



Department of Public Service
Allan E. Schneck, P.E.

From: Roger P. Moore *RPM*
To: Ed Anzek, Director Planning and Economic Development
Date: April 11, 2013
Re: Vistas of Rochester Hills, 99-011 Section 23

We have reviewed and are returning to you the Certified True Copy of the revised final plat for the Vistas of Rochester Hills. The corrections that I requested in my letter to Mr. Reichert on March 14, 2013 have been completed.

Attached is an updated list of Subdivision Requirements that need to be addressed prior to the Clerk signing the final plat.

In addition the final plat the Stormwater system maintenance agreements, including the "Temporary Sedimentation Maintenance Agreement" will also need City Council action. We have still not received acceptable, recordable documents.

RPM/jf

Enc. Certified True Copy Final Plat
c:

- Bradley Reichert PS
- Roy Sera
- Tina Barton, City Clerk
- Allan E. Schneck, P.E., Director
- Paul M. Davis, P.E., Deputy Directory, City Engineer
- Adele Swan, Engineering Aide
- Tracey A. Balint, P.E., Public Utilities Engineer

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City of Rochester Hills
 Department of Public Service
 Subdivision Requirements List

Date: 12/7/12	Last update: 4/11/2013
Subdivision: Vistas of Rochester Hills, LLC	File # 99-011
Developer: Rochester Meadows Real Estate,	Section # 22
Number of Sites: 47	Number of Acres: 21.946
Number of Parks: 3 Private Parks	Escrow No. 288060
Zoning R-3 using lot averaging	

Performance Deposit: Cash, Certified Check, Corporate Surety Bond, Approved Irrevocable Bank of Letter of Credit running to the City of Rochester Hills or Surety bond.

1. Soil Erosion Control maintenance and cleanup..... \$ 25,000.00
2. Earth balance..... \$ 37,500.00
 Estimate/contract amount 30 % remaining
3. Sanitary Sewer..... \$ 31,012.20
 Estimate-\$103,374.00 +/- 30% remaining (cannot reduce below 25%)
4. Water Main..... \$ 42,521.00
 Estimate-\$170,084.00 +/-25% remaining (cannot reduce below 25%)
5. Storm Sewer.....\$ 82,626.25
 Estimate-\$236,075.00 +/- 25% remaining (cannot reduce below 25%)
6. Detention/retention basin construction.....Included in Earth Balance
 Estimate/contract amount \$ % remaining
7. Rear yard drains and sump discharge drains..... Included in Storm Sewer
 Estimate/contract amount \$ % remaining
8. Road Paving – including seed & mulch.....\$ 83,333.40
 Estimate-\$277,778.00 +/-30% remaining (cannot reduce below 25%)
9. Asphalt Pathway Construction/Replacement.....\$ 1,000.00
 575 LF @ \$12.00 installed but issues regarding drainage and berm clearance still need to be resolved.
10. Developer portion of sidewalks.....\$ 18,475.00
 739 lf. @ \$25 per lf.
11. Monuments and irons.....\$ 2,455.00
 68 Irons @ \$10.00 per each = \$680.00
 71 Monuments @ \$25.00 per each = \$1775.00
12. As-built Bluelines and Mylars.....\$ 10,000.00

13. Open Space Improvements and replacement of trees.... \$116,856.00
(CC Condition #2 meeting of 2/11/2013)
14. Tree transplanting bond.....\$ 11,058.00
(CC Condition #1 meeting of 2/11/2013)
15. Planting of arborvitaes along the north edge of the access drive \$ Included in #13
to the detention basin
16. Install topsoil and seed on top of existing limestone access \$ Included in #13
drive for detention basin maintenance
17. Open Space Improvements.....\$ Included in #13
Open Space improvements and plantings
- 18 Detention Basin and Storm System Cleaning\$ 20,000.00
After home construction—Prior to turning over to Homeowner’s Assoc.
To insure the maintenance and remove accumulated sediment from basin,
stormwater quality structures and storm sewers.
- 19 Performance Deposit for Temporary Basin Abandonment.....\$ 8,000.00
Including removal of SO2 filter; Cleaning of the storm water quality structures
and sewer mains--after abandonment (90% of homes built)

AGREEMENTS, EASEMENTS AND DEEDS

1. Deeds in acceptable form.....
Deeding the Vistas of Rochester Hills Park “A”, Vistas of Rochester Hills
Park “B” and Vistas of Rochester Hills Park “C” to the Homeowners Assoc.
2. Warranty Deed For Public Road Right-of-Way.....N/A OK
3. Wetland/Floodplain notices...(natural features setback notices).....
Lots 12 and 13
4. Copy of the Articles of Incorporation of the Homeowner’s Assn..... OK
Homeowners Association of Vistas of Rochester Hills rec’d. 3/25/2013
5. Temporary Sedimentation Basin maintenance Agreement.....
6. Storm Water System Maintenance Agreement.
Needs correction 4/10/2013
7. Declaration of Easements and Restrictions.....
Need correction 3/15/2013

CASH DEPOSIT: CASH CERTIFIED CHECK

1. Tree lots/sites-47 @ \$200 per lot/site..... \$ 9,400.00 OK
Received on 8/14/12 CR# 437403

2. Road signs..... \$ 5,760.24 OK
Received on 4/9/13 CR#453721

3. Utility / Pavement inspection fee escrow balance as of...4/9/13..... \$ 2,040.43
Deposit Rec'd. 8/14/12 CR#437402 \$48,274.50,
4/9/13 Rec'd. CR#453720 \$12,500.00
Deposit required \$ 12,500.00

4. Document review & procedures fees..... \$ 575.00 OK
5 Document @ \$115.00 per document (CR# 43428)

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