



Rochester Hills

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Master

File Number: 2010-0346

File ID: 2010-0346

Type: Project

Status: To Council

Version: 2

Reference: 99-011

Controlling Body: City Council
Regular Meeting

File Created Date : 08/19/2010

File Name: Rochester Meadows Final Preliminary Plat

Final Action:

Title label: Request for Approval of the Final Preliminary Plat for Rochester Meadows, a 47-lot subdivision located on four parcels east of Rochester Road, south of Avon, zoned R-3, One Family Residential, Rochester Meadows LLC, applicant

Notes: Rochester Meadows LLC

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, Staff Report 100510t.pdf, Map.pdf, Site Plans.pdf, Landscape Plans.pdf, Back up Documents.pdf, Minutes PC 100510.pdf, Minutes PC 102009.pdf, Minutes PC 032106.pdf

Enactment Number:

Contact: M. Gentry PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	10/05/2010	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	10/18/2010					

Text of Legislative File 2010-0346

Title

Request for Approval of the Final Preliminary Plat for Rochester Meadows, a 47-lot subdivision located on four parcels east of Rochester Road, south of Avon, zoned R-3, One Family Residential, Rochester Meadows LLC, applicant

Body

Resolved, that the Rochester Hills City Council hereby approves the Final Preliminary Plat for Rochester Meadows, a 47-lot subdivision on 22 acres located east of Rochester Road, south of Avon, zoned R-3, with the following findings and subject to the following 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. Address comments from the Parks and Forestry memo dated May 10, 2010, prior to Final Approval by Staff.
2. Provide cash bond in the amount of \$11,058.00 for transplanting trees, prior to Final Plat Approval.
3. Provide a performance guarantee in the amount of \$116,856.00, as adjusted if necessary by Staff, to ensure the proper installation of replacement trees and other landscaping, prior to issuance of a Land Improvement Permit.
4. Payment by the applicant of \$9,400.00, as adjusted if necessary by Staff, for one street tree per lot. Such payment to be provided prior to issuance of a Land Improvement Permit.
5. Address comments from the Public Services memos dated August 2 and August 5, 2010, prior to Final Plat Approval.
6. Install tree protective fencing, as reviewed and approved by City Staff, prior to issuance of the Land Improvement Permit.
7. Prior to issuance of the Land Improvement Permit, Submission of a letter of Warranty to the City for the 12 regulated trees being transplanted onsite, stating that the trees will be warranted for a period of two years and if, at the end of the warranty period, the trees are dead or declining, they will be replaced on an inch for inch basis. The tag numbers of the transplanted trees are to be listed in the letter (#243, 250, 322, 357, 515, 525, 620, 1007, 1077, 1080, 1090 and 1092). The letter will also state that the City Staff has final approval on the inspection and approval rights for the type, size and location for any replacement trees necessary.
8. Payment into an escrow, amount to be determined by Engineering Services prior to issuance of a Land Improvement Permit, to remove temporary tee turnarounds on Robinson Dr. when it is connected to future development.