

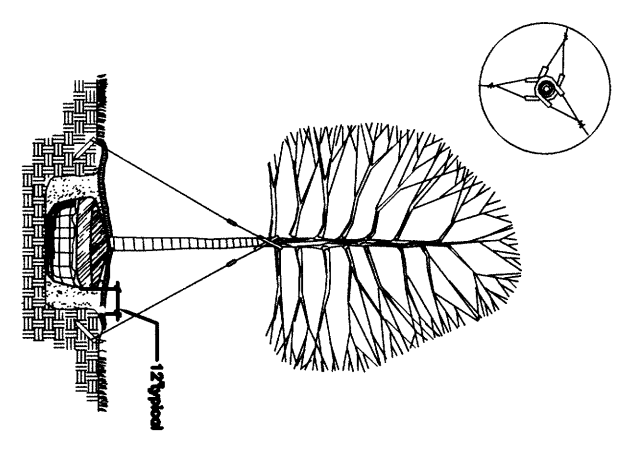
### STREETSCAPE

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

### SIDEWALKS

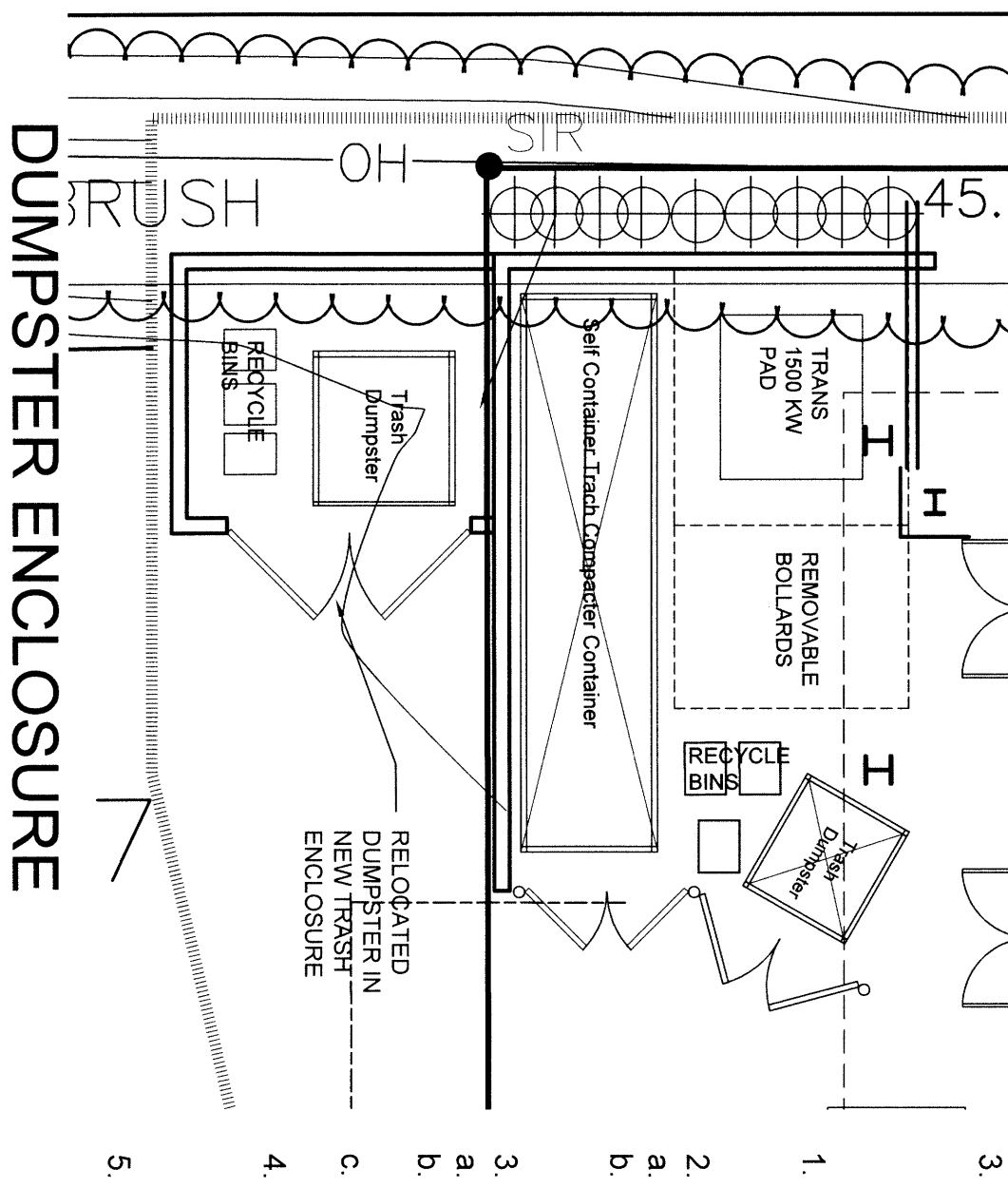
"Per Chapter 49, Section 4.58 of the City Code, All sidewalks are to be kept and maintained in good repair by the owner of the land adjacent to and abutting the same. Prior to issuance of the final Certificate of Occupancy for this site, all existing sidewalks in need of repair, must be repaired in accordance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

1. Water outlets will be provided within 150 feet of all required plantings
  2. Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
  3. 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 MAINTENANCE 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.
- ### LANDSCAPE NOTES
- Landscape Requirements:  
 Vehicular Use Area (VUA): the limits are shown on the plan. VUA = 1,920 sf.  
 Interior Landscape Areas: none required since the VUA is less than 3,300 sf.  
 c. Right-of-way screening: no parking is visible from the r.o.w. Only the driveway is visible from the r.o.w. There is no opportunity for screening that would not interfere with the use of the driveway.
- ### 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.
- ### 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 Street Trees are proposed, including 2 @ 4" caliper and 8 @ 3" caliper = 32 caliper inches.  
 Therefore no escrow is required.

### LANDSCAPE MAINTENANCE NOTES

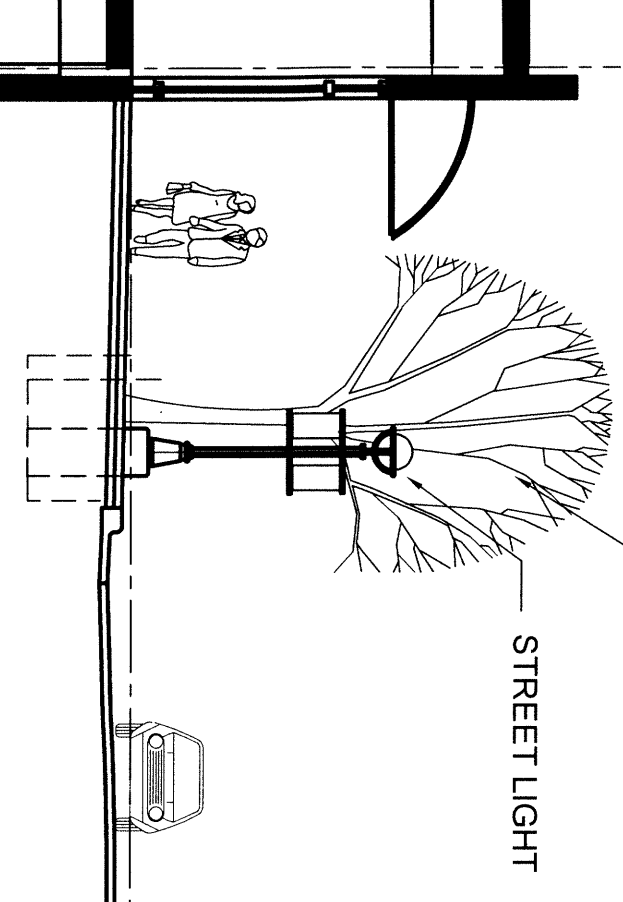
Water outlets will be provided within 150 feet of all required plantings

### LANDSCAPE NOTES

1. Water outlets will be provided within 150 feet of all required plantings
  2. Plant materials shall be selected and installed in accordance with standards established by the City Parks and Recreation Department.
  3. 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 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.
- ### 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 Street Trees are proposed, including 2 @ 4" caliper and 8 @ 3" caliper = 32 caliper inches.  
 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 DRAIN OF LANDMARK TREE = 22 INCHES - 22 INCHES x 50% = 11 INCHES ARE REQUIRED - (2) ESCROW REQUIRED	1. (3) CAL. 4" CALIPER TREES ARE PROPOSED TO REPLACE - (3) - 22" BLACK WALNUT - (3) - 22" BLACK WALNUT - TOTAL DRAIN OF LANDMARK TREE = 22 INCHES - 22 INCHES x 50% = 11 INCHES ARE REQUIRED - (2) ESCROW REQUIRED
2. STREET TREE ESCROW REQUIREMENTS PER CHAPTER 62: - CHANGING STREET = 66' STREET FRONTAGE - DRAIN WIDTH = 20' STREET FRONTAGE - MAIN STREET = 112' STREET FRONTAGE - (3) - 4" TREES @ \$234.00 PER TREE = \$170.00 - COST OF PROPOSED TREES = \$170.00 AND ESCROW - \$1.30 / LF OF FRONTAGE x 112' = \$145.60 - \$170.00 + \$145.60 = \$315.60 - (3) - 4" TREES @ \$234.00 PER TREE = \$170.00 - COST OF PROPOSED TREES = \$170.00 AND ESCROW - \$1.30 / LF OF FRONTAGE x 112' = \$145.60 - \$170.00 + \$145.60 = \$315.60 - (LARGER TREES MAY BE USED TO MEET REQUIREMENTS)	2. (5) - 4" CAL. TREES PROPOSED - 4" TREE = \$130 / LF = \$520 PER LF OF FRONTAGE - \$520 x 6' OF TREE = \$3120 PER TREE = \$15600 - (5) - 4" TREES @ \$234.00 PER TREE = \$1170.00 - COST OF PROPOSED TREES = \$1170.00 AND ESCROW - \$1.30 / LF OF FRONTAGE x 112' = \$145.60 - \$1170.00 + \$145.60 = \$1315.60 - (LARGER TREES MAY BE USED TO MEET REQUIREMENTS)
3. VEHICULAR USE AREA, LANDSCAPING AND SCREENING PER CHAPTER 62, SECTION 5.022 - FRONT OF WAY SCREENING - INTERIOR LANDSCAPE REQUIREMENTS	3. NOT APPLICABLE DUE TO VISUAL PAVING FROM 4.0x6 NOT APPLICABLE DUE TO PARKING AREA SIZE OF 1,920 SF
4. COMPACTING LAND USE BARRIERS PER CHAPTER 62: - LANDSCAPE BARRIERS AT LEAST 15' WIDE - 1 TREE / 75 LF OF BARRIERS LAND - (ONE SHALL BE EXISTING) - A HEDGE SHALL BE AT LEAST 4' HT.	4. A VARIANCE FOR THE 15' WIDE CONFLICTING LAND USE BARRIERS BETWEEN THE PROPOSED TRASH ENCLOSURE AND THE ADJACENT RESIDENTIAL BARRIERS AND THE A HEDGE OF 8' HIGH ARBUSTERS IS PROVIDED
5. REMOVE EXISTING SCREENING PER CHAPTER 62, SECTION 5.024	5. 1, 4' HIGH WALLS WILL BE PROPOSED TO SCREEN REFUSE OWNERS.



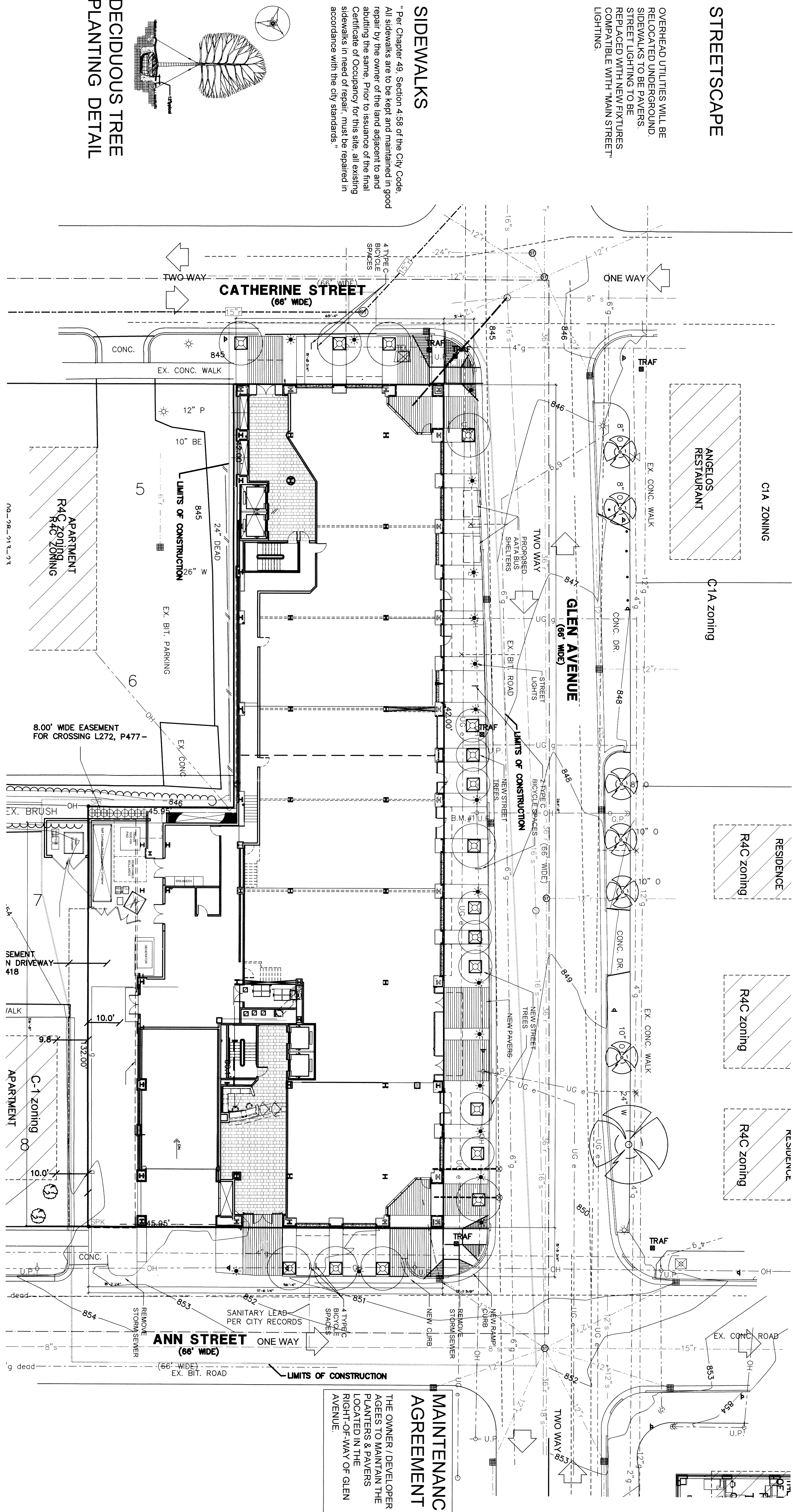
### STREETSCAPE DETAILS



### 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.

**MEIER ARCHITECTS**  
 920 Victoria Way  
 Ann Arbor, MI 48106  
 (734) 741-6655  
 (734) 741-6735  
 FAX

**PEA**  
 PROFESSIONAL ENGINEERING  
 2801 Washtenaw  
 Ann Arbor, MI 48106  
 (313) 968-5883

**Glen Ann Place**  
 A MIXED-USE PLANNED UNIT DEVELOPMENT  
 Ann Arbor, Michigan

**DEVELOPER**  
 JOSEPH FRIEND & ASSOCIATES, LLC  
 Gateway Center  
 220 North Smith Street  
 Suite 300  
 Palatine, IL 60067

**SITE PLAN LANDSCAPE PLAN**  
 PROJECT NUMBER 600A-07

Final Settlement Site Plan 30 November 07  
 REVISION 25 OCTOBER 07  
 FIELD SUBMITTAL 04 SEPTEMBER 07  
 FINAL SITE ENGINEERING 29 JULY 07  
 ISSUED FOR: DATE: