



## A123 SYSTEMS JSP17-21

### A123 SYSTEMS JSP 17-21 – Landscape Plan Revisions

Approval of the request of A123 Systems for revised Preliminary Site Plan with changes to the landscape plans. The subject parcel is located in Section 15, West of Cabaret Drive and South of Twelve Mile Road and is zoned OST, Office Service Technology. The applicant previously received Planning Commission approval to develop the 31.25 acre parcel with two buildings: one office/lab space of 128,936 square feet on the southern portion of the site (Phase 1) and the other as an assembly building of 53,469 square feet (Phase 2) including associated site improvements. Construction of Phase 1 is well underway, and the revised Landscape Plans bring the project into conformance with current ordinance standards.

### Required Action

Approval of the revised Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	7-19-19	• <b>Conservation Easement for woodland replacement trees required</b>
Landscaping	Approval recommended	7-17-19	• Items to be addressed by the applicant prior to Electronic Stamping Set approval

**MOTION SHEET**

**Approval – Revised Preliminary Site Plan**

In the matter of A123 Systems JSP17-21, motion to **approve** the revised Preliminary Site Plan based on and subject to the following:

- a. Previous actions taken by the Planning Commission related to this matter; and
- b. *(additional conditions here if any).*

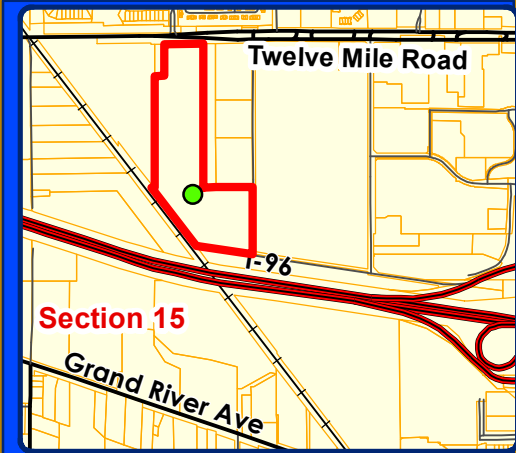
*(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features



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# A123: JSP 17-21

Location



### LEGEND

-  City of Novi
-  Subject Property



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Map Author: Lindsay Bell  
Date: 03/7/2018  
Project: A123\_JSP17-21  
Version #: 1



1 inch = 417 feet

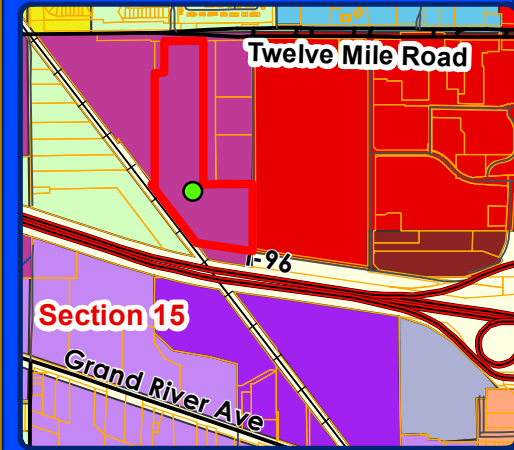
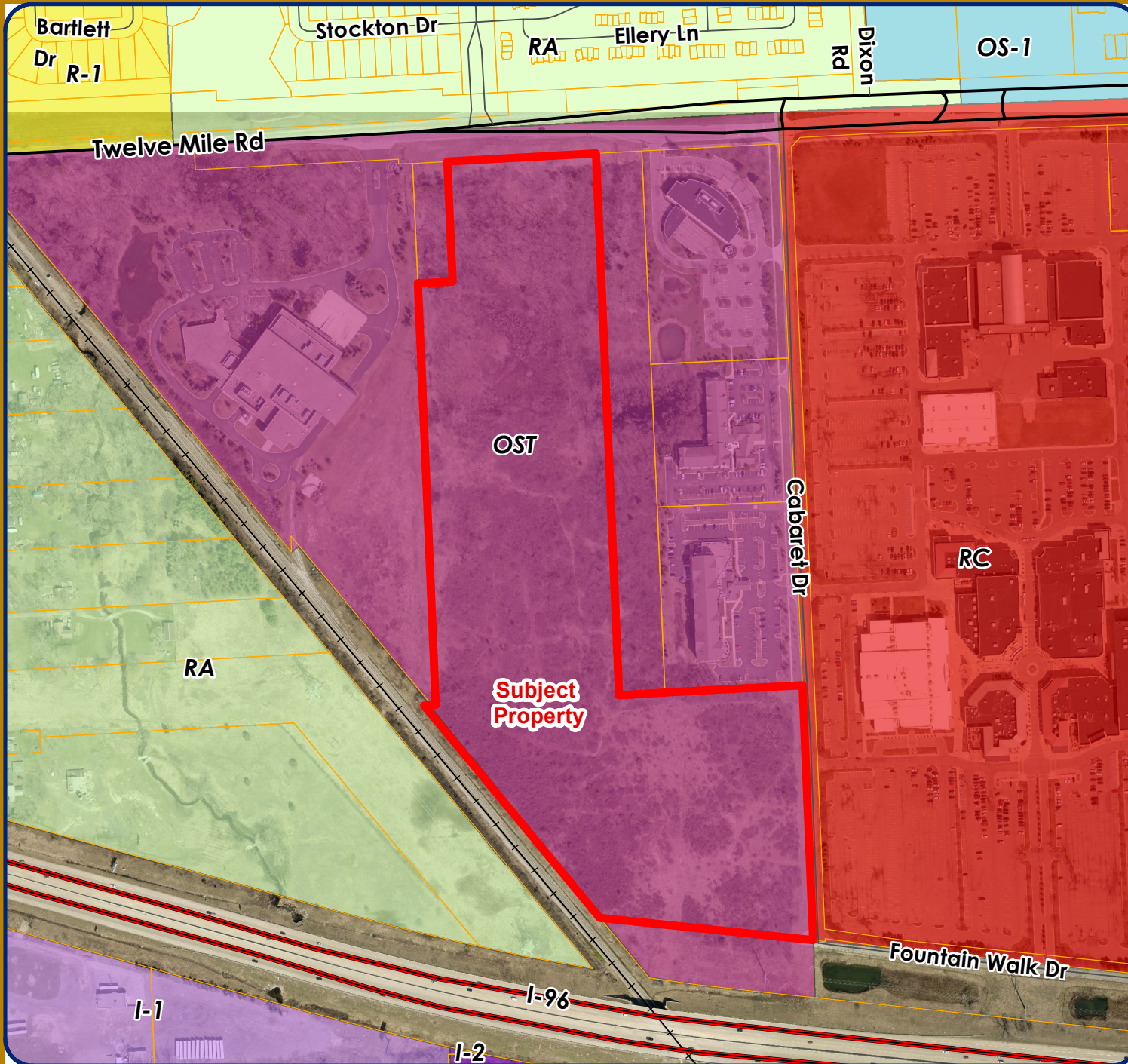


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# A123: JSP 17-21

## Zoning



### LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- EXPO: EXPO District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- Subject Property



### City of Novi

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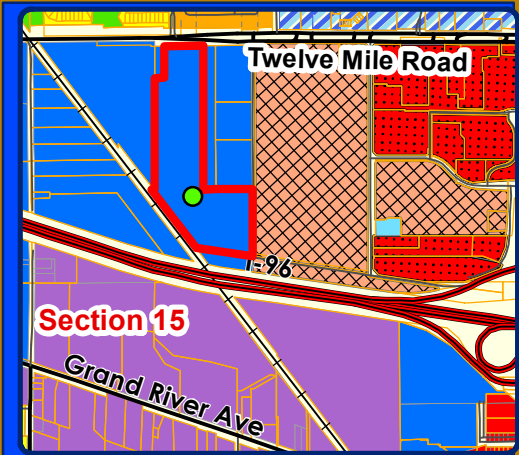
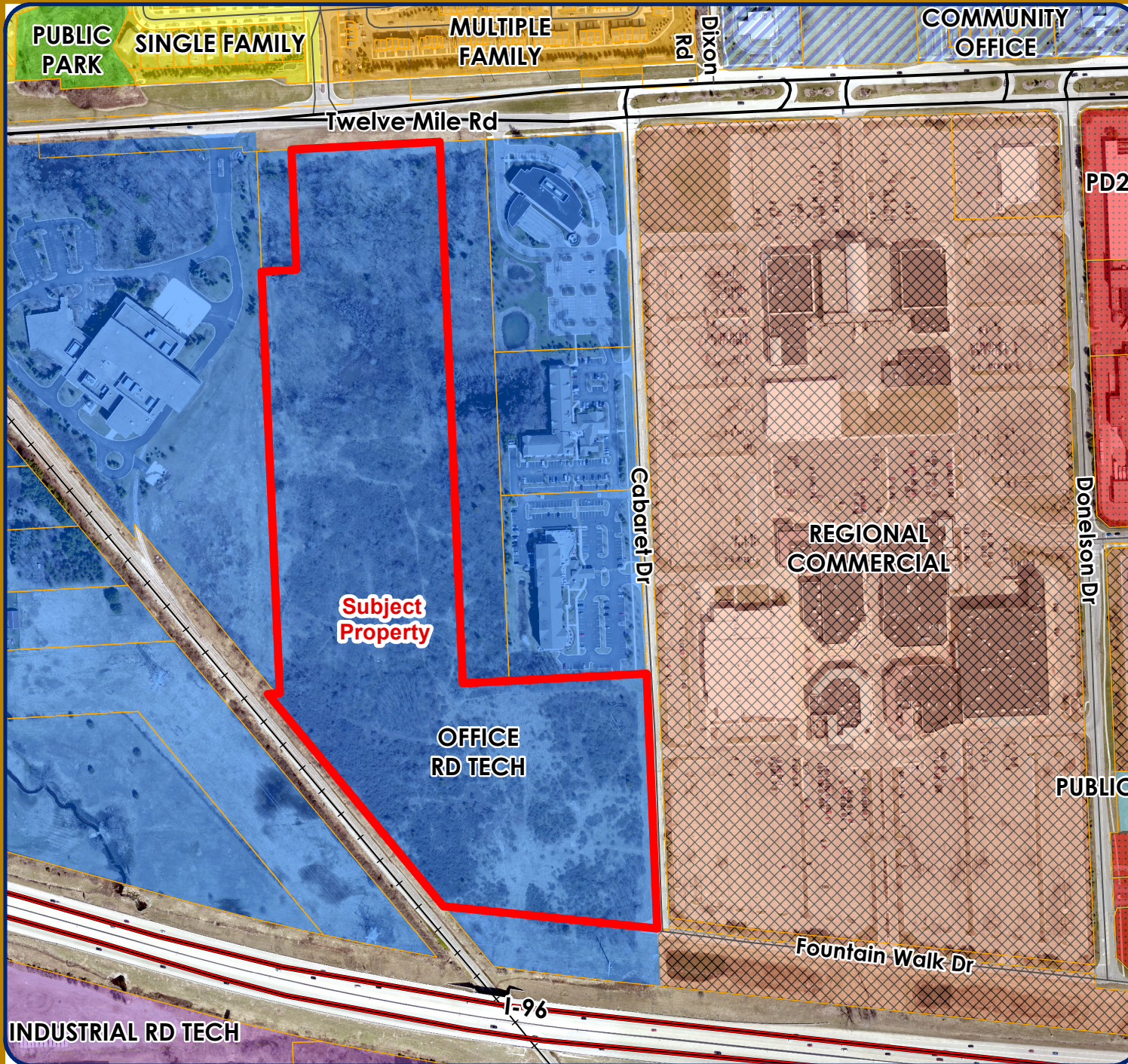


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# A123: JSP 17-21

Future Land Use



**LEGEND**

FUTURE LAND USE

- Single Family
- Multiple Family
- Community Office
- Office RD Tech
- Industrial RD Tech
- Regional Commercial
- TC Commercial
- PD2
- Public
- Public Park
- Subject Property

**CITY OF NOVI**  
City of Novi  
Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
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cityofnovi.org

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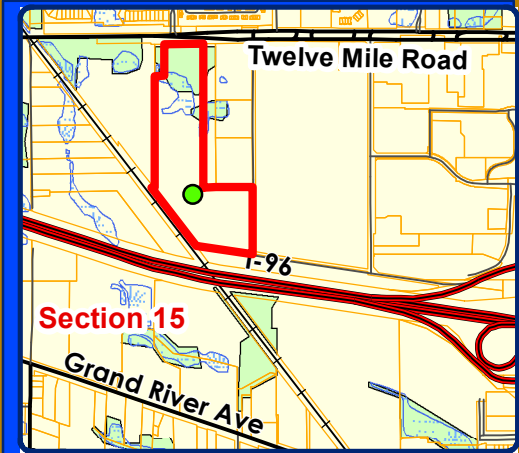
0 90 180 360 540 Feet  
1 inch = 417 feet

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# A123: JSP 17-21

## Natural Features




**LEGEND**

- City of Novi
- WETLANDS
- WOODLANDS
- Subject Property

**City of Novi**  
Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

Map Author: Lindsay Bell  
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0 70 140 280 420 Feet  
1 inch = 333 feet



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**SITE PLAN**

(Full plan set available for viewing at the Community Development Department.)







PHASE 2: PACK ASSEMBLY BUILDING - FOUNDATION PLANT LIST- SEE PLAN THIS SHEET

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT
30	AM36	Black Chokecherry	<i>Aronia melanocarpa</i> (grumifolia)	36" HL	Cont.	Native
66	BQ24	Green Velvet Boxwood	<i>Buxus x 'Green Velvet'</i>	24" HL	Cont.	Non-Native
31	CA24	Hummingbird Summersweet	<i>Clethra alnifolia</i> 'Hummingbird'	24" HL	Cont.	Non-Native
26	CE24	New Jersey Tea	<i>Ceanothus americanus</i>	24" HL	Cont.	Native
43	DL24	Bush Honeysuckle	<i>Lonicera dioica</i>	24" HL	Cont.	Native
11	FO30	Dwarf Fothergilla	<i>Fothergilla gardenii</i>	30" HL	Cont.	Non-Native
22	HA30	Incrediball Hydrangea	<i>Hydrangea arborescens</i> 'Abetico'	30" HL	Cont.	Non-Native
16	JH6	Hetz Columnar Juniper	<i>Juniperus chinensis</i> 'Hetz Columnaris'	6' HL	B&B	Non-Native
13	JS6	Blue Arrow Juniper	<i>Juniperus scopulorum</i> 'Blue Arrow'	6' HL	B&B	Non-Native
38	PO36	Diable Ninebark	<i>Physocarpus opulifolius</i> 'Monie'	36" HL	Cont.	Native
48	RA24	Gr Low Sumac	<i>Rhus aromatica</i> 'Gr-Low'	24" HL	Cont.	Native
46	RK30	Knockout Rose	<i>Rosa 'Knock Out'</i>	30" HL	Cont.	Non-Native
24	TM30	Dense Yew	<i>Taxus x media</i> 'Densiformis'	30" HL	Cont.	Non-Native
14	VC36	Chicago Lustre Viburnum	<i>Viburnum dentatum</i> 'Chicago Lustre'	36" HL	Cont.	Native

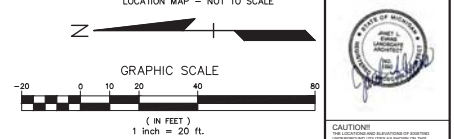
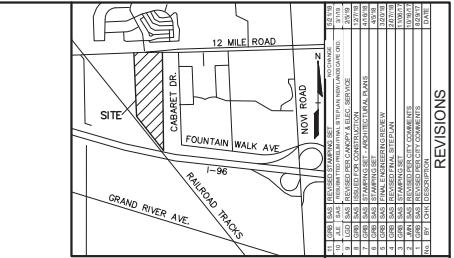
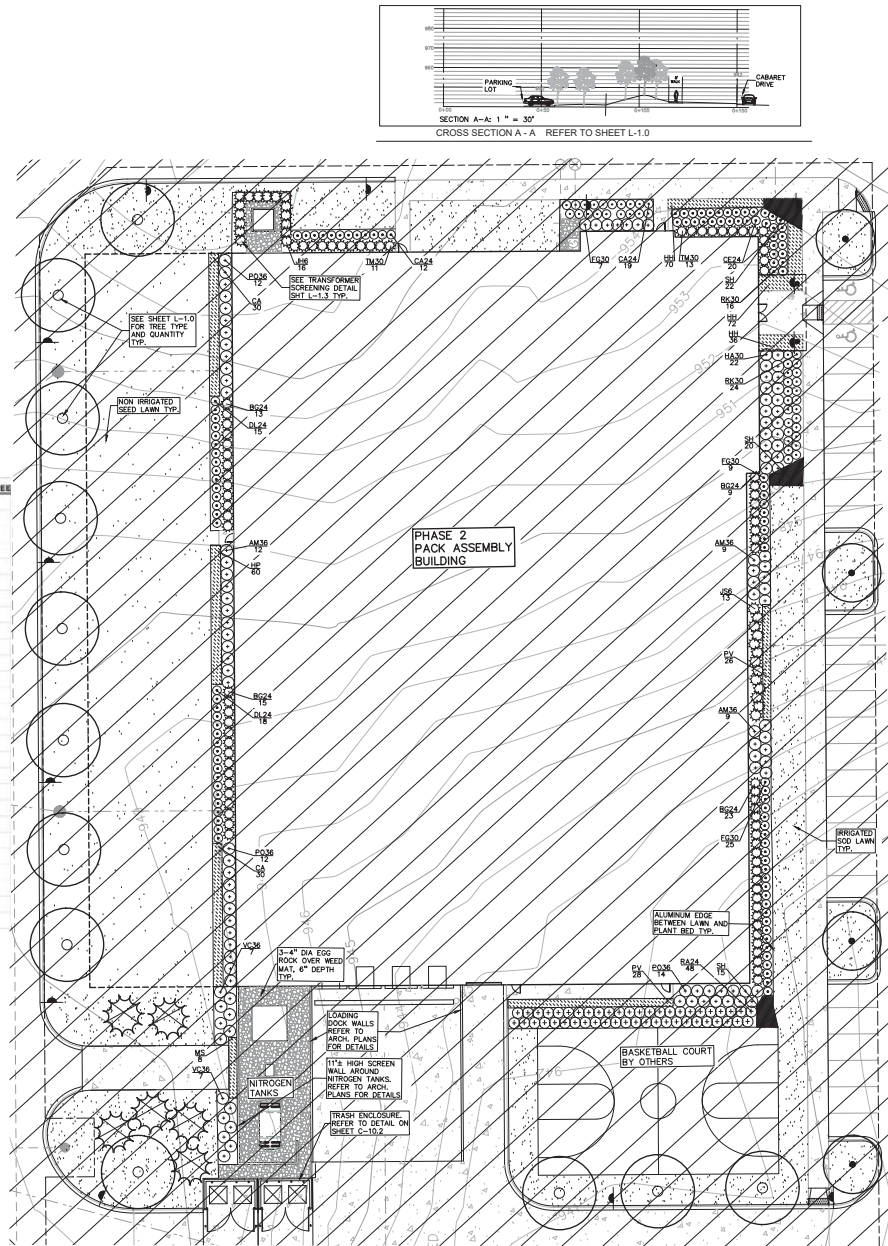
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT
68	CA	Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 Gal.	Cont.	Non-Native
178	HH	Happy Returns Daylily	<i>Hemerocallis 'Happy Returns'</i>	1 Gal.	Cont.	Non-Native
68	HP	Pardon Me Daylily	<i>Hemerocallis 'Pardon Me'</i>	1 Gal.	Cont.	Non-Native
8	MS	Slender Maiden Grass	<i>Miscanthus sinensis</i> 'Oracifolius'	1 Gal.	Cont.	Non-Native
54	PV	Red Switch Grass	<i>Panicum virgatum</i> 'Rotzschblusch'	1 Gal.	Cont.	Native
57	SH	Prvike Dropseed	<i>Sporobolus heterophyllus</i>	1 Gal.	Cont.	Native

PHASE 2: TREE PLANT LIST - SEE SHEET L-1.0 FOR PLAN

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT	REPLACEMENT TREE
7	AAB	Downy Serviceberry	<i>Aamelanchier arborea</i>	8-10' HL	B&B	Native	Yes
0	AB3	Bowhall Maple	<i>Acer rubrum</i> 'Bowhall'	3" Cal.	B&B	Native	
10	AR3	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B	Native	
17	AS3	Sugar Maple	<i>Acer saccharum</i>	3" Cal.	B&B	Native	Yes
3	BP6	Paper Birch	<i>Betula papyrifera</i>	8-10' HL	B&B	Native	Yes
0	CA3	American Hornbeam	<i>Carpinus caroliniana</i>	3" Cal.	B&B	Native	Yes
7	CC6	Eastern Redbud	<i>Cercis canadensis</i>	8-10' HL	B&B	Native	Yes
8	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos</i> 'Skyline'	3" Cal.	B&B	Native	Yes
4	LL3	Tamarack	<i>Larix laricina</i>	3" Cal.	B&B	Native	Yes
7	LT3	Tulip Tree	<i>Liriodendron tulipifera</i>	3" Cal.	B&B	Native	Yes
7	OV3	American Hophornbeam	<i>Ostrya virginiana</i>	3" Cal.	B&B	Native	
4	PO3	American Sycamore	<i>Platanus occidentalis</i>	3" Cal.	B&B	Native	Yes
0	QP3	Regal Prince Oak	<i>Quercus rubra x bicolor</i> 'Leng'	3" Cal.	B&B	Non-Native	
5	QR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B	Native	
12	QW3	Swamp White Oak	<i>Quercus bicolor</i>	3" Cal.	B&B	Native	Yes
8	TB3	Boulevard Linden	<i>Tilia americana</i> 'Boulevard'	3" Cal.	B&B	Native	
99							

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT	
7	PA6	Norway Spruce	<i>Picea abies</i>	6' HL	B&B	Non-Native	
11	PG6	White Spruce	<i>Picea glauca</i>	6' HL	B&B	Native	Yes
7	PD6	Black Hills Spruce	<i>Picea glauca</i> 'Denata'	6' HL	B&B	Non-Native	
5	PI6	Eastern White pine	<i>Pinus strobus</i>	6' HL	B&B	Native	Yes
30							

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT
20	PH	Heavy Metal Switch Grass	<i>Panicum virgatum</i> 'Heavy Metal'	1 Gal.	Cont.	Native



**CAUTION!**  
 THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NOVI, MICHIGAN, AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NOVI, MICHIGAN, AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NOVI, MICHIGAN, AND THE STATE OF MICHIGAN.

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 TROY, MI 48063-1872  
**PACK ASSEMBLY ENLARGEMENT**  
**A123 SYSTEMS**  
 PART OF NOVI, OAKLAND COUNTY, MICHIGAN  
 DESS: JEE, JDN, JLR, SUR, JMR, PJD, SAS  
 DATE: 07/14/2017

ORIGINAL ISSUE DATE: JULY 14, 2017  
 PEA JOB NO. 2016-312  
 SCALE: 1" = 20'  
 DRAWING NUMBER: L-1.2

REF: C:\PROJECTS\2016\2016-312\2016-312-01\2016-312-01-01.dwg  
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## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

July 19, 2019

## Planning Review

A123 Systems

JSP 17-21

### PETITIONER

PEA on behalf of A123 Systems

### REVIEW TYPE

Revised Final Site Plan – Landscape Plan

### PROPERTY CHARACTERISTICS

<b>Section</b>	15	
<b>Site Location</b>	West of Cabaret Drive, South of Twelve Mile Road, North of I-96	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	OST: Office Service Technology	
<b>Adjoining Zoning</b>	North	RA: One-Family Residential
	East	OST: Office Service Technology & RC: Regional Commercial
	West	OST: Office Service Technology & CSX Railroad
	South	Interstate I-96
<b>Current Site Use</b>	Vacant	
<b>Adjoining Uses</b>	North	Residential
	East	Hotels, Commercial
	West	Research and Development Office & CSX Railroad
	South	Interstate I-96
<b>Site Size</b>	31.25 Acres	
<b>Plan Date</b>	Received July 9, 2019	

### PROJECT SUMMARY

The applicant previously received approval to construct the headquarters for A123 Systems near Cabaret Drive and Twelve Mile Road. Construction is well underway on the first of two buildings - the office/lab space of 128,936 square feet. The second building, an assembly building of 53,469 square feet, including associated site improvements of parking and landscaping, was designated as Phase 2. During the original approval process, the applicant decided to provide landscaping that met the old landscape ordinance requirements rather than adjust the plan to the new requirements that had been recently adopted. The applicant has now submitted revised landscape plans that conform to the new requirements. No other changes are proposed at this time.

### RECOMMENDATION

Approval of the **Revised Final Site Plan is recommended**. The plan mostly conforms to the requirements of the Zoning Ordinance, with a few modifications to be made in accordance with the landscape review letter.

### PLANNING COMMISSION ACTIONS

The Planning Commission considered the site plan on June 14, 2017 and **approved the site plan, woodland permit, and stormwater management plan, as follows:**

In the matter of A123 Systems JSP17-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Planning waiver from Section 5.16 for not providing covered bicycle parking spaces for 25% of the required bicycle parking spaces, which is hereby granted;
- b. Applicant to provide a sidewalk on Twelve Mile Road;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of A123 Systems JSP17-21, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of A123 Systems JSP17-21, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

The Planning Commission met on August 23, 2017 and made the following motion to **approve the driveway spacing**:

In the matter of A123 Systems JSP17-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- Same-side/Opposite-side Driveway Spacing waiver from Section 11-216.D of the City of Novi Code of Ordinances to permit same-side driveway spacing of less than 175 feet and opposite-side driveway spacing of 150 feet where 200 feet is required to the north, (*due to truck maneuverability to the assembly building*), which is hereby granted; and
- The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

The Planning Commission considered the request for a **phasing plan and landbank parking** March 14, 2018 and made the following motion to **approve**:

In the matter of A123 Systems JSP17-21, motion to approve the revised Preliminary Site Plan and Phasing Plan based on and subject to the following:

- a. Approval of up to 27 landbank parking spaces (367 required, 340 provided, 27 land banked), due to Planning Commissions finding below, which is hereby granted;
  - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
  - ii. Parking will not occur on any street or driveway;
  - iii. Parking will not occur on any area not approved and developed for parking;
  - iv. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
  - v. The requested parking landbanking will not create traffic or circulation problems on or off site; and

- vi. The requested parking lankbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. Applicant to provide a sidewalk on Twelve Mile Road in Phase 1;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan;
- d. Previous actions taken by the Planning Commission related to this matter approving certain waivers and the Woodland Permit.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

In the matter of A123 Systems JSP17-21, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

## **ORDINANCE REQUIREMENTS**

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This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance.

1. Conservation Easement (Chapter 37 of City Code): All woodland replacement trees planted on site are to be protected by conservation easement. A draft was previously submitted and approved. **Any revisions to the easement and exhibits should be made and an executed original shall be resubmitted for approval and acceptance by City Council.**

### Other Reviews

- a. Landscape Review: **Landscape recommends approval with minor modifications to be made on the Electronic Stamping Set submittal.** See letter for detailed comments.

## **NEXT STEP: PLANNING COMMISSION MEETING**

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This Site Plan is scheduled to go before the Planning Commission for consent on July 24, 2019. Please provide the following **no later than 2:00pm, July 19, 2019** if you wish to keep the schedule.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters including **request for waivers as you see fit.**
3. A color rendering of the Site Plan, if any.

## **ELECTRONIC STAMPING SET AND RESPONSE LETTER**

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After receiving Planning Commission approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

## **STAMPING SET APPROVAL**

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Stamping sets are still required for this project. After having received all comments from City staff the applicant should make the appropriate changes on the plans and submit **4 size 24" x 36" copies with**

original signature and original seals, to the Community Development Department for final Stamping Set approval. **The stamping set should include all Landscape drawings.** Plans addressing the comments in the staff review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.

**Legal Documents Submittal Required with Stamping Sets:**

- A Woodland Conservation Easement for woodland replacement trees is required to protect those resources in perpetuity. A draft was previously submitted and approved. Any revisions to the easement and exhibits should be made and an executed original shall be resubmitted for approval and acceptance by City Council.

**CHAPTER 26.5**

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Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).



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Lindsay Bell – Planner



## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

July 17, 2019

## Revised Final Site Plan - Landscaping

### A123 Systems

#### Review Type

Revised Final Site Plan Landscape Review

#### Project Number

JSP17-0021

#### Property Characteristics

- Site Location: West side of Cabaret, south of Twelve Mile Road
- Parcel ID(s): 50-22-15-126-016
- Site Zoning: OST
- Adjacent Zoning: N: OST & RA; E: OST & RC; S: CSX/RA & I-96; W: CSX/RA & OST
- Plan Date: March 1, 2019

#### Background:

The applicant has submitted landscape plans which are based on the new Landscape Ordinance, which was approved in June, 2017. The site layout, grading and utilities have not changed. The review below is based on the updated ordinance.

#### Recommendation:

This project is **recommended for approval** with the understanding that the items listed below will be addressed satisfactorily in revised Final Site Plans.

#### Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

## LANDSCAPING REQUIREMENTS

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

#### TWELVE MILE ROAD

No development work is proposed along Twelve Mile Road so no landscaping is required or provided.

#### CABARET ROAD

Based on the net frontage of 674.5 LF, the required numbers of trees per the “not adjacent to” requirements are provided. The required number of trees is 11 deciduous canopy or large evergreen trees and 17 subcanopy trees in the greenbelt, and 14 deciduous canopy trees along the street, in the right-of-way. All required trees are proposed.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

See #1 above.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

Based on the paved vehicular use areas in the parking lots, 6,250 of interior islands and 32 canopy trees are required (1 per 200 sf of paved area). 33,209 sf of islands and 55 canopy trees are provided in interior islands and along the periphery.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

Based on the perimeter noted, 137 deciduous canopy trees required and provided.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

Detailed foundation landscape plans are provided, and the areas provided satisfy the requirement.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

All required landscaping is provided.

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

The required utility box screening and screening detail has been provided.

## **OTHER REQUIREMENTS**

Plant List, Notations and Details (LDM 4, 8)

1. Provided.
2. 33 of 55 species used (60%) are native to Michigan.
3. The tree diversity meets the requirements of LDM 4.
4. **Please verify the plant counts and agreement between the plant labels on the plan and the plant lists.**
5. **Please use a different native oak species for the 3 replacement *Quercus coccineas*. That species is no longer on our Woodland Replacement chart.**

Woodland Replacement Trees (Sec 37)

1. All woodland replacement trees are to be protected with conservation easements.
2. **Please either add easements or move the replacement trees near Building 1 and at the edges of the parking lot to areas that already have easements or where easements can be added.**

Cost estimates for Proposed Landscaping (LDM 2.t.)

Provided

Irrigation (LDM 1.a.(1)(e) and 2.s)

**An irrigation plan for all landscaped areas is required as part of the Final Site Plans.**

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Provided

Snow Deposit (LDM.2.q.)

Provided

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



APPLICANT RESPONSE LETTER

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July 19, 2019  
PEA Project No: 2016-312

Ms. Lindsay Bell, Planner  
City of Novi  
45175 W. 10 Mile Road  
Novi, MI 48375

**RE: A123 Systems, Revised Electronic Stamping Set with Revised Final Site Plan-  
Landscaping, Comments dated July 17, 2019, plans rev. 11 date 5.21.2019.  
City of Novi Review – JSP 17-21**

Dear Ms. Bell:

In response to the comments received from the City department for Revised Final Site Plan approval, we offer the following responses:

**Final Landscape Review Comments**

**Other Requirements:**

Plant Lists,

1. Provided.
2. Provided.
3. Provided.
4. Plants counts checked and verified, Will comply.  
L-1.0 plant list should read qty.18 AR3 not 17, and qty. 11 LT3 not 10.  
L-1.1 phase 1 plant list should read qty.32 CE24 not 26, and 81 FG30 not 101 and 55 RA24 not 57.  
On L-1.1 the plan should read HQ30 not HQ24.
5. Will address and comply.

Woodland Replacement Trees,

1. Provided.
2. Will address and comply.

Irrigation,

1. Provided.

Sincerely,

A handwritten signature in cursive script that reads "Janet Evans". The signature is written in black ink and is positioned below the word "Sincerely,".

**PEA, Inc.**

Janet Evans, PLA  
Project Coordinator