

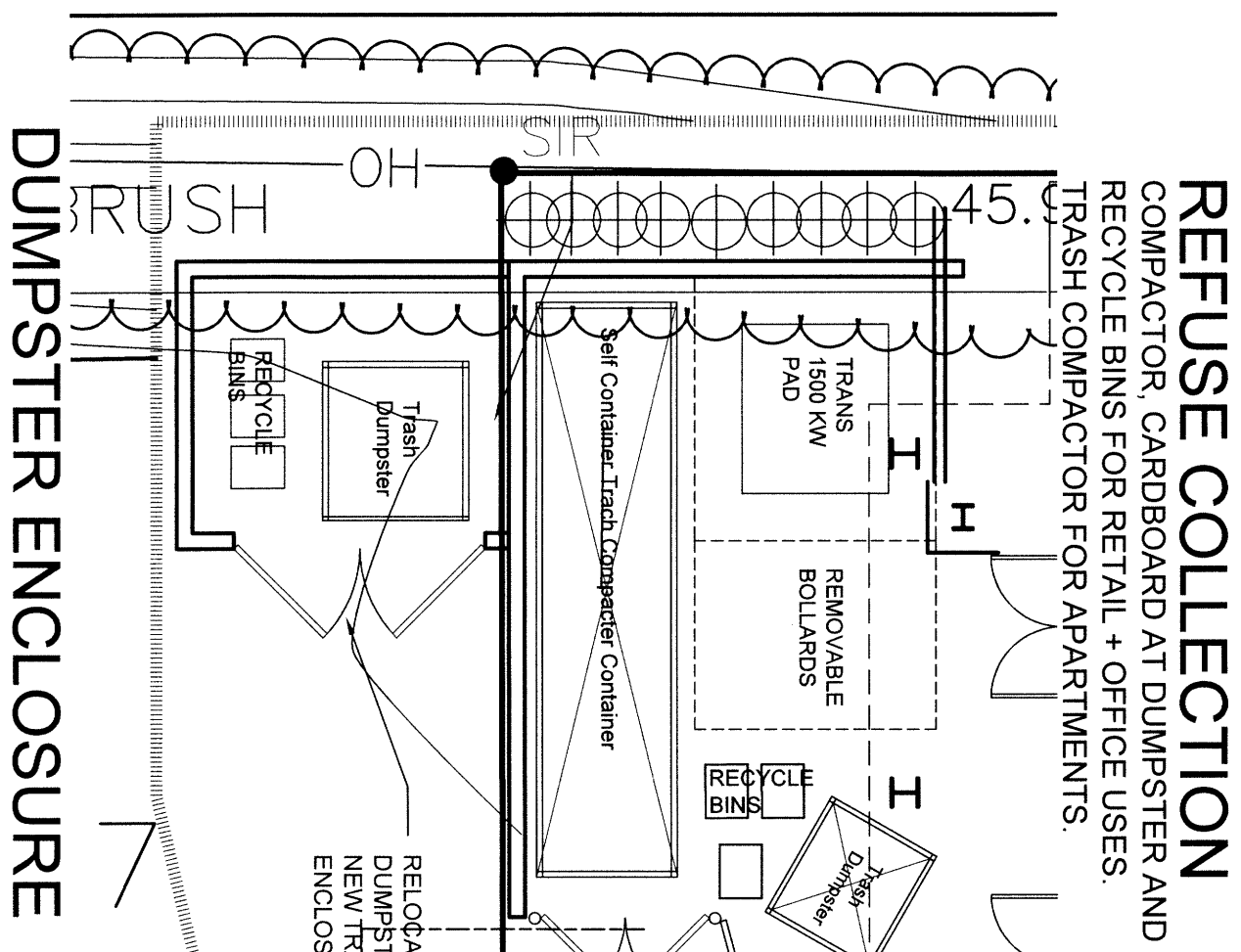
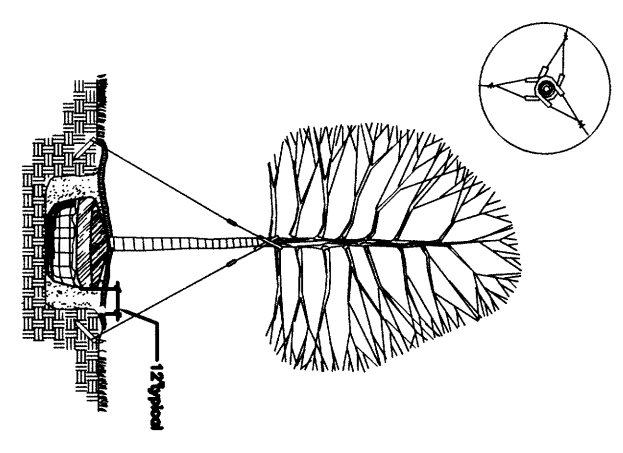
STREETSCAPE

OVERHEAD UTILITIES WILL BE RELOCATED UNDERGROUND. SIDEWALKS TO BE PAVED. STREET LIGHTING TO BE REPLACED WITH NEW FIXTURES COMPATIBLE WITH MAIN STREET LIGHTING.

SIDEWALKS

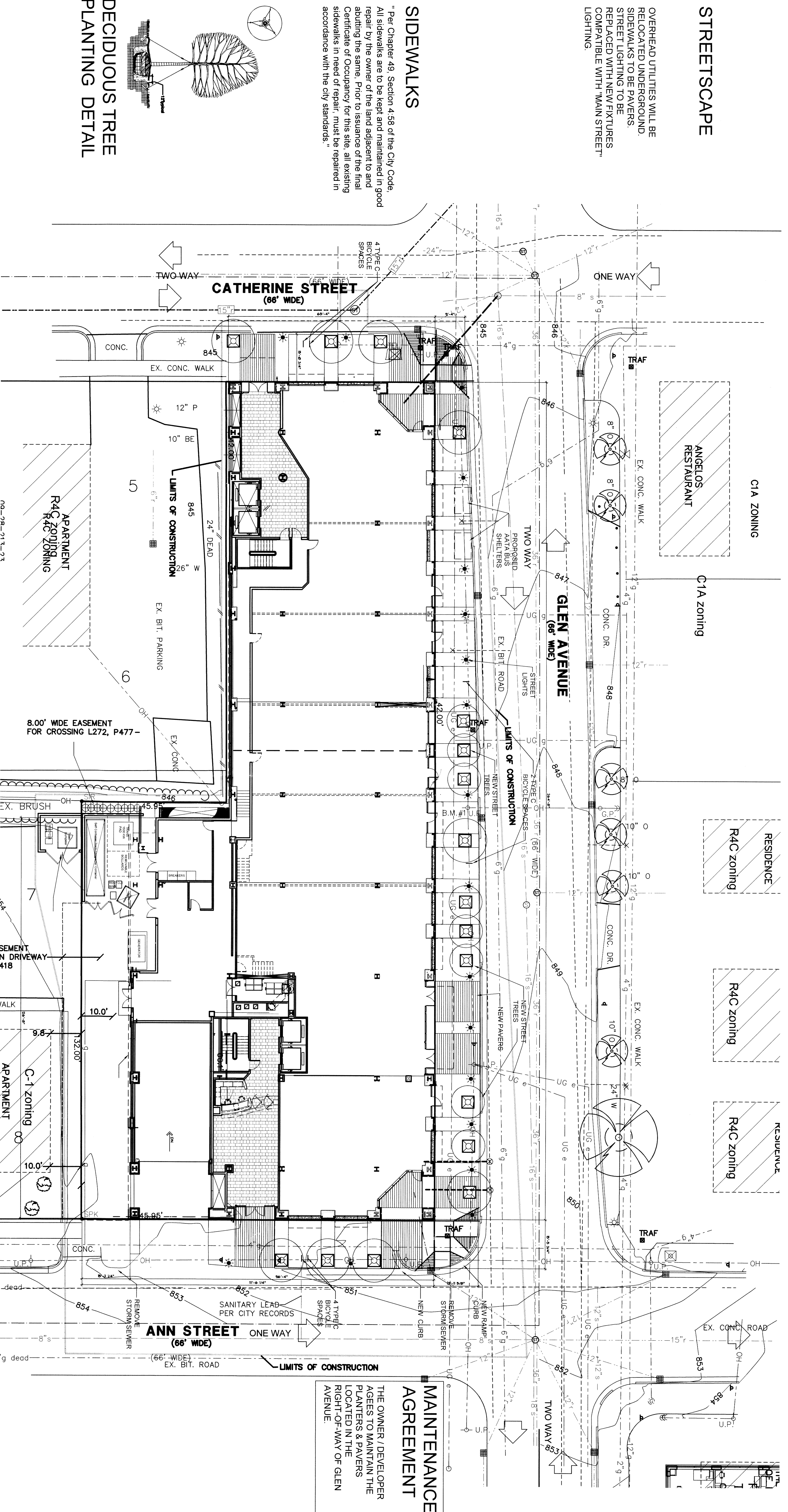
"Per Chapter 49, Section 4.58 of the City Code, All sidewalks are to be kept and maintained in good repair by the owner of the land adjacent to and abutting the same. Prior to issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair, must be repaired in accordance with the city standards."

DECIDUOUS TREE PLANTING DETAIL



REFUSE COLLECTION COMPACTOR, CARDBOARD AT DUMPSTER AND RECYCLE BINS FOR RETAIL + OFFICE USES. TRASH COMPACTOR FOR APARTMENTS.

DUMPSTER ENCLOSURE DETAILS



LANDSCAPE MAINTENANCE NOTES

Water outlets will be provided within 150 feet of all required plantings. Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.

LANDSCAPE NOTES

Conflicting Land Use Buffer: A variance from the conflicting land-use buffer of 15' to 4' is required [Chapter 62 Sec 5.603] at the trash enclosure location. This location abuts the trash area on the adjacent apartment sites. A hedge of shrubs is proposed along the north wall of the trash enclosure.

Vehicle Use Area (VUA): the limits are shown on the plan. VUA = 1,920 sq ft. Interior Landscape Areas: none required since the VUA is less than 3,300 sq ft.

Opportunity for screening that would not interfere with the use of the driveway.

Water outlets will be provided within 150 feet of all required plantings.

Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.

All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.

Natural Features/Landmark Tree Mitigation: Landmark trees to be removed include a 20.5-inch and a 22-inch black walnut. A total of 42.5 caliper inches are to be removed. 50 percent, or 21.25 caliper inches of replacement trees are required. Proposed mitigation is 6 trees at 4-inch caliper= 24 caliper inches. INCLUDING 4-CELLIS OCCIDENTALIS & 2-QUERCUS RUBRA.

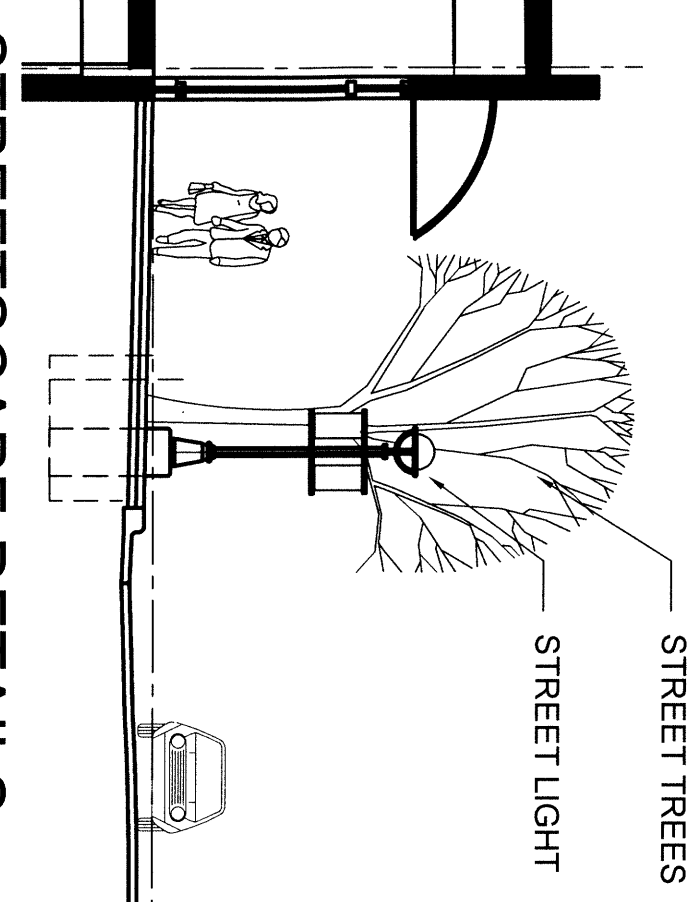
Street Tree Escrow: Escrow is to be provided. \$1.30 /LF frontage x 443' = \$575.90 Escrow required. Catherine Street = 66'-Frontage. Glenn Avenue = 265' Frontage. Ann Street = 112' Frontage

10 - 1-INCH Caliper Trees would be required. 10 - 1-INCH Caliper Trees would be required. Therefore no escrow is required.

PLANTING LIST

RECOMMENDATIONS	PROPOSED
1. MITIGATION OF NATURAL FEATURES / LANDMARK TREE - (1) LANDMARK TREE TO BE REMOVED - (1) - 22" BLACK WALNUT - TOTAL D.B.H. OF LANDMARK TREE = 22 INCHES - 22 INCHES x 50% = 11 INCHES ARE REQUIRED (21.25 INCHES)	1. (3) CAL. 4" CALIPER TREES ARE PROPOSED TO REPLACE - (1) LANDMARK TREE REMOVED
2. STREET TREE ESCROW REQUIREMENTS PER CHAPTER 62: - CHERRY STREET = 66' STREET FRONTAGE - GLEN AVENUE = 265' STREET FRONTAGE - ANN STREET = 112' STREET FRONTAGE - TOTAL D.B.H. OF LANDMARK TREE = 22 INCHES - 22 INCHES x 50% = 11 INCHES ARE REQUIRED (21.25 INCHES)	2. (5) - 4" CAL. TREES PROPOSED - 4" TREE x \$130 /LF = \$650 PER LF OF FRONTAGE - 650' x 6" PER TREE = COST OF \$24,000 PER TREE - (3) - 4" TREES @ \$24,000 PER TREE = \$171,000 - COST OF PROPOSED TREES = \$171,000 AND ESCROW - \$130 /LF x 443' = \$57,590 - TOTAL ESCROW REQUIRED = \$113,410 - \$130 /LF x 112' = \$14,560 PER TREE - \$130 /LF x 265' = \$33,850 PER TREE - TOTAL ESCROW REQUIRED = \$48,410 (LANDMARK TREES MAY BE USED TO MEET REQUIREMENTS)
3. VEHICLE USE AREA, LANDSCAPING AND SCREENING PER CHAPTER 62, SECTION 5.022 - FRONT OF WAY SCREENING - INTERIOR LANDSCAPE REQUIREMENTS	3. NOT APPLICABLE DUE TO NO VISIBLE PARKING FROM R.O.W. NOT APPLICABLE DUE TO PARKING AREA SIZE OF 1,920 SF
4. CONFLICTING LAND USE BUFFER PER CHAPTER 62: - LANDSCAPE BUFFER AT LEAST 15' WIDE - 1 TREE / 75 LF OF BUFFERING LAND - (ONE SHALL BE EXISTING) - A HEDGE, BENCH OR WALL AT LEAST 4' HT.	4. A VARIANCE FOR THE 15' WIDE CONFLICTING LAND USE BUFFERING REQUIREMENT IS PROPOSED. THE PROPOSED MITIGATION IS PROVIDED BY THE REMOVAL OF THE LANDMARK TREE AND THE REPLACEMENT WITH 6 TREES AT 4-INCH CALIPER. A HEDGE OF 6' HIGH SHRUBS IS PROVIDED.
5. REMOVE EXISTING SCREENING PER CHAPTER 62, SECTION 5.022	5. 1, 4" FIVE CALIPER TREES ARE PROPOSED TO SCREEN REMOVE EXISTING SCREENING.

GROUND COVER PLANTING DETAIL

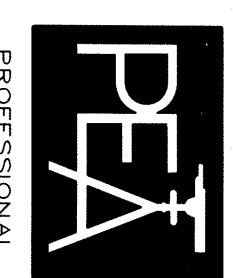


STREETSCAPE DETAILS

MAINTENANCE AGREEMENT
THE OWNER / DEVELOPER AGREES TO MAINTAIN THE PLANTERS & PAVERS LOCATED IN THE RIGHT-OF-WAY OF GLEN AVENUE.



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FAX



PROFESSIONAL
ENGINEERING
ESSOCIATES
2801 Washtenaw Ave
Ann Arbor, MI 48106
(313) 968-5883

Glen Ann Place

A MIXED-USE PLANNED UNIT DEVELOPMENT
Ann Arbor, Michigan

DEVELOPER
JOSEPH FRIED & ASSOCIATES, LLC
Gateway Center
220 North Smith Street
Suite 300
Plymouth, MI 48067

Final Settlement Site Plan 30 November 07
REVISION 25 OCTOBER 07
FIELD SUBMITTAL 04 SEPTEMBER 07
FINAL SITE ENGINEERING 29 JULY 09
ISSUED FOR: DATE:
SITE PLAN
LANDSCAPE PLAN
PROJECT NUMBER 600A-07