

ROCHESTER HILLS LOCAL ROAD POLICY & FUNDING PLAN, ADOPTED IN 1998

GRAVEL ROADS - *Funding plan (including \$4,000 cap on special assessments) is contingent on the voters' decision on August 4, 1998).*

ELIGIBILITY - There are approximately 25 miles of gravel roads that would be eligible for improvement under the Local Road Policy & Funding Plan adopted by the City Council in 1998. These are residential, neighborhood side streets only - NOT main roads.

SPECIAL ASSESSMENT PROCESS

- If residents on gravel roads WANT their roads paved, they could petition the city for a special assessment district.
- Assessments would be **capped at \$4,000 per buildable lot**. Recent projects resulted in assessments exceeding \$7,000 per lot.
- These special assessment paving projects would proceed on a **"first come, first served"** basis.

LOCAL ROAD PAVING STANDARDS - "WHAT DO I GET FOR \$4,000?"

LONGEVITY -

SERVICE LIFE ■ 15 Years

WIDTH

■ Generally pavement is to be twenty-two (22) feet wide plus grass shoulders and swales.

DRAINAGE/ DITCHING

- Free of standing water during normal dry weather conditions
- Mowable using typical home equipment

DRIVE

APPROACHES

- Match existing drive in material type (concrete or asphalt) and width, from edge of road to property line.
- If existing drive is gravel, new approach shall be asphalt.

TREES

■ Cost of preserving trees is primarily the responsibility of residents, however, where practical and not cost prohibitive, quality trees will be saved in accordance with Ordinance 4-12 (Tree Conservation) and Ordinance 4-14 (Trees).

GRASS

■ Each project shall be reviewed to determine where seed and mulch can be used, instead of sod, to reduce cost.

MISC.

REPLACEMENTS

- If private property, such as fencing, lamps, irrigation systems, ornamental or monument mailboxes, landscaping, etc., is in right-of-way, then the City will give notice to homeowner to remove the private property. If not removed by the owner, then City will remove the private property and not replace it.
- Replace US Postal Service approved mailbox posts by City

MAINTENANCE

■ Each project is to be designed to minimize future maintenance and address public safety concerns, e.g. sight distance, etc.

ADDITIONAL IMPROVEMENTS, or work deemed aesthetic in nature, requested by the property owner will be assessed to the specific property owner in addition to the \$4,000 assessment cap.

PAYMENT OPTIONS - Special assessments may be paid in one lump sum; over a 15-year payment schedule (plus interest*); or may be paid off at any time within the 15-year payment schedule. Low- and moderate-income households may qualify for community development block grant assistance to pay all or a portion of their special assessments. Special assessments must be paid off when property ownership changes.

ONE-TIME-ONLY SPECIAL ASSESSMENT - Under the Local Road Policy, the \$4,000 would be a one-time-only special assessment for residents on gravel roads. Once each street is upgraded to paving, it would be rotated into the pavement management system for maintenance, including asphalt overlays that typically would occur 7-8 years after the new road is built.

IF A ROAD IS BUILT TO LAST 15 YEARS, WHY WOULD IT NEED AN ASPHALT OVERLAY AFTER ONLY 7-8 YEARS?

- By utilizing a pavement management system after new roads are built, the city would provide overlays and other maintenance strategies to keep all roads in good shape and to avoid the types of deterioration that have been experienced in neighborhoods like Rochester Glens, Tienken Manor and Christian Hills (east of Crooks).

- Pavement management is an effective use of tax dollars. Based on 1999 Dollars, one mile of asphalt overlay costs approximately \$50,000 and extends the service life of an existing road that is in relatively good shape. By comparison, one mile of new pavement construction costs about \$1.4 million.

ADDITIONAL INFORMATION IS AVAILABLE

Call the Local Road Information Hotline - 248-656-4685
(Speakers available to address groups)

Visit the Rochester Hills Public Library or City Hall to see the Local Road Plan

See the City's WebPage - <http://metronet.lib.mi.us/ROCH/RH/index.html>

See the Summer Issue of the Rochester Hills Quarterly
- to be distributed to homes on or about July 31, 1998

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