

ORDINANCE NO. _____

AN ORDINANCE TO AMEND SECTION 122-304 OF CHAPTER 122, LAND DIVISION, OF THE CODE OF ORDINANCES OF THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, TO UPDATE UTILITY IMPROVEMENT STANDARDS, AND TO REPEAL CONFLICTING OR INCONSISTENT ORDINANCES.

THE CITY OF ROCHESTER HILLS ORDAINS:

Section 1. Section 122-304 of Chapter 122 of the Code of Ordinances of the City of Rochester Hills shall be amended as follows:

Sec. 122-304. Utility improvement standards.

Three sets of engineering plans shall be prepared by a professional engineer showing all utility improvements in a subdivision and shall be submitted to the city clerk. The plans shall show and conform to the design standards that follow:

- (1) *Streets.* All streets and utilities within street or road rights-of-way will be in compliance with current standards of the city. Curb and gutter will be required whenever an adequate storm drainage outlet is available.
- (2) *Storm drainage.* All storm drainage plans shall conform to the city master storm drainage plan. When portions of the drainage plan are contained within the subdivision, that portion of the plan will be installed by the developer.
- (3) *Storm sewers.* All storm sewers will be designed for rainfall intensity as follows:

$$i = 154 / t+22$$

Where:

i = Intensity

t = Time

Provisions shall be made to accommodate off-site drainage which naturally flows to the subdivision on the basis of existing zoning. Minimum velocity in storm sewers shall be 2.5 feet per second. Rear yard catchbasins will be provided whenever rear yards are drained to the rear. Sump pump connections shall be provided to a storm sewer available to each lot. Retention facilities shall be required unless adequate off-site drainage is available. Materials, catchbasins, manholes and appurtenances are shown on the city's standard sewer specifications.

- (4) *Water mains.* Where municipal water is available, water mains shall be installed in each subdivision in the city and conveyed to the city upon completion. The size shall comply with the city master water plan. In areas where municipal water is not available, the plat shall indicate the water supply source for the lots. Private wells shall

be approved by the county health department. The installation of private wells shall not be required during the development of the subdivision. Water mains and appurtenances shall conform to the city's water main standards and specifications.

- (5) *Sanitary sewers.* Sanitary sewers shall be installed in subdivisions in the city whenever the summation of the capital charges for all lots within the subdivision is equal to or greater than the cost of bringing sanitary sewers to the site. If sanitary sewers cannot be constructed on this basis, other on-site sanitary sewage disposal will be allowed if approved by the appropriate county agency and the state department of health. Sanitary sewers and appurtenances shall conform to city's sanitary sewer standards and specifications.
- (6) *Overall grading plan.* Each subdivision shall have an overall grading plan showing grades for rear yards, sidewalks, and rear yard catchbasins. Storm sewers, house grades and direction of surface drainage flow shall be shown.
- (7) *Trees.*
 - a. The proprietor shall take the necessary action to preserve the trees within a proposed subdivision. The proprietor shall inventory the trees, file specifications for the protection of the trees during development, file specifications for grading and drainage for preservation of those trees to be retained, and comply with such other requirements relating to trees as are included in the zoning ordinance, this Code and the applicable standards and specifications.

b. Street trees shall be planted by the city, with at least one per lot at the lot line, but within the street right-of-way, after the construction and grading of the subdivision has been completed. Prior to the release of the final plat by the city clerk, the proprietor shall pay ~~to the clerk, in cash or by certified check payable to the city, \$200.00 into the city tree fund the current market value, as determined by the Parks and Natural Resources Department, of one street tree~~ per lot for subdivisions located in ~~the R-1, R-2, R-3, and R-4~~ any single family residential zoning districts development to purchase and plant the street trees. The city shall deposit any amount paid pursuant to this subsection in an interest-bearing account and shall credit interest earned to such account. The city shall determine the kind and size of trees for each street.

Section 2. Severability. This ordinance and each article, section, subsection, paragraph, subparagraph, part, provision, sentence, word and portion thereof are hereby declared to be severable, and if they or any of them are declared to be invalid or unenforceable for any reason by a court of competent jurisdiction, it is hereby provided that the remainder of this ordinance shall not be affected thereby.

Section 3. Repeal, Effective Date, Adoption.

(1) Repeal. All regulatory provisions contained in other City ordinances, which are inconsistent with the provisions of this ordinance, are hereby repealed.

(2) Effective Date. This ordinance shall become effective on _____, following its publication in the *Oakland Press* on _____, 2023.

(3) Adoption. This ordinance was adopted by the City Council of the City of Rochester

Hills at a meeting thereof held on _____, 2023.

Bryan K. Barnett, Mayor
City of Rochester Hills

CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS ADOPTED BY THE CITY COUNCIL OF THE CITY OF ROCHESTER HILLS AT A MEETING THEREOF ON _____, 2023.

Leanne Scott, Clerk
City of Rochester Hills