



CITY OF NOVI CITY COUNCIL
JULY 27, 2026

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement for UPH Novi Property, LCC for the Culver's located on the west side of Novi Road north of West Oaks Drive (parcel 50-22-15-200-115).

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This agreement is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site underground detention system.

BACKGROUND INFORMATION:

UPH Novi Property, LLC requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with Culver's site plan. The Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their on-site pretreatment structure.

Spalding DeDecker has inspected the on-site pretreatment structure. The inspection approval letter dated November 17, 2025, is attached. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, November 25, 2025) and the City Engineering consultant (Spalding DeDecker, November 26, 2025) and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement for UPH Novi Property, LCC for the Culver's located on the west side of Novi Road north of West Oaks Drive (parcel 50-22-15-200-115).