

A P E X
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

279 N. GLENCARRY ROAD
BLOOMFIELD TOWNSHIP, MI 48301

TELEPHONE: 586-739-5200
apexengmi@gmail.com

January 8, 2013

James Breuckman, AICP
Manager of Planning
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Proposed "Planned Unit Development",
Multiple Family Development,
Section 31, South Boulevard,
Rochester Hills, MI

Dear Mr. Breuckman:

On behalf of Mark Gesuale, I asked to be placed on the agenda of the next available Planning Commission meeting to discuss the above referenced project located in Section 31 of the City of Rochester Hills. Enclosed is a sketch of a thirty (30) unit, multiple family project consisting of ten (10)-three-plex buildings. Also included is an aerial photograph of the site. We have had discussions with the Engineering department and the Fire Department and have incorporated their comments into the current enclosed layout.

The parcel contains 9.9 acres and is located in the south half of section 31 on the North side of South Boulevard between Adams and Crooks Roads. The existing zoning classification for the subject parcel is R-4, single family residential. This classification allows for eighty (80) wide lots containing 8,400 square feet. The parcel is irregular in shape and has eighty (80) feet of South Boulevard roadway frontage. The subject parcels contains State of Michigan and City of Rochester Hills regulated wetlands and are depicted on the enclosed sketch. The northerly portion of the site is wooded. The site is subject to the tree preservation section of the Zoning Ordinance.

Upon analysis of the site and the site conditions in conjunction with the current real estate market, the developer is leaning towards pursuing a multiple family, attached residential, planned unit development (PUD) project. The site lends itself for consideration due to the irregular shape, topography and location of the parcel. The site contains 2.38 acres of regulated wetlands. The PUD will allow for discussions as to the density, setbacks and architectural type of unit as the design of the layout proceeds. We welcome the input from the City.

Municipal water and sanitary sewer are available to be extended to serve the project. However, the sanitary sewer is only nine (9) feet deep at South Boulevard. Because the northerly portion of the site is lower in elevation than the southerly portion (where the sanitary sewer is located), areas of the site are

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not currently serviceable by a gravity sewer unless the site is raised with fill material or the effluent is gathered and then pumped to the existing sanitary sewer located in the South Boulevard right-of-way.

Due to the irregular shape of the parcel, approximately 450 feet of roadway (and utility extensions) are needed to reach the buildable portions of the site. This is a situation that is unique to this parcel and was not created by the developer.

It is of our opinion that the PUD option is applicable to this site and we look forward to discussing this project with the Planning Commission to obtain their input prior to finalizing the layout and product type for this development opportunity.

Your consideration of our request is greatly appreciated. Thank you for time in assisting with the process. Please contact our office if you have any questions or additional concerns.

Sincerely,



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