

CITY OF ROCHESTER HILLS

Public
Services

Roger P. Moore, P.S.
Engineering Services

DATE: March 28, 2005

TO: Ed Anzek, Planning Director

RE: **Clear Creek Subdivision No. 4**
City File # 89-156.4, Section # 2

I have reviewed the corrections made to the final plat Mylar returned on March 10, 2005 for Clear Creek Subdivision 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 Clear Creek Subdivision No. 4.
- There is no DEQ or City-regulated wetland within Clear Creek Subdivision No. 4
- Construction of the sanitary sewer and water main has not begun; the developer will be required to provide surety to insure public sewer and public water installation.
- Construction of the road pavement has not begun; surety will be required to insure the construction of the public roads.
- There is no storm water detention basin within Clear Creek Subdivision No. 4. The storm water storage and water quality is provided in Subdivision No. 1. The developer provided the third amendment to the Detention Basin Maintenance Agreement. The Agreement should be forwarded for City Council action on the same night as the final plat.
- A condition of engineering construction plan approval was that the developer obtains a grading easement from the landowner east of the development. According to the plans it appeared that it would be necessary to grade the land east of Lots 261, 262 and Petoskey. The engineer provided additional information that supported that the offsite grading is not necessary for the development of Lots 261, 262 and Petoskey. The easement is no longer an issue. A copy of MCS Associates' letter dated 2/21/05 is attached.
- During the review of the final plat, it was noted that the lot configuration and the location of Petoskey had changed slightly from that of the approved preliminary plat. Based on discussions with the developer's engineer it was concluded that the minor changes were made during the engineering design to better fit the topography of the land to the east. A copy of MCS Associates' letter dated 2/21/05 is attached.

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/jeb/jfd

Attachments (2): Subdivision Requirements

Letter from MCS Associates, Inc. dated 2/21/05

- c. Debra Millhouse, Deputy Director of Planning
Harry F. Terbrueggen, Elro Corp.
Roger H. Rousse, Director; DPS
Paul M. Davis, City Engineer
Jane Leslie, City Clerk
Sheryl McIsaac, Office Coordinator
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