



CITY of NOVI CITY COUNCIL

Agenda Item 1
May 19, 2008

SUBJECT: Acceptance of Churchill Crossing Subdivision No. 2 streets and adoption of Act 51 New Street Resolution accepting Cavendish Avenue East, Perceval Lane, and Thatcher Drive as public, adding 4,075 linear feet or 0.77 miles of roadway to the City's street system.

SUBMITTING DEPARTMENT: Engineering *AJA*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The developer of Churchill Crossing Subdivision No. 2 has requested the streets within this phase of the subdivision development be dedicated to the City of Novi and made public. Churchill Crossing Subdivision No. 2 streets have been constructed in accordance with City Standards, and according to the Attorneys and consulting engineers, the infrastructure and related acceptance documents are in a form so as to permit acceptance by Council.

A requirement for inclusion in Act 51 certification is the submittal of a formal Resolution confirming Council acceptance of specific streets listing the length of each. The attached Resolution satisfies the Michigan Department of Transportation requirement for adding 4,075 linear feet or 0.77 miles of roadway to Act 51 funding.

RECOMMENDED ACTION: Acceptance of Churchill Crossing Subdivision No. 2 streets and adoption of Act 51 New Street Resolution accepting Cavendish Avenue East, Perceval Lane, and Thatcher Drive as public, adding 4,075 linear feet or 0.77 miles of roadway to the City's street system.

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

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



CITY OF NOVI

NEW STREET ACCEPTANCE RESOLUTION

CHURCHILL CROSSING SUBDIVISION NO. 2

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

City Clerk
Maryanne Cornelius

WHEREAS, the developer of Churchill Crossing Subdivision No. 2 has requested the acceptance of Cavendish Avenue East, Perceval Lane and Thatcher Drive by the Novi City Council; and,

WHEREAS, said streets within Churchill Crossing Subdivision No. 2 are now located within rights-of-way under the control of the City of Novi, have been constructed to City standards, and are open to the public; and,

WHEREAS, Cavendar Avenue East is 2,538 linear feet, Perceval Lane is 1,374 linear feet, and Thatcher Drive is 163 linear feet, adding a total of 4,075 linear feet or 0.77 miles of roadway surface to Novi's public street system.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Novi City Council hereby accept Cavendish Avenue East, Perceval Lane and Thatcher Drive and direct such be included in the City's public street system.

CERTIFICATION

I, Maryanne Cornelius, duly appointed City Clerk of the City of Novi, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at a Regular meeting held this 19th day of May, 2008.

Maryanne Cornelius
City Clerk

CHURCHILL CROSSINGS SUBDIVISION NO. 2

Acceptance of Streets & Right-of-Ways
City of Novi Engineering Division

Legend



Streets

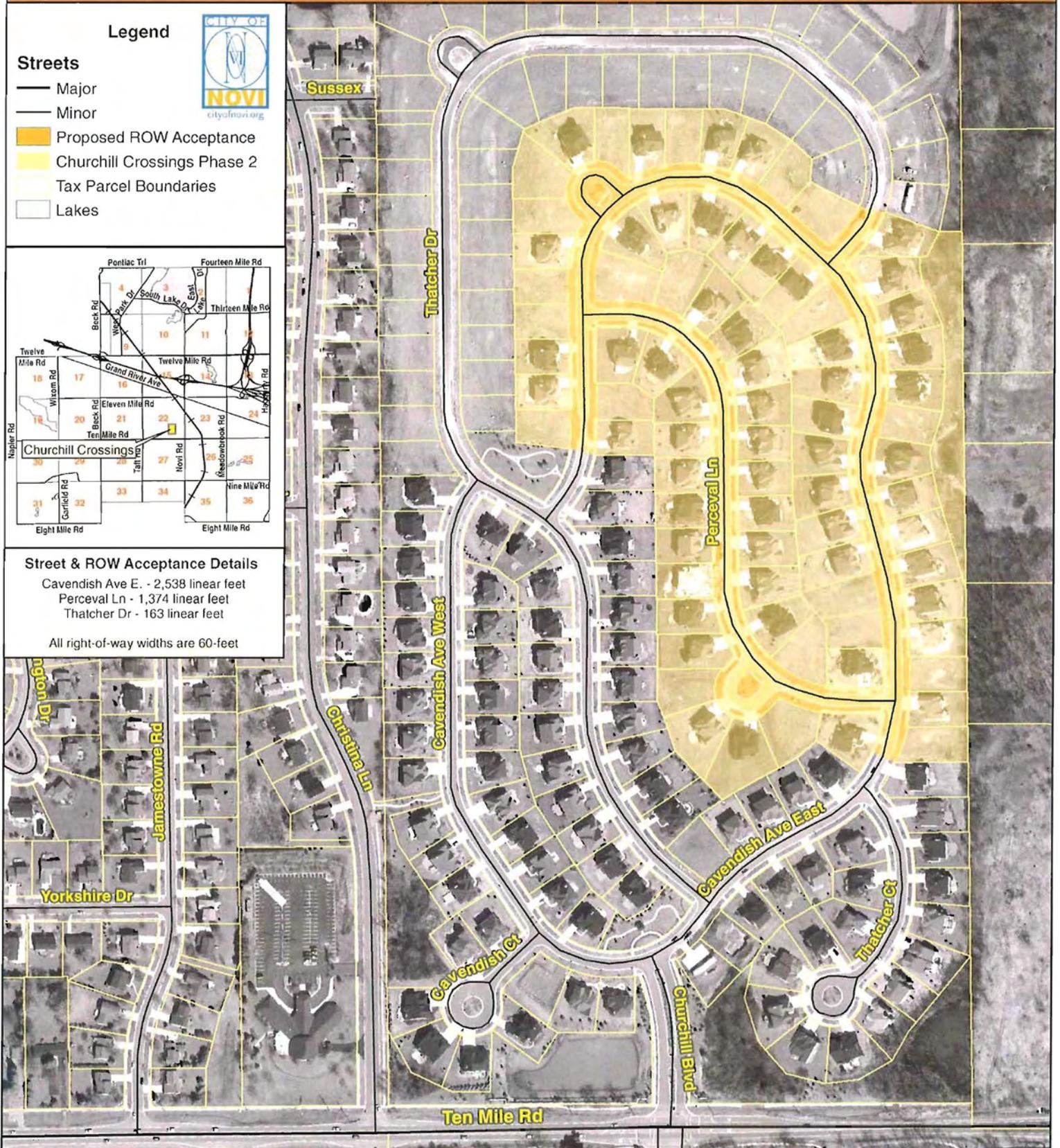
- Major
- Minor
- Proposed ROW Acceptance
- Churchill Crossings Phase 2
- Tax Parcel Boundaries
- Lakes



Street & ROW Acceptance Details

Cavendish Ave E. - 2,538 linear feet
Perceval Ln - 1,374 linear feet
Thatcher Dr - 163 linear feet

All right-of-way widths are 60-feet



CITY OF NOVI
ENGINEERING DIVISION

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-0454

MAP AUTHOR: CHRISTOPHER BLOUGH,
GIS MANAGER



1 INCH EQUALS 300 FEET

MAP PRINT DATE: MAY 12, 2008

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.



Stantec Consulting Michigan Inc.
3959 Research Park Drive
Ann Arbor MI 48108-2216
Tel: (734) 761-1010
Fax: (734) 761-1200

Stantec

January 4, 2008
File: 2075082301 Task 210

City of Novi
Engineering Division
45175 West Ten Mile Road
Novi, Michigan 48375

Attention: Mr. Aaron Staup

Dear Mr. Staup:

**Reference: Churchill Crossing Phase II
Site Work Final Approval**

Please be advised that at the City's request, Stantec has completed the final evaluation of the existing public site utilities and roads on the above referenced site. Based on this evaluation, we have verified that all past punch list items presented to Stantec by the City and/or all new punch list items generated through Stantec's final walkthrough(s) have been completed. Therefore at this time we recommend release of any Incomplete Site Work/Utilities Financial Guarantee relevant to this project site.

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

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

Sincerely,

STANTEC CONSULTING MICHIGAN INC.

A handwritten signature in black ink, appearing to read "Dean Trella", written in a cursive style.

Dean Trella
Construction Services
Tel: (734) 214-1829
Fax: (734) 761-1200
dean.trella@stantec.com

- c. Marina Neumaier, City of Novi (via email)
- Sarah Marchioni, City of Novi (via email)
- Sheila Weber, City of Novi (via email)
- Benny McCusker, City of Novi (via email)
- Christopher Schrier, Singh Construction Co. (via email: schrier@SinghMail.com)
- George Tsakoff, Stantec (via email)

December 20, 2005

30903 Northwestern Highway
P.O. Box 3040
Farmington Hills, MI 48333-3040
Tel: 248-851-9500
Fax: 248-851-2158
www.secrestwardle.com

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

Rob Hayes, City Engineer
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375-3024

**Re: Churchill Crossing Subdivision No. 2
Our File No. 72236.NOV1**

Dear Mr. Hayes:

We have received and reviewed the following documents with respect to the street and utilities dedication and acceptance for the Churchill Crossing No. 2 Subdivision:

- Bill of Sale (Sanitary Sewer, Water Main, Storm Sewer and Roadways)
- Commitment for Title Insurance (November 1, 2005)
- Maintenance and Guarantee Bonds

The Bill of Sale provided has been reviewed and approved by our office as sufficient to convey the sanitary sewer, water main, storm sewer within the sanitary sewer and roadway paving within the plat of the Churchill Crossing Subdivision No. 2 to the City for public use and maintenance.

The Maintenance and Guarantee Bonds provided are acceptable for the purpose of guaranteeing materials and labor with respect to the paving, sanitary sewer, water main and storm sewer improvements for two years from the date of acceptance. The amount of security provided in the Maintenance and Guarantee Bonds has been reviewed and approved by Engineering.

It is our understanding that you are in possession of the original Contractor's Sworn Statement and Waivers of Lien for the project and that they are acceptable.

The Commitment for Title Insurance provided confirms that the Developer still has the ability to convey the streets and utilities to the City for public use and maintenance.

Rob Hayes, City Engineer
December 20, 2005
Page 2

Based on the enclosed documentation, we recommend acceptance of streets and utilities, including water main, sanitary sewer and storm sewer for the Churchill Crossing Subdivision No. 2.

Alternately, should the City choose not to accept the streets at this time due to on-going construction traffic, a temporary utility easement will need to be provided.

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

Very truly yours,

ELIZABETH M. KUDLA

EMK

Enclosures

C(w/o enc.): Maryanne Cornelius, Clerk (w/enc.)
Benny McCusker, DPW Director
Marina Neumaier, Assistant Finance Director
Aaron Staup, Construction Engineering Coordinator (w/enc.)
Sarah Marchioni, Building Department
Jane Dietrich, Singh Development Co.
Thomas R. Schultz, Esq.