



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

December 7, 2021

**Board of Road Commissioners**

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Commissioner

**Andrea LaLonde**  
Commissioner

**Nancy Quarles**  
Commissioner

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Piotrowicz, P.E.,  
P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

**NOTICE TO PROPERTY OWNERS  
ADMINISTRATIVE MEETING**

Interest has been shown by owners of property in **Mystic Hills Estates Subdivision and Mystic Knolls Condo**, referred to as **S.A.D. No. 12003**, located in Milford Township, to improve and pave **FOX FIRE DRIVE, HUNTCLIFF COURT, MYSTIC HILLS DRIVE, and ROLLING GREEN COURT**, by means of special assessment in accordance with the provisions of Michigan Public Act 246 of 1931, as amended.

You can initiate a special assessment street improvement project by filing a petition with the Road Commission for Oakland County (RCOC). The petition must contain the signatures of more than 51% of the owners of the abutting footage adjacent to each and every street, or portions of streets described in the petition. Projects also can be initiated by township resolution.

The Road Commission recognizes you are being requested to make an important decision, and it is our intent to present information for your consideration and evaluation prior to project initiation. Therefore, the Road Commission has established a preliminary procedure that requires that we conduct an Administrative Meeting to elaborate on the attached information and provide any additional information requested by property owners.

The Administrative Meeting has been scheduled for **Tuesday, December 21, 2021 at 7:00 p.m.** This meeting will take place virtually via Microsoft Teams.

**Telephone: (810) 337-8118; Conference ID: 274 222 63#**

**OR**

**Online: link located on our website at [www.rcocweb.org](http://www.rcocweb.org)  
(Please see the attached instruction sheet.)**

All property owners in the proposed special assessment district are invited to attend this meeting. Please call (248) 645-2000, extension 2370, for further information. If you require accommodation in accordance with the provisions of the Americans with Disabilities Act (ADA) or provisions within Title VI, including those requiring language assistance and / or special accommodations, the Road Commission for Oakland County (RCOC) will provide such services, free of charge, with reasonable advance notice (7 business days) to the RCOC. Please contact the RCOC Subdivision Improvement and Development Division (SID) at 31001 Lahser Road, Beverly Hills, MI, 48025 or (248) 645-2000, ext. 2370 to submit your request.

Sincerely,

Rick Saporsky, P.E., Supervisor  
Subdivision Improvement and Development

RJS/kd

Attachments

Engineering Department

Subdivision  
Improvement Division

31001 Lahser Road  
Beverly Hills, MI 48025

248-645-2000

FAX  
248-645-5043

[www.rcocweb.org](http://www.rcocweb.org)

## GENERAL PROPOSAL INFORMATION

The Road Commission for Oakland County has prepared the following street improvement proposal for your consideration. The streets to be improved are **FOXFIRE DRIVE, HUNTCLIFF COURT, MYSTIC HILLS DRIVE, and ROLLING GREEN COURT**, located in **Mystic Hills Estates Subdivision and Mystic Knolls Condo Section 20, Milford Township, Oakland County, Michigan.**

### PAVEMENT

The existing roadbed will be pulverized and regraded. A bituminous (asphalt) pavement 4 inches thick and 20 feet wide will be placed on the conditioned roadbed.

### DRAINAGE

A limited amount of drainage improvements as well as limited curb and gutter removal/replacement will be made to provide positive drainage.

### ENVIRONMENT

Provisions have been made to ensure that erosion and sedimentation does not occur where the storm runoff flows into a natural watercourse. These provisions are in accordance with Michigan Department of Environmental Quality guidelines.

### RESTORATION

Turf areas disturbed during construction will be restored with topsoil and sod. Sprinkler systems that are disturbed by construction will be restored to their condition prior to construction.

### DRIVEWAY APPROACHES

As needed, up to a 5-foot approach will be constructed to existing driveways to provide a smooth transition from the newly paved roadway. Unpaved driveways will receive a 10-foot drive approach. Paved driveways ending in close proximity to the property line will be connected. The lengths of approaches connecting existing paved drives may therefore vary. Cracking or rupturing of the drive approach caused by frost action on the drive culvert cannot be prevented. A guarantee for driveway rupture therefore cannot be given.

### WARRANTY/MAINTENANCE

The Road Commission will replace or repair any defective pavement and related drainage facilities during the first 15 years following completion of construction of the special assessment improvement project. Defective pavement does not include minor surface cracks inherent in any road surfacing materials. The Road Commission will provide a level of maintenance equal to that performed in new subdivision streets constructed in accordance with the Road Commission's requirements:

## DETERMINATION OF BENEFITS

The Road Commission for Oakland County employs the "Unit of Benefit" method for apportioning costs when assessing street improvements.

The abutting footage of all lots is totaled and divided by the number of homesites affected, yielding the average base-lot size. Lots with abutting footage equal to or less than the base lot are assessed as base lots (1.0 unit of benefit). Lots having abutting footage greater than the base lot size, including corner lots and building sites consisting of more than one lot, are assessed a larger amount based on a declining-rate curve. The curve declines at a rate such that each additional foot over the base lot is assessed at a lesser amount per foot, resulting in a maximum assessment of no more than 30% greater than the base-lot amount.

All Properties within the assessment district, as shown on the attached plat, will be apportioned an assessment based on the benefit received. In cases such as, but not limited to: 1) non-abutting properties; 2) back lots; 3) corner lots; 4) acreage parcels; 5) outlots; 6) commercial property; and 7) condominiums; each situation will be assigned an assessment by the Road Commission as warranted.

Adjacent lots or portions of lots owned by the same owner and which are landscaped or utilized as a home site generally will be assigned one unit of benefit, as modified by the declining rate curve. However, the Road Commission reserves the right to determine whether ownership of multiple lots constitutes one home site or is to be considered a special assessing situation.

When a homesite involves multiple lots/property identification numbers/streets, or a portion of frontage outside the assessment district, the benefit assigned to the homesite will be divided between the portions at the discretion of the Road Commission. Non-abutting parcels that benefit from the proposed improvement are considered a special assessing situation and as such, are subject to an assessment as assigned by the Board.

## APPORTIONMENT OF COST

The total estimated cost of the proposed improvement is **\$1,184,522.43**. Based on this estimate, the base lot assessment for this project is **\$26,252.71**. The maximum assessment is **\$31,240.72**. A preliminary assessment roll will be available at the Administrative Meeting. This tentative assessment could change depending on the accepted low bid of the contractor to be hired to perform the work.

It is the policy of the Road Commission that, in the event the bid of the lowest responsible bidder exceeds the estimate of cost in its First Order of Determination of Necessity by more than 10%, the Road Commission will not award the contract. In such event, the Road Commission will set a time and place to hear objections to the proposed improvement in light of the increase in costs and will reconsider its determination of necessity. Upon conclusion of the hearing, the Road Commission may either revoke or confirm its previous orders.

## PAYMENTS

Assessment payments may be paid over a 10-year period or may be paid in full prior to the first due date without interest or penalty, or may be paid at any time before the annual due date with interest accrued to date. The annual interest rate charged to the Assessment District will be at the current rate allowable per the governing state statute. The interest rate will be 6% per year.

The first installment due date will generally be due upon substantial completion of construction activity. However, if the construction starting date is delayed, the first payment could be due before substantial completion. If any installment is not paid when due, a penalty of 1/2 of 1%, plus accrued interest, will be charged for each month that the installment remains unpaid.

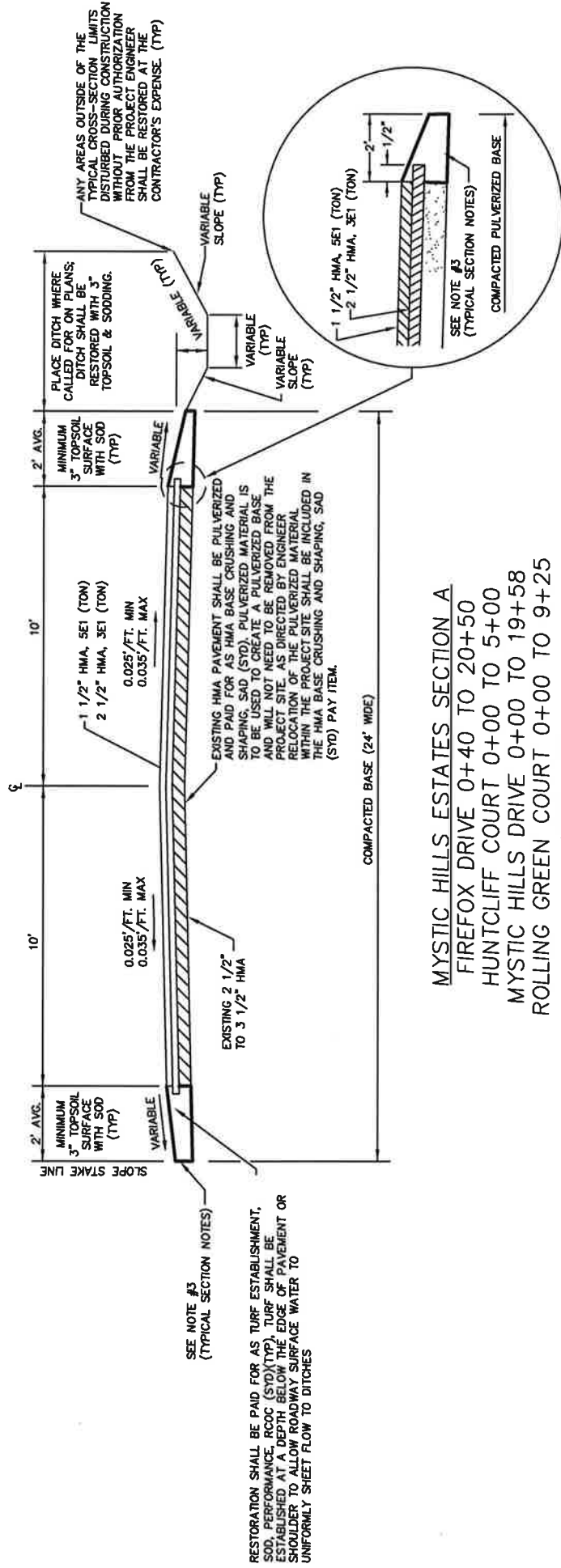
The Oakland County Treasurer will collect the annual installment. An annual statement will be mailed to each property owner approximately four weeks prior to the due date stating the annual payment including interest and the remaining amount owed.

## WHY SPECIAL ASSESSMENT PAVING?

The Road Commission is responsible for a system of more than 2,700 miles of roads, which is the largest county road system in Michigan and the second largest road system in the state. Only the state highway system, under the jurisdiction of the Michigan Department of Transportation, is larger.

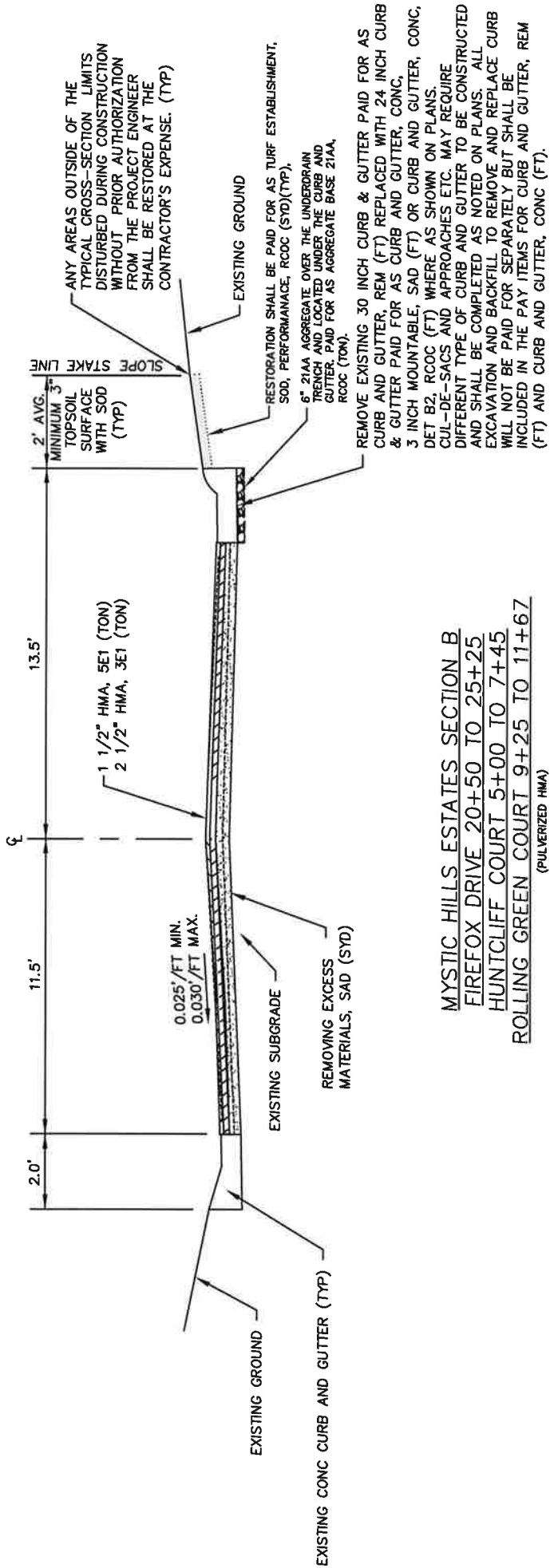
The bulk of funding to maintain the county road system is received from state-collected fuel taxes and vehicle registration fees. The Road Commission receives no direct revenue from property taxes. Michigan's gas tax rate has been below the national average for decades, and Michigan has remained among the bottom nine states in the nation in per capita state and local road funding since at least the 1960s.

Federal road funds, derived from the federal gas tax, are the primary source of funds for major road improvements on county roads in Oakland County. Residential streets are not eligible for federal road funds. The Special Assessment paving Program is the Road Commission's only viable means of assisting property owners with the paving of residential streets.



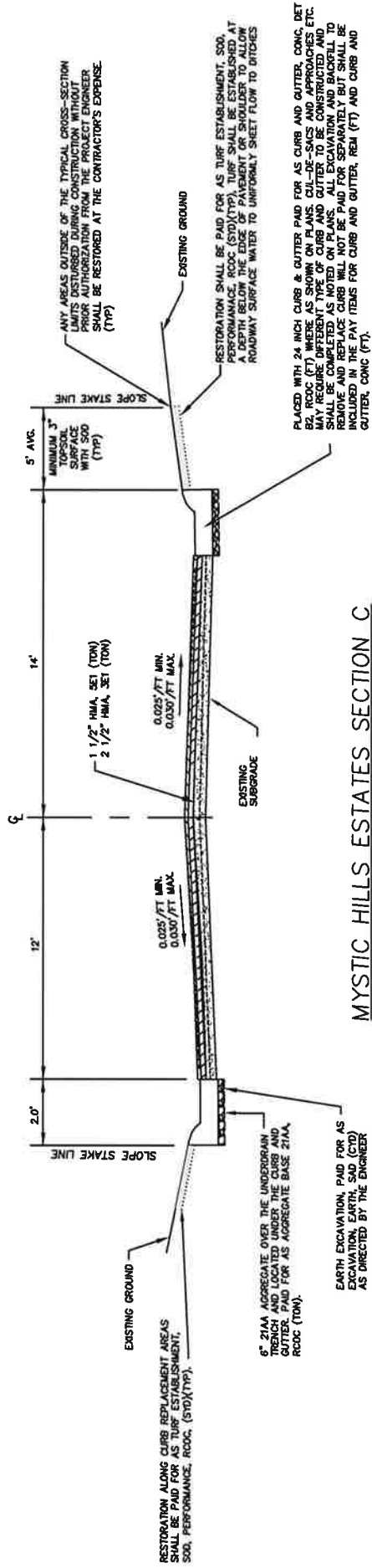
MYSTIC HILLS ESTATES SECTION A  
 FIREFOX DRIVE 0+40 TO 20+50  
 HUNTCLIFF COURT 0+00 TO 5+00  
 MYSTIC HILLS DRIVE 0+00 TO 19+58  
 ROLLING GREEN COURT 0+00 TO 9+25  
 (PULVERIZED HMA)

MYSTIC HILLS  
 S.A.D NO. 12003  
 MILFORD TOWNSHIP



MYSTIC HILLS ESTATES SECTION B  
 FIREFOX DRIVE 20+50 TO 25+25  
 HUNTCLIFF COURT 5+00 TO 7+45  
 ROLLING GREEN COURT 9+25 TO 11+67  
 (PULVERIZED HMA)

MYSTIC HILLS  
 S.A.D NO. 12003  
 MILFORD TOWNSHIP

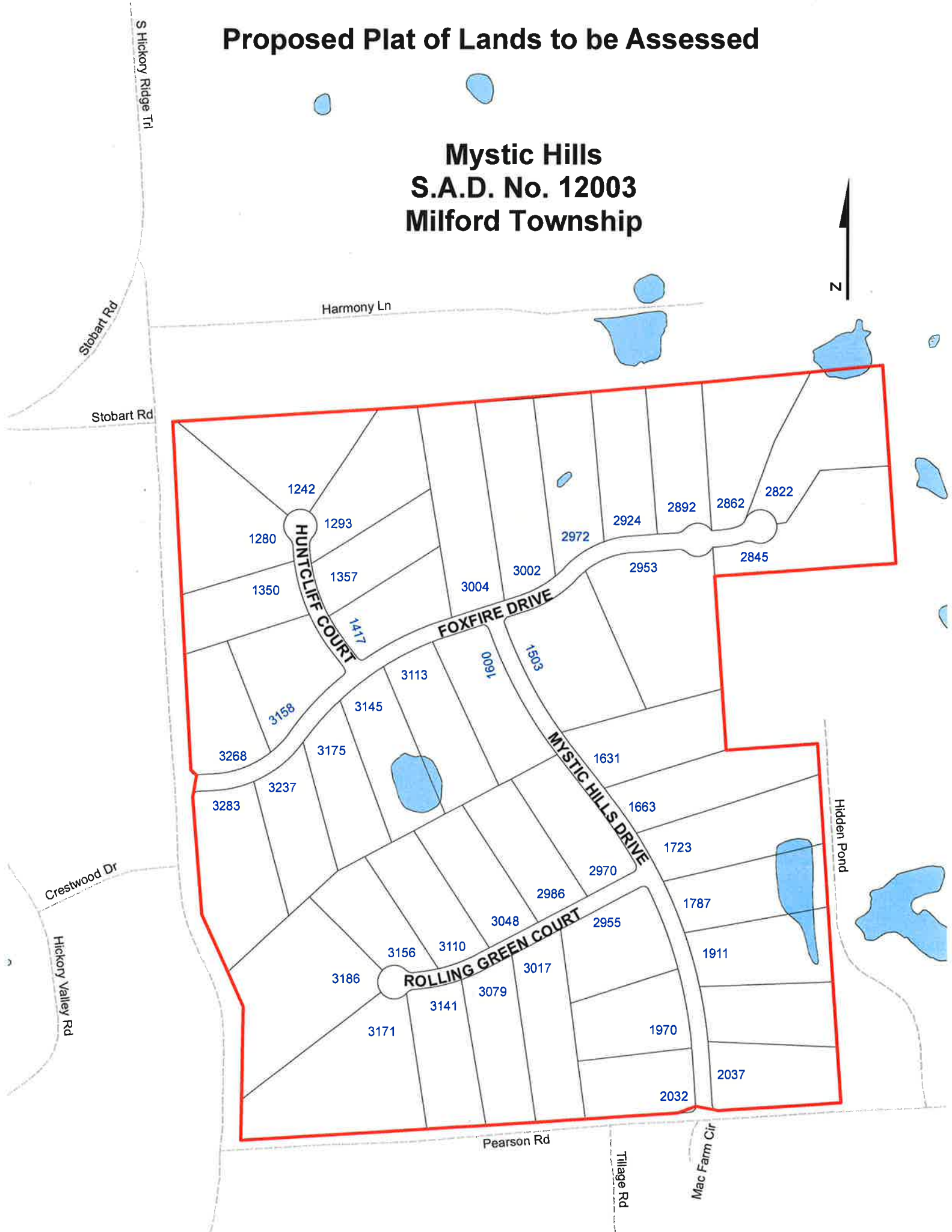


MYSTIC HILLS ESTATES SECTION C  
 FIREFOX DRIVE 0+00 TO 0+40  
 MYSTIC HILLS DRIVE 19+58 TO 19+98  
 (PULVERIZED HMA)

MYSTIC HILLS  
 S.A.D NO. 12003  
 MILFORD TOWNSHIP

# Proposed Plat of Lands to be Assessed

## Mystic Hills S.A.D. No. 12003 Milford Township





**Instructions to access RCOC website for S.A.D. Administrative Meeting information:**

[www.rcocweb.org/31/Residents](http://www.rcocweb.org/31/Residents)

**ALERT**

Create an Account - Increase your productivity, customize your experience, and engage in information you care about.

PAVING WORK ON UNION LAKE RD IN COMMERCE TWP TO START MONDAY, SEPT. 28 [Read On](#)

TRY THE RCOC APP! DOWNLOAD IT WHEN YOUR APPS. [Read On](#)

About Us Residents Doing Business with RCOC Permits Careers Real-Time Traffic Map How Do I

**ROAD COMMISSION**  
for OAKLAND COUNTY

QUALITY LIFE THROUGH GOOD ROADS - WE CARE

Report an Issue

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- 1) Go to [www.rcocweb.org](http://www.rcocweb.org)
- 2) Click on "Residents"
- 3) Click on "SAD Administrative Meetings"

Home » Residents

**Residents**

- Adopt-A-Road
- Bicyclist and Pedestrians
- Brochures
- Commuters
- Dead Deer
- Department of Customer Services
- Environmental
- File a Damage Claim
- Freedom of Information Act (FOIA)

- Adopt-A-Road
  - Application
  - Introductory Letter
  - Team Safety Briefing Brochure
- Bicyclist and Pedestrians
  - Brochures
- Commuters
  - FAST-TRAC
  - Gravel Roads
  - Online Resources
  - How to Report Potholes
  - Completed Road Projects
  - Real-Time Traffic

- Kid Zone
- Oakland County Communities
- Roundabouts
  - Compact (or mini) Roundabouts
- Steps in a Road Project
- Subdivision Paving (Special Assessment District)
  - SAD Projects In Process
  - SAD Administrative Meetings
- Traffic Control
  - FAST-TRAC Controls
  - Real-Time Traffic