



CITY OF NOVI CITY COUNCIL
SEPTEMBER 14, 2026

SUBJECT: Approval of a Storm Drainage Facility Maintenance Easement Agreement for Novi Holding, LLC as part of the Sheetz site plan, located on the south side of 12 Mile Road west of Haggerty Road (parcel 50-22-13-200-016).

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:

Novi Holdings, LLC requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with Sheetz 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 underground detention system.

Spalding DeDecker has inspected the on-site underground detention system. The inspection approval letter dated March 27, 2026, is attached. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, March 27, 2026) and the City Engineering consultant (Spalding DeDecker, March 6, 2026) and is recommended for approval.

RECOMMENDED ACTION: Approval of a Storm Drainage Facility Maintenance Easement Agreement for Novi Holding, LLC as part of the Sheetz site plan, located on the south side of 12 Mile Road west of Haggerty Road (parcel 50-22-13-200-016).

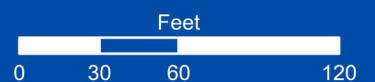
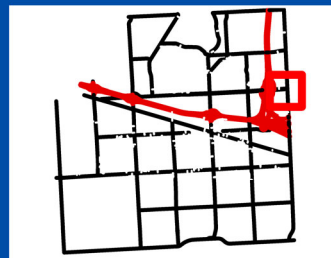
Sheetz SDFMEA

Location Map



Legend

-  Major Road
-  Dedicated
-  Prescriptive
-  Tax Parcels
-  Subject Parcel



Map Author: Humna Anjum
Map Print Date: 08/26/2026

ELIZABETH KUDLA SAARELA
esaarela@rsjalaw.com

27555 Executive Drive, Suite 250
Farmington Hills, Michigan 48331
P 248.489.4100 | F 248.489.1726
rsjalaw.com



ROSATI | SCHULTZ
JOPPICH | AMTSBUECHLER

March 27, 2026

Ben Croy, City Engineer
City of Novi
Field Services Complex
26300 Lee BeGole Drive
Novi, MI 48375

**Re: Sheetz JSP 23-0033
Storm Drainage Facility Maintenance Easement Agreement**

Dear Mr. Croy:

We have received and reviewed and enclosed please find the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the Sheetz development. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. Subject to the approval of the attached Exhibits by the City's Consulting Engineer, the Storm Drainage Facility Maintenance Easement Agreement may be placed on an upcoming City Council Agenda for approval. Once approved and executed by the City, the Agreement should be recorded with Oakland County Records by the City Clerk's Office. ***This is the final approval of the original documents.***

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

Very truly yours,

ROSATI SCHULTZ JOPPICH
& AMTSBUECHLER PC

Elizabeth Kudla Saarela

Enclosure

Ben Croy, City Engineer
City of Novi
March 27, 2026
Page 2

C: Cortney Hanson, Clerk
Charles Boulard, Community Development Director
Lindsay Bell, Planner
Diana Shanahan, Planner
Stacy Choi, Planning Assistant
Sarah Marchioni, Community Development Building Project Coordinator
Angie Sosnowski, Community Development Bond Coordinator
Humna Anjum, Project Engineer
Kate Purpura, Project Engineer
Alyssa Craigie, Administrative Assistant
Sydney Waynick & Ted Meadows, Spalding DeDecker
David Brucklemeyer, Sheetz
Thomas R. Schultz, Esquire

STORM DRAINAGE FACILITY
MAINTENANCE EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 16th day of February 2026, by and between Haggerty 12 Mile, LLC, an Ohio limited liability company, whose address is 4270 Morse Road, Columbus, Ohio 43230 (hereinafter the "Owner"), and the City of Novi, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, MI 48375 (hereinafter the "City").

RECITATIONS:

- A. Owner is the owner and developer of a certain parcel of land situated in Section _ of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** (the "Property"). Owner has received final site plan approval for construction of a Sheetz development on the Property.
- B. The Sheetz development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention/sedimentation basin, for the collection, conveyance, storage, treatment and/or discharge of storm water from the Property in accordance with all approved plans, and all applicable ordinances, laws and regulations.

NOW, THEREFORE, the Owner hereby covenants and agrees that the Owner shall, at its own expense, perpetually preserve, maintain, and repair all storm drainage, detention and retention facilities, including all wetlands which are part of the system, to insure that the same continue to function as intended. The Owner shall establish a regular and systematic program of maintenance (the "Schedule of Maintenance") for such facilities and areas to insure that the physical condition and intended function of such areas and facilities shall be preserved and maintained. The Schedule of Maintenance and the annual estimated costs for maintenance and repairs for the first three (3) years are described in the attached **Exhibit B**.

In the event that the Owner shall at any time fail to carry out the responsibilities specified within this agreement, and/or in the event of a failure to preserve and/or maintain the storm water drainage, detention and retention facilities in reasonable order and condition, the City may serve written notice upon the Owner setting forth the deficiencies in maintenance and/or preservation along with a

demand that the deficiencies be cured within a stated reasonable time period, and the date, time and place for a hearing before the City for the purpose of allowing Owner an opportunity to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain. If, following such hearing, the person conducting the hearing shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, as determined by the City in its reasonable discretion, the City shall thereupon have the power and authority, but not the obligation, to enter upon the Property, or cause its agents or contractors to enter the Property through the Ingress/Egress Easement Area as described and depicted in **Exhibit C** and perform such obligation or take such corrective measures as reasonably found by the City to be appropriate or necessary with respect to the detention/sedimentation basin within the Detention/Sedimentation Basin Easement Area described and depicted in **Exhibit C**, for the purposes described above. The cost and expense of making and financing such actions by the City, including notices by the City and reasonable legal fees incurred by the City, plus an administrative fee in an amount equivalent to twenty-five (25%) percent of the total of all such costs and expenses incurred, shall be paid by Owner within thirty (30) days of a billing to the Owner. All unpaid amounts may be placed on the delinquent tax roll of the City as to the Property, and shall accrue interest and penalties, and shall be collected as, and deemed delinquent real property taxes, according to the laws made and provided for the collection of delinquent real property taxes. In the discretion of the City, such costs and expenses may be collected by suit initiated against the Owner, and, in such event, the Owner shall pay all court costs and reasonable attorney fees incurred by the City in connection with such suit.

The Owner, its agents, representatives, successors, and assigns shall defend, indemnify, and hold harmless the City and the City's, elected officials, agents and employees, from any and all costs, claims, suits, actions, losses, damages, or demands, including court costs and attorneys' fees, relating in any way to or arising out of the design, construction, use, inspection, maintenance, repair, or operation (or omissions in such regard) of the storm drainage system which is the subject of this Agreement.

The parties hereto make this Agreement on behalf of themselves, their heirs, successors, assigns and transferees, and hereby warrant that they have the authority and capacity to execute this Agreement and bind the property as described in the terms and conditions of this agreement.

Invalidation of any of these covenants or conditions by Judgment or Court Order shall in no way affect the validity of any other provision which shall remain in full force and effect.

This agreement shall run with the land and be binding upon all owners, their agents, heirs, successors, assigns and transferees.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the day and year first above set forth.

OWNER

Haggerty 12 Mile, LLC

An Ohio limited liability company



By: Gerard Haberman

Its: President

STATE OF OHIO)
) ss.
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this 16TH day of February, 2026, by Gerard Haberman, as the President of Haggerty 12 Mile, LLC.



COLLEEN MARCHIONDA
Notary Public, State of Ohio
Commission #: 2022-RE-852769
My Commission Expires 08-16-2027



Notary Public

Acting in Franklin County, Ohio

My Commission Expires: 8/16/2027

CITY OF NOVI

A Municipal Corporation

By: _____

Its: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this ____ day of _____ 201____, by _____, on behalf of the City of Novi, a Municipal Corporation.

Acting in Oakland County, Michigan
My Commission Expires: _____

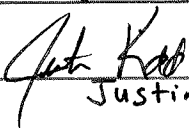
Drafted by: Elizabeth Kudla Saarela Johnson, Rosati, Schultz & Joppich, P.C. 27555 Executive Drive, Suite 250 Farmington Hills, MI 48331	And when recorded return to: Cortney Hanson, City Clerk City of Novi 45175 Ten Mile Rd Novi, MI 48375
---	--

CONSENT TO EASEMENT

As the holder of a mortgagee interest in and to the property referenced in the Storm Drainage Facility Maintenance Easement Agreement, dated the 16th of February 2026, attached hereto and incorporated as Exhibit A, whereby Haggerty 12 Mile, LLC grants and conveys said easement to the City of Novi, the undersigned hereby evidences its consent to the grant, conveyance, existence and recordation of said easement, which easement is hereby acknowledged and agreed to be superior to the interest of the undersigned and shall bind the undersigned and the heirs, successors and assigns of the undersigned.

IN WITNESS WHEREOF the undersigned has caused its signature to be placed on the 9th day of March, 2026.

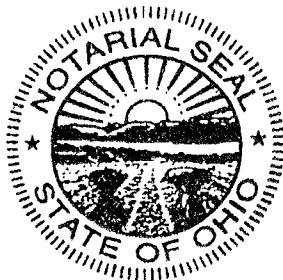
Peoples Bank, an Ohio Banking Corporation

By: 
Justin Kidd

Its: VP / COMMERCIAL BANKING

STATE OF OHIO)
) ss.
COUNTY OF FRANKLIN)

On this 9th day of March, 2026, before me, personally appeared the above named Justin Kidd, the VP of Peoples Bank, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



KEVIN CONNORS
Notary Public, State of Ohio
My Commission Expires 10-08-2027

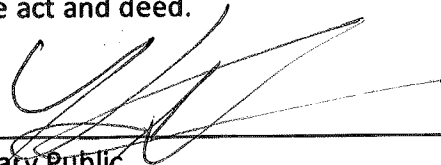

Notary Public
Acting in Franklin County, OH
My commission expires:

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PER TITLE COMMITMENT NO. 7-10411, PREPARED BY NORTHWEST TITLE FAMILY OF COMPANIES, INC., AN AGENT FOR OLD REPUBLIC NATIONAL INSURANCE COMPANY, DATED NOVEMBER 8, 2022 (REVISION NUMBER: 20221212-0416 PM)

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 379.12 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 458.35 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE PARTS TAKEN FOR ROAD DESCRIBED AS: BEGINNING AT THE NORTHEAST SECTION CORNER; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 60 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 243.87 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 38 SECONDS WEST 184.80 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 17 SECONDS WEST 163.40 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 115.69 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

STORMWATER MANAGEMENT MEASURES

See attached.

EXHIBIT B

Permanent Maintenance Tasks and Schedule

TASKS	COMPONENTS				SCHEDULE	COST
	Storm Sewer Structure	Outflow Control Structure	Pretreatment Structure	Underground Detention		
Inspect for sediment accumulation	X	X	X	X	Annually	\$500
Removal of sediment accumulation	X	X	X	X	Every year as needed	\$5,000
Inspect for floatables and debris	X	X	X	X	Annually and after major storm events	\$500
Cleaning of floatables and debris	X	X	X	X	Every year as needed	\$5,000
Inspect stormwater system components during wet weather	X	X	X	X	Annually	\$500
Make adjustments or replacements as determined	X	X	X	X	As needed	Dependent as to what is needed
Keep records of all inspections and maintenance activities	X	X	X	X	Annually	\$500
Keep records of all cost inspections, maintenance, and repairs.	X	X	X	X	Annually	\$500

Note: See attached maintenance guides for pretreatment structure and underground detention maintenance.

Barracuda[®] Max & Barracuda Maintenance Guide

EXHIBIT B

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.



Barracuda Storage Capacities

EXHIBIT B

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards ³ (meters ³)	NJDEP Sediment Capacity (50% of standard depth) Yards ³ (meters ³)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
 - a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
 - b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
 - c. Additional local regulations may apply to the maintenance procedure.

Figure 1

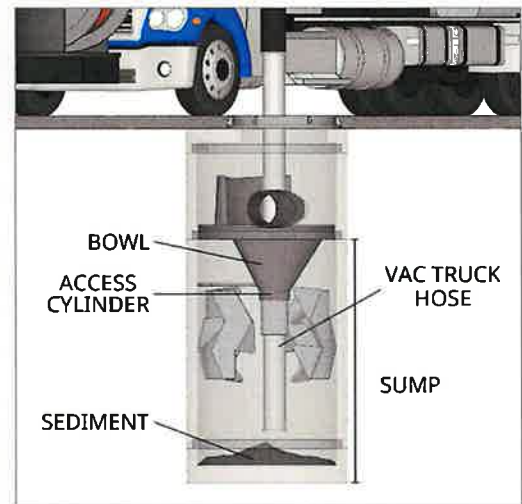


EXHIBIT B

Isolator[®] Row Plus O&M Manual



The Isolator[®] Row Plus EXHIBIT B

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroleum Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the “first flush” runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row Plus Flamp[™] is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

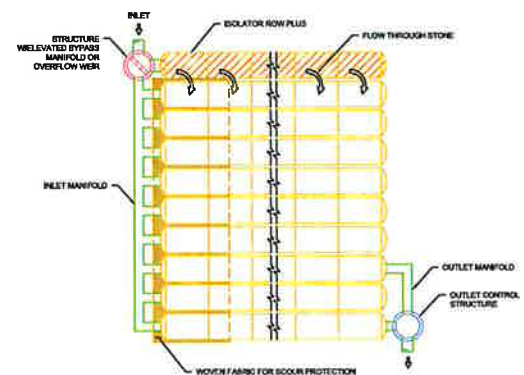
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.



Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.



StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance EXHIBIT B

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

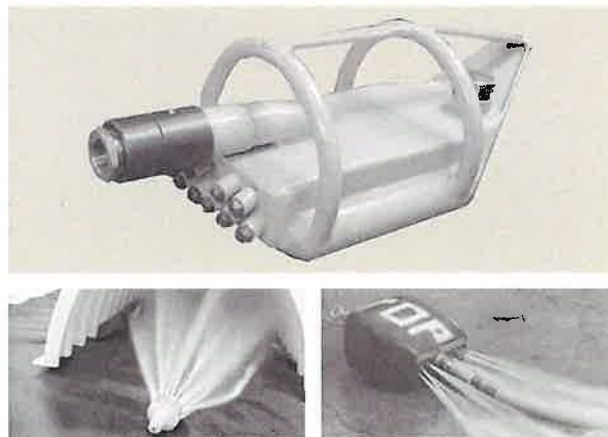
If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided

via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (not to scale)

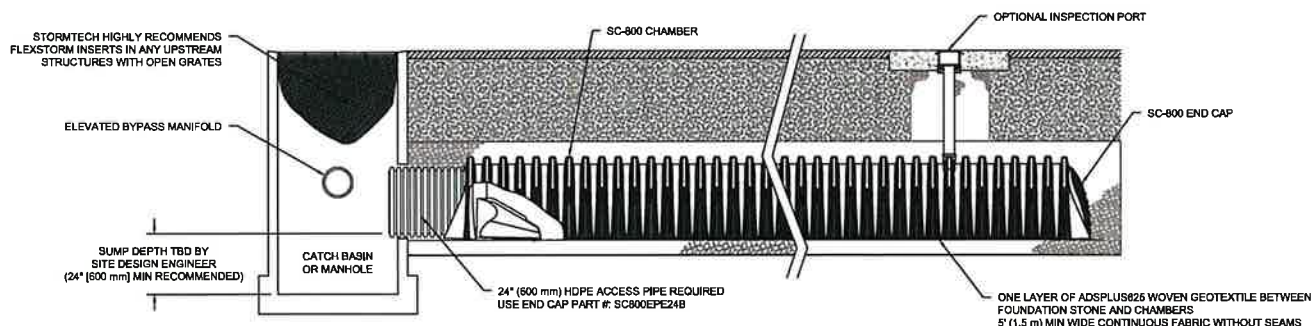


EXHIBIT B

Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row Plus
 - i. Remove cover from manhole at upstream end of Isolator Row Plus
 - ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2. If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

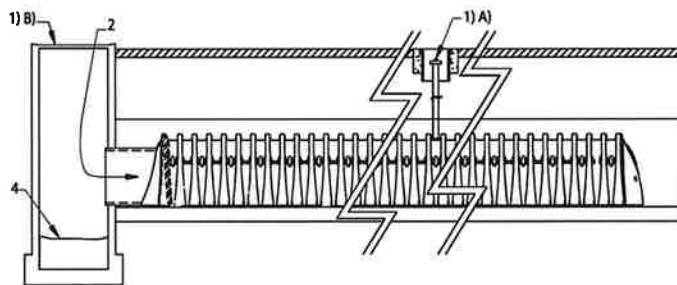
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi- ment Depth (1)-(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com

800-821-6710

STORMTECH MAINTENANCE PROCEDURE

EXHIBIT B

PLEASE REFER TO THE ATTACHED STORMTECH OPERATIONS & MAINTENANCE MANUAL FOR ADDITIONAL INFORMATION

INSPECTION

- **FREQUENCY OF INSPECTION**
 - The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices. At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row PLUS should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.
- **INSPECTION ACCESS**
 - The Isolator Row PLUS incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.
- **DETERMINATION OF REQUIRED MAINTENANCE**
 - If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row PLUS, clean-out should be performed.

MAINTENANCE

- **MAINTNENANCE REQUIRED**
 - The Isolator Row PLUS was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.
- **MAINTENANCE PROCEDURE**
 - Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row PLUS while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row PLUS up to 50 chambers long. ***The JetVac process shall only be performed on StormTech Isolator***

Project Name
Project No.
Project Location

Storm Drainage Structures
33 49 23 - 1

EXHIBIT B

Row PLUS that have ADS PLUS Fabric (as specified by StormTech) over their angular base stone.

○ STEP BY STEP MAINTENANCE PROCEDURE

STEP 1

Inspect Isolator Row PLUS for sediment. A) Inspection ports (if present)

- i. Remove lid from floor box frame
- ii. Remove cap from inspection riser
- iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
- iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3. B) All Isolator Row PLUS
 - i. Remove cover from manhole at upstream end of Isolator Row PLUS
 - ii. Using a flashlight, inspect down Isolator Row PLUS through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.If not, proceed to Step 3.

STEP 2

Clean out Isolator Row PLUS using the JetVac process. A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable B) Apply multiple passes of JetVac until backflush water is clean C) Vacuum manhole sump as required

STEP 3

Replace all caps, lids and covers, record observations and actions.

STEP 4 Inspect & clean catch basins and manholes upstream of the StormTech system.

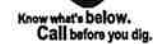
EXHIBIT B

[illegible]

EXHIBIT C

EASEMENT AREA

See attached.

[illegible]

Copyright © 2025 Giffels Webster.
No reproduction shall be made
without the prior written consent of
Giffels Webster.

EXHIBIT C

PROPERTY DESCRIPTION

PER TITLE COMMITMENT NO. 7-10411, PREPARED BY NORTHWEST TITLE FAMILY OF COMPANIES, INC., AN AGENT FOR OLD REPUBLIC NATIONAL INSURANCE COMPANY, DATED NOVEMBER 8, 2022 (REVISION NUMBER: 20221212-0416 PM)

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 379.12 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 458.35 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE PARTS TAKEN FOR ROAD DESCRIBED AS: BEGINNING AT THE NORTHEAST SECTION CORNER; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 60 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 243.87 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 38 SECONDS WEST 184.80 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 17 SECONDS WEST 163.40 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 115.69 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING.

STORM WATER MAINTENANCE AND EASEMENT DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 13; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 60.00 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 65.98 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) SOUTH 87 DEGREES 35 MINUTES 54 SECONDS WEST, 38.37 FEET; AND (2) ALONG A BEGINNING OF A REVERSE CURVE TO THE RIGHT 63.31 FEET SAID CURVE HAVING A RADIUS OF 45.50 FEET, A CENTRAL ANGLE OF 79 DEGREES 43 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF NORTH 52 DEGREES 32 MINUTES 21 SECONDS WEST, 58.33 FEET; AND (3) ALONG A REVERSE CURVE TO THE LEFT 6.26 FEET SAID CURVE HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 79 DEGREES 43 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF NORTH 52 DEGREES 32 MINUTES 21 SECONDS WEST, 5.77 FEET; AND (4) SOUTH 87 DEGREES 35 MINUTES 51 SECONDS WEST, 2.25 FEET; AND (5) NORTH 02 DEGREES 24 MINUTES 09 SECONDS WEST, 89.89 FEET; AND (6) SOUTH 87 DEGREES 35 MINUTES 51 SECONDS WEST, 26.55 FEET; AND (7) NORTH 02 DEGREES 24 MINUTES 09 SECONDS WEST, 32.90 FEET; AND (8) NORTH 87 DEGREES 35 MINUTES 51 SECONDS EAST, 84.73 FEET; AND (9) SOUTH 02 DEGREES 24 MINUTES 09 SECONDS EAST, 118.37 FEET; AND (10) NORTH 87 DEGREES 35 MINUTES 54 SECONDS EAST, 31.64 FEET; AND (11) SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST, 45.50 FEET TO THE POINT OF BEGINNING.



Know what's below.
Call before you dig.

PARCEL ID NO. 22-13-200-016 City of Novi, Oakland County, MICHIGAN STORM WATER MAINTENANCE AND ACCESS EASEMENT



28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-6068
www.giffelswebster.com

Executive: NS
Manager: NS
Designer: LDA
Quality Control: ALG
Section: 13
T-01-N R-08-E

DATE:	ISSUE:
12.18.2025	REV DESCRIPTION

Date: 02.12.2025
Scale: NA
Sheet: 2 OF 2
Project: 20415.00

Copyright © 2025 Giffels Webster.
No reproduction shall be made
without the prior written consent of
Giffels Webster.

EXHIBIT B

Permanent Maintenance Tasks and Schedule

TASKS	COMPONENTS				SCHEDULE	COST
	Storm Sewer Structure	Outflow Control Structure	Pretreatment Structure	Underground Detention		
Inspect for sediment accumulation	X	X	X	X	Annually	\$500
Removal of sediment accumulation	X	X	X	X	Every year as needed	\$5,000
Inspect for floatables and debris	X	X	X	X	Annually and after major storm events	\$500
Cleaning of floatables and debris	X	X	X	X	Every year as needed	\$5,000
Inspect stormwater system components during wet weather	X	X	X	X	Annually	\$500
Make adjustments or replacements as determined	X	X	X	X	As needed	Dependent as to what is needed
Keep records of all inspections and maintenance activities	X	X	X	X	Annually	\$500
Keep records of all cost inspections, maintenance, and repairs.	X	X	X	X	Annually	\$500

Note: See attached maintenance guides for pretreatment structure and underground detention maintenance.

Barracuda[®] Max & Barracuda Maintenance Guide

EXHIBIT B

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards ³ (meters ³)	NJDEP Sediment Capacity (50% of standard depth) Yards ³ (meters ³)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
 - a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
 - b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
 - c. Additional local regulations may apply to the maintenance procedure.

Figure 1

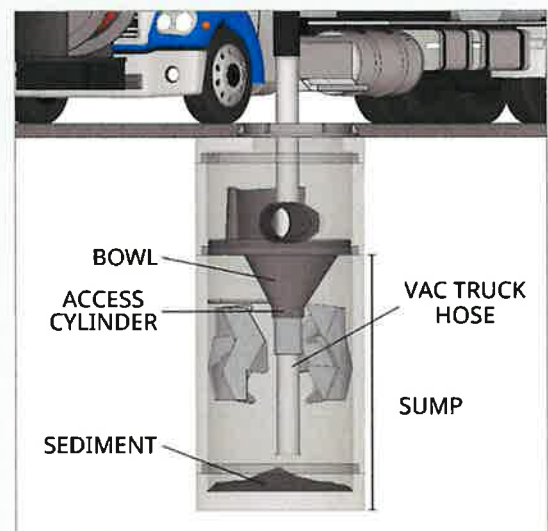


EXHIBIT B

Isolator[®] Row Plus O&M Manual



The Isolator® Row Plus

EXHIBIT B

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroleum Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, SC-310-3, SC-740, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the “first flush” runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

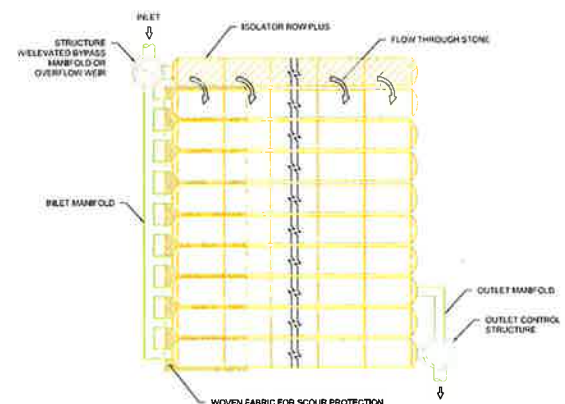
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.



Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.



StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance EXHIBIT B

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

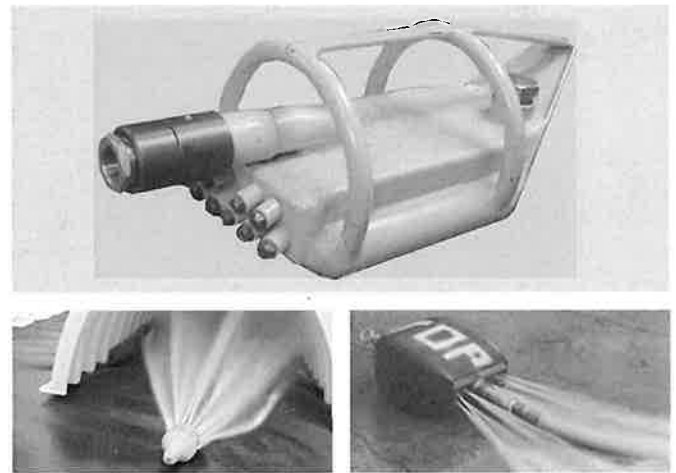
If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided

via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (not to scale)

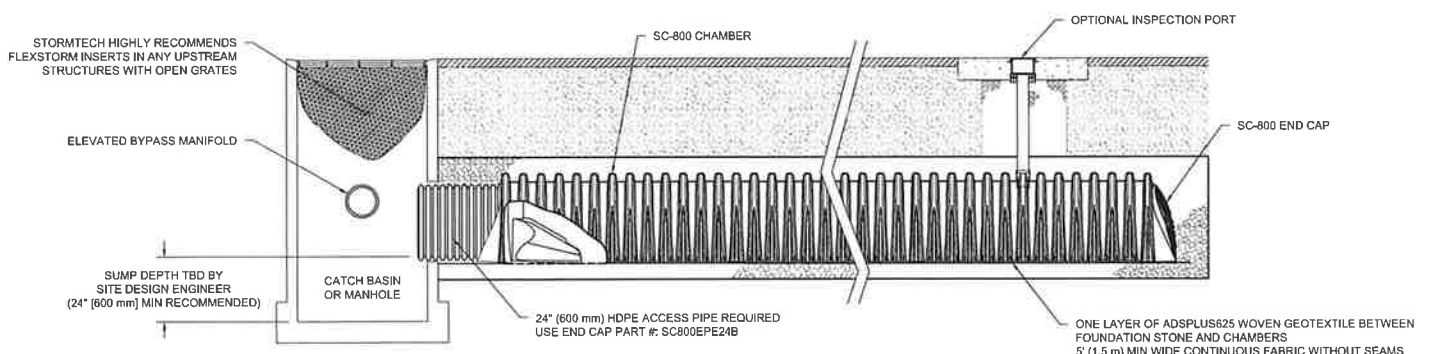


EXHIBIT B

Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row Plus
 - i. Remove cover from manhole at upstream end of Isolator Row Plus
 - ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
 - iv. If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

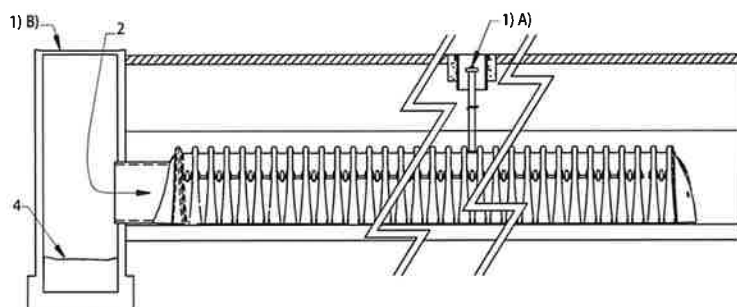
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi- ment Depth (1)-(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

adspipe.com

800-821-6710

PLEASE REFER TO THE ATTACHED STORMTECH OPERATIONS & MAINTENANCE
MANUAL FOR ADDITIONAL INFORMATION

INSPECTION

- FREQUENCY OF INSPECTION
 - The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices. At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row PLUS should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.
- INSPECTION ACCESS
 - The Isolator Row PLUS incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.
- DETERMINATION OF REQUIRED MAINTENANCE
 - If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3 inches throughout the length of the Isolator Row PLUS, clean-out should be performed.

MAINTENANCE

- MAINTNENANCE REQUIRED
 - The Isolator Row PLUS was designed to reduce the cost of periodic maintenance. By “isolating” sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entries.
- MAINTENANCE PROCEDURE
 - Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row PLUS while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45” are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. Most JetVac reels have 400 feet of hose allowing maintenance of an Isolator Row PLUS up to 50 chambers long. ***The JetVac process shall only be performed on StormTech Isolator***

Project Name
Project No.
Project Location

Storm Drainage Structures
33 49 23 - 1

EXHIBIT B

Row PLUS that have ADS PLUS Fabric (as specified by StormTech) over their angular base stone.

○ STEP BY STEP MAINTENANCE PROCEDURE

STEP 1

Inspect Isolator Row PLUS for sediment. A) Inspection ports (if present)

- i. Remove lid from floor box frame
- ii. Remove cap from inspection riser
- iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
- iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3. B) All Isolator Row PLUS
 - i. Remove cover from manhole at upstream end of Isolator Row PLUS
 - ii. Using a flashlight, inspect down Isolator Row PLUS through outlet pipe
 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.If not, proceed to Step 3.

STEP 2

Clean out Isolator Row PLUS using the JetVac process. A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable B) Apply multiple passes of JetVac until backflush water is clean C) Vacuum manhole sump as required

STEP 3

Replace all caps, lids and covers, record observations and actions.

STEP 4 Inspect & clean catch basins and manholes upstream of the StormTech system.

EXHIBIT B

StormTech Maintenance Log

Project Name:

Location:

[illegible]

EXHIBIT C

EASEMENT AREA

See attached.

OAKLAND COUNTY
MICHIGAN

SOUTH LINE OF SECTION 12

NORTH LINE OF SECTION 13

POINT OF
BEGINNING
OF PARCEL

W. 12 MILE ROAD (VARIABLE WIDTH) - PUBLIC

EXCEPTED PART TAKEN FOR ROAD
RIGHT OF WAY NO.1 EXHIBIT "A"
L.12108, P.148

458.35'

S02°24'06"E

HAGGERTY ROAD (VARIABLE WIDTH) - PUBLIC

EAST LINE OF SECTION 13 (CITY OF NOVI)
WEST LINE OF SECTION 18 (CITY OF FARMINGTON HILLS)

PARCEL ID NO. 22-13-200-015

N02°24'06"W

458.35'

342.66'

115.69'

95.64'

S86°05'17"W
163.40'

N59°50'38"W

**STORM WATER
MAINTENANCE AND ACCESS
EASEMENT**

184.80'

PARCEL ID NO.
22-13-200-016
39471 W. 12 MILE RD.
2.34 ACRES

N02°24'09"W
32.90'

N87°35'51"E
84.73'

S87°35'51"W
26.55'

N02°24'09"E
89.89'

S02°24'06"E
118.37'

243.87'

N02°24'06"W

31.64'

N87°35'54"E

45.50'

S02°24'06"E

60.00'

PROPOSED
BUILDING

S87°35'51"W

2.25'

ARC=6.26'

RADIUS=4.50'

DELTA=79°43'37"

CHORD=N52°32'21"W

5.77'

ARC=63.31'

RADIUS=45.50'

DELTA=79°43'37"

CHORD=N52°32'21"W

58.33'

POINT OF
BEGINNING
STORM WATER
MAINTENANCE
EASEMENT

319.12'

379.12'

S86°56'35"W

PARCEL ID NO. 22-13-200-017



Know what's below.
Call before you dig.

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 379.12 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 458.35 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THOSE PARTS TAKEN FOR ROAD DESCRIBED AS: BEGINNING AT THE NORTHEAST SECTION CORNER; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 60 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 243.87 FEET; THENCE NORTH 59 DEGREES 50 MINUTES 38 SECONDS WEST 184.80 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 17 SECONDS WEST 163.40 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 115.69 FEET; THENCE NORTH 86 DEGREES 56 MINUTES 35 SECONDS EAST 379.12 FEET TO THE POINT OF BEGINNING.

STORM WATER MAINTENANCE AND EASEMENT DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 13; THENCE SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST 458.35 FEET ALONG THE EAST LINE OF SAID SECTION 13; THENCE SOUTH 86 DEGREES 56 MINUTES 35 SECONDS WEST 60.00 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 06 SECONDS WEST 65.98 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING ELEVEN (11) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) SOUTH 87 DEGREES 35 MINUTES 54 SECONDS WEST, 38.37 FEET; AND (2) ALONG A BEGINNING OF A REVERSE CURVE TO THE RIGHT 63.31 FEET SAID CURVE HAVING A RADIUS OF 45.50 FEET, A CENTRAL ANGLE OF 79 DEGREES 43 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF NORTH 52 DEGREES 32 MINUTES 21 SECONDS WEST, 58.33 FEET; AND (3) ALONG A REVERSE CURVE TO THE LEFT 6.26 FEET SAID CURVE HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 79 DEGREES 43 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF NORTH 52 DEGREES 32 MINUTES 21 SECONDS WEST, 5.77 FEET; AND (4) SOUTH 87 DEGREES 35 MINUTES 51 SECONDS WEST, 2.25 FEET; AND (5) NORTH 02 DEGREES 24 MINUTES 09 SECONDS WEST, 89.89 FEET; AND (6) SOUTH 87 DEGREES 35 MINUTES 51 SECONDS WEST, 26.55 FEET; AND (7) NORTH 02 DEGREES 24 MINUTES 09 SECONDS WEST, 32.90 FEET; AND (8) NORTH 87 DEGREES 35 MINUTES 51 SECONDS EAST, 84.73 FEET; AND (9) SOUTH 02 DEGREES 24 MINUTES 09 SECONDS EAST, 118.37 FEET; AND (10) NORTH 87 DEGREES 35 MINUTES 54 SECONDS EAST, 31.64 FEET; AND (11) SOUTH 02 DEGREES 24 MINUTES 06 SECONDS EAST, 45.50 FEET TO THE POINT OF BEGINNING.



March 6, 2026

Ben Croy
City of Novi
26300 Lee BeGole Drive
Novi, Michigan 48375

Re: Sheetz - Acceptance Documents Review #2
Novi JSP23-0033
SDA NV25-206
FINAL DOCUMENTS – EXHIBITS APPROVED

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on February 26, 2026 against the Final Site Plan (Stamping Set) approved on June 11, 2025. We offer the following comments:

Final Acceptance Documents

The following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using blue/black ink as the County will reject them otherwise.

1. On-Site Water System Easement
(executed 02-16-2026; exhibit dated 01-13-2026)
Exhibit A Approved
2. Storm Drainage Facility / Maintenance Easement Agreement
(executed 02-16-2026; exhibits dated 12-18-2025)
Exhibits A, B, C Approved
3. License Agreement
(executed 02-16-2026; exhibit dated 12-18-2025)
Exhibit A Approved
4. Bill of Sale
(executed 02-16-2026; exhibit dated 01-13-2026)
Exhibit A Approved
5. Full Unconditional Waivers of Lien
(L&R Construction – executed 12-18-2025)
(Michigan Pipe & Valve – executed 12-22-2025)
(Lester Brothers Excavation – executed 12-18-2025)
6. Sworn Statement signed by Developer
(executed 02-23-2026)

Unless otherwise stated above, the documents as submitted were found to be acceptable by our office pending review by the City Attorney. Legal review will not occur until a current title policy is submitted to the City. For those documents which require revisions, please forward those revised documents to the City for further review and approval.

The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

It should be noted that the Plan Review Center Report dated March 25, 2025 contains all documentation requirements necessary prior to construction and occupancy of the facility.

If you have any questions regarding this matter, please contact this office at your convenience.

Sincerely,

SPALDING DEDECKER

Digitally signed by
Sydney Waynick
Sydney Waynick
Construction Engineer

Cc (via email): Barb McBeth, City of Novi
 Lindsay Bell, City of Novi
 Diana Shanahan, City of Novi
 Stacey Choi, City of Novi
 Humna Anjum, City of Novi
 Kate Purpura, City of Novi
 Beth Saarela, RSJA Law
 Sarah Marchioni, City of Novi
 Angie Sosnowski, City of Novi
 Alyssa Craigie, City of Novi
 David Bruckelmeyer, Sheetz

March 27, 2026

Mrs. Humna Anjum
City of Novi Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375

Re: Sheetz
Storm Water Detention System Inspection
Novi SP No.: JSP23-0033
SDA Job No.: NV25-206

Dear Mrs. Anjum:

This letter serves as an official notice that we have reviewed the status of the storm water detention systems including the storm sewer piping, detention chambers, and outlet control structures for the above-referenced project. As a result of this review, we have determined the storm water detention system to be in general conformance with the approved construction plans. We recommend release of the financial guarantee.

Please contact our office with any questions or concerns.

Sincerely,

SPALDING DEDECKER

Digitally signed by
Sydney Waynick
Sydney Waynick
Construction Engineer

cc: Sarah Marchioni, City of Novi – Building Project Coordinator
Angela Sosnowski, City of Novi – Bond Coordinator
Scott Roselle, City of Novi – Water and Sewer Asset Manager
Kate Purpura, City of Novi – Project Engineer
Tom Richards, L&R Construction – Site Superintendent
Brian Lance, L&R Construction – Project Manager