



Rochester Hills

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2011-0495

File ID: 2011-0495

Type: Project

Status: To Council

Version: 2

Reference: 89-156.5

Controlling Body: City Council
Regular Meeting

File Created Date : 11/10/2011

File Name: Final Preliminary Plat - Clear Creek Subdivision No. 5

Final Action:

Title label: Request for Approval of the Final Preliminary Plat for Clear Creek Subdivision No. 5, a 58-lot phase of Clear Creek on 56 acres, located north of Tienken and east of Sheldon, zoned R-1, One Family Residential, Elro Corporation, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Map.pdf, Plat Plans.pdf, Staff Report 010312.pdf, Back Up Information.pdf, Minutes PC 010312.pdf, Public Hearing Notice.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/03/2012	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	01/09/2012					

Text of Legislative File 2011-0495

Title

Request for Approval of the Final Preliminary Plat for Clear Creek Subdivision No. 5, a 58-lot phase of Clear Creek on 56 acres, located north of Tienken and east of Sheldon, zoned R-1, One Family Residential, Elro Corporation, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Preliminary Plat for Clear Creek Subdivision No. 5, a 58-lot subdivision on 56 acres located north of Tienken, east of Sheldon, Parcel No. 15-02-200-015, based on plans dated received by the Planning and Economic Development Department on October 24, 2011 with the following findings and conditions:

Findings:

1. The Final Preliminary Plat is consistent with the street and lot layout of the previously approved Tentative Preliminary Plat.
2. The Final Preliminary Plat conforms to all applicable City Ordinances, standards, regulations and requirements.

Conditions:

1. That the applicant receives all appropriate MDEQ permits prior to Final Plat Approval.
2. That the applicant receives a Land Improvement Permit.
3. That the applicant receives all engineering related permits and approved construction documents required by Public Services prior to Final Plat Approval.
4. Address comments in the Fire Department memo dated November 17, 2011, prior to Final Approval by Staff.
5. All proposed street names must be approved by the City's Communications Division, prior to Final Approval by Staff.
6. Address comments in the Building Department memo dated November 15, 2011, prior to Construction Plan Approval.
7. Provision of a performance guarantee in the amount of \$275,600.00, as adjusted if necessary by the City, to ensure the proper installation of trees, for replacement of damaged trees, and for all other landscaping expenses. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
8. Discuss with Traffic Engineer consideration of traffic calming devices for Sheldon and throughout the subdivision.