



**CITY OF NOVI CITY COUNCIL**  
**OCTOBER 6, 2025**

**SUBJECT:** Approval of a Storm Drainage Facility Maintenance Easement Agreement for three single-family Lombardo Homes located on the west side of Novi Road north of 9 Mile Road (parcels: 50-22-27-478-040, 041, and 042).

**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 detention basin.

**BACKGROUND INFORMATION:**

Anywhere Lombardo LLC is requesting approval of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the storm water management system associated with the three single-family homes located on the west side of Novi Road. 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.

The SDFMEA has been approved by the City Attorney (Beth Saarela, May 1, 2025) and the City's Engineering Consultant, Spalding DeDecker (May 2, 2025). The on-site inspection of the detention basin was approved by the City's Engineering Consultant, Spalding DeDecker (September 16, 2025). The enclosed documents have been reviewed and are recommended for acceptance.

**RECOMMENDED ACTION:** Approval of a Storm Drainage Facility Maintenance Easement Agreement for three single-family Lombard Homes located on the west side of Novi Road north of 9 Mile Road (parcels: 50-22-27-478-040, 041, and 042).

# Novi Road Homes SDFMEA

## Location Map

Novi Road Homes  
50-22-27-478-040  
50-22-27-478-041  
50-22-27-478-042

Novi Rd

Map Author: Humna Anjum  
Date: 9/24/2025  
Project: Novi Road Homes  
Version: 1.0

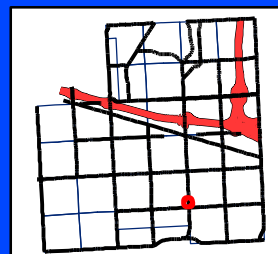
Amended By:  
Date:  
Department:

#### 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.

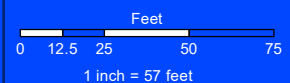
### Legend

- 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

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



ROSATI | SCHULTZ  
JOPPICH | AMTSBUECHLER

May 1, 2025

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

RE: **Novi Road Homes – Lombardo JJ 2024-0086**  
***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 Novi Road Homes – Lombardo 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

Elizabeth Kudla Saarela

Enclosure



Ben Croy, City Engineer  
City of Novi  
May 1, 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  
Cosimo Lombardo, [cosimo@lombardohomes.com](mailto:cosimo@lombardohomes.com)  
Thomas R. Schultz, Esquire

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

THIS STORM DRAINAGE FACILITY MAINTENANCE EASEMENT AGREEMENT (this "Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between ANYWHERE LOMBARDO LLC, a Michigan limited liability company, whose address is 13001 23 Mile Road, Suite 200, Shelby Township, Michigan 48315 ("Lombardo"), NICHOLAS ANDREW LEWIS and MIHO DEMURA-LEWIS, whose address is 408 College Street, Ferndale, Michigan 48220 (together, "Lewis"), and CITY OF NOVI, a Michigan municipal corporation, its successors, assigns, or transferees, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (the "City").

RECITATIONS:

- A. Lombardo is the owner of certain parcels of land situated in Section 27 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** as "Parcel B-1" and "Parcel C-1," and Lewis is the owner of a certain parcel of land situated in Section 27 of the City of Novi, Oakland County, Michigan, described on the attached and incorporated **Exhibit A** as "Parcel D-1." Parcel B-1, Parcel C-1 and Parcel D-1 are referred to collectively as the "Property." The owners from time to time of all or any portion of the Property, together with their respective successors and assigns, are referred to in this Agreement each, individually, as an "Owner," and, collectively, as the "Owners."
- B. Final site plan approval has been issued by the City for construction of a residential development on the Property. The residential 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 Owners hereby covenant and agree that the Owners shall, at their 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 Owners 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 on the attached and incorporated **Exhibit B**. It is acknowledged and agreed that the Owner of Parcel B-1 shall be responsible for coordinating and completing the necessary maintenance and repairs, and shall invoice each of the other Owners for their respective proportionate shares of the cost of such maintenance and repairs, with each Owner being responsible for one-third (1/3) of the total cost.

In the event that the Owners 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 Owners 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 the Owners 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 on the attached and incorporated **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 on the attached and incorporated **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 percent (25%) of the total of all such costs and expenses incurred, shall be paid by the Owners within thirty (30) days of a billing to the Owners. 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 Owners, and, in such event, the Owners shall pay all court costs and reasonable attorneys' fees incurred by the City in connection with such suit.

The Owners, and the Owners' respective 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. Upon conveyance of legal title to all or any portion of the Property, the selling party shall be relieved of any further obligations or liabilities hereunder.

[SIGNATURE PAGES FOLLOW]

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

LOMBARDO:

ANYWHERE LOMBARDO LLC, a Michigan limited liability company

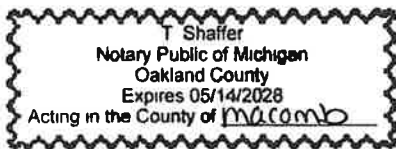
By: [Signature]

Name: Cosimo Lombardo

Its: Authorized Agent

STATE OF MICHIGAN           )  
  ) ss.  
COUNTY OF MACOMB        )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2025, by Cosimo Lombardo, the Authorized Agent of Anywhere Lombardo, LLC, a Michigan limited liability company, on behalf of the limited liability company.



T. Shaffer  
Notary Public  
Acting in Macomb County, Michigan  
My Commission Expires: 5/14/28



LEWIS:

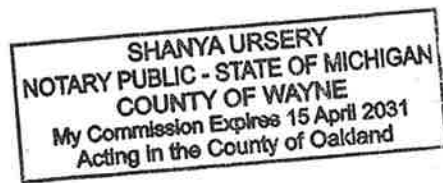
Nicholas Andrew Lewis  
NICHOLAS ANDREW LEWIS

Miho Demura-Lewis  
MIHO DEMURA-LEWIS

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    ) ss.

The foregoing instrument was acknowledged before me this 27 day of March, 2025, by Nicholas Andrew Lewis and Miho Demura-Lewis.

Shanya Ursery  
Notary Public  
Acting in Oakland County, Michigan  
My Commission Expires: 15 April 2031



THE CITY:

CITY OF NOVI, a Michigan municipal  
corporation

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

Name: \_\_\_\_\_

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

STATE OF MICHIGAN       )  
                                      ) ss.  
COUNTY OF OAKLAND     )

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

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

CONSENT

The undersigned, being the holder of a certain mortgage recorded in the office of the Oakland County Register of Deeds (the "Mortgage"), which encumbers Parcel D-1 as described in the Storm Drainage Facility Maintenance Easement Agreement to which this Consent is attached (the "Agreement"), hereby (a) consents to the recordation in the chain of title to Parcel D-1 of the Agreement in the office of the Oakland County Register of Deeds, and (b) agrees that the Mortgage and the lien of the Mortgage shall be subject to the Agreement and all of the terms and conditions of the Agreement.

LAKE MICHIGAN CREDIT UNION

By: [Signature]  
Name: Kurt Tanis  
Its: VP of Mort Servicing

STATE OF MICHIGAN                     )  
  ) ss.  
COUNTY OF Kent                     )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of April, 2025, by Kurt Tanis, the VP of Mortgage Servicing of Lake Michigan Credit Union, on behalf of the Credit Union.

CHRIS RIVERS  
Notary public, State of Michigan  
County of KENT  
My commission expires 01-Jul-2029  
Acting in the County of Kent

[Signature]  
Notary Public  
Acting in Kent County, Michigan  
My Commission Expires: 7-1-2029

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 Road Novi, MI 48375
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# EXHIBIT A

PART OF THE SOUTHEAST 1/4 OF SECTION 27,  
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,

## NOVI HOMESITES

### PROPERTY DESCRIPTIONS

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 992831, DATED JUNE 15, 2023):

#### PARCEL B-1

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE ALONG THE EAST LINE OF SAID SECTION 27 AND CENTERLINE OF NOVI ROAD, NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 653.80 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 60.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NOVI ROAD NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 6.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 190.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 110.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD, 190.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 110.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL C-1

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE ALONG THE EAST LINE OF SAID SECTION 27 AND CENTERLINE OF NOVI ROAD, NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 653.80 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 60.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NOVI ROAD NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 116.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 02 SECONDS WEST 190.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 90.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD 190.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 90.00 FEET TO THE POINT OF BEGINNING.

#### PARCEL D-1

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE ALONG THE EAST LINE OF SAID SECTION 27 AND CENTERLINE OF NOVI ROAD, NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 653.80 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 60.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NOVI ROAD NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 206.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 02 SECONDS WEST 190.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 93.74 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD 190.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF NOVI ROAD SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 93.74 FEET TO THE POINT OF BEGINNING.

CLIENT:  
CRANBROOK CUSTOM HOMES  
13001 23 MILE ROAD, SUITE 200  
SHELBY TOWNSHIP, MICHIGAN 48315  
PH: 586.232.9098  
ATTN: COSIMO LOMBARDO  
cosimo@cranbrockcustomhomes.com

#### REVISIONS:



SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7050

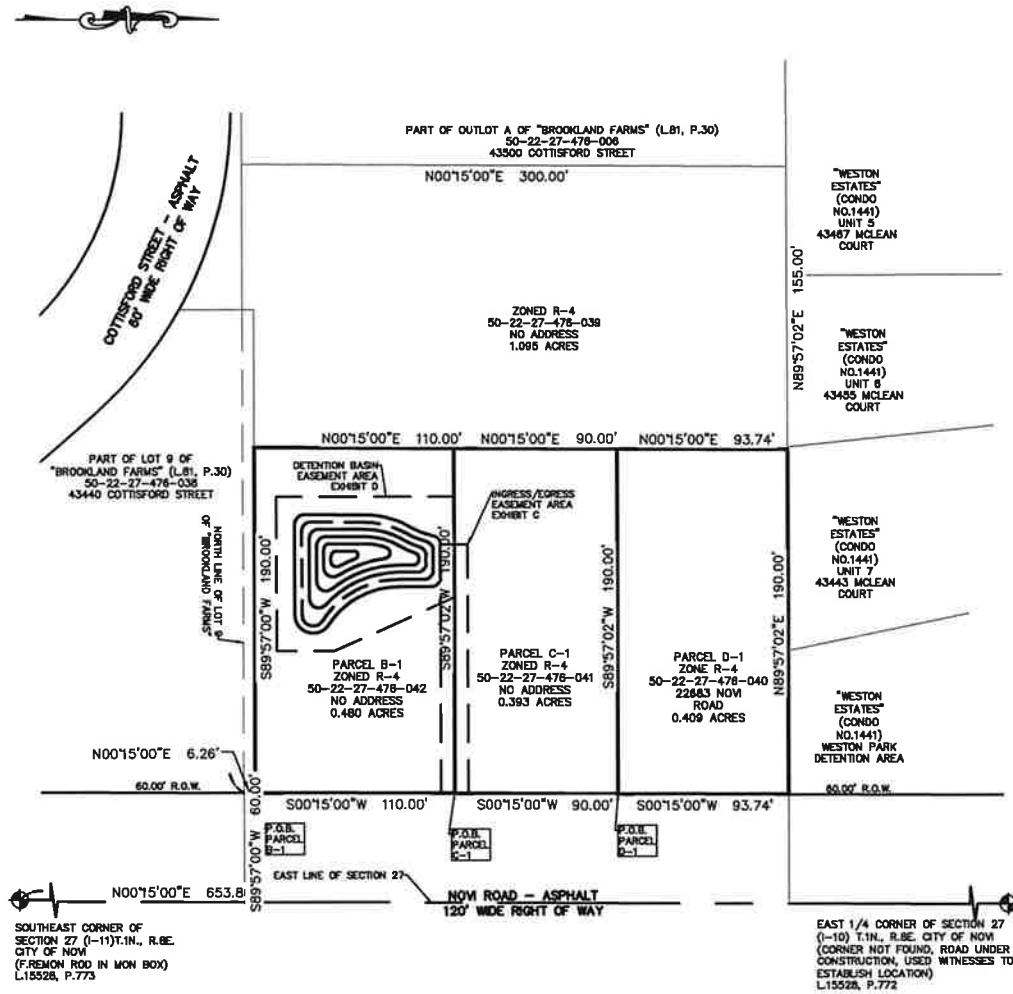
FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

NOVI HOMESITES  
STORM DRAINAGE MAINTENANCE  
EASEMENT AGREEMENT

PROJECT NO: 23-133	DRAWN BY: S.P.
DATE: 10-10-24	CHECK BY: J.K.
SCALE: 1" = XX'	PAGE: 1 OF 2

# EXHIBIT A

PART OF THE SOUTHEAST 1/4 OF SECTION 27,  
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,



CLIENT:  
CRANBROOK CUSTOM HOMES  
13001 23 MILE ROAD, SUITE 200  
SHELBY TOWNSHIP, MICHIGAN 48315  
PH. 586.232.9098  
ATTN: COSIMO LOMBARDO  
cosimo@lombardohomes.com

REVISIONS:



SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7050

FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

NOVI HOMESITES  
STORM DRAINAGE MAINTENANCE  
EASEMENT AGREEMENT

PROJECT NO: 23-133	DRAWN BY: S.P.
DATE: 10-10-24	CHECK BY: J.K.
SCALE: 1" = 80'	PAGE: 2 OF 2

# EXHIBIT B

PART OF THE SOUTHEAST 1/4 OF SECTION 27,  
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,

STORM WATER FACILITY	MAINTENANCE ACTION	CORRECTIVE ACTION	ANNUAL ESTIMATED COST FOR MAINTENANCE AND REPAIRS		
			1ST YEAR	2ND YEAR	3RD YEAR
STORM SEWER/OPEN CHANNELS	AFTER EACH STORM THAT MEETS OR EXCEEDS A 10-YEAR STORM EVENT, CHECK FOR PIPING AROUND CULVERTS OR EROSION ADJACENT TO CULVERTS. ENSURE CULVERTS ARE NOT COLLAPSED OR CLOGGED.	IMPLEMENT ENERGY DISSIPATION MEASURES AS NECESSARY TO PREVENT EROSION. REMOVE SEDIMENT AND DEBRIS FROM CHANNELS AND CULVERTS. REPLACE COLLAPSED CULVERTS.	\$125	\$128	\$131
DETENTION BASIN	REGULARLY CHECK OUTLETS FOR CLOGGING AND CLEAN WHEN NECESSARY. REPLACE STONE AROUND STANDPIPE AS NECESSARY. REGULARLY MOW BASIN BANKS. REMOVE SEDIMENT EVERY FIVE TO TEN YEARS OR AS NECESSARY. REMOVE DEBRIS AND EXCESSIVE ALGAE. CHECK FOR ERODED BASIN BANKS.	IMPLEMENT SOIL STABILIZATION MEASURES TO STOP EROSION OF BANKS. REPAIR ERODED BANKS. RESEED BANKS AS NECESSARY.	\$375	\$378	\$381

CLIENT:  
CRANBROOK CUSTOM HOMES  
13001 23 MILE ROAD, SUITE 200  
SHELBY TOWNSHIP, MICHIGAN 48315  
PH: 586.232.9098  
ATTN: COSIMO LOMBARDO  
cosimo@crandorhomes.com

REVISIONS:



SEIBER KEAST LEHNER  
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CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
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FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

NOVI HOMESITES  
STORM DRAINAGE MAINTENANCE  
EASEMENT AGREEMENT

PROJECT NO:  
23-133

DRAWN BY:  
S.P.

DATE:  
10-10-24

CHECK BY:  
J.K.

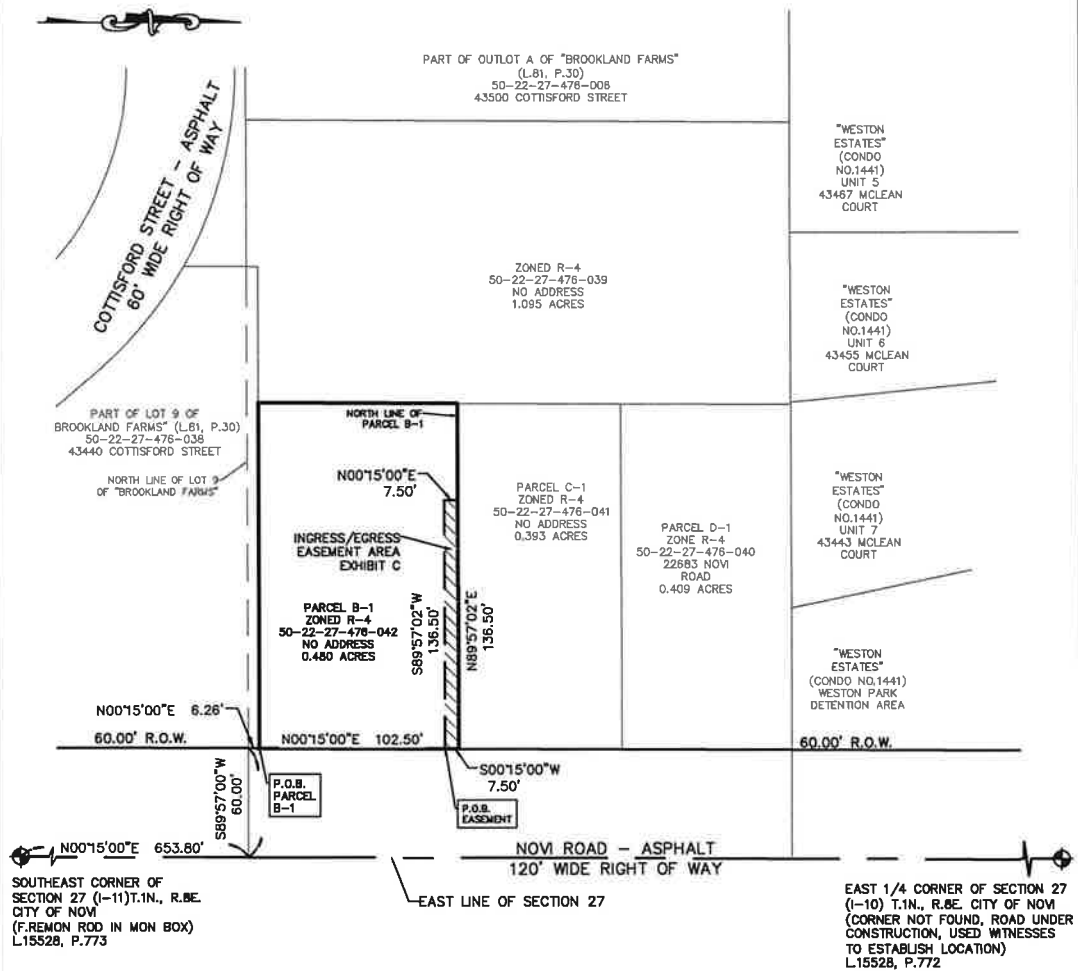
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# EXHIBIT C

PART OF THE SOUTHEAST 1/4 OF SECTION 27,  
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,

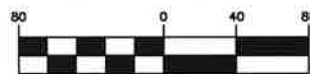


## NOVI HOMESITES

### DESCRIPTION OF THE INGRESS / EGRESS EASEMENT EXHIBIT C

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THENCE ALONG THE EAST LINE OF SAID SECTION 27 AND CENTERLINE OF NOVI ROAD, N00°15'00"E 653.80 FEET; THENCE S89°57'00"W 60.00 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NOVI ROAD N00°15'00"E 6.26 FEET; THENCE CONTINUING N00°15'00"E 102.50 FEET TO THE POINT OF BEGINNING; THENCE S89°57'02"W 136.50 FEET; THENCE N00°15'00"E 7.50 FEET; THENCE N89°57'02"E 136.50 FEET; THENCE S00°15'00"W 7.50 FEET TO THE POINT OF BEGINNING.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

CLIENT:  
CRANBROOK CUSTOM HOMES  
13001 23 MILE ROAD, SUITE 200  
SHELBY TOWNSHIP, MICHIGAN 48315  
PH. 586.232.9098  
ATTN. COSIMO LOMBARDO  
cosimo@lombardohomes.com

## REVISIONS:



SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7050

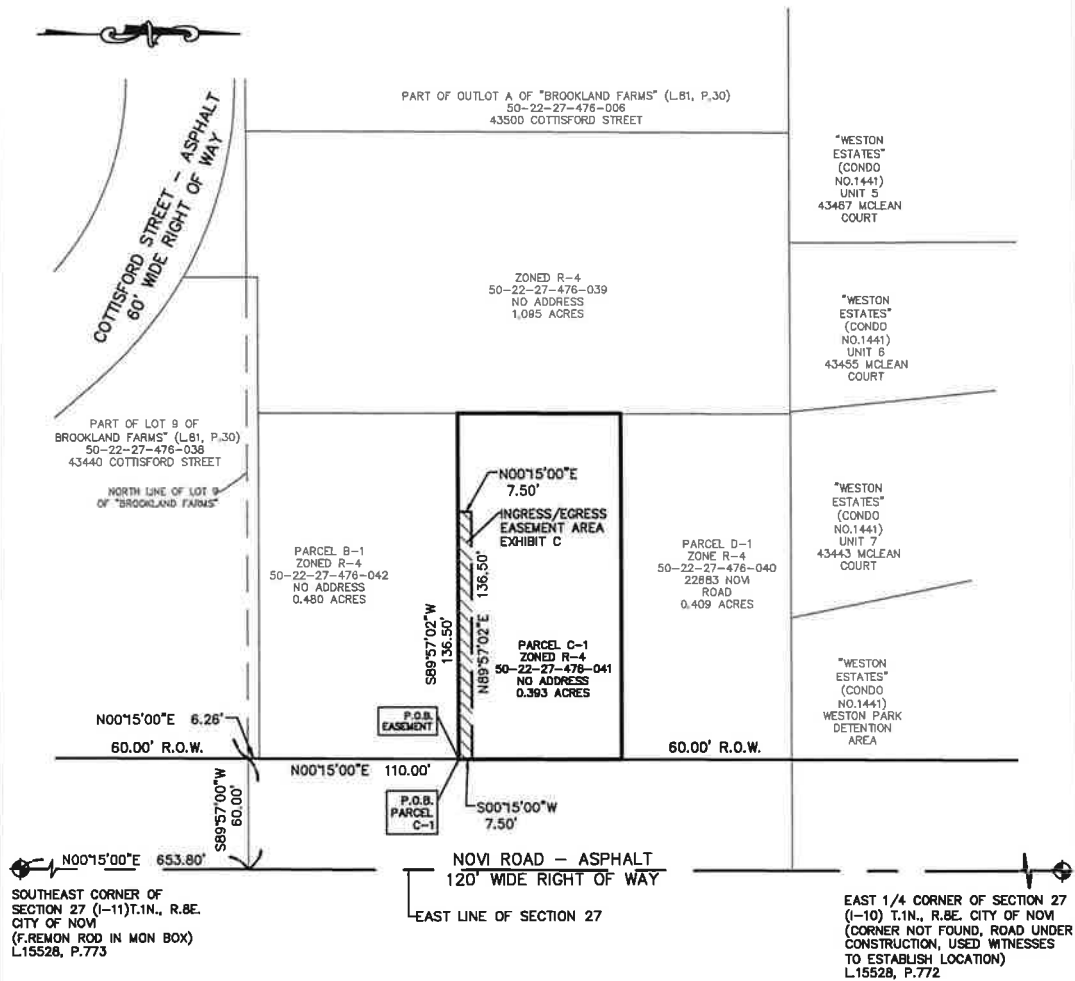
FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

## NOVI HOMESITES STORM DRAINAGE MAINTENANCE EASEMENT AGREEMENT

PROJECT NO: 23-133	DRAWN BY: S.P.
DATE: 10-10-24	CHECK BY: J.K.
SCALE: 1" = 80'	PAGE: 1 OF 2

# EXHIBIT C

PART OF THE SOUTHEAST 1/4 OF SECTION 27,  
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,

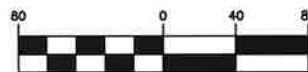


## NOVI HOMESITES

### DESCRIPTION OF THE INGRESS / EGRESS EASEMENT EXHIBIT C

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## GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

CLIENT:  
CRANBROOK CUSTOM HOMES  
13001 23 MILE ROAD, SUITE 200  
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ATTN. COSIMO LOMBARDO  
cosimo@lombardohomes.com

## REVISIONS:



SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING

CLINTON TOWNSHIP OFFICE  
17001 NINETEEN MILE ROAD, SUITE 3  
CLINTON TOWNSHIP, MI 48038  
586.412.7050

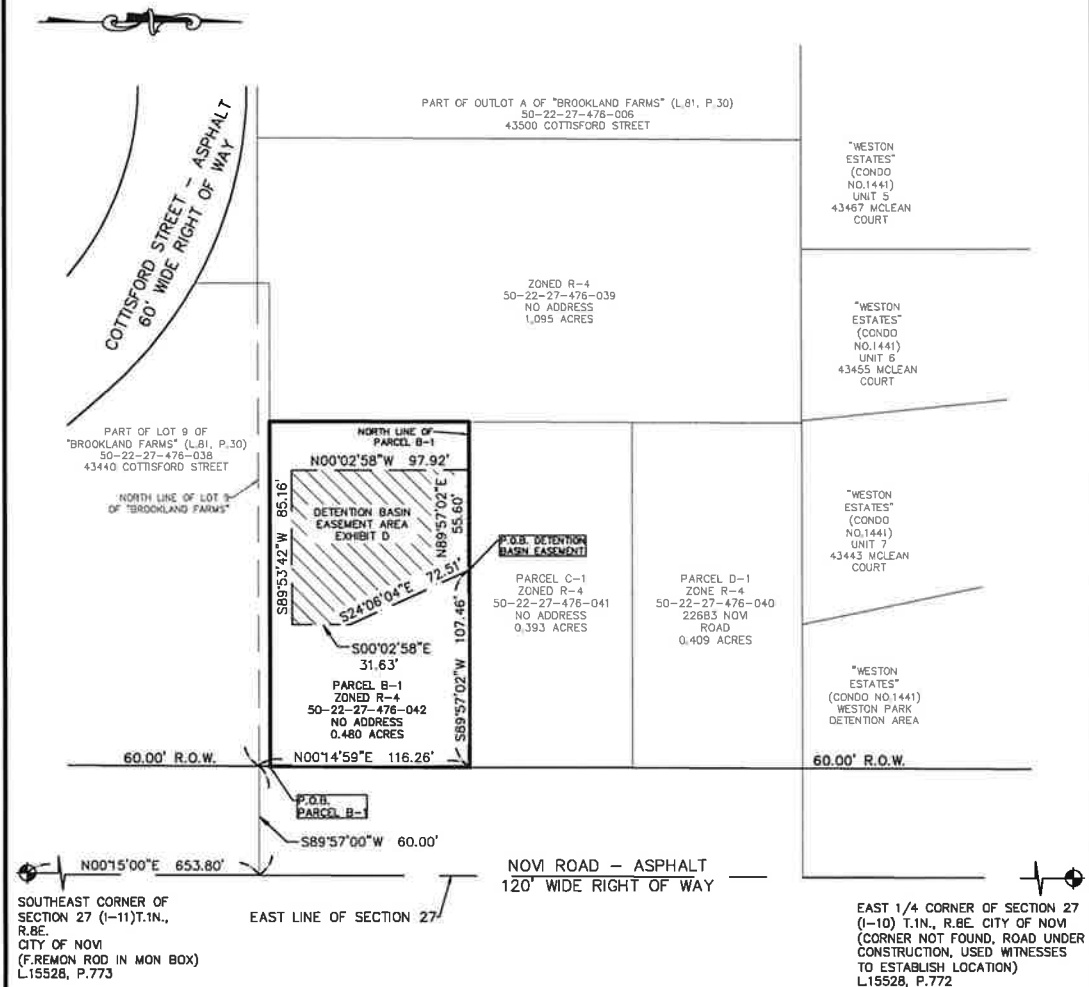
FARMINGTON HILLS OFFICE  
39205 COUNTRY CLUB DRIVE, SUITE C8  
FARMINGTON HILLS, MI 48331  
248.308.3331

NOVI HOMESITES  
STORM DRAINAGE MAINTENANCE  
EASEMENT AGREEMENT

PROJECT NO: 23-133	DRAWN BY: S.P.
DATE: 10-10-24	CHECK BY: J.K.
SCALE: 1" = 80'	PAGE: 2 OF 2

# EXHIBIT D

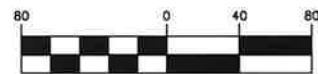
PART OF THE SOUTHEAST 1/4 OF SECTION 27,  
T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN,



## DESCRIPTION OF DETENTION BASIN EASEMENT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWN 1, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, THENCE ALONG THE EAST LINE OF SAID SECTION 27 AND CENTERLINE OF NOVI ROAD, N00°15'00"E 653.82 FEET; THENCE S89°57'00"W 60.00 FEET TO A POINT ALONG THE WESTERLY LINE OF NOVI ROAD; THENCE N00°14'59"E 116.26 FEET ALONG WESTERLY LINE OF SAID NOVI ROAD (120 FEET WIDE); THENCE S89°57'02"W 107.46 FEET ALONG THE NORTH LINE OF PARCEL B-1 TO THE POINT OF BEGINNING; THENCE THENCE S24°06'04"E 72.51 FEET; THENCE S00°02'58"E 31.63; THENCE S89°53'42"W 85.16; FEET; N00°02'58"W 97.92 FEET; THENCE N89°57'02"E 55.60 FEET TO THE POINT OF BEGINNING.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

CLIENT:  
CRANBROOK CUSTOM HOMES  
13001 23 MILE ROAD, SUITE 200  
SHELBY TOWNSHIP, MICHIGAN 48315  
PH. 586.232.9088  
ATTN. COSIMO LOMBARDI  
cosimo@ombardohomes.com

## REVISIONS:



**SEIBER KEAST LEHNER  
ENGINEERING | SURVEYING**

CLINTON TOWNSHIP OFFICE  
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CLINTON TOWNSHIP, MI 48038  
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PAGE: 1 OF 1

May 2, 2025

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

Re: Lombardo Homes/Novi Rd Home Sites - Acceptance Documents Review # 2  
Novi # JJ2024-0089  
SDA Job No. NV24-219  
**APPROVED**

Dear Mr. Croy:

We have reviewed the below document(s) received by our office on April 30, 2025 against the current submitted site plan. We offer the following comments:

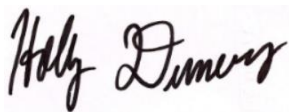
1. **On-Site Storm Sewer and Drainage Easement –** (executed 12-12-23)  
Exhibit A (Parcel Description) - Approved
2. **On-Site SDFMEA –** (executed 04-09-25)  
Exhibit A (Parcel Description) - Approved.  
Exhibit B (Easement Description and Sketch) - Approved  
Exhibit C (Easement Description and Sketch) - Approved  
Exhibit C (Easement Description and Sketch) - Approved  
Exhibit D (Easement Description and Sketch) - Approved

The exhibits do not require further revisions for review. The draft exhibits are approved and ready for execution and City Council acceptance.

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, Ted Meadows, Sydney Waynick, 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  
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  
Cosimo Lombardo, Applicant

September 16, 2024

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

**Re: Novi Road Homes**  
**Storm Water Detention System Inspection**  
Novi SP No.: JJ2024-0089  
SDA Job No.: NV24-219

Dear Mrs. Anjum:

This letter is written to notify you that we have reviewed the status of the storm water detention systems including the storm sewer piping, detention basin, and restoration of the storm easement 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. We recommend the release of this financial guarantee.

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: 2025.09.16  
15:39:15-04'00'

Sydney Waynick  
Construction Engineer