



CITY OF NOVI CITY COUNCIL JULY 7, 2025

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement and Sidewalk Easement for the Sakura Novi Development located on the north side of Grand River Avenue east of Town Center Drive (parcels: 50-22-23-127-001, 50-22-23-127-002, 50-22-23-127-003, 50-22-23-127-004, 50-22-23-127-005, 50-22-23-126-019 and 50-22-23-126-020).

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 detention basins.
- The sidewalk easement is a requirement of the site plan; the proposed sidewalk extends outside of the right-of-way in order to avoid utility poles located on Eleven Mile Road.

BACKGROUND INFORMATION:

Sakura Novi is located on the north side of Grand River Avenue east of Town Center Drive. The owner Sakura Novi 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 detention basins.

Sakura Novi LLC is requesting the acceptance of a sidewalk easement to satisfy one of the conditions in the site plan approval process. As part of the approved site plan, the developer proposed a sidewalk along the south side of 11 Mile Road. Because of the existing utility poles within the public right-of-way the sidewalk was relocated on private property.

The Sidewalk Easement and the SDFMEA have been approved by the City Attorney (Beth Saarela, January 30, 2024) and City's Engineering Consultant, Spalding DeDecker (June 20, 2025). The on-site inspection of the detention basin was approved by the City's Engineering Consultant, Spalding DeDecker (September 20, 2024). The enclosed documents have been reviewed and are recommended for acceptance.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement and Sidewalk Easement for the Sakura Novi Development located on the north side of Grand River Avenue east of Town Center Drive (parcels: 50-22-23-127-001, 50-22-23-127-002, 50-22-23-127-003, 50-22-23-127-004, 50-22-23-127-005, 50-22-23-126-019 and 50-22-23-126-020).