



Rochester Hills Master Report

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File Number: 2004-0477

File Number: 2004-0477	File Type: Project	Status: To Council
Version: 1	Reference: 96-016.2	Controlling Body: City Council
Requester: Planning/Development	Cost:	Introduced: 05/25/2004
File Name: Manchester Knolls II	Final Action:	

Title: Final Preliminary Plat Approval - City File No. 96-016.2 - Manchester Knolls II, an 18-lot subdivision on approximately 12.8 acres, located south of Tienken and east of Brewster Road, zoned R-1, One Family Residential, Parcel No. 15-08-251-006, Kay Family Asset Co., LLC, applicant.

Notes: Kay Family Asset Company
57 Kay Industrial Drive
Lake Orion, MI 483631
18 lots
12.84 acres
15-08-251-006 zoned R-1 One Family Residential

Code Sections:	Agenda Date: 07/14/2004
Indexes: Plats	Agenda Number:
Sponsors:	Enactment Date:
Attachments: Agenda Summary Man Knolls.pdf, Map aerial.pdf, Report Staff 20040524.pdf, Site Plans ManchesterKnollsII.pdf, Minutes pc 20040601.pdf	Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	06/01/2004	Recommended for Approval	City Council			Pass
			Aye:	Hill, Rosen, Ruggiero, Boswell, Kaiser, Kaltsounis and Hardenburg			
			Excused:	Hooper and Brnabic			

Text of Legislative File 2004-0477

..Title

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..Body

Resolved that the Rochester Hills City Council hereby grants Final Approval of the Preliminary Plat for Manchester Knolls II (City File No. 96-016.2), an 18-lot subdivision on 12.84 acres located east of

Brewster and south of Tienken Roads, zoned R-1 (One Family Residential) and known as Parcel Number 15-08-251-006, based on the preliminary plat dated received by the Planning Department on June 11, 2004 with the following findings and subject to the following conditions.

FINDINGS:

1. The preliminary plat is consistent with the street and lot layout of the previously approved tentative preliminary plat.
2. The preliminary plat conforms to all applicable City ordinances, standards, regulations, and requirements.

CONDITIONS:

1. Correction of the Lot Data on Sheet No. C-2 to reflect the minor dimensional modifications, as approved by the City.
2. Provision of a performance guarantee in the amount of \$7,600.00, as adjusted if necessary by the City, to ensure the proper installation of replacement trees. Such guarantee to be provided by the applicant prior to issuance of a Land Improvement Permit.
3. Payment by the applicant of \$3,600.00, as adjusted if necessary by the City's Forestry Division, for one street tree per lot. Such payment to be provided prior to issuance of a Land Improvement Permit.