



NEQUETTE  
ARCHITECTURE & DESIGN

Monday April 10, 2023  
City of Mountain Brook  
ATTN: Dana Hazen  
56 Church Street  
Mountain Brook, AL 35213  
(205) 802 2400

**Re: PUD Revisions**

Mrs. Hazen,

Below is a list of the revisions made to our Hollywood Gateway PUD submittal. Please contact me with any questions or concerns.

- Page 5 – development plan amended to show one larger condominium building on the West side of the Montevallo Road frontage and a short row of Townhomes on the east side of that frontage.
- Page 6 – land use plan revised to match development plan.
- Page 7 – land use allowables revised to accommodate new Townhouse use.
- Page 8 – impervious area updated to reflect current development plan.
- Page 12-14 – Townhouse zoning analysis added.
- Page 35 – Engineering plan updated to reflect current development plan.
- Page 36 – Layout plan updated to reflect current development plan.
- Appendix A – Montevallo Road and Gateway (West) elevation revised to reflect new building footprint.
- Appendix B – Building elevations revised to reflect new footprints.
- Appendix D – Conceptual Landscape plans revised to match new development plan.
- Appendix E – Traffic Study revised to reflect new development plan density.
  - Substituted new site plan into Appendix A
  - Added data with a 24 hour machine count on Chester Road
  - Added 2021 data to historical growth table and updated background growth rate to +2.3% per year
  - Recalculated trip generation
  - Updated traffic assignment based on new growth rate and changed trip generation
  - Updated capacity analyses based on new growth rate and changed trip generation
  - Added a report section on sight distance at the intersection of Cahaba Road at Chester Road (was previously a separate paper)

Regards,  
Jared Calhoun  
Nequette Architecture and Design

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