



CITY OF NOVI CITY COUNCIL
APRIL 8, 2024

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement and acceptance of a Warranty Deed for additional right-of-way along Garfield Road as part of the Parc Vista Development located on the north side of Eight Mile Road and west of Garfield Road (parcel 50-22-31-402-045).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

Toll Brothers, LLC is the developer of Parc Vista, a 44-unit single-family residential development located on the north side of 8 Mile Road and west of Garfield Road.

Storm Drainage Facility Maintenance Easement Agreement:

The developer of Parc Vista, Toll Brothers, LLC requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project.

The SDFMEA is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site storm water system.

The on-site storm water maintenance system has been inspected by Spalding DeDecker, and attached is the inspection approval letter dated February 6, 2024. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, January 12, 2024) and the City Engineering consultant (Spalding DeDecker, February 1, 2024), and is recommended for approval.

Warranty Deed for Additional Right-of-way along Garfield Road:

Toll Brothers, LLC is requesting the acceptance of a warranty deed for the additional right-of-way along Garfield Road, dedicating the master-planned 60-foot right-of-way for Garfield Road, as proposed on the approved site plan.

The enclosed letter by the City Attorney (Beth Saarela, January 12, 2024) provides the Warranty Deed that was prepared for this dedication. These documents and exhibits have been reviewed and approved by the City Attorney and by the City's Engineering

Consultant, Spalding DeDecker (February 1, 2024) and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement and acceptance of a Warranty Deed for additional right-of-way along Garfield Road as part of the Parc Vista Development located on the north side of Eight Mile Road and west of Garfield Road (parcel 50-22-31-402-045).