



CITY of NOVI CITY COUNCIL

**Agenda Item B
November 8, 2010**

SUBJECT: Acceptance of Island Lake of Novi Subdivision, Phases 4B-1 and 4B-2 (The Orchards) streets and adoption of Act 51 New Street Resolution accepting Terra Del Mar Drive, Langley Drive, Bellingham Drive, Billenca Drive, Kennebee Drive, Saybrook Court and portions of Amesburg Drive and Nepavine Drive as public, adding 8,016 linear feet or 1.52 miles of roadway to the City's street system.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *BTG*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Toll Brothers, Inc., developers for the Island Lake of Novi Subdivision has requested the dedication of Terra Del Mar Drive, Langley Drive, Bellingham Drive, Billenca Drive, Kennebee Drive and portions of Amesburg Drive and Nepavine Drive within the Island Lake of Novi – Phase 4B-1 Subdivision and dedication of Saybrook Court within the Island Lake of Novi – Phase 4B-2 Subdivision and requested that the City of Novi accept these streets as public assets (location maps attached). Right-of-way widths for the aforementioned streets are sixty (60) feet, except for Terra Del Mar Drive which is eighty-six (86) feet.

Island of Novi Subdivision (Phases 4B-1 and 4B-2) streets have been constructed in accordance with City Standards, and according to the City Attorney's office, the related acceptance documents are in a form so as to permit acceptance by Council (October 27, 2010 letter from Beth Kudla, attached). According to the city's consulting engineer, the streets meet city design and construction standards (Spalding DeDecker & Associates, Inc. October 5, 2010 letters, attached). The attached Resolution satisfies the Michigan Department of Transportation requirement for adding 8,016 linear feet or 1.52 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Acceptance of Island Lake of Novi Subdivision, Phases 4B-1 and 4B-2 (The Orchards) streets and adoption of Act 51 New Street Resolution accepting Terra Del Mar Drive, Langley Drive, Bellingham Drive, Billenca Drive, Kennebee Drive, Saybrook Court and portions of Amesburg Drive and Nepavine Drive as public, adding 8,016 linear feet or 1.52 miles of roadway to the City's street system.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				



CITY OF NOVI

NEW STREET ACCEPTANCE RESOLUTION

**ISLAND LAKE OF NOVI SUBDIVISION (PHASES 4B-1 and 4B-2):
Terra Del Mar Drive, Langley Drive, Bellingham Drive, Billenca Drive,
Kennebee Drive, Saybrook Court and portions of Amesburg Drive and
Nepavine Drive.**

CITY COUNCIL

Mayor

David B. Landry

Mayor Pro Tem

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

City Manager

Clay J. Pearson

**Director of Public Services/
City Engineer**

Rob Hayes

WHEREAS, Toll Brothers, Inc. has dedicated Terra Del Mar Drive, Langley Drive, Bellingham Drive, Billenca Drive, Kennebee Drive, Saybrook Court and portions of Amesburg Drive and Nepavine Drive and requested their acceptance by the Novi City Council; and,

WHEREAS, said streets within Island Lake of Novi Subdivision are now located within rights-of-way under the control of the City of Novi, have been constructed to City standards, and are open to the public; and,

WHEREAS, Terra Del Mar Drive measures 3,024 linear feet; Langley Drive measures 705 linear feet; Bellingham Drive measures 864 linear feet; Billenca Drive measures 1,836 linear feet; Kennebee Drive measures 176 linear feet; Saybrook Court measures 958 linear feet; Amesburg Drive measures 242 linear feet; and Nepavine Drive measures 211 linear feet, adding a total of 1.52 miles of roadway surface to Novi's public street system.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Novi City Council hereby accept Terra Del Mar Drive, Langley Drive, Bellingham Drive, Billenca Drive, Kennebee Drive, Saybrook Court and portions of Amesburg Drive and Nepavine Drive and direct such be included in the City's public street system.

CERTIFICATION

I, Maryanne Cornelius, duly appointed City Clerk of the City of Novi, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at a Regular meeting held this 8th day of November, 2010.

Maryanne Cornelius
City Clerk

Department of Public Services

Field Services Complex
26300 Delwal Drive
Novi, Michigan 48375
248.735.5640
248.735.5659 fax

ISLAND LAKE ORCHARDS CONDOMINIUM

Island Lake Phase 4B-1

Linear Street Measurements



Island Lake Orchards Condominium

Island Lake Phase

- 4B-1
- Tax Parcels

Roads

- Minor
- Major



cityofnovi.org



LINEAR STREET MEASURES

Street Name	Linear Feet	ROW Width
Amesburg Dr	241.82	60 FT
Bellingham Dr	864.20	60 FT
Billenca Dr	1,836.08	60 FT
Kennebee Dr	175.65	60 FT
Langley Dr	705.00	60 FT
Nepavine Dr	211.47	60 FT
Terra Del Mar Dr	3,023.98	86 FT

CITY OF NOVI
INFORMATION TECHNOLOGY
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0418
 MAP AUTHOR: STEPHANIE SAMBROOK
 CITY GIS TECHNICIAN



SOURCES OF INFORMATION FOR THIS MAP

Transportation Layer: City of Novi
 Land Records Layers: Oakland County
 2005 Aerial Photo: Oakland County

MAP PRINT DATE: 10/27/2010

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 133 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

ISLAND LAKE ORCHARDS CONDOMINIUM

Island Lake Phase 4B-2

Linear Street Measurements



Island Lake Orchards Condominium



Island Lake Phase

4B-2

Tax Parcels

Roads

Minor

Major



Map
Inset Area
(No Scale)



LINEAR STREET MEASURES

Street Name	Linear Feet	ROW Width
Saybrook Ct	958.15	60 FT

CITY OF NOVI

INFORMATION TECHNOLOGY
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NOVI, MI 48375-3024
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October 27, 2010

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P.O. Box 3040
Farmington Hills, MI 48333-3040
Tel: 248-851-9500
Fax: 248-851-2158
www.secretwardle.com

Elizabeth M. Kudla
Direct: 248-539-2846
bkudla@secretwardle.com

Rob Hayes, Public Services Director
CITY OF NOVI
Public Services – DPW Garage
26300 Delwal Drive
Novi, MI 48375

**Re: Island Lake of Novi – Phases 4B-1 and 4B-2
Street and Utility Acceptance
Our File No. 660022.NOVI**

Dear Mr. Hayes:

We have received and reviewed the following documents with respect to the dedication and acceptance of streets and utilities within Island Lake Phase 4B-1 and streets within Island Lake Phase 4B-2:

- Warranty Deed (4B-1 Roads)
- Commitment for Title Insurance (4B-1)
- Maintenance and Guarantee Bond for Paving (4B-1)
- Maintenance and Guarantee Bond for Utilities (4B-1)
- Bill of Sale – Water System (4B-1)
- Sanitary Sewer System Easement (4B-1)
- Bill of Sale – Sanitary Sewer (4B-1)
- Warranty Deed (4B-2 Roads)
- Commitment for Title Insurance (4B-2)
- Maintenance and Guarantee Bond for Paving (4B-2)

We note that the following documents are in the proper form and are properly executed. The Commitments for Title Insurance confirm that the ownership of the roadways and easement areas is in Toll MI II Limited Partnership, which is the grantor with respect to the above documents. It appears that no discharges of mortgage are required with respect to the roads and utilities.

Subject to approval of the legal descriptions by Engineering, we recommend placement of the matter on an upcoming City Council Agenda for acceptance. Once accepted, the City Clerk's Office should record the original Warranty Deeds and Sanitary Sewer System Easement. The original Sanitary Sewer System Easement was forwarded to the City Clerk's Office with our

Rob Hayes, Public Services Director
October 27, 2010
Page 2

correspondence dated February 26, 2010. A replacement sheet 8 of 12 has been enclosed for the original SB-1 Sanitary Sewer Easement for the Clerk's Office.

Please feel free to contact me with any questions or concerns in regard to this matter.

Very truly yours,



ELIZABETH M. KUDLA

EMK
Enclosures

cc: Maryanne Cornelius, Clerk (w/Enclosures)
Marina Neumaier, Assistant Finance Director (w/Enclosures)
Charles Boulard, Community Development Director (w/Enclosures)
Barb McBeth, Deputy Community Development Director (w/Enclosures)
Aaron Staup, Construction Engineering Coordinator (w/Enclosures)
Sarah Marchioni, Building Permit Coordinator (w/Enclosures)
Sue Troutman, City Clerk's Office (w/Enclosures)
Scott I. Mirkes, Esquire (w/Enclosures)
Thomas R. Schultz, Esq. (w/Enclosures)

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October 5, 2010

Mr. Aaron Staup
Construction Engineering Coordinator
Department of Public Services
Field Services Complex – Engineering Division
26300 Delwal Drive
Novi, MI 48375

Re: **Island Lake 4B-1**
Site Utilities and Pavement
Novi SP No.: 02-0043
SDA Job No.: NV10-220

Dear Mr. Staup:

Please be advised that the sanitary manholes, gate valve and wells, hydrants, storm catch basins and pavement for the above referenced project have been repaired in accordance with the City of Novi Standards and Details under the observation of SDA. At this time SDA finds the roads and utilities within these two phases to be acceptable.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER ASSOCIATES, INC.

Ted Meadows
Contract Administrator

cc: Sarah Marchioni, City of Novi – Building Department Clerk (e-mail)
Marina Neumaier, City of Novi – Assistant Finance Director (e-mail)
Sheila Weber, City of Novi – Bond Coordinator (e-mail)
Tim Sikma, City of Novi – Water & Sewer Manager (e-mail)
Mike Noles, Toll Brothers (e-mail)
Christopher Robbins, PE, SDA (e-mail)
Taylor Reynolds, PE, SDA (e-mail)
SDA CE Job File



October 5, 2010

Mr. Aaron Staup
Construction Engineering Coordinator
Department of Public Services
Field Services Complex – Engineering Division
26300 Delwal Drive
Novi, MI 48375

**Re: Island Lake 4B-2
Site Utilities and Pavement**
Novi SP No.: 04-0049
SDA Job No.: NV10-221

Dear Mr. Staup:

Please be advised that the sanitary manholes, gate valve and wells, hydrants, storm catch basins and pavement for the above referenced project have been repaired in accordance with the City of Novi Standards and Details under the observation of SDA. At this time SDA finds the roads and utilities within these two phases to be acceptable.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Ted Meadows".

Ted Meadows
Contract Administrator

cc: Sarah Marchioni, City of Novi – Building Department Clerk (e-mail)
Marina Neumaier, City of Novi – Assistant Finance Director (e-mail)
Sheila Weber, City of Novi – Bond Coordinator (e-mail)
Tim Sikma, City of Novi – Water & Sewer Manager (e-mail)
Mike Noles, Toll Brothers (e-mail)
Christopher Robbins, PE, SDA (e-mail)
Taylor Reynolds, PE, SDA (e-mail)
SDA CE Job File