

CITY OF ROCHESTER HILLS

Public
Services

Roger P. Moore, P.S. *RPM*
Engineering Services

DATE: June 6, 2005
TO: Ed Anzek, Planning Director
RE: **Falcon Estates No 4**
City File # 87-847.4
Section # 7

I have reviewed the corrections made to the final plat Mylar returned on May 2, 2005 for Falcon Estates No. 4 for compliance with and conformance to Act 288 of P.A. 1967 and the City of Rochester Hills Ordinances and Requirements. **The subdivision plat is acceptable for City Council action.**

The following comments are offered:

- There is no Michigan Department of Environmental Quality (DEQ) or City of Rochester Hills regulated flood plain within the Falcon Estates Subdivision No. 4.
- There is no DEQ or City-regulated wetland within Falcon Estates Subdivision No. 4.
- Construction of the sanitary sewer and water main has been completed, and has been accepted by the City for routine maintenance.
- Construction of the road pavement is substantially completed, but is not yet accepted by the City for routine maintenance.
- There is no storm water detention basin within Falcon Estates Subdivision No. 4. The storm water storage is provided in Subdivision No. 1. The developer provided the "Falcon Estates Subdivision Storm Water Retention System Amended Agreement". The Agreement should be forwarded for City Council action on the same night as the final plat. The original document is being forwarded to the Clerk's Office.
- A condition of preliminary plat approval was that the developer provides a Preservation Easement on Lot #85 and Lot # 89 prior to the issuance of the land improvement permit. The easement was provided and it is depicted on the final plat.

A list of required performance guarantees, fees, and other requirements, which must be met prior to the release of the Mylar, is attached. The list will be updated as work progresses, and if additional requirements are imposed.

RPM/jfd

Attachments (2): Subdivision Requirements
Falcon Estates Subdivision Storm Water Retention System Amended Agreement

- c. Debra Millhouse, Deputy Director of Planning
Larry Randazzo, L and R Homes.
Paul M. Davis, City Engineer
Jane Leslie, City Clerk
Sheryl McIsaac, Office Coordinator
Jean Close, w/original agreement.
File

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