



CITY OF NOVI CITY COUNCIL NOVEMBER 12, 2024

SUBJECT: Approval to accept the residential street as part of the Montebello Estates and adoption of Act 51 New Street Resolution accepting Montebello Court as public, adding 0.36 miles of roadway to the City's public street system.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- This process is required to add streets to the City's public street system and to receive Act 51 funding.

BACKGROUND INFORMATION:

Mirage Development, LLC has requested the dedication and acceptance of Montebello Court as a public asset. The Montebello Estates development is comprised of 31 single-family home lots. This project is located north of Nine Mile Road between Novi Road and Taft Road in section 27 of the City of Novi. The proposed street's right-of-way shall be sixty (60) feet wide.

According to the City's consulting engineer and the City Engineering Division, the street meets the city's design and construction standards (Spalding DeDecker, October 22, 2024). The Developer is required to install all street trees as a part of the street acceptance process. There are two lots (Lots 3 and 33) that have not submitted building permits for construction of the homes yet. The Landscape Architect has determined a financial guarantee of \$3,360.00 is required and the Developer has paid that amount. The street trees are to be installed by the Developer no later than prior to the end of the two-year warranty for the streets, regardless of if the homes have been constructed.

The related street acceptance documents have been reviewed by the City's consulting engineer and the City Attorney and are in a form to permit street acceptance by City Council. The warranty deed for interior streets was approved by the City's engineering consultant and City Attorney (Spalding DeDecker October 29, 2024, and Beth Saarela October 24, 2024, respectively). The enclosed resolution

satisfies the Michigan Department of Transportation requirement for adding 0.36 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Approval to accept the residential streets as part of Montebello Estates and adoption of Act 51 New Street Resolution accepting Montebello Court as public, adding 0.36 miles of roadway to the City's public street system.