



**SUBJECT:** Approval of a Storm Drainage Facility Maintenance Easement Agreement for the Porsche of Novi project located on the west side of Haggerty Road north of Ten Mile Road (parcel 50-22-24-476-036).

**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:**

Porsche of Novi is located on the west side of Haggerty Road north of Ten Mile Road. Lithia Real Estate Inc. is requesting approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the Porsche of Novi project. 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 privately owned on-site underground detention system.

Spalding DeDecker has inspected the on-site stormwater maintenance system. The inspection approval letter dated February 10, 2025, is attached. The enclosed agreement has been favorably reviewed by the City Attorney (Beth Saarela, March 5, 2025) and the City Engineering consultant (Spalding DeDecker, March 5, 2025) and is recommended for approval.

**RECOMMENDED ACTION:** Approval of a Storm Drainage Facility Maintenance Easement Agreement for the Porsche of Novi project located on the west side of Haggerty Road north of Ten Mile Road (parcel 50-22-24-476-036).

# Porsche of Novi SDFMEA

## Location Map



Map Author: Humna Anjum  
Date: 4/22/2025  
Project: Porsche of Novi  
Version: 1.0

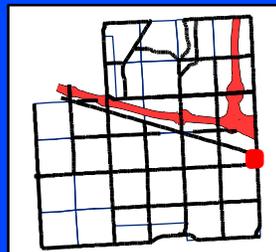
Amended By:  
Date:  
Department:

#### 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



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

March 5, 2025

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

RE: **Porsche of Novi JSP 22-32**  
***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 Porsche of Novi development. 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

A handwritten signature in blue ink, appearing to read 'Elizabeth Kudla Saarela', is written over the printed name below.

Elizabeth Kudla Saarela

Enclosure

**STORM DRAINAGE FACILITY  
MAINTENANCE EASEMENT AGREEMENT**

THIS STORM DRAINAGE FACILITY MAINTENANCE EASEMENT AGREEMENT (this “**Agreement**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between LITHIA REAL ESTATE, INC., an Oregon corporation, whose address is 150 N. Bartlett Street, Medford, Oregon 97501 (hereinafter the “**Owner**”), and the CITY OF NOVI, a Michigan Municipal Corporation, 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 24 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 Commercial Development on the Property.
- B. The Commercial 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 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 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.

*[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]  
[SIGNATURES FOLLOW ON NEXT PAGE]*

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

OWNER

LITHIA REAL ESTATE, INC.,  
an Oregon corporation

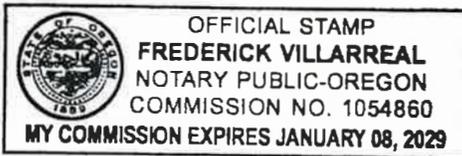
By:   
Print Name: Eric Monroe  
Its: Authorized Agent

STATE OF Oregon )  
 ) ss.  
COUNTY OF Jackson )

The foregoing instrument was acknowledged before me this 29 day of January, 2025, by Eric Monroe, as the Authorized Agent of LITHIA REAL ESTATE, INC., an Oregon corporation, on behalf of the corporation.

[NOTARY SEAL]

  
Notary Public  
Notary Name: Frederick Villarreal  
Acting in Jackson County, State of OR  
My commission expires: 01/08/2029



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

CITY OF NOVI,  
a Michigan Municipal Corporation

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

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF OAKLAND        )

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, on behalf of the City of Novi, a Michigan 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



# Exhibit A

## PROPERTY DESCRIPTION

### LEGAL DESCRIPTION - PARCEL

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

A PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 88 DEGREES 40 MINUTES 57 SECONDS WEST 60.02 FEET TO A POINT ON THE WESTERLY LINE OF HAGGERTY ROAD; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 583.59 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 26 MINUTES 40 SECONDS WEST 800.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS EAST 190.00 FEET; THENCE NORTH 49 DEGREES 33 MINUTES 57 SECONDS EAST 267.08 FEET; THENCE NORTH 51 DEGREES 56 MINUTES 03 SECONDS EAST 176.03 FEET; THENCE SOUTH 43 DEGREES 05 MINUTES 04 SECONDS EAST 203.06 FEET; THENCE SOUTH 70 DEGREES 58 MINUTES 32 SECONDS EAST 40.57 FEET; THENCE 215.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS 505.67 FEET, CENTRAL ANGLE 24 DEGREES 27 MINUTES 43 SECONDS, CHORD BEARING SOUTH 80 DEGREES 20 MINUTES 30 SECONDS EAST 214.26 FEET); THENCE SOUTH 85 DEGREES 16 MINUTES 13 SECONDS EAST 69.85 FEET TO THE WESTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 00 DEGREES 03 MINUTES 40 SECONDS WEST 246.80 FEET ALONG THE WESTERLY LINE OF SAID HAGGERTY ROAD TO THE POINT OF BEGINNING

CONTAINING 254,950 SQUARE FEET OR 5.853 ACRES OF LAND.

SUBJECT TO ANY EASEMENTS AND RIGHTS OF WAY RECORDED OTHERWISE.

PIN NO.: 22-24-476-036



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

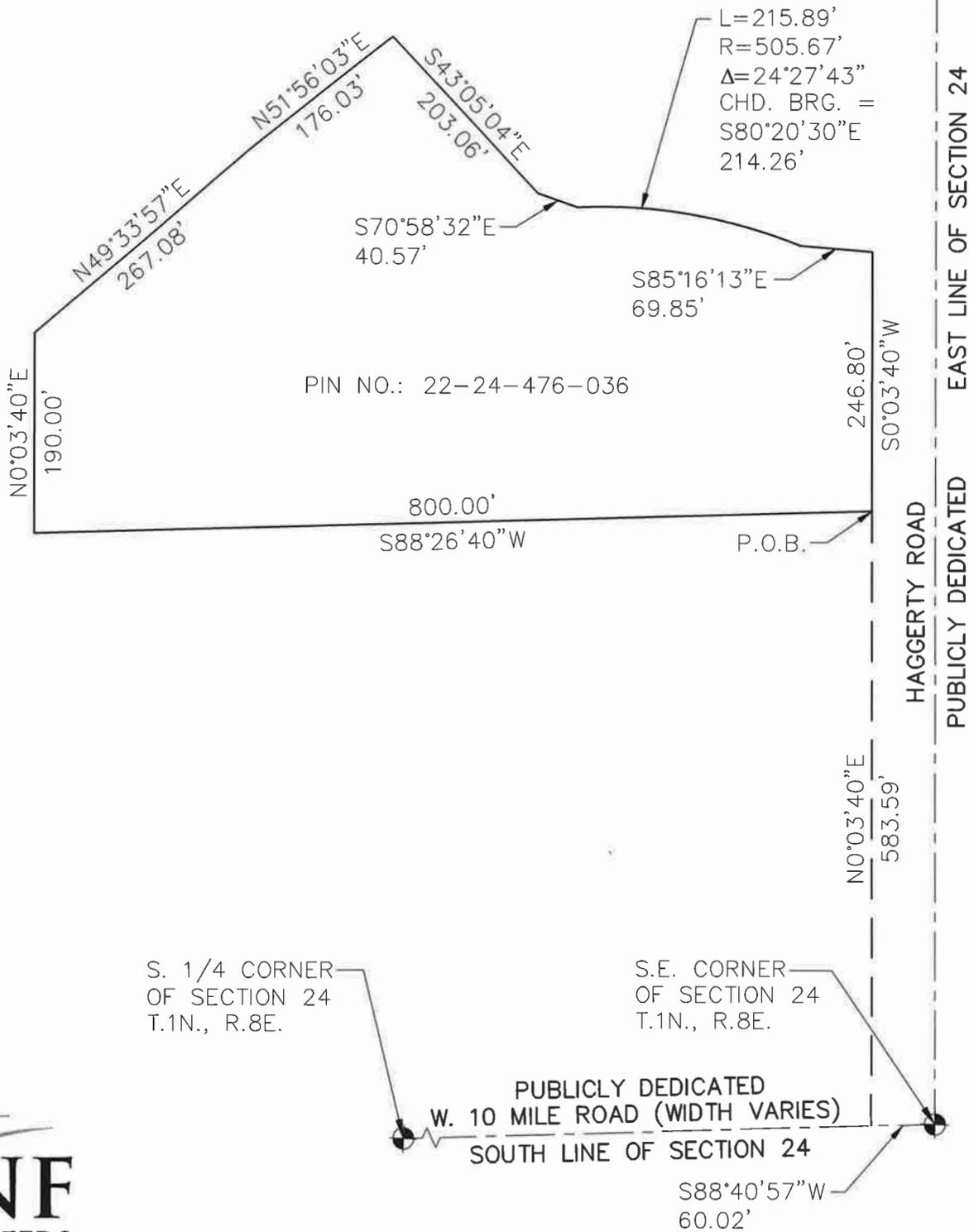
SCALE	DATE	DRAWN	JOB NO.	SHEET
NTS	2025-01-31	BAG	I921-05	1 of 2

# Exhibit A

## PROPERTY DESCRIPTION



E. 1/4 CORNER  
OF SECTION 24  
T.1N., R.8E.



PIN NO.: 22-24-476-036

S. 1/4 CORNER  
OF SECTION 24  
T.1N., R.8E.

S.E. CORNER  
OF SECTION 24  
T.1N., R.8E.

PUBLICLY DEDICATED  
W. 10 MILE ROAD (WIDTH VARIES)  
SOUTH LINE OF SECTION 24



**NF ENGINEERS**  
NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=150'	2025-01-31	BAG	I921-05	2 of 2

# Exhibit B

## Schedule of Maintenance

<b>TABLE 1</b>							<b>Annual Cost</b>	
<b>STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE</b>								
	<b>SYSTEM COMPONENTS</b>	Storm Collection System (Sewers, Swales, Catch Basins, Manholes)	Mechanical Pretreatment Structures	Underground Detention System	Flow Restrictor Structure & Outlet Pipe	Pavement Areas	<b>FREQUENCY</b>	
<b>Monitoring/Inspection</b>								
Inspect for Sediment Accumulation/Clogging	X	X	X	X	X	X	Annually	\$400
Inspect For Floatables, Dead Vegetation & Debris	X	X	X	X	X	X	Annually & After Major Events	\$700
Inspect For Erosion And Integrity of System	X					X	Annually & After Major	\$400
Inspect All Components During Wet weather & Compare to As-Built Plans	X				X	X	Annually	\$300
Ensure Maintenance Access Remain Open/Clear	X	X	X	X	X	X	Annually	\$100
<b>Preventative Maintenance</b>								
Remove Accumulated sediments	X	X	X	X	X	X	As Needed (See Note Below)	\$2,400
Remove Floatables, Dead Vegetation & Debris	X	X	X	X	X	X	As Needed	\$2,400
Sweeping of Paved Surfaces						X	As Needed	\$2,000
<b>Remedial Actions</b>								
Structural Repairs	X	X	X	X	X	X	As Needed	\$1,000
Make Adjustments/Repairs to Ensure Proper	X	X	X	X	X	X	As Needed	\$1,000
							Total Cost =	\$10,700

**PROJECT:**  
Porsche Novi –  
24315 Haggerty Road

**PROPERTY OWNER:**  
Lithia Motors, Inc.  
150 N. Bartlett Street  
Medford, Oregon 97501  
Contact: Ms. Anne Breck  
Phone: (541) 734-3043

**ENGINEER:**  
Nowak & Fraus Engineers  
46777 Woodward Avenue  
Pontiac, MI 48342-5032  
Phone: (248) 332-7931



**NOWAK & FRAUS ENGINEERS**  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=150'	2025-01-31	BAG	1921-05	1 of 1

# Exhibit C

## STORMWATER MAINTENANCE INGRESS/EGRESS EASEMENT

### LEGAL DESCRIPTION - STORM WATER EASEMENT

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A STORM DRAIN FACILITY MAINTENANCE EASEMENT FOR STORM SEWER AND STORM WATER DETENTION BEING PART OF THE SOUTHEAST 1/4 OF SECTION 24, T.1N., R.8E. CITY OF NOVI, OAKLAND COUNTY, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE S.88°40'57"W., 60.02 FEET ALONG THE SOUTH LINE OF SAID SECTION 24 ALSO THE CENTERLINE OF TEN MILE ROAD; THENCE N.00°03'40"E., 802.38 FEET TO THE POINT OF BEGINNING; THENCE N.89°40'24"W., 14.98 FEET; THENCE N.85°16'13"W., 69.19 FEET; THENCE S.24°29'38"W., 33.78 FEET; THENCE S.88°24'58"W., 156.01; THENCE S.01°35'02"E., 18.44 FEET; THENCE N.88°24'58"E., 5.41 FEET; THENCE S.01°35'02"E., 86.42 FEET; THENCE S.88°24'58"W., 105.50 FEET; THENCE N01°35'02"W., 93.92 FEET; THENCE N.88°24'58"E., 80.09 FEET; THENCE N01°35'02"W., 30.94 FEET; THENCE N.88°24'58"E., 163.53 FEET; THENCE N.24°29'38"E., 35.36 FEET; THENCE S.85°16'13"E., 82.49 FEET; THENCE S.89°40'24"E., 14.21 FEET; THENCE S.00°19'36"W., 20.00 FEET TO THE POINT OF BEGINNING.



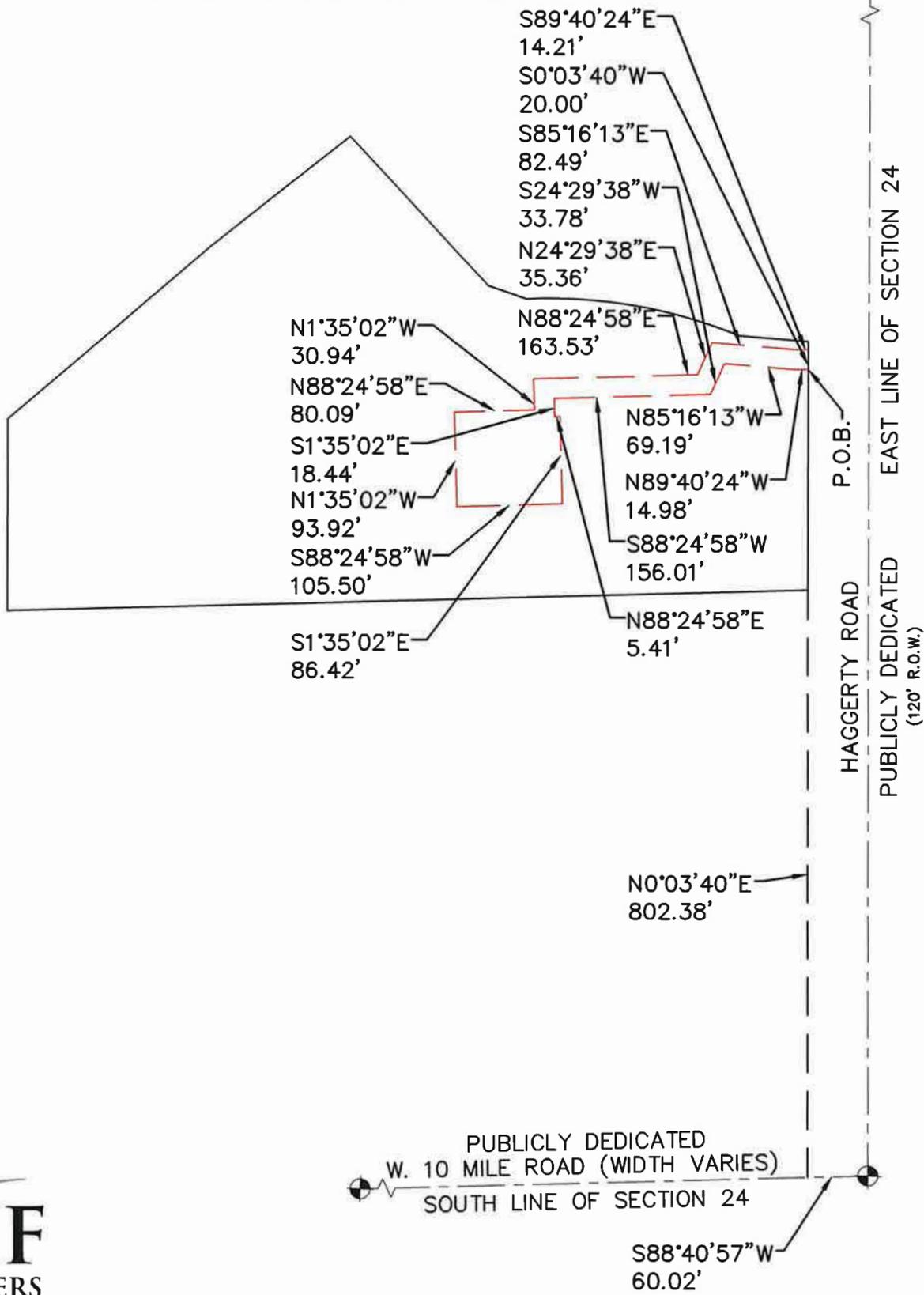
NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
NTS	2025-01-31	BAG	I921-05	1 of 1



# Exhibit D

## STORM WATER DETENTION EASEMENT AREA



**NF ENGINEERS**  
 NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1"=150'	2025-01-31	BAG	1921-05	1 of 1

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

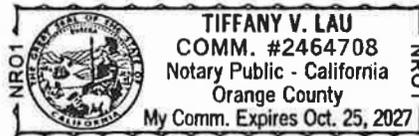
On Feb 25, 2025 before me, Tiffany V. Lau,  
(Here insert name and title of the officer)

personally appeared Caroline Dimitian,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public Signature



(Notary Public Seal)

## ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- \_\_\_\_\_ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Ben Croy, City Engineer  
City of Novi  
March 5, 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  
Holly Demers, Taylor Reynolds & Ted Meadows, Spalding DeDecker  
Timothy Wood, Nowak and Fraus  
Thomas R. Schultz, Esquire

March 5, 2025

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

Re: Porsche of Novi - Acceptance Documents Review #9  
Novi # JSP22-32  
SDA Job No. NV23-222  
**FINAL DOCUMENTS – APPROVED**

Dear Mr. Croy:

We have reviewed the Acceptance Document Package received by our office on March 04, 2025 against the Final Site Plan (Stamping Set) approved on October 09, 2023. 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 dated 01-29-2025)  
Exhibit A and B Approved.
2. Storm Drainage Facility / Maintenance Easement Agreement – (executed dated 01-29-2025)  
Exhibits A, B, C, D Approved.
3. On-Site Sanitary Sewer Easement – (executed dated 1-29-2025)  
Exhibit A, B Approved.
4. Termination of Water Main Easement – (unexecuted: exhibit dated 11-20-2024)  
Exhibit A Approved.
5. Bills of Sale: Sanitary Sewer System and Water Supply System  
EXECUTED – DATED 01-29-2025.
6. Full Unconditional Waivers of Lien from contractors installing public utilities  
EXECUTED – DATED 01-07-2025
7. Sworn Statement signed by Developer  
EXECUTED – DATED 01-14-2025
8. License Agreement Boulder Wall (Sanitary)  
EXECUTED – DATED 02-27-2025
9. License Agreement Retaining Wall (Water)  
EXECUTED – DATED 02-27-2025

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.

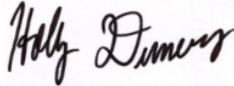
The City Attorney's Office will retain the original documents in their files until such time as they are approved and ready (notarized and executed properly) for the mayor's signature.

**It should be noted** that the Plan Review Center Report dated July 12, 2023 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  
Tim Wood, Nowak & Fraus  
Dan O'Donnell, Oliver/Hatcher  
Joseph Gilardone, Lithia

February 10, 2025

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

**Re: Porsche Novi  
Storm Water Detention System Inspection**  
Novi SP No.: JSP22-0032  
SDA Job No.: NV23-222

Dear Mrs. Anjum:

This letter serves to officially notify you that we have reviewed the status of the storm water detention systems including the storm sewer piping, detention system, and outlet control structures for the above-mentioned 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 and recommend a full release of this financial guarantee.

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

Sincerely,

**SPALDING DeDECKER**

 Digitally signed by  
Sydney Waynick  
Date: 2025.02.10  
14:26:41-05'00'

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  
Dan O'Donnell, Oliver Hatcher – Project Manager