



MARION TOWNSHIP

mariontownship.com

May 14, 2019

Residents and property owners in:

Crystal Wood
Crystal Wood Estates
Crystal Wood II
and
Dan Lowe

Since the build-out of Crystal Wood II is nearing completion, the road paving in the Crystal Wood developments needs to be addressed. There are two roads, Crystal Crossing and Crystal Court that are owned by Crystal Wood Estates, which were intended to become public roads. The other roads in the development are, and will remain, private roads.

The private roads and the portion of Crystal Crossing that is in Crystal Wood and Crystal Wood II will be paid for by the developer. There is an account set up in the Township and funded by the developer to cover the cost of paving those roads.

The funding for the portion of Crystal Crossing that is in Crystal Wood Estates and the entire length of Crystal Court will be funded by a Special Assessment District (SAD) set up by the Township and repaid by the residents in Crystal Wood Estates.

The Consent Judgment that authorized the creation of Crystal Wood II specifies that the developer and the Township "shall use their best efforts to obtain approval of the Livingston County Road Commission, and of all parties with rights to Crystal Crossing Drive and Crystal Court, to have Crystal Crossing Drive and Crystal Court dedicated as public roads."

The parties with rights to use the roads include the three condominiums, Crystal Wood, Crystal Wood II, Crystal Wood Estates, and Dan Lowe.

The Township will hold a meeting to discuss the process required to have Crystal Crossing and Crystal Court accepted as public roads by the Livingston County Road Commission at the **Marion Township Hall at 7:30 pm on Thursday June 6, 2019**. All residents in the developments and Dan Lowe are invited to attend the meeting.

On the reverse side of this letter is an email from Jodie Todesco, the County Highway Engineer, which outlines the outstanding issues that need to be addressed prior to accepting the roads for public maintenance.

In addition to discussing the public/private issue we will informally discuss the process for creating a Special Assessment District (SAD) for paving Crystal Court and the part of Crystal Crossing that is in Crystal Wood Estates.

Marion Township Board

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Howell, MI 48843

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Thu 4/11/2019 1:32 PM

Jodie Tedesco <jtedesco@livingstonroads.org>

Crystal

To Bob Harvey

Dear Mr. Harvey,

Per Dan Lowe's request, the following are the outstanding issues that need to be addressed prior to accepting Crystal Crossing and Crystal Street for public maintenance:

1. Request in writing to the Board of County Road Commissioner's an extension of the concept approval from May 11, 2000 (concept approvals are only good for 2 years).
2. Confirm and convey all public Right of Way without other easement impediments (LCRC will not accept superior easements over road right of way).
3. A centerline description and perimeter description in Highway Easement form will be required for conveyance of Right of Way.
4. Provide clear vision easements as necessary and particularly at the Crystal Wood and Crystal Crossing intersection. Intersections and driveways must meet sight distance requirements.
5. Confirm location of all utilities. Provide as built drawings.
6. Clean and televise storm drains and structure in the Right of Way. Drain Commission must accept drains in Road Right of way, prior to road acceptance.
7. Remove existing failed HMA leveling course and undercut any soft or yielding areas prior to placing 2- lifts of HMA. Provide material and density testing documentation.
8. Repair any other road infrastructure that has been damaged such as; curbs, drainage structures and pipe prior to acceptance.
9. Request final inspection with LCRC and LCDC.
10. Pay administrative (2% of the cost of construction) and sign fees (\$75/sign).
11. Proprietor's Engineer shall sign off on the acceptance of the roadway and provide as built drawing 24" X 36" mylar
12. Provide current site plan (exhibit B 18"X24") and master deed.

Please let me know if you have any questions.

Thank you,

Jodie Tedesco, P.E.

County Highway Engineer