



BERGMANN

ARCHITECTS ENGINEERS PLANNERS

November 6, 2019

Ms. Kristen Kapelanski, AICP
Manager of Planning
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48039

RE: Proposed Redwood PUD Development in the Southwest Quadrant of Avon and Dequindre
City File #18-022, Parcel No. 15-13-476-005
Resubmittal of Building Elevations, Landscape Rendering, Site Plan, and Utility Plan
Supplemental Description of Changes

Ms. Kapelanski,

As it relates to the revised material submitted for Planning Commission consideration, please note that the following describes the changes made since Planning Commission last saw the documents:

- The **C110 Overall Utility Plan** was updated to address concerns expressed by the Planning Commission related to the location of the water quality basins in related to the proposed building. In consultation with the City's Engineer, these basins have been removed and replaced with mechanical treatments units;
- The removal of the water quality basins described above allowed two (2) additional units to be placed on the site. The **C100 Overall Site Plan** has been updated to reflect this. Note that there are now 121 Units proposed;
- A **Colored Landscape Plan** has been included per Planning Commission's request. The Landscape Plan reflects the most recent changes to the C100 drawing described above;
- The **Architectural Renderings** have been updated to show the steps in the building between the units and to include additional stone accents and pergolas.

Sincerely,

BERGMANN ASSOCIATES

Paul Furtaw, P.E.

cc: Richard Batt, Redwood
Enclosures