



Clear Form

215 WEST MAIN STREET  
NORTHVILLE, MI 48167  
(248) 449-9902

Cashier Validation (Code 104)

## APPLICATION FOR HISTORIC DISTRICT COMMISSION

### PLEASE NOTE

Case # \_\_\_\_\_

- See **page 5** to determine if your project requires HDC review and approval
- See **pages 6-7** for the documents required to be submitted with your application
- See **page 4** for instructions, including submission deadlines and assembly instructions

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

**Property Location:** 456 East Cady Street  
(Number) (Street)

**Applicant:** 456 Cady, LLC Mr. Jim Long as Authorized Representative

**Applicant Address:** 190 E. Main St., Northville, MI 48167  
(Street) (City) (State) (Zip)

**Telephone:** (248) 330-5201 **Email:** jrlong@longmechanical.com

**Property Owner (if different):** Foundry Flask and Equipment Company (Douglas Brinkman)

**Owner Address:** 456 E Cady Street, Northville, MI 48167  
(Street) (City) (State) (Zip)

**Telephone:** (248) 349-0039 **Email:** dr.ofelation@gmail.com

- ☒ Proof of ownership of property is attached (required). This consists of title insurance, or a purchase agreement.
- ☒ Property Owner Letter of Authorization attached. Required if the applicant is applying on behalf of the property owner. This letter is in addition to the proof of ownership requirement above.

### TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- ☒ NEW CONSTRUCTION / ADDITIONS (including garages)
- ☐ PORCH RECONSTRUCTION AND OTHER REPAIRS
- ☐ DOOR & GARAGE DOOR REPLACEMENT
- ☐ PAINT COLOR CHANGE
- ☐ FENCE, PAVING, WALLS, LANDSCAPING
- ☐ SIGN INSTALLATION / REPLACEMENT
- ☐ BUILDING CLEANING
- ☐ ROOF REPLACEMENT
- ☐ SIDING REPLACEMENT
- ☐ WINDOW REPLACEMENT
- ☐ OTHER \_\_\_\_\_

#### VALUE OF CONSTRUCTION

\$ 20,000,000

Required for all projects

Description of work proposed. **ATTACH SEPARATE SHEET IF NECESSARY**

See Attached

Describe current use of property Manufacturing

Is a change of use proposed? ☒ Yes ☐ No If yes, describe Mixed Use, Residential and Commercial

List the existing structures on the property and the approximate year built for each.

<u>Structure</u>	<u>Year Built</u>
<u>See attached files</u>	<u>1910 (Single Building)</u>
<u></u>	<u>1960 (Multiple Buildings)</u>
<u></u>	<u></u>

Does your project/improvement require moving or demolition of any of the structures listed above? ☒ Yes\* ☐ No

**\*If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.**

**HDC APPLICATION FEES** *Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.*

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

#### **APPLICATION CHECK LIST**

**Review pages 6-7 for the documents required for your project.** If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

**Assemble the following as 12 identical packets. See page 4 for assembly instructions.**

- ☒ HDC Application (pages 1-3). Unsigned applications are not accepted.
- ☒ Proof of ownership
- ☒ Property owner letter of authorization – if property owner is not the applicant
- ☒ Site plans, sketches, etc. if applicable – folded to the size of the application (see pages 6-7).
- ☒ Samples (see pages 6-7 for the samples required for your project)
- ☒ Other specific documents required for your project (see pages 6-7)

Also provide:

- ☐ A PDF file emailed to [dmassa@ci.northville.mi.us](mailto:dmassa@ci.northville.mi.us) is also required for all documents in your paper submission larger than 11x17. Required when you submit your application. Email subject is "HDC App and project address." **NO THUMB DRIVES OR FLASH DRIVES – you must email the PDF file.**

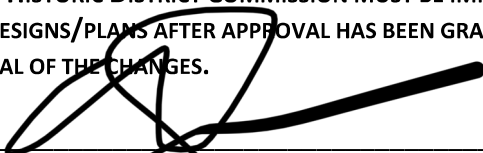
- ☐ Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting)

**SIGNATURE AND CERTIFICATION – applicant and property owner must sign**

I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE MADE TO THE APPROVED DESIGNS/PLANS AFTER APPROVAL HAS BEEN GRANTED, THE APPLICANT MUST RETURN TO THE HISTORIC DISTRICT COMMISSION FOR APPROVAL OF THE CHANGES.

Applicant signature  Date 11.29.21

Applicant full legal name (individual or company) 456 Cady, LLC

Property Owner signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner full legal name (individual or company) \_\_\_\_\_

November 29, 2021

City of Northville  
Historic District Commission  
215 West Main Street  
Northville, MI 48167



RE: **456 Cady Street Mixed Use Development**  
**HDC Application**

### Description of Project

Consistent with the City of Northville Master Plan and the Cady Street Overlay District, the proposed project is being developed as a mixed-use development, composed of both residential and commercial spaces.

The project is being considered as a “podium” building three stories in total height and maxing out at 36’ in overall building height. The first floor is a combination of parking and residential amenity and commercial spaces. The upper floors, levels 2 and 3, are exclusively residential.

The residential units, 79 total, are a combination of one-, two- and three-bedroom layouts. Along Cady Street, they are stacked vertically on top of the first floor base and occupy floors 2 and 3. On the river side of the development, the residential units repeats this layout but likewise extends to the first floor.

The building is situated adjacent to Cady Street, being setback 10’ minimum from the existing property line to accommodate streetscape improvement including parallel parking, sidewalks and landscape. The building inflects to follow the natural geometry of Cady Street itself – this crook in the building is the centralized location for the primary residential entry conditions.

The building massing is designed to establish a consistent street wall along Cady. As the building turns at the bend in Cady, the use shifts from first level parking to residential entry/amenities and commercial spaces. At this same juncture, the building steps back at the 2<sup>nd</sup> and 3<sup>rd</sup> levels to provide some relief along the street wall, adding a potential walk out condition for the residential units and likewise created a hierarchical emphasis on the 1<sup>st</sup> level commercial zone. This same massing remains as the building turns back to the river.

The design intent of the overall building (massing, materiality, windows, etc.) was to project a contemporary interpretation of the historical context specific to this site, in regards to materiality, massing, scale, fenestration sizes and shapes, etc..

November 29, 2021

City of Northville  
Historic District Commission  
215 West Main Street  
Northville, MI 48167



RE: **456 Cady Street Mixed Use Development**  
**HDC Application Supporting Information**

## ARCHITECTURAL AND HISTORIC DATA RELATED TO THE STRUCTURE

### Date of construction of the resource:

- Oldest extant structure (small building adjacent to Cady): circa 1910
- Remaining extant structures (modern additions): circa 1960's

### Architectural styles of the resource:

- There is no single defining architectural style that could be used to define the character of this assemblage of buildings, in particular based upon their varying ages of construction and uses. The oldest structure has a classical early industrial character defined by its use of rock-faced cast block, pitched roof with ventilation louvers, and standard large window openings for daylight and ventilation. The newer (circa 1960's) buildings are a combination of high-bay industrial as a typological character (concrete block, flat roof, steel frame, transom lighting, etc.) with an L-shaped addition circa 1960's having the most clearly definable style noted as being Mid-century Modern.

### Historic Photographs of the resource:

- See attached documentation

### Name of original owner/builder/developer:

- Oldest extant structure: American Bell & Foundry Company
- Remaining extant structures: Foundry Flask & Equipment Company

### Building Timeline:

Based upon Sanborn maps and historic aerial images, the following is the presumed timeline for the extant structures:

- 1914 Sanborn - "Machine Shop" on Cady Street is evident - original structures lost in 1957 fire are indicated
- 1942 Sanborn - Building now called "Furnace Parts" - much if not all of the buildings along Plymouth Avenue (now vacated) have been removed leaving a centralized collection of industrial structures
- 1957 Aerial - Cady Street structure remains - previously indicated building have been removed and a new structure was developed in proximity to the river and vacated street
- 1964 Aerial - Cady Street structure remains - extant central high-bay building in place along with western single-story wing
- 1967 Aerial - Cady Street structure remains - eastern single-story addition added completing the current configuration

Detailed description of the building materials that are original to the resource:

- Rock face concrete block - painted
- Standard concrete block - painted
- Steel transom windows - most likely prefinished with most of glazing destroyed
- Wood ventilation dormers - painted

Historic information regarding the resource:

- Portions of the property are presently in the Historic District boundaries.



G685577

121469500

## QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION, WHOSE ADDRESS IS: 215 WEST MAIN STREET, NORTHVILLE, MICHIGAN 48167

QUIT CLAIMS TO FOUNDRY FLASK & EQUIPMENT COMPANY, A CORPORATION, WHOSE ADDRESS IS: 456 EAST CADY STREET, NORTHVILLE, MICHIGAN 48167,

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF NORTHVILLE, COUNTY OF WAYNE AND STATE OF MICHIGAN, TO-WIT:

PART OF LOT 9, ASSESSOR'S NORTHVILLE PLAT NO. 1 OF WILLIAM P. YERKES ADDITION TO THE VILLAGE (NOW CITY) OF NORTHVILLE OF BLOCK 12 OF PLAT OF THE VILLAGE (NOW CITY) OF NORTHVILLE, AS RECORDED IN LIBER 19, PAGES 241 AND 242, OF DEEDS AND OF PART OF THE SOUTH 1/2 OF SECTION 3, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE (NOW CITY) OF NORTHVILLE, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66, OF PLATS, PAGE 45, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF THE ROUGE RIVER WHERE IT INTERSECTS WITH A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 9, WHICH POINT IS ALSO ON THE NORTHEASTERLY LINE OF PARK PLACE; THENCE NORTHEASTERLY ALONG SAID CENTERLINE NORTH 260 27' 49" EAST TO A POINT WHERE IT INTERSECTS WITH THE WESTERLY LINE OF PLYMOUTH AVENUE (NOW SOUTH MAIN STREET) 8.96 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY AVENUE LINE ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST RADIUS 647.32 FEET, WHOSE CHORD BEARS SOUTH 310 28' 20" EAST AND IS 280.67 FEET LONG AN ARC DISTANCE OF APPROXIMATELY 30 FEET TO A CONCRETE MONUMENT ON THE SAID WESTERLY AVENUE LINE WHERE IT INTERSECTS WITH THE SOUTHWESTERLY LINE OF SAID LOT 9, WHICH POINT IS ALSO ON THE NORTHEASTERLY LINE OF PARK PLACE; THENCE NORTH 490 29' 45" WEST, 28.69 FEET ALONG SAID SOUTHWESTERLY LOT LINE TO THE POINT OF BEGINNING ON THE CENTERLINE OF THE ROUGE RIVER....

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, FOR

THE SUM OF \$ 1.00 (EXEMPT UNDER SECTION 7.456(5)(H), M.S.A.)

DATED THIS 23<sup>rd</sup> DAY OF AUGUST, A.D. 1982.

WITNESSES:

x Buty M. Lerner  
x Walter J. Gledhill

CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION

BY: Paul R. Vernon  
PAUL R. VERNON, MAYOR

BY: Joan G. McAllister  
JOAN G. McALLISTER, CLERK

STATE OF MICHIGAN-COUNTY OF WAYNE ) SS

ON THIS 23<sup>rd</sup> DAY OF AUGUST, A. D. 1982, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED PAUL R. VERNON AND JOAN G. McALLISTER, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID EACH FOR HIMSELF/HERSELF SAY THAT THEY ARE RESPECTIVELY THE MAYOR AND CLERK OF THE CITY OF NORTHVILLE, A MICHIGAN MUNICIPAL CORPORATION, THE CORPORATION NAMED IN AND WHICH EXECUTED THE WITHIN INSTRUMENT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF THE SAID CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS CITY COUNCIL; AND PAUL R. VERNON, MAYOR AND JOAN G. McALLISTER, CLERK, ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

x Buty M. Lerner  
NOTARY PUBLIC, WAYNE COUNTY, MICHIGAN

MY COMMISSION EXPIRES: 10-20-84

DRAFTED BY: PHILIP R. OGILVIE, ATTORNEY AT LAW  
104 WEST MAIN STREET, NORTHVILLE, MI 48167

RECORDING FEE: \$3.00  
STATE TRANSFER TAX: NONE  
AUG 30 1982 11:50 AM  
FOREST E. YOUNG, CLERK, Register of Deeds  
WAYNE COUNTY, MICHIGAN 48226

WHEN RECORDED RETURN TO:

Buty M. Lerner  
104 West Main Street  
Northville MI 48167

NO REVENUE ATTACHED

G685577



**First American**

# Commitment

## Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company  
300 East Long Lake Road, Suite 300, Bloomfield Hills, Michigan, 48304,  
(248)540-4102, [mi.bloomfield@firstam.com](mailto:mi.bloomfield@firstam.com)  
File No. 919122

### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, *First American Title Insurance Company*, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

#### **First American Title Insurance Company**

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) **"Knowledge" or "Known":** Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) **"Land":** The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) **"Mortgage":** A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) **"Policy":** Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) **"Proposed Insured":** Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) **"Proposed Policy Amount":** Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) **"Public Records":** Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) **"Title":** The estate or interest described in Schedule A.

### 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

### 3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions

### 4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) **The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:**
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) **eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions;** or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) **The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.**
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) **In any event, the Company's liability is limited by the terms and provisions of the Policy.**

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6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
  - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - (f) **When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.**
7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**  
The issuing agent is the **Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.**
8. **PRO-FORMA POLICY**  
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **ARBITRATION**  
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is *less than the certain dollar amount set forth in any applicable arbitration clause*, shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**First American**

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 919122

*Transaction Identification Data for reference only:*

Issuing Agent: First American Title Insurance Company

Issuing Office: 300 East Long Lake Road, Suite 300,  
Bloomfield Hills, MI 48304

Issuing Office File No.: 919122

Commitment No.: 919122

Property Address: 456 and Vacant E Cady Street, Vacant E Main  
Street, Northville, MI 48167

Revision:

### SCHEDULE A

1. Commitment Date: November 13, 2020 8:00 AM
2. Policy to be issued:
  - (A) ALTA Owner's Policy (6-17-06)  
Proposed Insured: Utah Development, LLC, a Michigan limited liability company  
Proposed Policy Amount: [REDACTED]
3. The estate or interest in the Land described or referred to in this Commitment is  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
Foundry Flask and Equipment Company, a Michigan corporation, as to Parcel 1  
The Foundry Flask and Equipment Company, also known as Foundry Flask & Equipment Company, a Corporation, as to Parcel 2  
Foundry Flask & Equipment, a Michigan corporation, as to Parcel 3
5. The Land is described as follows:  
See Schedule C attached hereto and made a part hereof

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**First American**

# Schedule BI & BII

## ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 919122

Commitment No.: 919122

### SCHEDULE B, PART I

#### Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Submit completed Owner's Estoppel/Affidavit/ALTA Statement on the form provided by the Company and signed by or on behalf of all owners.
6. If the Company has been requested to limit the exception for rights of tenants to rights of tenant, as tenants only, the exception will be limited as requested upon submission and review of copies of leases to confirm there are no rights of first refusal or options to purchase contained in any lease or upon submission of such other evidence satisfactory to the company that there are no rights of first refusal or options to purchase in favor of any tenant.
7. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.
8. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
9. The property as described in this commitment covers the same land as that in the Wayne County Tax Rolls, however it is described differently, which may lead to the Deed to be insured to be rejected for recording. Submit evidence satisfactory to the Company that the legal description for the land to be insured has been approved by the Wayne County office, as to Parcels 1 and 2.

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10. Submit satisfactory evidence as to the relationship between City of Northville and Foundry Flask & Equipment Company, a corporation. This commitment is subject to such further requirements and/or exceptions as may be deemed necessary, as to a portion of Parcel 2.
11. Submit satisfactory evidence regarding the relationship between Foundry Flask and Equipment Company, a Michigan corporation and The Foundry Flask and Equipment Company, also known as Foundry Flask and Equipment Company, a Michigan corporation and Foundry Flask & Equipment. This commitment is subject to such further requirements as may then be deemed necessary.
12. Submit a copy of the resolution of the Board of Directors of Foundry Flask and Equipment Company, a Michigan corporation, authorizing the Conveyance and identifying the individual(s) authorized to execute the proposed Conveyance on behalf of the corporation.
13. Warranty Deed from Foundry Flask and Equipment Company, a Michigan corporation to Utah Development, LLC, a Michigan limited liability company.
14. Application has been made for the issuance of Owner's policy without standard exceptions. Such policy will be issued upon receipt of the following:
  - a) A fully executed Owner's affidavit which evidences there has been no work completed on the property within the last 90 days or, if work has been completed, a final sworn statement satisfactory to First American Title Insurance Company. Full unconditional waivers of lien must accompany such affidavit; and
  - b) An ALTA/NSPS survey or other survey satisfactory to First American Title Insurance Company. Additional exceptions will be made for any easements, encroachments or other matters which may be disclosed by the survey.
15. Pay unpaid taxes and assessments unless shown as paid.
16. All Taxes paid to and including 2019  
 2020 Summer Taxes PAID in the amount of \$18,395.24  
 2020 Winter Taxes DUE in the amount of \$5,986.24  
 Tax Item No. 48-004-02-0065-000, as to Parcel 1  
 Property Address: 456 E Cady Street, Northville, MI 48167  
 If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
17. All Taxes paid to and including 2019  
 2020 Summer Taxes PAID in the amount of \$1,434.60  
 2020 Winter Taxes DUE in the amount of \$449.41  
 Tax Item No. 48-004-02-0009-005, as to a portion of Parcel 2  
 Property Address: 456 E Cady Street, Northville, MI 48167  
 If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
18. Taxes are exempt:  
 Tax Item Number: 48-004-02-0009-008, as to the remainder of Parcel 2  
 Vacant E Main Street, Northville, MI 48167  
 If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
19. All Taxes paid to and including 2019  
 2020 Summer Taxes PAID in the amount of \$580.05  
 2020 Winter Taxes DUE in the amount of \$188.71  
 Tax Item No. 48-004-02-0069-000, as to Parcel 3  
 Property Address: Vacant E Cady Street, Northville, MI 48167  
 If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
20. If the Land is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company showing that all charges have been paid to date or the Policy

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to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the Date of Policy.

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**First American**

## Schedule BI & BII (Cont.)

### ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 919122

Commitment No.: 919122

#### SCHEDULE B, PART II

##### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Interest of City of Northville, as disclosed on tax rolls of Wayne County, as to a portion of Parcel 2.
8. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in [Liber 16110, page 675](#), as to Parcel 2.
9. Resolution Establishing the Legal Boundary and Description of the City of Northville Historic District in favor of the City of Northville and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 46019, page 1479](#).

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10. Easement for public utilities over that portion of land included in the vacated street as evidenced by instrument recorded in [Liber 21483, page 122](#), as to Parcels 1 and 2.
11. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 17902, page 221](#), as to Parcel 1.
12. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 17899, page 58](#), as to Parcel 1.
13. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 15159, page 345](#), as to Parcel 1.
14. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 15159, page 343](#), as to Parcel 1.
15. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 15159, page 341](#), as to Parcel 1.
16. Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in [Liber 12594, page 207](#), as to Parcel 1.
17. The rights of the lot owners of Assessor's Northville Plat No. 1 in and to the use of the vacated portion of Park Place, as to Parcels 1 and 2.
18. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat.
19. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways.
20. Rights of the United States, State of Michigan and the public for commerce, navigation, recreation and fishery, in any portion of the land comprising the bed of Rouge River, or land created by fill or artificial accretion, as to Parcels 1 and 2.
21. The nature, extent or lack of riparian rights or the riparian rights of riparian owners and the public in and to the use of the waters of Rouge River, as to Parcels 1 and 2.
22. Lien(s) for any additional taxes which may become due as a result of a reassessment and retroactive adjustment of taxes, as to a portion of Parcel 2.
23. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
24. Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
25. Rights of tenants, if any, under any unrecorded leases.
26. Lien for outstanding water or sewer charges, if any.

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 <p><b>First American</b></p> <p>Schedule C</p>	<p>ISSUED BY</p> <p>First American Title Insurance Company</p> <p>File No: 919122</p>
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Commitment No.: 919122

Land in the City of Northville, Wayne County, MI, described as follows:

PARCEL 1:

Lot(s) 65, 66, 67 and 68 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, and also that part of Lot(s) 92 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1; thence North 8 degrees 37 minutes 41 seconds West, 40 feet; thence South 81 degrees 22 minutes 19 seconds West, 190.37 feet; thence South 55 degrees 54 minutes 40 seconds West, 149.06 feet for a Point of Beginning; thence North 34 degrees 13 minutes 10 seconds West, 129.85 feet; thence South 55 degrees 45 minutes 20 seconds West, 45.83 feet; thence South 11 degrees 11 minutes 0 seconds East approximately 141 feet to the Northerly bank of the River Rouge; thence Northeasterly along the Northerly bank of said river to the Point of Beginning.

PARCEL 2:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of ASSESSOR'S NORTHVILLE PLAT NO. 1, and running thence South 70 degrees 29 minutes 40 seconds East 76.13 feet and South 10 degrees 23 minutes 15 seconds East 101.15 feet and South 49 degrees 29 minutes 40 seconds East, 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeasterly line of Park Place, the Point of Beginning of this description; and running thence North 42 degrees 04 minutes 12 seconds East 78.41 feet to a point on the Westerly line of Plymouth Avenue, 100 feet wide; thence Southeasterly an arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32 degrees 44 minutes 25 seconds East and is 239.85 feet long to a point on the centerline of the Rouge River, thence Southwesterly along said centerline South 26 degrees 27 minutes 49 seconds West, 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

ALSO:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence Northeasterly along said centerline North 26 degrees 27 minutes 49 seconds East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street), 8.96 feet; thence Southeasterly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34 degrees 20 minutes East and is 280.63 feet long an arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeasterly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West, 28.69 feet along said Southwesterly lot line to the Point of Beginning on the centerline of the Rouge River.

PARCEL 3:

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Form 5030026 (9-27-17)	Page 10 of 11	ALTA Commitment for Title Insurance (8-1-16) Michigan
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Lot(s) 69 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in [Liber 66 of Plats, Page 45](#) of Wayne County Records.

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April 1, 2021

Historic District Commission  
City Hall  
215 Main Street  
Northville, MI 48167

ATTN: HDC Board

RE: 456 E. Cady, Northville, MI  
Property Owner Letter of Authorization

Dear Board:

Please allow this letter to serve as the property owner's Letter of Authorization to allow Utah Development, LLC (as the buyer of the property currently under contract to purchase) to apply to the Historic District Commission for approval of the complete demolition of 456 E. Cady Street.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,

**FOUNDRY FLASK AND EQUIPMENT  
COMPANY**

  
Douglas Brinkman (Apr 2, 2021 09:21 EDT)

Douglas Brinkman  
President

# Letter of Authorization

Final Audit Report

2021-04-02

Created:	2021-04-02
By:	Tjader Gerdorn (tgerdom@gerdomrealty.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWUFIaQKoc0OCpeK2aolRnVYFf0IzPHI

## "Letter of Authorization" History

-  Document created by Tjader Gerdorn (tgerdom@gerdomrealty.com)  
2021-04-02 - 1:17:47 PM GMT- IP address: 173.162.53.106
-  Document emailed to Douglas Brinkman (dr.ofelation@gmail.com) for signature  
2021-04-02 - 1:18:04 PM GMT
-  Email viewed by Douglas Brinkman (dr.ofelation@gmail.com)  
2021-04-02 - 1:18:08 PM GMT- IP address: 66.102.8.7
-  Document e-signed by Douglas Brinkman (dr.ofelation@gmail.com)  
Signature Date: 2021-04-02 - 1:21:13 PM GMT - Time Source: server- IP address: 71.203.50.12
-  Agreement completed.  
2021-04-02 - 1:21:13 PM GMT

December 7, 2021  
Dianne Massa, CMC  
City Clerk  
City of Northville  
215 W Main Street  
Northville, MI 48167



RE: 456 Cady Street – Requested HDC Revisions

Dear Ms. Massa,

Per the Carlisle Wortman Associates review letter provided by Ms. Sally Elmiger on December 3, 2021, we are providing the attached revised Sheet 25 for distribution.

Including the attached, please find below the following responses to the comments offered by Ms. Elmiger:

1. To be discussed at the HDC presentation.
2. See revised Sheet 25, attached.
3. Below is a very rough and approximate timeframe for the project:

*In process*

Final HDC and Site Plan Approvals

*First Quarter 2022*

Brownfield

Final Engineering (City of Northville)

Final Stormwater (Wayne County)

Demolition of existing building and site prep

*Second Quarter 2022*

Building permit submission

Site construction and mitigation

*Third Quarter 2022*

Building construction commences

*Third Quarter 2023*

Building Construction Completed

Building occupancy (residential) completed

Sincerely,

Robb Burroughs, RA  
Principal

Cc: Project Team, Sally Elmiger

# 456 East Cady Street Mixed Use Development

**CSR21**

HDC Submission  
November 29 2021

**O|X STUDIO**





1893 Sanborn Map



1909 Sanborn Map



Stinson Aircraft



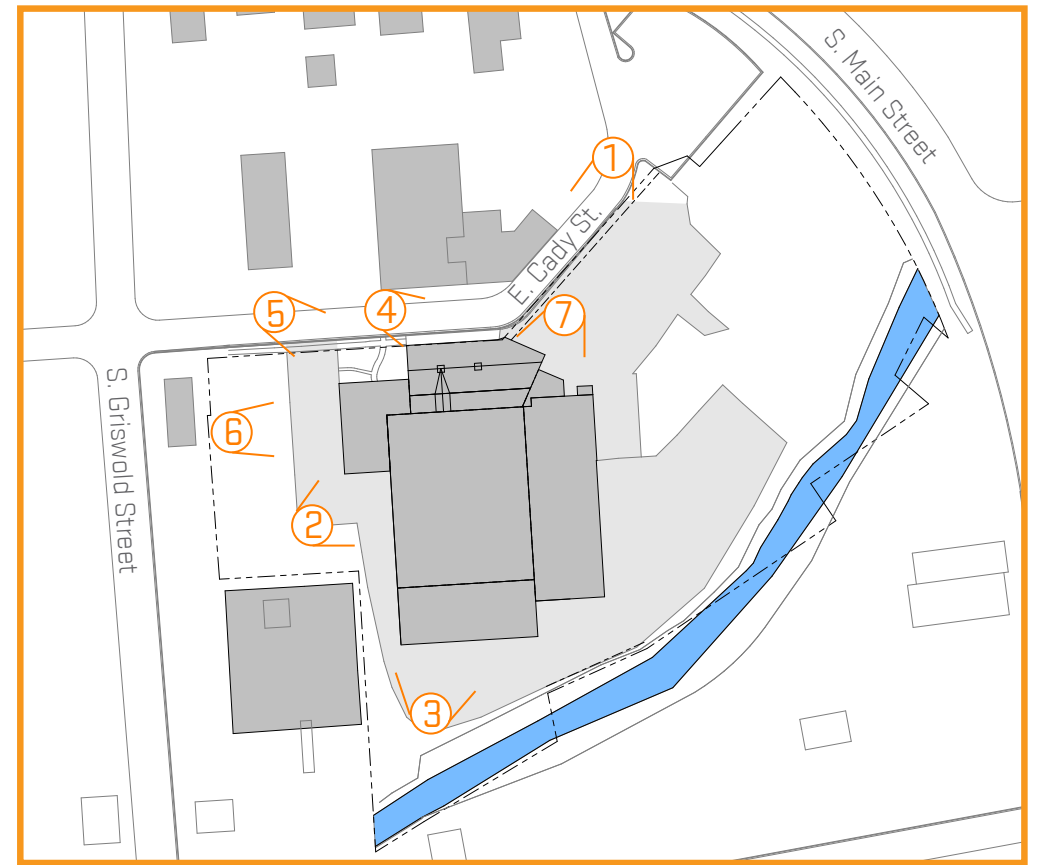
Stimpson Scale and Manufacturing



Plant of the American Bell And Foundry Company

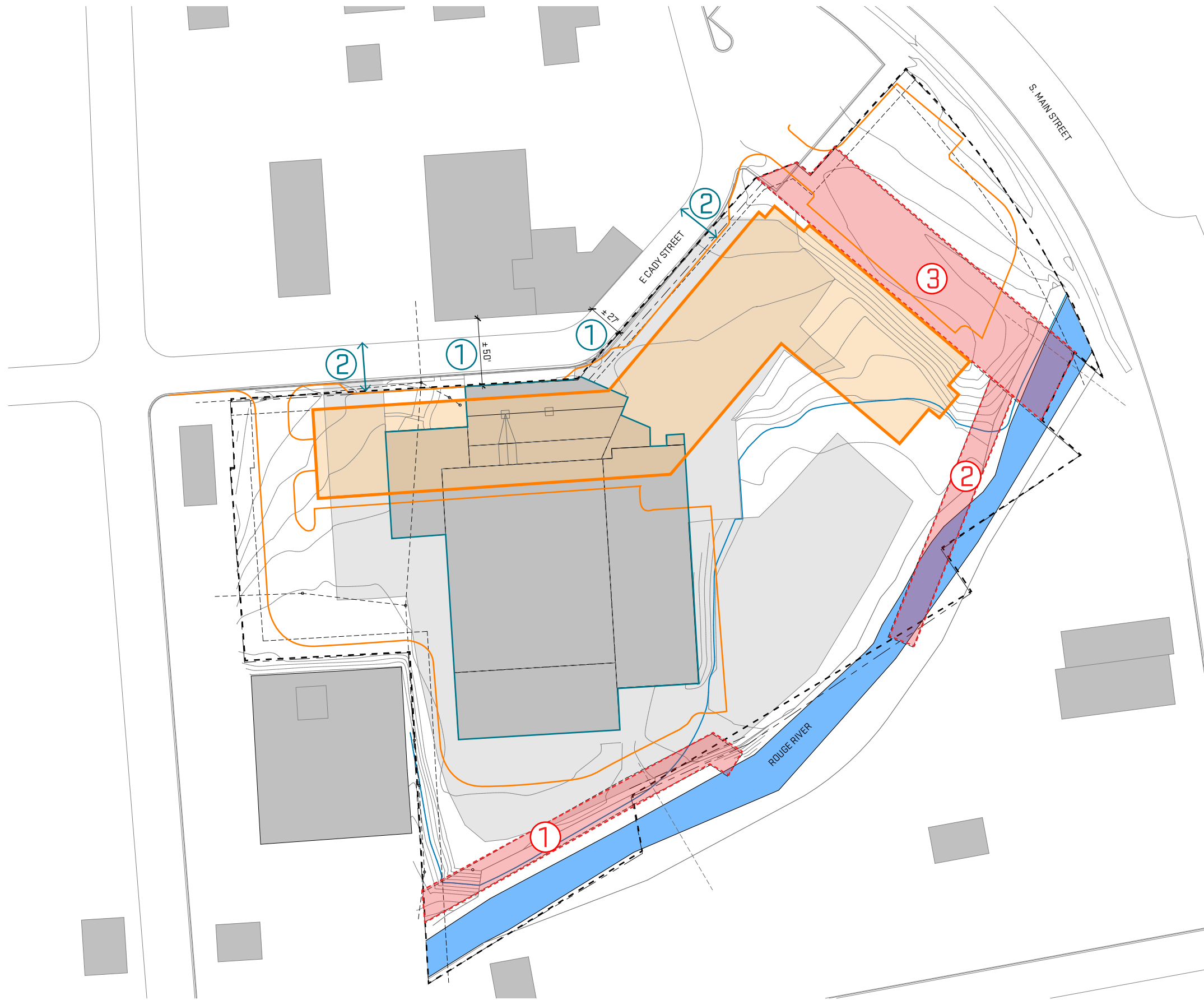












### Site Improvements

- - - Property Line
- Proposed
- Existing Building Extents
- ① Existing minimal right-of-way.
- ② Cady Street right-of-way improvement per Cady Street Overlay. Existing 50'. Proposed 60'.

### Site Restrictions

- Site Restrictions
- ① 20'-0" Wide Sanitary Sewer Easement. L.15159 P.345 & 6'-0" Wide Detroit Edison Easement. L.17899 P.58
- ② 20'-0" Wide Sanitary Sewer Easement. L.15159 P.343
- ③ Vacated Portion of Park Place - 55'-0" Easement reserved over this portion for public utilities. L.21482 P.122-3

### SITE PLAN OVERLAY



Scales listed are for 11x17 drawing size





LEVEL 1

ROOM TYPE KEY

 1 Bed	 2 Bed	 3 Bed
 Circulation	 Commercial	 Support Space

North  
Scale: 1" = 32'-0"  
0' 16' 32'

Scales listed are for 11x17 drawing size





# LEVEL 2

North

Scale: 1" = 32'-0"

8' 16' 32'

# ROOM TYPE KEY

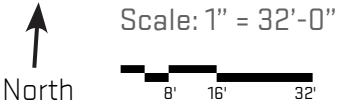
1 Bed	2 Bed	3 Bed
Circulation	Commercial	Support Space



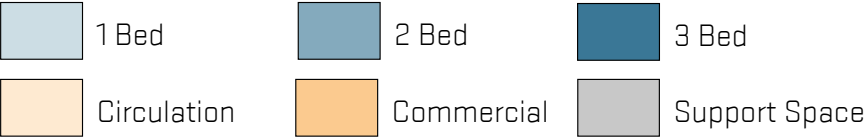




### LEVEL 3

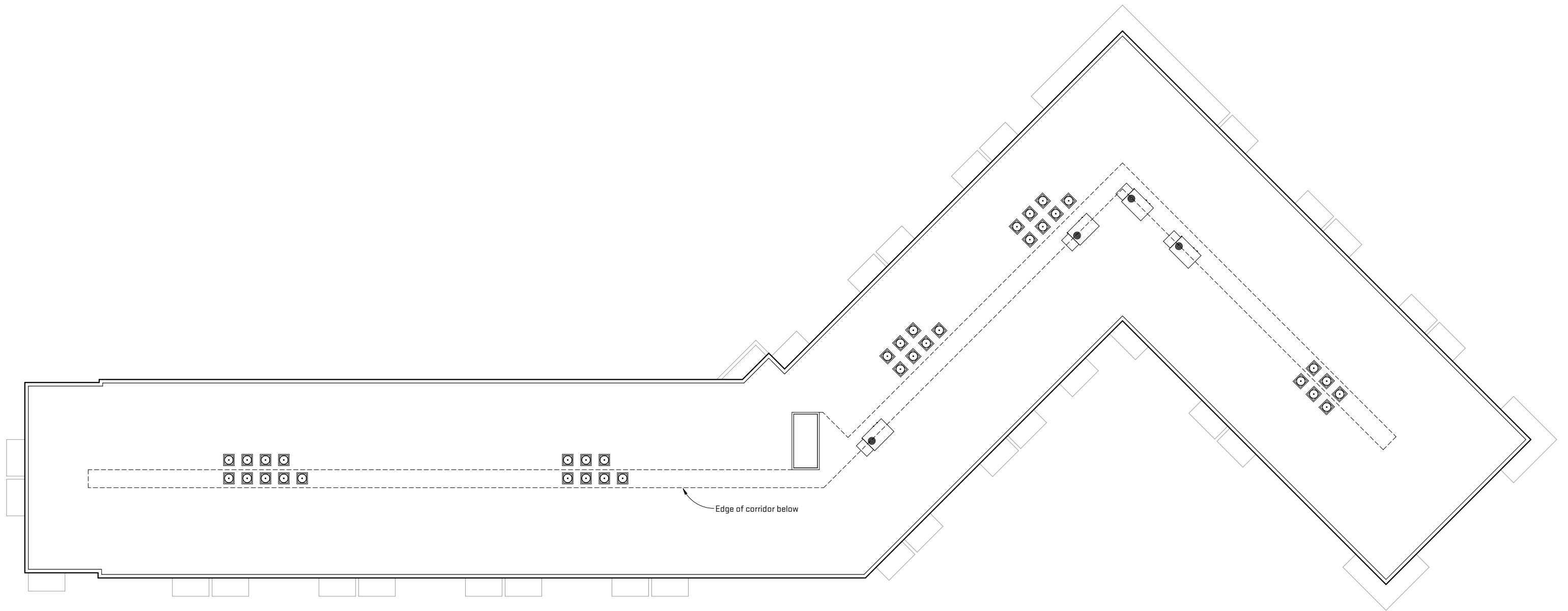


### ROOM TYPE KEY

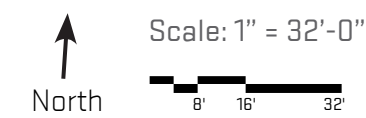


*Scales listed are for 11x17 drawing size*





# ROOF PLAN

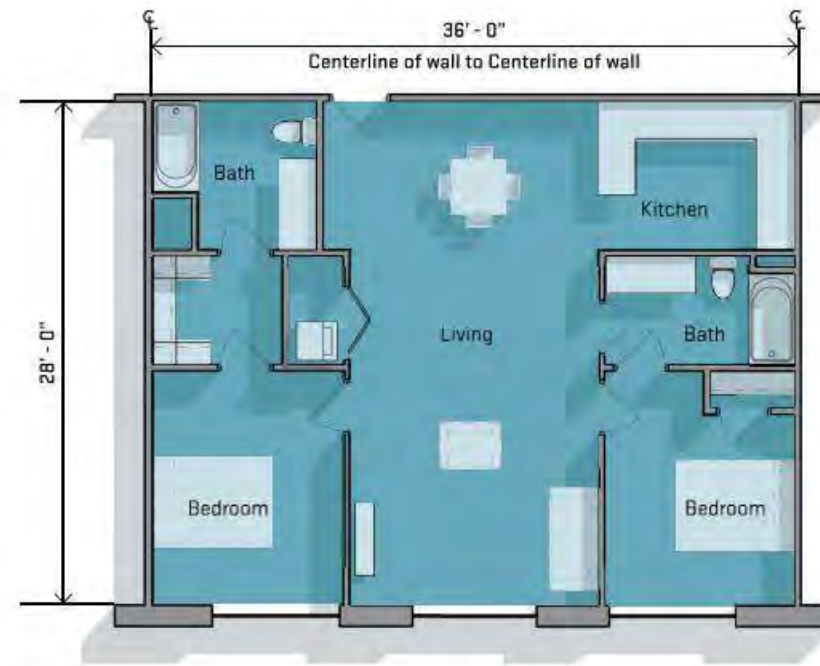


Scales listed are for 11x17 drawing size





Typical 1A Bed (Level 2-3)



Typical 2A Bed (Level 2-3)



Typical 1 Bed (Level 1)



2 Bed (Level 1)

### Proposed Unit Matrix

Floor	# Units
1st	
1 Bed	4
2 Bed	2
3 Bed	1
Total	7
2nd (3rd)	
1 Bed	25
2 Bed	7
3 Bed	4
Total	36
Overall	
1 Bed	54 (69%)
2 Bed	16 (20%)
3 Bed	9 (12%)
Total	79

175 Parking Spaces Required

### TYPICAL UNIT LAYOUTS

Scale: 3/32" = 1'-0"



Scales listed are for  
11x17 drawing size

### ROOM TYPE KEY







View looking Southwest at main commercial entrance

*Exterior design is conceptual and subject to change  
as the project progresses in development*







View looking Southwest along East Cady Street

*Exterior design is conceptual and subject to change as the project progresses in development*



**CSR21 - 456 East Cady Street Mixed Used Development**  
HDC Submission

Conceptual Exterior View







**View looking East along East Cady Street**

*Exterior design is conceptual and subject to change  
as the project progresses in development*



**CSR21 - 456 East Cady Street Mixed Used Development**  
HDC Submission

Conceptual Exterior View

**OX STUDIO**  
INC.

November 29, 2021 3:35 PM





View looking East at main residential entrance

*Exterior design is conceptual and subject to change as the project progresses in development*







View looking Northeast at residential open space

*Exterior design is conceptual and subject to change  
as the project progresses in development*



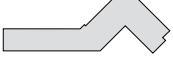




WEST ELEVATION

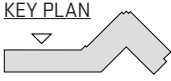
KEY PLAN

Graphic TBD



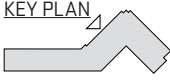
NORTH ELEVATION

KEY PLAN



NORTHWEST ELEVATION

KEY PLAN



Graphic TBD

Scales listed are for  
11x17 drawing size



CSR21 - 456 East Cady Street Mixed Used Development  
HDC Submission

Conceptual Exterior Elevations

OX STUDIO  
INC.

November30,202110:06AM





**NORTHEAST ELEVATION** KEY PLAN  
 4' 8' 16' 1/16" = 1'-0"

Graphic TBD



**SOUTHEAST ELEVATION (2)** KEY PLAN  
 4' 8' 16' 1/16" = 1'-0"



**SOUTHWEST ELEVATION** KEY PLAN  
 4' 8' 16' 1/16" = 1'-0"

Scales listed are for 11x17 drawing size



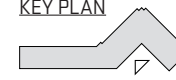




**SOUTHEAST ELEVATION (1)**

4' 8' 16' 1/16" = 1'-0"

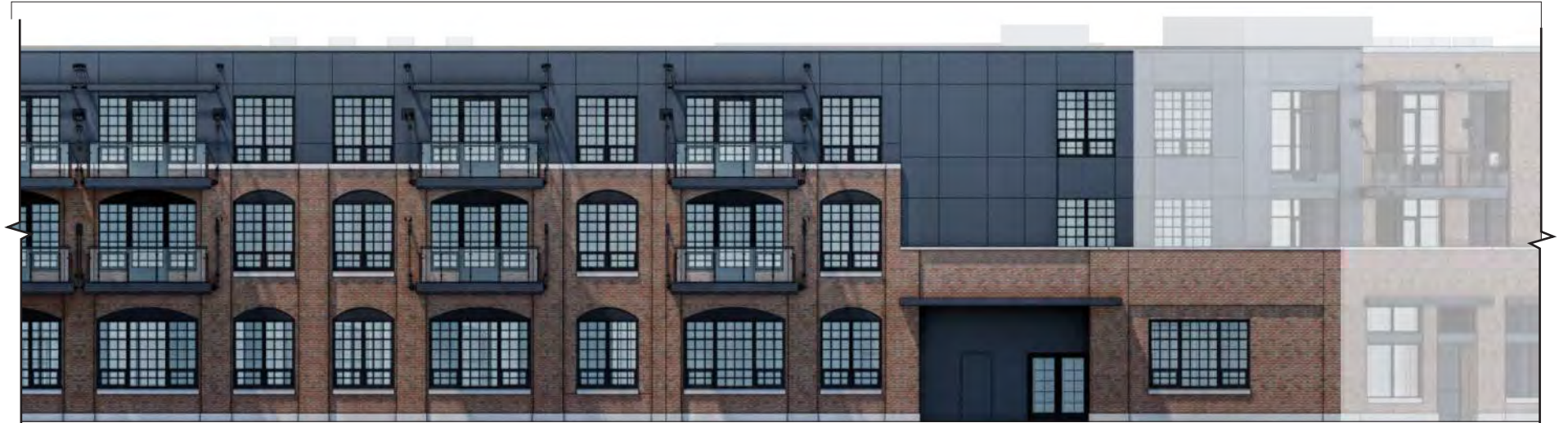
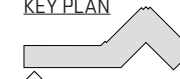
KEY PLAN



**PARTIAL SOUTH ELEVATION**

4' 8' 16' 1/16" = 1'-0"

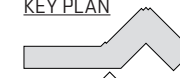
KEY PLAN



**PARTIAL SOUTH ELEVATION**

4' 8' 16' 1/16" = 1'-0"

KEY PLAN



Scales listed are for  
11x17 drawing size







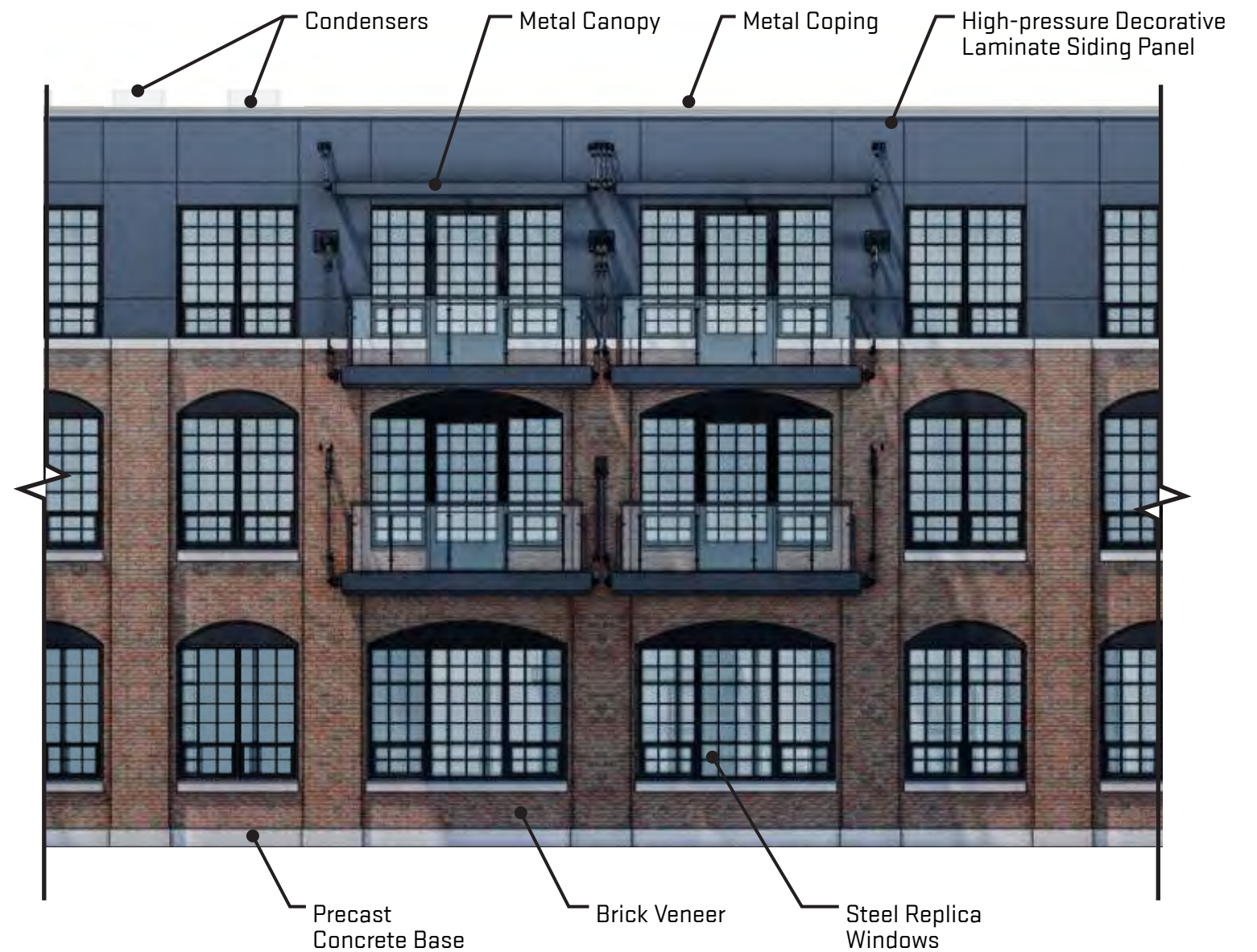
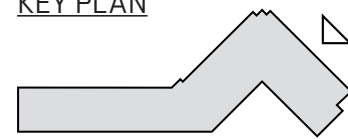
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Scale: 1/8" = 1'-0"



Scales listed are for 11x17 drawing size

## KEY PLAN

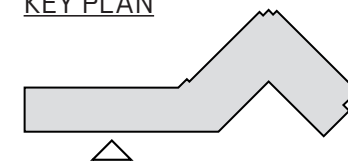


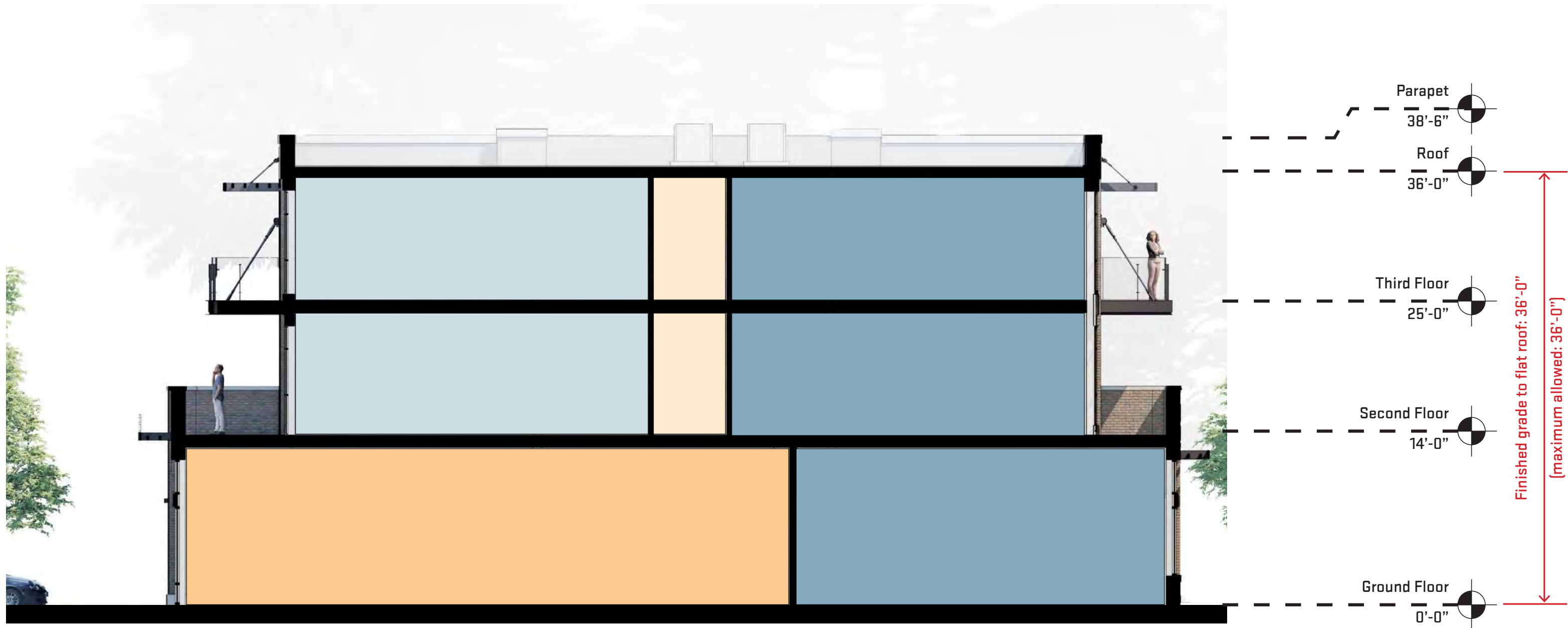
## TYPICAL ELEVATION

Scale: 1/8" = 1'-0"



## KEY PLAN





## BUILDING SECTION

Scale: 1/8" = 1'-0"

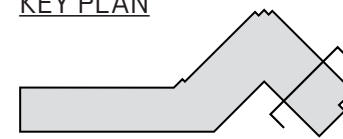
2' 4' 8'

Scales listed are for  
11x17 drawing size

## ROOM TYPE KEY

1 Bed	2 Bed	3 Bed
Circulation	Commercial	Support Space

## KEY PLAN



**CSR21 - 456 East Cady Street Mixed Used Development**  
HDC Submission

Conceptual Building Section Through Commercial

**OXSTUDIO**  
INC.

November 29, 2021 3:35 PM

20





## SITE SECTION

Scale: 1/8" = 1'-0"

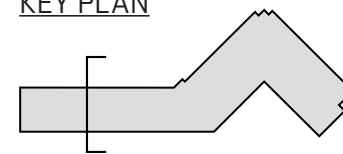


Scales listed are for  
11x17 drawing size

## ROOM TYPE KEY

 1 Bed	 2 Bed	 3 Bed
 Circulation	 Commercial	 Support Space

## KEY PLAN



**CSR21 - 456 East Cady Street Mixed Used Development**  
HDC Submission

Conceptual Site Section Through East Cady Street

**OXSTUDIO**  
INC.

November 29, 2021 3:35 PM



# MASONRY

## Field Brick

Belden Brick | Modular London Blend A



## Cast Stone

Custom Color



## Precast Concrete Base

Custom Color





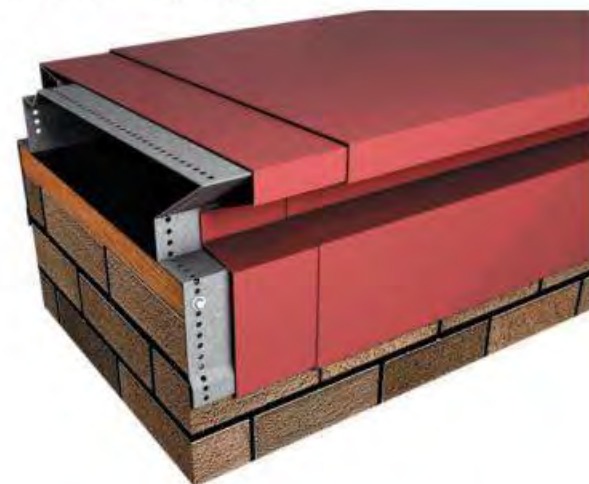
## High-pressure Decorative Laminate Siding Panel



879 - Grigio Grafite  
Finish: Sei



## Metal Coping:



Color: Charcoal







Winco | Series 3250 Steel Replica

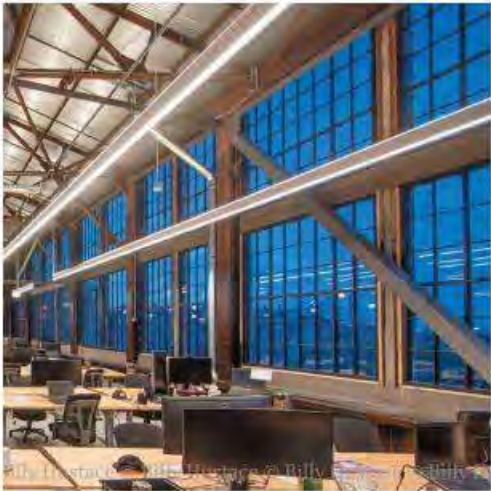
3 1/4" Architectural Grade Thermal Window System  
Fixed | Projected | Casement



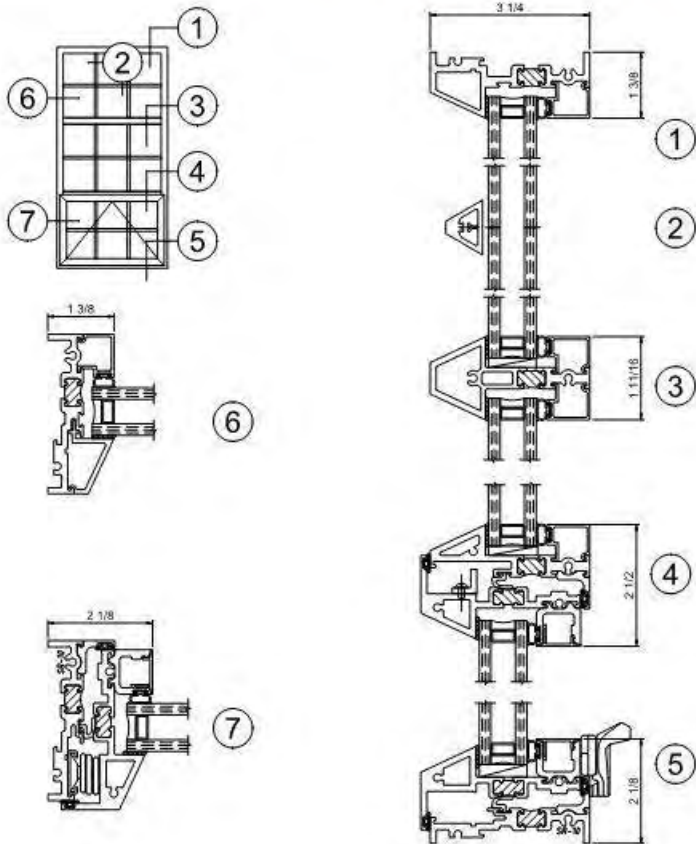
Product Overview

Winco's 3250 Series Steel Replica window was designed to satisfy historic requirements while also meeting modern building codes demands. With the thinnest profiles on the market for an architectural grade, thermal window system the 3250 is still robust and versatile successful in large openings and achieving low U-Values.

In addition, the 3250 meets coastal hurricane zone requirements while preserving the architectural integrity of significant historic buildings.



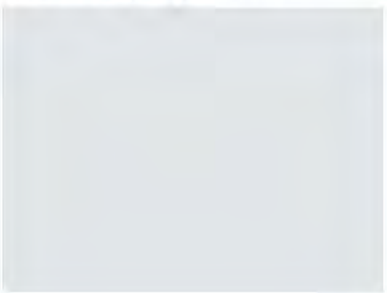
Color: 115-2S Class I Black Anodized



Trifab VersaGlaze 451/451T Framing System



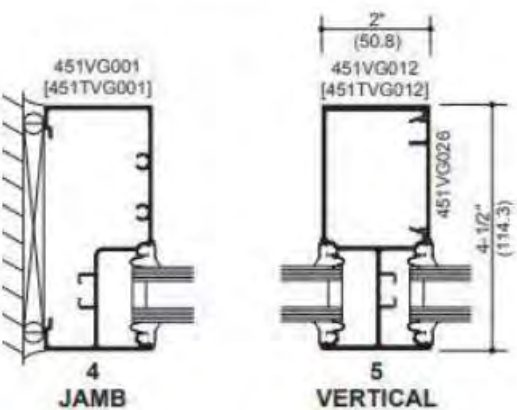
Vision Panel: Solargray



Frosted Panel, at L1 Parking



Color: Black Anodized



Commercial



Residential





### Balcony Railing

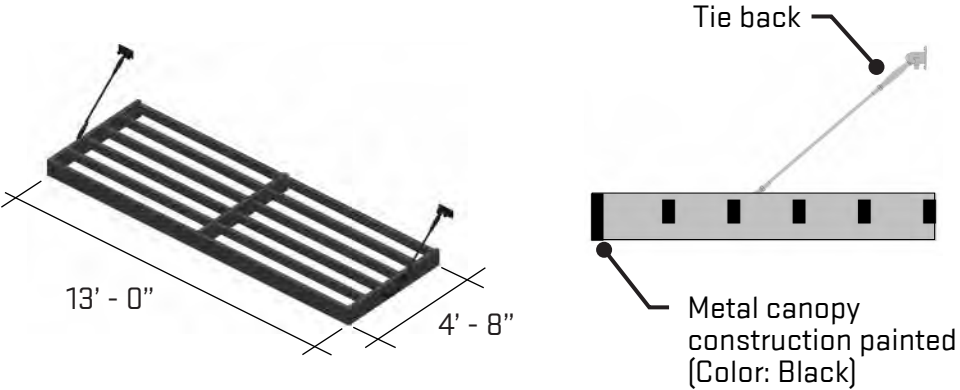


Color: Black

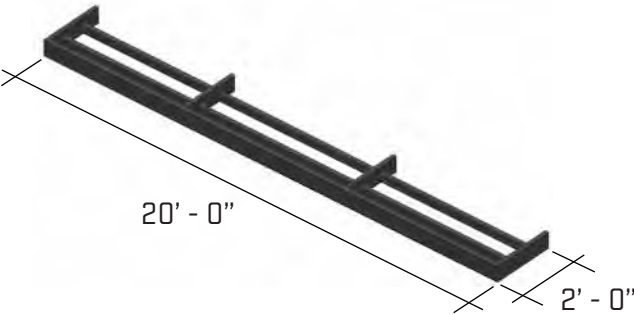
All guardrail components to be Color: Black

All canopy components to be Color: Black

### Balcony Shade Canopy



### Commercial Storefront Shade Canopy

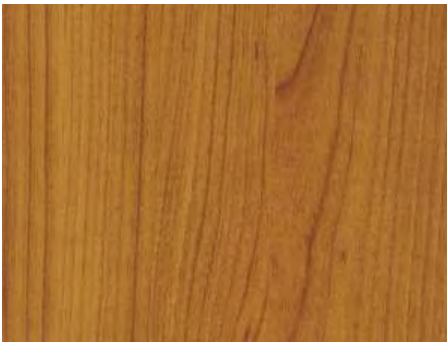


Painted metal balcony edge profile

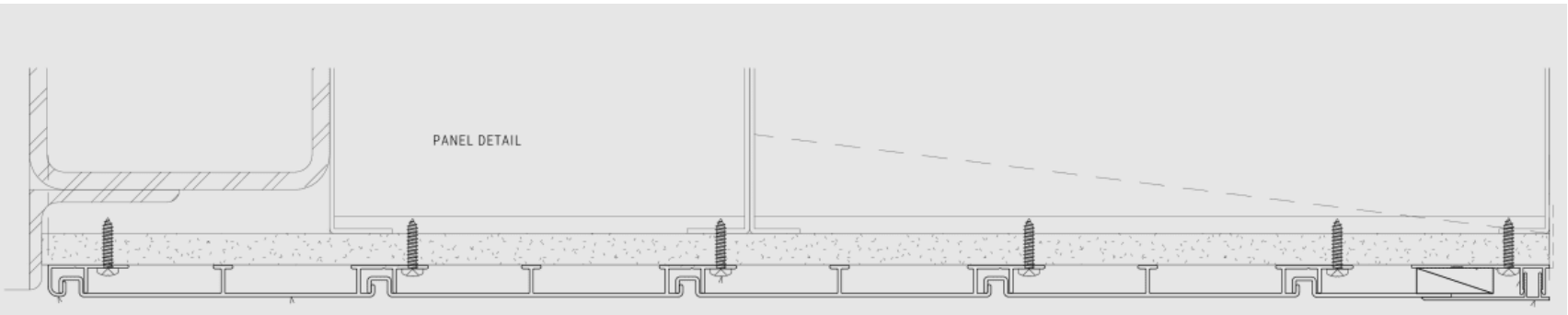


### KNOTWOOD™

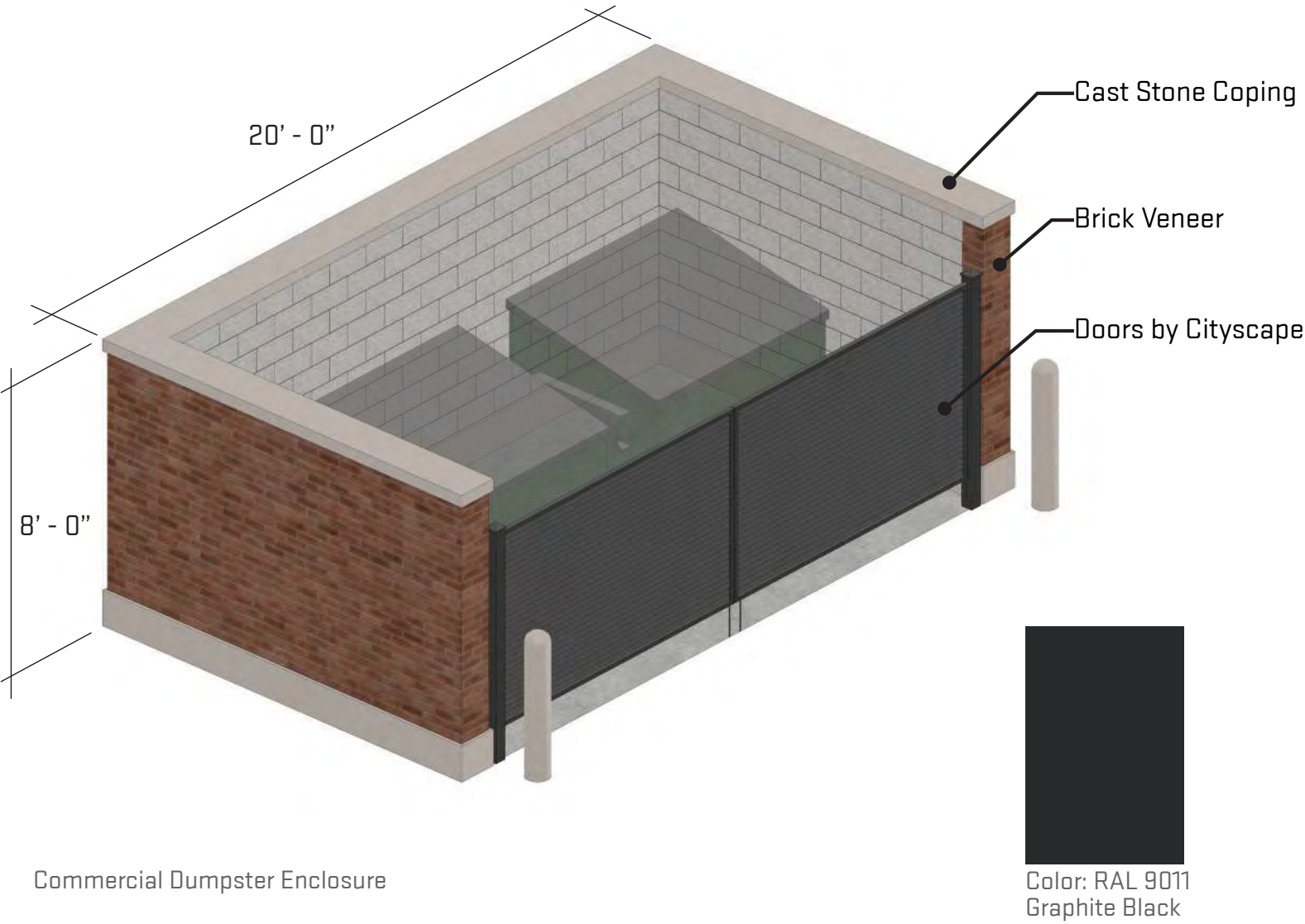
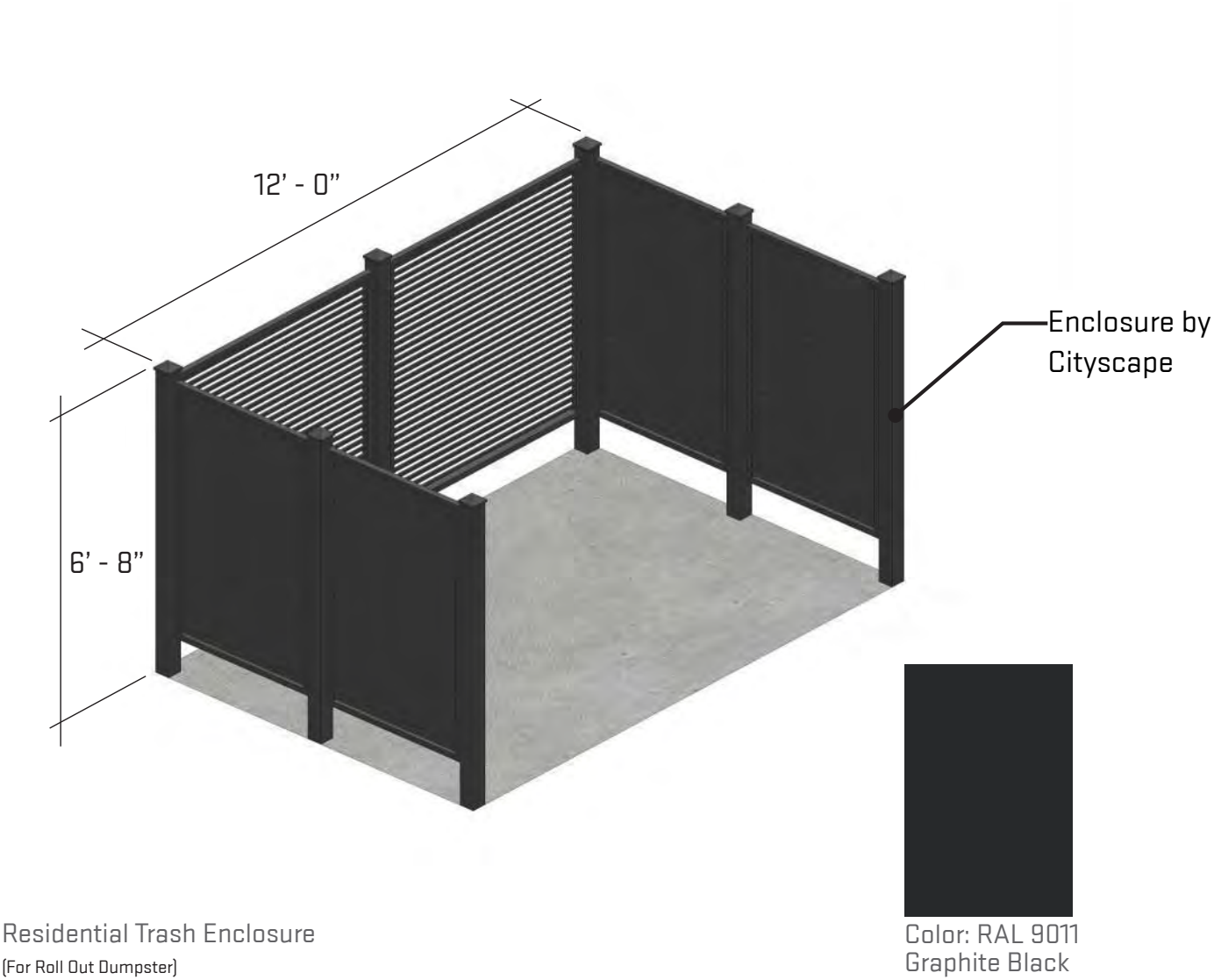
### Aluminum Soffit



Color: Light Oak



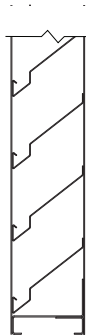
Trash Enclosures





**GS-407 Louver Vent**

4" Louver Depth | 3 7/16" Blade Spacing



GS-407



Color: #512 Black

**Model 888 ADV-XTREME**



Color: RAL 9011  
Graphite Black

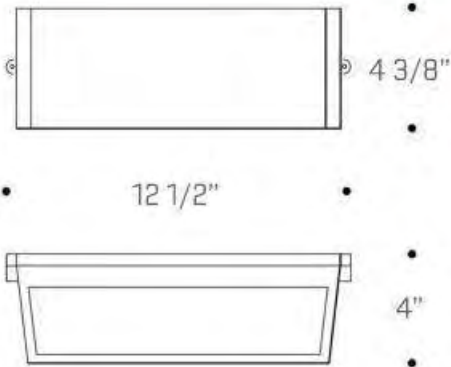




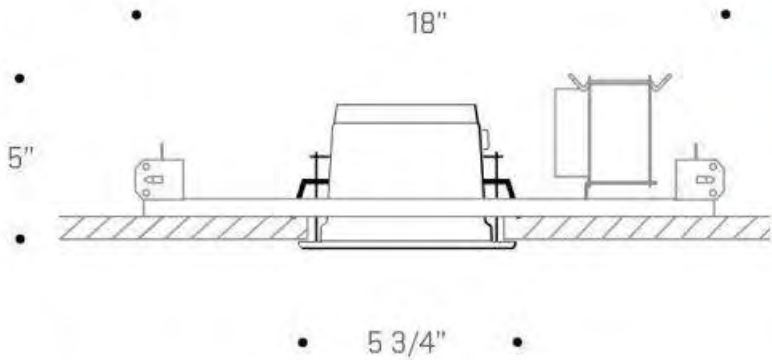
BEGA



BEGA Unidure® Graphite  
BEGA Tricoat® Graphite



Bega | Exterior Wall Luminaire  
22 360

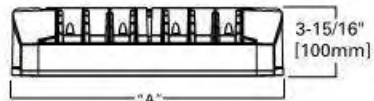


Bega | Exterior Downlight | 24 817

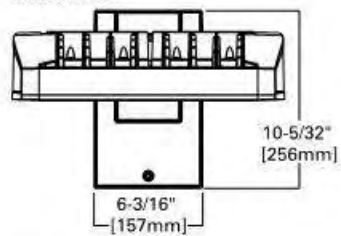


McGraw-Edison | Galleon LED II  
Single Fixture & Double Fixture

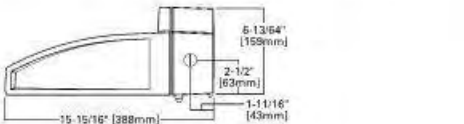
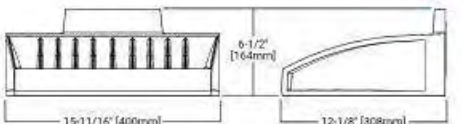
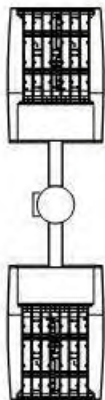
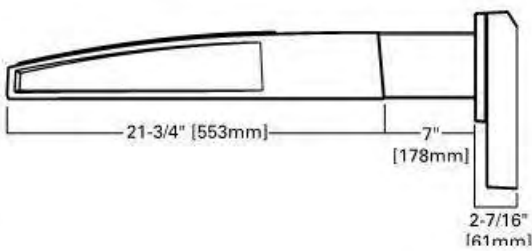
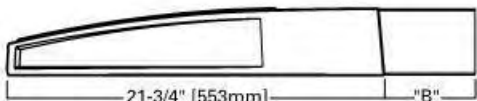
Dimensions  
Pole Mount



Wall Mount



Black



McGraw-Edison  
GWC Galleon Wall





LEGAL DESCRIPTION - SCHEDULE "C":  
Commitment No.: 919122

Land in the City of Northville, Wayne County, MI, described as follows:

PARCEL 1:

Lot(s) 65, 66, 67 and 68 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, and also that part of Lot(s) 92 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Commencing at the Northeast corner of Lot 93 of said Plat No. 1; thence North 8 degrees 37 minutes 41 seconds West, 40 feet; thence South 81 degrees 22 minutes 19 seconds West, 190.37 feet; thence South 55 degrees 54 minutes 40 seconds West, 149.06 feet for a Point of Beginning; thence North 34 degrees 13 minutes 10 seconds West, 129.85 feet; thence South 55 degrees 45 minutes 20 seconds West, 45.83 feet; thence South 11 degrees 11 minutes 0 seconds East approximately 141 feet to the Northerly bank of the River Rouge; thence Northeastly along the Northerly bank of said river to the Point of Beginning.

PARCEL 2:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, described as: Beginning at the Northeast corner of Lot 10 of ASSESSOR'S NORTHVILLE PLAT NO. 1, and running thence South 70 degrees 29 minutes 40 seconds East 76.13 feet and South 10 degrees 23 minutes 15 seconds East 101.15 feet and South 49 degrees 29 minutes 40 seconds East, 92.60 feet to a point on the Southwesterly line of Lot 9, which point is also on the Northeastly line of Park Place; thence North 42 degrees 04 minutes 12 seconds East 78.41 feet to a point on the Westerly line of Plymouth Avenue, 100 feet wide; thence Southwesterly on an arc distance of 241.25 feet along the said Westerly Avenue line on a curve concave to the Southwest, radius 647.32 feet, whose chord bears South 32 degrees 25 seconds East and is 239.85 feet long to a point on the centerline of the Rouge River, thence Southwesterly along said centerline South 26 degrees 27 minutes 49 seconds West, 8.96 feet to a point on the Southwesterly line of said Lot 9, which point is also on the Northeastly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West 234.45 feet along said Southwesterly lot line to the Point of Beginning.

ALSO:

Part of Lot(s) 9 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records, being more particularly described as beginning at a point on the centerline of the Rouge River where it intersects with a point on the Southwesterly line of said Lot 9, which point is also on the Northeastly line of Park Place; thence Northeastly along said centerline North 26 degrees 27 minutes 49 seconds East to a point where it intersects with the Westerly line of Plymouth Avenue (now South Main Street), 8.96 feet; thence Southeastly along said Westerly Avenue line on a tangent curve concave to the Southwest radius 647.32 feet, whose chord bears South 34 degrees 20 minutes East and is 280.63 feet long on an arc distance of approximately 30 feet to a concrete monument on the said Westerly Avenue line where it intersects with the Southwesterly line of said Lot 9, which point is also on the Northeastly line of Park Place; thence North 49 degrees 29 minutes 40 seconds West, 28.69 feet along said Southwesterly lot line to the Point of Beginning on the centerline of the Rouge River.

PARCEL 3:

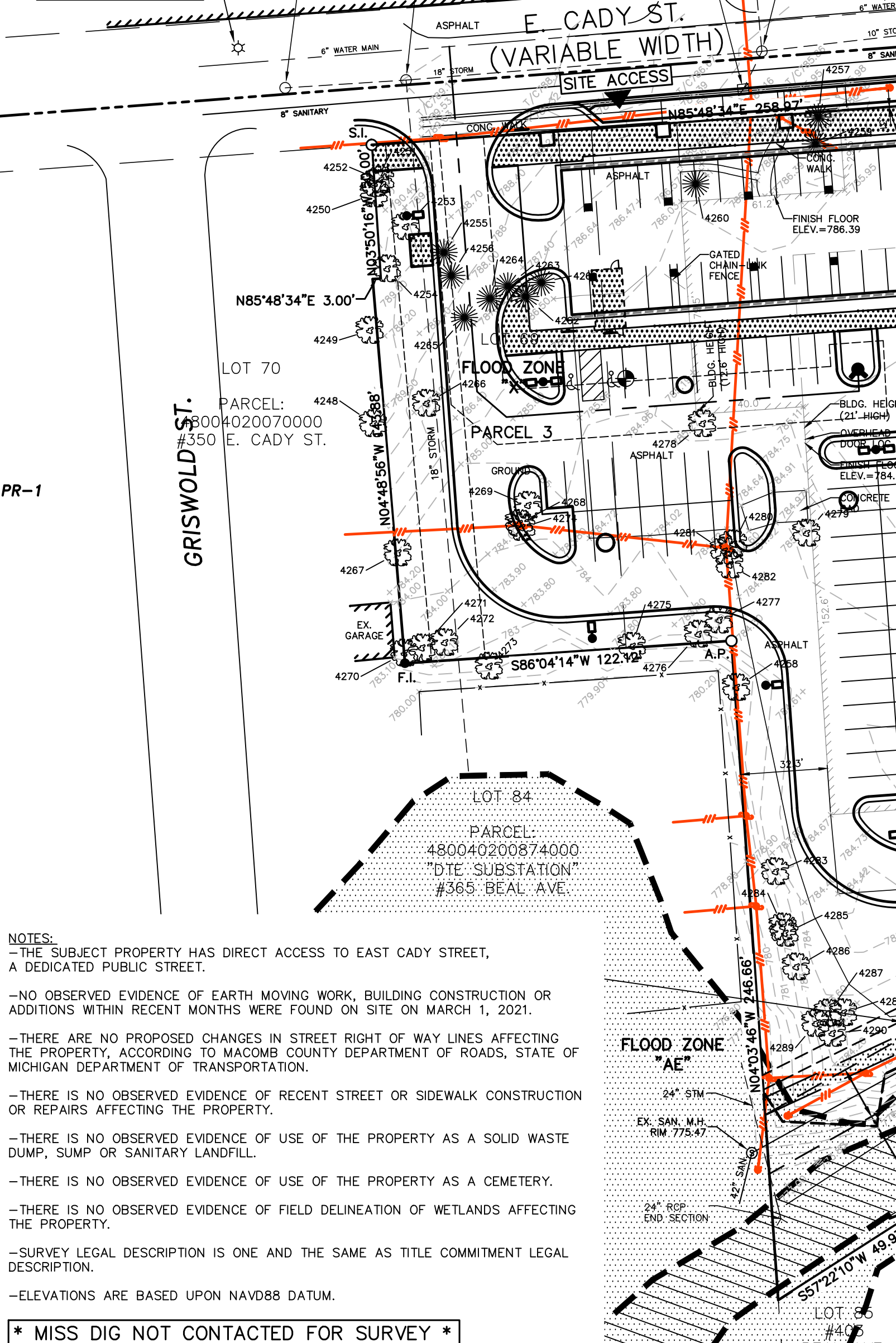
Lot(s) 69 of ASSESSOR'S NORTHVILLE PLAT NO. 1 according to the plat thereof recorded in Liber 66 of Plats, Page 45 of Wayne County Records.

UTILITY NOTE:  
SOME PLAN INFORMATION PROVIDED BY MIDWESTERN CONSULTING.  
LOCATION OF EXISTING UNDERGROUND WATER MAIN, GAS MAIN,  
ELECTRICAL AND TELEPHONE LINES WERE OBTAINED FROM MUNICIPAL  
RECORDS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE  
CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

ZONED PR-1

SNOW NOTE:  
AT THE TIME OF THE FIELD SURVEY THERE WAS SNOW  
AND ICE ON SITE, THEREFORE NOT ALL UTILITIES AND  
SURFACE FEATURES MAY BE SHOWN.

BENCHMARK  
TOP NUT ON NE CORNER OF  
LIGHT POLE BASE  
ELEV.=792.64' (NAVD88)



- NOTES:
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EAST CADY STREET, A DEDICATED PUBLIC STREET.
  - NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WITHIN RECENT MONTHS WERE FOUND ON SITE ON MARCH 1, 2021.
  - THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MACOMB COUNTY DEPARTMENT OF ROADS, STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION.
  - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
  - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
  - THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A CEMETERY.
  - THERE IS NO OBSERVED EVIDENCE OF FIELD DELINEATION OF WETLANDS AFFECTING THE PROPERTY.
  - SURVEY LEGAL DESCRIPTION IS ONE AND THE SAME AS TITLE COMMITMENT LEGAL DESCRIPTION.
  - ELEVATIONS ARE BASED UPON NAVD88 DATUM.
- \* MISS DIG NOT CONTACTED FOR SURVEY \*

# ALTA/NSPS LAND TITLE SURVEY

## PARCEL LEGEND

- PARCEL 1:  
3.73± ACRES
- PARCEL 2:  
0.61± ACRES
- PARCEL 3:  
0.37± ACRES

NOTE:  
SITE INFORMATION HAS BEEN ADJUSTED TO  
MICHIGAN STATE PLANE COORDINATE SYSTEM.

## LEGEND

- SOIL BORING LOCATION  
OVERHEAD UTILITY LINES  
EXISTING FENCE  
EXISTING SANITARY MANHOLE  
EXISTING STORM SQ. CATCH BASIN  
EXISTING STORM ROUND CATCH BASIN  
EXISTING STORM MANHOLE  
EXISTING GAS MARKER  
EXISTING FIRE HYDRANT  
UTILITY POLE  
PUBLIC INFORMATION SIGN  
FOUND IRON  
FOUND MONUMENT  
SET IRON  
P.O.C.  
P.O.B.

## BENCHMARKS:

TOP NUT ON THE NE CORNER OF LIGHT POLE  
BASE AT THE NORTHEAST CORNER OF GRISWOLD  
STREET AND E. CADY STREET  
ELEV.=792.64' (NAVD88)

## FLOOD ZONE:

THE PROPERTY FALLS WITHIN FLOOD ZONE X  
AND ZONE AE, SPECIAL FLOOD HAZARD AND  
REGULATORY FLOODWAY (BASE FLOOD  
ELEVATIONS AS NOTED ON PLAN)  
MAP No. 26163C0036E  
DATED: 2/2/2012

FIRST AMERICAN TITLE INSURANCE COMPANY  
Commitment No.: 919122  
Property Address: 456 and Vacant E Cady Street, Vacant E Main Street, Northville, MI 48167  
Commitment Date: November 13, 2020 8:00 AM

## SCHEDULE B, PART II EXCEPTIONS

8. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 16110, page 675, as to Parcel 2. (NOT A SURVEY MATTER, NOTHING TO PLOT)
9. Resolution Establishing the Legal Boundary and Description of the City of Northville Historic District in favor of the City of Northville and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 46019, page 1478. (NOTHING TO PLOT)
10. Easement for public utilities over that portion of land included in the vacated street as evidenced by instrument recorded in Liber 21483, page 122, as to Parcels 1 and 2. (AS SHOWN)
11. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17902, page 221, as to Parcel 1. (SHOWN AS APPROXIMATE LOCATION, DOCUMENT ILLEGIBLE)
12. Right of Way in favor of The Detroit Edison Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 17899, page 58, as to Parcel 1. (AS SHOWN)
13. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 345, as to Parcel 1. (AS SHOWN)
14. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 343, as to Parcel 1. (AS SHOWN)
15. Easement in favor of the Oakland County Department of Public Works and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 15159, page 341, as to Parcel 1. (AS SHOWN)
16. Easement in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 12594, page 207, as to Parcel 1. (AS SHOWN)
17. The rights of the lot owners of Assessor's Northville Plat No. 1 in and to the use of the vacated portion of Park Place, as to Parcels 1 and 2. (NOTHING TO PLOT)
18. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat. (NOTHING TO PLOT)
19. Any rights, title interest or claim thereof to that portion of the land taken, used or granted for streets, roads or highways. (NOTHING TO PLOT)

## CERTIFICATE:

TO: UTAH DEVELOPMENT, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,  
FOUNDRY FLASK AND EQUIPMENT COMPANY, A MICHIGAN CORPORATION, AS TO  
PARCEL 1 THE FOUNDRY FLASK AND EQUIPMENT COMPANY, ALSO KNOWN AS  
FOUNDRY FLASK & EQUIPMENT COMPANY, A CORPORATION, AS TO PARCEL 2  
FOUNDRY FLASK & EQUIPMENT, A MICHIGAN CORPORATION, AS TO PARCEL 3,  
AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH  
IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL  
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND  
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 16,  
and 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 1, 2021

DATE OF MAP: MARCH 11, 2021

ROBERT R. DROUILLARD, P.S. NO. 4001052517 DATE:  
rick@eng.com  
www.lehnerassociates.com

Revisions:  
9-20-21 ADDED TREES & 2ND PG. RRD

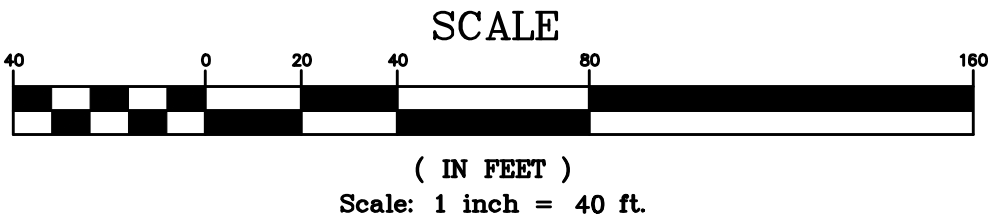
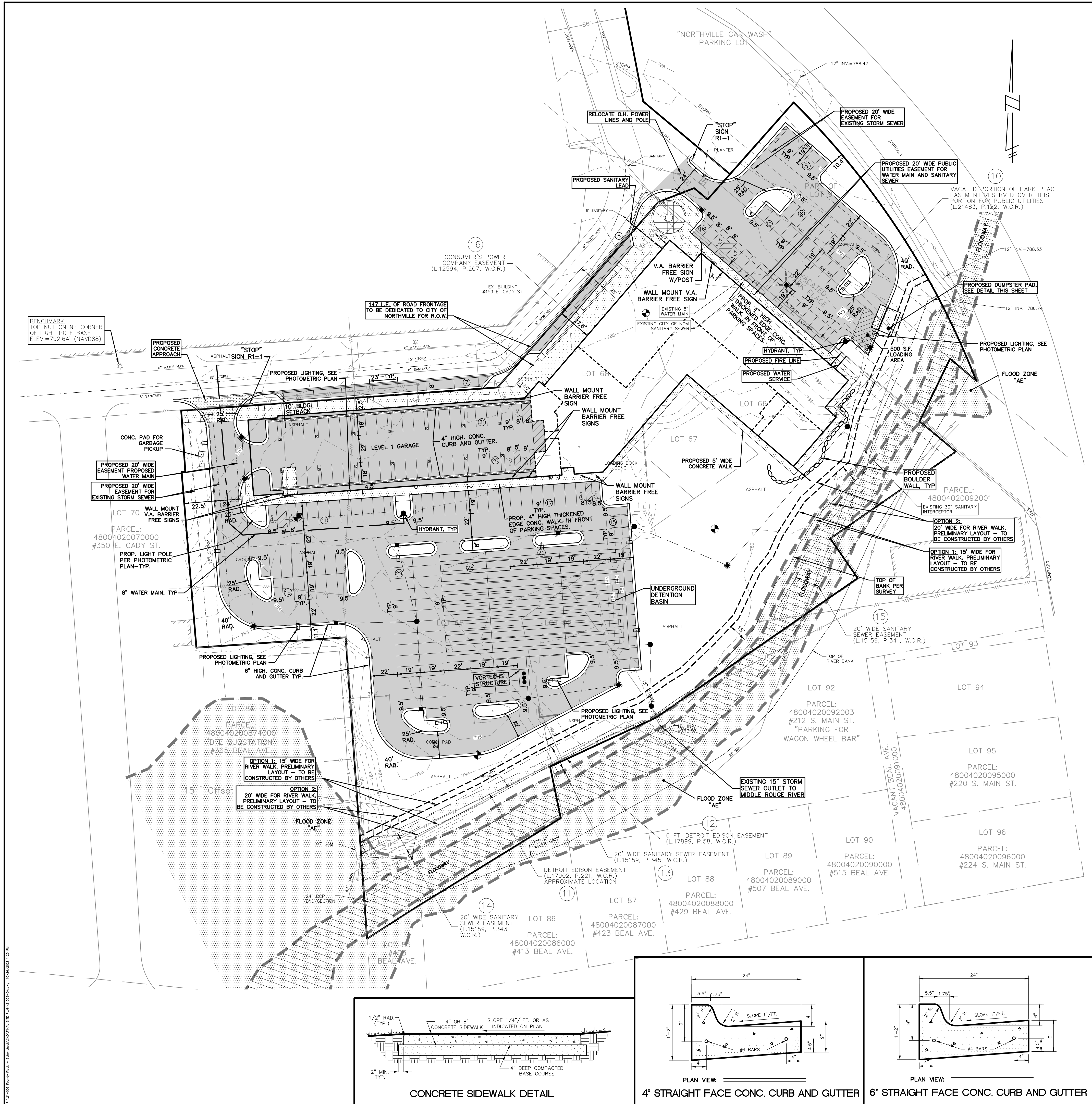
Client:  
SEIBER KEAST ENGINEERING  
c/o JASON EMERINE  
100 MAINCENTRE, SUITE 10  
NORTHVILLE, MI 48167  
(248) 308-3331  
je@seiberkeast.com

Lehner Associates, Inc.  
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17001 Nineteen Mile Road, Suite 3  
Clinton Township, Michigan 48038  
o: 586.412.7050 | f: 586.412.7114  
www.lehnerassociates.com

456 E. CADY STREET  
ALTA/NSPS LAND TITLE  
AND TOPOGRAPHIC SURVEY

PART OF THE SOUTH 1/2 OF SECTION 3,  
TOWN 1 SOUTH, RANGE 8 EAST,  
CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN





**SITE SUMMARY**

SITE AREA	= 4.71 ACRES
EXISTING UNDERLYING ZONING	= PR-1
EXISTING OVERLAY ZONING	= CSO
EXISTING LAND USE	= INDUSTRIAL
PROPOSED LAND USE	= RESIDENTIAL & COMMERCIAL
LEVEL 1 BUILDING GROSS AREA	= 41,912 S.F.
LEVEL 1 COMMERCIAL GROSS AREA	= 12,830 S.F.
LEVEL 1 COMMERCIAL USABLE AREA	= 12,300 S.F.
COMMERCIAL LOADING AREA REQUIRED:	N.A.
PARCEL COVERAGE PERCENTAGE	= 20.43%
RESIDENTIAL DENSITY PERCENTAGE	= 79 UNITS/4.71 AC.
	= 16.77 UNITS/AC.

**DEVELOPMENT BREAKDOWN**

APARTMENTS UNITS	= 79 UNITS
1 BEDROOM APT.	= 54 UNITS
2 BEDROOM APT.	= 16 UNITS
3 BEDROOM APT.	= 9 UNITS
COMMERCIAL AREA GROSS	= 12,830 S.F.

**RESIDENTIAL PARKING CALCULATIONS**

**PARKING REQUIRED:**

2 SPACES FOR 1 BEDROOM APT.	= 108 SPACES
2.5 SPACES FOR 2 BEDROOM APT.	= 40 SPACES
3 SPACES FOR 3 BEDROOM APT.	= 27 SPACES
TOTAL PARKING REQUIRED FOR APARTMENTS	= 175 SPACES

**PARKING PROVIDED:**

RESIDENTIAL PARKING	= 137 SPACES
LEVEL 1 GARAGE	= 41 SPACES
TOTAL PARKING PROVIDED	= 178 SPACES
(INCLUDING 6 H.P. SPACES)	

**COMMERCIAL PARKING CALCULATIONS**

**PARKING REQUIRED:**

ONE SPACE FOR EACH 250 S.F. OF GROSS FLOOR AREA	= 51 SPACES
---	-------------

**PARKING PROVIDED:**

CADY STREET PARKING	= 12 SPACES
COMMERCIAL PARKING	= 39 SPACES
TOTAL PARKING PROVIDED	= 51 SPACES
(INCLUDING 2 H.P. SPACES)	

**GRAND TOTAL PARKING PROVIDED**

	= 178 + 51
	= 229 SPACES

**LEGEND**

EXISTING	PROPOSED	
[Symbol]	[Symbol]	PAVEMENT (ASPHALT)
[Symbol]	[Symbol]	PAVEMENT (CONCRETE)
[Symbol]	[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	SANITARY SEWER
[Symbol]	[Symbol]	WATER MAIN
[Symbol]	[Symbol]	MANHOLE
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	CURB INLET W/SILT SAC
[Symbol]	[Symbol]	END SECTION
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	FLOOD PLAIN
[Symbol]	[Symbol]	CONTOURS
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	SURFACE DRAINAGE
[Symbol]	[Symbol]	OVERFLOW ROUTE
[Symbol]	[Symbol]	TREE FENCE
[Symbol]	[Symbol]	SILT FENCE
[Symbol]	[Symbol]	PROPOSED DRIVEWAY LOCATION
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE

**FOUNDRY FLASK**

SECTION 18, TOWN 2 NORTH, RANGE 10 EAST  
BLOOMFIELD TWP., OAKLAND COUNTY, MICHIGAN

**REVISIONS**

NO.	ITEM	DATE
1.	FINAL SITE PLAN SUBMITTAL	10-26-21

**UTILITY WARNING**

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



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

DATE: 10-26-21 DESIGNED BY: A.A. JOB NUMBER: 21-008  
CHECKED BY: B.B. DRAWING FILE: 21008-0A.dwg

**OVERALL SITE PLAN**

**SEIBER, KEAST  
ENGINEERING, L.L.C.**  
CONSULTING ENGINEERS  
39205 COUNTRY CLUB DR., SUITE C-8  
FARMINGTON HILLS, MICHIGAN 48331  
PHONE: 248.308.3331

**SHEET**

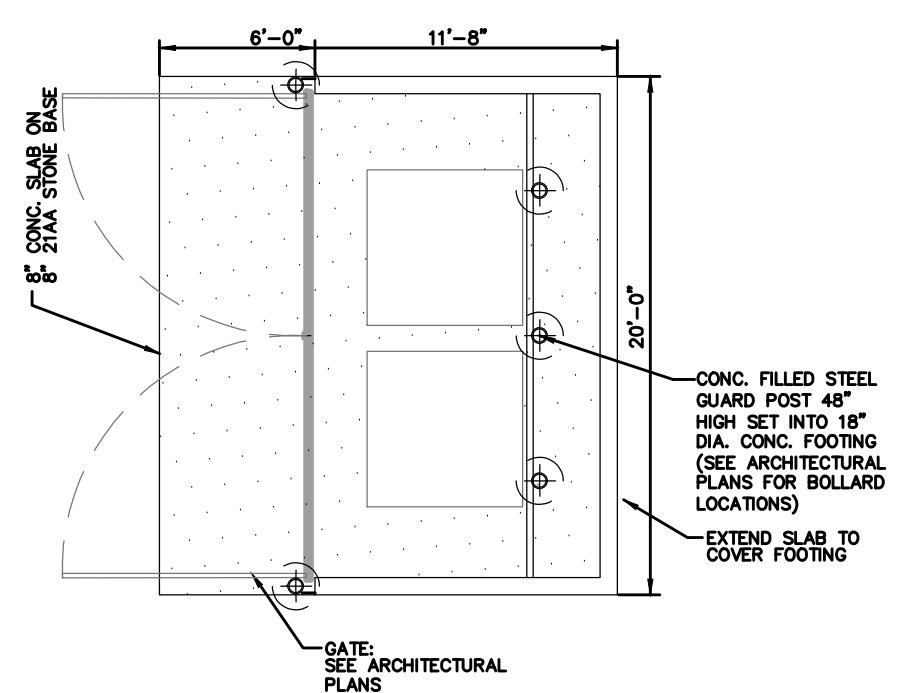
**4**

**SIGN QUANTITIES**

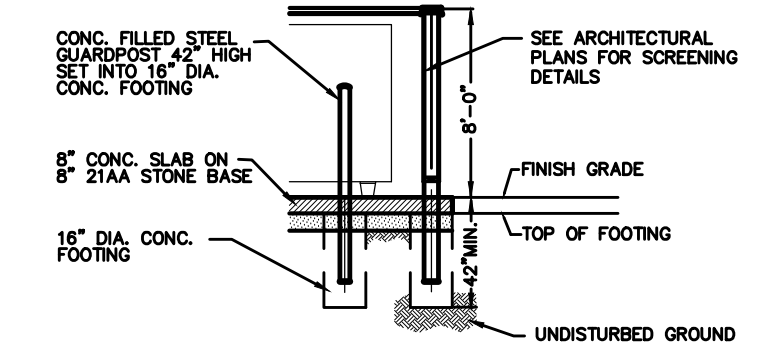
DESCRIPTION	QUANTITY	PANEL	POST
R1-1 30" "STOP" SIGN (30"x30")	2	2	
R7-8/R7-8P V.A. BARRIER FREE SIGN	4	1	
R7-8 BARRIER FREE SIGN	5	0	



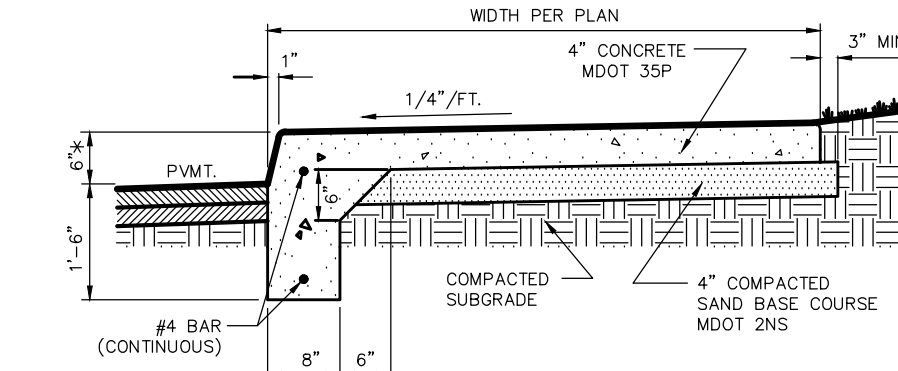
**BARrier-FREE RESERVED PARKING SIGNS**  
NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.



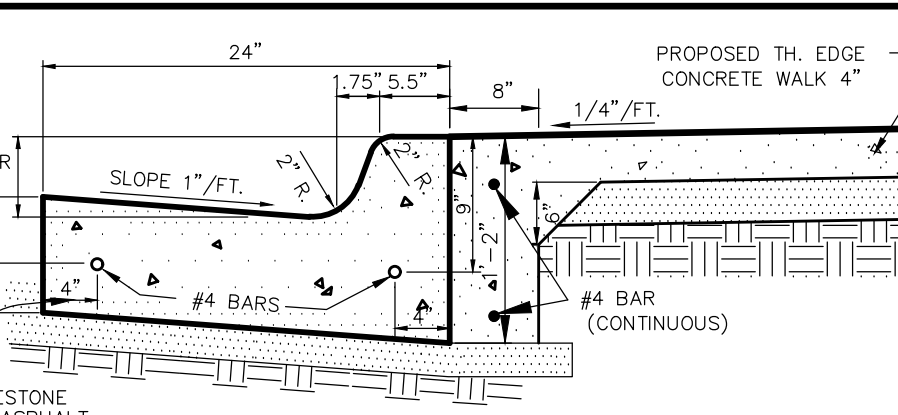
**TRASH ENCLOSURE DETAIL**



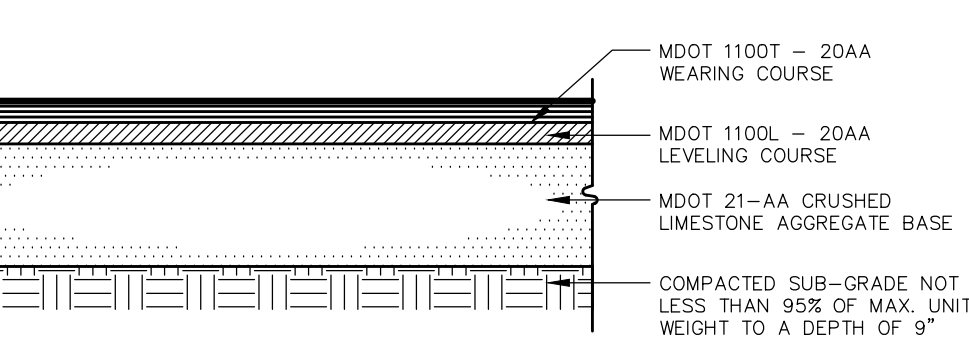
**SECTION VIEW  
DUMPSTER DETAIL**



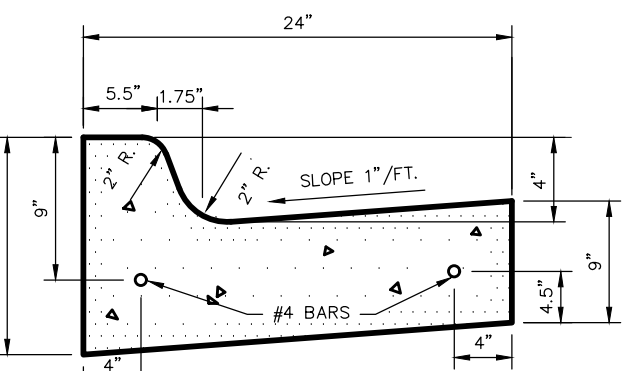
**THICKENED EDGE SIDEWALK DETAIL**  
\*4" HIGH THICKENED EDGE SIDEWALK IN FRONT OF PARKING SPACES



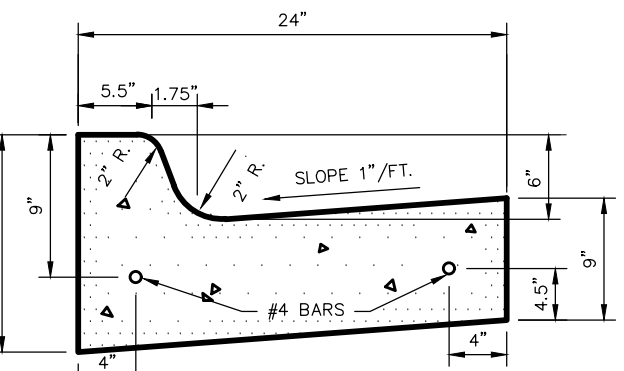
**CONCRETE CURB WITH STANDARD GUTTER  
ABUTTING CONCRETE SIDEWALK DETAIL**



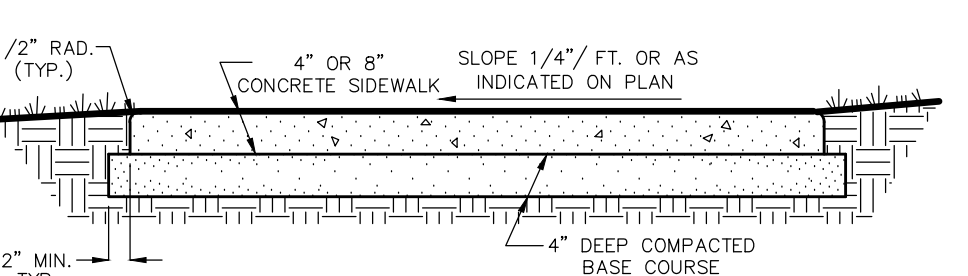
**TYPICAL ASPHALT CROSS-SECTION**



**PLAN VIEW:  
4' STRAIGHT FACE CONC. CURB AND GUTTER**



**PLAN VIEW:  
6' STRAIGHT FACE CONC. CURB AND GUTTER**



**CONCRETE SIDEWALK DETAIL**





**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

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**MEMORANDUM**

**TO:** City of Northville Historic District Commission  
**FROM:** Sally M. Elmiger, AICP  
**DATE:** December 3, 2021  
**RE:** 456 E. Cady St. – New Construction

The applicant received approval to demolish the existing buildings on site at the April 21, 2021 Historic District Commission meeting, with the following conditions:

- 1) The Applicant receiving the complete and final approval of the new site plan by the Planning Commission and the Historic District Commission and any other required approvals.**

**CWA Comment:** The applicant has received Special Land Use (upper floor residential uses) and Preliminary Site Plan approval from the Planning Commission at their October 19, 2021 meeting. They will be returning to the Planning Commission for Final Site Plan approval, tentatively at the December 21, 2021 meeting. This submittal is requesting HDC approval of the proposed project.

- 2) The Applicant to document the existing buildings on site as a historical record, primarily through photographs and drawings of the existing structures, and provide the documentation to the City and the Northville Historical Society, with a digital format being acceptable.**

**CWA Comment:** We are unaware if this task has been completed. The applicant should respond.

**Zoning Requirements**

The Planning Commission will determine if all Zoning requirements are met through the site plan process.

**HDC Application Requirements**

In reviewing the materials against the HDC application requirements, we have the following comments:

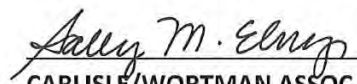
1. The application form requires submission of floor plans and elevations of the existing structures. This information needs to be provided. We would also suggest that this information be provided to the Northville Historical Society (per the conditions for demolition approval above).
2. Material/design specifications for the metal canopies (above the commercial windows and residential windows on the east end of the building) need to be provided.



3. A timeframe for the project, including start date, exterior completion date, and occupancy date, needs to be provided.

In summary, twelve (12) paper copies and a PDF e-mailed to the Clerk including the information listed above needs to be provided to the Building Department by Tuesday, December 7, 2021, 4:00pm to be included in HDC members packets. If this isn't possible, the information can be brought to the HDC meeting on Wednesday, December 15, 2021. Someone representing the project needs to attend the HDC meeting to present the project and respond to the Commissioner's questions. Note that this meeting will be an electronic meeting on the Zoom platform. All applicants will receive an e-mail Zoom invitation to attend the meeting.

Please don't hesitate to call if you have any questions or need additional information.

  
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CARLISLE/WORTMAN ASSOC., INC.

Sally M. Elmiger, AICP, LEED AP  
Principal

Cc: Pat Sullivan, City Manager  
Shari Allen, Building Department  
Brent Strong, Building Official  
Robb Burroughs ([robb@oxstudioinc.com](mailto:robb@oxstudioinc.com))  
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Douglas Brinkman ([dr.ofelation@gmail.com](mailto:dr.ofelation@gmail.com))