in the amount of $4,884.64 is also required at this time. Please return BOTH signed agreements (as well as check made payable to **DTE Energy**) to the following address:

DTE Energy
8001 Haggerty Rd.
Belleville, MI 48111
Attn: Brandon Faron
Community Lighting

Please call if you have questions, 734-397-4017.

Sincerely,

Brandon R. Faron

Brandon R. Faron
Account Manager
Community Lighting

Exhibit A to Master Agreement

Purchase Agreement

This Purchase Agreement (this "Agreement") is dated as of May 1, 2024 between DTE Electric Company ("Company") and the City of Novi ("Customer").

This Agreement is a "Purchase Agreement" as referenced in the Master Agreement for Municipal Street Lighting dated April 11, 2022 (the "Master Agreement") between Company and Customer. All of the terms of the Master Agreement are incorporated herein by reference. In the event of an inconsistency between this Agreement and the Master Agreement, the terms of this Agreement shall control.

Customer requests Company to furnish, install, operate and maintain street lighting equipment as set forth below:

1. DTE Work Order Number:	71491257	
	If this is a conversion or replacement, indicate the Work Order Number for current installed equipment: N/A	
2. Location where Equipment will be installed:	[Parc Vista-Toll Bros Development] as more fully described on the map attached hereto as Attachment 1.	
3. Total number of lights to be installed:	1	
4. Description of Equipment to be installed (the "Equipment"):	Install (1) Code 16W post w/GFI receptacle, and (1) 39w LED Granville luminaire on concrete foundation	
5. Estimated Total Annual Lamp Charges	$261.32	
6. Estimated Total Annual Post Charges if selected	$0.00	
7. Annual Finance Charge if selected	See paragraph 14 below	$ 0.00
8. Computation of Contribution in aid of Construction ("CIAC Amount")	Total estimated construction cost, including labor, materials, and overhead:	$5,668.60
	Revenue credit:	$783.96
	CIAC Amount (cost minus revenue)	**$4,884.64**
	Credit for Post Charge, if selected	$0.00
9. Payment of CIAC Amount:	Due promptly upon execution of this Agreement **$4,884.64**	
10. Term of Agreement **Special Financing Options are available – Please read stipulations within agreement and if desired check the appropriate box below:** Post Charge Option ☐	5 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual written consent of the parties or by either party with thirty (30) days prior written notice to the other party. If Post Charge "box" is checked the Customer agrees to following term: 10 years. Upon expiration of the initial term, this Agreement shall continue on a month-to-month basis until terminated by mutual	

Finance Option ☐	written consent of the parties or by either party with thirty (30) days prior written notice to the other party.
11. Does the requested Customer lighting design meet IESNA recommended practices?	(Check One) ☐ YES ☒ NO If "No", Customer must sign below and acknowledge that the lighting design does not meet IESNA recommended practices _____ SIGN HERE
12. Customer Address for Notices:	City of Novi 26300 Lee BeGole Dr Novi, MI 48375

13. Special Order Material Terms:

All or a portion of the Equipment consists of special order material: (check one) ☐YES ☒NO

If "Yes" is checked, Customer and Company agree to the following additional terms.

A. Customer acknowledges that all or a portion of the Equipment is special order materials ("SOM") and not Company's standard stock. Customer will purchase and stock replacement SOM and spare parts as provided in Section B below. When replacement equipment or spare parts are installed from Customer's inventory, Company will credit Customer in the amount of the then-current material cost of Company standard street lighting equipment in lieu of which the SOM is being used.

B. Customer will maintain an inventory of at least _0_ posts and _0_ luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer's acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

C. The inventory will be stored at _____. Access to Customer's inventory site must be provided between the hours of 9:00 am to 4:00 pm, Monday through Friday with the exceptions of federal Holidays. If Company is unable to access the site during such hours for any reason, Company (i) shall be relieved from any obligation or commitment to complete the work as scheduled, and (ii) may, at its option, procure the inventory itself and have Customer to reimburse Company's costs for doing so. Customer shall name an authorized representative to contact regarding inventory: levels, access, usage, transactions, and provide the following contact information to Company:

Name: _____ Title: _____

Phone Number:_____ Email: _____

Customer will immediately notify Company of any changes in the Authorized Customer Representative. Customer must comply with SOM manufacturer's recommended inventory storage guidelines and practices. Damaged SOM will not be installed by Company.

D. In the event that SOM is damaged by a third party, Company may (but is not required to) pursue a damage claim against such third party for all of Company's costs incurred because of the claim, including all labor and replacement materials. Company will notify Customer as to whether Company will pursue such claim within a reasonable time of the SOM being damaged.

E. In the event that SOM becomes obsolete, discontinued, or incompatible with Company's infrastructure, Customer shall select new alternate SOM that is compatible with Company's then-existing infrastructure. If Customer does not select compatible alternate SOM, Company reserves the right to select compatible SOM that is, in its reasonable judgment, substantially similar, or replace the SOM with standard materials, in either case being entitled to reimbursement from Customer for Company's costs in providing such transition of supply (including internal overhead and labor costs).

F. Should Customer experience, in Company's reasonable judgment, excessive LED equipment failures that are not supported by LED manufacturer warranties, Company will replace the LED equipment with other Company supported Solid State or High Intensity Discharge luminaires at Company's discretion. The full cost to complete these replacements to standard street lighting equipment will be the responsibility of Customer.

14. Special Financing Options

A. Post Charge Option:

For new underground-fed installations of 5 lights or more after May 1, 2019, which require investment in excess of three times the annual revenue at the prevailing rate at the time of installation, the customer may elect to pay a post charge for each increment of $1,000 investment required above three times the annual revenue.

Effective November 25, 2022 - For each increment of $1,000 of investment which exceeds three times the annual revenue at the prevailing rate at the time of installation, add to rate per year an additional **$79.44**.

B. Finance Charge Option:

As an alternative, where the required contribution exceeds $10,000, upon agreement of the customer and the Company, the customer will pay an additional annual charge of the Company's weighted average cost of capital (6.79%) times the contribution amount in lieu of the cash contribution.

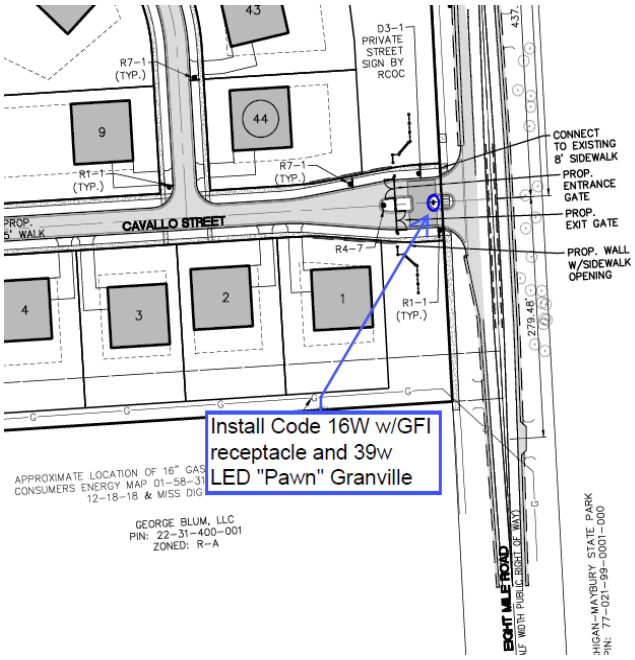
****

Company and Customer have executed this Purchase Agreement as of the date first written above.

Company:	Customer:
DTE Electric Company	City of Novi
By: _____	By: _____ SIGN HERE
Name: _____	Name: _____
Title:_____	Title:_____
Date: _____	Date: _____

Attachment 1 to Purchase Agreement

Map of Location



STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI

STREET LIGHTING AGREEMENT

This Agreement is entered into this 26 day of June, 2024, by and between the CITY OF NOVI, a Michigan municipal corporation, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (the "City"), and Toll Northeast V Corp, ("Developer") whose address is 26200 Town Center Drive STE 200 Novi, MI 48375 and the Association created in accordance with the Master Deed for Parc Vista Condominium Association, a Michigan Nonprofit Corporation ("Association").

RECITATIONS:

The Developer and the Association are designated to administer the affairs of said subdivision at this time.

The Developer has requested the City to assist it in making a certain local public improvement consisting of the installation of one (1) decorative street light at the entrance of Parc Vista Subdivision.

In accordance with the City's Amended Street Light Policy, dated September 24, 2012, the City will contract directly with DTE for the installation and operation of the type and number of poles and fixtures requested by the Association.

For all requests for installation of a single standard street light at a major road entrance, the City will contract with DTE for the installation of the requested street light. The City will pay the non-DTE share of the installation cost and the annual cost of operating the street light, in accordance with the City's policy.

For all requests other than installation of a single standard street light at a major road entrance, including a non-standard decorative street light, the City will contract with DTE for the installation of the requested street light or lights. The Developer/Association shall reimburse the City for the non-DTE share of the installation cost.

For all requests for street lights in addition to a single street light at a major road entrance, the Association shall reimburse the City on an annual basis for ongoing operating costs of the additional street lights.

The Developer and the Association are authorized to execute this Agreement.

The City has obtained from the Detroit Edison Company ("DTE") an estimate for the installation and annual operation of said street light, requiring a charge for the one (1) decorative street light to be constructed at the entrance in the amount of **$4,884.64** of which the City will pay **$3,148.34** and an operating cost for the first year in the amount of **$261.32** ("Annual Operating

Cost").

The City has agreed to assist the Developer/Association in facilitating the installation and operation of said decorative street light with DTE.

The parties desire to enter into this Agreement to provide for the payment to the City by the Developer and/or Association of the cost of installation of one (1) decorative street light at the entrance of Parc Vista Subdivision, plus the City's 10% administrative fee, in the total amount of **$1,909.93**, with the cost being attributable to the decorative street light for which the City will be billed by DTE directly, and the Developer/Association shall reimburse the City in accordance with the Street Light Policy.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. To the extent that DTE may require, the City shall contract with DTE for the installation and operation of the proposed decorative street light. The City shall pay the non-DTE share of the installation cost and the annual operating cost for the one street light.

2. Upon execution of this Agreement, the Developer and/or Association shall pay directly to the City the amount of **$1,909.93**, representing the Developer/Association portion of the installation cost plus an administrative fee in the amount of 10%, or such other amount as DTE shall require for installation of the proposed decorative street light.

3. The parties acknowledge that the payments are based upon estimates of charges imposed by DTE for the lighting service provided, and that the charges imposed by DTE may increase due to unforeseen circumstances and due to the increase of energy costs over time.

4. The execution of this Agreement by the Developer constitutes affirmative representation of the members of the Board of the Association that he has been granted the power by the by-laws of the Association to act on behalf of the co-owners of the condominium to enter into this Agreement.

5. This Agreement contains the entire agreement between the parties, and to statement, promises, or inducement made by either party or agent of either party that is not contained in this written contract shall be valid or binding; and this contract may not be enlarged, modified, or altered except in writing signed by both parties and endorsed hereon.

6. The term of this Agreement shall be for twenty (20) years, and shall automatically renew for additional five (5) years periods thereafter, until such time as either party shall notify the other in writing of its intent not to renew. Such notice of intent not to renew shall be given not less than one year prior to the expiration of the original and any renewal terms.

7. This Agreement shall be binding on all heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first written above.

[SIGNATURES BEGIN ON THE NEXT PAGE]

CITY OF NOVI, a Michigan municipal
Corporation

_____
By: Justin Fischer
Its: Mayor

_____
By: Cortney Hanson
Its: City Clerk

Toll Northeast V Corp, a
Michigan limited liability company

_____
By: Isaac Boyd
Its: Division President

Parc Vista Condominium Association, a
Michigan non-profit corporation

_____
By: Isaac Boyd
Its: Division President

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2025, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

Attached is the request from E & M, Inc. for a one-year extension of site plan approval for Society Hill, along with a copy of the general plan. Society Hill is a proposed 312-unit multiple-family project located on about 24 acres of land on the west side of Novi Road, south of Twelve and One-Half Mile Road. The following summary of the 2001 Consent Judgment was provided previously by the applicant's attorney:

> *The site plan was approved in the normal course by the City and was later included as a part of a Consent Judgment, which resolved the City's condemnation of land to widen Novi Road, a dispute concerning a sewer special assessment district ("SAD 94"), and the City's request for easements along Arena Drive* (Arena Drive area dedication was adjacent to property owned by the same developer). *Under the terms of the Consent Judgment, E & M conveyed the Novi Road land to the City, agreed to complete the SAD 94 sewer line and granted easements to the City along Arena Drive. The Society Hill site plan approval was extended for five years with a provision for annual City Council extensions thereafter.*

The Judgment further provides that, if the site plan approval is not extended, the obligations for E & M to complete the SAD 94 sewer line to Twelve and One-Half Mile Road shall be void, and the City shall be obligated to complete the sewer line as originally planned and routed. Since there is a large wetland complex in this area, a State Wetland Permit would be required.

Review of the status of SAD 94

The City's Engineering Division reviewed the Society Hill Consent Judgment and SAD 94 and associated costs for the construction of the sanitary sewer construction. Total project construction estimates for the remainder of the SAD 94 sanitary sewer would be approximately $436,500. The City's review also noted that a major obstacle for the City to construct the remainder of the SAD 94 sanitary sewer is that the City does not appear to have any easements on the Society Hill parcels needed to construct the sewer.

The Engineering Division's review further notes that there have been a number of developments in the original SAD 94 service area. The attached map shows the original service area for SAD 94 and the location of the constructed SAD 94 sanitary sewer.

Since the time SAD 94 was first conceived, the following developments have taken place:

- Carlton Forest and Charneth Fen extended the sanitary sewer through those sites to 12-1/2 Mile Road,
- Bolingbrooke was approved to extend sanitary sewer from Vista Hills to the area north of 12-1/2 Mile Road (including service to the existing residential parcels west of the development),
- The recent site developments along 12 Mile Road have extended the sanitary sewer to the west from SAD 94,
- Lotus Bank (acquired by Level One Bancorp) extended sanitary sewer from 12 Mile Road north on Dixon for future service to the southern half of Dixon Road, and
- Liberty Park has extended sanitary sewer to Dixon Road to ultimately serve the northern half of Dixon.

With the exception of a few parcels along Dixon Road, which no longer require the SAD 94 sanitary sewer for service, (and for which the Dixon Meadows rezoning with PRO was approved for several parcels), the developer of Society Hill is the only parcel that requires extension of the SAD 94. The sanitary sewer currently terminates at the southwest corner of the proposed development and is available for extension.

The attached map better illustrates the original SAD 94 service area, the existing sanitary sewer in the area, the parcels that are no longer served by SAD 94, and the location of Society Hill.

In short, it appears that the lack of recorded easements stands in the way of the City's construction of the sanitary sewer required under the consent judgment, and it is noted that at this point, the required sanitary sewer construction would primarily serve the Society Hill Development, as the surrounding properties have provided alternative sanitary service.

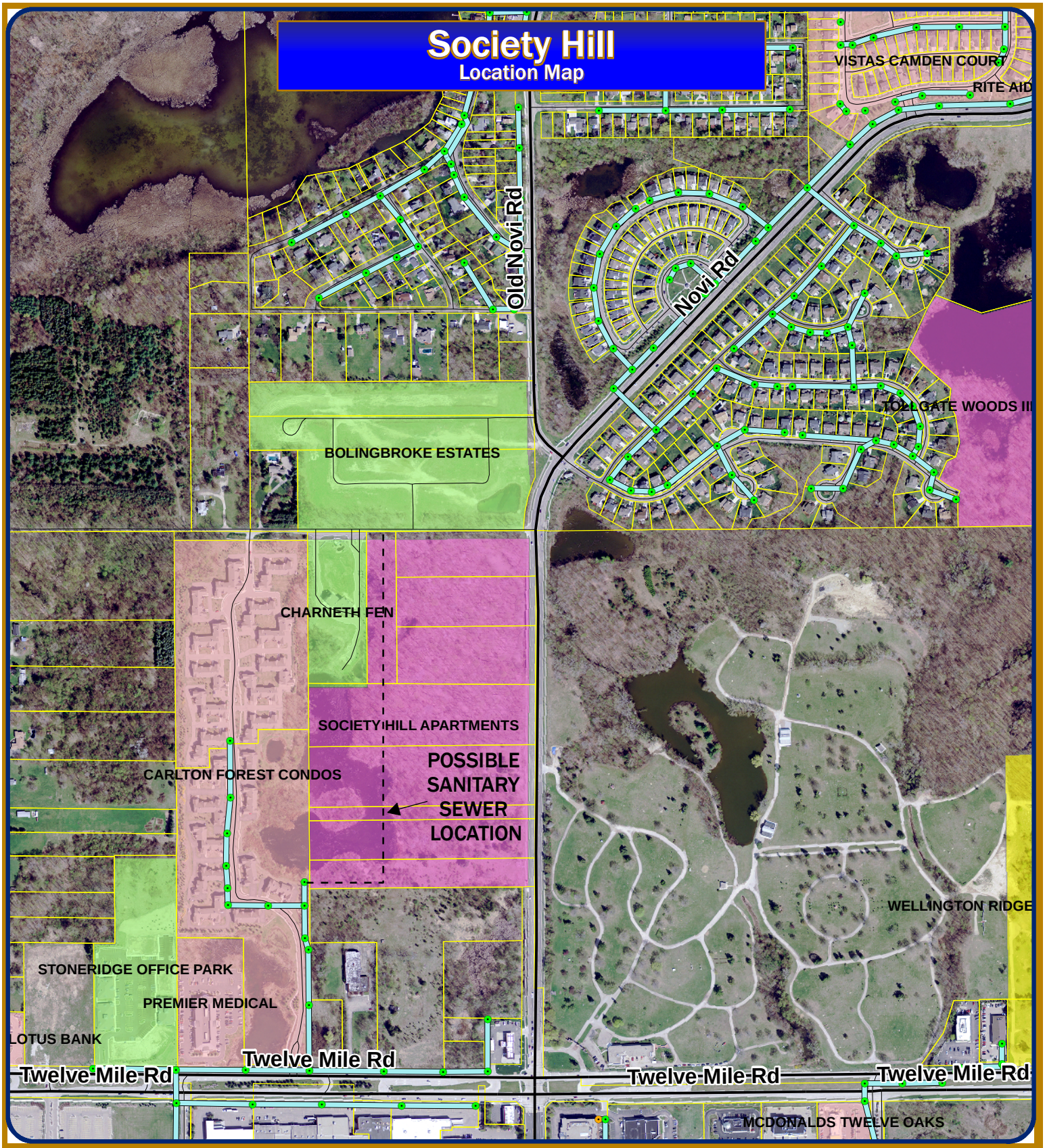
Discussions to consider modifications to the approved site plan

In 2023, the applicant indicated that a review of the site plan would be appropriate. Over the last year the applicant has made progress in developing a site plan package that was recently presented to the City Council. The applicant continues to work toward addressing concerns that were heard at the recent public hearing but would like to secure an extension of the previous site plan approval at this time, to ensure that there will be adequate time to finalize the submittal packet and prepare a revision to the Consent Judgment for consideration by the City Council.

The City Council has granted one-year extensions of the site plan approval each year since 2006. The applicant is now requesting another one-year extension of the site plan approval as provided for in the terms of the Consent Judgment. The Consent Judgment does not provide any limit to the number of extensions that may be granted.

RECOMMENDED ACTION: Approval of request by E & M, Inc. (Society Hill) for one-year extension, to October 9, 2025, of site plan approval for a 312-unit apartment project developed as a PD-1 Option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

SOCIETY HILL
LOCATION MAP



Map Author: Mark Spencer and Dave Campbell
Date: Sept. 8, 2011
Project: SP 95-44
Version #: 1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Pleased contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

SanitaryMains

City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

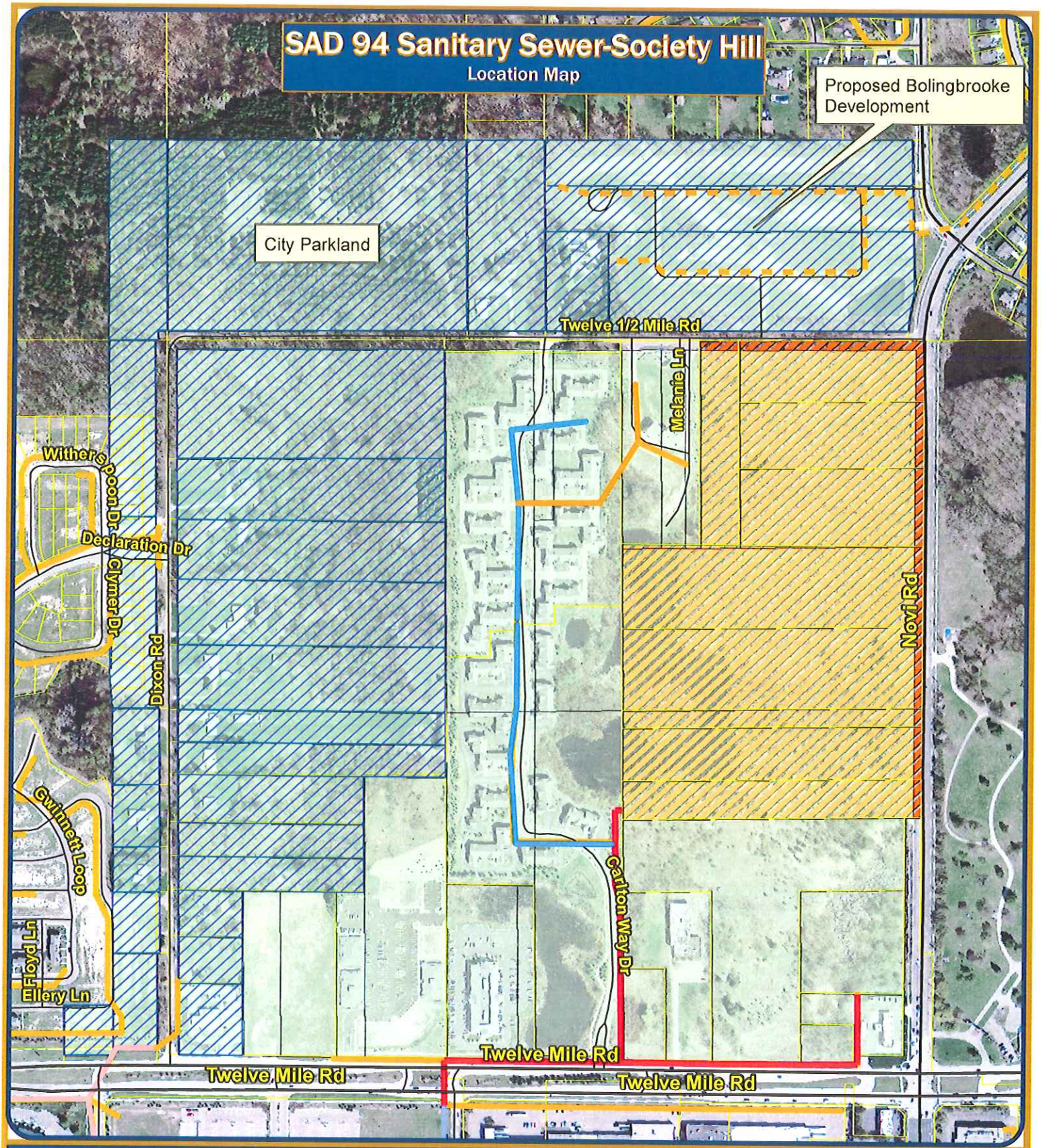
Feet
0 125 250 500 750 1,000

1 inch = 616 feet

SAD 94
SANITARY SEWER
LOCATION MAP FOR AREA PROPERTIES

SAD 94 Sanitary Sewer-Society Hill

Location Map



Map Author: Brian Coburn
Date: 9/6/12
Project:
Version #:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Legend

- SAD 94 Sanitary Sewer
- SAD 94 Service Area
- Parcels No Longer Served by SAD 94
- Society Hill Parcels

SanitaryMains

- 8.0"
- 10.0"
- 12.0"

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

Feet
0 95 190 380 570 760

1 inch = 458 feet

E&M LETTER
REQUEST FOR SOCIETY HILL
FINAL SITE PLAN APPROVAL EXTENSION

E&M

32605 West Twelve Mile Road, Suite 290
Farmington Hills, Michigan 48334
Telephone (248) 705-0911
Facsimile (248) 553-9594

07/11/2024

VIA EMAIL

Honorable Justin Fischer, Mayor and Members of the City
Council c/o Barbara McBeth, Community Development
Department City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Extension of Society Hill (E&M Inc.) Final Site Plan Approval - Expiring October 9, 2024

Dear Mayor Fischer and Members of the City Council:

We are writing to request a one (1) year extension of the final site plan approval for the Society Hill project, which will be expiring October 9, 2024. This request is made in accordance with Paragraph 9.B of the Consent Judgement entered October 9, 2001 in the *City of Novi vs. To/tee Structures and E&M, Inc.* (Oakland Circuit Court No. 95-502489-CC) and follows a subsequent one (1) year extension approved by City Council at the August 28, 2023 City Council Meeting (excerpt from minutes attached).

E&M asks that the City Council place this request on the consent agenda at the upcoming City Council meeting on July 22, 2024. Your time in this matter is much appreciated. Should you require any additional information, I can be reached at 248.705.0911

Sincerely,

Enriko Sasson

Enriko Sasson

Enclosures

cc: Victor Cardenas, City Manager (c/o Barbara McBeth)

SOCIETY HILL
GENERAL PLAN

NOVI ROAD (120 FT. WD.)

12 1/2 MILE ROAD (66 FT. WD.)

EAST LINE OF SECTION 10

EAST-WEST LINE OF SECTION 10

Society Hill Boulevard

Society Hill Drive

Society Hill Court

Society Hill Way

Society Hill Way

Society Hill Way

WETLAND

WETLAND

WETLAND

WETLAND

25' WETLAND BUFFER

25' WETLAND BUFFER

DETENTION BASIN NO.1

DETENTION BASIN NO.2

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 9

BUILDING 10

BUILDING 11

BUILDING 12

BUILDING 13

BUILDING 15

BUILDING 16

BUILDING 17

BUILDING 18

BUILDING 19

BUILDING 20

BUILDING 21

BUILDING 22

BUILDING 23

CLUB HOUSE

POOL

TENNIS COURTS

MAINTENANCE BUILDING

ANIMAL CROSSING CULVERT ONLY

DUMPSTER TRASH COMPACTOR

P.O.B.

S00°14'00"E 43.00'

S00°14'00"E 744.74'

N89°24'00"E 1006.72'

N00°52'00"W 678.59'

N00°52'00"W 280.09'

DUE EAST

DUE WEST

959.56'

1659.40'

1645.77'

43.00'

BENCHMARK ELEVATION 953.50

BENCHMARK ELEVATION 955.45

BENCHMARK ELEVATION 960.60

BENCHMARK ELEVATION 955.39

BEAM GUARD RAIL

6' ASPHALT SAFETY PATH

8' ASPHALT SAFETY PATH

60' R.O.W. LINE

2 HR. BLOCK RET. WALL

4' UNDERDRAIN

6' UNDERDRAIN

8' UNDERDRAIN

8' COND. WALK

4" W.M. GAS

FIBER OPTIC TELE. CABLE

OVERHEAD LINES

12" STORM

15" STORM

18" STORM

24" WATERMAIN

ESTIMATED QUANTITIES

SECTION I - PAVEMENT ON SITE

DESCRIPTION	QUANTITY	UNITS
DEEP STRENGTH ASPHALT	17,635	S.Y.
4" CONCRETE DRIVEWAY	8,533	S.Y.
6" CONCRETE CURB & GUTTER	8,786	L.F.
4" CONCRETE SIDEWALK	13,807	S.F.
M.D.O.T. TYPE 'M' OPENING	4,175	L.F.
4" MOUNTABLE CURB & GUTTER	1,180	L.F.

SECTION IA - PAVEMENT OFF SITE

DESCRIPTION	QUANTITY	UNITS
11" DEEP STRENGTH ASPHALT	220	S.Y.
M.D.O.T. F8 CURB & GUTTER	93	L.F.
6" CONCRETE CURB & GUTTER	28	L.F.
M.D.O.T. TYPE 'M' OPENING	120	L.F.
8' WIDE ASPHALT PATH	22	S.Y.
4" CONC. SIDEWALK 5' WD.	923	S.F.

SECTION II - STORM SEWER

DESCRIPTION	QUANTITY	UNITS
36" C-76, CLASS III, SEWER PIPE	66	L.F.
30" C-76, CLASS III, SEWER PIPE	148	L.F.
27" C-76, CLASS III, SEWER PIPE	130	L.F.
24" C-76, CLASS IV, SEWER PIPE	424	L.F.
21" C-76, CLASS IV, SEWER PIPE	530	L.F.
21" C-76, CLASS III, SEWER PIPE	33	L.F.
18" C-76, CLASS IV, SEWER PIPE	604	L.F.
15" C-76, CLASS IV, SEWER PIPE	819	L.F.
12" C-76, CLASS IV, SEWER PIPE	2,150	L.F.
13"x17" CMP-ARCH PIPE	50	L.F.
8" PVC, SCHEDULE 40, SEWER PIPE	1,704	L.F.
4' DIA. MANHOLE COMP.	2	EA.
4' DIA. MH W/ 2' SUMP	8	EA.
4' DIA. MH W/ 4' SUMP & OIL / GAS SEPERATOR	8	EA.
4' DIA. CATCH BASIN W/ 2' SUMP	3	EA.
4' DIA. CMP OVERFLOW STRUCTURE	21	EA.
3' DIA. REAR YARD CATCH BASIN	2	EA.
2' DIA. INLET	9	EA.
36" END SECTION W/ BAR SCREEN	23	EA.
30" END SECTION W/ BAR SCREEN	1	EA.
21" END SECTION W/ BAR SCREEN	1	EA.
18" END SECTION	3	EA.
	1	EA.

SECTION II - SANITARY SEWER

DESCRIPTION	QUANTITY	UNITS
12" ABS TRUSS SEWER PIPE	2,475	L.F.
8" ABS TRUSS SEWER PIPE	1,304	L.F.
6" PVC, SDR 26 SEWER LEAD	1,754	L.F.
4' DIA. SANITARY MANHOLE COMP.	18	EA.
SEWER TAP W/ INTERIOR DROP CONN.	1	EA.

SECTION IV - WATERMAIN

DESCRIPTION	QUANTITY	UNITS
12" CLASS 54, D.I. WATERMAIN	2,173	L.F.
8" CLASS 54, D.I. WATERMAIN	1,413	L.F.
6" CLASS 54, D.I. WATERMAIN	74	L.F.
6" HYDRANT ASSEMBLY-COMPLETE	12	EA.
12" GATE VALVE & WELL-COMPLETE	4	EA.
8" GATE VALVE & WELL-COMPLETE	4	L.F.
12"X24"X24" TAPPING SLEEVE W/ 12" GATE VALVE & WELL	1	EA.

LEGAL DESCRIPTION

Part of the S.E. 1/4 of Section 10, T.1N., R.8E., City of Novi, Oakland County, Michigan, being more particularly described as commencing at the E. 1/4 corner said Section 10; thence along the East-West 1/4 line of said Section 10, S. 89° 24' 00" W., 60.00 feet; thence S. 00°14' 00" E., 43.00 feet to the point of beginning; thence along the West right-of-way line of Novi Road (120.00 feet wide), S. 00°14' 00" E., 1645.77 feet; thence due West 1006.72 feet; thence N. 00° 52' 00" W., 959.56 feet; thence due East 280.09 feet; thence N. 00° 52' 00" W., 678.59 feet; thence along the South right-of-way line of 12 1/2 Mile Road (proposed 86.00 feet wide), N. 89° 24' 00" E., 744.74 feet to the point of beginning. Containing 1,476,650 square feet or 33.899 acres. Subject to easements and restrictions of record.

LEGEND

EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
UTILITY POLE
GUY
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATERMAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
SOILS BOUNDARY (SEE 'H' SHEET)

MISS DIG CALL MISS DIG BEFORE YOU DIG 1-800-482-7171

DATE	REVISIONS
6-23-99	REV. PVMT. SEC. PER CITY
8-11-99	REV. WAL PER CITY
4-23-99	REV. PER CITY / CLIENT

NOWAK & FRAUS
Civil Engineers Land Surveyors
1310 N. Stephenson Highway Tel. (248) 399-0886
Royal Oak, Michigan 48067-1508 Fax. (248) 399-0805

GENERAL PLAN

PART OF THE SOUTH EAST 1/4 OF SECTION 10, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

CLIENT: THE SOLOMON GROUP

SCALE	DESIGNED	JOB NUMBER
1" = 50'	A. WIEDMAN	3-7946
ISSUE DATE	DRAWN T. BROCKI / A. WIEDMAN	SHEET NUMBER
12-08-98	APPROVED T. OBERMAN	3 of 26

SAN MH RIM 955.38 INV. 12" S 933.08 INV. 12" NE 933.18

D:\FILES\7946\7946_GEN.dwg Tue Jun 29 11:46:25 1999 Nowak & Fraus, P.L.L.C.

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary.
SECOND READING

SUBMITTING DEPARTMENT: Community Development – Planning Division

BACKGROUND INFORMATION:

The attached City-initiated text amendment was presented to the City Council in July and August of 2023, and was approved for First and Second Readings. Due to staff's inadvertent missing of the required publication deadline following the City Council's August 14, 2023 approval of the Second Reading of the text amendment, the City Attorney's office has advised that the same text amendment be presented for a Second Reading once more for Council's consideration. If approved, publication of the ordinance will follow within 15 days of the adoption of the ordinance amendment. The information below relates to the text amendment considered in 2023:

The Zoning Ordinance helps guide and regulate development projects throughout the City. As new state laws are passed and as the use(s) of land continues to shift, certain requirements in the zoning ordinance may no longer be relevant or appropriate. This proposed zoning ordinance amendment is intended to fix inconsistencies, clarify ordinance language, remove the EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary. Listed below are the sections and changes related to such sections:

EXPO Zoning District

- Section 3.1.14 EXPO Exposition District
- Section 3.6.2.E Notes to District Standards

- Section 3.24 EXPO District Required Conditions
- Section 4.12.1.C.ii Group Day Care Homes, Day Care Centers, and Adult Day Care Centers
- Section 4.31 Veterinary Hospitals or Clinics
- Section 4.44 Industrial Office Sales, Service, and Industrial Office Related Uses
- Section 4.45 Select I-1 and EXPO District Uses
- Section 4.47 Motion Picture, Television, Radio, and Photographic Production Facilities
- Section 4.76 Retail Sale of Products or Services Occurring as part of a Scheduled Exposition Function
- Section 4.77 I-1 Uses in the EXPO District
- Section 5.4.3 Off-Street Loading and Unloading
- Section 5.5.3.A.ii Landscape Standards
- Section 5.5.3.B.ii.f Landscape Standards
- Section 5.5.3.C.iii Landscape Standards
- Section 5.14.10.A.ii Performance Standards

Microbreweries and Brewpubs

- Section 2.2 Definitions
- Section 4.35 Microbreweries and Brewpubs
- Section 5.2.12.C Off-Street Parking Spaces, Business and Commercial
- Section 5.4.2 Off-Street Loading and Unloading

Exterior Lighting

- Section 5.7 Exterior Lighting
- Section 6.1 Site Plan Review (All Districts)

Other Changes

- How to Use This Ordinance, Part 4, Use Matrix
- Section 2.2 Definitions
- Section 3.1.18 I-1 Light Industrial District
- Section 4.12 Group Day Care Homes, Day Care Centers, and Adult Day Care Centers
- Section 4.18 Bed and Breakfast Operations
- Section 4.19 Accessory Uses
- Section 4.25 Mixed-Use Developments
- Section 4.27 Retail Business or Service Establishments
- Section 4.40 Restaurants in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast-Food Sit Down
- Section 4.47 Motion Picture, Television, Radio, and Photographic Production Facilities
- Section 4.50 Automobile Service Establishment
- Section 5.16 Bicycle Parking Facility Requirements

The following highlights some of the more substantial changes to the ordinance:

- The removal of the EXPO zoning district, which no longer applies to any property in the City, is no longer needed and will help clarify the current requirements for the EXO Overlay District. The EXPO zoning district was initially created for the former site of the EXPO center at the southwest corner of Novi Road and I-96, and the property was entirely rezoned as a part of a PRO Agreement.
- The modification to the standards for microbreweries and brewpubs is intended to reduce barriers and some additional requirements for these uses. Staff notes that microbreweries and brewpubs are similar to the sit-down restaurant uses and could be regulated in a similar manner.
- The exterior lighting standards are proposed to be updated to include modern-day lighting measurements and to allow for administrative review of photometric plans that propose improvements to existing exterior lighting at sites throughout the City.
- A provision for carports is included to allow for administrative review and create a distinction between carports and fuel-filling station canopies.
- The Use Matrix found at the beginning of the ordinance contains a number of inconsistencies that are now being addressed to better reflect current ordinance standards.

All other changes proposed are for consistency or for compliance with changes in state law or regulations.

The Planning Commission held a public hearing on July 12th and forwarded a favorable recommendation to the City Council. The City Council approved the First Reading of the ordinance amendment on July 31st with no changes suggested. Staff has made one minor adjustment to the draft ordinance to remove the requirement for Special Land Use approval for retail sales of products as a part of a scheduled exposition function in Section 4.76, as this Section was intended to apply to the EXPO Zoning District, which is now being removed from the ordinance.

RECOMMENDED ACTION: Approval of Text Amendment 18.301 to amend various sections of the Zoning Ordinance to fix inconsistencies, clarify ordinance language, remove the unused EXPO Zoning District and associated Sections, modify the requirements for Microbreweries and Brewpubs, update the photometric standards, and other items as deemed necessary. This motion is made because the ordinance amendment resolves inconsistencies and other concerns found in the ordinance language. **SECOND READING**

DRAFT ORDINANCE LANGUAGE

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.301

AN ORDINANCE TO AMEND THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 14-271, THE CITY OF NOVI ZONING ORDINANCE, AS AMENDED, AT THE FOLLOWING LOCATIONS: HOW TO USE THIS ORDINANCE, PART 4, USE MATRIX; ARTICLE 2, DEFINITIONS, SECTION 2.2, DEFINITIONS; ARTICLE 3, ZONING DISTRICTS, IN THE FOLLOWING SECTIONS: SECTION 3.1 DISTRICTS ESTABLISHED, SECTION 3.1.18 LIGHT INDUSTRIAL DISTRICT, SECTION 3.6 NOTES TO DISTRICT STANDARDS, AND SECTION 3.27 TC AND TC-1 DISTRICT REQUIRED CONDITIONS; ARTICLE 4, USE STANDARDS, IN THE FOLLOWING SECTIONS: SECTION 4.12 GROUP DAY CARE HOMES, DAY CARE CENTERS, AND ADULT DAY CARE CENTERS, SECTION 4.18 BED AND BREAKFAST OPERATIONS, SECTION 4.19 ACCESSORY USES, SECTION 4.25 MIXED-USE DEVELOPMENTS, SECTION 4.27 RETAIL BUSINESS OR SERVICE ESTABLISHMENTS, SECTION 4.31 VETERINARY HOSPITALS OR CLINICS, SECTION 4.35 MICROBREWERIES AND BREWPUBS, SECTION 4.40 RESTAURANTS IN THE CHARACTER OF A FAST FOOD CARRYOUT, DRIVE-IN, FAST FOOD DRIVE-THROUGH, OR FAST-FOOD SIT DOWN, SECTION 4.44 INDUSTRIAL OFFICE SALES, SERVICE, AND INDUSTRIAL OFFICE RELATED USES, SECTION 4.45 SELECT I-1 AND EXPO DISTRICT USES, SECTION 4.47 MOTION PICTURE, TELEVISION, RADIO, AND PHOTOGRAPHIC PRODUCTION FACILITIES, SECTION 4.50 AUTOMOBILE SERVICE ESTABLISHMENT, SECTION 4.76 RETAIL SALE OF PRODUCTS OR SERVICES OCCURING AS PART OF A SCHEDULED EXPOSITION FUNCTION, AND SECTION 4.77 I-1 USES IN THE EXPO DISTRICT; ARTICLE 5, SITE STANDARDS, IN THE FOLLOWING SECTIONS: SECTION 5.2 OFF-STREET PARKING REQUIREMENTS, SECTION 5.4 OFF-STREET LOADING AND UNLOADING, SECTION 5.5 LANDSCAPE STANDARDS; ARTICLE 5, SITE STANDARDS, SECTION 5.7 EXTERIOR LIGHTING, SECTION 5.14 PERFORMANCE STANDARDS, AND SECTION 5.16 BICYCLE PARKING FACILITY REQUIREMENTS; ARTICLE 6, DEVELOPMENT PROCEDURES, SECTION 6.1 SITE PLAN REVIEW (ALL DISTRICTS); IN ORDER TO FIX INCONSISTENCIES, CLARIFY ORDINANCE LANGAUAGE, REMOVE THE EXPO ZONING DISTRICT AND ASSOCIATED SECTIONS, MODIFY REQUIREMENTS FOR MICROBREWERIES AND BREWPUBS, UPDATE PHOTOMETRIC REQUIREMENTS TO MORE CLOSELY ALIGN WITH SURROUNDING COMMUNITIES, AND OTHER ITEMS AS DEEMED NECESSARY.

THE CITY OF NOVI ORDAINS:

Part I. That the How to Use This Ordinance section, part 4, Use Matrix, of the City of Novi Zoning Ordinance is hereby amended to account for the changes shown in Attachment A: Revised Use Matrix

Part II. That Article 2, Definitions, Section 2.2, Definitions, of the City of Novi Zoning Ordinance is hereby amended for the following entries only:

~~**Canopy**~~ **Deciduous Canopy Tree:** A woody plant with an erect perennial trunk which at maturity is over thirty (30) feet in height and a minimum width of twenty (20) feet and which has a definite crown of foliage that falls off the tree each winter. See Suggested Plant Materials List.

Family Day Care Home: A private single family home in which ~~one (1) to six (6) minor children~~ fewer than 7 minor children are received for care and supervision for compensation for the time period set forth in this ordinance, unattended by a parent or legal guardian, except children related to an adult member of the ~~family~~ household by blood, marriage or adoption.~~,~~ This includes

a home in which care is given to an unrelated minor child for more than ~~four (4)~~ 4 weeks during a calendar year. A family child care home does not include an individual providing babysitting services for another individual. Overnight care shall not be provided. See standards in Section 4.12.1.

Group Day Care Home: A private single family home in which more than six (6) but not more than twelve (12) minor children are received for care and supervision for the time period set forth in this ordinance, unattended by a parent or legal guardian, except children related to an adult member of the ~~family~~ household by blood, marriage or adoption.~~,~~ This includes a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year. Overnight care shall not be provided. See standards in Section 4.12.1.

~~**Sub-Canopy**~~ **Deciduous Sub-Canopy Tree:** A woody plant with a perennial trunk which at maturity is fifteen (15) feet to twenty nine (29) feet in height and a minimum of eight (8) feet in width and which has a crown of foliage which falls off each winter. See Suggested Plant Materials List.

~~**Nacelle**~~ **[REMOVED FROM LIST]**

~~**Net-Metering**~~ **[REMOVED FROM LIST]**

Responsible or Responsibility for a Violation [INCLUDE IN LIST AND LINK TO DEFINITION]

Part III. That Article 3, Zoning Districts, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Article 3.0 Zoning Districts

3.1 Districts Established
3.2 District Boundaries
3.3 District Boundaries Interpreted
3.4 Zoning of Annexed Areas
3.5 Zoning of Vacated Areas
3.6 Note to Schedule of Regulations
3.7 RA, R-1, R-2, R-3, and R-4 Required Conditions
3.8 RM-1 and RM-2 Required Conditions
3.9 MH District Required Conditions
3.10 B-1, B-2, and B-3 Business Districts Required Conditions
3.11 GE District Required Conditions
3.12 Special Development Option (SDO) for the GE District
3.13 FS District Required Conditions
3.14 I-1 District Required Conditions
3.15 I-2 District Required Conditions
3.16 NCC District Required Conditions
3.17 OS-1 District Required Conditions
3.18 OSC District Required Conditions
3.19 OST District Required Conditions
3.20 OST District Required Conditions
3.21 PSLR Required Conditions
3.22 P-1 District Required Conditions
3.23 Conference District Required Conditions
~~3.24 EXPO District Required Conditions~~ [Reserved]
3.25 EXO Overlay District Required Conditions

3.26 RC District Required Conditions
3.27 TC and TC-1 District Required Conditions
3.28 One-Family Clustering Option
3.29 RUD Residential Unit Development
3.30 Open Space Preservation Option
3.32 Planned Development Option
3.32 General Exceptions

Part IV. That Article 3, Zoning Districts, Section 3.1 Districts Established, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Section 3.1 Districts Established

For the purpose of this Ordinance, the City of Novi is hereby divided into the following districts:

1. RA Residential Acreage
2. R-1 One-Family Residential District
3. R-2 One-Family Residential District
4. R-3 One-Family Residential District
5. R-4 One-Family Residential District
6. RT Two-Family Residential District
7. RM-1 Low-Density, Low-Rise Multiple-Family District
8. RM-2 High-Density, Mid-Rise Multiple-Family District
9. MH Mobile Home District
10. B-1 Local Business District
11. B-2 Community Business District
12. B-3 General Business District
13. C Conference District
14. ~~EXPO EXPO District~~[Reserved]
15. EXO Exposition Overlay District
16. GE Gateway East District
17. FS Freeway Service District
18. I-1 Light Industrial District
19. I-2 General Industrial District
20. NCC Non-Center Commercial District
21. OS-1 Office Service District
22. OSC Office Service Commercial District
23. OST Office Service Technology District
24. RC Regional Center District
25. TC Town Center District
26. TC-1 Town Center-1 District
27. PSLR Planned Suburban Low-Rise Overlay District
28. P-1 Vehicular Parking District
29. PSV Pavilion Shore Village District

Section 3.1.18 I-1 Light Industrial District

B. Principal Permitted Uses

i. – v. [unchanged]

The following uses are ~~subject to Section 4.45~~principal permitted uses, except when such uses abut a residentially zoned district they shall be treated as special land uses and shall provide a noise impact statement:

vi. – xxi. [unchanged]

Part V. That Article 3, Zoning Districts, Section 3.6 Notes to District Standards, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. [unchanged]

2. [unchanged]

   A. – D. [unchanged]

   E. Off-street parking shall be permitted in the front yard of the OS-1, OST, ~~EXPO~~, EXO, B1, B-2, B-3, NCC, RC, TC and FS districts, except that said parking shall observe the minimum off-street parking setback requirements in the Development Standards of Section 3.1 and Section 5.5.3 of this ordinance and, with respect to the TC district, Section 3.27.1.D.

   No off-street parking shall be permitted in the front yard, being that area between the front property line and the front building facade of the principal building(s) on the lot or parcel, of the OSC, I-1, I-2 districts unless:

   F. – Q. [unchanged]

Part VI. That Article 3, Zoning Districts, Section 3.27 TC and TC-1 District Required Conditions, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. The following standards shall apply to all uses permitted in the TC and TC-1 districts:
   A-H.: [unchanged]

   I. Sidewalks. Sidewalks are required at all developments which abut any street or an internal service road. All sidewalks shall comply with the City of Novi Design and Construction Standards (Chapter 11 of the Novi Code of Ordinances) and all other applicable ordinances and statutes. Sidewalks within the TC-1 district adjacent to non-residential collector and local streets shall be twelve and one-half (12.5) feet in width. Direct pedestrian access shall be provided between all buildings and uses within a development and between a development and adjacent areas. Such access may be provided by the utilization of interior walkways in conjunction with exterior sidewalks and shall be no less than five (5) feet in width.

   J-N. [unchanged]

Part VII. That Article 4, Use Standards, of the City of Novi Zoning Ordinance is hereby amended in the following section:

4.1 – 4.44 [unchanged]
4.45 ~~Select I-1 and Expo District Uses~~[Reserved]
4.46 – 4.75 [unchanged]

4.76 ~~Retail Sale of Products or Services Occurring as part of a Scheduled Exposition Function~~[Reserved]
4.77 ~~I-1 Uses in the EXPO District~~[Reserved]
4.78 – 4.91 [unchanged]

Part VIII. That Article 4, Use Standards, Section 4.12 Group Day Care Homes, Day Care Centers, and Adult Day Care Centers, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. [unchanged]

A. – B. [unchanged]

C. [unchanged]

i. [unchanged]

ii. The parcel must abut land zoned only NCC, ~~EXPO,~~ OS-1, OSC, TC, TC-1, RC, FS, I-1, P-1, C, and OST.

2. Day care centers and adult day care centers are a permitted use in the B-2, B-3, OST, TC, TC-1 districts and EXO Overlay district and a special land use in the OS-1, OSC, and PSLR districts, all subject to the following:

A. In the B-2, B-3, OST, OS-1, OSC, TC, TC-1, PSLR districts and EXO Overlay district:

i. Outdoor recreation areas shall be provided, consisting of at least one-hundred fifty (150) square feet for each person cared for in the recreation area during peak hours, with a minimum total area of three-thousand five-hundred (3,500) square feet, unless modified by the Planning Commission based on justification provided by the applicant. All such outdoor recreation area may extend into an exterior side yard up to twenty-five (25) percent of the distance between the building façade and the property line.

ii. – v. [unchanged]

B. In the B-2, B-3, OST, OS-1, OSC, TC, TC-1 districts and EXO Overlay district:

i. [unchanged]

~~ii. Vehicular access to the site shall not be directly to or from a major arterial or arterial.~~
~~iii.~~ii. [unchanged]

Part IX. That Article 4, Use Standards, Section 4.18 Bed and Breakfast Operations, of the City of Novi Zoning Ordinance is hereby amended in the following section:

5. Signs identifying the bed and breakfast operation shall comply with the requirements of Chapter 28 of the Code of Ordinances., ~~except that in a residential district identification signs shall be no larger than two (2) square feet.~~

Part X. That Article 4, Use Standards, Section 4.19 Accessory Uses, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. Accessory Buildings

A.-H. [Unchanged]

I. A detached accessory building in the R-1 through R-4, RT, RM-1, MH, OS-1, B-1, P-1, and NCC districts shall not exceed one (1) story or fourteen (14) feet in height. Accessory buildings in all other districts may be built to a height equal to the maximum permitted height of the district; provided, if the accessory building exceeds one (1) story or fourteen (14) feet in height, the building shall be set back one (1) additional foot for each foot the building exceeds fourteen (14) feet in height.

J.-L. [Unchanged]

2. Accessory Structures

A. – B. [unchanged]

C. Canopies and Carports

i. [unchanged]

ii. [unchanged]

iii. ~~———~~Carports may be permitted under the following conditions:

a. If they are designed subject to any conditions listed in Section 5.15.12.
b. One carport may be permitted on any lot, regardless of size. Two or more carports may be permitted on any lot greater than 2 acres in size, provided they comply with accessory building setback and height requirements.
c. Carports qualify for administrative approval.

D. – E. [unchanged]

F. Refuse Bin (Dumpster, Trash Receptacle) with appropriate screening enclosure, as provided in Section 21-145 of the City Code, which shall conform to the following standards except as otherwise provided in the TC and TC-1 (Town Center) districts and the GE (Gateway East) district, and except where more specific standards are provided elsewhere in this ordinance:

i. Except where otherwise permitted and regulated in this ordinance, refuse bins and their screening enclosures shall be located in the rear yard~~,~~ or interior side yard if it does not abut a residentially zoned district.

ii. – vii. [Unchanged]

G. – I. [Unchanged]

Part XI. That Article 4, Use Standards, Section 4.25 Mixed-Use Developments, of the City of Novi Zoning Ordinance is hereby amended in the following section:

To qualify for a mixed-use development, a project must meet the following requirements:

1. Each use shall comprise of at least ten (10) percent in the GE ~~district~~, TC, and TC-1 districts of either:

Part XII. That Article 4, Use Standards, Section 4.27 Retail Business or Service Establishments, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. In the B-2, B-3, TC, and TC-1 districts, all retail business or service establishments are permitted as follows:

Part XIII. That Article 4, Use Standards, Section 4.31 Veterinary Hospitals or Clinics, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Veterinary hospitals or clinics are permitted as a special land use in the B-2, B-3, NCC, TC, and TC-1 districts. They are also a special land use in the I-I ~~and EXPO~~ district~~s~~ when ~~the I-1 and EXPO districts are~~ abutting residential districts. In the I-1 and ~~EXPO~~ I-2 districts, when not abutting a residential district, ~~and in the I-2 district~~ they are a permitted use. In all districts they are subject to the following:

1. In the B-2, B-3, NCC, TC, TC-1, I-1, and I-2 ~~and EXPO~~ districts:

Part XIV. That Article 4, Use Standards, Section 4.35 Microbreweries and Brewpubs, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Microbreweries and brewpubs are permitted uses in the B-3 district and special land uses in the RC, TC, and TC-1 districts subject to the following conditions:

1. Microbreweries and brewpubs

   A. In the B-3, RC, TC, and TC-1 districts:

      i. [unchanged]

      ~~ii. There shall be included a taproom/restaurant which shall provide full meal service for consumption by patrons while seated on the premises. (See also definition of Restaurant (sit down)). Taprooms serving less than twenty patrons and accessory to a larger retail use shall not be required to provide meal service.~~

      ~~iii.~~ii. [unchanged]

      ~~iv.~~iii. [unchanged]

   ~~B. In the RC district, no microbrewery or brewpub shall be located closer than one thousand (1,000) feet from any freestanding restaurant.~~

2. Microbreweries~~:~~
   A. Brewery production shall not exceed twenty-thousand (20,000) barrels per year.

   B. Steam condensation units shall be required on all venting.

   C. No more than sixty-five (65) percent of total gross floor space of the establishment shall be used for the microbrewery function such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling/storage, serving tanks and boiler/water treatment areas.

   ~~D. Owing to unique features and operational requirements of a microbrewery, off-street loading/unloading facilities shall be designed to accommodate at least two (2) tractor trailers at one time in addition to compliance with the standards at Section 5.4.2.~~

   ~~E. No microbrewery shall be located closer than two-thousand five-hundred (2,500) feet of another microbrewery.~~

3. Brewpubs

   A. Brewery production shall not exceed two-thousand (2,000) barrels per year.

   B. No more than fifty (50) percent of total gross floor space of the establishment shall be used for the brewery function such as the brewhouse, fermentation tanks, conditioning tanks, bright beer tanks/filter, bottling and kegging lines, malt milling/ storage, serving tanks and boiler/water treatment areas.

Part XV. That Article 4, Use Standards, Section 4.40 Restaurants in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast-Food Sit Down, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Section 4.40 Restaurants in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast-Food Sit Down

1.-3. [unchanged]

4. Sit-down restaurants that are not in the character of fast food are permitted in the B-2, B-3, TC, and TC-1 districts, subject to the conditions listed in Section 4.27.

Part XVI. That Article 4, Use Standards, Section 4.44 Industrial Office Sales, Service, and Industrial Office Related Uses, of the City of Novi Zoning Ordinance is hereby amended in the following section:

In the I-1 and~~,~~ I-2 ~~and EXPO~~ districts, industrial office sales, service and industrial office related uses are permitted when located within an existing office building portion of an industrial use.

Part XVII. That Article 4, Use Standards, Section 4.45 Select I-1 and EXPO District Uses, of the City of Novi Zoning Ordinance is hereby removed from the Zoning Ordinance and replaced in Section 3.1.18.B of the Zoning Ordinance:

~~Section 4.45 Select I-1 and EXPO District Uses~~

~~These uses shall be permitted as principal uses permitted. However, when such uses abut a residential district, they shall be treated as special land uses subject to approval by the Planning Commission in accordance with the additional requirements of Section 6.1.2.C for special land uses, and subject to the public hearing requirements set forth and regulated in Section 6.2 of this Ordinance and shall provide a noise impact statement.~~

Part XVIII. That Article 4, Use Standards, Section 4.47 Motion Picture, Television, Radio, and Photographic Production Facilities, of the City of Novi Zoning Ordinance is hereby amended in the following section:

2. Motion picture, television, radio and photographic production facilities are permitted as a special land use in the I-1 ~~and EXPO~~ district~~s~~ and as a permitted use in the I-2 district when conducted outside of existing buildings~~, including backlot~~. In all districts they are subject to the following:

Part XVIX. That Article 4, Use Standards, Section 4.50 Automobile Service Establishment, of the City of Novi Zoning Ordinance is hereby amended in the following section:

1. For any such use on a lot adjacent to a major thoroughfare, the following ~~special~~ requirements shall apply:

Part XX. That Article 4, Use Standards, Section 4.76 Retail Sale of Products or Services Occurring as part of a Scheduled Exposition Function, of the City of Novi Zoning Ordinance is hereby removed from the Zoning Ordinance and is reserved for future use:

~~1. In the EXPO district, retail sale of products or services occurring as part of a scheduled exposition function are a permitted use, provided, a scheduled exposition function that involves the sale of products shall not be repeated more often than six (6) times within a calendar year.~~

~~2.~~ 1. ~~In the EXO~~ overlay ~~district, retail sale of products or services are permitted as a special land use when occurring as part of a scheduled exposition function occurring in an exposition facility.~~

Part XXI. That Article 4, Use Standards, Section 4.77 I-1 Uses in the EXPO District, of the City of Novi Zoning Ordinance is hereby removed from the Zoning Ordinance and is reserved for future use:

~~Section 4.77 I-1 Uses in the EXPO District~~

~~The listed uses in Section 3.1.14.B.xvi through xxvii are permitted uses in the EXPO district subject to the following:~~

~~1. All usage as an exposition facility ceases in the district;~~

~~2. Subject to the conditions required in Section 3.14.1 through Section 3.14.5.~~

PART XXII. That Article 5, Site Standards, Section 5.2 Off-Street Parking Requirements, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

Section 5.2.12 Off-Street Parking Spaces

C. Business and Commercial

Use		Minimum Number of Parking Spaces per Unit of Measure
Restaurants and other establishments for sale and consumption on the premises of beverages, food or refreshments		
a.	Sit-down; Microbreweries; brewpubs	One (1) for each seventy (70) square feet gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas), whichever is greater
b.	Fast Food	One (1) for every two (2) employees, plus (1) for every two (2) customers allowed under maximum capacity (including waiting areas) plus compliance with the requirements for stacking spaces outlined in Section 5.3.11
~~Microbreweries; brewpubs~~		~~One (1) for each seventy (70) square feet of gross floor area (14.3 spaces per one-thousand (1,000) square feet), or one (1) for each two (2) customers allowed under maximum capacity (including waiting areas) in the taproom/restaurant, whichever is greater, plus one (1) for each one and one-half (1½) employees in largest working shift in the taproom/restaurant and in the microbrewery or brewpub. Above requirements apply for either a freestanding facility or for a facility attached to other retail uses in a planned commercial center~~	

PART XXIII. That Article 5, Site Standards, Section 5.4 Off-Street Loading and Unloading, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

2. Within the B, GE, FS, RC, NCC, TC and TC-1 districts, loading, unloading space shall be provided in the rear yard at a ratio of ten (10) square feet for each front foot of building; except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district. Location of such facilities in a permitted side yard shall be subject to review and approval by the City. The City in making its review shall find that any such use shall:

   A. Not have a disruptive effect on the safe and efficient flow of pedestrian and vehicular traffic within the site.
   B. Be aesthetically and effectively screened from view from adjoining properties and from a street, in a manner acceptable to the applicable review body of the City.

   The City, to aid in its review, may require submittal of building elevations and cross-section plans showing grade elevations with respect to the location of loading, unloading and trash receptacles, the corresponding elevations of adjoining property and streets and the means by which these facilities will be effectively screened from view.

   ~~Off-street loading/unloading space for microbreweries shall require two (2) ten (10) by fifty (50) foot truck spaces, unless the above standards require additional loading/unloading space.~~

3. Within any I district~~, EXPO district,~~ or EXO Overlay district, all loading and unloading operations shall be conducted in the rear yard, except in those instances where:

   A. [unchanged]

   B. An interior side yard is located adjacent to I district~~, EXPO district,~~ or EXO Overlay district property, loading and unloading may be conducted in that interior side yard when located near the rear of the building. When loading and unloading is to be conducted within an interior side yard, the City may require aesthetic screening of the facility in accordance with the guidelines set forth in Section 5.5.

PART XXIV. That Article 5, Site Standards, Section 5.5 Landscape Standards, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. [unchanged]

2. [unchanged]

3. [unchanged]

   A. [unchanged]

      ~~i.~~iv. [unchanged]

      ~~ii.~~v. Residential Adjacent to Non-Residential Berm Requirement Chart

Use	Zoning	Berm Height
~~EXPO, EXO district~~	~~EXPO district~~	~~8 ft. to 10 ft. high~~

   B. [unchanged]

      i. [unchanged]

      ii. [unchanged]

         a. – e. [unchanged]

         f. Right-of-Way Landscape Screening Requirements

			Requirements						
Use	Zoning	Berm Located	Greenbelt width (feet)	Min. berm crest width (feet)	Min. Berm Height (feet)	3 Foot Wall /Fence	Deciduous canopy or large evergreen trees: 1 per X linear feet frontage	Deciduous sub-canopy trees: 1 per X linear feet frontage	In area between sidewalk and curb, plant 1 Deciduous canopy tree

									per X linear feet frontage
Misc. Large Use	P-1 ~~Expo~~ EXO RC FS	Adjacent to parking	20	2	3	(5) (6)	35	20	45
		Not adjacent parking	25	3	3	(5) (6)	45	30	45

~~C.~~B. [unchanged]

i. – ii. [unchanged]

iii. Interior Parking Area Landscape Islands and Canopy Tree Chart

	A	B	C	D	E
*Category 1 = OS-1, OSC, OST, B-1, B-2, B-3, C, NCC, ~~EXPO,~~ FS, TC, TC-1, RC Districts and Special Land Uses *Category 2 = I-1, I-2					

PART XXV. That Article 5, Site Standards, Section 5.7 Exterior Lighting, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. [unchanged]

2. Approved Lighting Plan. Whenever the installation or modification of outdoor lighting is a required condition under this Section, or is part of a development plan ~~the~~ that requires site plan approval, the approving body shall review and approve all proposed lighting as part of its site plan approval process. In such cases the site plan qualifies for administrative approval as outlined in Section 6.1.C, it shall still meet the requirements set forth in this Section. These standards shall also apply to site plan approval or modification of existing lighting.

A. [unchanged]

i. [unchanged]

ii. Specifications for all proposed and existing lighting fixtures including photometric data, fixture height, mounting and design, glare control devices, type and color rendition of lamps, and hours of operation. A photometric plan illustrating the levels of illumination at ground level shall account for all light sources that impact the subject site~~, including spillover illumination from neighboring properties.~~ (This information may be deferred to the final site plan if the site is not adjacent to a residential district.)

iii. [unchanged]

B. [unchanged]

3. Required Conditions. The following conditions shall apply to site plan approval or modification of existing lighting:

A. – E. [unchanged]

F. ~~The use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.~~Color Spectrum Management

i. All permanent lighting installations in nonresidential and multi-family zoning districts shall have a minimum Color Rendering Index (CRI) of 70.

ii. All permanent lighting installation in nonresidential and multi-family zoning districts shall have a Correlated Color Temperature (CCT) of no greater than 3000 Kelvin (K).

G. [unchanged]

H. Indoor Lighting shall not be the source of exterior glare or spillover as defined in this section.

~~H~~I. [unchanged]

~~I~~J. [unchanged]

~~J~~K. [unchanged]

~~K~~L. The following illumination levels shall act as minimum standards for all exterior lighting. Maximum lighting will be governed by the four to one (4:1) ratio of average to minimum illumination of the surface being lit. Where a site abuts a nonresidential district, maximum illumination at the property line shall not exceed one (1) footcandle. The ~~city~~ approving body may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.

~~L~~M. [unchanged]

~~M~~N. [unchanged]

~~N~~O. All residential developments receiving site plan approval after the adoption of this ordinance shall meet the following conditions:

i. ~~p~~Provide lighting at each entrance intersecting with a major thoroughfare sufficient to illuminate the entrance of the development. A major thoroughfare shall be defined as a major arterial, arterial or minor arterial road as designated in the City of Novi Master Plan's Thoroughfare Classification Map. Minimum illumination shall be 0.2 footcandles. Fixtures shall not exceed twenty five (25) feet in height. Lighting shall be subject to the ~~requirements~~ review considerations of ~~this~~ Section 5.6.2.B ~~of the Zoning Ordinance~~. If the proposed lighting is within the right-of-way, installation, maintenance and operating costs and responsibilities shall be in accordance with the amended Street Light Policy adopted by the City Council on September 24, 2012.

ii. Non-commercial areas in mixed-use developments and residential developments may deviate from the minimum illumination levels and uniformity requirement in Section 5.7.3.L so long as site lighting requirements for off-street parking lots, property lines, and security lighting is provided.

PART XXVI. That Article 5, Site Standards, Section 5.14 Performance Standards, of the City of Novi Zoning Ordinance is hereby amended in the following section:

10. [unchanged]

A. [unchanged]

i. [unchanged]

ii. Weighted Sounds Level Limit Decibels

Receiving Zoning Districts			
R-1, R-2, R-3, R-4, RT, RA, RM-1, RM-2, MH		NCC, B-1, B-2, B-3, ~~EXPO,~~ EXO, OS-1, OSC, TC, TC-1, RC, FS, C, I-1, I-2, P-1, PSLR	
~~Night~~ Night-Time Hours Decibels	Day Time Hours Decibels	~~Night~~ Night-Time Hours Decibels	Day Time Hours Decibels
55	60	70	75

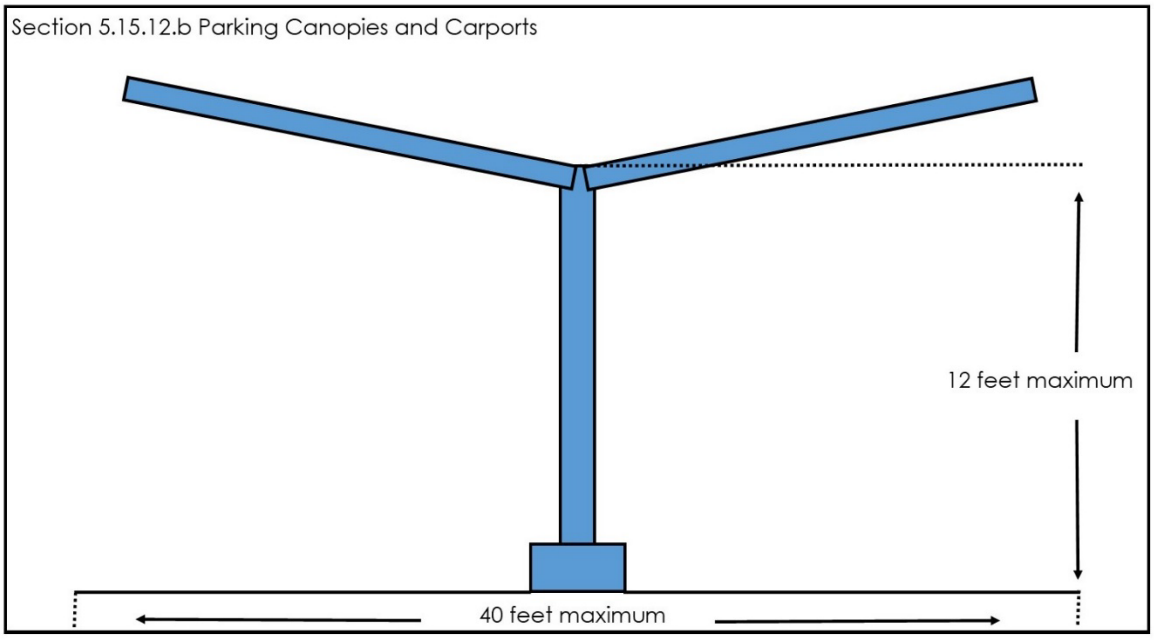
PART XXVII. That Article 5, Site Standards, Section 5.15 Exterior Building Wall Façade Materials, of the City of Novi Zoning Ordinance is hereby amended ~~to include the following section~~in the following section:

Section 5.15.12 Canopies.

12.a. Fuel Filling Station Canopies ~~–Canopies shall be considered as separate facades and shall be subject to all requirements of this Ordinance. For the purposes of this Section, canopies shall be defined as roof structures which are not enclosed. On projects with canopies and buildings,~~ The materials and colors used on Fuel Filling Station canopies shall ~~be consistent with~~match those used on the primary building. ~~Not les than thirty percent (30%) of the façade of a canopy shall be of a material identical to a material used on the building. Columns, fascias and sloped roof areas shall be included when calculating the area and percentage of materials of a canopy façade. Canopy soffit areas are not subject to this Ordinance.~~ All columns shall be enclosed in brick and/or stone to match the primary building. The use of corporate logos or corporate lighting on the canopy is not permitted. ~~For projects with both canopies and buildings~~ Fuel Filling Station canopies located within five-hundred (500) feet of a R, RA, RM-1 and RM-2 district shall have additional features and ornamentation consistent with residential architecture such as brick coursing details, sloping roofs, molded cornices and 3-dimensional delineation of the canopy fascia. ~~the architectural style and extent and type of architectural ornamentation of the proposed buildings and canopies shall be consistent with the architectural style and extent and type of architectural ornamentation found in said districts. For the purpose of this Section the proposed architectural style shall be considered to be consistent if roof types and slopes, window treatments and decorative features are equal in both type and extent of these items on buildings in said district.~~ Fuel Filling Station Canopies shall comply with Section 5.15.2 with respect

to colors but shall not otherwise be required to meet the Schedule Regulating Façade Materials of this Ordinance.

12.b Parking Lot Canopies (Carports) – Parking Lot Canopies and Carports are defined as open sided structures not greater than 12' in height and not greater than approximately 40' in width that shelter not more than 2 adjoining rows of parking spaces. Larger canopies shall comply with Section 5.15.12.a, above. Such structures shall be constructed of powder coated steel or aluminum and shall meet all Building Code requirements for snow, wind and seismic loads. Fabric roofs, wood construction and temporary structures are not permitted. Solar photo voltaic (PV) canopies and integration with EV charging stations is strongly encouraged. The supporting columns shall be permanently attached to concrete foundations (direct attachment to the pavement is not permitted). All exposed surfaces shall be a neutral color (black, gray, taupe, brown, tan, white) that harmonize with the primary building. Parking Lot Canopies and Carports shall not otherwise be required to meet the Schedule Regulating Façade Materials of this Ordinance.



<u>PART XXVII.</u> That Article 5, Site Standards, Section 5.16 Bicycle Parking Facility Requirements, of the City of Novi Zoning Ordinance is hereby amended in the following sections:

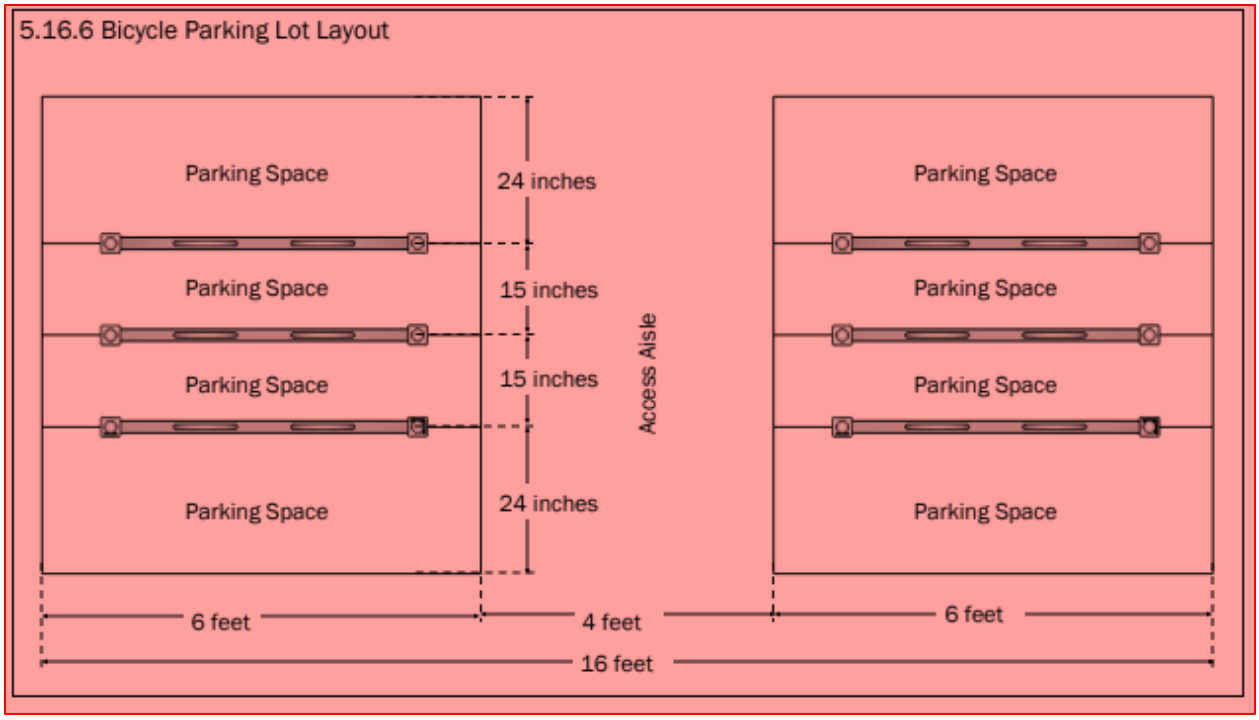
1. – 4. [unchanged]

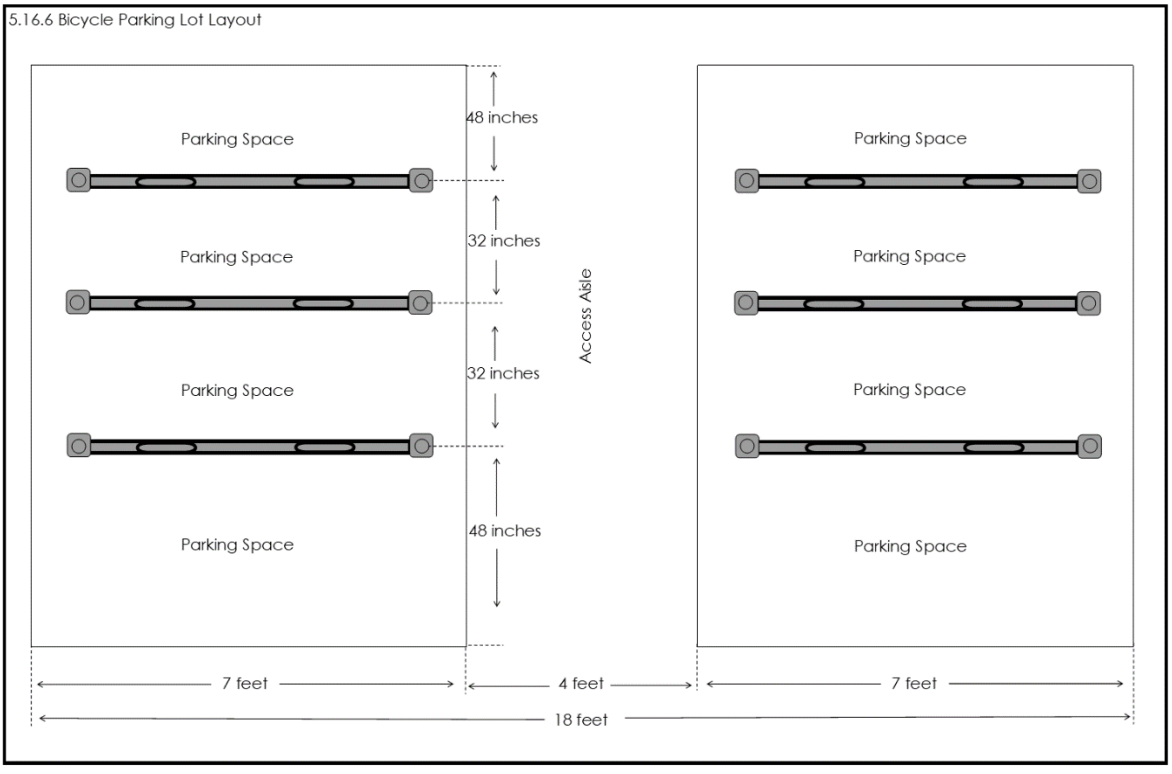
5. Bicycle parking facility layout, location and design standards. Bicycle parking area(s) shall be laid out, constructed and maintained in accordance with the following standards and regulations:

A. Plans for the layout of bicycle parking facilities shall be in accord with the following minimum requirements:

5.16.5.A Bicycle Parking Facility Layout					
Bicycle Parking	Maneuvering Lane Width	Parking Space Depth	Parking Space Width	Total Width Of One Tier Of Spaces Plus Maneuvering Lane	Total Width Of Two Tiers Of Spaces Plus Maneuvering Lane
0 (parallel) to 90	Four (4) feet	~~Two (2) feet single Two and one-half (2 ½) feet double~~32 inches	~~Six (6) feet~~Seven (7) feet	~~Ten (10) feet~~Eleven (11) feet	~~Sixteen (16) feet~~Eighteen (18) feet

6. Bicycle Parking Lot Layout Illustration (to be updated as shown below)





<u>PART XXVIII.</u> That Article 6, Development Procedures, Section 6.1 Site Plan Review (All Districts), of the City of Novi Zoning Ordinance is hereby amended in the following sections:

1. [unchanged]

   A. [unchanged]

   B. Unless administrative review is permitted pursuant to subparts C or D, below, or subsection 6.1.4, all site plans shall be reviewed for approval by the Planning Commission, or where required within this Ordinance, by the City Council after receipt of a recommendation by the Planning Commission. Site plan approval is required prior to conducting any of the following activities:

      i. Building of any structure(s) or additions~~, including carports,~~ other than single family homes to be used as a residence;

      ii.-ix. [unchanged]

   C. A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances:

      i. [unchanged]

      ii. When the plan only proposes modifications to a previously approved off-street parking lot layout, provided the proposed modifications do not reduce the number of approved parking spaces to less than the minimum number of spaces required by the Ordinance, including carports and EV parking, so long as other requirements are met.

      iii. [unchanged]

      iv. [unchanged]

      v. [unchanged]

      vi. [unchanged]

      vii. [unchanged]

      viii. [unchanged]

      ix. When the site is already the subject of an approved photometric plan, and the revised plan only proposes improvements to existing light fixtures, poles, and illumination.

      x. [unchanged]

      xi. [unchanged]

      xii. [unchanged]

PART XXIX.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART XXX.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART XXXI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART XXXII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2024.

_____

JUSTIN FISCHER, MAYOR

_____

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

How to Use This Ordinance

4. USE MATRIX

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Accessory buildings	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P	P/S	P	P	P	S		
Accessory uses	P/S	P/S	P/S	P/S	P/S	P	P/S	P	P	P	P	P	P/S		P		P	P/S	P	P/S	P/S	P	P/S	P	P	P	S		
Adult day care	S	S	S	S	S	S	S	S	S		P	P		~~P~~		P				S	S	S	P		P	P	S		
Amusement and entertainment uses																						S							
Auto engine and body repair shops																			P										
Auto wash												P																	
Automobile service establishment																		S	P										
Automobile service establishment, minor																	P												
Bed and breakfasts	S	S	S	S	S																								
Blast furnace, steel furnace, blooming or rolling mill																			P										
Brewpubs												P												S	P	P			
Bus passenger station												P					P							P					
Business establishments which perform services on the premises										P	P	P			S								S		P	P			
Business in the character of a drive-in or open front store												S																	
Car salesroom, showroom, or office; new and used												P																	
Cemeteries	S	S	S	S	S	S	S	S	S											S									
~~Child care centers~~							S																						
Colleges, universities and other such institutions of higher learning	S	S	S	S	S						P	P		~~P~~	P								P		P	P	S		
Concrete operations, ready-mix or transit mix																			P										
Conference centers													S	~~S~~															
Convalescent homes, assisted living facilities, and hospice care facilities							S	S																			S		
Cultural facilities and non-profit community buildings																											S		
Dairies	S																												
Data processing and computer centers															P			P	P				P						
Day care centers	S	S	S	S	S	S	S	S	S	P	P	P		~~P~~	P					S	S	S	P		P	P	S		
Design of pilot or experimental products														~~P~~	P			P	P				P						
Dry cleaning establishments, or pick-up stations, dealing directly with the consumer										P	P	P			S								S		P	P			
Dry cleaning plants or laundries, central																		S	P										
~~Dwellings, low rise multiple family~~																											~~S~~		
Dwellings, multiple-family							P	P												S					P	P	S		
~~Dwellings, one family~~	~~P~~																								~~P~~	~~P~~			

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Dwellings, two-family (site built)						P	P	P	P											S					P	P			
Dwellings,one-family detached	P	P	P	P	P	P	P	P	P											S					P	P			
Elderly housing, shared						P	P	P	P											S									
Elderly living facilities, independent and congregate							P	P												S							S		
Electric transformer stations and substations										S	S	S			P			P	P		S		P						
Exposition facilities															P														
Facilities for human care														~~P~~	P						P	P	P	P					
Family day care homes	P	P	P	P	P	P	P	P	P											S									
Farms	P	P	P	P	P	~~P~~	~~P~~		~~P~~											S									
Financial institutions														~~S~~	P	P		S	P	P	P		P		P	P			
Financial institutions, drive-in facilities as an accessory use only														~~P~~							P	P	P	P					
Fueling stations											S	S					P												
Funeral homes	S	S	S	S	S					S						P					S								
~~Gas regulator stations~~																							~~P~~						
Gas regulator stations with service yards, but without storage yards;										S	S	S									~~S~~								
Gas regulator stations without service yards or storage yards										S	S	S			~~P~~			P	P										
Golf Courses	S	S	S	S	S																								
Greenhouses	P	P	P	P	P	P	P	P	P									P	P	S									
Group day care homes, day care centers, and adult day care	S	S	S	S	S	S	S	S	S																		S		
Health and fitness clubs, public or private												P						P	P		P	P		P					
Home occupations	P	P	P	P	P	P	P	P	P											S									
Hotels											P	P	S	~~P~~	P		P					P	P	P	P	P			
Incineration of garbage or refuse																			P										
Industrial office sales, service and industrial office related uses															P			P	P										
Inpatient bed facility portion of general hospitals																						P		P					
Instructional centers										P	P	P								P					P	P			
Junkyards																			P										
Keeping and raising of livestock .	S																												
Keeping of horses and ponies	P	P	P	P	P	P	P	P	P											S									
Laboratories														~~P~~		P							P				S		
Laboratories; experimental, film or testing															P			P	P										
Limited nonresidential use of historic buildings	S																												
Live/work units																											S		P

Continued on next page

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Manufactured housing units									P																				
Manufacturing															P			P	P				P						
Metal plating, buffing, polishing and molded rubber products																		S	P										
Microbreweries												P												S	P	P			
Mills, lumber and planing																			P										
Mini-lubes/ oil changes												S																	
Mobile home condominium projects									P																				
~~Mobile~~ Manufactured home park facilities buildings, including office building, utility building, and community building									P																				
~~Mobile~~ Manufactured home sales									P																				
~~Mobile~~ Manufactured homes									P																				
Mortuary establishments	S	S	S	S	S	S	S	S	S	S	S										S								
Motels											P	P	S	~~P~~	P		P	S	P				P						
Motion picture, television, radio and photographic production facilities														~~P~~	P			P	P				P						
Motor freight terminals and trucking facilities																			P										
Municipal uses																		S	P						P	P			
Museums														~~S~~	S					S					~~P~~	P			
Nursery, plant material												S																	
~~Office~~								~~S~~					~~S~~			~~P~~									~~P~~	~~P~~			
Office, showroom, or workshop requiring a retail adjunct											P	P													P	P			
Offices, professional and medical											P	P	S		P	P		P	P	P	P	P		P	~~P~~	~~P~~	S		
Offices; medical, including laboratories and clinics														~~P~~	P	P		P	P		P	P	P	P	~~P~~	~~P~~	S		
Onsite support retail services														~~S~~															
Open air business																								S	S	S			
Outdoor sales of produce and seasonal plants											S	S	S											S	S	S			
Outdoor space for parking of licensed rental motor vehicles																		S	P										
Outdoor theaters, plazas, parks, public gathering places, and like public facilities																									P	P			
Outside exhibits, fairs, entertainment and festivals														~~S~~															
Parking for sale of new, unlicensed motor vehicles and licensed rental and loaner motor vehicles																												S	
Parking garages																	P												
Parking lots, off-street										P	P	P		~~P~~	P						P	P	P	P	P	P		P	

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Personal service establishments										P	P	P		S	S/A						P	P	S	P	P	P			
Pet boarding facilities																		P	P										
Places of worship	S	S	S	S	S										S					S	P	P		P	P	P	S		
Plants, heating, and electric power generating																			P										
~~Post office~~																P													
Post office and similar governmental office buildings, serving persons living in the adjacent residential area										P						P									P	P			
Private clubs, fraternal organizations and lodge halls											P									S					P	P			
Private noncommercial recreational areas, institutional or community recreation centers, nonprofit swimming pool clubs	S	S	S	S	S	S	S	S	S																				
Private pools	S	S	S	S	S	S	S	S	S																				
Production, refining or storage of Petroleum or other inflammable liquids,																			P										
Professional office buildings, offices and office sales and service activities											P	P	S	~~P~~	P	P		P	P	P	P	P	P	P	P	P	S		
Professional services										P	P	P			S									S	P	P			
Public utility buildings										S				~~P~~	P	P		P	P	S	S	P	P						
Publicly owned and operated parks, parkways and outdoor recreational facilities.	P	P	P	P	P	P	P	P	P			P		~~P~~	P	P		P	P	P	P	P	P	P			S		
Publicly owned buildings										S				~~P~~							S		P		P	P			
Pumping stations, water and sewage										S																			
Railroad right-of-way, but not including terminal freight facilities, transfer and storage tracks.	S	S	S	S	S																								
Railroad transfer, classification and storage yards																		S	P										
Raising of nursery plant materials	S																												
Recreation facilities; indoor, commercial	~~P~~													~~S~~				P	P				P		P	P			
Recreation facilities; indoor, public or private	S	S	S	S	S							S		~~S~~				P	P		S	S	P						
Recreation facilities; outdoor, private	S	S	S	S	S							S		~~S~~				P	P		S	S	P						
~~Recreational facilities~~															~~A~~														
Research and development														~~P~~	P			P	P										
Restaurant drive-in, fast food drive-through												S		~~S~~	S								S	~~S~~	S	S			
Restaurant; fast food carryout or fast food sit-down										S	~~P~~	S						S	P				S	S	~~P~~	~~P~~ S			
Restaurants, sit-down										S	P	P	S	~~P/S~~	S/A	P		S	P	P		S	P/S	S	P	P			
Retail business📖										P	P	P		~~S~~	S/A	P	P			P		S	S	S	P	P			
Retail business service uses📖										P	P	P			S/A	P				P	P	P	S	S	P	P			

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~~Retail commercial services~~								~~S~~														~~S~~							
Retail sale of products or services														~~S~~	A			S/A	P/A	P			A	S/A	P	P			
Sale of new and used heavy trucks and heavy off-road construction equipment , commercial																			P										
Sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles; outdoor space for exclusive of												S																	
Sales, service, storage and distribution; industrial tool and equipment																		S	P										
Schools, business, private operated for profit,											P	P													P	P			
Schools; public, parochial and other private elementary	P	S	S	S	S																								
Schools; public, parochial and other private ~~elementary,~~ intermediate or secondary	S	S	S	S	S																						S		
Schools, trade or industrial															~~P~~			P/S	P										
Self-storage facilities																		S	P										
~~Shopping centers, community~~																													
Shopping centers, regional and community																								P					
Smelting of copper, iron or zinc ore																			P										
Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies																		S	P										
Storage yards, outdoor																			P										
Tattoo parlors												P																	
Technical training														~~P~~	P			P	P					P					
Telephone exchange buildings										S				~~P~~	P			P	P		S	P	P	P					
Theaters											P	P		~~S~~	S/A										P	P			
Tool, die, gauge and machine shops																		S	P										
Transient residential uses											P	S			P		P					P		P	P	P			
Union halls																		S	P										
Utility and public service buildings and uses (without storage yards)	S	S	S	S	S					S					P			P	P	S	S	P	P	P					
Veterinary hospitals or clinics											S	S			P			P	P	S					S	S			
Warehousing															~~P~~ A			P	P				A						
Wholesale establishment															~~P~~			P	P										

PLANNING COMMISSION
ACTION SUMMARY
JULY 12, 2023

PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI
Regular Meeting
July 12, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present:	Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney
Absent Excused:	Member Verma
Staff:	Barbara McBeth, City Planner; Tom Schultz, City Attorney; Ben Peacock, Planner; James Hill, Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer

APPROVAL OF AGENDA

Motion to approve the July 12, 2023 Planning Commission Agenda. *Motion carried 6-0.*

CONSENT AGENDA - REMOVALS AND APPROVALS

1. **JSP20-12 BECK NORTH UNIT 59**
   Approval of the request of Dembs Development, Inc. for the second one-year extension of the Preliminary Site Plan approval. The subject property is located south of Cartier Drive and west of Hudson Drive, in the Light Industrial (I-1) Zoning District. The applicant is proposing to construct a 31,617 square foot speculative building for use as an office and warehouse space. Approval of the Preliminary Site Plan was granted in August of 2020.

   In the matter of JSP20-12 Beck North Unit 59, motion to approve a second one-year extension of the Preliminary Site Plan approval. *Motion carried 6-0.*

PUBLIC HEARINGS

1. **JSP22-53 PRIMROSE DAYCARE & SWIM SCHOOL**
   Public Hearing at the request of EIG14T (Eight-Fourteen) NOVI MI LLC for approval of the Preliminary Site Plan, Special Land Use Permit, Stormwater Management Plan, and Woodland Permit. The subject property is approximately 5.59 acres. It is located south of Ten Mile Road on the west side of Novi Road, and it is in the OS-1 Office Service District. The applicant is proposing to demolish the existing building in the eastern portion of the site to build a 13,586 square foot daycare center and a 6,658 square foot swim school facility.

   In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Special Land Use Permit based on the following findings:
   - **a. Relative to other feasible uses of the site:**
     - **i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level**

of service. *(A Traffic Impact Study was submitted, and the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares)*.

ii. **The proposed use 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 service existing and planned uses in the area. *(There are no additional impacts on capabilities of public services)*.**

iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats. *(The impacts to regulated woodlands and wetlands have been minimized to the extent possible)*.**

iv. **The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. *(The proposed uses fit the character of the area and are compatible with the nearby commercial and office buildings)*.**

v. **The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. *(The proposed project complies with several goals of the Master Plan, including the protection and maintenance of the City's natural features, attracting new businesses to the City of Novi, and ensuring compatible development between residential and non-residential developments)*.**

vi. **The proposed use will promote the use of land in a socially and economically desirable manner. *(Compared to other uses permitted as a special land use in the OS-1 district, a swim school and daycare center may bring more vehicular traffic to the site but will serve an important role to the community as a place of education and recreation)*.**

vii. **The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0*.

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Preliminary Site Plan based on and subject to the following:

a. **The Zoning Board of Appeals granting a variance from Section 4.12.2.i.a of the Zoning Ordinance for insufficient outdoor recreation space because the applicant has indicated that children are released to the recreation area on a classroom-by-classroom basis, at separate times throughout the day.**
b. **The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.c of the Zoning Ordinance for direct access to or from a major arterial or arterial road (Ten Mile Road) because the site has been designed to mitigate the vehicle stacking to the extent possible and because the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares based upon the Traffic Impact Statement submitted by the applicant.**
c. **Landscape waiver for the lack of screening from the residential property to the west which is supported by staff if the applicant has provided evidence that screening is not necessary prior to this motion.**
d. **Landscape waiver for the planting of street trees due to utility conflicts.**
e. **Landscape waiver for the lack of a berm, greenbelt plantings, and street trees in the wetland frontage in order to preserve the wetland.**
f. **Landscape waiver for insufficient landscaping of interior parking lot areas and trees because the site is otherwise heavily landscaped, and the deficiency is not apparent.**
g. **Landscape waiver for most of the daycare building's foundation landscaping being located away from the building because the alternate locations will be attractive, and the applicant has included landscaping along most of the building frontage facing Ten Mile Road.**
h. **Section 9 Façade Waiver for an overage of Cement Fiber Siding on all elevations of both**

buildings (0% maximum allowed; ranges from 4% to 10% on the daycare building and 5%-22% on the swim school building) because the use of the materials will not be detrimental to the aesthetic value of the buildings, the use of matching materials & colors on both buildings enhances the overall project, and the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted.

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

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Woodland Permit based on and subject to 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. 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. *Motion carried 6-0.*

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Stormwater Management Plan based on and subject to 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. 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. *Motion carried 6-0.*

2. JZ23-16 GABRIEL REZONING WITH MAP AMENDMENT 18.742

Public hearing at the request of Paul Gabriel for Planning Commission's recommendation to City Council for a Zoning map amendment from Light Industrial (I-1) to Residential Acreage (RA). The subject site is approximately 3.98 acres and is located at 41700 Eleven Mile Road, which is on the north side of Eleven Mile Road and west of Meadowbrook Road (Section 14). The applicant has indicated that the proposed rezoning is being requested to allow for the existing home and pole barn onsite to be remodeled and expanded.

In the matter of JZ23-16 Gabriel Rezoning, with Zoning Map Amendment 18.742, motion to postpone consideration to a later date in order for the applicant to have more time to explore alternative options available to them. *Motion carried 6-0.*

3. TEXT AMENDMENT 18.301

Public hearing of the staff-initiated request for Planning Commission's recommendation to the City Council regarding Text Amendment 18.301 to remove the EXPO Zoning District, modify use standards for microbreweries and brewpubs, update standards related to daycares, update standards related to site lighting, fix inconsistencies, and remove or modify some conflicting sections of the Zoning Ordinance.

In the matter of Text Amendment 18.301, motion to recommend approval to the City Council. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. NORTHVILLE TOWNSHIP DRAFT MASTER PLAN REVIEW

In the matter of Northville Township Draft Master Plan Review, motion to authorize the Planning Commission Chair to sign and send a letter to the Northville Township Planning Commission. *Motion carried 6-0.*

2. **ELECTION OF OFFICERS AND APPOINTMENT TO COMMITTEES**

Motion to nominate Chair Pehrson as Planning Commission Chairperson for 2023-2024. *Motion carried 6-0.*

Motion to nominate Member Avdoulos as Planning Commission Vice Chairperson for 2023-2024. *Motion carried 6-0.*

Motion to nominate Member Lynch as Planning Commission Secretary for 2023-2024. *Motion carried 6-0.*

3. **APPROVAL OF THE JUNE 21, 2023 PLANNING COMMISSION MINUTES**
Motion to approve the June 21, 2023 Planning Commission minutes. *Motion carried 6-0.*

ADJOURNMENT

Motion to adjourn the July 12, 2023 Planning Commission meeting. *Motion carried 6-0.*

Meeting adjourned at 7:43 PM.

*Actual language of the motion sheet subject to review.

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of Zoning Ordinance Text Amendment 18.295 to include an option for stand-alone multiple-family residential use in the PD-2, Planned Development Option, subject to conditions. **SECOND READING**

SUBMITTING DEPARTMENT: Community Development, Planning

BACKGROUND INFORMATION:

The City Council considered the proposed City-initiated Text Amendment 18.295 for the Planned Development Option 2 (PD-2) section of the Zoning Ordinance in March of 2021, at which time it was approved for First and Second Readings. Due to staff's inadvertent missing of the required publication deadline following the City Council's March 22, 2021 approval of the Second Reading, the City Attorney's office has advised that the same text amendment be presented for a Second Reading once more for Council's consideration. If approved, publication of the ordinance will follow within 15 days of the adoption of the ordinance amendment. The following description of the City-initiated text amendment was presented in 2021:

In an effort to be proactive in planning for the future of Novi's regional shopping centers, and to respond to challenges observed or anticipated in those centers, staff began to evaluate the Regional Center and Town Center zoning districts to identify changes that will help maintain and enhance the strength of our regional shopping destination. Even before the Coronavirus pandemic caused brick-and-mortar business activity to slow, the demand for retail space across the country experienced a sharp decline as customers increasingly shop at online retailers or spend more at discount stores. Many communities have begun to reimagine their malls and what is permitted in and around them.

City administration and staff began discussions in 2019 to brainstorm how to address and counteract the downward trends in retail demand and give new life to those areas that have a high concentration of retail uses, primarily the Regional Center (RC) and Town Center (TC) Districts. In late 2019 and early 2020 staff met with four of the core property owners/managers of the retail centers and exchanged some thoughts on new ideas, innovations, and examples from other communities on how malls could be supported into the future. The representatives shared their

experiences and concerns, and staff continued their research with this feedback in mind.

Our focus was on uses that would be complementary to the retail components and would allow flexibility to adapt to changing market demands. We studied how other communities have faced this challenge, and what successes and lessons they shared. One idea that was discussed and is now being presented is to allow stand-alone, high-density multiple family uses in the RC District. Currently, only some areas on the periphery of the RC district allow residential use as a component of mixed-use development, but development of mixed-use buildings has challenges.

The issue developers have encountered with the mixed-use requirement is there is already a massive amount of retail space available in close proximity, namely the Twelve Oaks Mall and West Oaks shopping center. Adding additional retail space is not only unnecessary, in some cases deed restrictions on the land prohibit establishments that would compete with mall tenants, which significantly narrows the type of retail permitted. Staff has also heard from many developers over the years that it is difficult to finance mixed-use buildings as the sources and requirements for the loans can be vastly different.

MASTER PLAN FOR LAND USE AND THE PD-2 OPTION

As designated in the Master Plan for Land Use, certain areas on the periphery of the RC District are granted additional development flexibility known as Planned Development Options, or the PD-1 and PD-2 Options. The attached map shows areas where properties are eligible for the PD-1 and PD-2 Option.

The PD-2 Option is "intended to encourage development of intensive major non-residential land use types and transitional mixed-use buildings with residential components land use types not otherwise permitted in the RC district." Specifically, the following are some of the uses permitted:

- Convention centers including hotels, places of assembly and accessory uses,
- Planned commercial centers containing over 150,000 square feet of leasable area,
- Entertainment centers such as theaters, health clubs, and indoor recreation centers,
- Banquet halls, sit-down, and fast-food restaurants (with conditions),
- Office buildings for executive, administrative, professional and similar uses,
- Mixed-use buildings with residential components on properties adjacent to a use or zoning district other than RC (with conditions).

Site plan applications for development projects under the PD-2 Option are reviewed by the Planning Commission for recommendations to City Council. City Council, as part of the approval of the Preliminary Site Plan, is authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property, as well as attach reasonable conditions to the approval. All uses proposed under the PD-2 Option are also subject to Special Land Use criteria for approval.

RECOMMENDED AMENDMENTS

The proposed ordinance amendment, as drafted by staff and the City Attorney's Office, and now recommended by the Planning Commission, would allow stand-alone Multiple Family residential to the PD-2 Option. The text changes proposed would include standards for multiple family use, including limits on density and building height. Many of the conditions reflect those that are found elsewhere in the Ordinance in the RM-2 and Town Center districts related to multiple-family uses. If approved, new Multiple Family residential developments could join existing residential uses around Twelve Oaks, including Walton Wood (assisted living), and the Enclave condominiums, which developed under the RM-1 District about 30 years ago. If approved, Singh Development may propose a plan for a multiple-family development on one or more parcels near Twelve Oaks Mall.

Staff shared the draft text amendment with local property owners and retail center managers in the Regional Center area to get their input on the changes. The comments received were supportive or provided no objection to the proposed ordinance amendment.

RECOMMENDED ACTION: Approval of Zoning Ordinance Text Amendment 18.295 to include an option for stand-alone multiple-family residential use in the PD-2, Planned Development Option, subject to conditions. **SECOND READING**

PROPOSED TEXT AMENDMENT DRAFT

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.295

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE, AMENDING ARTICLE 3, ZONING DISTRICTS, AT SECTION 3.31, PLANNED DEVELOPMENT OPTIONS, TO INCLUDE AN OPTION FOR STAND-ALONE MULTIPLE FAMILY RESIDENTIAL USE IN THE PD-2 OPTION.

THE CITY OF NOVI ORDAINS:

Part I. That the City of Novi Zoning Ordinance is amended, in Article 3, Zoning Districts, Section 3.31 to read as follows:

7. *(PD-2) Planned Development Option.* The PD-2 Planned Development Option is intended to encourage development of intensive major nonresidential land use types and transitional mixed-use buildings ~~with~~ and residential ~~components~~ land use~~s~~ ~~types~~ not otherwise permitted in the RC district. The Option is designed to encourage development within those land areas in substantial accord with the goals and objectives of the City's Master Plan for Land Use. The further intent of this option is to permit the limited application of (i) more extensive commercial uses in a district otherwise restricted to community and regional oriented shopping centers or (ii) transitional uses on the periphery of regional oriented shopping centers:

A. In considering a request to rezone land to a district in which the PD-2 Option is permitted, the Commission may recommend approval of the request to the City Council only after the Commission finds that:

i. The parcel of land requested for rezoning to RC district lies substantially within an area depicted on the City's Master Plan for Land Use Map for development under a PD-2 Option.

ii. The request to rezone is being made with the intent of developing uses under the PD-2 Option.

iii. The area being requested for rezoning is immediately adjacent to like or similar zoning so as not to create unrelated penetrations of nonresidential districts into residentially zoned areas.

iv. The area requested for rezoning is either fully served by public utilities, including water and sanitary sewer, or will be fully served through the extension of such public utilities to the site at the time of development.

v. The area requested for PD-2 Option development demonstrates suitable road traffic capacity/access and utility services for the expected ~~high-density commercial-type uses and/or higher-density mixed-use buildings with residential type~~ uses proposed at the time of development.

vi. The development will not be contrary to established land uses patterns.

vii. The requirements for special land uses contained within Section 6.1.2.C are satisfied.

B. Application for development under this Option shall conform to all the submittal requirements of this Section. Under this Option, no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses:

i. Convention centers including motels, ~~motor~~ hotels, auditoriums, theaters, assembly halls, concert halls or similar places of assembly, and related accessory uses when included as an integral part of the center;

ii. Planned commercial centers containing at least one-hundred fifty-thousand (150,000) square feet of gross leasable floor area;

iii. Entertainment centers such as theaters, health clubs, racquet clubs and other indoor recreation centers;

iv. Retail commercial uses, provided such retail commercial uses shall have a gross leasable floor area of fifty-thousand (50,000) square feet and shall be contained wholly within a building with no outdoor sales, display, storage of goods or materials;

v. Banquet halls, sit-down restaurants, and the following types of fast food restaurants: fast food carryout, fast food drive-through and fast food sit-down restaurants, provided that the following conditions are met:

a. When restaurants are independently freestanding uses and not attached to or otherwise clearly accessory to a principle use, they shall be located no closer than one thousand (1,000) feet from any other such use on the same side of the street;
b. Minimum parcel size shall be one and one-quarter (1.25) acres;
c. The site plan shall be designed to achieve traffic circulation features both within the site and in relation to access streets that assure safety and convenience of both vehicular and pedestrian traffic.

vi. Office buildings for executive, administrative, professional, accounting, writing, ~~clerical, stenographic,~~ drafting and ~~allied~~ similar uses;

vii. Retail commercial uses provided all such business uses are located on subfloors below grade, on the ground floor or ground floor mezzanine only; and

viii. Mixed-use buildings with residential components, or stand-alone multi-family residential buildings, on properties adjacent to a ~~use or~~ zoning district other than the RC District, subject to the following:

a. All buildings shall consist of any single use or combination of uses that are principal permitted uses of the RM-2, B-1, B-2, or OSC zoning district~~, and all buildings shall have an attached residential component~~. In no instance shall the gross floor area of ~~the~~ a retail/office component of a mixed-use development comprise more than twenty (20) percent of the total floor area ~~of the building~~. ~~The regulations applicable to the RM-2 District with respect to density shall apply to the residential component~~;

b. Residential uses, either as a component in a mixed-use or a single-use development, shall adhere to the following regulations:

i. The net density of units shall not exceed 24 dwelling units per acre;

ii. The maximum lot coverage shall conform to Section 3.6.2.D.

iii. A minimum of 200 square feet per unit of Usable Open Space shall be provided, which may include private pool and clubhouse amenities, pocket parks, play structures and/or walking trails that connect to the City's non-motorized network;

iv. Building height shall not exceed 55 feet or 4 stories, whichever is less;

v. Studio or efficiency units shall be a minimum of 400 square feet, and shall not account for more than 15% of the total number of units;

vi. One-bedroom units shall be a minimum of 500 square feet, and shall not account for more than 50% of the total number of units;

vii. No building shall exceed one-hundred twenty-five (125) feet, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet along the road frontage;

viii. A minimum setback of one hundred (100) feet shall be provided along any natural shoreline. The area of said setback may be utilized in the computation of density but shall not be used for off-street parking, buildings or accessory uses. Said area may be used for open space, recreation, beach facilities or similar uses.

ix. Within any required front, side or rear yard setback from any property line, not more than thirty (30) percent of such yard area shall be used for off-street parking, maneuvering lanes, service drives or loading areas;

x. Innovative planning and architecture shall be used to create a significant pedestrian orientation. Design amenities shall include pedestrian walkways, brick or other approved decorative paving to achieve the effect of safe, tidy and well-landscaped plazas, coordinated pedestrian scale lighting, benches, trash receptacles, small-scale landscape treatments, and architectural features at entranceways and focal points of the development;

xi. There shall be provided concrete sidewalks of six (6) feet in width so as to permit safe and convenient non-motorized access along internal roads and to any community center, recreational facility, parking lots and neighboring buildings. Where feasible, the sidewalks shall connect to sidewalks, bike paths, and nature trails that abut the property. Such sidewalks shall be depicted upon the preliminary and final site plan, including the landscape plan submitted pursuant to Section 5.5. All applicable local, state and federal standards relating to barrier free design shall be complied with;

xii. The minimum distance between any two (2) buildings shall be regulated as described in Section 3.8.2.H.;

xiii. On-street parallel parking along major drives, as described in Section 5.10, is permitted provided 26-foot drive aisles are maintained.

xiv. Private community swimming pools and similar amenities shall not require additional parking spaces except for barrier free spaces.

xv. Off-street loading zones are not required for residential uses. Non-residential uses shall provide loading and unloading area in accordance with Section 5.4.

b. ~~The ground floor of the building shall not contain any residential use except for customary indoor ancillary uses to multiple family dwellings including, but not limited to, lobbies, hallways, leasing offices, garages, residential storage, swimming pools and ancillary uses. For purposes of this section, "ground floor" shall be defined as a floor, or portion thereof, where the exterior finish grade adjacent to the floor is no more than four (4) feet below the finish floor elevation;~~

c. *Subject to the percentage limitations of subsection (a) above*, upper stories may be used for any use as permitted in Section

~~3.31.7.B.viii.~~a above, provided that no commercial or office use shall be located on a story above a residential use (not including ancillary uses to residential uses).

d. In addition to the requirements of Section 3.31.4.A, the applicant for a mixed-use or residential development ~~building~~ must demonstrate the following:

(1) The development will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved.

(2) Based upon the proposed uses, layout, and design of the overall project, the proposed building façade treatment, the proposed landscaping treatment, and the proposed signage, the development will result in a material enhancement to the area of the City in which it is situated.

(3) In relation to underlying zoning, the proposed development will not result in an unreasonable negative economic impact upon surrounding properties.

(4) Each particular proposed use in the development, as well as the quantity and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and/or a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, and shall reflect innovative planning and design excellence.

(5) The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon due notice to the City Clerk, provided that the transfer is to a single person or entity, as required in the first instance.

(6) ~~Streetscape~~Development amenities shall be included as part of a mixed-use or residential development~~building~~. The use of decorative, pedestrian-scale parking lot lighting, public pathways, and other similar features shall be an integral part of any site plan. Amenities shall include lighting, landscape plantings, sidewalk furniture, parks and other amenities that reflect a consistent

residential theme. All such amenities shall be privately owned and maintained.

(7) Buildings that are not located on a publicly dedicated roadway may be permitted to have parking on the ground level of the building. Such parking level shall not count against the maximum height/story requirement. The parking inside the building must be aesthetically and effectively screened from view through architectural design, landscaping, or other means, from adjacent drives, walkways and buildings, and particularly from the street level view.

(8) In all cases, the maximum height shall include all rooftop appurtenances, architectural features, skylights or other such roof mounted building amenities.

ix. Accessory uses customarily ancillary to the above permitted uses.

C. The maximum permitted building height of the RC district shall apply to all uses under the PD-2 Option except as otherwise noted.

D. The minimum front, side, and rear yard setback requirements for all principle uses permitted under this Option, shall be as follows:

3.31.7.D Minimum Front, Side, and Rear Yard Setback Requirements	
Front yard setback	50 feet(1)
Side yard setback(s)	35 feet (2) (total of two 70 ft.)
Rear yard setback	35 feet
(1) Wherever a marginal access service drive shall be required in accordance with the approved plan, the front yard setback shall be measured from the interior right-of-way line of the service drive; and (2) In the case of an exterior side yard, the setback requirement of the front yard shall apply including all off-street parking and greenbelt requirements. Off-street parking shall be provided as set forth and regulated in Section 5.2 of this Ordinance, except that off-street parking shall be permitted within any yard to a point twenty (20) feet from the front or exterior side yard property line and to a point ten (10) feet from any interior side and rear property line.	

E. Landscaping throughout the site shall be provided as set forth and regulated in Section 5.5 of this Ordinance.

F. In those instances where the Planning Commission and City Council determines that marginal access service drives will not be necessary, off-street parking may be permitted in the front yard to a point twenty (20) feet from the proposed thoroughfare right-of-way line.

In determining that marginal access service derives will not be needed, the Planning Commission and City Council shall find that:

i. The extent of frontage on a major thoroughfare consumed by the site in question is such that the number of access points from the site directly to the thoroughfare will be no more than and/or will have no greater impact on the thoroughfare than if access were provided via a marginal access drive;

ii. The function of any existing or proposed marginal access service drives adjoining the site in question will not be adversely affected by not continuing such drives on the site in question; and

iii. The extent of thoroughfare frontage is such that the need for marginal access service drives beyond the site in question will either no longer be needed or can be effectively developed independently of the site in question.

8. Appeals. The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretation or any other decisions regarding the Section or a proposed Preliminary Site Plan.

PART II.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART V.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance

shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2021.

_____

ROBERT J. GATT, MAYOR

_____

CORTNEY HANSON, CITY CLERK

Ayes:

Nays:

Abstentions:

Absent:

MAPS

Twelve Oaks Mall & Surrounding Development

Regional Center District & PD Options

Twelve Oaks Mall and the Surrounding Development

LEGEND:

- Twelve Oaks Mall
- Undeveloped Parcels
- Surrounding Development

WEST OAKS:
Restaurants & Retail

FOUNTAIN WALK:
Retail, Restaurants & Indoor Recreation

ADELL CENTER:
Restaurants, Hotels & Indoor Recreation

NOVI TOWN CENTER:
Retail & Restaurants

Feet
0 205 410 820
1 inch = 606 feet

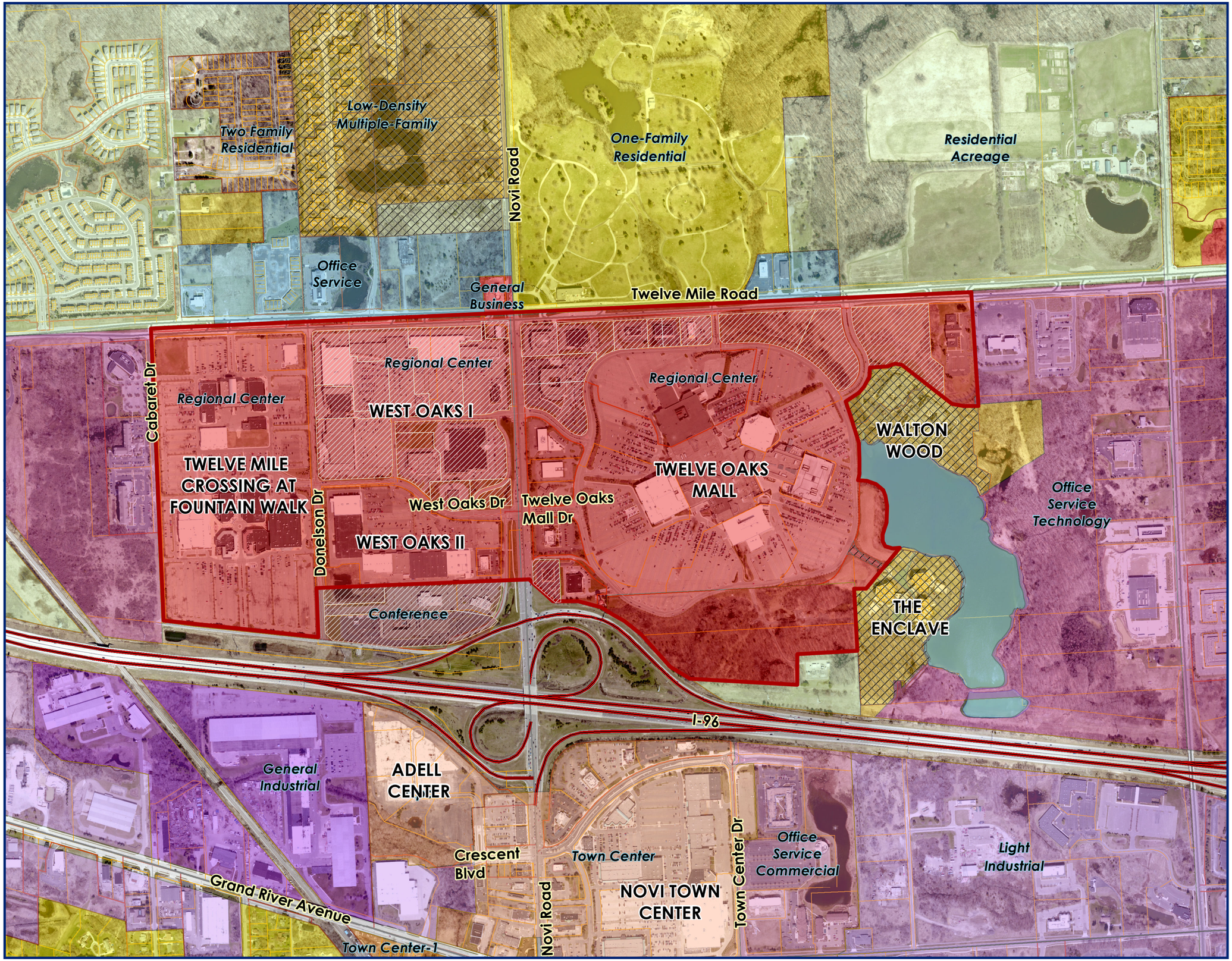
City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Author: SRK, LAB | Date: 12/2/2020

Regional Center Zoning District & Planned Development Options



LEGEND:

- PD1
- PD2
- RC: Regional Center District

WEST OAKS:
Restaurants & Retail

FOUNTAIN WALK:
Retail, Restaurants & Indoor Recreation

ADELL CENTER:
Restaurants, Hotels & Indoor Recreation

NOVI TOWN CENTER:
Retail & Restaurants

0 250 500 1,000 Feet

1 inch = 728 feet

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Map Author: SRK, LAB | Date: 12/2/2020

INFORMATION PRESENTED
TO THE PLANNING COMMISSION

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LINDSAY BELL, *AICP*, SENIOR PLANNER

THROUGH: BARBARA MCBETH, *AICP*, CITY PLANNER

SUBJECT: PUBLIC HEARING FOR TEXT AMENDMENT 18.295

DATE: FEBRUARY 5, 2021

Even before the Coronavirus pandemic hit in early 2020, shopping malls in the United States were facing troubling times. On a national scale, demand for retail space has experienced a sharp decline as customers increasingly shop at on-line retailers or spend more at discount stores. The trend of big-name national retail chains filing for bankruptcy has been growing faster over time. In 2018 there were 17 retail bankruptcies, followed by 23 in 2019 (CNBC 12/28/2019). According to Forbes, during the tumultuous year of 2020, 32 national retailers have filed to date, and they predict 2021 could be another big year of closures. Last fall, it was estimated that as many as 300 enclosed US malls are likely to close in the next half decade (cnu.org, 10/8/2019). All this upheaval in retail has led communities across the nation to begin to reimagine their malls and what is permitted in and around them.

City administration and staff began discussions in 2019 to brainstorm how to address and counter-act the downward trends in retail demand and give new life to those areas that have a high concentration of retail uses, primarily the Regional Center (RC) and Town Center (TC) Districts. In late 2019 and early 2020 staff met with four of the core property owners/managers of the retail centers and exchanged some thoughts on new ideas, innovations, and examples from other communities on how malls could be supported into the future. The representatives shared their experience and concerns, and staff continued their research with this feedback in mind.

Discussions with Twelve Oaks Mall owners, Taubman Centers (prior to the announcement they would merge with Simon Property Group), revealed that its occupancy rates are stronger than many other malls in the region. Even so, with national retailers failing precipitously, we want to be proactive in planning for the future of the RC district, and make changes that will help maintain and enhance the strength of this regional destination and other nearby shopping centers.

Our focus was on uses that would be complementary to the retail components and would allow flexibility to adapt to changing market demands. We studied how other communities have faced this challenge, and what successes and lessons they shared. One idea that was discussed and is now being presented is to allow stand-alone, high-density multiple family (MF) uses in the RC District. Currently only some areas on the periphery of the RC district allow residential use as a component of a mixed-use development. The issue developers have encountered with the mixed-use requirement is there is already a massive amount of retail space available in close proximity, namely

the Twelve Oaks Mall and West Oaks shopping center. Adding additional retail space is not only unnecessary, in some cases deed restrictions on the land prohibit establishments that would compete with mall tenants, which significantly narrows the type of retail permitted. Staff has also heard from many developers over the years that it is difficult to finance mixed-use buildings as the sources and requirements for the loans can be vastly different.

The uses permitted by right in the RC District include the following (See attachments for full list of permitted and special land uses in the RC District):

- Regional and community shopping centers,
- Professional and medical offices,
- Financial institutions,
- Facilities for human care,
- Personal service establishments,
- Publicly owned & operated parks, parkways and outdoor recreational facilities,
- Hotels

Other uses that have been discussed and that staff is considering adding or clarifying are permitted uses within the RC District:

- Grocery stores,
- Community centers,
- Daycares,
- Parking decks,
- Open space/plazas walking trails,
- Outdoor entertainment and recreation, and
- Outdoor markets or pop-up events.

These could be uses permitted as of right in the RC District, or as a Special Land Use and/or Overlay District. These and other concepts would benefit from a deeper study during the Master Plan Review that is anticipated to begin after July 1, 2021.

MASTER PLAN FOR LAND USE

As designated in the Master Plan for Land Use, certain areas on the periphery of the RC District are granted additional development flexibility known as Planned Development Options, or the PD-1 and PD-2 Options.

In the Master Plan for Land Use, the area north of I-96, south of Twelve Mile Road, east of Cabaret Drive, west of and including the Twelve Oaks Mall area is designated as Regional Commercial. The PD-2 option is generally indicated for the properties north of the Twelve Oaks Mall ring road along Twelve Mile, the Chic-fil-A property, the West Oaks II development north of West Oaks Drive, and the southern area of West Oaks I north of Fountain Walk Drive, east of Donelson Drive (see attached maps). Outside the RC District, adjacent to the PD-2 areas are planned for Community Office, Cemetery, Educational Facility (MSU's Tollgate Farm), Office Research Development Technology, and PD-1 (Planned Development Option 1). The only residential uses planned in the adjacent areas are those designated PD-1, which are developed with low density

senior housing. A new assisted living facility has also been recently developed in an area planned for Community Office on the north side of Twelve Mile.

PD-2 OPTION

The PD-2 Option is "intended to encourage development of intensive major non-residential land use types and transitional mixed-use buildings with residential components land use types not otherwise permitted in the RC district." Specifically, the following are permitted:

- Convention centers including hotels, places of assembly and accessory uses,
- Planned commercial centers containing over 150,000 square feet of leasable area,
- Entertainment centers such as theaters, health clubs, racquet clubs and indoor recreation centers,
- Banquet halls, sit-down and fast-food restaurants (with conditions),
- Office buildings for executive, administrative, professional and similar uses,
- Retail commercial uses if on below grade floors, ground floor or ground floor mezzanine only,
- Mixed use buildings with residential components on properties adjacent to a use or zoning district other than RC (with conditions).

Site plan applications for development projects under the PD-2 Option are reviewed by the Planning Commission for recommendation made to City Council. City Council, as part of the approval of the Preliminary Site Plan, is authorized to grant deviations from the strict terms of the zoning ordinance governing area, bulk, yard, and dimensional requirements applicable to the property, as well as attach reasonable conditions to the approval. All uses proposed under the PD-2 Option are also subject to Special Land Use criteria for approval.

RECOMMENDED AMENDMENTS

For the time-being, given there is expressed interest in the short-term for development of Multiple Family uses, staff is suggesting that the Planning Commission and City Council consider adding stand-alone Multiple Family residential to the PD-2 Option. The ordinance currently allows Multiple Family residential only when it is part of a mixed-use building and adjacent to a use or zoning district other than the RC District. Recent discussions with Singh Development have shown that several of the mall out-lots may be appropriate for higher density, urban-style living. If approved, Multiple Family residential would join existing residential uses around Twelve Oaks, including Walton Wood (assisted living), and the Enclave condominiums, which developed under the RM-1 District about 30 years ago.

The text changes proposed would include a list of regulations for the multiple family use, including limits on density and building height. Many of the conditions reflect those that are found elsewhere in the Ordinance in the RM-2 and Town Center districts related to multiple family uses.

On December 9, the Planning Commission reviewed the draft ordinance language and recommended that the matter be set for a public hearing. The public hearing for the text amendment was advertised in the local paper and on the City's website. Staff has also shared the draft with local property owners and managers in the Regional Center area to get their input on the changes. They were invited to share their feedback at the public hearing or with staff directly.

On February 5, 2021, the Planning Commission is asked to hold the Public Hearing and make a recommendation to the City Council for reading and adoption.

Attachments:

1. Section 3.1.24. Principal permitted and special land uses for RC District
2. Context image: Twelve Oaks Mall and surroundings, City of Novi
3. Map: RC districts in City of Novi, with PD-1 and PD-2 Option areas
4. Visualizing Density examples
5. Draft Ordinance Amendment

3.1.24

RC Regional Center District

A. INTENT

The RC ,Regional Center district is intended to permit major planned commercial centers that will, by virtue of their size, serve not only the local community, but the surrounding market area as well.

User Note: For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

i. **Regional shopping centers** §4.79
ii. **Community shopping** §4.79
iii. Professional office buildings
iv. Medical office, including laboratories and clinics
v. **Facilities for human care** §4.64
vi. Financial institution uses with drive-in facilities as an accessory use only
vii. Personal service establishments
viii. Off-street parking lots
ix. Places of worship
x. Other uses similar to the above uses
xi. Publicly owned and operated parks, parkways and outdoor recreational facilities
xii. Professional office buildings, offices and office sales and service
xiii. Transient residential uses
xiv. **Public or private health and fitness facilities and clubs** §4.34
xv. Public utility offices and telephone exchange buildings
xvi. **The inpatient bed facility portion of general hospitals** §4.65
xvii. Bus and other transit passenger stations
xviii. **Accessory structures and uses** §4.19 customarily incident to the above permitted uses

C. SPECIAL LAND USES

i. **Open air business uses** §4.80
ii. **Sale of produce and seasonal plant materials outdoors** §4.30
iii. **Microbreweries** §4.35
iv. **Brewpubs** §4.35

The following uses are permitted subject to **Section 3.10's B-2 Requirements.**

i. **Retail businesses use** §4.78.2
ii. **Retail business service uses** §4.78.2
v. **Retail business or service establishments** §4.27
vi. **Restaurants** §4.78.2

EXCERPT FROM
PLANNING COMMISSION
MINUTES

EXCERPT FROM
PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
February 10th, 2021 7:00 PM
Remote Meeting
(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

CALL TO ORDER
The meeting was called to order at 7:00 pm.

ROLL CALL - Pursuant to the State of Michigan Open Meetings Act, all members shall identify their physical location by stating the county, city, and state from which he or she is attending the meeting remotely.

Present:	Member Avdoulos- *City of Novi, Oakland County, MI*; Member Becker– *Ocqueoc Township, Presque Isle County, MI*; Member Dismondy- *City of Novi, Oakland County, MI*; Member Lynch- *City of Novi, Oakland County, MI*
Absent:	Chair Pehrson (excused), Member Ferrell (excused)

PUBLIC HEARINGS

1. **TEXT AMENDMENT 18.295 – RESIDENTIAL USE IN THE PD-2 OPTION**
   Public hearing for Text Amendment 18.295 to amend the City of Novi Zoning Ordinance at the following location: Article 3.0, "Zoning Districts," Section 3.31, "Planned Development Options," to permit stand-alone multiple family residential use, with conditions, in the PD-2, Planned Development Option for eligible properties in the RC Regional Center District, as indicated in the City of Novi Master Plan for Land Use.

Planner Bell said even before the Coronavirus pandemic hit almost a year ago, shopping malls in the United States were facing troubling times. On a national scale, demand for retail space has experienced a sharp decline as customers increasingly shop at on-line retailers or spend more at discount stores. The trend of big-name national retail chains filing for bankruptcy has been growing faster over time. In 2018 there were seventeen retail bankruptcies, followed by twenty-three in 2019. According to Forbes, thirty-two national retailers had filed in 2020, and they predict 2021 could be another big year of closures. All this upheaval in the retail market has led communities across the nation to begin to reimagine their malls and what is permitted in and around them.

City administration and staff began discussions in 2019 to brainstorm how to address and counter-act the downward trends in retail demand and give new life to those areas that have a high concentration of retail uses, primarily the Regional Center (RC) and Town Center (TC) Districts. In late

2019 and early 2020 staff met with four of the largest property owners/managers of the retail centers in the RC and TC Districts and exchanged some thoughts about how the retail uses could be supported into the future. Our aim ultimately is to be proactive in planning for the future of the RC district, and make changes that will help modernize, maintain, and enhance the strength of this regional destination and other nearby shopping centers.

Generally, the uses permitted in the RC District include regional and community shopping centers, professional and medical offices, financial institutions, facilities for human care, personal service establishments, publicly owned and operated parks, parkways and outdoor recreational facilities, and hotels.

I will share an image that will help demonstrate what area we are talking about. Largely, the area surrounding Twelve Oaks Mall, West Oaks I and II, and Twelve Mile Crossing at Fountain Walk all fall within the Regional Center District. As designated in the Master Plan for Land Use, certain areas on the periphery of the RC District are granted additional development flexibility known as Planned Development Options, or the PD-1 and PD-2 Options.

Planner Bell continued to say in the Master Plan for Land Use, the area north of I-96, south of Twelve Mile Road, east of Cabaret Drive, west of and including the Twelve Oaks Mall area is designated as Regional Commercial. The PD-2 option is generally indicated for the properties north of the Twelve Oaks Mall ring road along Twelve Mile, the Chic-fil-A property, the West Oaks II development north of West Oaks Drive, and the southern area of West Oaks I north of Fountain Walk Drive, east of Donelson Drive.

The PD-2 Option is "intended to encourage development of intensive major non-residential land use types and transitional mixed-use buildings with residential components land use types not otherwise permitted in the RC district." Specifically, the following are permitted in PD-2 option: convention centers including hotels and places of assembly, planned commercial centers over 150,000 square feet of leasable area, entertainment centers such as theaters, health clubs, racquet clubs and indoor recreation centers, banquet halls, sit-down and fast-food restaurants with conditions, office buildings for executive, administrative, professional and similar uses, retail commercial uses if on below grade floors, ground floor or ground floor mezzanine only, and also mixed use buildings with residential components on properties adjacent to a use or zoning district other than RC, with conditions.

The text amendment proposed at this time would allow stand-alone, high-density multiple family uses under the PD-2 Option, rather than requiring them to be a component in mixed use developments. The issue developers have encountered with the mixed-use requirement is there is already a massive amount of retail space available, namely the Twelve Oaks Mall and West Oaks shopping centers. Adding additional retail space is not only unnecessary, in some cases deed restrictions on the land prohibit establishments that would compete with mall tenants, which significantly narrows the type of retail tenants permitted. Staff has also heard from many developers over the years that it is difficult to finance mixed-use buildings as the sources and requirements for the loans can be vastly different.

Recent discussions with Singh Development have indicated that several of the mall out-lots may be appropriate for higher density, urban-style living. If approved, Multiple Family residential would join existing residential uses around Twelve Oaks, including Walton Wood Assisted Living, and the Enclave condominiums, which developed under the RM-1 District about 30 years ago.

Planner Bell continued to say the text changes proposed would include a list of requirements for the multiple family use, including limits on density and building height. Many of the conditions reflect those

that are found elsewhere in the RM-2 and Town Center districts related to multiple family uses. As with all PD-2 uses, residential would be subject to the requirements for Special Land Use approval. Site plan applications under the PD-2 Option are reviewed by the Planning Commission for recommendation made to City Council. City Council, as part of the approval of the Preliminary Site Plan, is authorized to grant deviations from the strict terms of the zoning ordinance, as well as attach reasonable conditions to the approval.

Since we first introduced this amendment to you in December, staff has shared the draft text with landowners and property managers within the RC District. We have not received written comments from any of them, but they may choose to participate in the public hearing. The Planning Commission is asked to hold the Public Hearing and make a recommendation to the City Council.

Chair Avdoulos said this is a Public Hearing, if anyone in the audience wishes to speak, you may do so now.

Seeing no one in the audience wished to speak, Chair Avdoulos asked for the written correspondence of which there was none. Chair Avdoulos closed the Public Hearing and turned it over to the Planning Commission for consideration.

Member Becker said it was indicated that we had been talking with developers and other communities since 2019. Besides this type of exchange to allow for high density without mixed use, is there any other ideas that have been proven to be successful in developing similar types of projects around malls?

Planner Bell said some of the uses we've heard that are popular right now are outdoor entertainment options, plazas, and seasonal events. Those examples have had some success in other communities. Bringing in some other complementary uses and especially, if you're bringing in residential, which many projects do, some other uses that would support those are grocery and more everyday type of support retail.

Member Dismondy said in my day job I'm a commercial real estate lender, so I represent many life insurance companies and agency lenders. It is true that when you add a component to multi-family, such as retail, it hurts developers in getting the loans that are necessary to make these deals work. Not only because there's plenty of retail in that district, but because the deal won't happen until there is a lease signed to take the retail space. Otherwise, the lender will not give them credit for that income and so what happens is the underwriting doesn't work. This amendment is progressive because the deals that are getting financed are the ones you know that have less resistance. So, you're going to give developers who have the wherewithal and the ability to acquire land and create multi-family density around the shopping center, which in my opinion, is a great idea and is pretty progressive. Lenders are smart enough to say you have to fill up this retail lease but all you're going to do is steal from across the street to bring a tenant into a new development, so you're just moving pieces around. There doesn't need to be more retail pieces, so I think it's a great idea. I'm in support.

Member Lynch said I think it's a good idea too. There are some areas where I need some clarification. Right now, there's Walton Wood which I believe is a single story and there's the Enclave residential that I believe is six-stories. So, you're limiting the height of these new areas from six-stories down to four-stories, I don't know the reason for that. Secondly, the Enclave residential area, which is adjacent to the property in question, is zoned RM-1. I'm not sure how many units per acre are allowed on RM-1.

City Planner McBeth said I think that The Enclave was built under a different Ordinance than the one we're currently looking at. I think that there had been some modifications over the years. The Enclave was built taller and is probably a bit denser than the Ordinance currently allows.

Planner Bell said the current RM-1 Ordinance would only allow thirty-five feet or two-stories and the max density is a calculation. You have to calculate the number of rooms to get the density, so if they were all one-bedroom they could get up to 10.9 dwelling units an acre. However, the Ordinance says you can only have twenty percent one bedroom so you kind of have to do all these calculations to figure out how many units you could actually have.

Member Lynch said the reason for my question is, and I'm sure we will hear it as we always do with adjacent homeowners, if we're allowing more density than what's already there, what's it going to do to their property? I personally like the idea. I read through this and you're allowing one-bedroom so I'm assuming you're talking about apartment buildings. The Enclave I know is a condominium, and I think most of the units there are 2,000 square feet and then there's Walton Wood which I know it's not a long-term care facility, but something along those lines. I just want to make sure we're being consistent and not creating a dense population in a very small area, but other than that I like the idea of doing that on that property, it makes sense to allow residential there. I just think that maybe we're allowing too dense of a site, but I think we will have to go through a Special Land Use process from Planning Commission and we'll then be able to assess it, right?

Planner Bell said that's right.

Member Lynch said and is there an agreement with the City, a rezoning overlay associated with this? So, it has to go in front of Planning Commission to approve or deny a high-density proposal or whatever the proposal may be, so we would have the ability at that time to say, "that's too dense, it's going to add to a lot of adverse traffic and other concerns," but I don't know, legally, if we have the right to do that if they fall within the Ordinance. I like the ability of the Planning Commission deciding if it makes sense. I'm not sure I'm comfortable with how dense we're talking about. If were talking one-bedroom apartment buildings, four-stories, I guess I'm not sure that that's the right place, but I'll leave up to the rest of the Commissioners. Is what you're changing here going to allow one-bedroom units, but only half of the units can be one-bedroom?

Planner Bell said it could be for sale units, but yes, based on what we've seen, the current interest is in rental units and so the current text amendment would allow up to 50% of units to be one-bedroom and the 500-square feet is the same as the minimum square footage for the RM-1 and RM-2 Districts that we already have.

Member Lynch said okay I just want to be cautious. I do agree that opening it up to residential is a good alternative, the only fear that I have is the density for a small area. I don't want to stand in front of this and I will vote to move this forward, I just want the rest of the Commissioners to understand that we're talking about high-density apartment buildings, just based on how I read this.

Chair Avdoulos said when this was first brought to the Planning Commission's attention, I connected with some of our folks in Urban Planning, they were indicating that there were some trends across the country where they were looking at taking malls and areas like this and converting them into residential and having components, like you said, adding grocery stores and almost creating a mini-town area. Across the country there are areas where housing prices are being driven high because there are not many available so they're looking at different options and are doing different things. I like that Member Dismondy indicated that this is progressive, but at the same time Novi always does

a good job at looking at all the projects and making sure that we're not going to be too dense because there's a lot of other factors that you must look at. This gives developers and the City a lot of flexibility. I think we can work together, and with how things are changing, there's a lot of different ways to live. We're seeing developments change courses, so there's a lot happening, and I think if Novi can stay nimble and adjust the Zoning Ordinance. It's the right direction to head in, so I'm in support of this also.

Motion made by Member Lynch and seconded by Member Becker.

ROLL CALL VOTE TO RECOMMEND TEXT AMENDMENT 18.295 TO CITY COUNCIL FOR APPROVAL OF THE PROPOSED ORDINANCE AMENDMENT MADE BY MEMBER LYNCH AND SECONDED BY MEMBER BECKER.

> **In the matter of Text Amendment 18.295- Residential Use in the PD-2 Option motion to make a recommendation to City Council to approve the proposed Ordinance amendment. *Motion carried 4-0.***

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval to authorize vote for the 2024 Michigan Municipal League Workers' Compensation Fund Trustee Election Ballot.

SUBMITTING DEPARTMENT: City Clerk

BACKGROUND INFORMATION:

The Michigan Municipal League Workers' Compensation Fund Board of Trustees is comprised of 13 members of elected and appointed municipal officials from around the state. The Workers' Compensation Fund is a non-profit self-insurance pool owned and governed by its members. It is Michigan's leading provider of municipal workers' compensation and risk management services, with over 900 members and assets of over $150 million. The City of Novi has been a member for over 30 years.

The Fund offers stable, cost-effective, broad coverage options and expert risk management services provided by municipal risk specialists with decades of experience. Over the last five years, the Fund has issued $58.3 million in dividends, representing about 35% of members' premiums during the same period. Its mission is to be a stable, cost-effective, long-term risk management choice for members and associate members of the Michigan Municipal League.

The Workers' Compensation board meets four times a year. The current 2024 Trustee Election ballot is for three trustee positions and has three candidates (plus a write-In option). City Manager Victor Cardenas is one of the 2024 candidates for the Board of Trustees. He has been serving on the Workers' Compensation board since September 2023.

RECOMMENDED ACTION: Approval to authorize vote for the 2024 Michigan Municipal League Workers' Compensation Fund Trustee Election Ballot.

michigan municipal league | workers' compensation fund

1675 Green Road
Ann Arbor, MI 48105
P: 734-662-3246
800-653-2483
F: 734-662-8083
mml.org

To: Members of the MML Workers' Compensation Fund

From: Michael J. Forster, Fund Administrator

Date: June 24, 2024

Subject: **Fund Trustee Election**

Dear Fund Member:

Enclosed is your ballot for this year's Board of Trustees election. Three appointees have agreed to seek election to their first term. You may also write in one or more candidates if you wish.

A brief biographical sketch of the candidates is provided for your review.

I hope you will affirm the work of the Nominating Committee by returning your completed ballot in the enclosed return envelope, no later than August 9th. Alternately, you may complete your ballot online:

Go to www.mml.org. At the top of the page, hover over *Programs & Services* and select *Risk Management* from the drop-down list. Next, look for the *Jump To* panel and select *Workers' Compensation Fund*. The ballot link is on the next page, in the *Jump To* panel, under *Online Forms*.

The MML Workers' Compensation Fund is owned and controlled by its members. Your comments and suggestions on how we can serve you better are very much appreciated. Thank you again for your membership in the Fund, and for participating in the election of your governing board.

Sincerely,

Michael J. Forster
Fund Administrator
mforster@mml.org

The Candidates

Four-year terms beginning October 1, 2024

Victor Cardenas, City Manager, City of Novi

Victor Cardenas joined the City of Novi as Assistant City Manager in October 2010. He was named Interim City Manager in November 2022 and was selected as City Manager in June 2023. For twelve years, Mr. Cardenas assisted the City Manager in developing program strategies to achieve City Council goals and to improve the quality of life in Novi. He coordinates day-to-day operations and ensures integration of services among City Departments as well as the dependable delivery of high-quality services while conserving community resources. Mr. Cardenas instituted a citizen relationship software that has greatly improved Novi's receipt of service requests and workflow management and created a digitized version of the City's Capital Improvement Program. He continues to be active with the International City/County Management Association, being elected to the Board of Directors in 2020, the Michigan Municipal Executives and multiple committees, associations, and organizations throughout the region. Additionally, he sits on the boards for the Intelligent Transportation Society of Michigan and the Michigan Library Network. Victor is seeking election to his first term.

Daniel Coss, City Administrator, City of DeWitt

Daniel Coss was appointed DeWitt's City Administrator in 2011, after previously working for the City of Marysville for more than 11 years. Dan is originally from the mid-Michigan area and has a Bachelor of Science in Forestry from Michigan State University and a Master's of Science Degree in Administration from Central Michigan University. Daniel is seeking election to his first term.

Bridget Dean, Mayor, City of Berkley

Bridget Dean was first elected to Berkley City Council in 2019 and re-elected in 2023. She and her husband have lived in Berkley since 2005 and have two grown children. Bridget has owned the knit shop "…have you any Wool?" in Berkley for twenty years. Being both a resident and business owner gives her a unique perspective and compliments the skills already on City Council. Bridget has been active in numerous organizations, as a member and vice chair of the Berkley Downtown Development Authority and several of its committees, and as a member and board member of the Greater Berkley Chamber of Commerce. Bridget is seeking election to her first term.

Michigan Municipal League
Workers' Compensation Fund

OFFICIAL BALLOT - 2024

Vote for three Trustees by marking the line to the left of the name for four-year terms beginning October 1, 2024.

✓ **Victor Cardenas, Appointee**
Manager, City of Novi

✓ **Daniel Coss, Appointee**
Administrator, City of DeWitt

✓ **Bridget Dean, Appointee**
Mayor, City of Berkley

_____
Write-in Candidate

I hereby certify that:

_____
(Municipality/Agency)

by action of its governing body, has authorized its vote to be cast for the above persons to serve as Trustees of the Michigan Municipal League Workers' Compensation Fund.

_____
Official Signature
Date:

Ballot deadline:
August 9, 2024

CITY OF NOVI CITY COUNCIL
JULY 22, 2024

SUBJECT: Approval of claims and warrants – Warrant 1160

SUBMITTING DEPARTMENT: Finance

BACKGROUND INFORMATION:

Per Section 8.10 of the City's charter all funds drawn by the treasury department must be approved by City Council. This approval occurs through a warrant system and appears on all City Council's agenda. The most recent Warrant, #1160 comes before City council for approval.

RECOMMENDED ACTION: Approval of claims and warrants – Warrant 1160

CITY OF NOVI
Warrant 1160
Monday, July 22, 2024

Check	Vendor Name	Description	Amount
190319	AT&T MOBILITY	ACCOUNT 830154504	310.55
190320	BILAL, ALI	REIMBURSE TRAVEL	701.25
190321	CHURCHES, KYLIE	REIMBURSE TRAVEL	701.25
190322	CROSS-NELSON, TERRY	REIMBURSE TRAVEL	701.25
190323	TOBEL, BRADLEY	REIMBURSE TRAVEL	701.25
190324	TRUCKVAULT, INC.	INVOICE 271119 (HIDTA)	3,207.50
190325	VERIZON WIRELESS	INVOICE 9965487422	40.01
190326	CONSUMERS ENERGY	HEAT	146.12
190327	CONSUMERS ENERGY	HEAT	19.23
190328	CONSUMERS ENERGY	HEAT	134.13
190329-190355	DTE ENERGY	ELECTRICITY	57,029.56
190356	STATE OF MICHIGAN	SALES TAX JUNE 2024	3.00
190357	BLUE CROSS BLUE SHIELD OF MICHIGAN	EMPLOYEE HEALTHCARE INSURANCE	134,980.23
190358	HARTFORD, THE	EMPLOYEE LIFE, AD/D AND LTD INSURANCE	9,579.00
190359	DTE ENERGY	ELECTRICITY	17.63
190360	DTE ENERGY	ELECTRICITY	21.55
190361	AUTO IMAGES OF ALLEN PARK, LLC	INVOICE 101194	350.00
190362	BORIEO, SANDRA	PROFESSIONAL SERVICES (HIDTA)	1,872.00
190363	COMCAST BUSINESS	ACCOUNT 8529 10 205 0785285	219.49
190364	COMCAST BUSINESS	ACCOUNT 8529 10 122 0469861	182.95
190365	KELLEY, ERICA	REIMBURSEMENT	399.00
190366	TRANSUNION RISK AND ALTERNATIVE	INVOIVE ID: 2556421-202406-1	990.00
190367	VERIZON WIRELESS	ACCOUNT 942421817-00001 (HIDTA)	1,672.72
190368	WEX BANK	INVOICE 97400329	376.74
190369	WEX BANK	ACCOUNT 0496-00-893440-8 INVOICE 982791	10.00
190370	WEX BANK	ACCOUNT 0496-00-369029-4 INVOICE 980364	354.27
190371	123NET, INC	BLDG. BOND REFUND (ESCROW)	1,500.00
190372	123NET, INC	BLDG. BOND REFUND (ESCROW)	10,000.00
190373	123NET, INC	BLDG. BOND REFUND (ESCROW)	1,500.00
190374	123NET, INC	BLDG. BOND REFUND (ESCROW)	10,000.00
190375	ACCUFORM PRINTING & GRAPHICS INC	SPRING INTO NOVI	934.70
190376	ADT COMMERCIAL LLC	OPERATING SUPPLIES (IT, FACILITIES)	3,609.80
190377	ADVANCED TURF SOLUTIONS, INC.	GROUNDS MAINTENANCE	385.40
190378	AECOM GREAT LAKES, INC	PROFESSIONAL SERV - VAR (STREETS, W&S, CM)	90,471.69
190379	ALLIE BROTHERS INC	SUPPLIES UNIFORMS (POLICE)	4,015.55
190380	AMAZON	LIBRARY BOOKS	2,740.51
190381	AMERICAN LEAK DETECTION	WATER LINE MAINTENANCE	850.00
190382	ANAGO OF METRO DETROIT	BUILDING MAINTENANCE	420.00
190383	APPLIED INNOVATION	EQUIPMENT RENTAL	113.85
190384	ARAMARK REFRESHMENT SERVICES	OFFICE SUPPLIES	634.26
190385	ARC	OPERATING SUPPLIES	197.81
190386	ASCENSION MICHIGAN EMPLOYER	MEDICAL SERVICE	204.00
190387	ASHE-BAGGETT, PAGIE	CONFERENCE	900.00
190388	ASTI ENVIRONMENTAL	LAND ACQUISITION (GF)	6,020.00
190389	ATLAS FUEL SERVICES LLC	BUILDING MAINTENANCE	460.52
190390	B & B LANDSCAPING	GROUNDS MAINT (W&S, STREETS, DPW, DRAIN)	26,250.00
190391	B&M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,000.00
190392	B&M ASHMAN	BLDG. BOND REFUND (ESCROW)	1,000.00
190393	BAETENS, SCOTT	REIMBURSEMENT FLIGHT - IACP CPNFERENCE	511.95
190394	BELLE TIRE	VEHICLE MAINTENANCE (POLICE, W&S, P&R)	3,207.84
190395	BERTIN, KENNETH M.	ADULT SOFTBALL	150.00
190396	BILLINGS, ABIGAIL	DOG PARK MEMBERSHIPS	10.00
190397	BOOT BARN HOLDINGS	SUPPLIES UNIFORMS	129.99

190398	BOUND TREE MEDICAL LLC	OPERATING SUPPLIES	504.02
190399	BRIEN'S SERVICES INC	GROUNDS MAINTENANCE (LIBRARY)	2,110.00
190400	CADILLAC ASPHALT LLC	ROUTINE MAINTENANCE (STREETS)	71,617.02
190401	CAMFIL USA, INC.	INDOOR GUN RANGE (POLICE)	1,636.80
190402	CANFIELD EQUIPMENT SERVICES INC.	VEHICLE MAINTENANCE	560.00
190403	CARPET WORKROOM INC, THE	STUDIO VI RENOVATIONS (PEG FUND)	5,988.69
190404	CARRIER & GABLE INC	TRAFFIC CONTROL SIGN REPLACEMENT	570.40
190405	CASH SOD FARM	WATER LINE MAINTENANCE	54.00
190406	CDW GOVERNMENT LLC	OFFICE SUPPLIES	499.38
190407	CINTAS CORP	SUPPLIES UNIFORMS	578.80
190408	CIVICPLUS, INC.	ORDINANCE CODIFICATION (CLERK)	3,500.00
190409	CONSERVA ELECTRIC SUPPLY, INC.	BUILDING MAINTENANCE	289.20
190410-190434	CONSUMERS ENERGY	HEAT	3,830.70
190435	COSTAR REALTY INFORMATION INC	INTERNAL TECHNOLOGY (CM, COMM DEV, ASSESSING)	1,910.12
190436	COUGAR SALES & RENTAL INC	OPERATING SUPPLIES	112.44
190437	CRANDALL-WORTHINGTON INC	CUSTODIAL SUPPLIES (P&R, PARKS MAINT)	1,966.00
190438	CREATIVE NATURE ART & DESIGN LLC	LIBRARY PROGRAMMING	350.00
190439	CRIMBOLI NURSERY AND LANDSCAPE INC.	FALL & SPRING TREE & LANDSCAPE(TREE, MEADOWBRK)	29,188.00
190440	CROKET, JEANNIE M	BLDG. BOND REFUND (ESCROW)	500.00
190441	D.V.M. UTILITIES, INC	HYDRANT DEPOSIT REFUND PERMIT 23-22	510.33
190442	DABISH, MICHAEL & JESSICA	BLDG. BOND REFUND (ESCROW)	6,800.00
190443	DABISH, MICHAEL & JESSICA	BLDG. BOND REFUND (ESCROW)	4,000.00
190444	DEMCO INC.	OPERATING SUPPLIES (LIBRARY)	2,573.62
190445	DORNBOS SIGN & SAFETY INC	TRAFFIC CONTROL SIGN REPLACEMENT PROGRAM	103.98
190446	DRL BUILDING CO. LLC	STUDIO VI RENOVATIONS (PEG FUND)	4,125.00
190447	DTE ENERGY	STREET LIGHTING	20,485.13
190448	DUKE'S ROOT CONTROL, INC.	CONSTRUCT: DISTRIBUTION SYSTEM MATERIAL (W&S)	50,139.90
190449	EARTH TO EARTH	SUPPLIES UNIFORMS	419.00
190450	ELLSWORTH INDUSTRIES INC.	ROUTINE MAINTENANCE (STREETS, PARKS MAINT)	19,432.68
190451	ERICKSON, CHELSEA	DANCE PROGRAMS (PARKS & REC)	1,247.92
190452	ETNA SUPPLY	WATER METERS/PIPING (W&S, DRAIN)	12,341.50
190453	FARKAS, JULIE	MILEAGE	123.15
190454	FENDT BUILDERS SUPPLY, INC	STORM SEWER MAINTENANCE (DRAIN)	1,065.60
190455	FERGUSON WATERWORKS #3386	WATER METERS	697.84
190456	FIRE WRENCH OF MICHIGAN	VEHICLE MAINTENANCE (FIRE)	2,999.12
190457	FREEMAN, LAURIE	ART PROGRAMS	310.00
190458	G2 CONSULTING GROUP, LLC.	MATERIAL TESTING: NRP/PICKLE (STREETS, MEADOWBRK)	5,085.00
190459	GDI SERVICES INC	CUSTODIAL SERVICES (LIBRARY)	3,761.33
190460	GFL ENVIRONMENTAL	RUBBISH MONTHLY 6/2024 (RUBBISH)	177,194.00
190461	GLASS AMERICA	VEHICLE MAINTENANCE	881.89
190462	GRAINGER INC, W W	OPERATING SUPPLIES	235.49
190463	GREAT LAKES ACE	OPERATING SUPPLIES	40.76
190464	GREAT LAKES POWER & LIGHTING INC.	STUDIO VI RENOVATIONS (PEG FUND)	3,872.94
190465	GREAT LAKES PROFILES, INC.	PRE EMPLOYMENT TESTING	160.00
190466	GREAT LAKES WATER AUTHORITY	WATER PURCHASES 5/2024 (W&S)	885,430.67
190467	HADLEY'S TOWING LLC	VEHICLE MAINTENANCE	200.00
190468	HALL, ALAN	CONFERENCES AND WORKSHOPS	125.00
190469	HARRELL'S, LLC	GROUNDS MAINTENANCE (PARKS MAINT)	3,770.40
190470	HASSAN, HASIB	CUSTOMER DEPOSIT REFUND	600.00
190471	HOFFMAN JR., GEORGE	ELECTION WORKER	80.00
190472	HOME DEPOT	BUILDING MAINTENANCE	14.89
190473	HOME DEPOT CREDIT SERVICES	SIGNING SUPPLIES	819.10
190474	HOTH TESTING	CONFERENCE	350.00
190475	HTH COMMUNICATIONS LLC	BLDG. BOND REFUND (ESCROW)	1,500.00
190476	IMAGE 360 - NOVI	OPERATING SUPPLIES	223.00
190477	IMPERIAL DADE	BUILDING MAINTENANCE	140.43
190478	IN THE MITTEN PRODUCTIONS	THEATRE PROGRAMS (PARKS & REC)	15,570.00
190479	INCH MEMORIALS	COMMEMORATIVE TREE PROGRAM	750.00
190480	INTERNATIONAL CODE COUNCIL INC.	OPERATING SUPPLIES	351.00
190481	JAMES SAUVE CONTRACTING, LLC	BLDG. BOND REFUND (ESCROW)	500.00
190482	JOE'S TRAILER MFG INC	VEHICLE MAINTENANCE	460.94

190483	JOHNSON, RONALD DEAN	ADULT SOFTBALL	75.00
190484	JORDAN, CONSTANCE	REFUND PARKS	25.00
190485	KBK LANDSCAPING, INC.	GROUNDS MAINTENANCE (PARKS MAINT, FACILITIES)	20,170.00
190486	KENNEDY INDUSTRIES INC	LIFT STATION MAINTENANCE (WATER & SEWER)	2,691.50
190487	KIMBALL MIDWEST	OPERATING SUPPLIES	850.26
190488	KOUDA, MAJD	TUITION REIMBURSEMENT	950.00
190489	KULTURECITY	COMMUNITY PROMOTION	250.00
190490	KUMAR, ARUN ISWARYA	BLDG. PAYMENT REFUND (ESCROW)	86.00
190491	LAFONTAINE CHEVROLET PLYMOUTH	VEHICLE MAINTENANCE	160.06
190492	LAFONTAINE CHRYSLER DODGE JEEP	VEHICLE PURCHASE (FORFEITURE)	41,001.00
190493	LANGUAGE LINE SERVICES	EMERGENCY COMMUNICATION SERVICE	188.10
190494	LEDBETTER LAWN SERVICE	WEED CUTTING - ORDINANCE (COMM DEV)	1,145.00
190495	LEPOFSKY, BARRY J.	ADULT SOFTBALL	225.00
190496	LEUNG, ERIC	REIMBURSE RECERTIFICATION CHILD SEAT SAF	55.00
190497	LIBRARY DESIGN ASSOCIATES, INC.	BUILDINGS/GROUND/ FURNITURE EXPENSE (LIBRARY)	6,735.00
190498	LIBRARY NETWORK, THE	TLN AUTOMATION SERVICES (LIBRARY)	18,627.90
190499	LINKEDIN CORPORATION	ELECTRONIC RESOURCES (LIBRARY)	13,125.00
190500	LOSACCO, STEVE	MEMBERSHIPS AND DUES	150.00
190501	MACQUEEN EMERGENCY	SUPPLIES UNIFORMS	915.28
190502	MAJOR CONSTRUCTION GROUP, INC	ROUTINE MAINTENANCE (MAJOR & MUNI STREETS)	58,044.47
190503	MALINOWSKI, JUDITH M.	MEDCIAL SERVICE - PRE EMPLOY (POLICE)	2,400.00
190504	MASTER MAINTENANCE	JANITORIAL CONTRACTS (FACILITIES)	17,258.48
190505	MATTIOLI CEMENT CO., LLC	2024 (NRP)- CONCRETE (LOCAL STREETS)	64,097.50
190506	MCKENNA ASSOCIATES INC	MINOR HOME REPAIR (COMM DEV BLOCK GRANT)	3,405.00
190507	MICHIGAN AUTOMATIC SPRINKLER INC	BUILDING MAINTENANCE (PARKS MAINT, FIRE)	7,992.00
190508	MICHIGAN GREEN INDUSTRY	MEMBERSHIPS AND DUES	299.00
190509	MICHIGAN LINEN SERVICE, INC.	BUILDING MAINTENANCE (POLICE, FACILITIES, FIRE)	1,611.25
190510	MIRACLE METHOD OF DETROIT NORTH	BUILDINGS/GROUND/ FURNITURE EXPENSE (LIBRARY)	9,280.00
190511	MUNICIPAL WEB SERVICES, INC	PROFESSIONAL SERVICES (COMM RELATIONS)	1,034.00
190512	NAGLE PAVING COMPANY	BLDG. BOND REFUND (ESCROW)	500.00
190513	NATIONAL FIRE PROTECTION	MEMBERSHIPS - C BOULARD	225.00
190514	NATIONAL RECREATION & PARK ASSOC	MEMBERSHIPS AND DUES	900.00
190515	NEWSBANK INC	ELECTRONIC RESOURCES (LIBRARY)	4,834.00
190516	NORTHERN INSURANCE AGENCY	POLUTION INSURANCE - CITYWIDE (FINANCE)	5,063.00
190517	NORTHSTAR MAT SERVICE	BUILDING MAINTENANCE	144.64
190518	NOVI COMMUNITY SCHOOLS	APPLICATION FEES B-BALL, V-BALL (PARKS & REC)	1,857.50
190519	NOVI ROTARY CLUB	MEMBERSHIPS	210.00
190520	NOVI WATER DEPARTMENT	WATER AND SEWER - CITY BUILDINGS	12,106.63
190521	NOVI YOUTH BASEBALL LEAGUE	SPORTS FIELD RENTAL (PARKS & REC)	2,070.00
190522	NOVI, CITY OF	CITY'S SHARE OF FEES COLLECTED	39,213.01
190523	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	498.00
190524	OAKLAND COMMUNITY COLLEGE	EDUCATION AND TRAINING (POLICE)	5,850.00
190525	OAKLAND COUNTY ANIMAL CONTROL	DUE TO COUNTY - DOG LICENSES (ESCROW)	5,395.50
190526	OAKLAND COUNTY ASSOC OF ASSESSING	CONFERENCES AND WORKSHOPS	75.00
190527	OAKLAND COUNTY CLERKS ASSOCIATION	CONFERENCES AND WORKSHOPS	80.00
190528	OAKLAND COUNTY REGISTER OF DEEDS	LEGAL FEES	30.00
190529	OAKLAND COUNTY TREASURER	DUE TO COUNTY - TRAILER TAX (ESCROW)	9,277.50
190530	OAKLAND COUNTY TREASURERS	DATA PROCESSING, 6/2024 SEWEAGE (POLICE, W&S)	878,460.74
190531	OAKLAND COUNTY WATER RESOURCES	SEWAGE TREATMENT COSTS 4/1-6/0/24 (W&S)	632,196.11
190532	OCCUPATIONAL HEALTH CENTERS OF	MEDICAL SERVICE	31.00
190533	ON DUTY GEAR, LLC	SUPPLIES UNIFORMS (POLICE)	2,745.00
190534	ORCHARD, HILTZ & MC CLIMENT	PROFESSIONAL SERV - HVAC, SEWER (ICE ARENA, W&S)	28,825.00
190535	ORKIN	CONTRACTUAL SERVICES	234.97
190536	PETE'S HEATING & COOLING INC	BUILDING MAINTENANCE	210.00
190537	PHOENIX SAFETY OUTFITTERS	SUPPLIES UNIFORMS	75.00
190538	PIONEER MANUFACTURING CO.	GROUNDS MAINTENANCE (PARKS MAINT)	1,855.23
190539	PLAYAWAY PRODUCTS LLC	AUDIO VISUAL MATERIALS	53.00
190540	POSITIVE PROMOTIONS, INC.	COMMUNITY PROMOTION (LIBRARY)	1,492.79
190541	POSTMASTER	POSTAGE - CITYWIDE (CLERK)	1,000.00
190542	POWER ENGINEERS INC.	INTERNAL TECHNOLOGY (WATER & SEWER, DPW)	9,674.37
190543	PRESSURE VESSEL TESTING	SCBA SUPPLIES (FIRE)	1,697.25

190544	PRIORITY HEALTH	EMPLOYEE HEALTHCARE INSURANCE	41,329.22
190545	PROFESSIONAL BUILDING SERVICES LLC	CUSTODIAL SERVICES (LIBRARY)	3,031.64
190546	PROQUEST LLC	ELECTRONIC RESOURCES (LIBRARY)	3,674.20
190547	PROSCREENING, LLC	PROFESSIONAL SERVICES (HR)	1,320.00
190548	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
190549	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190550	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
190551	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
190552	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
190553	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190554	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190555	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190556	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190557	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190558	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190559	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190560	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190561	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190562	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190563	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190564	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190565	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190566	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190567	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190568	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190569	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190570	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
190571	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	1,000.00
190572	PULTE HOMES OF SE MICHIGAN LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
190573	PURE TECHNOLOGIES U.S. INC.	PCCP TRANS MAIN CONDITION ASSESSM (W&S)	18,000.00
190574	QUALITY FIRST AID & SAFETY, INC.	OPERATING SUPPLIES	415.93
190575	QUILL CORPORATION	OPERATING SUPPLIES (LIBRARY)	2,130.30
190576	REASON CONSULTING CORPORATION	PERSONAL PROPERTY AUDITOR (ASSESSOR)	3,333.00
190577	RICKEL, AIDAN	CHORALAIRES	620.00
190578	RINGLE, TRACIE	PETTY CASH	20.00
190579	RIVERBANK GOLF CLUB	OLDER ADULTS - GOLF LEAGUE (PARKS & REC)	6,694.00
190580	RIVERBANK GOLF CLUB	OLDER ADULTS - GOLF LEAGUE (PARKS & REC)	6,121.00
190581	RIVERBANK GOLF CLUB	OLDER ADULTS - GOLF LEAGUE (PARKS & REC)	8,644.00
190582	RKA PETROLEUM COS., INC	GASOLINE AND OIL - CITYWIDE	24,503.39
190583	ROAD COMMISSION FOR OAKLAND COUNTY	ENGINEERING - 12 MILE BECK TO DIXON (STREETS)	514,419.30
190584	ROBBINS, JACOB ANTHONY	MEMBERSHIPS AND DUES	35.73
190585	ROBERTSON LAKEVIEW LLC	BLDG. BOND REFUND (ESCROW)	5,000.00
190586	ROBERTSON, ANSCHUTZ, SCHNEID	OPERATING SUPPLIES	11.25
190587	ROYAL TITLE AGENCY LLC	UB REFUND FOR 27944 DECLARATION	590.50
190588	ROYAL TRUCK & TRAILER SALES & SVC	VEHICLE MAINTENANCE	42.50
190589	SAM'S CLUB DIRECT	COMMUNITY PROMOTION	19.98
190590	SCHINDLER ELEVATOR CORPORATION	BUILDING MAINTENANCE (LIBRARY)	1,202.40
190591	SHIFMAN FOURNIER, PLC	LEGAL FEES - PERSONNEL (HR)	1,137.50
190592	SHREE ANJAN LLC	CRICKET	585.00
190593	SIGNATURE SERVICES	STORM SEWER MAINTENANCE (DRAIN)	41,396.25
190594	SIMON, STACEY	REIMBURSEMENT K9 BECKER BOARDING	185.40
190595	SIRCHIE FINGER PRINT LABORATORIES	OPERATING SUPPLIES	64.90
190596	SITEONE LANDSCAPE SUPPLY, LLC	OPERATING SUPPLIES (PARKS MAINT, W&S)	1,527.43
190597	SMART BUSINESS SOURCE LLC	OFFICE SUPPLIES	967.78
190598	SMART HOMES INC	BUILDING MAINTENANCE (FACILITIES)	1,710.00
190599	SMITH, KYLE	REIMBURSEMENT BOOTS	100.00
190600-190610	SPALDING DE DECKER	PROFESSIONAL SERVICES (ESCROW)	34,508.11
190611	SPICER GROUP INC	PRCS STRATEGIC MASTER PLAN (PARKS & REC)	2,335.75
190612	SPICER, MARILYN	ELECTION WORKER	230.00
190613	SPRAY-PATCH ROAD REPAIR, INC.	ROUTINE MAINTENANCE (STREETS)	19,803.00
190614	SPRINGSHARE LLC	COMPUTER SUPPLIES, SOFTWARE & LICENSE (LIBRARY)	14,677.10

190615	SQUEAKY SHINE CAR WASH	VEHICLE MAINTENANCE	310.00
190616	STATE OF MICHIGAN	SOR REGISTRATION	789.25
190617	STEIN, KEVIN B.	ADULT SOFTBALL (PARKS & REC)	2,348.00
190618	SUBURBAN LANDSCAPE SUPPLY	ROUTINE MAINTENANCE	262.50
190619	T-MOBILE USA, INC	TELEPHONE (LIBRARY)	1,018.15
190620	THOMSON REUTERS - WEST	SUPPLIES (POLICE)	1,042.34
190621	TRUCK & TRAILER SPECIALTIES, INC.	14' POYNETTE CHIPPER BODY (DPW)	18,158.05
190622	TURNOUT MANAGEMENT	SUPPLIES UNIFORMS	764.50
190623	UNIVERSAL BUILDING & CEMENT CO.	BLDG. BOND REFUND (ESCROW)	500.00
190624	USA BLUEBOOK	WATER LINE MAINTENANCE	601.88
190625	VANWAGNEN, RANDY	HISTORICAL COMMISSION	65.44
190626	VARIPRO	EMPLOYEE FLEXIBLE SPENDING REIMBURSMENT	5,366.59
190627	VARSITY LINCOLN, INC	VEHICLE MAINTENANCE,INS DEDUCT (GF LEGAL, DPW)	7,770.74
190628	VENTO CONCRETE	BLDG. BOND REFUND (ESCROW)	500.00
190629	VERITA CORPORATION	BLDG. BOND REFUND (ESCROW)	1,000.00
190630	VERIZON WIRELESS	TELEPHONE	540.71
190631	WALL, MICHAEL	MEMBERSHIPS AND DUES	225.00
190632	WARREN, JULIE	REIMBURSE SUPER HERO SUPPLIES	179.88
190633	WEINGARTZ SUPPLY CO INC	VEHICLE MAINTENANCE (DPW, FIRE, PARKS MAINT)	2,645.93
190634	WOLOSKI, BRIAN	REIMBURSEMENT BOOTS	100.00
190635	WROBEL, DEBBIE	HISTORICAL COMMISSION	13.25
190636	ZURMUEHLEN, MARYANN	MILEAGE	43.68
EFT	FIFTH THIRD	JUNE PURCHASES	97,530.95
	APPLE.COM/BILL	LIB: Computer Software	105.99
	AMAZON MKTPL RC6UW4EY1	PRCS: Program Supplies	70.96
	BENITO S CAFE	OAS: program supplies	111.60
	MEIJER # 054	PRCS: Program Expenses	85.00
	ATT CONS PHONE PMT	FACILITES - Utilities - Telephone	5,036.89
	EIG CONSTANTCONTACT.CO	CLK: election	280.00
	MOES ON TEN	LIB: Staff Recognition	136.42
	AMAZON.COM RC4P81AW1	HR: Employee Wellness	50.00
	MCKISSOCK	ASSES: Online education	270.00
	AMAZON MKTPL RC9RW4392	PD: Operating Supplies	18.99
	AMAZON RET 113-940450	ASSES: Office supplies	6.99
	GROUPMAP TECHNOLOGY	IT: Software Subscription	8.00
	GFL ENVIRONMENTAL - NO	DPW: Rubbish	593.02
	PAYPAL NATIONALASS	PD: Dues	35.00
	ASCE PURCHASING	DPW: Training	45.00
	NATIONAL FIRE PROTECTI	FD: training	180.00
	FBINAAMI	PD: Conference	340.00
	EIG CONSTANTCONTACT.CO	CR: E-Newsletters	376.00
	WAYNE CRAFT, INC. LLC	W&S: water line maintenance	1,015.83
	CRYE PRECISION LLC	PD: Operating Expense	166.59
	FSP OAKMAC SHRM	HR: Conference Fee	10.00
	TIP TO TOOTHLAND	CD: Fraud	35.00
	AMAZON.COM RC21X8ND2	FIN: Office Supplies	176.75
	MARRIOTT	MGR: conferences/workshops	1,154.04
	AMZN MKTP US RC6C76C72	ASSES: Office Supplies	20.12
	AMAZON MKTPL RC0ND9OK2	IS: Supplies	11.98
	NATIONAL FIRE PROTECTI	FD: Training	199.00
	FBINA NYC TRIP	PD: Operating Expense	800.00
	BWY FBINAA NATL OFFICE	PD: Dues	325.00
	SP CE85E0-3	DPW: Office Supplies	37.82
	EDX.ORG	LIB: Conferences	59.00
	AMAZON MKTPL RG28O39S1	IS: Supplies	20.76
	AMAZON MKTPL RC7ES00U0	PD: Supplies	176.18
	AMAZON MKTPL RC5CQ31F0	ASSES: office supplies	53.26
	COYOTE TACTICAL SOLUTI	PD: Operating Expense	234.88
	WAL-MART #5893	PD: Employee recognition	18.41
	AMAZON MAR 112-459573	PRCS: OAS Social Supplies	27.85
	ADOBE ADOBE	LIB: Computer Software/License	419.88

USPS STAMPS ENDICIA	LIB: Postage	100.00
TEMPLEPUBLI	HR: Police Officer job ad	295.00
FIRSTSPEAR LLC	PD: Operating Expense	107.88
AMAZON MKTPL RG63S1HB2	PD: Operating Expense	951.63
AMAZON MKTPL RG3105BU1	PRCS: Park Supplies	46.98
AMAZON MKTPL 9Z48Y2B33	FD: Operating Expense	27.10
IN LESS LETHAL OPTION	PD: Operating Expense	259.00
AMAZON MKTPL RC6IR5CI0	CR: supplies	19.99
APPLE.COM/BILL	CR: iCloud storage	2.99
STAMPS.COM	LIB: Postage	19.99
UBER TRIP	PRCS: conf ground transport	74.35
NATIONAL FIRE PROTECTI	FD: Training	399.00
FEDEX940945936386	PD: postage	12.71
FEDEX276188904310	PD: Postage	12.09
NOV PUBLIC LIBRARY	LIB: Computer Supplies	0.50
NOV PUBLIC LIBRARY	LIB: Computer Supplies	0.10
NOV PUBLIC LIBRARY	LIB: Computer Supplies	0.10
NOV PUBLIC LIBRARY	LIB: Computer Supplies	0.10
NOV PUBLIC LIBRARY	LIB: Computer Supplies	0.10
WHITLOCK BUSINESS SYST	TREAS: Postage for utility letters	2,057.91
OTC BRANDS INC	PRCS: Program Supplies	179.80
WHITLOCK BUSINESS SYST	TREAS: Print utility bills	614.69
EXXON 7-ELEVEN 36940	PD: Gas	19.77
ROCKSTARZ LIMOUSINE LL	CR: shuttle	200.00
DAVE & BUSTERS #74	LIB: Program	125.00
TST ZAP ZONE - ZZ FAR	LIB: Program	131.09
SHANTY CREEK RESORTS -	PD: Conference Hotel	890.05
MICHIGAN ASSOCIATION O	FIN: MICPA Training	79.00
LCI	PD: Operating Expense	824.90
AMAZON MKTPL RG4XB4SK0	CR: supplies	18.99
AMAZON MKTPL RG6BP5KR0	PRCS: Program Supplies	18.98
AMAZON MAR JACKIE - A	PD: Supplies	89.92
BENITO S CAFE	PRCS: commission mtg	155.92
BC.BASECAMP 1613811	IS: Project Mgmt Software	40.00
PVP COMMUNICATIONS	PD: Operating Expense	299.98
WM SUPERCENTER #5893	PRCS: Program Supplies	60.97
AMAZON MAR 114-895238	PD: Operating Expense	59.98
DAIRY QUEEN #40802 QPS	LIB: Programming	375.00
AMZN MKTP US RG0LR0D00	PRCS: Program Supplies	64.95
B&H PHOTO 800-606-6969	LIB: Computer Supplies Equip	378.00
MICHIGAN MUNICIPAL LEA	MGR: Conference Fee	350.00
THE HOME DEPOT #2711	OAS: Supplies	9.84
LANDS END BUS OUTFITTE	LIB: Staff recognition	43.66
AMZN MKTP US TZ72U6L63	FD: Operating expense	235.59
AMAZON.COM GV5XV8JS3	PRCS: Villa Barr	15.99
PODS	OAS: program supplies	251.50
AMAZON RET 113-094631	DPW: Custodial Supplies	33.86
AMAZON.COM UN9BV8RX3	DPW: Custodial Supplies	44.02
AMAZON.COM LK42H9403	DPW: Custodial Supplies	45.41
AMAZON.COM NG3SW8QX3	DPW: Veh Maint	41.40
MEIJER # 172	PRCS: OAS Social Supplies	181.08
AMAZON MKTPL 4E3E495T3	PD: Operating supplies	702.20
SPEEDWAY 08769 GRAYLIN	PD: Gas	50.19
LAUNCH - NOVI (POS)	LIB: Program	129.40
BMW MOTORCYCLES OF SE	PD: Operating Supplies	83.85
SANS INSTITUTE	IS: Training	4,600.00
FUELCLOUD	DPW: Gas & Oil	150.00
AMAZON.COM 3P5J16PE3	OAS: program supplies	434.98
HP PRODUCT SVC&RPR	DPW: Sign shop Printer	1,799.00
SPO HUBSTADIUM-NOVI	LIB: Programming	125.00
DELTA	CM: conferences/workshops	228.76

SANS INSTITUTE	IS: Training	7,700.00
BUILD-A-BEAR WORKSHOP	LIB: Programming	125.00
FEDEX461254592	IS: FedEx	187.50
AMAZON.COM C64WJ63B3	CD: Office Supplies	28.54
EZCATERCARRABBAS ITAL	CC: Committee Meetings	148.32
AMAZON MKTPL Q45AH1OM3	CR: Phone Rig	152.10
SQ OCAAO	ASSES: OCAAO Meeting	25.00
SPECTRUM	FACILITIES - Utilities - Cable	10,129.14
AMAZON MKTPL RF7IK2FY3	PRCS: Fuerst Field of Honor	139.93
BEST EQUIPMENT CO INC	DPW: Veh Maint	89.95
SQ FMS SOLUTIONS, LLC	PD: Operating Supplies	584.00
SQ MOTORCITY	PD: Veh Maint	518.00
POTBELLY	CC: Council Committee	52.79
AMAZON MKTPL 6A7IH1PT3	PRCS: Program Supplies	67.18
AMAZON MKTPL 6A7IH1PT3	PRCS: Program Supplies	46.99
DTV DIRECTV SERVICE	PD: Cable	40.00
AMAZON MKTPL 8H70B0WT3	PD: Supplies	169.23
AMAZON MAR 113-245859	CR: Editing Suite Monitor	843.99
SPEEDWAY 02202 10 MILE	PD: Gas	21.78
AMZN MKTP US L86Q81XS3	CLK: election supplies	52.26
AMAZON MKTPL SE0AT07Q3	PRCS: Program Supplies	100.57
AMAZON MAR 114-809083	PD: Operating Expense	207.08
AMZN MKTP US J61RR4LU3	PD: Supplies	22.10
AMZN MKTP US TF0ZI6LP3	PD: Supplies	23.20
SQ MOTORCITY	PD: Operating Expense	325.00
B&H PHOTO 800-606-6969	CR: Solid State Drive	292.52
AGAVE & RYE	ED: Event	1,500.00
ICMA ONLINE	MGR: Conference Fee	1,380.00
DELTA	PD: Operating Expense	432.95
FEDEX460934859	PD: FedEx	24.50
AMZN MKTP US GJ3QD71O3	PD: Supplies	116.98
ANN ARBOR HANDS-ON MUS	PRCS: Camp Trip	940.00
CIRCLE K 05259	PD: Gas	51.00
LAKE ERIE ARMS	PD: Operating Expense	112.01
TST SEDONA TAPHOUSE -	LIB: Staff Recognition	165.32
SP RAISE3D	LIB: iCube	119.98
EXXON HY-MILER #2205	PD: Gas	26.00
WP NOVI-ABWA.ORG	LIB: Memberships & Dues	20.00
DELTA	PD: Operating Expense	478.95
EXXON HY-MILER #2205	PD: Gas	30.10
SP CA FILAMENT	PRCS: League Awards	47.98
AMAZON MKTPL 552AS9U93	PD: Supplies	155.26
VZWRLSS APOCC VISB	FACILITES - Utilities - Telephone	14,267.89
QDOBA MEXICAN EATS #28	CC: Committee Meetings	128.26
AMZN MKTP US DX2JX3PL3	CLK: supplies	22.72
AMZN MKTP US 511XS1FK3	PRCS: Operating Supplies	49.99
AMAZON MAR 114-140919	FIN: Office Supplies	293.27
SPEEDWAY 02202 10 MILE	PD: Gas	25.29
WM SUPERCENTER #5893	LIB: Staff Recognition	151.48
TECHSOUP	LIB: Software & Licensing	39.00
HILTON	HR: Conference Hotel	755.73
CHICK-FIL-A #04367	CR: catering	138.97
AMZN MKTP US TH4SS0WO3	DPW: Operating Supplies	16.98
FLAGS IMPORTER CORP	PRCS: Fuerst Field of Honor	182.00
COPQUEST INC	PD: Operating Expense	100.38
AMAZON MAR 112-677397	PRCS: OAS Social Supplies	26.88
ASCE PURCHASING	DPW: Membership	168.58
GALLS	PD: Operating Expense	180.00
AMZN MKTP US 6C87U9LT3	PRCS: Program Supplies	48.94
AMAZON MAR 113-248030	CR: Refund	(837.95)
123.NET, INC.	FACILITES - Utilities - Telephone	4,894.35

PRINTPPS.COM PAPER	LIB:Office Supplies	261.00
AMZN MKTP US Y66XF3QE3	PD: Supplies	66.94
AMZN MKTP US 0J4KN2LX3	CD: Office Supplies	9.94
AMZN MKTP US EA1N00D93	CR: supplies	13.49
LS RUNNING LAB	PD: Operating Expense	150.00
ROBERT BROOKE & ASSOCI	FM: Operating Supplies	(20.24)
EB 2024 WOMENS EQUALI	LIB: Conferences	55.20
AMZN MKTP US GE93899L3	DPW: Tools	39.98
MICHIGAN ASSOCIATION O	FIN: MICPA Training	239.00
AMZN MKTP US JM21M35N3	PRCS: Program Supplies	549.14
AMZN MKTP US GT7H44983	DPW: Equip Maint	37.04
PROJECT MGMT INSTITUTE	IS: Membership	174.00
WEB NETWORKSOLUTIONS	IS: Domain	44.99
AMAZON.COM 973SW9ZL3	CLK: Election supplies	98.40
HOBBY-LOBBY #645	PRCS: Program Supplies	44.83
LIFE FITNESS LLC	DPW: Contract Services	1,579.20
LATTICE.COM	IS: Software Subscription	71.20
WWW.APWA.NET	DPW: APWA Chapter Dues	175.00
WWW.APWA.NET	DPW: APWA Chapter Dues	50.00
WM SUPERCENTER #5893	PRCS: Program Expense	225.93
WHITLOCK BUSINESS SYST	TREAS: Envelopes for utility bills	717.75
GFS STORE #1985	CR: popcorn	60.98
AMZN MKTP US KB7OQ8B23	PRCS: Nature Program Supplies	39.50
AMZN MKTP US QM15W5AQ3	FIN: Office Supplies	117.53
HBRSUBSCRIPTION	MGR: Periodical Subscription	143.10
CENTURYLINK LUMEN	FACILITIES - Utilities - Cable	264.11
GALLS	PD: Operating Expense	82.00
ORGANIMI	HR: Org Chart Subscription	128.99
HOBBY-LOBBY #645	CD: Superhero Day Supplies	15.89
GUERNSEY FARMS DAIRY R	PRCS: OAS Social Supplies	150.00
NORTH CAPITOL RAMP TIB	PRCS: Conference	15.00
MICHIGAN ROAD SCHOLAR	DPW: MRSP - Paulk	779.00
MICHIGAN ROAD SCHOLAR	DPW: MRSP - Matties	779.00
MICHIGAN ROAD SCHOLAR	DPW: MRSP - Tate	779.00
MICHIGAN ROAD SCHOLAR	DPW: MRSP - Fox	779.00
BIG TOMMY'S PARTHENON	PD: Operating Expense	900.00
MICHAELS STORES 2071	CD: Superhero Day Supplies	21.19
STAPLES 00109520	CD: Superhero Day Supplies	84.00
USPS STAMPS ENDICIA	LIB: Postage	100.00
WM SUPERCENTER #5893	PRCS: OAS Event	30.22
DETROIT TIGERS	PRCS: OAS Travel	1,001.25
ALDI 67049	OAS: Event	132.35
AXON	PD: Operating Supplies	250.40
GFS STORE #1985	CR: supplies	148.93
D J WALL-ST-JOURNAL	MGR: Wall Street Journal	38.99
AMZN MKTP US TR82T4P83	IS: Supplies	23.70
MOGUL INC.	HR: Recruitment tool	479.50
FAIRYTALE ENTERTAI	CR: superhero characters	495.00
ROBERT BROOKE & ASSOCI	FM: Operating Supplies	20.24
PAYPAL 3CMA	CR: award entry	105.00
REALCOMP II LTD	ASSES: Data Subscription	231.00
AMZN MKTP US 9W6XE9RB3	CLK: supplies	74.14
SP PLUS CORP PARKING	PD: Operating Expense	130.00
PANERA BREAD #608009 O	CC: Committee Meetings	107.36
NFPA NATL FIRE PROTECT	FD: Dues	225.00
AMZN MKTP US US8H09U93	DPW: Operating Supplies	63.70
AMAZON.COM JZ8V99I53	CR: supplies	36.87
SP AUNT FLOW	LIB: Operating Supplies	324.00
CARRIAGE CLEANERS	PRCS: Community Center	20.00
COTTAGE INN - NOVI	LIB: Programming	148.34
DELTA	MGR: conferences/workshops	183.50

AMAZON.COM CN87P9KJ3	PD: Veh Maint	41.55
AMAZON.COM SL4NB9QV3	HR: Employee Wellness	50.00
AMZN MKTP US BM9I76LW3	PRCS: OAS Social Supplies	202.44
MI PROF LICENSING	ASSES: License renewal	350.00
MICHIGAN ASSOC OF CHIE	PD: Dues	100.00
MARIA S ITALIAN BAKERY	CC: Council meeting	52.90
AMZN MKTP US LL1EU7753	ASSES: Office Supplies	82.69
AMAZON WEB SERVICES	W&S: Hosting Fee	0.15
STK SHUTTERSTOCK	CR: subscription fee	979.00
AMZN MKTP US X20SV1RB3	CR: Drone Batteries	275.59
FREEP.COM	MGR: Newspaper Subscription	14.99
APT US&C	TREAS: Conference & Training	499.00
SAMSCLUB #6657	CR: Superhero event	179.60
TST BUDDYS PIZZA - NO	LIB: Programming	10.00
TARGET 00014654	LIB: Program	31.59
MICHAELS STORES 3744	LIB: Programming	19.99
AUNTIE ANNES MI135	LIB: Programming	20.00
THE WEBSTAURANT STORE	CR: Superhero event	389.62
BARNES & NOBLE #2648	LIB: Programs	10.00
WWW.VOLGISTICS.COM	IS: Man - Volunteer Software	214.00
AMZN MKTP US 8O28J9GL3	PD: Operating Expense	82.16
TST NOTHING BUNDT CAK	LIB: Program	10.00
ISC2	IS: Training	135.00
DAIRY QUEEN #41332 QPS	LIB: Program	10.00
FIVE BELOW 558	LIB: Program	10.00
SQ SULLY'S SWEET SHOP	LIB: Program	10.00
WWW.PEACHJAR.COM	CR: marketing supplies	150.00
MMTA	TREAS: Conference & Training	199.00
SAMS CLUB #6657	PRCS: Memorial Day	(317.30)
	GRAND TOTAL	**$ 4,608,086.17**

GENERAL FUND	101	590,050.58
MAJOR STREET FUND	202	242,660.39
LOCAL STREET FUND	203	74,566.92
MUNICIPAL STREET FUND	204	522,209.52
PARKS, REC & CULTURAL SVCS FUND	208	70,470.56
DRAIN FUND	211	62,346.99
TREE FUND	213	28,068.45
RUBBISH COLLECTION FUND	226	177,194.00
FORFEITURE FUND	262	41,066.40
LIBRARY FUND	271	93,471.82
LIBRARY CONTRIBUTION FUND	272	17,147.81
COMMUNITY DVLPMNT BLOCK GRANT FUND	274	3,405.00
STREET LIGHTING 204109 - WEST OAKS ST	281	428.78
STREET LIGHTING 204 81 - WEST LAKE DRIVE	286	263.11
STREET LIGHTING 204108 - TOWN CENTER ST	287	1,747.49
CAPITAL IMPROVMENT PRGRM (CIP) FUND	401	202.07
PEG CABLE - CAPITAL FUND	463	13,903.18
ICE ARENA FUND	570	28,125.00
SENIOR HOUSING FUND	574	2,546.78
WATER AND SEWER FUND	592	2,481,473.48
AGENCY FUND	701	143,947.61
MI HIDTA	725	12,790.23
	GRAND TOTAL	**$ 4,608,086.17**