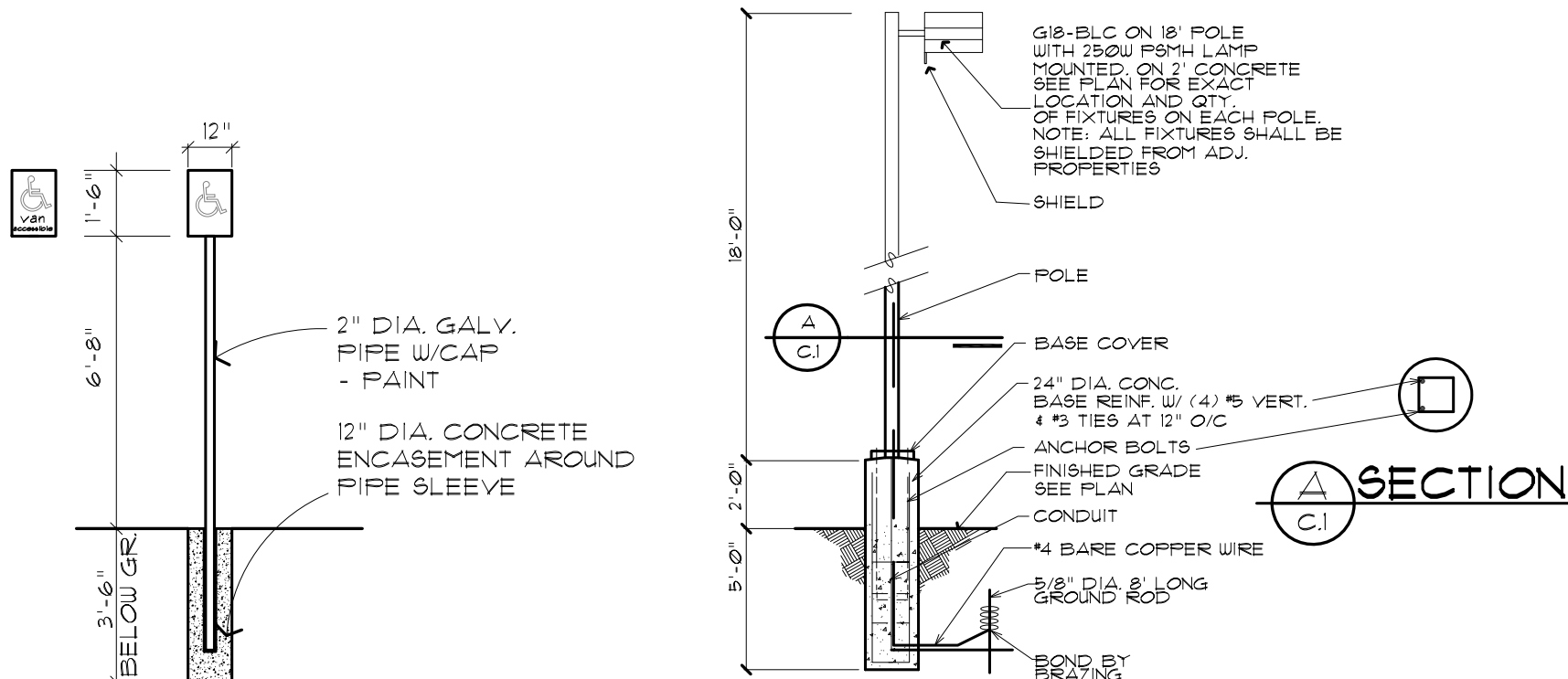


AUTO RITE SALES

1923 E. AUBURN RD., ROCHESTER HILLS, MI 48307



B.F. PARKING SIGN
NTS

TYP. LIGHT POLE
NTS

SITE/BLDG DATA:

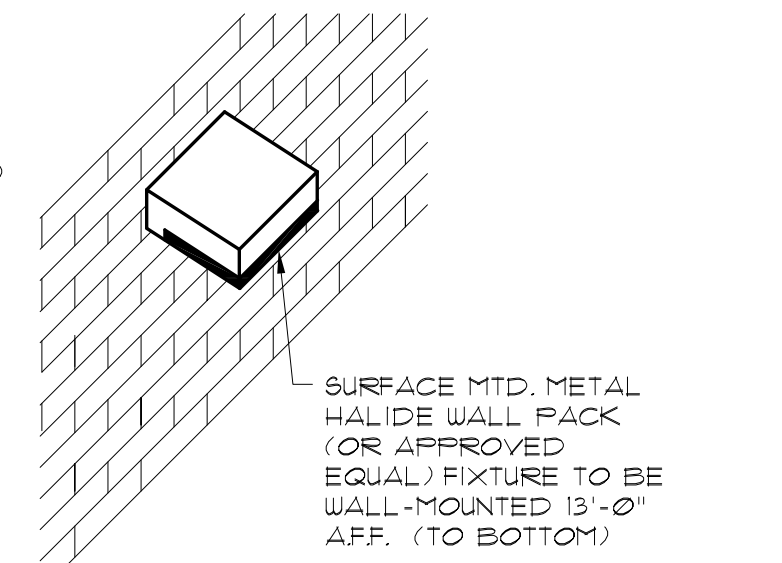
ZONING: C1 COMMERCIAL
 USE GROUP: B(6) MIXED USE NON-SEPARATED
 SIZE: 12,832 SF. = 0.29 ACRE
 LOT FRONTAGE: 93.18' (E. AUBURN RD.)
 LOT DEPTH: 140' (HESSSEL)
 HOURS OF OPERATION: 9 AM TO 6 PM
 HOURS OF FUNCTION FOR ALL EXTERIOR LIGHTING: DUSK TO 11 PM
 BUSINESS SIGN LOCATION: ON BUILDING FASCIA
 CONSTRUCTION TYPE (SECT. 602): TYPE 2B
 BUILDING AREA: 1151 SF.
 PARKING REQUIRED: 1151/300 = 6 CARS
 PARKING PROVIDED: 6 CARS

FIRE SUPPRESSION: NO

TRASH TO BE CONTAINED WITHIN THE BUILDING AND PICKED UP PERIODICALLY.

OUTDOOR STORAGE NOT ALLOWED.

LOADING SPACE NOT REQUIRED FOR THIS FACILITY.



TYP. WALL MTD. FIXTURE
NTS

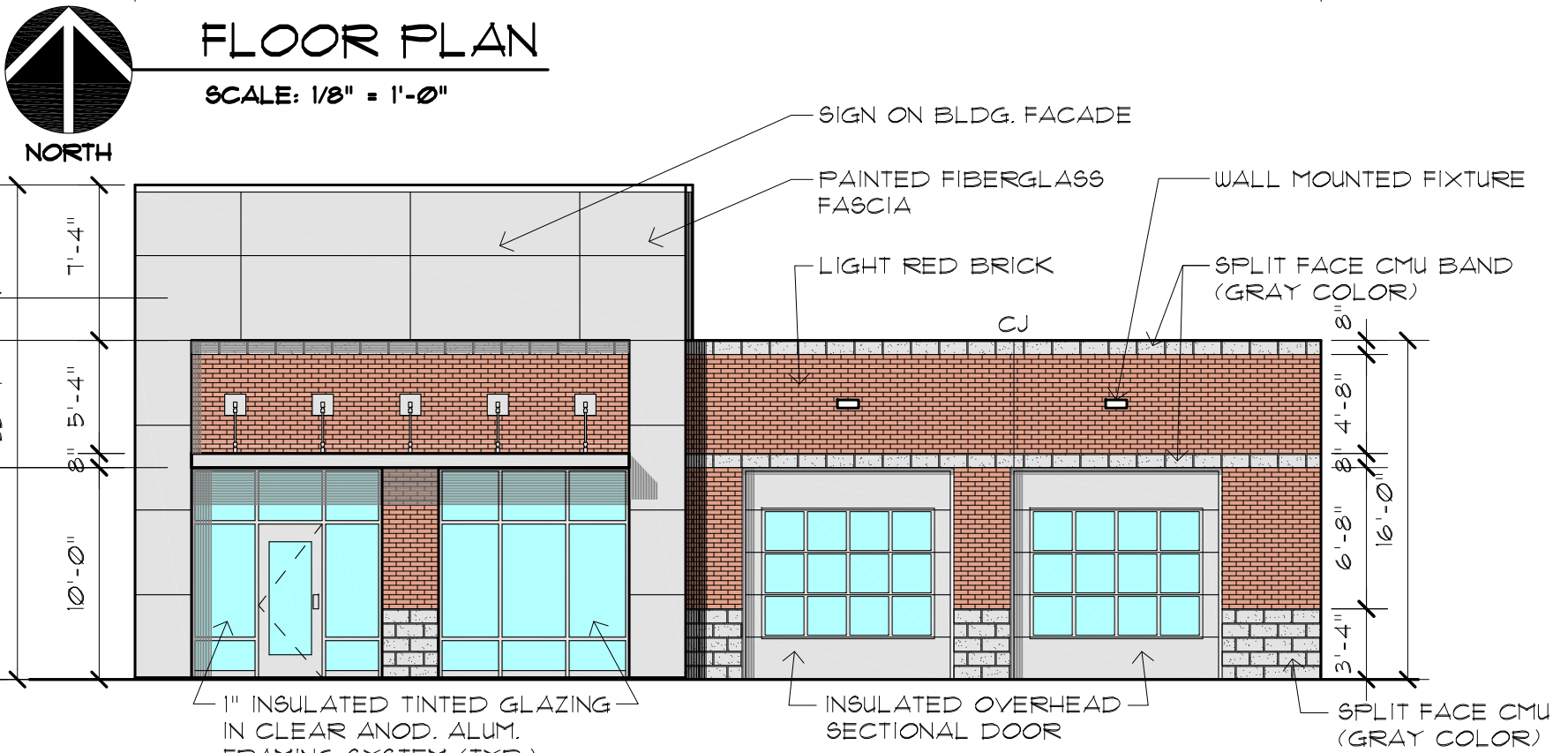
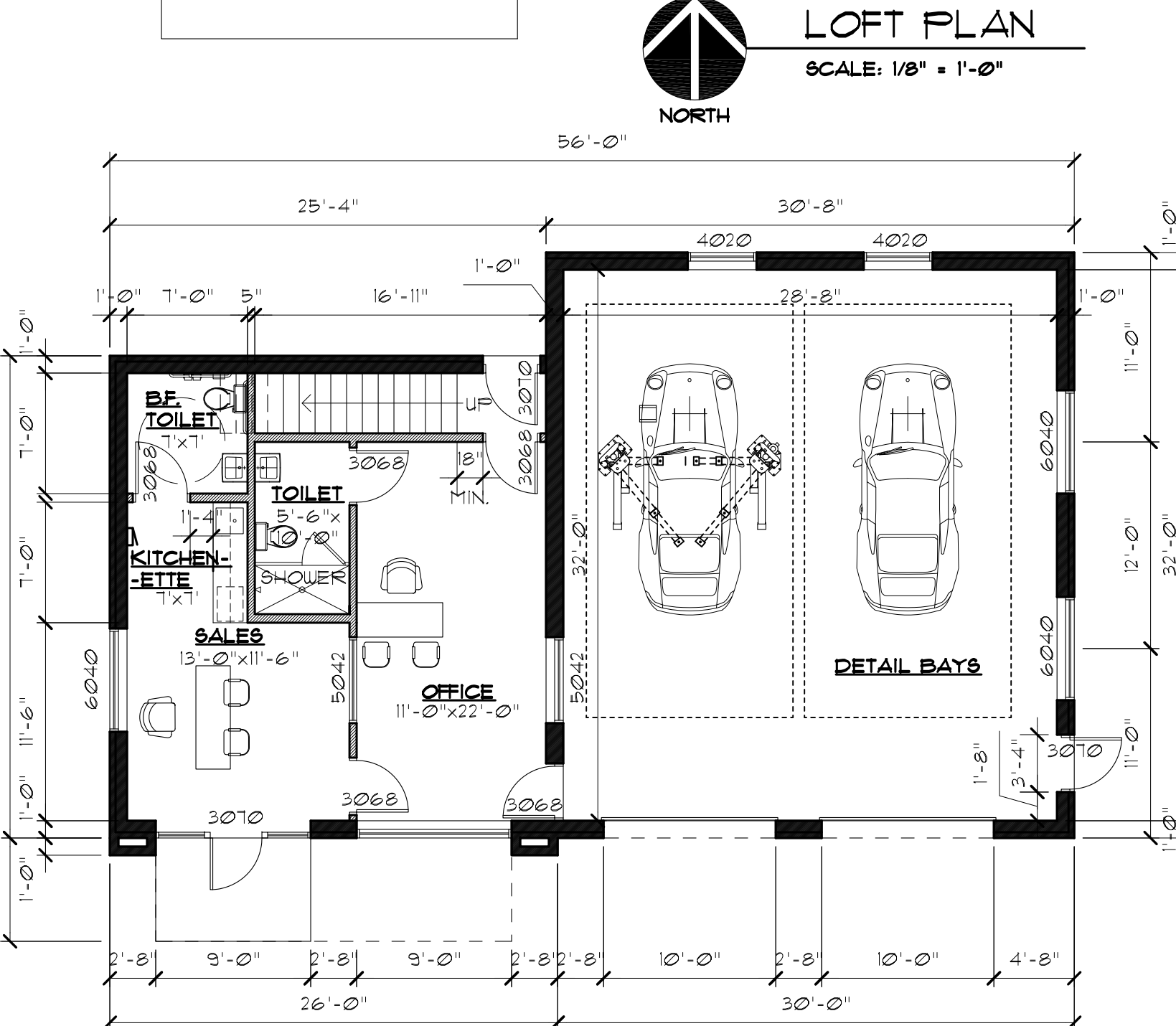
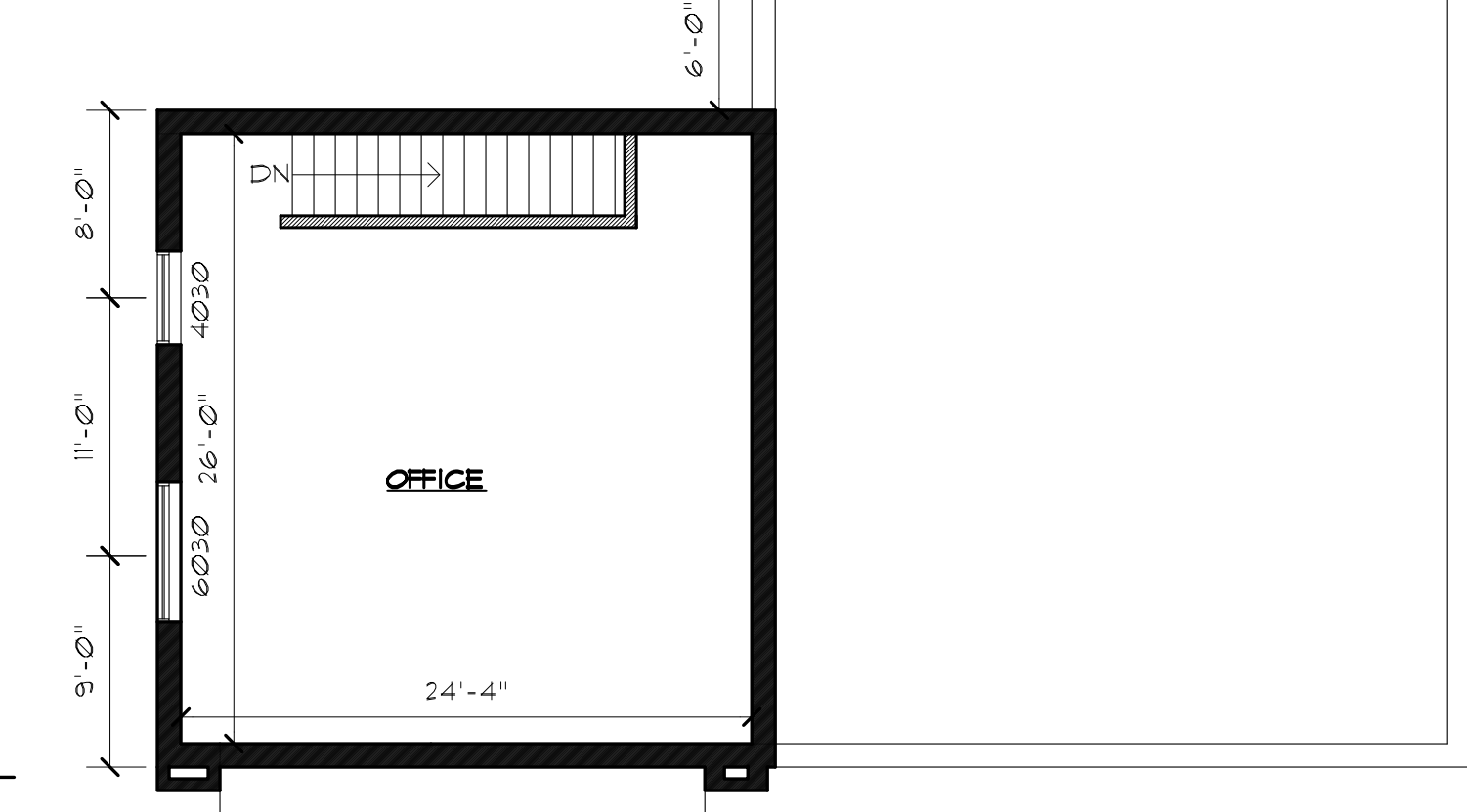
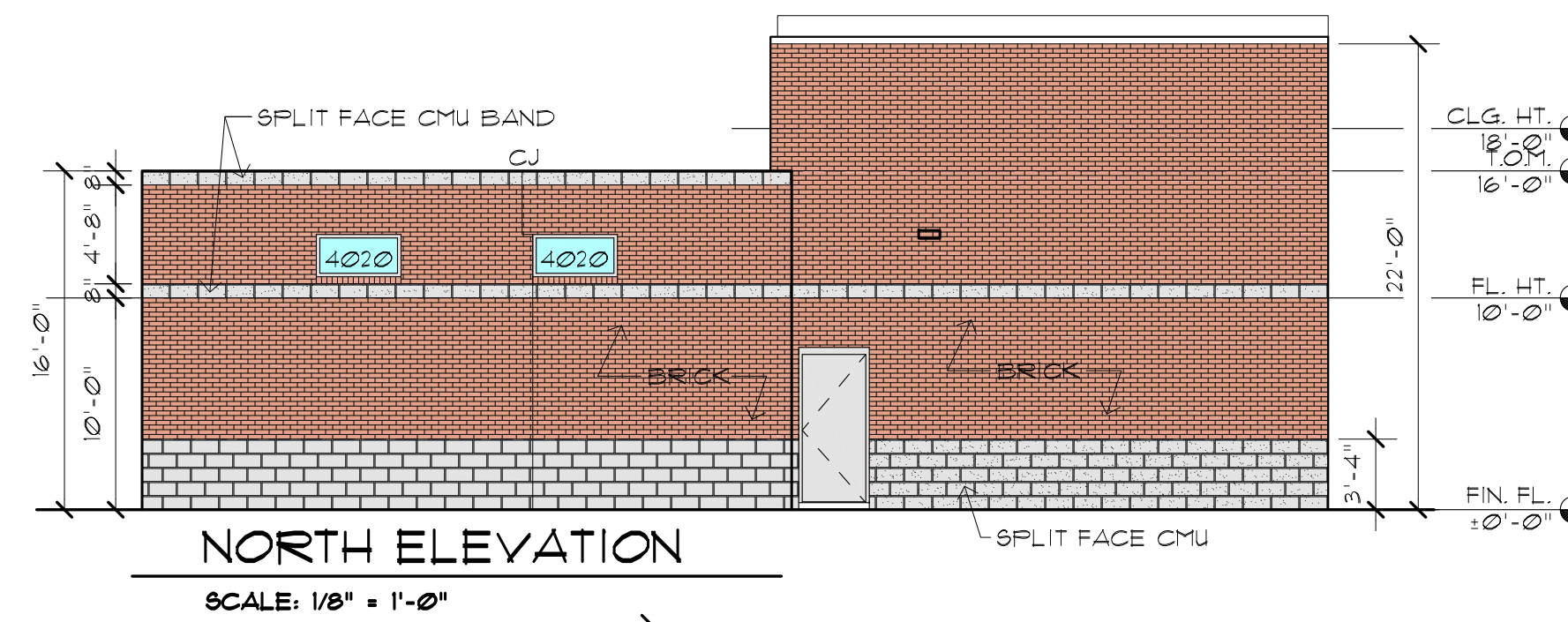
INDEX OF DRAWINGS	
C1	SITE PLAN, FLOOR PLANS, ELEVATIONS, BUILDING DATA AND DETAILS
1	STORM SEWER/UTILITY PLAN
LS.1	LANDSCAPE PLAN
E1	PHOTOMETRIC PLAN

LEGAL DESCRIPTION:

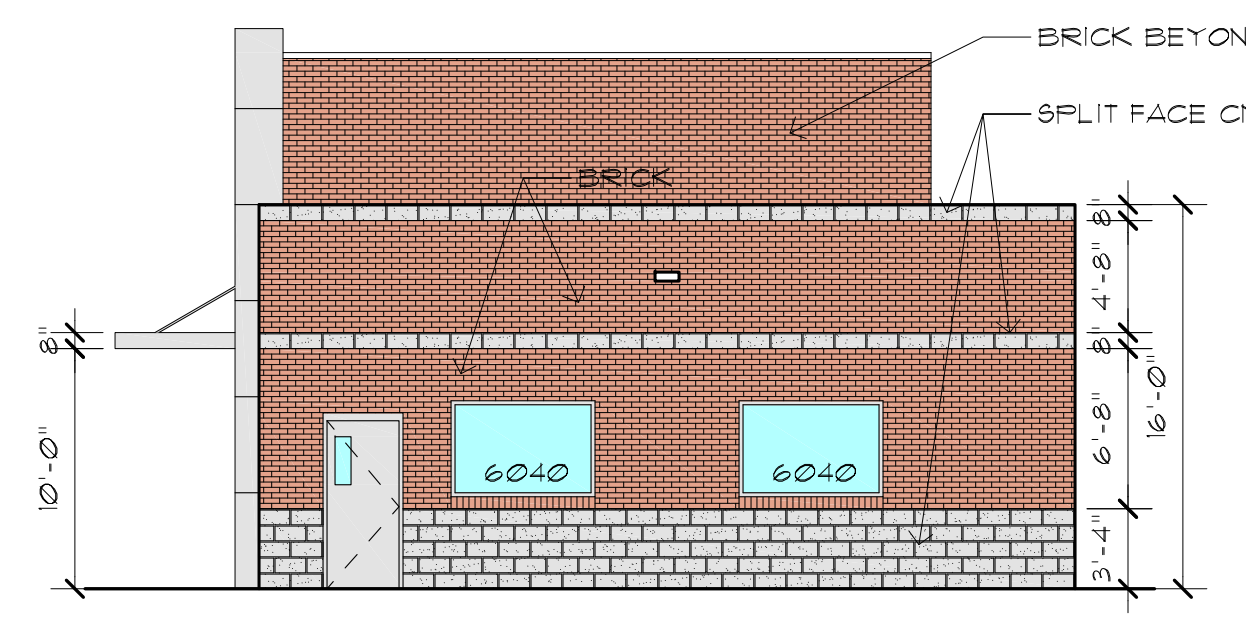
T3N, R1E, SEC 25 6PERSIVORS PLAT
 BROOKLANDS PARK NO. 3 LOTS 1321

SIGNS:
 ALL SIGNS MUST MEET SECTION 138-6.304 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

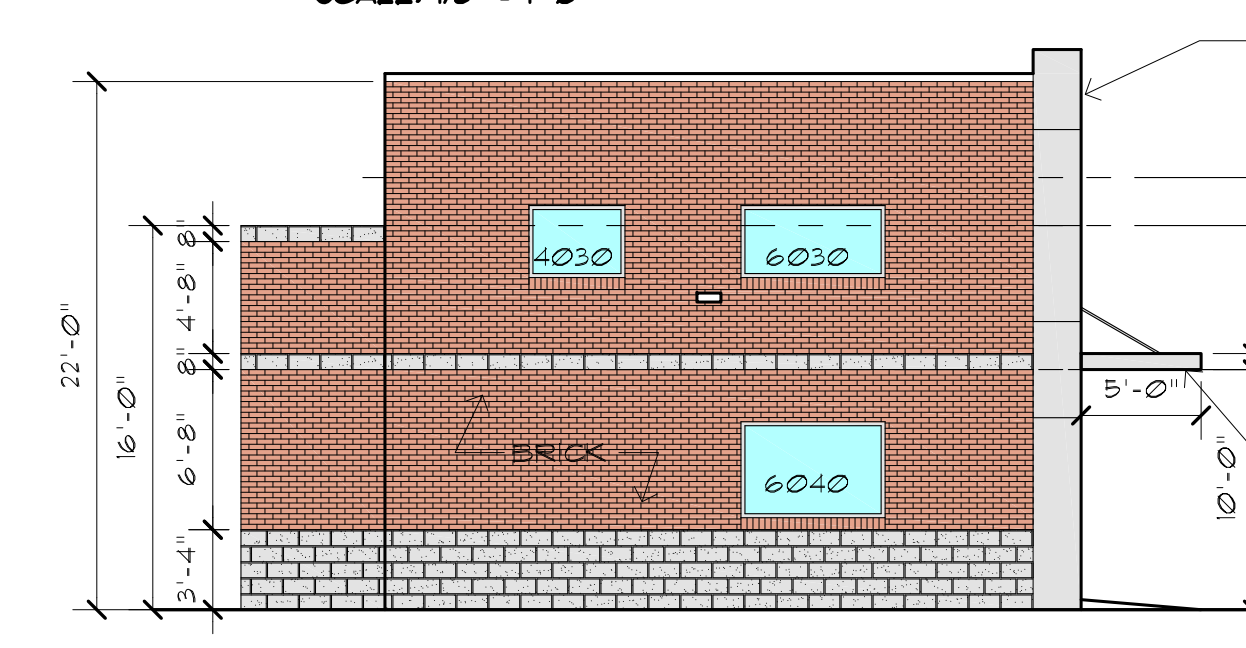
NOTES:
 - THE USE OF SURROUNDING, LOCAL NEIGHBORHOOD STREETS BY AUTO RITE CUSTOMERS SHALL BE STRICTLY PROHIBITED.
 - REDUCE ACCESS APPROACH ON THE EASTERN PROPERTY LINE TO 24 FEET IN WIDTH IF ACCESS IS EVER PROVIDED OFF OF HESSEL.
 - THE SECOND FLOOR AREA IS NOT ALLOWED TO BE USED FOR RESIDENTIAL PURPOSES.
 - NO CARS WILL BE ALLOWED TO BE DISPLAYED OR STORED ON THE WEST PROPERTY.
 - NO STRING LIGHTS SHALL BE ALLOWED ON THE PROPERTY.



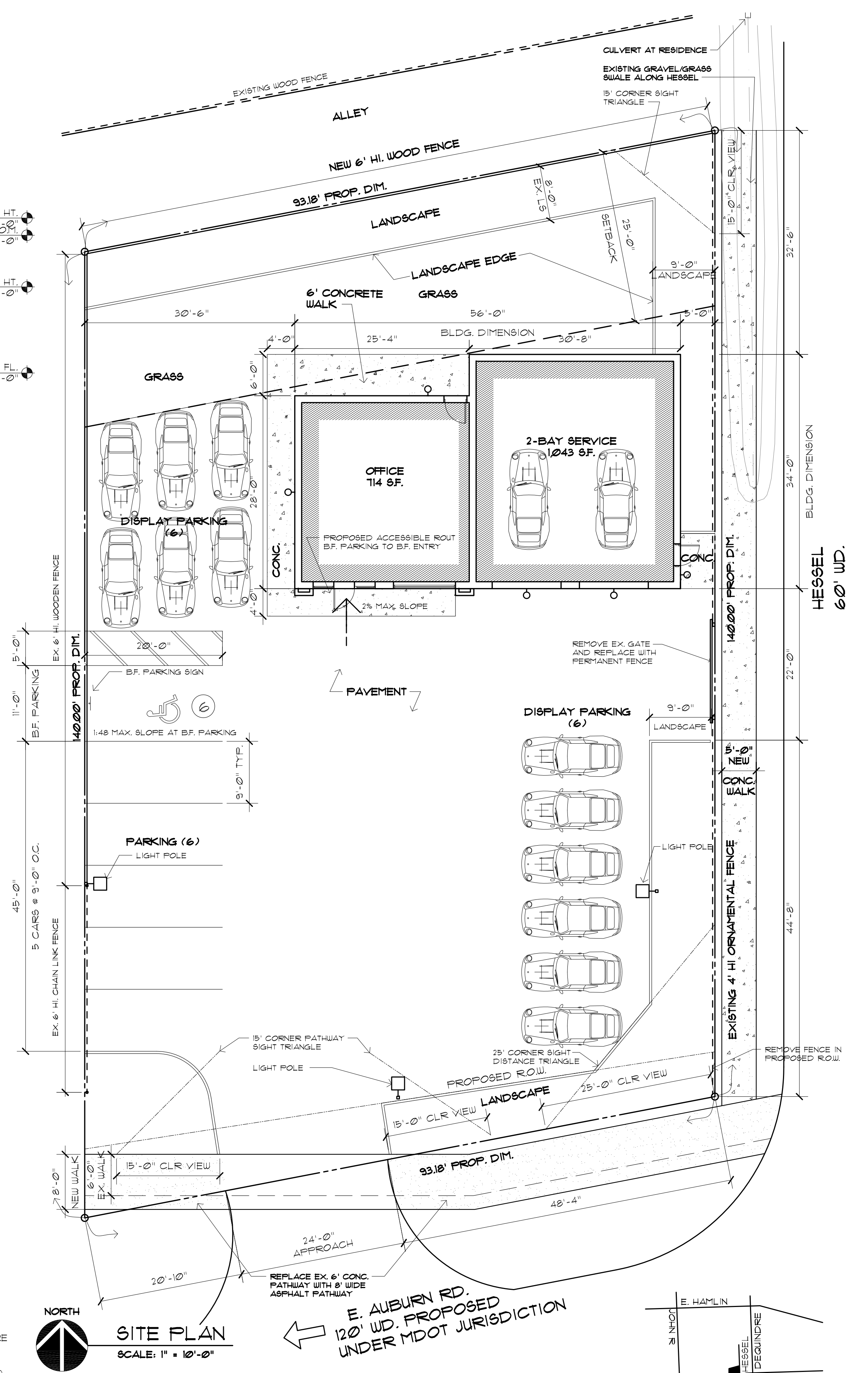
SOUTH ELEVATION (AUBURN RD.)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (HESSSEL)
SCALE: 1/8" = 1'-0"



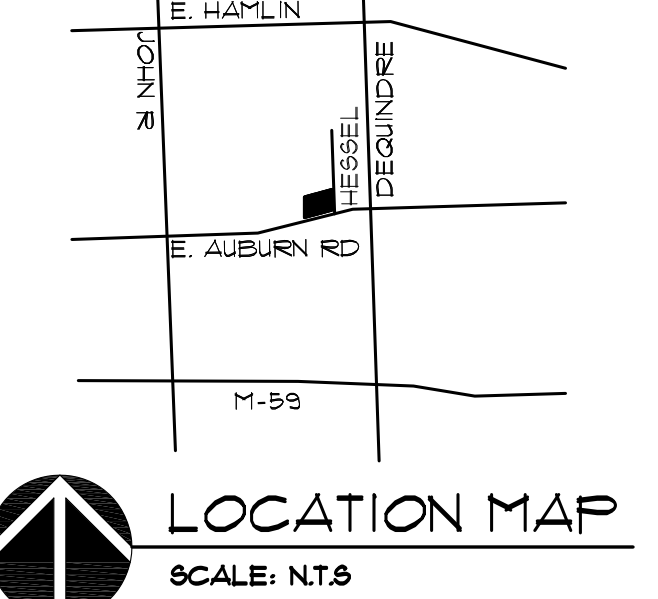
WEST ELEVATION
SCALE: 1/8" = 1'-0"



SITE PLAN
SCALE: 1" = 10'-0"

FIRE DEPARTMENT NOTES:

- A KNOX KEY SYSTEM SHALL BE INSTALLED, IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX COMPANY AT KNOXBOX.COM.
- PROVIDE 1 KNOX BOX ON BUILDING ADJACENT TO MAIN ENTRANCE DOOR.
- FIRE LANES SHALL BE DESIGNATED BY THE FIRE CODE OFFICIAL, AND SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- CONSTRUCTION SITE SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.
- OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.



LOCATION MAP
SCALE: N.T.S.

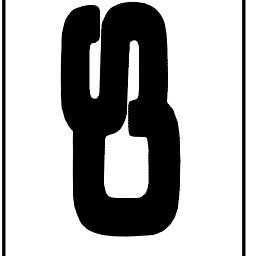
OWNER:
 SYED AHMED
 (248) 875-3134

COPYRIGHT © 2016
 THIS DOCUMENT AND SUBJECT MATTER CONTAINED THEREIN IS UNOFFICIAL. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF CHESTER STEMPIEN ASSOC.

PROJECT
AUTO RITE LLC
 1923 E. AUBURN RD.
 ROCHESTER HILLS, MI 48307

SUBJECT
**PROPOSED SITE PLAN,
 FLOOR PLANS, ELEVATIONS,
 BLDG. DATA AND DETAILS**

ARCHITECTS
CHESTER STEMPIEN ASSOCIATES • AIA
 29895 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076
 (248) 357-2145 FAX: (248) 569-2856



ISSUED:
 PLANNING: 11/10/2015
 REVISION: 12/21/2015
 02/08/2016
 03/21/2016
 03/31/2016

DRAWN VS
 CHECKED C.R.S.
 APPROVED C.R.S.
 INDS
 CONTR

DO NOT SCALE PRINTS - USE PROVIDED DIMENSIONS ONLY
 JOB NO.
24001

SHEET
C.1
 AUTO RITE LLC

NOT TO BE USED AS CONSTRUCTION DRAWINGS
 CITY PLAN NO. #13-005.2

SOIL BORING DATA

DEPTH	DESCRIPTION
• SB#1	2" FROZEN DARK BROWN SANDY TOPSOIL W/TRACE OF VEGETATION, FILL
8"	FROZEN BROWN AND GRAY FINE SAND W/ TRACE OF GRAVEL AND OCCASIONAL STONES, FILL
3'4"	MEDIUM COMPACT MOIST BROWN FINE SAND W/TRACE OF GRAVEL, LITTLE PEBBLES, OCCASIONAL STONES AND POSSIBLE ORGANIC STREAKS, FILL
6'0"	SLIGHTLY COMPACT WET BROWN FINE TO MEDIUM SAND W/TRACES OF GRAVEL AND SILT
8'6"	MEDIUM COMPACT WET BROWN FINE SAND W/TRACE OF GRAVEL
11'6"	EXTREMELY COMPACT WET BROWN FINE SAND W/TRACE OF GRAVEL
• SB#2	5" FROZEN BLACK ASPHALT MILLINGS
10"	FROZEN GRAY SAND & GRAVEL, AGGREGATE FILL
2'4"	VERY COMPACT MOIST BROWN FINE SAND W/TRACE OF GRAVEL, CINDERS AND DARK BROWN TOPSOIL STREAKS, FILL
3'9"	COMPACT MOIST BROWN FINE SAND W/TRACE OF GRAVEL, FILL
5'8"	COMPACT VERY MOIST BROWN FINE SAND W/TRACE OF GRAVEL, FILL
6'0"	COMPACT VERY MOIST DARK BROWN TO BLACK SANDY TOPSOIL
6'6"	COMPACT MOIST BROWN FINE SAND W/TRACE OF GRAVEL AND TOPSOIL STREAKS (BAG SAMPLE)
12'0"	COMPACT WET BROWN FINE TO MEDIUM SAND W/TRACES OF GRAVEL AND SILT
15'0"	EXTREMELY COMPACT WET BROWN FINE TO MEDIUM SAND W/TRACE OF GRAVEL

NOTES:

- INSTALLED 1" DIAMETER PVC PIEZOMETER IN BORING WITH SCREEN BOTTOM AT 14' AND 3' STICK-UP.
- WATER LEVEL IN PIEZOMETER AT COMPLETION AT 7.96' BELOW GROUND SURFACE.

PRELIMINARY

QUANTITIES THIS SHEET

ITEM	UNIT	AMOUNT
12" RCP C76 CLIV STORM SEWER	LF	26
STORM CATCH BASIN, 4' DIA	EA	2
STORM MANHOLE, 4' DIA	EA	1
CONTECH CDS-4, 4' DIA	EA	1
CONTECH CMP DETENTION SYSTEM (PER DETAIL THIS SHEET)	LS	1
6" SCH40 SANITARY SEWER LEAD	LF	45
1" TYPE K COPPER WATER SERVICE	LF	53
ON-SITE PAVEMENT	SY	800

DYODS™
Design Your Own Detention System

CONTECH
CMP DETENTION SYSTEMS

For design assistance, drawings, and pricing send completed worksheet to: dyods@contech-cpi.com

CONTECH SOLUTIONS™

Project Summary		Enter Information in Blue Cells	
Date:	3/22/2015	Project Name:	Auto Rite
City/Country:	Rochester Hills, MI	State:	MI
Designed By:	KSL	Company:	Contech
Telephone:	248-257-0000		

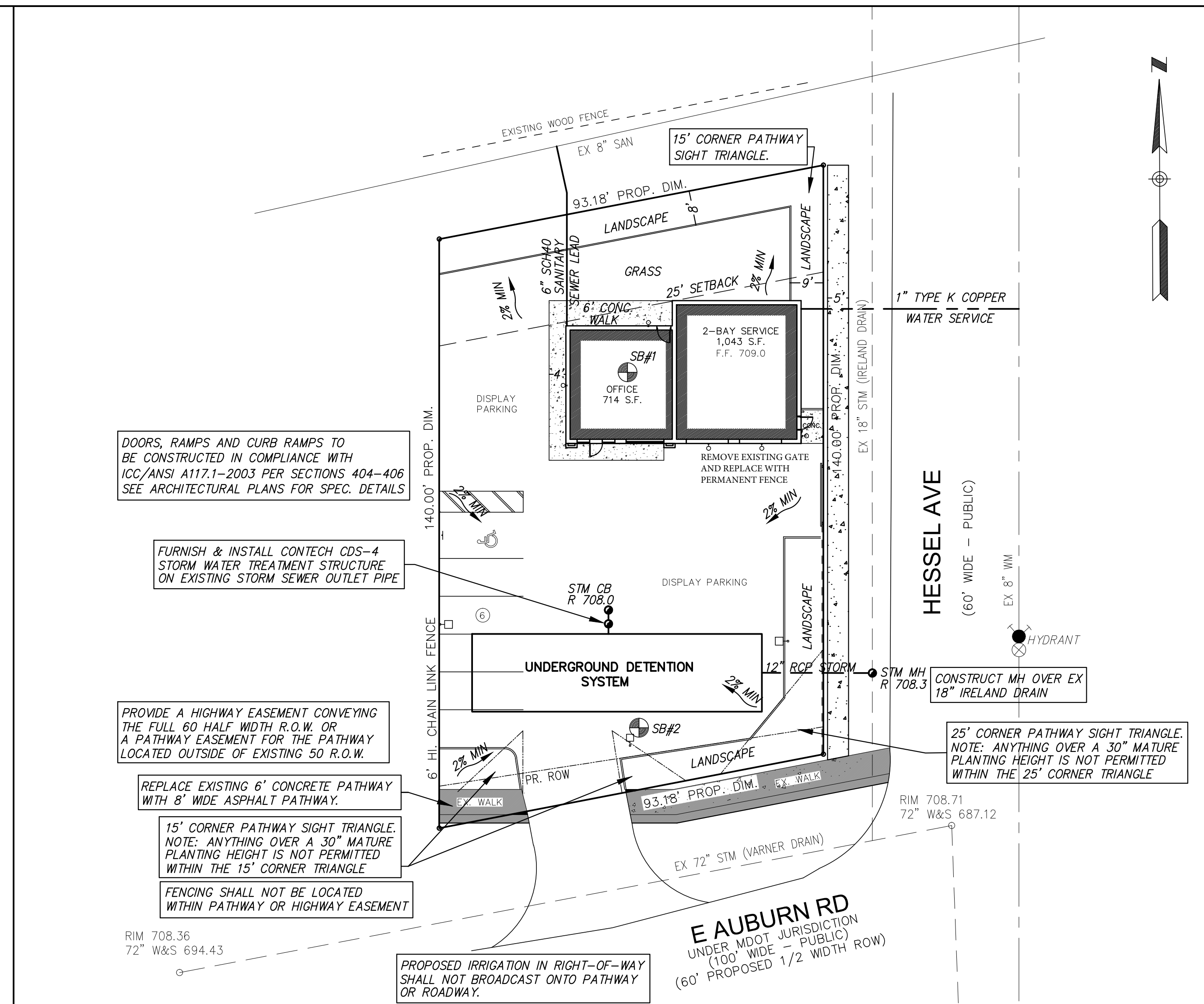
Corrugated Metal Pipe Calculator	
Storage Volume Required (cf):	2,570
Limiting Width (ft):	60.00
Invert Depth Below Asphalt (ft):	6.00
Slope or Diameter (ft):	Perforated
Number of Headers:	3
Spacing between Barrels (ft):	7.07 ft Pipe Area
Stone Width Around Perimeter of System (ft):	1.50
Depth A: Porous Stone Above Pipe (in):	2
Depth C: Porous Stone Below Pipe (in):	4
Stone Porosity (0 to 40%):	30

System Storage	
Pipe Storage:	1,928 cf
Porous Stone Storage:	701 cf
Total Storage Provided:	2,629 cf
Number of Barrels:	4 barrels
Length per Barrel:	64.0 ft
Length per Header:	16.5 ft
Rectangular Footprint (W x L):	18.5 ft x 69. ft

CONTECH Materials	
Total CMP Footage:	273 ft
Approximate Total Pieces:	13 pcs
Approximate Coupling Bands:	12 bands
Approximate Trucks:	2 trucks

Construction Quantities	
Total Excavation:	284 cy
Porous Stone Backfill For Storage:	87 cy stone
Backfill to Grade Excluding Stone:	128 cy fill

**Construction quantities are approximate and should be verified upon final design.



SANITARY SEWER BASIS OF DESIGN

UNIT FACTOR: 0.3 UNITS PER 1000 SQ.FT.
2,500 SQ.FT. X 0.3 = 0.75 UNITS

INITIAL FLOW: 3 PEOPLE/ UNIT
TOTAL POPULATION = 2.5 PEOPLE = 3.0 PEOPLE
AVE. FLOW = 100 GAL/CAPITA/DAY X 3.0 PEOPLE = 0.0005 CFS
86,400 SEC/DAY X 7.48 GAL/C.F.

PEAK FLOW = $[(18 + \sqrt{0.003}) / (4 + \sqrt{0.003}) \times 0.0005] = 0.002$ CFS

FUTURE POPULATION: INITIAL POPULATION = FUTURE POPULATION = 3.0 PEOPLE

ULTIMATE FLOW: INITIAL FLOW = ULTIMATE FLOW

STORM SEWER CALCULATIONS

STORM SEWER OUTLET: IRELAND DRAIN (18")

PER OC-WRC IRELAND DRAIN STORM CALCULATIONS
DESIGN FLOW TO MH11 OF VARNER DRAIN
C = 0.3 A = 8 AC $T_c = 80.31$ MIN
 $Q_s = 2.40$ CFS

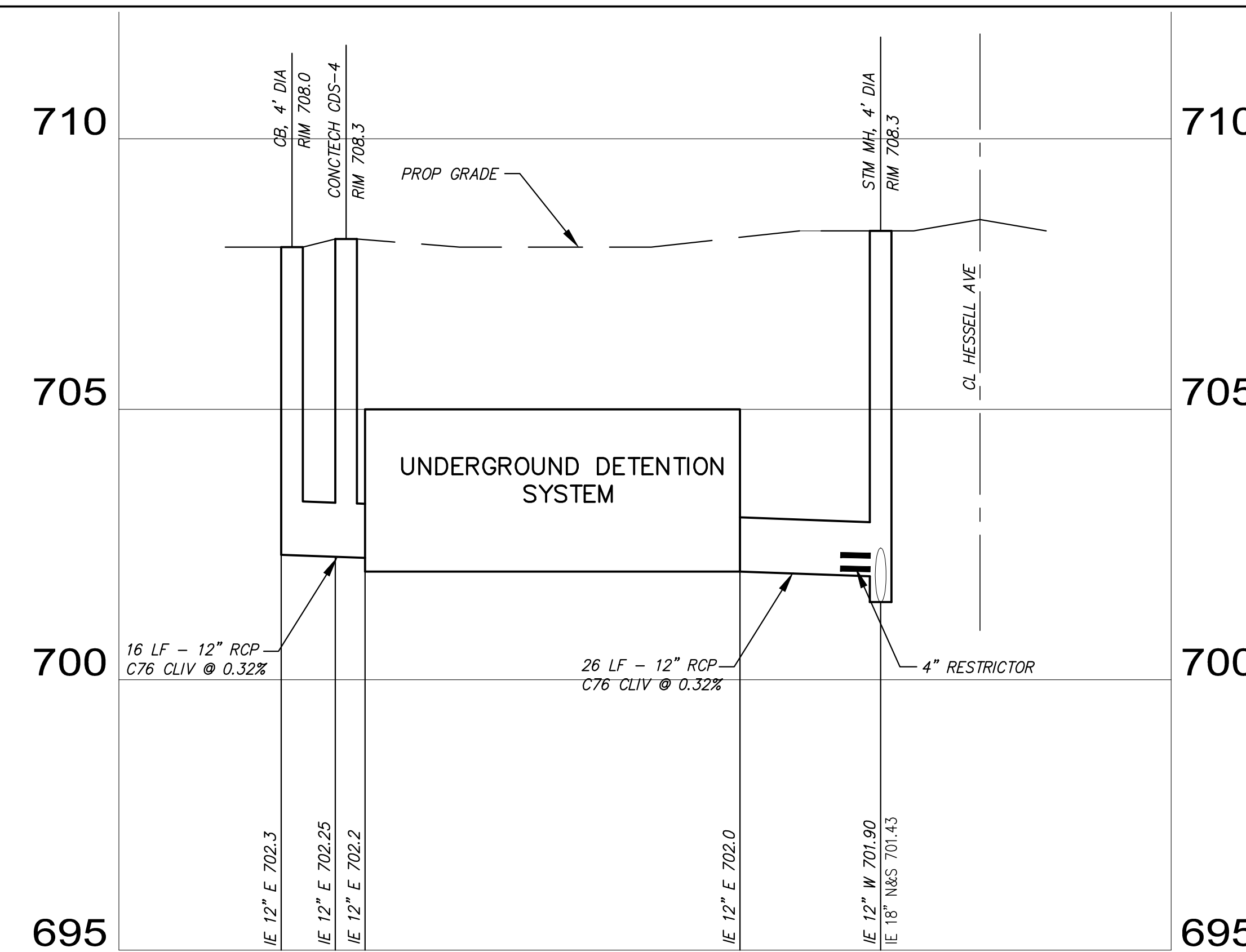
AUTO RITE LLC SITE

AREA = 0.29 AC
C = 70% 0.95 (FUTURE PAVEMENT/BUILDING)
30% 0.15 (GREENBELT) = 0.71
T = 15 MIN, $I_{25} = 215/T + 25 = 1.11$
Q = 0.98 CFS
 $Q_s = 0.2$ CFS/AC
 $Q_a = 0.06$ CFS
 $Q_o = Q_s / A \times C = 0.28$ CFS
CONTECH CDS-4 TREATMENT FLOW CAPACITY = 0.70 CFS

V_t VOLUME OF STORAGE REQUIRED FOR 100 YR STORM

$T_{100} = -25 + \sqrt{10,312.5/Q_s} = 166.34$ MIN
 $V_{S100} = (16,500 \times T) / (T + 25) - 40 \times Q \times T = 12,469.90$ FT³
 $V_t = V_{S100} / (A \times C) = 2,567.55$ FT³
VOLUME PROVIDED 2,627 FT³

EXISTING WATER TABLE ELEVATION IS APPROXIMATELY 700. THE BOTTOM OF THE ON-SITE STORAGE IS 702.



CALL MISS DIG 811
72 HOURS (3 WORKING DAYS)
BEFORE YOU DIG
1-800-482-7171
or 811
CALL811.COM (TOLL FREE)

CHIPPEWA CONSULTING
ENGINEERED EXCELLENCE

8140 PACTON
SHELBY TOWNSHIP, MI 48317
PH: (586)737-7993
FAX: (586)737-7994
www.chippewaconsultingllc.com

CITY OF ROCHESTER HILLS AUTO RITE LLC STORM SEWER/UTILITY PLAN

NO.	DATE	SUBMITTAL	NO.	DATE	REVISION	PROJECT NO.:	SCALE:	SHEET NO.
1	6/19/14	OWNER	1	5/15/15	PER R.H. REVIEW (4/22/15)	RH14-026	1"=20'	1
2	3/17/15	OWNER	2	5/20/15	PER STEPIEN REVIEW (5/18/15)	RH14026D1		
3	11/10/15	PLANNING	3	5/27/15	PER STEPIEN REVIEW (5/21/15)			
4	12/21/15	PLANNING	4	6/01/15	PER STEPIEN REVIEW (5/29/15)			
			5	9/15/15	PER CITY REVIEW (8/27/15)			
			6	10/6/15	PER CITY REVIEW (9/29/15)			
			7	11/10/15	PER CITY REVIEW (10/28/15)			
			8	12/17/15	PER STEPIEN/CITY MTC	SECTION 25 TOWN 3 NORTH RANGE 11 EAST		
			9	1/26/16	PER STEPIEN/CITY REVIEW (1/25/16)	CITY/TOWN: ROCHESTER HILLS OAKLAND COUNTY, MI		
			10	3/16/16	PER STEPIEN/CITY REVIEW (3/13/16)			



client:
AUTO RITE, LLC
 1923 E. AUBURN ROAD
 ROCHESTER HILLS, MICHIGAN,
 48307

project:
AUTO RITE SALES
 project location:
 Rochester Hill,
 Michigan
 Auburn Road

sheet title:
 job no./issue/revision date:
 LS15.049.05 SPA 5-20-2015
 6-01-2015
 LS15.049.07 SPA 8-10-2015
 9-10-2015
 LS15.049.11 SPA 11-10-2015
 LS15.049.12 SPA 12-22-2015
 LS16.026.02 SPA 2-5-2016
 LS16.026.03 SPA 3-21-2016

drawn by:
JP
 checked by:
FP
 date:
3-31-2016
 notice:
 Copyright © 2016
 This document and the subject matter contained therein is proprietary and is not to be used or reproduced without the written permission of Felino Pascual and Associates
 Do Not scale drawings. Use figured dimensions only
 3 WORKING DAYS BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 For free location of public utility lines

The location and elevations of existing underground utilities as shown on this drawing are only approximate. no guarantee is either expressed or implied as to the completeness of accuracy; contractor shall be exclusively responsible for determining the exact location and elevation prior to the start of construction
 project no:
LS16.026.02

general landscape notes:

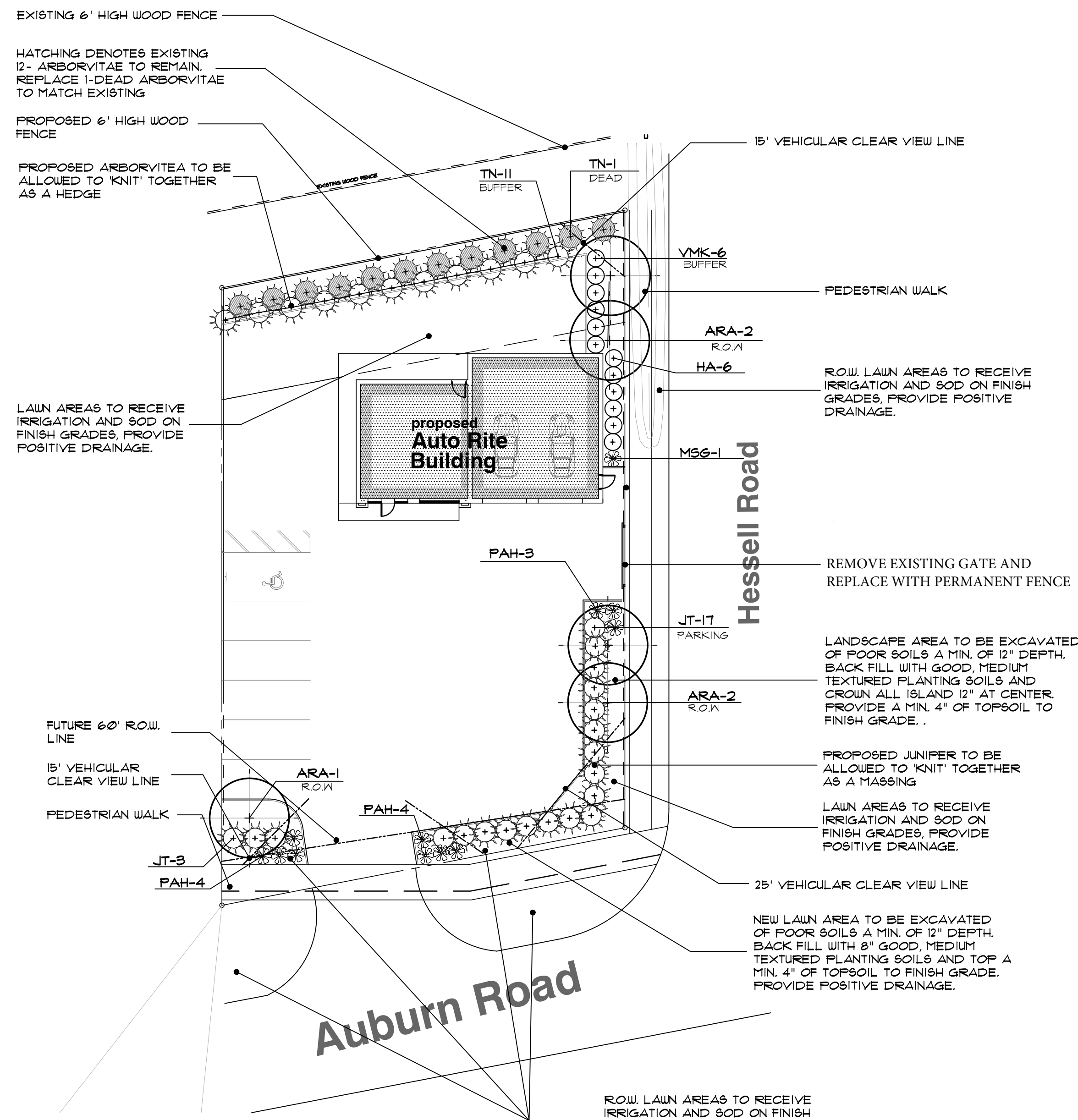
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN/DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY ROCHESTER HILLS AND LANDSCAPE ARCHITECT
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 3" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK.
 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 a) SHADE TREES _____ 5 FT.
 b) ORNAMENTAL AND EVERGREEN TREES (CRAB, PINE, SPRUCE, ETC.) _____ 10 FT.
 c) SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY _____ 2 FT.
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG (1-800-482-7171). ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- ALL LAWN AREAS AND LANDSCAPE BEDS TO BE FULLY IRRIGATED WITH A AUTOMATIC UNDERGROUND SYSTEMS. IRRIGATION SYSTEM TO HAVE SEPARATE ZONES FOR LAWN AREAS, PARKING ISLANDS, AND SHRUB BEDS WITH DIFFERENT CONTROL, MOISTURE LEVEL, ADJUSTMENT PER ZONE AS REQUIRED.

WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12:00 AM AND 5:00 AM.

city notes:

Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. (Trees must be planted at least 15' away from curb or road edge where the speed limit is more than 35 mph.) Shade trees and shrubs must be planted at least 5' from the edge of the public walkway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public walkway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public walkway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.



landscape planting detail

SCALE 1"=20'-0"

plant material list

key	quant.	botanical name	common name	size	unit cost	total cost
LARGE AND SMALL DECIDUOUS TREES						
ARA	5	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE (MULTI-STEM)	3" BB	1400	12,000
DECIDUOUS SHRUBS						
VMK	6	VIBURNUM X.B. 'MOHAWK'	MOHAWK VIBURNUM	2 1/2" BB	150	1300
JT	20	JUNIFERUS S. TAMARISCIFOLIA	TAM JUNIPER (TYF, MATURE HGT. 24"-30")	24" BB	150	11000
TN	11	THUJA OCCIDENTALIS 'NIGRA'	AMERICAN DARK GREEN ARBORVITAE	6" BB	175	1825
VMK	6	HYDRANGEA M. 'ANNABELLE'	ANNABELLE HYDRANGEA	15 CONT.	140	1240
MSG	1	MISCANTHUS S. 'GRACILLIMUS'	JAPANESE SILVER MAIDEN GRASS	15 CONT.	130	130
PAH	11	PENNISETUM A. 'HAMELN'	DWARF FOUNTAIN GRASS	15 CONT.	120	1220
					Total	14,615

landscape requirement

right-of-way landscape	REQUIRED	PROVIDED
TOTAL LIN. FT. OF R.O.W. FRONTAGE AUBURN ROAD	93 1/2	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	3	1 (NOTE #2)
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	2	0 (NOTE #2)
TOTAL LIN. FT. OF R.O.W. FRONTAGE HESSELL STREET	140 1/2	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 35 LIN. FT.	4	4
ONE (1) ORNAMENTAL TREE PER 60 LIN. FT.	2	0 (NOTE #2)
parking lot perimeter	REQUIRED	PROVIDED
TOTAL LIN. FT. PARKING FRONTAGE HESSELL STREET	45 1/2	
ONE (1) DECIDUOUS OR EVERGREEN TREE PER 25 LIN. FT.	2	0 (NOTE #2)
ONE (1) ORNAMENTAL TREE PER 35 LIN. FT.	1	0 (NOTE #2)
CONTINUOUS SHRUB HEDGE	10	17

landscape buffer (type-d)

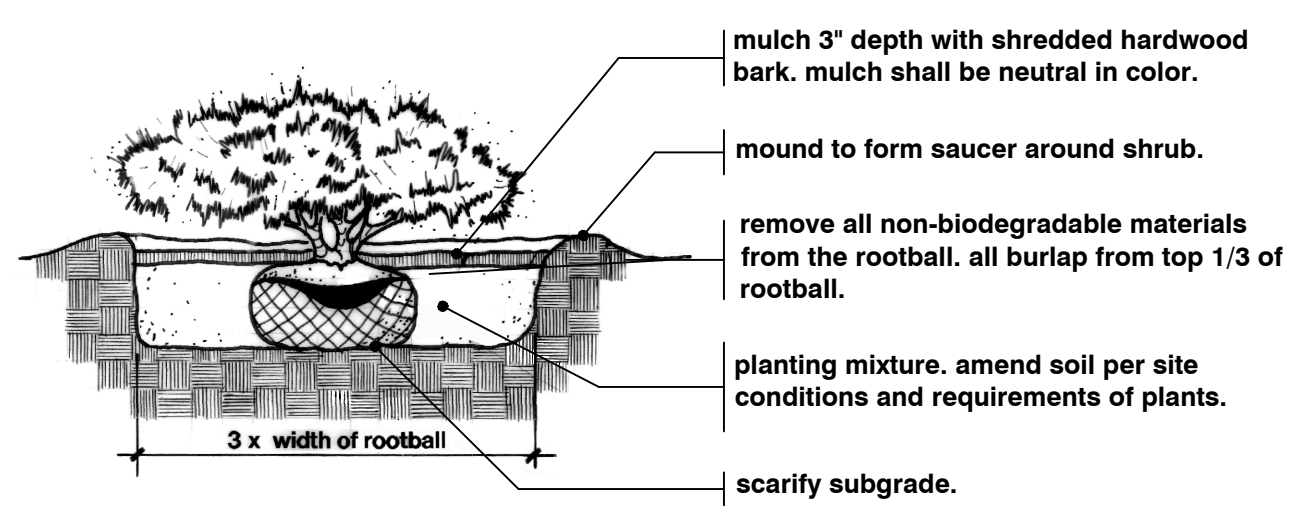
TOTAL LIN. FT. OF NORTH PROPERTY BOUNDARY	REQUIRED	PROVIDED
93 1/2		
TWO and HALF (2.5) DECIDUOUS TREES PER 100 LIN. FT.	2	GREENWALL (NOTE #1)
FIVE (5) EVERGREEN TREES PER 100 LIN. FT.	5	GREENWALL (NOTE #1)
ONE & ONE HALF (1.5) ORNAMENTAL TREE PER 100 LIN. FT.	1.5	GREENWALL (NOTE #1)
EIGHT (8) DECIDUOUS OR EVERGREEN SHRUBS PER 100 LIN. FT.	7	GREENWALL (NOTE #1)

note:

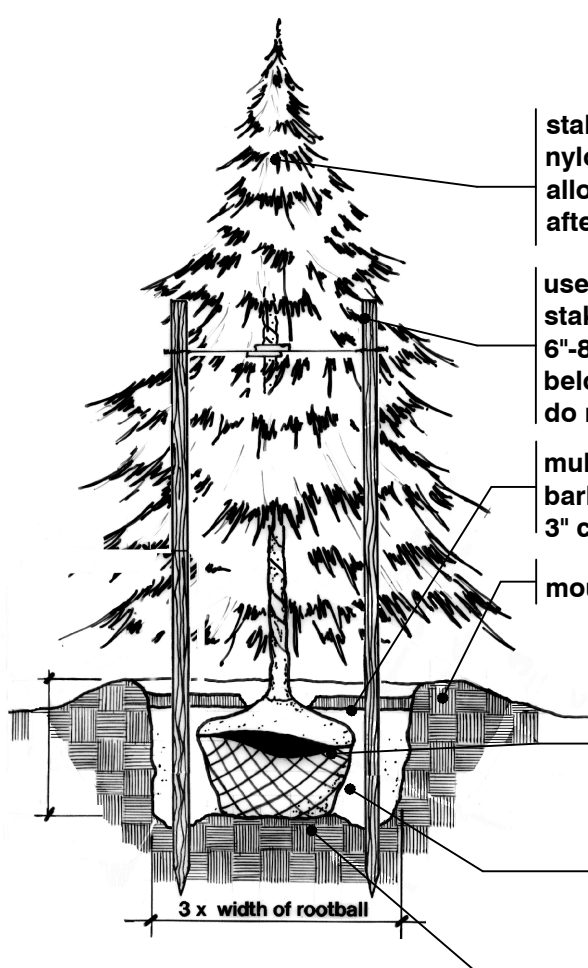
- GREEN WALL CONSISTING OF 12-EXISTING ARBORVITAE PLUS 11-NEW ARBORVITAE PER STAFF RECOMMENDATION
- DEFICIENT TREES DUE TO SITE CONSTRUCTION (2-PARKING LOT TREES, 1-ORNAMENTAL PARKING LOT TREE, 2-R.O.W. TREES, AND 4-ORNAMENTAL R.O.W. TREES) TO BE PAID TOWARDS CITY TREE FUND AT RATE A OF \$200 PER TREE. 4-TREES TOTAL AT COST OF \$1,800

cost estimate summary

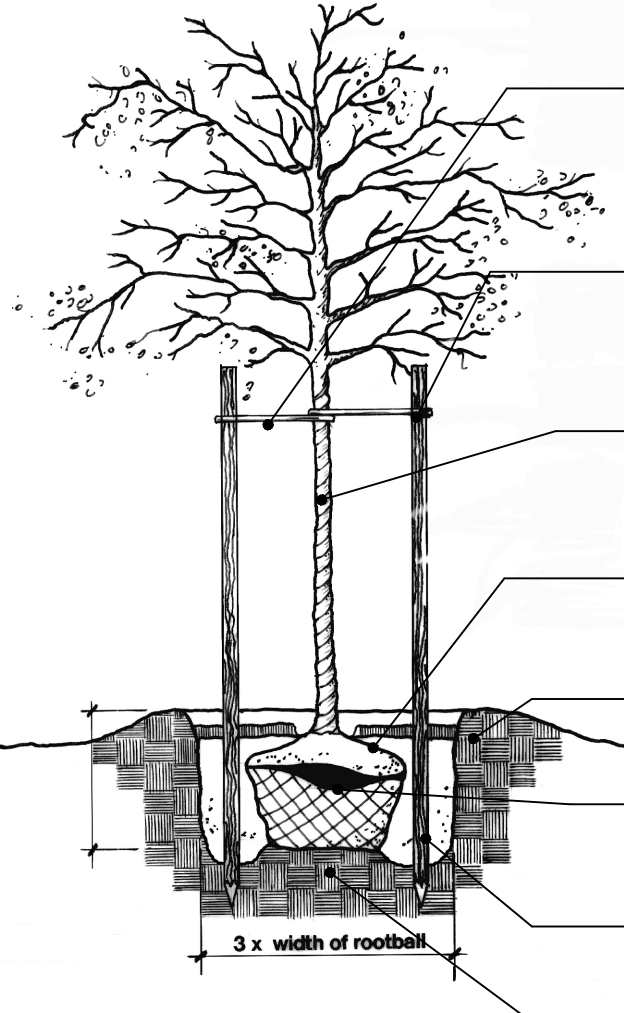
TOTAL ESTIMATED PLANT MATERIALS COST	14,615.00
TOTAL ESTIMATED IRRIGATION COST	4,200.00
TOTAL ESTIMATED SOD COST	16,000.00
TOTAL MISC. ITEM COST (MULCH, EDGING, ETC.)	1150.00
TOTAL ESTIMATED LANDSCAPE COST	35,565.00



shrub planting detail
no scale



evergreen planting detail
no scale



tree planting detail
no scale

- stake trees - just below first branch using 2 3" wide belt-like nylon. connect from tree to stake opposite. allow for some flexing of the tree. remove after one (1) year.
- use 3 hardwood stakes per tree. 2" x 2" x 8" stakes. drive stakes into undisturbed soil 6"-8" outside of rootball to a depth of 18" below tree pit. remove after one (1) year. do not use wire or rope thru a hose.
- tree wrap- secure with biodegradable material at top and bottom. remove after first winter.
- mulch 4" depth with shredded hardwood bark. mulch shall be neutral in color. leave 3" circle of bare soil at base of tree trunk.
- mound to form tree saucer.
- remove all non-biodegradable materials from the rootball. cut down wire basket and fold down all burlap from top 1/3 of rootball.
- planting mixture. amend soil per site conditions and requirements of plants.
- scarify subgrade and planting pit sides to 4" depth.