



February 11, 2019  
Re: Brewster Village PUD, Rochester Hills, MI

## **Response to Rochester Hills Final PUD Review Letter #1 - dated February 8, 2019**

Dear Ms. Kapelanski,

Please find the following information for our written response to the City of Rochester Hills Planning & Economic Development, and Parks & Natural Resources Department review letters, received on February 8, 2018 for the above-mentioned project.

### **Planning and Economic Development**

#### **Entranceway Landscaping and Signs**

1. *A note should be included on the plans stating all signs must meet the requirements of Section 138-12.306 and Chapter 134 of the City Code of Ordinances and be approved under separate permits issued by the Building Department.*

- A note stating the above information has been included on Sheet L-1 in the callout for the Proposed Community Monument Sign. The requested information will be separated from the callout and given its own title to draw more attention to it on future submissions.

### **Parks & Natural Resources**

*Trees that are proposed to be planted within the area east of the pathway along Brewster road (4 Red Maples and 3 Tulip trees), within area that would become City R.O.W., will need to be planted with a 25' spacing between trees.*

- The trees proposed in this area, as identified above, will be spaced 25' apart on center for future submissions.

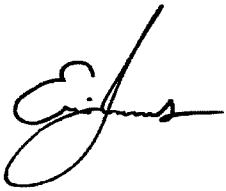
*Follow adequate tree protection standards for existing trees that are to remain; this will be especially important for trees that are located within close proximity of proposed structures such as tree 1651 and tree 1733. Inadequate tree protection within the tree's dripline may result in required tree replacement.*

- Tree protection shall be employed in areas identified by the Tree Preservation Plan and as depicted in the tree preservation details/notes on Sheet L-3. It is understood that tree replacements will be required should any trees be lost during the construction process.

*37% of regulated trees need to be preserved, which is currently not the case (as shown in the tree replacement summary calculations).*

- As stated in previous Response Letters, and as acknowledged in the Planning & Economic Development Review Letter (dated 2/8/2019) under the Background section, the minimum percentage of trees to be preserved is proposed to be modified as part of the PUD agreement.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric James". The signature is fluid and cursive, with a large initial "E" and "J".

Eric James

Landscape Designer / Planner