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CIVIL ENGINEERS * PLANNERS * SURVEYORS
TRANSPORTATION ENGINEERS
LANDSCAPE ARCHITECTS

September 11, 2020

City of Ann Arbor
Planning & Development Services Unit
301 E. Huron
Ann Arbor, MI 48107

Attention: Matt Kowalski

RE: Lockwood Senior Living
File No. SP20-010 and Z20-027

Mr. Kowalski:

Lockwood of Ann Arbor P.U.D. worked directly with the Forestry Department and Storm-water reviewer to address all concerns regarding existing natural features, site landscape requirements and storm-water management as provided under the Unified Development Code 2018. Four unique existing conditions on-site cause slight deviations from the Code and these are:

- a. Large Landmark trees occupying the north and east property line prohibited C.L.U.B. plantings within their critical root zone.
- b. Transitioning to the existing off-site steep slope of the adjacent property to the west requires a tall structural retaining wall whose placement limits the available planting area of the western C.L.U.B. A Landmark Modification has been submitted to the planning department.
- c. Fire department required hydrant location dictate placement in the landscape islands. The trees to be placed in those effected islands were located just outside these landscape islands to meet a 15' distance from buried lines.
- d. Three existing steep slopes, of low concern, near the interior of the site were eliminated to accommodate construction of the building pad.

Other corrections to the plans include:

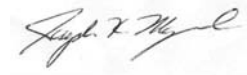
Revision to the Tree Survey mitigation table eliminating Poor quality trees previously listed as Landmark Trees.

Adding a Summary Table of impacted natural features for each conceptual alternative architectural site plan.

A second overflow structure to the Bio-retention has been added east of the trash dumpster and tying into R-12.

If you have any questions please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph K. Maynard". The signature is written in a cursive style with a large initial "J" and "M".

Joseph K. Maynard, P.E.