



DPS/Engineering  
Allan E. Schneck, P.E., Director

JRB

From: Jason Boughton, AC, Engineering Utilities Specialist  
To: Kristen Kapelanski, AICP, Planning Manager  
Date: April 28, 2020  
Re: **Rochester University Townhomes, City File #19-022, Section 15** **Approved**  
**PUD Agreement and Parking Agreement Review #2**

Engineering Services has reviewed the PUD Agreement and Parking Agreement received by the Department of Public Services on April 17, 2020, for the above referenced project. Engineering Services **does** recommend PUD Agreement and Parking Lot Agreement approvals with the following comments:

**General**

1. Revise all callouts in the PUD Agreement that states the City of Rochester Hills will take in an amount equal to 125 percent of the cost of construction and maintenance determined in the sole discretion of the Developer's engineering consultant. The City of Rochester Hills DPS/Engineering creates a Condo Requirement Bond List as the construction of the development is being completed. The bond list is broken down to all the different items required for a 2-year maintenance. The typical amount is 25% of the construction cost held for the 2-year maintenance.

**Traffic/Roads/Pathway**

1. PUD Agreement
  - a. Pedestrian connectivity (section k) – see yellow highlighted areas on attached DRAFT PUD agreement.
  - b. Signage (section p) – see red mark ups on attached DRAFT PUD agreement.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process started.

JB/

c: Allan E. Schneck, P.E., Director; DPS	Paul Davis, P.E. City Engineer/Deputy Director; DPS
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS	Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS
Keith Depp, Project Engineer, DPS	Scott Windingland, DPS Aide; DPS
Jenny McGuckin, ROW/Survey Technician; DPS	
Adele Swann, Technician-Utilities; DPS	
File	