



CITY OF NOVI CITY COUNCIL
MAY 22, 2023

SUBJECT: Approval to accept the residential streets as part of Dunhill Park and adoption of Act 51 New Street Resolution accepting Dunhill Drive, Dunhill Court, and Wales Court as public, adding 0.42 miles of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Hunter Pasteur Homes Dunhill Park, LLC has requested the dedication and acceptance of Dunhill Drive, Dunhill Court, and Wales Court as a public asset. The Dunhill Park development is comprised of 31 single family home lots. The project is located west of Beck Road and north of Eight Mile Road. The right-of-way width for the proposed streets shall be sixty (60) feet wide.

According to the City's consulting engineer and the City Engineering Division, the streets meet city design and construction standards (Spalding DeDecker, November 10, 2020, and Engineering Division, November 24, 2021). The legal documents required for street acceptance took a few months to be approved and executed after Spalding DeDecker's site work approval letter was issued on November 10, 2020. During this time, additional issues with the streets were discovered and communicated to the developer. The streets were approved the second time by the Engineering Division on November 24, 2021. From November 24, 2021, to November 30, 2022, the street maintenance bond was not paid, and streets were not accepted. Once the bond was paid, an additional final site work approval letter was issued on April 28, 2023.

The related acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form so as to permit acceptance by City Council (Spalding DeDecker, July 19, 2021, and Beth Saarela, July 22, 2021, respectively). The enclosed resolution satisfies the Michigan Department of Transportation requirement for adding 0.42 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval to accept the residential streets as part of Dunhill Park and adoption of Act 51 New Street Resolution accepting Dunhill Drive, Dunhill Court, and Wales Court as public, adding 0.42 miles of roadway to the City's public street system.