



October 9, 2005

City of Rochester Hills Planning Department  
1000 Rochester Hills Drive  
Rochester Hills, Michigan 48309  
Attn: Mr. Roger Moore, P.S.

RE: Revisions to Manchester Knolls No. 2 Subdivision  
Rochester Hills, Michigan

Dear Mr. Moore:

This letter is to describe modifications that Landtech, Inc. has made to the proposed Manchester Knolls No. 2 Plat located in Rochester Hills, and explain why these modifications were necessary.

After a preliminary review of the Plat by the State of Michigan Plat Examiner, it was noted that there was no direct access to Manchester Knolls No. 2 Park (private) from within the Plat as required by the State of Michigan Land Division Act (Plat Act). The Park is located at the rear of Lots 27, 28 and 29 of the proposed Plat. The State Examiner indicated that the Local Municipality would determine the minimum width of the access.

A meeting was held at your offices at which time it was determined that a four foot wide access, adjacent to the existing access, was acceptable and that the City of Rochester Hills recently approved a similar access on another subdivision. The proposed location of the access was to be adjacent to the existing vehicular access to the previously recorded Manchester Knolls Park (private) along the west and north sides of Lot 27.

After removing four feet from Lot 27 to create the access, it was necessary to shift Lot 28, 2.5 feet to the southeast to maintain the minimum lot area required by the City of Rochester Hills Zoning Ordinance. None of the changes to the lots or to the Park required variances from the conditions of approval previously granted by City of Rochester Hills.

In conclusion, the changes to the proposed Manchester Knolls No. 2 Subdivision were made to comply with the requirements of the State of Michigan Land Division Act (Plat Act), in particular the requirement for direct access to Parks from within a Plat.

Very truly yours,

**LANDTECH, INC.**

*Eric W. Tiahrt/ps*

**Eric W. Tiahrt, P.S.**  
**Survey Project Manager**