



October 7, 2019
City of Rochester Hills
Planning Department
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Re: Rochester Hills Trio - FINAL P.U.D. Planning Commission Cover Letter

Location: NE Corner of W Auburn and S Livernois Roads.
City File # 18-016

Mrs. Roediger:

After receiving Preliminary P.U.D. and Conceptual Site Plan Approval on July 12, 2019, we look forward to presenting this project to the Planning Commission for Final P.U.D. Approval. The attached drawings represent exactly what was recently preliminary approved. With these drawings, the developer agrees to adhere to the following 8 conditions as outlined by the Text of Legislative file #2019-0065.

1. Approval shall only confer the right of the applicant to submit detailed site plans consistent with the layout and at a density not exceeding that shown on the P.U.D. concept plan.
2. The site plans, including but not limited to landscaping, engineering, tree removal, and setback modification plans will meet all applicable City ordinances and requirements while remaining consistent with the P.U.D. concept layout plan.
3. The architectural; quality of building plans submitted with the site plan and P.U.D. agreement in Step 2 on the P.U.D. process will be equal to or better than that approved with the P.U.D. concept plan.
4. Recommendation from the Planning Commission and approval by City Council of a P.U.D. agreement, as approved by City Attorney, at final P.U.D. review.
5. Obtain a tree removal permit at final P.U.D. review
6. Provide landscape and irrigation bond in the amount of \$107,009.00, plus inspection fees, as adjusted as necessary, to provide assurance of a land improvement permit.
7. Address any comments from applicable City Staff memos, prior to Final P.U.D. submittal.
8. Developer shall provide P.U.D. agreement that the development will be constructed simultaneously.

We appreciate the work of the city staff and look forward to this project being built as it is a great addition to the City of Rochester Hills. We will be happy to further discuss any questions or concerns at the October 15th Planning Commission meeting.

Regards,

A handwritten signature in black ink, appearing to read "Peter Stuhlreyer", is written over a printed name "Peter Stuhlreyer".

Peter Stuhlreyer

Chief Architect, AIA
Designhaus, LLC