



**CITY OF NOVI CITY COUNCIL**  
**MARCH 8, 2021**

**SUBJECT:** Approval of a Storm Drainage Facility Maintenance Easement Agreement from Hexagon Metrology, Inc. for Beck North Unit 57 located north of Hexagon Way and east of Hudson Drive (parcel 50-22-04-151-037).

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**BACKGROUND INFORMATION:** Hexagon Metrology, Inc. 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 storm water system.

The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, December 19, 2019) and the City Engineering consultant (Spalding DeDecker, December 10, 2019), and is recommended for approval.

**RECOMMENDED ACTION:** Approval of a Storm Drainage Facility Maintenance Easement Agreement from Hexagon Metrology, Inc. for Beck North Unit 57 located north of Hexagon Way and east of Hudson Drive (parcel 50-22-04-151-037).

# Beck North Unit 57 SDFMEA

## Location Map



Beck North Unit 57  
50-22-04-151-037

Hexagon Way

Map Author: Kate Richardson  
Date: 02/19/2021  
Project: Beck North Unit 57 SDFMEA  
Version: 1.0

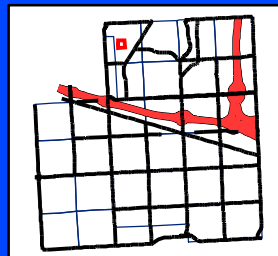
Amended By:  
Date:  
Department:

#### 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 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

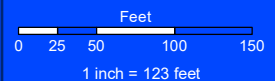
### Legend

 Subject Parcel



### City of Novi

Engineering Division  
Department of Public Works  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org



ELIZABETH KUDLA SAARELA  
esaarela@rsjalaw.com

2755 Executive Drive, Suite 250  
Farmington Hills, Michigan 48331  
P 248.489.4100 | F 248.489.1726  
rsjalaw.com



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

December 19, 2019

Jeffrey Herczeg, Director of Public Works  
City of Novi  
Field Services Complex  
26300 Lee BeGole Drive  
Novi, MI 48375

**Re: *Beck North Unit 57 fka Unit 54 JSP 16-36*  
Storm Drainage Facility Maintenance Easement Agreement**

Dear Mr. Herczeg:

We have received and reviewed and enclosed please find the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving Beck North, Unit 57. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. The City's Consulting Engineer has reviewed and approved the attached exhibits. The Agreement appears to be in order and 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.

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

Very truly yours,

ROSATI SCHULTZ JOPPICH  
& AMTSBUECHLER PC

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over a horizontal line. The signature is stylized and cursive.

Elizabeth Kudla Saarela

Enclosures

Jeffrey Herczeg, Director of Public Works  
City of Novi  
December 19, 2019  
Page 2

C: Cortney Hanson, Clerk (w/Original Enclosure)  
Charles Boulard, Community Development Director (w/Enclosures)  
Barb McBeth, City Planner (w/Enclosures)  
Sri Komaragiri, Planner (w/Enclosures)  
Lindsay Bell, Planner (w/Enclosures)  
Madeleine Kopko, Planning Assistant (w/Enclosures)  
Angie Sosnowski, Community Development Bond Coordinator (w/Enclosures)  
Ben Croy, City Engineer (w/Enclosures)  
Victor Boron, Civil Engineer (w/Enclosures)  
Rebecca Runkel, Staff Engineer (w/Enclosures)  
Sarah Marchioni, Community Development Building Project Coordinator (w/Enclosures)  
Michael Freckelton/Taylor Reynolds/Ted Meadows, Spalding DeDecker (w/Enclosures)  
Sue Troutman, City Clerk's Office (w/Enclosures)  
Glenn E. Jones, Dembs Development (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)

**STORM DRAINAGE FACILITY**  
**MAINTENANCE EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT is made this 27<sup>th</sup> day of September, 2019, by and between Hexagon Metrology, Inc., a Delaware corporation, whose address is 250 Circuit Drive, North Kingstown, Rhode Island 02852, (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 4 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 light industrial development on the Property.
- B. The light industrial development, shall contain certain storm drainage facilities, including but not limited to, an oil/gas separator, 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 facilities 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 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 Areas 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 Oil/Gas Separator within the Oil/Gas Separator Easement Area described and depicted in **Exhibit D**, 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  
Hexagon Metrology, Inc., a Delaware corporation

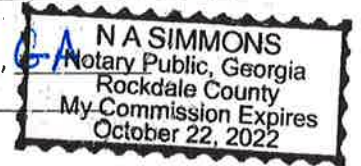
By: Collin A. Webb  
Its: Secretary

STATE OF GEORGIA )  
 ) ss.  
COUNTY OF Gwinnett )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of September, 2019, by Collin A. Webb, as the Secretary of Hexagon Metrology, Inc.

N A Simmons

Notary Public  
Acting in Gwinnett County, GA  
My Commission Expires: \_\_\_\_\_



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 \_\_\_\_\_ 2019, by \_\_\_\_\_, on behalf of the City of Novi, a Municipal Corporation.

\_\_\_\_\_  
Notary Public  
Acting in Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

Drafted by:  
Max A. Mittleman  
Jaffe, Raitt, Heuer & Weiss  
27777 Franklin Road, Suite 2500  
Southfield, MI 48034

And when recorded return to:  
Cortney Hanson, City Clerk  
City of Novi  
45175 Ten Mile Rd  
Novi, MI 48375



# EXHIBIT A

**PARCEL DESCRIPTION:**

UNIT 57 OF "BECK NORTH CORPORATE PARK", AS RECORDED IN LIBER 35825, PAGE 628 OF OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN, AS AMENDED, AND MORE PARTICULARLY DESCRIBED AS:  
 COMMENCING AT THE NORTHEAST CORNER OF HUDSON DRIVE (60 FEET WIDE) AND NADLAN DRIVE (60 FEET WIDE), "BECK NORTH CORPORATE PARK", AS RECORDED IN LIBER 35825, PAGE 628 OF OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN, AS AMENDED; THENCE S89°52'29"E 374.92 FEET TO THE POINT OF BEGINNING; THENCE N00°07'30"E 327.45 FEET; THENCE N89°52'29"W 25.02 FEET; THENCE N00°07'31"E 78.25 FEET; THENCE S89°59'55"E 149.90 FEET; THENCE N89°59'56"E 375.40 FEET; THENCE S00°05'57"W 505.56 FEET; THENCE N89°34'14"W 353.50 FEET; THENCE 140.48 FEET ALONG A CURVE TO THE LEFT, RADIUS 76.00 FEET, CHORD BEARING N36°55'19"W 121.32 FEET; THENCE N89°52'29"W 73.92 FEET TO THE POINT OF BEGINNING, CONTAINING 5.53 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



REV. 4/19/2019

CLIENT: <b>DEMBS DEVELOPMENT, INC.</b>		DATE: 12/18/2017
<b>EXHIBIT A</b>		DRAWN BY: TTP
<b>BECK NORTH CORPORATE PARK - UNIT 57</b>		CHECKED BY: TC
SECTION: 4      TOWNSHIP: 1 N      RANGE: 8 E		
CITY OF NOVI		
OAKLAND COUNTY		
MICHIGAN		
FBK:	1	
CHF:	14-306	
SCALE HOR 1" = 100 FT. VER 1" = 10 FT.		

# EXHIBIT B

## MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Channels & Swales	Oil / Gas Separator	Schedule
Inspect for sediment accumulation	X	X	X	X	X	Weekly
Removal of sediment accumulation	X	X		X	X	As needed & prior to turnover
Inspect for floatables and debris		X	X	X	X	Quarterly
Cleaning of floatables and debris		X	X	X	X	Quarterly & at turnover
Inspection for erosion				X		Weekly
Re-establish permanent vegetation on eroded slopes				X		As needed & prior to turnover
Wet weather inspection of structural elements, (including inspection for sediment accumulation in detention basins) with as-built plans in hand. These should be carried out by a professional engineer	X			X	X	As needed & at turnover
Make adjustments or replacements as determined by wet weather inspection	X			X	X	As needed

## PERMANENT MAINTENANCE TASKS AND SCHEDULE

Tasks	Storm Sewer System	Catch Basin Sumps	Catch Basin Inlet Castings	Channels & Swales	Oil / Gas Separator	Schedule
Inspect for sediment accumulation	X	X	X	X	X	Annually
Removal of sediment accumulation	X	X		X	X	Every 2 years as needed
Inspect for floatables and debris		X	X	X	X	Annually
Cleaning of floatables and debris		X	X	X	X	Annually
Inspection for erosion				X		Annually
Re-establish permanent vegetation on eroded slopes				X		As needed
Wet weather inspection of structural elements, (including inspection for sediment accumulation in detention basins) with as-built plans in hand. These should be carried out by a professional engineer	X			X	X	Annually
Make adjustments or replacements as determined by wet weather inspection	X			X	X	As needed
Keep records of all inspections and maintenance activities						Annually
Keep records of all costs for inspections, maintenance, and repairs						Annually

Maintenance Plan Budget	YR 1	YR 2	YR 3
Annual inspection for sediment accumulation	\$100	\$100	\$100
Removal of sediment every 2 years as needed	\$1250	\$1250	\$1250
Inspect for floatables and debris annually and as needed	\$100	\$100	\$100
Removal of floatables and debris annually and as needed	\$750	\$750	\$750
Inspect system for erosion annually and as needed	\$100	\$100	\$100
Re-establish permanent vegetation on eroded slopes as needed	\$500	\$500	\$500
<b>Total annual budget</b>	<b>\$2,800</b>	<b>\$2,800</b>	<b>\$2,800</b>

NOTE:  
THE OWNER AND/OR ASSOCIATION SHALL MAINTAIN A LOG OF ALL INSPECTION AND MAINTENANCE ACTIVITIES AND MAKE THE LOG AVAILABLE TO CITY PERSONNEL AS NEEDED.

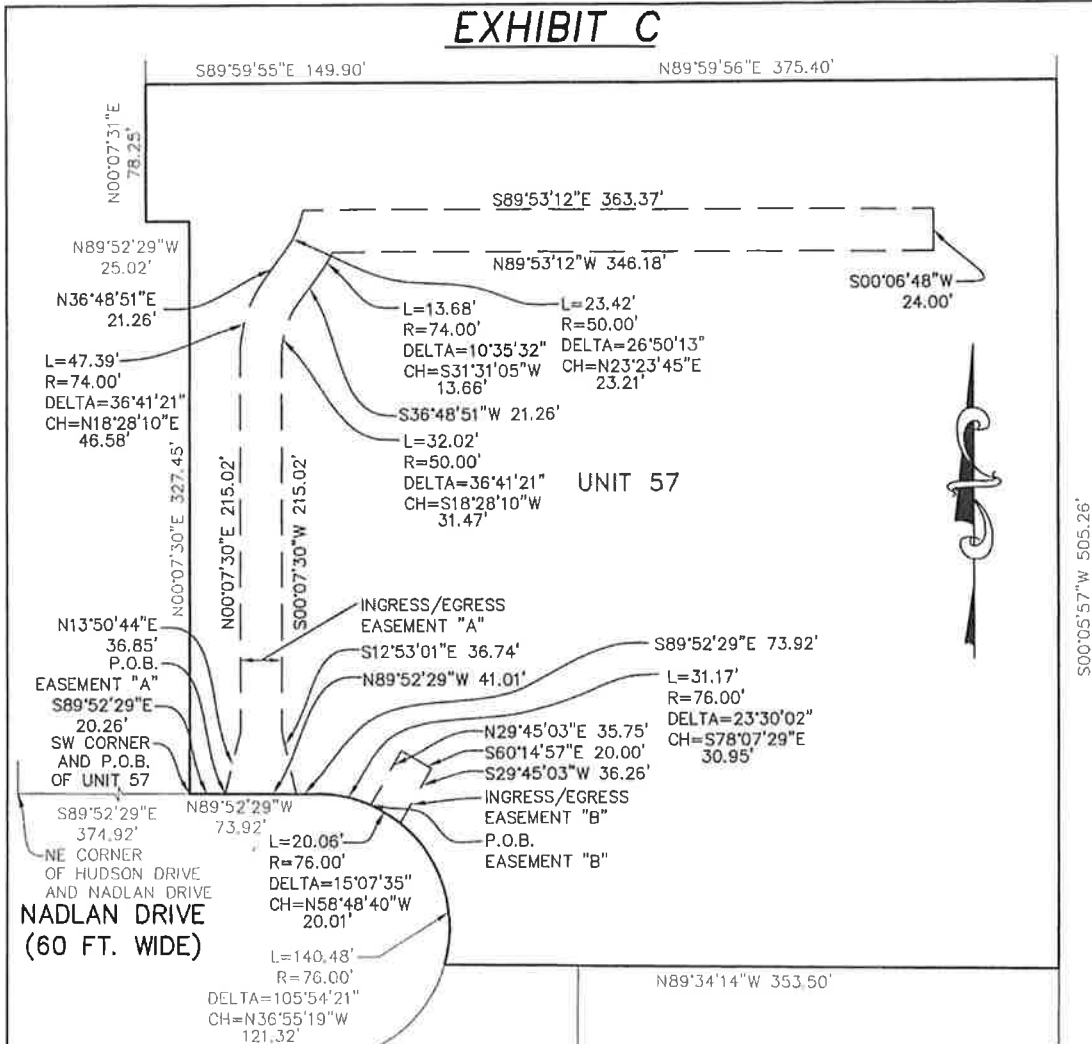


CLIENT: <b>DEMBS DEVELOPMENT, INC.</b>		DATE: 2-2-18
<b>EXHIBIT B</b>		DRAWN BY: TG
		CHECKED BY: TG
<b>BECK NORTH CORPORATE PARK - UNIT 57</b>		0 NONE
SECTION: 4 TOWNSHIP: 1N RANGE: 8E		1
CITY OF NOWI OAKLAND COUNTY MICHIGAN		SCALE HOR 1" = - FT. VER 1" = - FT.

REV. 4/19/2019

14-306

# EXHIBIT C



**INGRESS/EGRESS EASEMENT "A":**

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 57 OF "BECK NORTH CORPORATE PARK", AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1759; THENCE S89°52'29"E 20.26 FEET ALONG THE NORTH LINE OF NADLAN DRIVE TO THE POINT OF BEGINNING; THENCE N13°50'44"E 36.85 FEET; THENCE N00°07'30"E 215.02 FEET; THENCE 47.39 FEET ALONG THE ARC OF A 74.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N18°28'10"E 46.58 FEET; THENCE N36°48'51"E 21.26 FEET; THENCE 23.42 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N23°23'45"E 23.21 FEET; THENCE S89°53'12"E 363.37 FEET; THENCE S00°06'48"W 24.00 FEET; THENCE N89°53'12"W 346.18 FEET; THENCE 13.68 FEET ALONG THE ARC OF A 74.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S31°31'05"W 13.66 FEET; THENCE S36°48'51"W 21.26 FEET; THENCE 32.02 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S18°28'10"W 31.47 FEET; THENCE S00°07'30"W 215.02 FEET; THENCE S12°53'01"E 36.74 FEET; THENCE N89°52'29"W 41.01 FEET TO THE POINT OF BEGINNING.

**INGRESS/EGRESS EASEMENT "B":**

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 57 OF "BECK NORTH CORPORATE PARK", AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1759; THENCE S89°52'29"E 73.92 FEET ALONG THE NORTH LINE OF NADLAN DRIVE; THENCE 31.17 FEET ALONG THE ARC OF A 76 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S78°07'29"E 30.95 FEET TO THE POINT OF BEGINNING; THENCE N29°45'03"E 35.75 FEET; THENCE S60°14'57"E 20.00 FEET; THENCE S29°45'03"W 36.26 FEET; THENCE 20.06 FEET ALONG THE ARC OF A 76.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N58°48'40"W 20.01 FEET TO THE POINT OF BEGINNING.

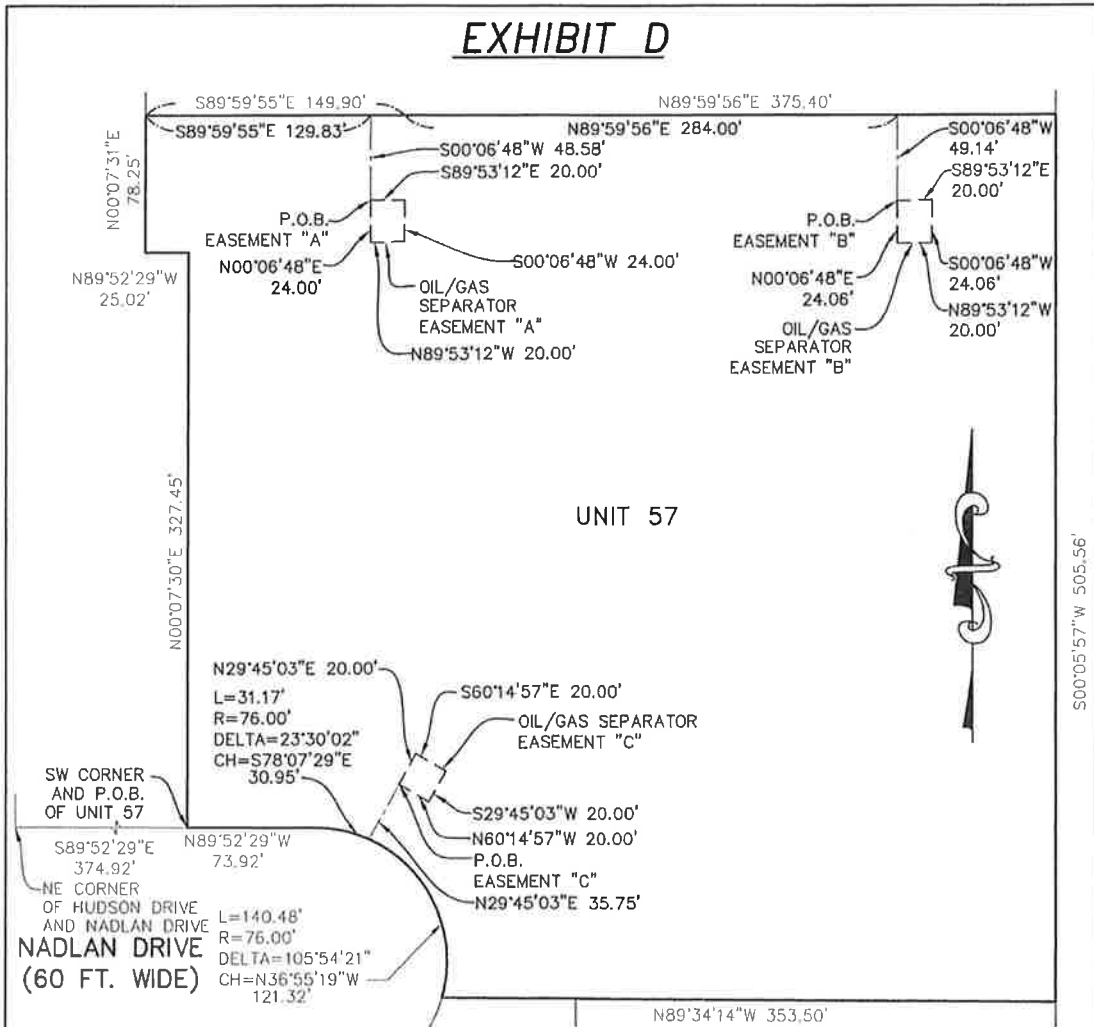


CLIENT: <b>DEMBS DEVELOPMENT, INC.</b>	DATE: 2/06/2018
<b>EXHIBIT C</b>	
<b>BECK NORTH CORPORATE PARK - UNIT 57</b>	
SECTION: 4	TOWNSHIP: 1 N
CITY OF NOVI	RANGE: B E
OAKLAND COUNTY MICHIGAN	

REV. 4/19/2019	
DRAWN BY: TTP	CHECKED BY: TG
0 NTS	
FBK:	1
CHF:	
SCALE HOR 1" = FT. VER 1" = FT.	

S00°05'57"W 505.26'

# EXHIBIT D



### OIL/GAS SEPARATOR EASEMENT "A":

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 57 OF "BECK NORTH CORPORATE PARK", AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1759; THENCE N00°07'30"E 327.45 FEET; THENCE N89°52'29"W 25.02 FEET; THENCE N00°07'31"E 78.25 FEET; THENCE S89°59'55"E 129.83 FEET; THENCE S00°06'48"W 48.58 FEET TO THE POINT OF BEGINNING; THENCE S89°53'12"E 20.00 FEET; THENCE S00°06'48"W 24.00 FEET; THENCE N89°53'12"W 20.00 FEET; THENCE N00°06'48"E 24.00 FEET TO THE POINT OF BEGINNING.

### OIL/GAS SEPARATOR EASEMENT "B":

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 57 OF "BECK NORTH CORPORATE PARK", AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1759; THENCE N00°07'30"E 327.45 FEET; THENCE N89°52'29"W 25.02 FEET; THENCE N00°07'31"E 78.25 FEET; THENCE S89°59'55"E 149.90 FEET; THENCE N89°59'56"E 284.00 FEET; THENCE S00°06'48"W 49.14 FEET TO THE POINT OF BEGINNING; THENCE S89°53'12"E 20.00 FEET; THENCE S00°06'48"W 24.06 FEET; THENCE N89°53'12"W 20.00 FEET; THENCE N00°06'48"E 24.06 FEET TO THE POINT OF BEGINNING.

### OIL/GAS SEPARATOR EASEMENT "C":

COMMENCING AT THE SOUTHWEST CORNER OF UNIT 57 OF "BECK NORTH CORPORATE PARK", AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1759; THENCE S89°52'29"E 73.92 FEET ALONG THE NORTH LINE OF NADLAN DRIVE; THENCE 31.17 FEET ALONG THE ARC OF A 76.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S78°07'29"E 30.95 FEET; THENCE N29°45'03"E 35.75 FEET TO THE POINT OF BEGINNING; THENCE N29°45'03"E 20.00 FEET; THENCE S60°14'57"E 20.00 FEET; THENCE S29°45'03"W 20.00 FEET; THENCE N60°14'57"W 20.00 FEET TO THE POINT OF BEGINNING.

**ALPINE**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

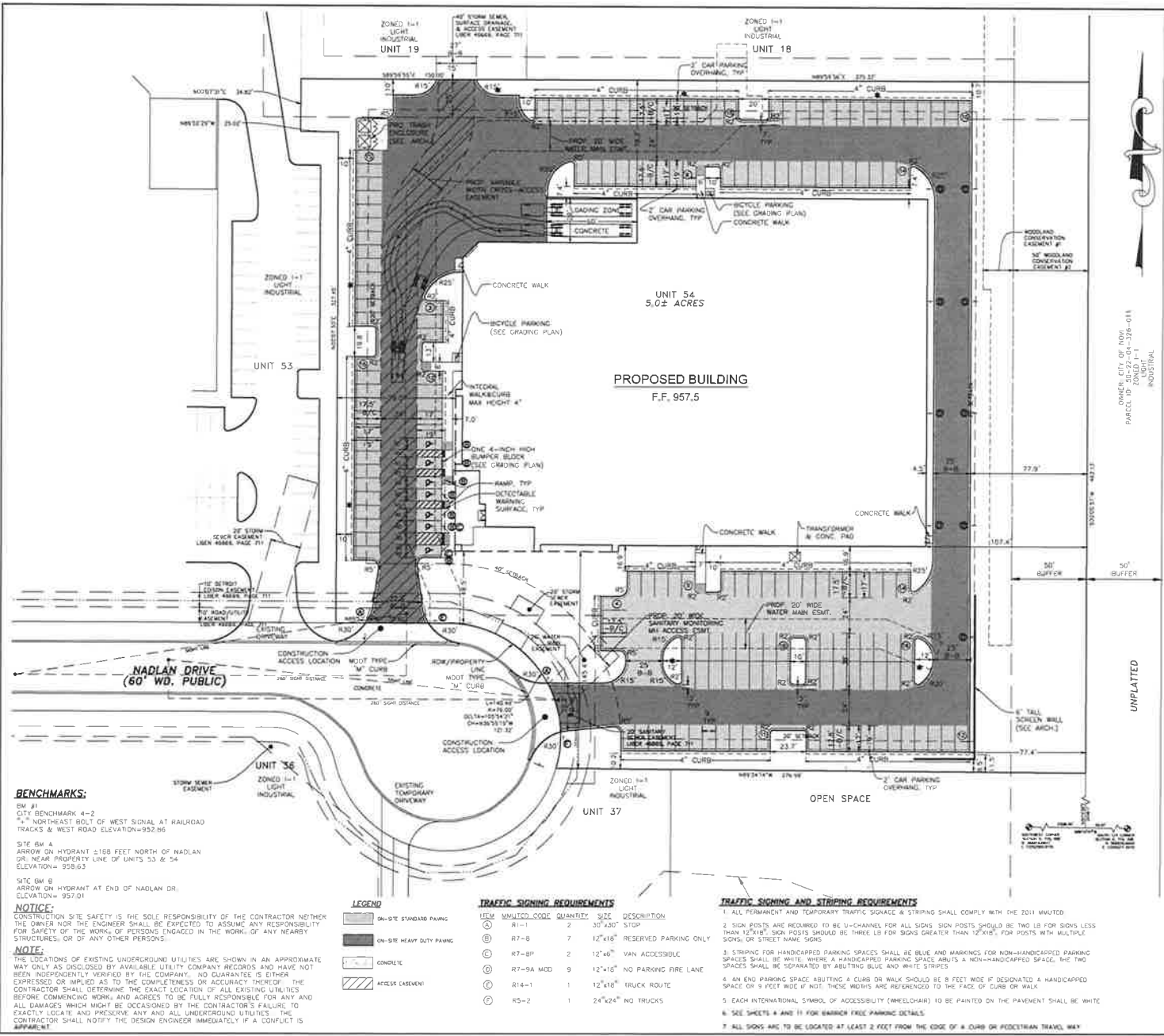
46892 WEST ROAD  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)

CLIENT: <b>DEMBS DEVELOPMENT, INC.</b>		DATE: 2/06/2018
<b>EXHIBIT D</b>		DRAWN BY: TTP
		CHECKED BY: TG
<b>BECK NORTH CORPORATE PARK - UNIT 57</b>		0 NTS
SECTION: 4	TOWNSHIP: 1 N	1
	RANGE: 8 E	
CITY OF NOVI OAKLAND COUNTY MICHIGAN		SCALE: HOR 1" = 40 FT. VER 1" = 4 FT.

REV. 4/19/2019

S00°05'57"W 505.56'

14-306



**UNIT 54**  
5.0± ACRES

**PROPOSED BUILDING**  
F.F. 957.5

**SITE DATA:**  
SITE AREA: 5.00 ACRES  
PARCEL ID: 22-06-101-004  
EXISTING/PROPOSED ZONING: L-1 LIGHT INDUSTRIAL  
PROPOSED SPECULATIVE OFFICE: 25,177 S.F. OFFICE  
BUILDING SHELL: 62,838 S.F. INDUSTRIAL/RESEARCH  
67,505 S.F. BUILDING TOTAL  
REQUIRED BUILDING SETBACKS: 40' FRONT MINIMUM  
70' EACH SIDE MINIMUM  
75' REAR MINIMUM

**REQUIRED PARKING:**  
OFFICE: 23,930 S.F. (GROSS LEASABLE FLOOR AREA) / 222 S.F. / 100 SPACES  
INDUSTRIAL/RESEARCH: 41,392 S.F. (USABLE FLOOR AREA) / 700 S.F. / 323 SPACES  
167 TOTAL SPACES REQUIRED  
174 TOTAL PARKING SPACES PROVIDED (INCLUDES 7 B.F. SPACES)

**REQUIRED BICYCLE PARKING:**  
REQUIRED: 5% OF REQUIRED AUTO SPACES  
= 101 + 254 = 8 BICYCLE PARKING SPACES PROVIDED, 8 BICYCLE PARKING SPACES PROVIDED, 8 BICYCLE PARKING SPACES PROVIDED

**FRONT YARD (EAST SIDE) PARKING CALCULATIONS:**  
PARKING OCCUPANCY REQUIRED: LESS THAN SIX  
PARKING OCCUPANCY PROPOSED: EAST YARD AREA: 48,000 S.F.  
EAST PARKING SPACE AREA: 13,338 S.F.  
PARKING SPACE OCCUPANCY: 27.7%  
BUILDING SIDEWALK: 31.68'  
OPEN SPACE: 31.56'

- FIRE DEPARTMENT NOTES:**
1. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
  2. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3' HIGH ON A CONTRASTING BACKGROUND.
  3. FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM OF FIFTY (50) FEET OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS.
  4. IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR ANY OTHER OBJECT FOR A MINIMUM OF 3' FEET.
  5. IN ANY BUILDING OR STRUCTURE REQUIRED TO BE EQUIPPED WITH A FIRE DEPARTMENT CONNECTION, THE CONNECTION SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT.

- GENERAL SITE NOTES:**
1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVATO STANDARDS AND SPECIFICATIONS.
  2. STORM WATER OUTLETS TO BECK NORTH PHASE 6 DEVELOPMENT DISAPPEAR BASINS AND ULTIMATELY INTO EXISTING WETLANDS.
  3. ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
  4. EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2311 OF THE CITY OF NOVATO CODE.
  5. RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOVATO FOR ANY WORK IN THE NADLAN DRIVE RIGHT-OF-WAY.
  6. ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 203 OF THE CITY OF NOVATO AND WHERE REQUIRED) SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED. NO SIGNS (OTHER THAN TYPICAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMITTINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
  7. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (2011 MUTCD).
  8. NOTIFY THE CITY OF NOVATO A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  9. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  10. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
  11. ALL EXCAVATION UNDER OR WITHIN A 10' INFLUENCE OF PUBLIC PAVEMENT EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MOIST).
  12. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
  13. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
  14. IF DETERMINED IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A WEATHERING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
  15. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
  16. NO FLASHING LIGHTING WILL BE USED ON THE SITE.
  17. NO OUTSIDE STORAGE SHALL BE PERMITTED.
  18. NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
  19. AS REQUIRED BY THE CITY OF NOVATO SOUND LEVELS OF BUILDING OCCUPANT OPERATIONS INCLUDING THE OPERATION OF ROOFTOP MECHANICAL EQUIPMENT SHALL NOT EXCEED 55 DECIBELS DURING DAY-TWO HOURS AND 49 DECIBELS DURING DAY-TWO HOURS. VERIFICATION OF THE CONFORMANCE MAY BE REQUIRED AT THE TIME OF OCCUPANCY.
  20. REMOVE PICK-UP TRUCKS BE LIMITED TO THE HOURS OF 7:00 A.M. TO 5:00 P.M. PREVAILING TIME.
  21. WINDOWS AND DOORS OF NON-OFFICE USE AREAS OF STRUCTURES IN AN L-1 DISTRICT MAY NOT BE LEFT OPEN.
  22. PERMIT SHOULD CHECK WITH THE PLANNING DEPARTMENT PRIOR TO LEASING TO ENSURE USE IS COMPATIBLE WITH SPECIFIC LAND USE DESIGN.
  23. TRUCKS SHALL NOT USE THE DRIVE ON THE EAST SIDE OF THE BUILDING ACCESS TO THE LEASING OFFICE. TRUCKS CAN ONLY USE THE DRIVE ON THE WEST SIDE OF THE BUILDING.

**COMMERCIAL**  
SITE ENGINEERING  
FOUNDATION & WALLS  
CONSTRUCTION (L&D)

**SURVEYING**  
BOUNDARY SURVEYS  
EASEMENT SURVEYS  
WELL SURVEYS  
CONSTRUCTION LAYOUT

**RESIDENTIAL**  
SITE CONSTRUCTION  
CONSTRUCTION LAYOUT

**ALPINE ENGINEERING, INC.**  
2000 NADLAN DRIVE, SUITE 101, NOVATO, CA 94945  
(415) 898-1200 (MOBILE)  
(415) 898-1200 (OFFICE)  
WWW.ALPINE-ENG.COM

**811**  
Know what's below  
Call before you dig.

**DEMUS DEVELOPMENT, INC.**

**FINAL SITE PLAN**

BECK NORTH CORPORATE PARK  
SECTION A  
CITY OF NOVATO  
OAKLAND COUNTY  
MICHIGAN

54  
UNITS  
BECK  
NORTH

**BENCHMARKS:**

BM #1  
CITY BENCHMARK 4-2  
4" NORTH-EAST SOLE OF WEST SIGNAL AT RAILROAD  
TRACKS & WEST ROAD ELEVATION=952.86

SITE BM 4  
ARROW ON HYDRANT 5189 FEET NORTH OF NADLAN  
DR. NEAR PROPERTY LINE OF UNITS 53 & 54  
ELEVATION= 958.63

SITE BM 8  
ARROW ON HYDRANT AT END OF NADLAN DR.  
ELEVATION= 957.01

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND ACCEPTS TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**LEGEND**

- ON-SITE STANDARD PARKING
- ON-SITE HEAVY DUTY PARKING
- CONCRETE
- ACCESS EASEMENT

**TRAFFIC SIGNING REQUIREMENTS**

ITEM	MUNICIPAL CODE	QUANTITY	SIZE	DESCRIPTION
1	R1-1	2	30"x30"	STOP
2	R7-8	7	12"x16"	RESERVED PARKING ONLY
3	R7-8P	2	12"x16"	VAN ACCESSIBLE
4	R7-9A MOD	9	12"x16"	NO PARKING FIRE LANE
5	R14-1	1	12"x16"	TRUCK ROUTE
6	R5-2	1	24"x24"	NO TRUCKS

**TRAFFIC SIGNING AND STRIPING REQUIREMENTS**

1. ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE 2011 MUTCD.
2. SIGN POSTS ARE REQUIRED TO BE LOCK-CANDED FOR ALL SIGNS. SIGN POSTS SHOULD BE TWO LB FOR SIGNS LESS THAN 12"X18", SIGN POSTS SHOULD BE THREE LB FOR SIGNS GREATER THAN 12"X18". FOR POSTS WITH MULTIPLE SIGNS, OR STREET NAME SIGNS.
3. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ADJUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY ALTERNATING BLUE AND WHITE STRIPES.
4. AN END PARKING SPACE ADJUTING A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. THESE WIDTHS ARE REFERENCED TO THE FACE OF CURB OR WALK.
5. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE & SEE SHEETS A AND H FOR HANDBAR FREE PARKING DETAILS.
7. ALL SIGNS ARE TO BE LOCATED AT LEAST 2 FEET FROM THE EDGE OF A CURB OR PEDESTRIAN TRAVEL WAY.

DATE: 2016-08-01  
DRAWN BY: TD  
CHECKED BY: SG/JS  
SCALE: AS SHOWN  
SHEET NO: 2 OF 21  
14-306

December 10, 2019

Kate Richardson, Construction Engineer  
City of Novi  
26300 Lee BeGole Drive  
Novi, Michigan 48375

Re: Beck North Unit 54 - Acceptance Documents Review  
Novi # 16-0036  
SDA Job No. NV18-201  
**INITIAL DOCUMENTS APPROVED**  
**FINAL DOCUMENTS APPROVED**

Dear Ms. Richardson:

We have reviewed the Acceptance Document Package received by our office on October 9, 2019 against the Final Site Plan (Stamping Set) approved on April 19, 2019. We offer the following comments:

**Initial Acceptance Documents:**

1. On-Site Water System Easement – (executed 9/27/19: exhibit dated 4/19/19) Legal Description Approved.
2. On-Site Sanitary Sewer Manhole Access Easement – (executed 9/27/19: exhibit dated 4/19/19) Legal Description Approved.
3. Storm Sewer Drainage Easement – (executed 9/27/19: exhibit dated 4/19/19) Legal Description Approved.
4. On-Site Storm Drainage Facility / Maintenance Easement Agreement – (unexecuted: exhibit dated 4/19/19) Exhibits A, B, C, and D Approved.
5. Cross Access Easement – (executed 9/27/19: exhibit dated 4/19/19) Legal Description Approved.

**Final Acceptance Documents**

Upon completion of construction, the above easement descriptions will be reviewed against the as-built plans. Any revisions will be required as necessary. Additionally, the following items must be provided prior to the issuance of a Temporary Certificate of Occupancy. All documents must be completed using black ink as the County will reject them otherwise.

6. Bills of Sale: Water Supply System – Supplied - Approved.
7. Full Unconditional Waivers of Lien from contractors installing public utilities – Supplied – Approved.
8. Sworn Statement signed by Developer – Supplied - Approved

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 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**



Mike Freckelton, EIT  
Engineer

Cc (via Email): Cortney Hanson, City Clerk  
Sarah Marchioni, City Building Project Coordinator  
Ted Meadows, Spalding DeDecker  
Taylor Reynolds, Spalding DeDecker  
Angie Sosnowski, City Community Development Bond Coordinator  
Beth Saarela, Johnson Rosati, Schultz, Joppich PC  
Madeleine Kopko, City of Novi  
Victor Boron, City of Novi