



**CITY OF NOVI CITY COUNCIL**  
**AUGUST 11, 2025**

**SUBJECT:** Approval of a Storm Drainage Facility Maintenance Easement Agreement for Goddard School located on the north side of Grand River Avenue east of Wixom Road (parcel 50-22-17-126-016).

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

**KEY HIGHLIGHTS:**

- This Storm Water Management Ordinance requirement details the responsibilities of the property owner to properly maintain privately owned on-site infiltration basins.

**BACKGROUND INFORMATION:**

Goddard School is located on the north side of Grand River Avenue east of Wixom Road. Goddard School requests approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the project. The SDFMEA is a Storm Water Management Ordinance requirement and details the responsibilities of the property owner to properly maintain their privately owned on-site detention basin.

Spalding DeDecker has inspected the on-site stormwater maintenance system. The inspection approval letter dated July 17, 2025, is attached. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, May 28, 2025) and the City Engineering consultant (Spalding DeDecker, June 2, 2025) and is recommended for approval.

**RECOMMENDED ACTION:** Approval of a Storm Drainage Facility Maintenance Easement Agreement for Goddard School located on the north side of Grand River Avenue east of Wixom Road (parcel 50-22-17-126-016).



# Goddard School Annex SDFMEA

Location Map

Twelve Mile Rd

Goddard School Annex  
Parcel 50-22-17-126-016

Grand River Ave

Map Author: Kate Purpura  
Date: 07/10/2025  
Project: Goddard School Annex  
Version: 1.0

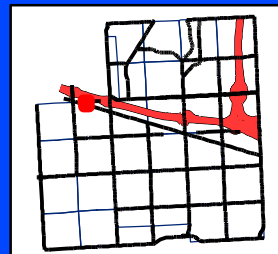
Amended By:  
Date:  
Department:

#### 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

- Major Roads
- Minor Roads
- Project Location



**City of Novi**

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

Feet  
0 25 50 100 150  
1 inch = 113 feet





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

May 28, 2025

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

RE: **Goddard School Annex JSP22-0059**  
***Storm Drainage Facility Maintenance Easement Agreement***

Dear Mr. Croy:

We have received and reviewed the Storm Drainage Facility Maintenance Easement Agreement for storm water drainage facilities serving the Goddard School Annex. The Storm Drainage Facility Maintenance Easement Agreement is in the City's standard format and is acceptable as provided. The attached exhibits have been reviewed and approved by the City's Consulting Engineer. The Agreement is 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. We will forward the original to the City Clerk's office upon receipt.

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  
May 28, 2025  
Page 2

C: Cortney Hanson, Clerk  
Charles Boulard, Community Development Director  
Barb McBeth, Planner  
Lindsay Bell, Planner  
Diana Shanahan, Planner  
Dan Commer, Planner  
Sarah Marchioni, Community Development Building Project Coordinator  
Angie Sosnowski, Community Development Bond Coordinator  
Alyssa Craigie, Administrative Assistant  
Ben Croy, City Engineer  
Humna Anjum, Project Engineer  
Milad Alesmail, Project Engineer  
Kate Purpura, Project Engineer  
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker  
Derick Doe, The Goddard School of Novi  
Thomas R. Schultz, Esquire

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

THIS EASEMENT AGREEMENT is made this 27th day of May, 2025, by and between Playdoe Holdings, a Michigan Limited Liability Corporation, whose address is 48600 Grand River Avenue, Novi, MI 48374 (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 17 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 building addition and associated development on the Property.
- B. The building addition and associated development, shall contain certain storm drainage, detention and/or retention facilities, including but not limited to, a detention basin and a mechanical sediment separation structure 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 Areas as described and depicted in **Exhibit C** and **Exhibit E** 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 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 PLAYDOE HOLDINGS, LLC, by its sole  
Member, DOETING EDUCATION COMPANY  
\_\_\_\_\_  
By: Derick Donald Doe  
Its: President

STATE OF MICHIGAN        )  
  ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 27th day of May, 2012<sup>5</sup>  
by Derick Donald Doe, as the President of Doeting Education Company,  
the sole Member of Playdoe Holdings, LLC.

\_\_\_\_\_  
Notary Public Joseph H. Wener  
Acting in Oakland County, Michigan  
My Commission Expires: 03-31-2030

CITY OF NOVI  
A Municipal Corporation

\_\_\_\_\_  
By:  
Its:

STATE OF MICHIGAN        )

COUNTY OF OAKLAND ) ss.  
 )

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

\_\_\_\_\_  
Notary Public  
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
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EXHIBIT A  
LEGAL DESCRIPTION

Legal Description:

A part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as:

Commencing at the Northwest corner of said Section;  
thence N90°00'00"E along the North line of said Section and the centerline of West Twelve Mile Road (120 Ft. Wd. R/W), 1878.39 feet;  
thence S00°00'00"E, 60.00 feet to the Southerly Right-of-Way of said Twelve Mile Road and the Point of Beginning;  
thence N90°00'00"E along said Southerly Right-of-Way, 344.98 feet to the Northwest corner of a parcel described in Liber 47573, Page 778 of Oakland County Records;  
thence S13°01'21"E along the West line of said parcel described in Liber 47573, Page 778, 551.98 feet to the Southwest corner of said Parcel and the Northerly Right-of-Way of Grand River Avenue (Variable Width R/W);  
thence the following 3 courses along said Northerly Right-of-Way:  
1) N70°04'59"W, 305.01 feet;  
2) N20°37'47"E, 10.00 feet;  
3) N70°04'59"W, 265.05 feet;  
thence N10°41'18"E, 340.21 feet to the Point of Beginning, containing 4.324 acres.

Subject to easements or restrictions of record.



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**

298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)


LAST REVISION:		CLIENT:	
DATE: 02/19/2024		<b>DOETING EDUCATION COMPANY</b>	
			
SCALE: N/A	SHEET: 1 of 2	DR. BY: CSD	CHK BY: MB
FILE : 21-284_Storm ESMT		JOB No. 21-284	

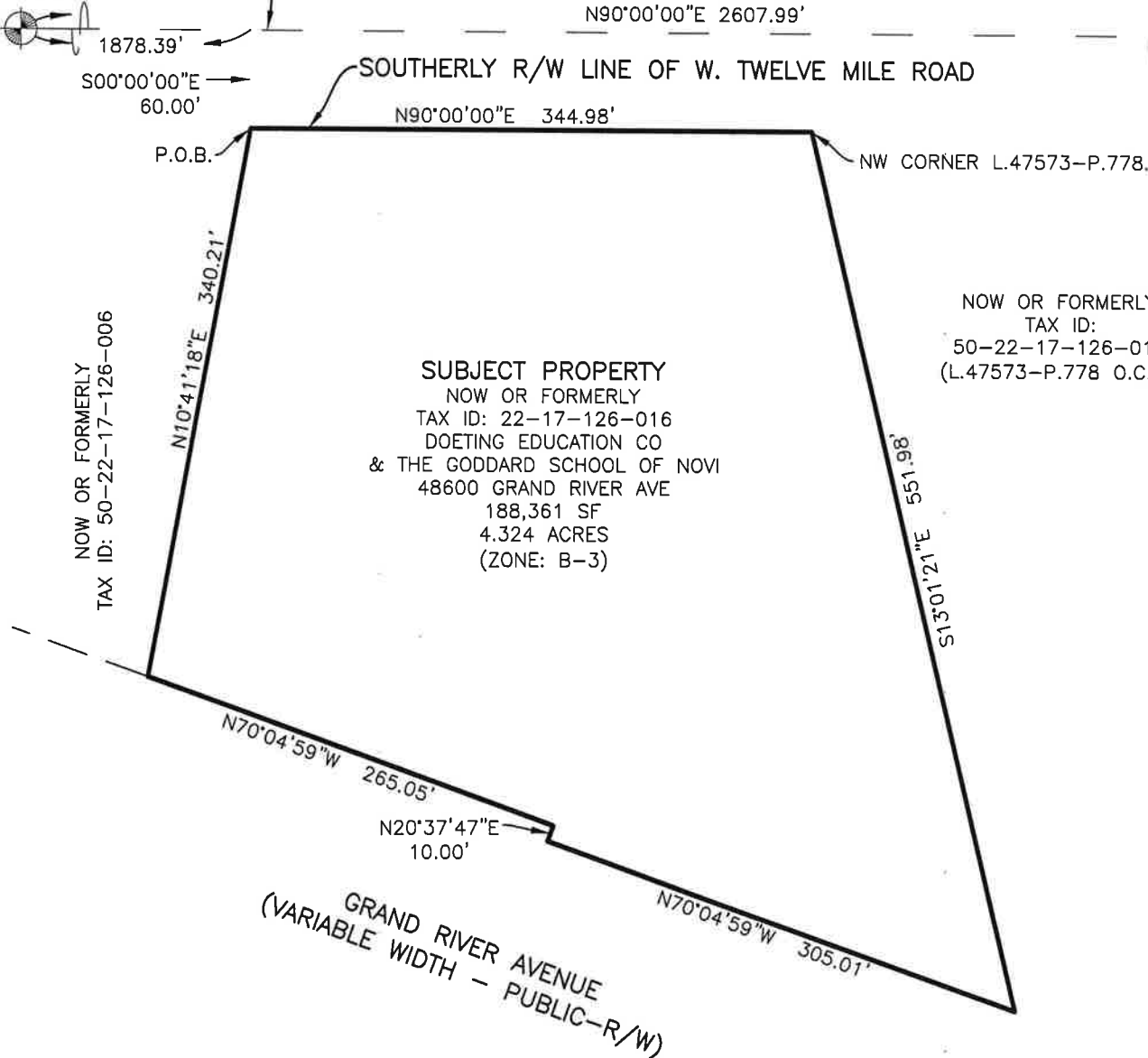


EXHIBIT A  
SKETCH OF PARENT PARCEL



NW COR.  
SEC. 17  
T1N-R8E  
C-05  
(P.O.C.)

N 1/4 COR.  
SEC. 17  
T1N-R8E  
D-05



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SMALL BUSINESS (SDVOSB)

LAST REVISION:	CLIENT:
DATE: 02/19/2024	<b>DOETING EDUCATION COMPANY</b>
SCALE: 1"= 100'	NOVI GODDARD SCHOOL
SHEET: 2 of 2	DR. BY: CSD      CHK BY: MB
FILE : 21-284_Storm ESMT	JOB No. 21-284

EXHIBIT B

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

Long-Term Maintenance Plan and Schedule

The Table below identifies the maintenance activities to be performed by the Property Owner and associated maintenance items. While performing maintenance, chemicals should not be applied to detention basin or buffer strip except as allowed by applicable City and State Regulations.

MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS									FREQUENCY	COST
	STORM DRAINAGE SYSTEM	MECHANICAL TREATMENT STRUCTURE	OPEN DETENTION BASINS & RETENTION BASINS	FLOW RESTRICTORS, OVERFLOW STRUCTURES & OUTLET PIPES	EMERGENCY SPILLWAYS	RIPRAP / SILT FENCE	BUFFER STRIP	LANDSCAPED AREAS	PAVEMENT AREA		
MONITORING/INSPECTION/MAINTENANCE											
INSPECT FOR SEDIMENT ACCUMULATION	X	X	X	X		X			X	SEMI-ANNUALLY/AS NEEDED	\$100
REMOVAL OF ACCUMULATED SEDIMENT	X	X	X	X		X			X	AS NEEDED*	\$500
INSPECT FOR FLOATABLES, DEAD VEGETATION AND DEBRIS	X	X	X	X	X	X	X	X	X	ANNUALLY AND AFTER MAJOR EVENTS	\$100
REMOVAL OF FLOATABLES AND DEBRIS	X	X	X	X	X	X	X	X	X	AS NEEDED*	\$150
INSPECT FOR EROSION AND INTEGRITY OF BANKS & BERMS			X							ANNUALLY AND AFTER MAJOR EVENTS	\$100
REPAIR EROSION/DAMAGE TO BANKS & BERMS			X							AS NEEDED	\$200
INSPECT COMPONENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS	X	X	X	X	X					ANNUALLY	\$150
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET-WEATHER INSPECTION	X	X	X	X	X					AS NEEDED	
MONITOR PLANTINGS/VEGETATION			X				X			2 TIMES PER YEAR	\$100
REPLACE DEAD PLANTINGS / REPAIR VEGETATION			X				X			AS NEEDED	\$200
MOWING			X					X		SELECT AREAS ONLY / WEEKLY OR MONTHLY	\$400
ADMINISTRATIVE											
OWNER TO KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES.										ANNUALLY	\$100
OWNER TO KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS.										ANNUALLY	\$100
OWNER TO REVIEW COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKE NECESSARY ADJUSTMENTS.										ANNUALLY	
OWNER TO HAVE PROFESSIONAL ENGINEER CARRY OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS.										AS-NEEDED	\$200
ESTIMATED TOTAL ANNUAL COST											\$2400

\* REMOVE ALL TEMPORARY EROSION CONTROLS AFTER GETTING APPROVAL BY THE SOIL EROSION INSPECTOR.

RETENTION BASIN MAINTENANCE SCHEDULE

The Property Owner is responsible for the maintenance of the detention basin and storm system. Maintenance should be performed following any storm and should include:

DETENTION BASIN

1. Regularly check banks and bottom for erosion (minimum annually) and correct as necessary.
2. Inspect for floatables and debris at least annually and after major storm events.
3. Reseed banks near inlets and stabilize eroded banks as necessary.
4. Replace / add additional plantings as necessary.
5. Remove dead vegetation that restricts flow (annually in early spring).
6. Inspect for sediment accumulation around outlet standpipe.
7. Replace stone around outlet standpipe as needed.

MECHANICAL SEPARATION STRUCTURE AND CATCH BASINS

1. Inspect structure grates for obstructions semi-annually (spring and fall) or after major storm events.
2. Inspect for accumulated sediment in sumps.
3. As-needed, clean accumulated sediment from structures.
4. Inspect end sections and rip-rap and repair as needed.

PROPERTY INFORMATION:	PROPERTY OWNER:	ENGINEER:	DATE: 4/29/24
Goddard School	DOETING EDUCATION COMPANY	MEGA	
48600 GRAND RIVER AVE	48600 GRAND RIVER AVE	298 VETERANS DRIVE	
NOVI, MICHIGAN 48374	NOVI, MICHIGAN 48374	FOWLerville, MI 48836	
		PHONE: (517) 223-3512	
			SHEET: 1 OF 1

EXHIBIT C  
INGRESS/EGRESS EASEMENT AREA

Legal Description - Ingress/Egress Easement:

A part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as:

Commencing at the Northwest corner of said Section;  
thence N90°00'00"E along the North line of said Section and the centerline of West Twelve Mile Road (120 Ft. Wd. R/W), 1878.39 feet;  
thence S00°00'00"E, 60.00 feet to the Southerly Right-of-Way of said Twelve Mile Road;  
thence N90°00'00"E along said Southerly Right-of-Way, 22.15 feet to the Point of Beginning;  
thence continuing N90°00'00"E along said Southerly Right-of-Way 24.42 feet;  
thence S10°41'18"W, 4.74 feet;  
thence S79°18'42"E, 43.32 feet;  
thence S10°41'18"W, 15.00 feet;  
thence N79°18'42"W, 43.32 feet;  
thence S10°41'18"W, 55.45 feet  
thence N70°04'59"W, 24.31 feet;  
thence N10°41'18"E, 66.76 feet to the Point of Beginning, containing 0.054 acres.

Subject to easements or restrictions of record.



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**

298 VETERANS DRIVE  
FOWLerville,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
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SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)


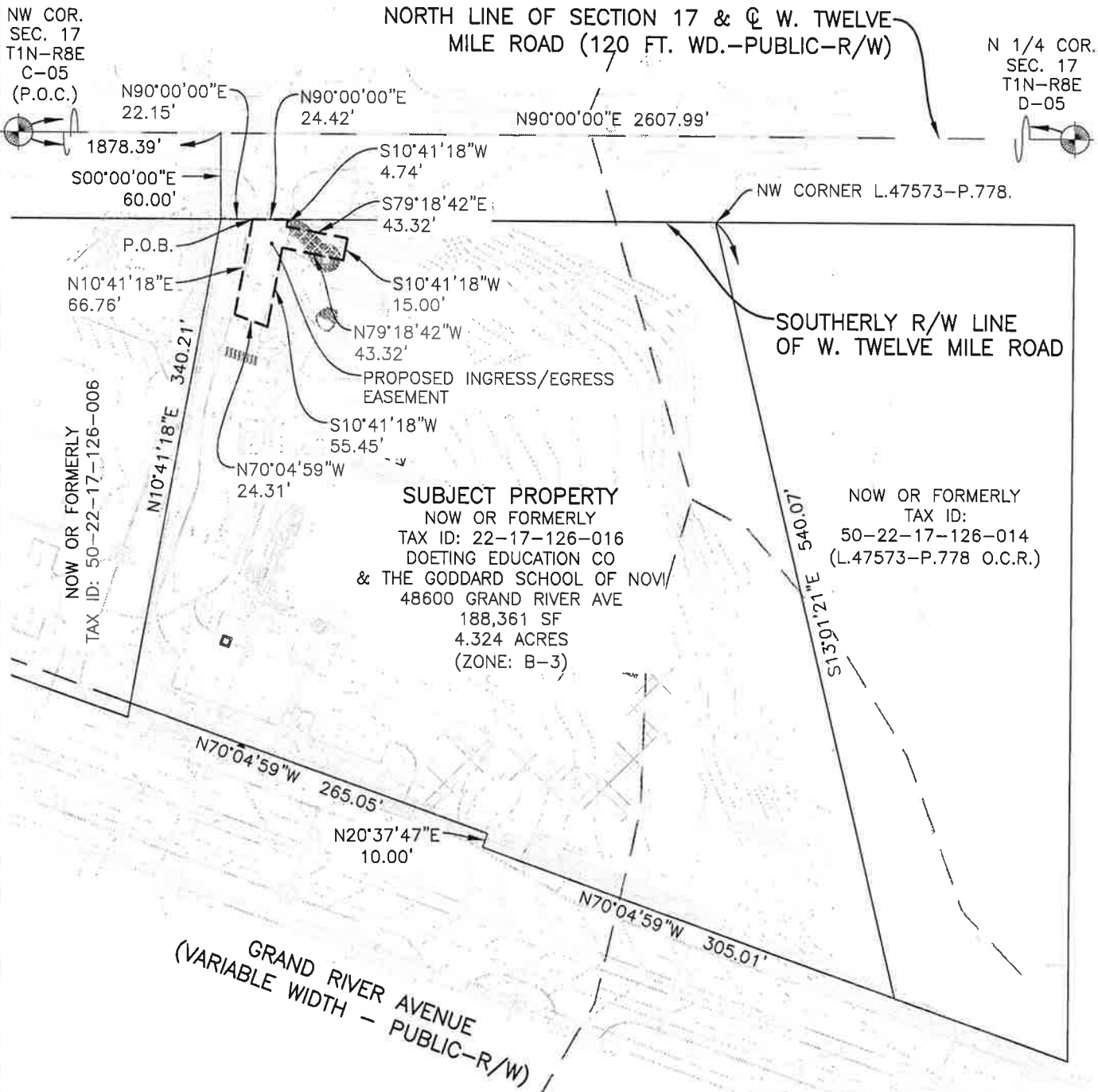
LAST REVISION:		CLIENT:	
DATE: 02/19/2024		<b>DOETING EDUCATION COMPANY</b>	
		NOVI GODDARD SCHOOL	
SCALE: N/A	SHEET: 1 of 2	DR. BY: CSD	CHK BY: MB
FILE : 21-284_Storm ESMT		JOB No. 21-284	

EXHIBIT C  
INGRESS/EGRESS EASEMENT AREA



INNOVATIVE GEOSPATIAL &  
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MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)

LAST REVISION:

DATE: 02/19/2024

SCALE: 1" = 100' SHEET: 2 of 2

FILE : 21-284\_Storm ESMT

CLIENT:

**DOETING EDUCATION COMPANY**

NOVI GODDARD SCHOOL

DR. BY: CSD

CHK BY: MB

JOB No. 21-284



EXHIBIT D

DETENTION/SEDIMENTATION EASEMENT AREA

Legal Description - Detention/Sedimentation Easement:

A part of the Northwest 1/4 of Section 17, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, more particularly described as:

Commencing at the Northwest corner of said Section;  
thence N90°00'00"E along the North line of said Section and the centerline of West Twelve Mile Road (120 Ft. Wd. R/W), 1878.39 feet;  
thence S00°00'00"E, 60.00 feet to the Southerly Right-of-Way of said Twelve Mile Road;  
thence N90°00'00"E along said Southerly Right-of-Way, 46.57 feet to the Point of Beginning;  
thence continuing N90°00'00"E along said Southerly Right-of-Way 122.17 feet;  
thence S09°04'05"E, 16.72 feet;  
thence S62°29'21"E, 135.08 feet;  
thence S01°44'35"E, 67.59 feet;  
thence N70°10'38"W, 110.98 feet;  
thence S19°55'01"W, 20.36 feet  
thence N70°04'59"W, 158.77 feet;  
thence N10°41'18"E, 75.19 feet to the Point of Beginning, containing 0.522 acres.

Subject to easements or restrictions of record.



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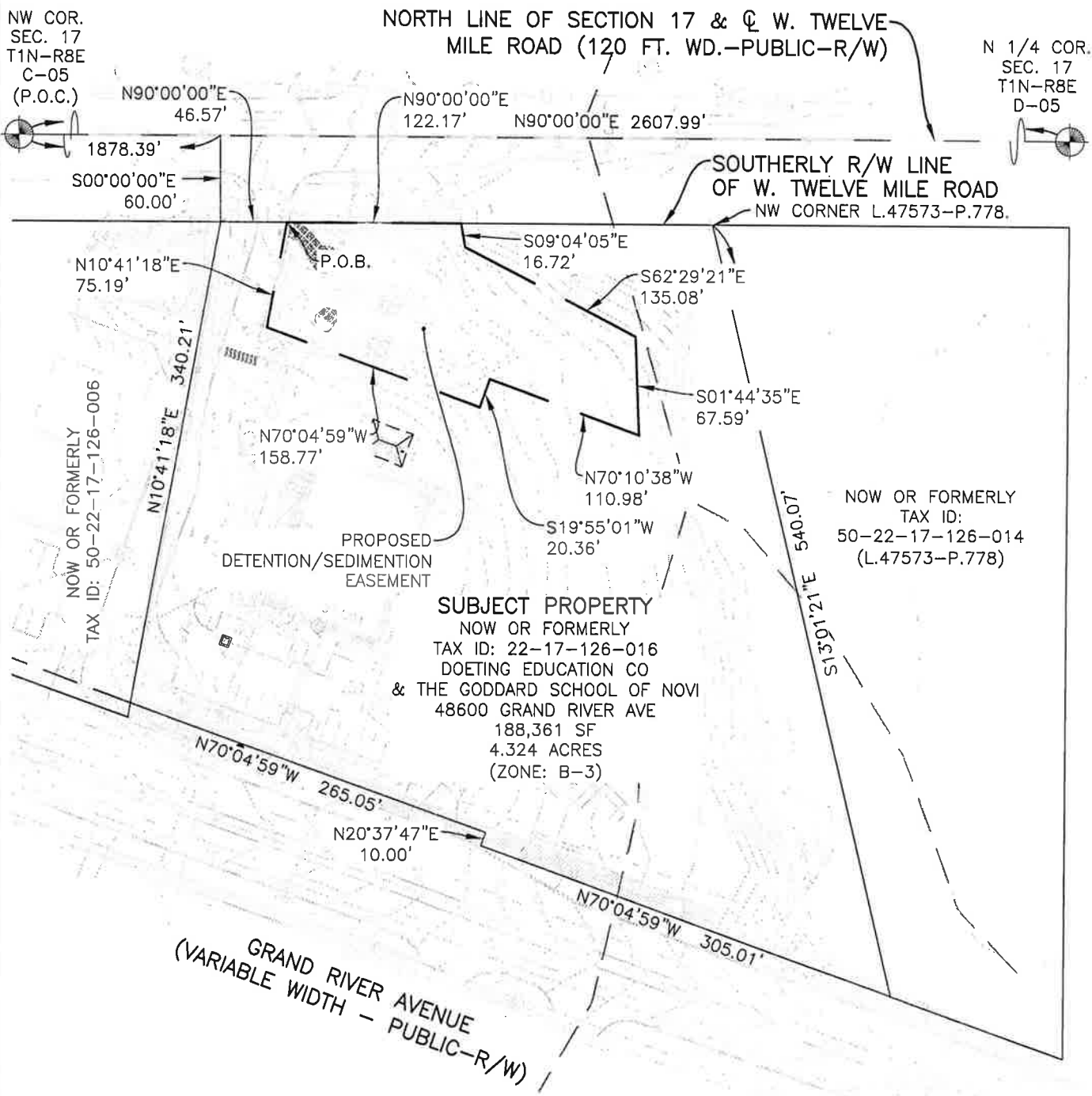
LAST REVISION: 4/29/25		CLIENT:	
DATE: 02/19/2024		<b>DOETING EDUCATION COMPANY</b>	
		NOVI GODDARD SCHOOL	
SCALE: N/A	SHEET: 1 of 2	DR. BY: CSD	CHK BY: MB
FILE : 21-284_Storm ESMT		JOB No. 21-284	

EXHIBIT D  
DETENTION/SEDIMENTATION EASEMENT AREA



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EXHIBIT E  
INGRESS/EGRESS EASEMENT AREA

Legal Description - Ingress/Egress Easement:

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Commencing at the Northwest corner of said Section;  
thence N90°00'00"E along the North line of said Section and the centerline of West Twelve Mile Road (120 Ft. Wd. R/W), 1878.39 feet;  
thence S00°00'00"E, 60.00 feet to the Southerly Right-of-Way of said Twelve Mile Road;  
thence S10°41'18"W, 340.21 feet;  
thence S70°04'59"E, 209.47 feet to the Point of Beginning;  
thence N19°55'01"E, 63.41 feet;  
thence S70°04'59"E, 118.64 feet;  
thence N19°55'03"E, 89.30 feet;  
thence S70°04'59"E, 24.00 feet;  
thence S19°55'03"W, 113.30 feet;  
thence N70°04'59"W, 118.64 feet;  
thence S19°55'01"W, 39.41 feet;  
thence N70°04'59"W, 24.00 to the Point of Beginning, containing 0.150 acres.

Subject to easements or restrictions of record.



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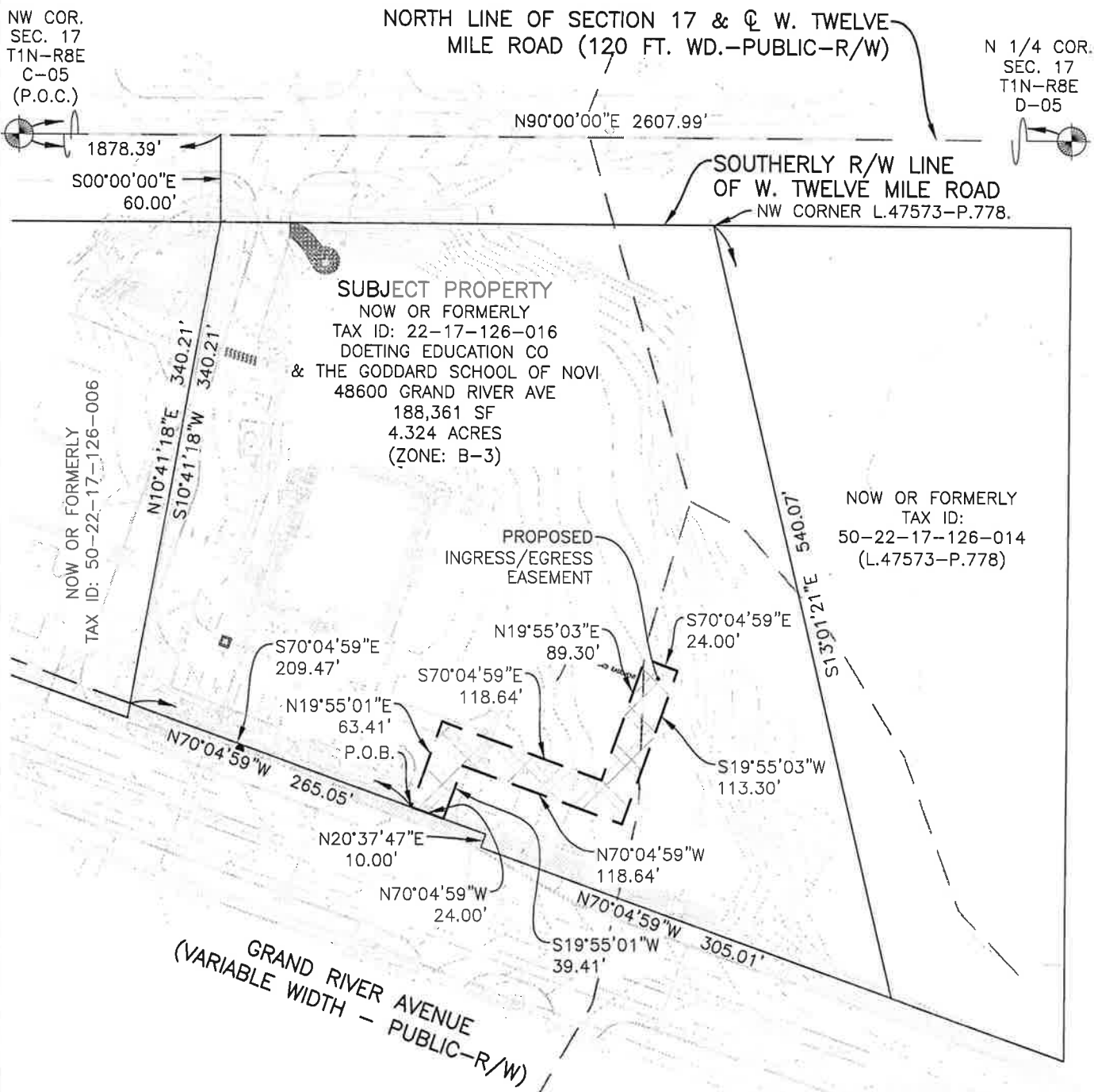
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		NOVI GODDARD SCHOOL	
SCALE: N/A	SHEET: 1 of 2	DR. BY: CSD	CHK BY: MB
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EXHIBIT E  
INGRESS/EGRESS EASEMENT AREA



INNOVATIVE GEOSPATIAL &  
ENGINEERING SOLUTIONS

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MICHIGAN 48836  
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SMALL BUSINESS (SDVOSB)

LAST REVISION:

DATE: 02/19/2024

SCALE: 1"= 100' SHEET: 2 of 2

FILE : 21-284\_Storm ESMT

CLIENT:

**DOETING EDUCATION COMPANY**

NOVI GODDARD SCHOOL

DR. BY: CSD

CHK BY: MB

JOB No. 21-284



June 2, 2025

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

Re: Goddard School Addition - Acceptance Documents Review #3  
Novi # JSP 22-59  
SDA Job No. NV24-209  
**FINAL DOCUMENTS – APPROVED**

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on May 27, 2025 against the Final Site Plan (Stamping Set) approved on April 29, 2024. 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. **Storm Drainage Facility / Maintenance Easement Agreement**  
(executed 05-27-2025)  
Exhibit A (Parcel Description) Approved  
Exhibit B (Schedule of Maintenance, dated 04-29-2024) Approved  
Exhibit C (Ingress/Egress Easement Description and Sketch) Approved  
Exhibit D (Detention Basin Easement Description and Sketch) Approved  
Exhibit E (Ingress/Egress Easement Description and Sketch) Approved
2. **Warranty Deed**  
(unexecuted, unrecorded, received 03-07-2025)  
Exhibits Approved
3. **Warranty Deed for Road Right-of-Way**  
(unexecuted, unrecorded, dated 02-19-2024)  
Exhibits Approved
4. **Quit Claim Deed for Road Right-of-Way**  
(unexecuted, unrecorded, dated 02-19-2024)  
Exhibits 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 01-12-2024 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**



Holly Demers  
Engineer

Cc (via Email): Taylor Reynolds, Spalding DeDecker  
Ben Croy, City of Novi  
Cortney Hanson, City of Novi  
Diana Shanahan, City of Novi  
Sarah Marchioni, City of Novi  
Humna Anjum, City of Novi  
Beth Saarela, Rosati, Schultz, Joppich, Amtsbuechler  
Angie Sosnowski, City of Novi  
Melissa Morris, City of Novi  
Rebecca Runkel, City of Novi  
Alyssa Craigie, City of Novi  
Barb McBeth, City of Novi  
Lindsay Bell, City of Novi  
Ben Nelson, City of Novi  
Milad Alesmail, City of Novi  
Stacey Choi, City of Novi  
Dan Commer, City of Novi  
Derick Doe, Applicant

July 17, 2025

Mrs. Humna Anjum  
Project Engineer  
Department of Public Services  
Field Services Complex – Engineering Division  
26300 Lee BeGole Drive  
Novi, MI 48375

**Re: Goddard School - Annex**  
**Storm Water Detention System Inspection**  
Novi SP No.: JSP22-0059  
SDA Job No.: NV24-209

Dear Mrs. Anjum:

This letter is written to notify you that we have reviewed the status of the storm water detention system including the storm sewer piping, detention basin, and outlet control structure 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 that this financial guarantee be released.

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

Sincerely,

**SPALDING DeDECKER**

Sydney Waynick

Digitally signed by  
Sydney Waynick  
Date: 2025.07.17  
10:55:34-04'00'

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