



BERGMANN

ARCHITECTS ENGINEERS PLANNERS

July 9, 2020

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
Final PUD Plan – Planning review #2 – DPS/Engineering

Ms. Kapelanski,

Please find enclosed four (4) sets of 11" x 17" plans and one set of full-sized plans for the proposed Redwood development at the corner of Avon and Dequindre. The plans have been updated per comments in your memo dated June 29, 2020. Specifically, please note the following:

- Comment 10: The landscape sheets were missing with this submittal and should be included in the packets to be sent to the Planning Commission and City County.
- **Response: The enclosed plans included the proposed Landscape Plans.**
- Comment 10: Buffer C West – These plantings should be confirmed on a chart on Sheet L-2 similar to what is shown for Buffer C - South
- **Response: The West Property Line Buffer C is included on a chart on Sheet L-1 of the enclosed plans.**
- Comment 10: A unit cost estimate and total landscaping cost summary, including irrigation costs for landscape bond purposes must be provide.
- **Response: A cost estimate is included and is attached to this cover letter.**

Additionally, we have responded directly to comments received from the Engineering Department in their memo dated June 19 and their letter to Bergmann dated June 25. A copy of the letter describing plan revisions based on comments included in these documents, along with supporting information reference in the letter, is attached to this cover letter.

Please let us know if you have any additional questions, concerns, or comments.

Sincerely,

BERGMANN ASSOCIATES

Paul Furtaw, P.E.

cc: Richard Batt, Redwood

Enclosures

DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST	TOTAL
ON-SITE IMPROVEMENTS					
LANDSCAPING					
Trees	EA	193	\$ 500.00	\$ 96,500.00	
Shrubs/Plants	EA	606	\$ 100.00	\$ 60,600.00	
Green Area (seeding, mulching, sod)	SY	89,000	\$ 2.50	\$ 222,500.00	
Irrigation	LS	1	\$ 224,000.00	\$ 224,000.00	
TOTAL LANDSCAPING COST					\$ 603,600.00
TOTAL ON-SITE IMPROVEMENTS COST					\$ 603,600.00



July 9, 2020

Mr. Jason Boughton, AC
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

RE: Redwood at Rochester Hills (City File 18-022) Section 13

Dear Jason,

Please find enclosed two (2) sets of plans for the proposed Redwood at Rochester Hills project. The enclosed plans have been updated to address comments in your letter to me dated June 25 and in your memo to Kristen Kapelanski dated June 19.

Please note the following responses according to your numbered comments:

Sanitary Sewer

Comment 1: An offsite sanitary sewer easement will need to be obtained from the owners of parcel 315-13-476-004 to provide this development with an outlet for sanitary sewer.

Response: The applicant acknowledges this requirement. We have a rough draft completed and are working on finalizing document.

Grading

Comment 1: A steep slope permit will be required from the planning commission for the proposed development. The developer and engineer went through multiple layouts before determining this layout, which minimized the impact to the existing steep slopes on the property along with the setbacks associated with those steep slopes.

Response: The applicant acknowledges this requirement. Please note that an exhibit drawing was prepared and submitted to the Planning Department in a separate email. A copy of this document is included with this cover letter.

Comment 2: Revise the proposed grading behind building M to provide better protection from the wetland detention area.

Response: The grading behind building M has been revised to include a berm to protect the building from the wetland detention area. A detail of the berm has been added to the plans on sheet C124.

Traffic/Pavement

Comment 1: On sheet L-3, the proposed subdivision entrance monument signs need to be shown at Avon Rd and Dequindre RD s they appear to be in conflict with the required pathway sight distance lines. On Sheet C200, Avon Road Entrance Plan, does not show any fixed objects that may be in the sight line. Suggest adding objects to sheet C200, as well as any other pertinent plan sheets.



Response: On sheet L-3, the entrance signs have been shown outside any sight distance lines. In addition, the entrance signs have been added to sheet C200 for clarity.

Landscape

Comment 1: Provide the landscape drawings as part of the final PUD set to verify location of tree plantings / signage does not influence any utilities or sight distances.

Response: The updated landscape plans have been included in the enclosed plans

Legal

Comment 1: Spelling error in the second to last course in description (620.90 feet). Seconds" is misspelled.

Response: The survey has been updated to correct this error.

Comment 2: Include Liber and Page for title overlap Quit Claim Deed on survey.

Response: The survey has been updated to include the Liber and Page number for the recorded Quite Claim Deed. A copy of this document is also included with this cover letter.

Sanitary Sewer & Water Main

Comment 1: Update sanitary sewer and water main quantities to correspond with the linear footage being shown.

Response: The plans have been updated to show the correct linear footage for the water and sewer mains.

Storm Sewer

Comment 1: Provide an energy dissipater for end section 3.1 to protect the existing wetlands due to a large storm event.

Response: A rip rap lunge pool level spreader has been added for the outlet to End Section 3.1. The detail can be found on sheet C500.

Comment 2: Label the emergency spillway on the wetland storage plan on page 608.

Response: The spillway has been labeled on page 608.

Comment 3: Revise the wetland storage quantity to the emergency overflow elevation of the height 681.75

Response: On sheet C608, the wetland storage volume has been updated to the height of the overflow at elevation 681.75.

Comment 4: The outlet of the detention pond needs to be at a minimum of 0.32 , revise as necessary.

Response: The outlet of the detention pond has been revised to have a minimum 0.32% slope.

Grading

Comment 1: Provide a minimum of a half of foot of fall from the finish grade of the building to the ad acent swale. The proposed swales needs to be a minimum of 1 slope throughout. Examples are behind Buildings B, , and .

Response: All the swales have been checked and revised to provide the minimum ½ foot fall from the rear patios and minimum 1% slope.

Comment 2: Revise the high point behind building K to the true high point.

Response: The high point label behind building K has been moved to the correct high point location.



- Comment 3: Building M grades do not match between page C123 and C124.
Response: The spot elevations around building M have been updated to match on sheets C123 and C124.
- Comment 4: Provide more of a protective berm in the rear yard of building M to maintain storage within wetlands to the north.
Response: On sheet C124, a detail of the berm behind the building M was added to the plans.
- Comment 5: Provide a swale behind building C to drain the existing wetlands instead of out to Dequindre Road.
Response: A swale was added behind building L to direct drainage to the wetlands.
- Comment 6: Revise the callout on Section A-A on C124 to state emergency wetland spillway
Response: On sheet C124, the wetland spillway has been revised to be labeled as requested.
- Comment 7: Provide landscape sheets with the next submission to verify that no utility conflicts and sight distance issues exist.
Response: The landscape plans have been included with this submission.

Please let us know if you have any additional questions, concerns, or comments.

Sincerely,

BERGMANN ASSOCIATES

Paul Furtaw, P.E.

Enclosures

REDWOOD ROCHESTER HILLS

E. AVON ROAD
ROCHESTER HILLS, MI 48307
OAKLAND COUNTY



7510 E. PLEASANT VALLEY RD
INDEPENDENCE, OH 44131



Bergmann Associates, Architects, Engineers,
Landscape Architects & Surveyors, D.P.C.
7050 West Saginaw Hwy.
Suite 200
Lansing, MI 48917

office: 517.272.9835
fax: 517.272.9836

www.bergmannpc.com

DATE	DESCRIPTION
11/16/2018	PUD REVIEW
02/04/2019	REV. PER CITY COMMENTS
03/21/2019	2ND REV. PER CITY COMMENTS
08/02/2019	3RD REV. PER CITY COMMENTS
08/22/2019	4TH REV. PER CITY COMMENTS
08/27/2019	STEP ONE PUD REVIEW
12/23/2019	CITY RESUBMITTAL
01/17/2020	PERMIT REVIEW
03/02/2020	ENGINEERING RESUBMITTAL
05/06/2020	ENGINEERING RESUBMITTAL
06/09/2020	ENGINEERING RESUBMITTAL

Not For Construction

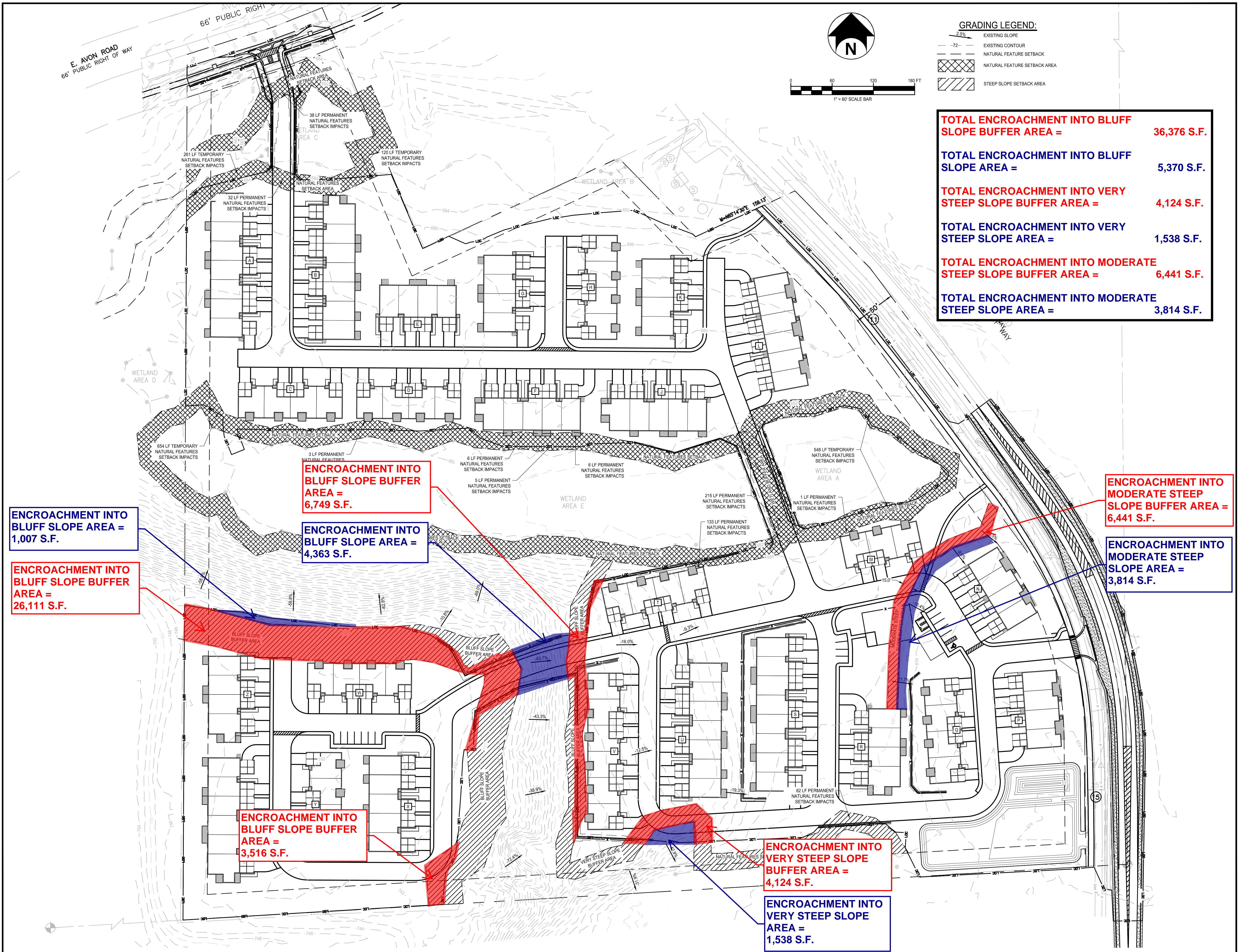
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Landscape Architects & Surveyors, D.P.C.

Project Manager: P. FURTAW, PE	Checked By: P. FURTAW, PE
Designed By: I. GRAHAM, PE	Drawn By: I. GRAHAM, PE
Date Revisd: NOVEMBER 9, 2018	Project Number: 12963.00

NATURAL FEATURE SETBACKS

C601

CITY FILE #18-022 SECTION 13



© Redwood Living/072963.00 REDWOOD - ROCHESTER HILLS.dwg I. Graham, I. Civil, PLOT FILES/09/09 NATURAL FEATURE SETBACKS.dwg 09/20/20 2:34 PM

e-recorded

LIBER 53923 PAGE 536

0046607

LIBER 53923 PAGE 536
\$21.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$5.00 AUTOMATION
03/09/2020 06:51:04 PM RECEIPT# 36817
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS: That SOUTHERN OAKLAND COUNTY RESOURCE RECOVERY AUTHORITY, a Michigan municipal corporation, with an address of 3910 Webster Road, Royal Oak, Michigan 48073 (the "Grantor"), Quit Claims to 51171 DEQUINDRE, LLC, a Michigan limited liability company, the address of which is 1990 E. Avon Road, Rochester Hills, Michigan 48307 (the "Grantee"), the following described premises situated in the City of Rochester Hills, County of Oakland, State of Michigan, as more specifically described on attached Exhibit A, together with all rights, tenements, hereditaments, easements, privileges, and appurtenances belonging or in any way appertaining thereto, for the sum of One Dollar (\$1.00). Grantor further grants to Grantee the right to make all available land divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended. The property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act. This transfer is exempt from transfer tax pursuant to MCL § 207.526(a) and MCL § 207.505(a)

Dated this 12th day of June, 2019.

SOUTHERN OAKLAND COUNTY RESOURCE RECOVERY AUTHORITY, a Michigan municipal corporation

By: Jeffrey A. McKeen
Name: JEFFREY A. MCKEEN
Its: GENERAL MANAGER

STATE OF MICHIGAN)
) SS.
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 12th day of June, 2019, by JEFFREY A. MCKEEN GENERAL MANAGER of SOUTHERN OAKLAND COUNTY RESOURCE RECOVERY AUTHORITY, a Michigan municipal corporation, on behalf of the corporation.

Clairie M. Michling
ELAINE M. MICHLING Notary Public
State of Michigan, County of MACOMB
My Commission Expires 9-8-2020
Acting in the County of MACOMB

Drafted by and when recorded return to: Dawda Mann, PLC Dawda Mann Building 39533 Woodward Avenue, Suite 200 Bloomfield Hills, Michigan 48304 Attn: Erin Bowen Welch	Send Subsequent Tax Bills To: 51171 Dequindre, LLC 1990 E. Avon Road Rochester Hills, Michigan 48307	
Tax Parcel Number: 70-15-13-476-005	Recording Fee: \$	Revenue Stamps: Exempt

150067 A

LIBER 53923 PAGE 537

EXHIBIT A
LEGAL DESCRIPTION

Land situated in the City of Rochester Hills, County of Oakland and State of Michigan, being more particularly described as follows:

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 13, Town 3 North, Range 11 East, described as:
Commencing at the Southeast corner of said Section 13, thence South 86 degrees 37 minutes 00 seconds West, 1374.48 feet along the South line of Section 13; thence North 0 degree 16 minutes 47 seconds East, 1257.82 feet to the center of Avon Road; thence North 72 degrees 25 minutes 31 seconds East, 130.66 feet and North 68 degrees 25 minutes 11 seconds East, 76.89 feet along the center of Avon Road; thence South 22 degrees 41 minutes 00 seconds East, 378.86 feet; thence North 65 degrees 14 minutes 30 seconds East, 313.61 feet; thence South 44 degrees 15 minutes 30 seconds East, 160.00 feet; thence North 65 degrees 14 minutes 30 seconds East, 159.13 feet to the centerline of Dequindre Road; thence South 44 degrees 15 minutes 30 seconds East, 156.15 feet; thence South 36 degrees 35 minutes 30 seconds East, 620.90 feet along the centerline of Dequindre Road to its intersection with the East line of said Section 13; thence South 0 degree 34 minutes 44 seconds East, 367.91 feet to the point of beginning. Containing 1,300,192.18 square feet

Tax Parcel No.: 70-15-13-476-005

Commonly known as 1990 E. Avon Road, Rochester Hills, Michigan 48307