

A P E X
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April 13, 2011

Ed Anzak, AICP, Director
Department of Planning and Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309-3033

Re: Grace Parc Subdivision (City file no. 04-011)

Dear Mr. Anzak:

It has come to my attention that the Tentative Preliminary Plat for Grace Parc Subdivision is scheduled to expire on April 20, 2011. As you are aware there has been some minor revisions to the Plat that the client has made (a land division splitting off the existing residence on Grace Street) and Oakland County now requires a 100-yr storm event to determine the size of the detention basin and the City Engineering Department has also adopted this new standard. The density of this project has been reduced and the detention basin has become larger pursuant to the new standard and has been relocated.

The engineering plans have been revised and submitted to the City. It was determined that the modifications made to the plans warranted the Tentative Preliminary Plat to go back to the Planning Commission for a revised approval because the engineering plans did not match the Tentative Preliminary Plat. It has always been my position that we obtain engineering approval and revise the Plat at the Final Preliminary Plat portion of the process.

Please place this item on the next available agenda of the Planning Commission to maintain the current Tentative Preliminary Plat approval.

Please feel free to contact our office if you have any questions or have any additional concerns.

Sincerely,

William E. Mosher, IV, P.E.
President

cc: Gwen and Patrick Bismack