



innovativebynature

January 29 2013

Kay Clear Creek, L.L.C.  
Mr. Joseph Kowalczyk, Member  
P.O. Box 1000  
Lake Orion, MI 48361

Bryan K. Barnett  
Mayor

**Re: Clear Creek V**  
City File No. 89-156.5, Section 2  
Final Plat Requirements List

City Council

Ravi Yalamanchi  
District 1

Adam Kochenderfer  
District 2

Greg Hooper  
District 3

Nathan Klomp  
District 4

James Rosen  
At-Large

Mark Tisdell  
At-Large

Michael Webber  
At-Large

Dear Mr. Kowalczyk:

The City of Rochester Hills has completed our review of the final plat for Clear Creek No. 5 and find it ready for City Council consideration for approval. As a condition of final plat approval Section 122-197 of City Code requires deposit of performance guarantees, fees, agreements and other documents to the City. Attached is the "Subdivision Requirements List" for Clear Creek No. 5. The list details of what is necessary to be completed or surety furnished to the City prior to release of the final plat. This list will be adjusted as items are completed and if additional requirements are further added by City Council.

**Sec. 122-197. - Performance deposit.**

*The city clerk shall require of the proprietor, as a condition of final plat approval, a deposit in the form of cash, certified check, corporate surety bond, irrevocable bank letter of credit running to the city or a surety bond for the full cost, as estimated by the proprietor's engineer and reviewed by the city engineer, of the improvement of public places, including sidewalks, nonmotorized vehicle-pedestrian paths, and the installation of any required public sanitary sewer, water supply, and drainage facilities, to ensure the completion of such improvements and facilities within a length of time agreed upon from the date of approval of the final plat by the city council. The city shall rebate to the proprietor, as work progresses, amounts of any cash deposits equal to the ratio of the work completed to the entire project; provided, however, that no amount shall be reimbursed until the city engineer approves the sum, and at least 25 percent shall be retained pro rata from the entire project for each payment until two years after completion of the improvements to ensure against any repairs that may be necessary.*

If you have any questions regarding the list or the requirements, please let me know.

Yours truly,

Roger P. Moore P.S.  
Professional Surveyor

Attachment: Clear Creek 5 Subdivision Requirements List

c: Allan E. Schneck, Director; DPS  
Paul Davis P.E. City Engineer, Deputy Director; DPS  
Sheryl McIsaac, Office Coordinator; DPS  
James Breuckman, Planning Dept.  
Don Haming, Engineering Aide; DPS

Jane Leslie, City Clerk  
Tracey Balint, P.E., Project Engineer; DPS  
Ed Anzek, Director; Planning Dept.  
Vito Terracciano; Arteva Homes  
File

# City of Rochester Hills

## DEPARTMENT OF PUBLIC SERVICES SUBDIVISION REQUIREMENTS

Date: 12/18/2012 Updated 1 28 2013  
Subdivision: Clear Creek No. 5 File # 89-156.5

Developer: Kay Clear Creek LLC Section # 2

No. of Lots: 57 No. of Acres: 56.28 Zoning: R-1

No. of Parks: 4 public parks Escrow # 287106

**PERFORMANCE DEPOSIT:** Cash, Certified Check, Corporate Surety Bond, approved Irrevocable Bank Letter of Credit running to the City or Surety Bond.

1. Soil Erosion Control .....\$ 40,000  
Vegetation of areas, including ROW, disturbed by development
2. Land Balance.....\$ 20,000  
Estimate \$116,000
3. Sanitary Sewer. (Maintenance surety provided in item #14)  
.....\$ 23,891  
Estimate \$ 238,916.00 +/-90 % complete
4. Water Main.... (Maintenance surety provided in item #14)  
.....\$ 21,001  
Estimate \$ 210,010.00 +/-90 % complete
5. Storm Sewer.. (Maintenance surety provided in item #14)  
.....\$ 28,016  
Estimate \$ 280,157.00 90+/- % complete
6. Clean Storm system, detention and storm sewer after  
home construction .7600lf @ \$1.25.....\$ 9,500
7. Roads Paving (including seed & mulch)  
(Maintenance surety provided in item #15)..... \$ 45,525  
Estimate \$ 456,251.00 +/- 90 % complete (35% surety)
8. Pathways.....\$ 53,360  
\$53,360.00 LF  
Boardwalk pathway over existing wetland.....\$ 13,340
9. Developer installed sidewalks.....\$ 22,425  
1495 LF at \$ 15 per foot

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Subdivision Requirements

10. Monuments & Irons.....	\$	<u>2,395.00</u>
<u>117</u> Irons @ \$10.00 <u>49</u> Monuments @ \$25.00		
11. As-built plan.....	\$	<u>15,000.00</u>
12. Open Space Improvements.....	\$	<u>OK</u>
Open space improvements and plantings (included in #13)		
13. Tree replacement bond including landscaping.....	\$	<u>275,000 OK</u>
Per CC findings #7 January 9, 2012.		
14. Utility defect/repair performance deposit .....	\$	<u>182,270.75</u>
Two year from date of acceptance		
25% of construction cost (San., Water, Storm, R.Y.)		
15. Pavement defect/repair performance deposit.....	\$	<u>156,402.75</u>
Two-year from date of acceptance		
25% of construction cost (Roads, Pathway, Walk).		
16. Detention Basin/ Water Quality maintenance .....	\$	<u>N/A OK</u>
<b>Performance Deposit</b> to insure the maintenance of the		
detention basin and to remove accumulated sediment from		
the basin, storm water quality structures and storm sewers		
prior to turn over to Association.		
17. Boulder retaining wall to protect the wetland and natural		
features setback 1065 lineal feet at an average of (50% completed)		
\$ <u>140</u> per LF.....	\$	<u>74,550</u>

**AGREEMENTS. EASEMENTS AND OTHER REQUIREMENTS:**

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1. Deeds in acceptable form, deeding the "Hawthorne Greenspace Park",		
"Fairview Greenspace Park", "Oaklawn Greenspace Park", "Clear Creek		
Greenspace Park" to the City of Rochester Hills.....		<u>Not Req. OK</u>
2. Road Rights of Way.....		<u>N/A OK</u>
(recorded with plat)		
3. Wetland/Flood Plain Designation Notices.....		<u>N/A OK</u>
(wall to be constructed by developer instead)		
4. Temporary Sedimentation Basin Maintenance agreement...		<u>N/A OK</u>
5. Storm Water Quality Maintenance Agreement.....		<u>N/A OK</u>
6. Detention Basin Maintenance Agreement.. (Amendment) .....		_____
7. Declaration of Easements & Restrictions. (Amendment) ....		_____

- 8. Open space and restrictions amendment for second and later phase of plat..... (Amendment).....

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- 9. Planning Commission and City Council approval requirements.....

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**CASH DEPOSIT: Cash or Certified Check**

- 1. Trees 57lots at \$200.00 per lot.....\$ 11,400.00
- 2. Road Signs.....\$ \$3,332.41
- 3. Utilities Inspection Fee Escrow Deposit.....\$ 21,962.57OK  
Balance as of 1/13/2013
- 4. Recording fees for the Wetland/Flood plain notices.....\$ N/A
- 5. Document review/process fee.....\$ 345.00  
3 Documents at \$115.00 each