

# Oakville Estates, LLC

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42850 Schoenherr Road, Suite 6 ♦ Sterling Heights, Michigan 48313  
586-566-8100 ♦ Fax 586-566-0210

May 30, 2006

Dear Members of the Planning Commission:

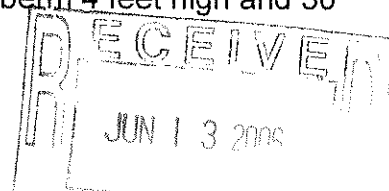
During our last workshop on February 7, 2006, we met with the Planning Commission to continue the process of refining the site plan for "Oakville Estates". The Planning Commission concurred with both our requests regarding the street cross sections and the access to School Road.

Since that time we have reviewed all of the comments made by the respective City departments regarding Oakville Estates. Most of the comments required only additional information or minor modifications which we were able to resolve with the exception of the Fire Department.

Unfortunately the comments from the Fire Department indicated that while the current building code which is utilized by Rochester Hills, allows for a multi-family building to be 180 feet long, the current fire codes do not allow our building to be built as we previously presented it. The current fire code requires an access road on two sides of the building due to the fact that the fire equipment cannot be further than 150 feet from any portion of the building. Therefore, our previous plan which proposed four and five unit buildings on the northern portion of the property is not feasible. We have now modified the original plan to include two and three unit buildings throughout the entire development. We believe that these changes add significant value and propose a "cutting edge" ranch condominium development that will provide a valued housing opportunity for empty nesters and young professionals.


The following are a list of the changes from our last submission:

- Oakville Estates consists of all two and three unit buildings (see attachment for renderings).
- Oakville Estates will be one unified community. The last proposal divided the development into two separate communities with two separate building styles.
- By eliminating the four and five unit buildings because of the fire codes and utilizing only two and three unit buildings, we have reduced the number of units by 13. The total number of units proposed now is 122 units. This is a ten percent reduction in density from our last proposal.
- With the new building configurations we have been able to use side entry garages in specific locations so we are able to keep the intersections open and visible.
- The new plan has relocated the detention basin from the center of the development to the south east corner near School Road. This change decreased the number of units and buildings that abut School Road. Fifty percent of the School Road frontage will be the detention pond with a fountain. The other fifty percent will be the rear of one building and the side of another building, which will be buffered by a landscaped berm 4 feet high and 30 feet wide.



- The new location of the detention basin creates a natural buffer between Oakville Estates and the home on School Road immediately west of the development.
- The new site plan reduced the number of units abutting John R Road from 9 units to 4 units. It also allowed us to turn the building on the south side of the entrance in order to create a larger buffer between the existing neighbor and the building in Oakville Estates.
- By reducing the number of units that abut John R Road and School Road, it allows us to create a more dramatic landscape buffer, therefore reducing the impact of Oakville Estates to the neighboring residents.
- The new plan maintains the 3.37 acre natural park which includes a wetland in the northeast corner of the development which is included in the 40% open space throughout the entire development. This is an increase of approximately 30% more open space than the previous plan proposed.

We look forward to the opportunity of presenting the latest revisions to the Planning Commission on June 20, 2006. We are open to any questions and are excited about the introduction of the newly designed ranch condominium development in Rochester Hills known as "Oakville Estates".

Sincerely,  
  
Gregory Cueter  
President