PROPOSED WOODLAND CROSSING

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T.3N.,R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

Developer
MJC WOODLAND CROSSINGS LLC
46600 Romeo Plank Rd., Suite 5

Macomb, MI 48044 Phone: (586) 263-1203

Project Engineering Consultant

LAND DEVELOPMENT CONSULTING SERVICES, INC.

46600 ROMEO PLANK, SUITE 2 PHONE: (586)868-2350 MACOMB, MI 48044 FAX: (586)868-2351





LOCATION MAP

OAKLAND COUNTY, MICHIGAN

PROPERTY DESCRIPTION: (PARCEL ID 70-15-25-352-017)

PART OF THE S.W. 1/4 OF SECTION 25, T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT DISTANCE EAST 990.00 FEET FROM THE S.W. SECTION CORNER OF SAID
SECTION 25; THENCE NOO'36'49"E 660.00 FFET; THENCE E. 143.93'; THENCE SOO'36'49"W 660.00
FEET; THENCE WEST 143.93 FEET ALONG SOUTH SECTION LINE OF SAID SECTION 25 TO THE POINT
OF BEGINNING, CONTAINING 2.18 AC. SUBJECT TO THE RIGHTS OF THE PUBLIC AND ANY GOVERNMENTAL
UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES
AND ANY OTHER EASEMENTS OF RECORDS.

PROPERTY DESCRIPTION: (PARCEL ID 70-15-25-352-018)

PART OF THE S.W. 1/4 OF SECTION 25, T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT DISTANCE EAST 1133.93 FEET FROM THE S.W. SECTION CORNER OF SAID
SECTION 25; THENCE NO0'36'49"E 660.00 FEET; THENCE E. 195.38"; THENCE SO0'35'00"W 660.00
FEET; THENCE WEST 195.73 FEET ALONG SOUTH SECTION LINE OF SAID SECTION 25 TO THE POINT
OF BEGINNING, CONTAINING 2.96 AC. SUBJECT TO THE RIGHTS OF THE PUBLIC AND ANY GOVERNMENTAL
UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES
AND ANY OTHER EASEMENTS OF RECORDS.

DATE	REMARKS		
09-13-17	FIRST SITE PLAN SUBMITTAL		
11-21-17	REV. PER CITY PLANNING COMMENTS		
01-08-18	REV. PER CITY PLANNING COMMENTS		

LIST OF DRAWINGS

Engineering:

C1 Cover Sheet

C2 Preliminary Site Plan

C3 Topographic Survey Plan

C4 Grading And Drainage Area Plan

C5 Utility Plan

C6 E Auburn Road Profile And Sight Lines

Landscaping:

LA-1.0 Tree Survey

LA-1.1 Landscaping Plan

LA-2.0 Specifications and Details

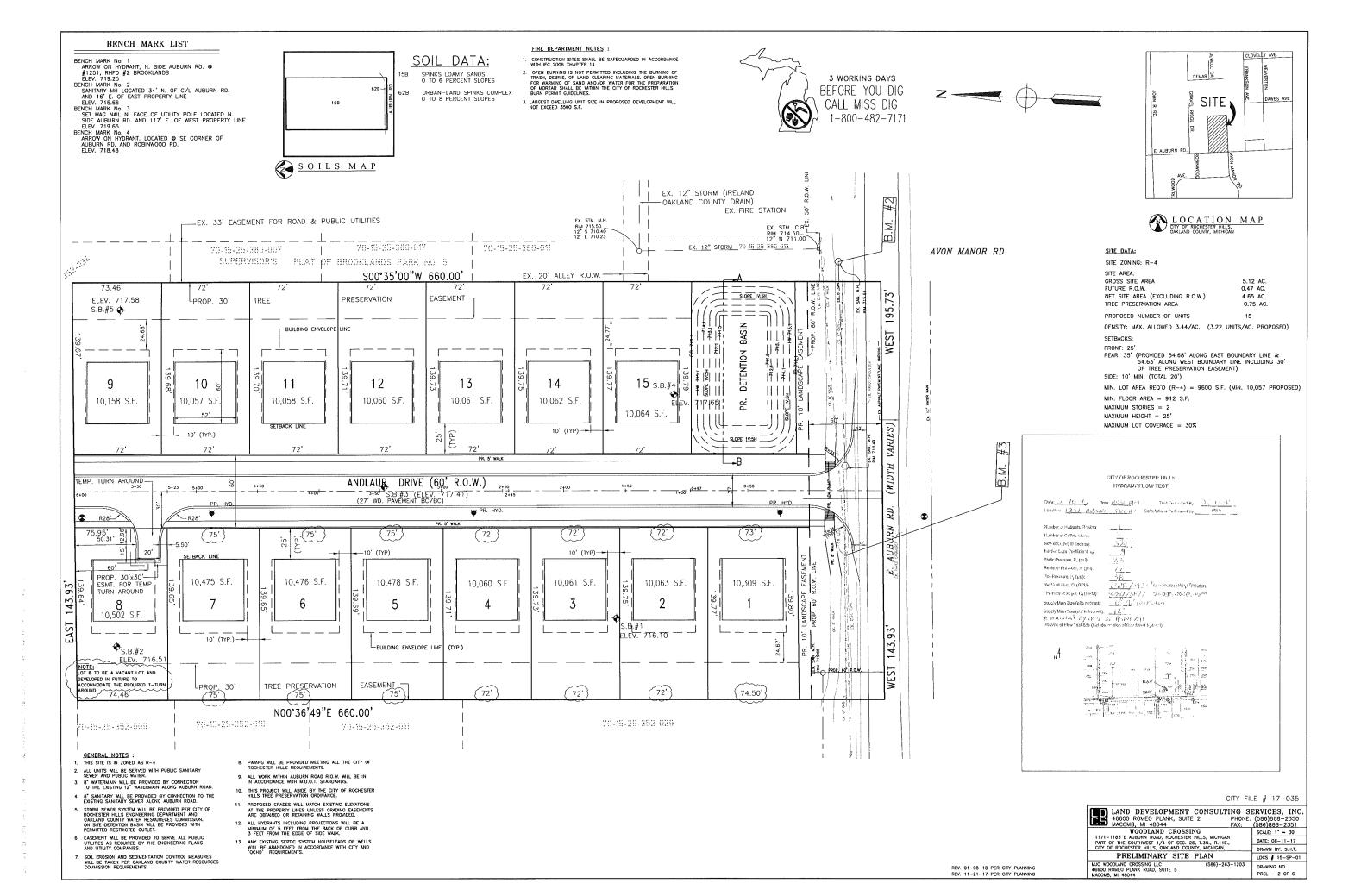
S-1.0 Tree Survey Inventory

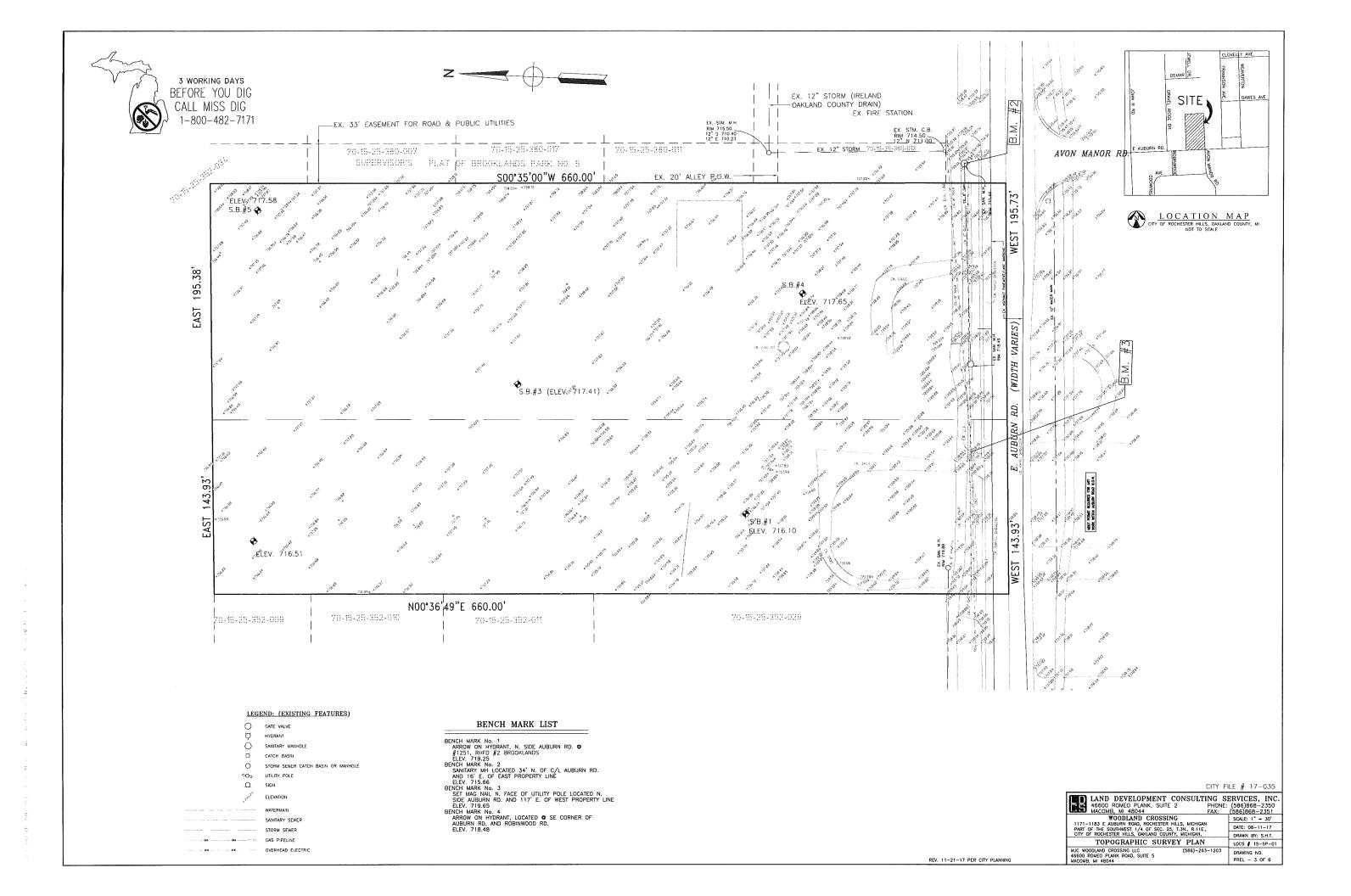


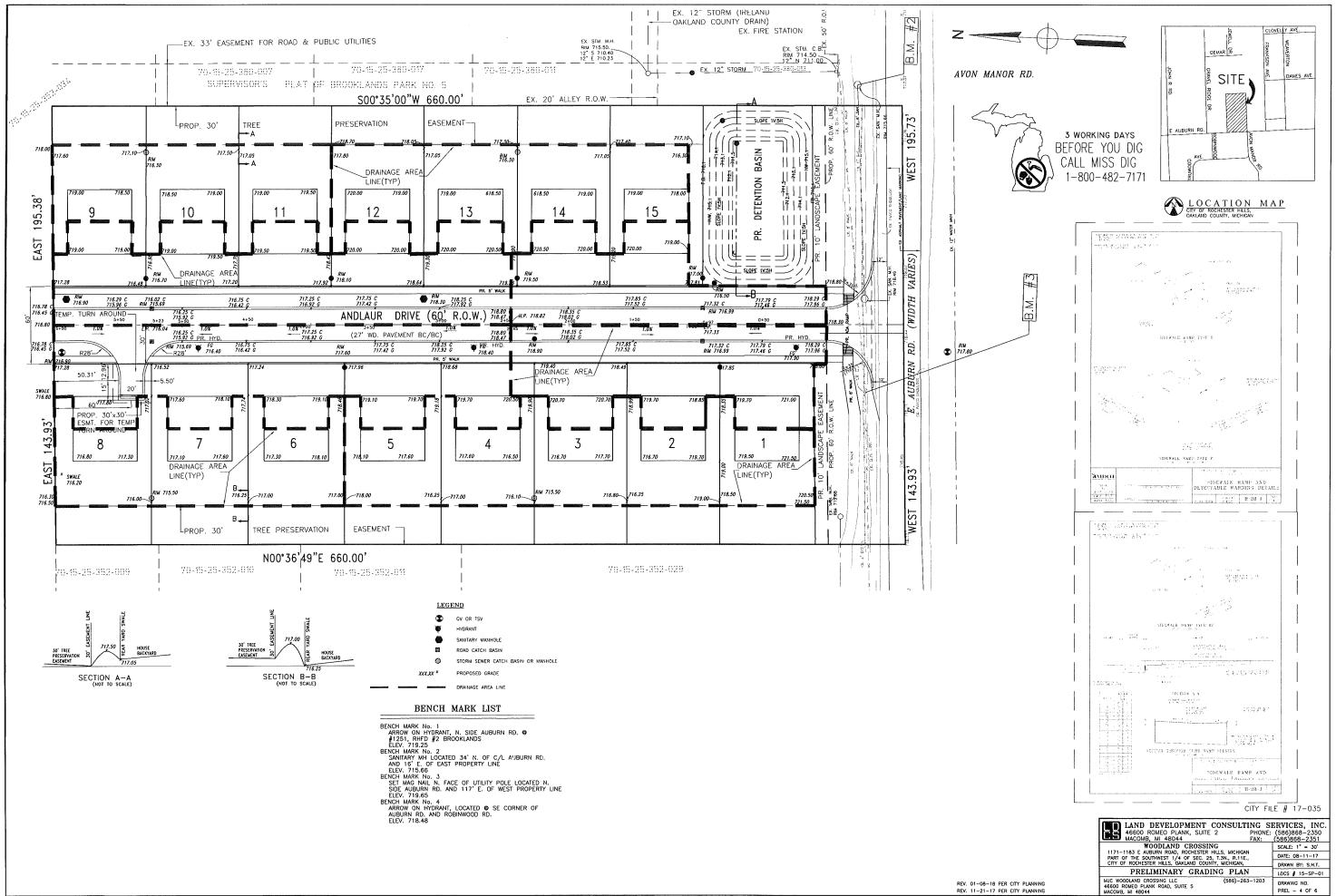
CITY FILE # 17-035

COVER SHEET LDCS JOB#17-01

WOODLAND CROSSING DRAWING NO.
1 OF 6

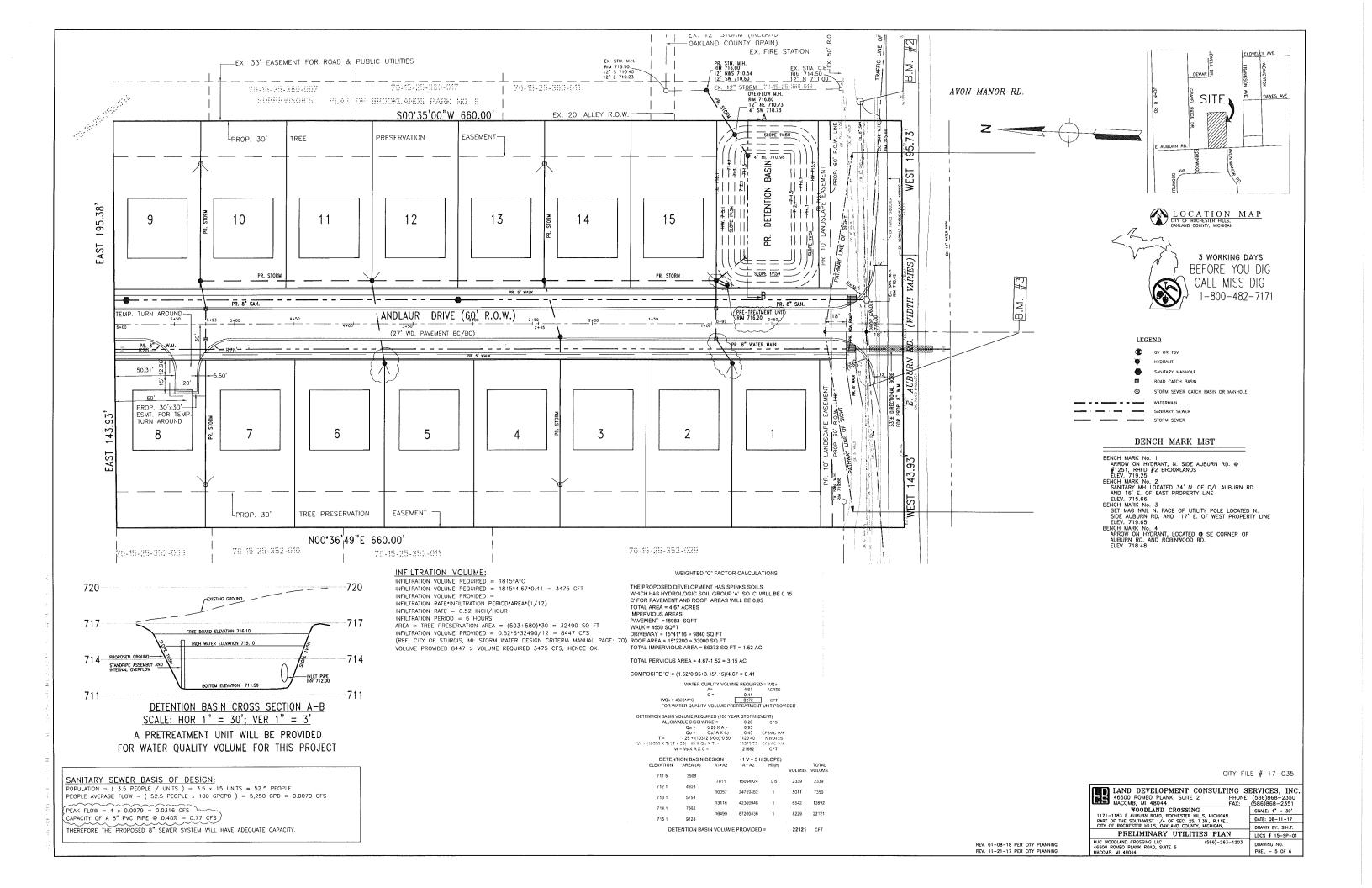


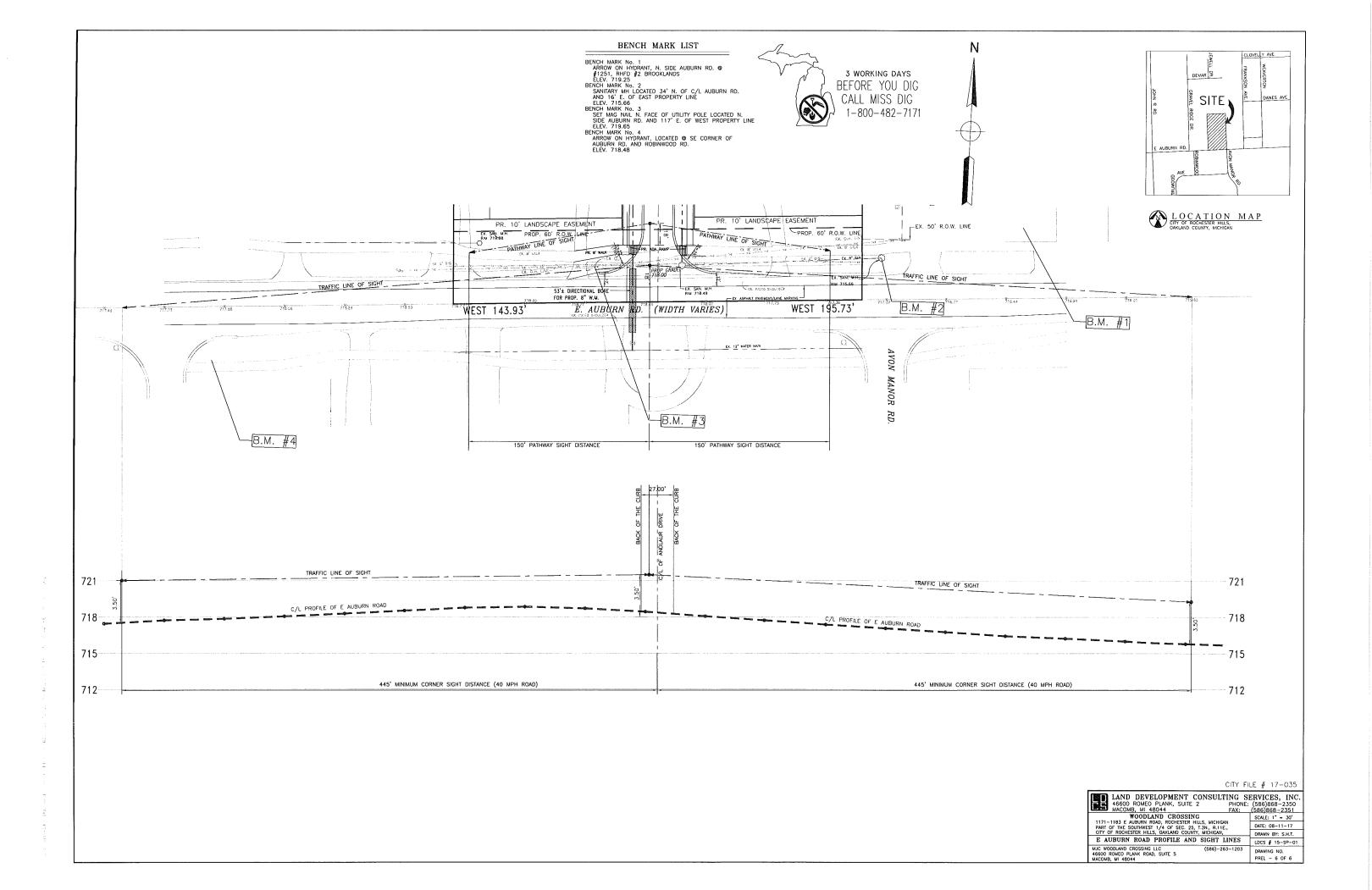




REV. 01-08-18 PER CITY PLANNING REV. 11-21-17 PER CITY PLANNING

PREL - 4 OF 6





TREE SURVEY LEGEND



REGULATED TREES



PRESERVED REGULATED TREES



REMOVED - REGULATED & REPLACED



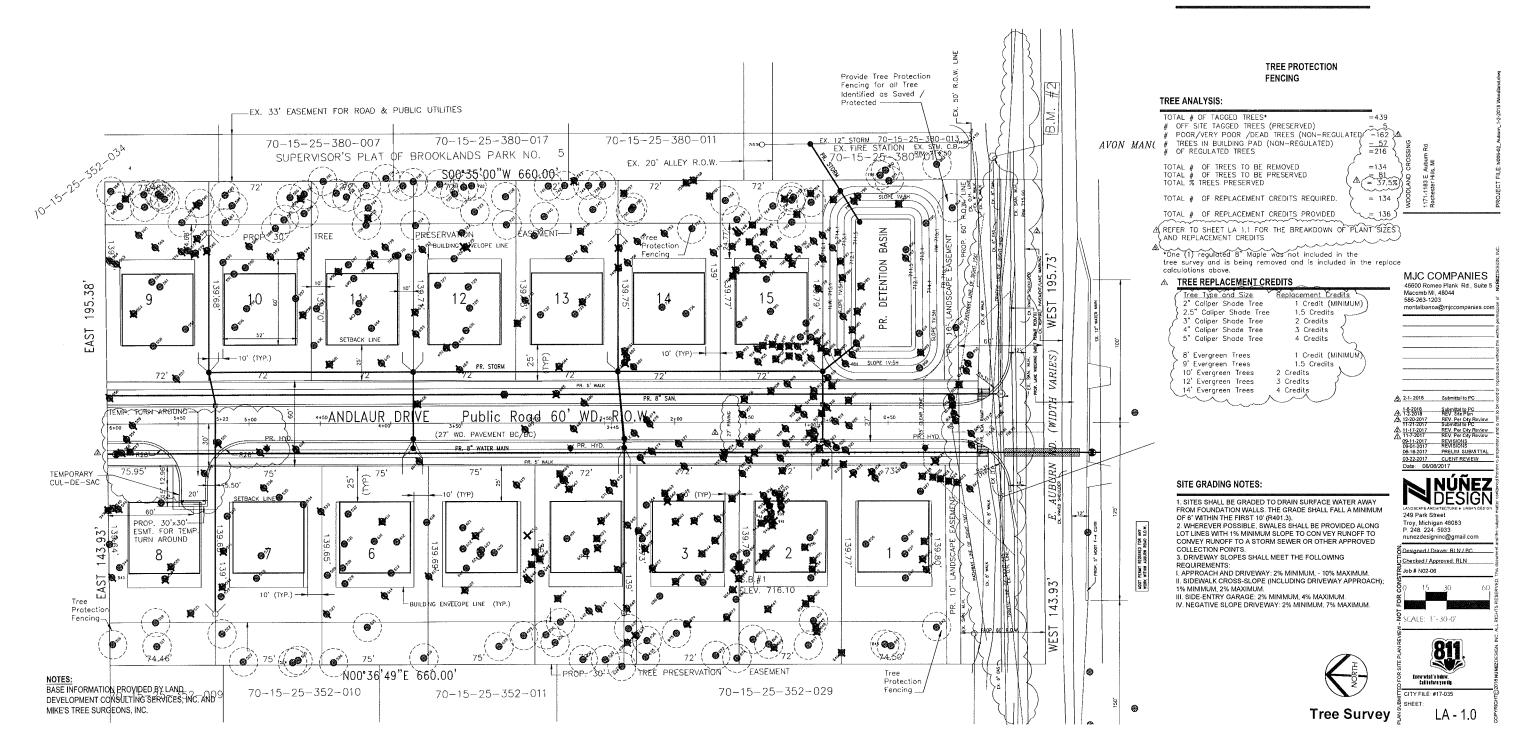
EXEMPT + REMOVED - HEALTH CONDITION



EXEMPT + REMOVED - BUILDING PAD:







BASE INFORMATION PROVIDED BY LAND

DEVELOPMENT CONSULTING SERVICES, INC.



MJC COMPANIES 46600 Romeo Plank Rd., Suite 5 Macomb MI 48044

Submittal to PC REV. Site Plan REV. Per City Review Submittal to PC 11-17-2017 REV. Per City Review
A 11- 7-2017 REV. Per City Review 09-11-2017 REVISIONS 09-01-2017 REVISIONS 06-16-2017 PRELIM. SUBMITTAL

NÚÑEZ DESIGN

Troy, Michigan 48083 P. 248, 224, 5933

Designed / Drawn: RIN / BC Checked / Approved: RLN

SCALE: 11=30-0



LA-1.1

LANDSCAPING PLAN

GENERAL NOTES

CITY GENERAL NOTES

- 1. ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND
- 1. ALL PLANY MAYERIAL SHALL MEET CORRENT AND ARBORNESS OF THE AMERICAN Y ASSOCIATION OF NOISE ENTIRE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

 2. ALL PLANT MATERIAL SHALL BE TRUE TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOLUTES ASSOCIATION OF THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
- oorce accept by the Chit. A All Plant Material shall be nursery grown in a northern Climate; hardy to the Climate of Michigan; appropriate for the soil Climatic and Environmental Conditions; and resistant to disease
- AND INSECT ATTACK. 4. A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS, AND
- PLANTING BEUS. I ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE REQUIREMENTS OF THIS
- 3. ARTICLE.
 ARTICLE.
 ARTICLE.
 6. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN. GRASS MAY BE SODDED
 OR HYDRO-SEEDED, PROVIDED THAT ADEQUATE MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION SOD OR SEED
 SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.
 7. A MINIMUM HINCH LAYER OF SHREDDED HARDWOOD BARKSHALL BE PLACED IN ALL PLANTER BEDS
 CONTAINING TREES OR SHREDS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS ALL SHRUBS
 PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE
 TO BE MILECULAR ON A CONTINUOUS STORY. TO BE MULCHED AS ONE CONTINUOUS STRIF
- TO BE MULCHED AS ONE COMMODISSIME.

 BLUVE GROUNDCOVERS SUCH AS MYRTLE, BLUE RUG JUNIPERS, BALTIC IVY AND OTHER SIMILAR VINES AND PLANT
 MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHREDDED HARDWOOD BARK. ANY DEVIATIONS MUST BE
- MATERIAL STALL BE INDUCTED WITH A PILOT TO THE TOTAL OF STATE OF S
- 10. DECIDIOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN [10] FEET OF ANY CUBB OR PUBLIC WALKWAY.

 11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT.

 12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTINGS SHALL BE STAGGERED IN ROWS.

 13. WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTINGS, SHRUBS THAT WILL NOT ATTAIN DEFFICIEN WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE

RESPONSIBILITY NOTES

- 1 LANDSCAPE CONTRACTOR SHALL VISIT SITE INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING
- 1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN OUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS 2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNERS REPRESENTATIVE PRIOR TO COMMENCING. 3. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING REPOR AND 4" TOPSOIL DEPTH IN ALL PLANTING REPORD AND 5" A
- planting beds and 4° topsoil depth in all lawn areas using material from spoil pile
- 4. ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO 12) YEARS, MAINTENANCE SHALL INCLUDE WATERING, WEEDING replacements of washouts and other operations necessary to keep sod in a thriving conditio IPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- . THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO [2] YEARS BEGINNING AFTER 5. THE CONTROL TOKSHALL GUARANTEE ALL DUNDSOMPTING FOR A PERILOD OF TWO EXPIRATES AS BERNAING AT THE APPROVALE BY THE CITY OF ROCHESTER THILLS LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.

 6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING

MAINTENANCE NOTES

- 1. ALL PLANT MATERIAL INSTALLED IN THE AREA WITHIN THE IDENTIFIED CLEAR ZONE WILL NOT EXCEED AN UNMAINTAINED MATURE HEIGHT OF 24 INCHES.
- A 2.THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIPLITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES A ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE
- INTERSECTION.

 3. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS
 THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.

LANDSCAPING NOTES

- PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS MUST INSPECT ALL LANDSCAPE PLANTING INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAI USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
- REPLACE ANY SUCH TREES.

 2. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W..

 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. WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
- 3. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE 3. NO IREES OR SHRUBS MAY BE PLANTED WITHIN THE THANAGODIA MEET CHINED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE 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'

- INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15'
 FROM THEIR POINT OF INTERSECTION.

 4. PRIOR A PAPROVAL IS RECUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.

 5. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE
 APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.

 6. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILLS.

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 7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.

 8. NO PLANT SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE
 APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY'S PLANNING DEPARTMENT. ALL REQUESTS
 WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING. THE REQUESTEMENT. ALL REQUESTS
 WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING. THE REQUEST WILL INCLUDE THE
 REASON FOR THE REQUESTED CHANGE ALONG WITH THE PROPOSED SUBSTITUTION AND HOW IT MEETS
 THE ORIGINAL DESIGN INTENT, SIZE, COLOR, ETC. THE LANDSCAPE ARCHITECT WILL EITHER MAKE
 RECOMMENDATIONS, APPROVE OR REJECT REQUESTS. IF THE SUBSTITUTIONS IN SEEDED AND APPROVED,
 THE LANDSCAPE ARCHITECT WILL FORWARD THE REQUEST AND HIS APPROVAL TO THE CITY FOR THEIR
 APPROVAL FAILURE TO DO SO WILL RESULT IN PLANTS BEING REJECTED AND REPROVAL TO THE CITY FOR THEIR
 APPROVAL FAILURE TO DO SO WILL RESULT IN PLANTS BEING REJECTED AND REPLACED AND THEIR
 CONTRACTORS EXPENSE.
- CONTRACTORS EXPENSE TREES MINT RE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES. 10. THESE REQUIREMENTS ARE INCORPORATED INTO THE PLAN.

TREE PROTECTION NOTES

- 1. THE TREE PROTECTION FENCING [TPF] SHALL BE ERECTED PER THE PLANS APPROVED BY THE CITY OF ROCHESTER HILLS PLANNING DEPARTMENT. THE TPF MUST BE IN PLACE AND BE INSPECTED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY EARTHWORK OR CONSTRUCTION OPERATIONS. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE A TPF INSPECTION. THE TPF SHALL REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS OR UNTIL THE CITY AUTHORIZES THE REMOVAL OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST,
- 2. UPON COMPLETION OF GRADING AND THE INSTALLATION OF THE INFRASTRUCTURE A SECOND 2. OPON COMPLICION OF GRADING AND THE INSTRUCTION OF THE INFRASTRUCTURE A SECOND INSPECTION OF THE TIP AND THE TREES DESIGNATED FOR PRESERVATION IS REQUIRED BY THE CITY OF ROCHESTER HILLS PRIOR TO THE START OF ANY ADDITIONAL CONSTRUCTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-24*-656-466** TO SCHEDULE THIS
- 3. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO THE REMOVAL OF THE CITY OF ROCHESTER HILLS MUST INSPECT ALL TREES DESIGNATED TO BE PRESERVED. THE LANDSCAPE PERFORMANCE BOND WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS INSPECTION.
- 4. A FINAL INSPECTION BY THE CITY OF ROCHESTER HILLS IS REQUIRED AT THE END OF THE WARRANTY 4. A FINAL INSPECTION BY THE CITY OF ROCHSTER FILES IS REQUIRED AT THE END OF THE WARRANTY AND MAINTENANCE PERIOD. THE LANDSCAPE MAINTENANCE BODD WILL NOT BE RELEASED UNTIL THIS INSPECTION IS COMPLETE AND ALL RELATED ISSUES ARE RESOLVED. IT IS THE DEVELOPER'S RESPONSIBILITY TO CONTACT THE CITY PLANNING DEPARTMENT AT 1-248-656-4660 TO SCHEDULE THIS
- 5. THE TREE CONSERVATION ORDINANCE PROHIBITS ANY CONSTRUCTION OR DEVELOPMENT ACTIVITIES WITHIN THE DRIP LINE OF AND REGULATED TREES NOT APPROVED FOR REMOVAL INCLUDING BUT NOT LIMITED TO LAND CLEARING, GRUBBING, TRENCHING, GRADING OR FILLING, NO PERSON SHALL PLACE ANY SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, SOIL DEPOSITS, OR HARMFUL MATERIALS WITHIN THE DRIP LINE LIMIT OF TREES DESIGNATED FOR
- 6. PROPOSED GRADES ARE TO MATCH THE EXISTING ELEVATIONS OUTSIDE THE LIMITS OF THE TPF. NO GRADING EITHER CUT OR FILL IS PERMITTED WITHIN THE DRIP LINE OF ANY TREE DESIGNATED FOR PRESERVATION.
- 7. DURING THE CONSTRUCTION PROCESS NO PERSON SHALL ATTACH ANY DEVICE OR WIRE/CABLE/CORD/ROPE TO AN EXISTING TREE DESIGNATED TO BE PRESERVED
- B. ALL UTILITY SERVICE REQUEST MUST INCLUDED NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE THE TPF
- SAVALES SHALL REPOLITED TO AVOID THE AREA WITHIN THE DRIPLINE OF THE ANY TREE 7. SWALES STALL DE ROUTED TO AVOID THE RICK WITHIN THE DRIFT LINE OF THE RIV THEE
 DESIGNATED FOR PRESERVATION. SWALES SHALL BE CONSTRUCTED SO AS NOT TO DIRECT ANY
 ADDITIONAL FLOW INTO THE DRIP LINE A TREE DESIGNATED FOR PRESERVATION.
- 10. IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE THROUGHOUT ENTIRE PERIOD REQUIRED. THE REPLACEMENT OF THAT TREE WILL BE REQUIRED ON AND INCH FOR INCH BASIS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 11. REGULATED TREES LOCATED OFF-SITE ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION OPERATIONS MUST BE PROTECTED AS DEFINED HERE IN.
- 12. THE TPF SHALL CONSIST OF 4 FOOT HIGH ORANGE SNOW FENCING TO BE INSTALLED AROUND THE 12. HE 1PF SHALL CONSIST OF 4 FOOT HIGH OKANGE SHOW FERCING TO BE INSTALLED AKCOUND DRIP LINE OF ALL TREE DESIGNATED TO BE SAVED. THIS FERCING SHALL BE SUPPORTED BY 6 FOOT METAL T-BAR POSTS 5 FEET ON CENTER AND DRIVEN A MINIMUM OF 24" INTO GROUND. THE TPF FENCING SHALL REMAIN UPRIGHT AND SECURELY IN PLACE FOR THE REQUIRED TIME AS SPECIFIED.

IMPORTANT

ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED ALL TREES ON ADJACENT PROPERTIES MUST BE PROTECTED. THE TREE PROTECTIVE FENCING MAY BE PLACED A LONG THE ACTULAL PROPERTIES MOST BE PROTECTIVE. OF THE TREES ON THE ADJACENT PROPERTIES DO NOT OVERHANG ONTO THE SITE BEING DEVELOPED. IF THE BRANCHES OVERHANG ONTO THE AREA OF THE SITE BEING DEVELOPED THE TREE PROTECTIVE FENCING MUST BE PLACED AT THE ACTUAL DRIP LINE OF THESE TREES. IT SHOULD ALSO BE NOTED THAT THE SILT FENCING MUST BE PLACED ON THE DEVELOPMENT SIDE OF THE TREE PROTECTIVE FENCING. THE SILT FENCING MAY NOT BE PLACED BETWEEN THE TREE BEING PRESERVED AND THE ADJACED FENCING. FENCING MAY NOT BE PLACED ON THE ADJACENT PROPERTIES THE DAMAGED TREES WILL BE EITHER REPLACED ON THE OWNERS PROPERTY ON AN INCH FOR MICHAEL OF THE SILT FENCING MAY NOT BE PLACED ON THE OWNERS PROPERTY ON AN INCH FOR MICHAEL PROTECTIVE SILL SILVE SI INCH BASIS OR A FINE IN THE SUM \$1.22.00 PER CALIPER INCH WILL BE ISSUED AGAINST THE DEVELOPMENT THIS FINE WILL BE DUE PRIOR THE BUILDING PERMITS BEING ISSUED. IF YOU HAVE ANY QUESTIONS OR NEED ADDITIONAL INFORMATION CALL THE CITY'S PLANNING DEPARTMENT 248-646-4660.

CITY OF ROCHESTER HILLS MAINTENANCE NOTES 138-12.109

- . LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM IEBRIS AND REFUSE.
- 2. PRUNING SHALL BE MINIMAL AT TIME OF INSTALLATION. ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
- 3. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN (6) SIX MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. THE PLANTING SEASON FOR THE DECIDIOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO DEBIT ACED FEAD OR DISEASED MATERIAL. NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
- 4. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED, ANY REVISIONS OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF SECTION 138-12.109 WILL PLACE THE PARCEL IN NON-CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF
- 5, IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH BY INCH BASIS AT A

PLANTING NOTES:

- LINSTALLAND MAINTAIN ALL LANDSCAPING ACCORDING TO ROCHESTER HILLS STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- 2. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL CONFORM TO THE SUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADI
- 3. SOD: IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN SOD TO BE WELL ESTABLISHED. MINERAL GROWTH, SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE [3] IMPROVED VARIETIES OF BLUEGRASS, ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD.

 4. EDGING SHALL BE A SHOVEL EDGE.
- 5. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY [REQUIRED IN HEAVY CLAY SOILS].
- 6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- 7. STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.
- 8. MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER
- 9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING
- 10. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.
- 11. USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK
- 12. DIG SHRUB PITS 1' L'ARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' L'ARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, BLANT TREES AND SHRUBE LICELED.
- 13. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM
- 14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4' WIDE BY 4' DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
- 15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4°. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
- 16. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- 17. ALL LANDSCAPE AREAS, SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND CROWN A MINIMUM OF 6' ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- 18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING
- A REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6"-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.
- B. REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2 ABOVE TOP F CURB AND SIDEWALK, ADD 4-6 OF TOPSOIL AND CROWN TO A MINIMUM OF B. ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE
- IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING [OR BETWEEN] LANDSCAPE AREA[S], REPLACE EXCAVATED MATERIAL TO 4-6' BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURED PLANTING SOIL [LOAM OR LIGHT YELLOW CLAY]. AND ADD 4'-6' OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH
- SETTLING.

 19. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURERS SPECIFICATIONS.

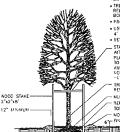
SECTION

• NO PERSON SHALL ATTACH ANY DEVISE OR WHE TO MY REGULATED TREE NOT APPROVED FOR REMOVAL ELEMYS CONSTRUCTION

FENCE ALTERNATE LOCATION 3' BACK OF PROPOSED WALKS AND CURBS

PLAN

TREE PROTECTION FENCE DETAIL



TREE BALL SHALL BEAR SAVE RELATIONSH P TO FINISH GRADE AS IT BORE OR GINALLY PRUNE TO THIN AND SHAPE CANOPI · USE ONLY ONE STAKE FOR TREES UNDER . SET STAKES VERTICALLY AND EVENLY STAKE TREES JUST BELOW FIRST BRANCH WITH 2"-3" WIDE BELT LIKE INTON OR PLASTIC STRAPS (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, TREE WRAP FROM TOP DOWN. REVOVE AFTER FIRST WINTER. REMOVE BURLAP AND TWINE FROM

FINISH GADE

PLATING SOL VX

SLAKES 10 4" DEPT STAKES TO EXTEND 18" BELOW TREE DECIDUOUS TREE PLANTING DETAIL

EACH TREE TO RECEIVE TERRA-SORB SUPERABSORBANT FOUTUER, MX N BACI PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO VERFY PERCOLATION OF PLANT FIT PRIOR TO INSTALLATION * TREE SHALL BEAR SAME RELATIONSHIP TO FINSH GRACE AS IT BORE ORIGINALLY

PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES

 ALL NON-BODEGRADABLE MATERIALS TO BE REMOVED FROM ROOT BALL BEFORE PLANTING AND BACKFILLING. PLANTERS AND BROCHFILING.

STAKE TREES JUST BELOW FRIST BRAWTH 2"-3" WIDE BELT LIKE INTOKION OF
PLASTIC STRAPS (COMRECT FROM THE
STAKE OFFOSITE FROM EACH OTHER. ALLOW FOR SOME THE WRE OR ROPE THROUGH AFTER FRST WATER.

REMOVE BURLAP AND TWINE FROM TOP 1/3 OF BALL

EVERGREEN TREE PLANTING DETAIL

 TREE BALL SHALL BEAR SAVE RELATIONS TO FINISH GRACE AS IT BORE CRIGNALLY FRUNE TO THIN AND SHAPE CANOPY
 USE ONLY ONE STAKE FOR TREES UNDER
 HT.

2":2":8"
DRAE STAPES ENTO UNDSTUREED
SOL 6-8" OUTSDE OF ROOTBALL TO
A DEPTH OF 18" EELOW TREE FIT.
STAME TREES JUST BELOW FRST BRANCH
WITH 2"-3" WIEE BELT LIKE INTON OR MID 2 -3: WEE BELT LIKE NYLON OF PLASTIC STRAFS (COMMET FROM TREE STAPE OFFOSTE MO ALLOW FOR SOME "FLEWING"). DO NOT USE WITE OR ROPE THEOUGH A HOSE. REMOVE AFTER ONE TEAR.

TREE WRAP FROM TOP DOWN, REMOVE AFTER FIRST WINTER. NEODIE WILLIAM TO TWINE FROM TOP 1/3 OF BULL . MOUND TO FORM SAUCER ... FINSH GRADE

SCARFY TO 4" DEPTH AND RECOUPACT STAKES TO EXTEND 18" BELOW TREE PO IN UNDISTURBED CROWND

ORNAMENTAL TREE PLANTING DETAIL

CONTRACTOR TO VERIFY PERCOLATION
 OF PLANT PIT PRIOR TO INSTALLATION

* PLANT SHALL BEAR SAME RELATIONSHIP TO FINSH GRADE AS IT BORE OR GINALLY FRUNE CHLY DEAD OR BROKEN BE ALL NON-BRODEGRABLE VATERIALS TO BE REMOVED BETORE PLANTING AND PACKETION VOUND TO FORM SAUCER ENSH CRAPE REMOVE COLLAR FROM FIBER CONTAINER AND PUNCTURE. THE . ALL METAL CONTAMERS ARE TO BE REVOVED. FEMOVE BURLAP AND TWINE FROM TOP 1/3 OF BALL FLANT MOTURE. SCAPIFY SCIL TO 4" DEPTH AND RECOMPACT

SEE PLANTING WATERIAL NOTES

SHRUB PLANTING DETAIL

SET PLANTS WITH BOTTOM LEAVES AT GRADE AFTER MULCHING. PLANT TO WITHIN 1 FOOT OF TREE OR SHRUB.

ANNUAL, PERENNIAL, GROUND COVER PLANTING DETAIL





CLIENT

MJC COMPANIES 46600 Romeo Plank Rd., Suite 5 Macomb MI, 48044 586-263-1203 montalbanoa@mjccompanies.com

2-1-2018 Submittal to PC... 1-8-2017 Submittal to PC A 12-20-2017 REV. Per City Review 11-21-2017 Submittal to PC 11-7-2017 REV. Per City Review 09-11-2017 REVISIONS 09-01-2017 REVISIONS 06-16-2017 PRELIM. SUBMITTAL CUENT REVIEW

NÚÑEZ DESIGN 249 Park Street

Date: 06/08/2017

Troy, Michigan 48083 P. 248, 224, 5933 nunezdesigninc@gmail.com

Designed / Drawn: RLN / BC Checked / Approved, RLN ... Job # N02-06





TY FILE #17-035 LA-2.0

Specifications & Details

Tree Inventory

1171 & 1183 Auburn Rd - 5 Acre Site

N. off Auburn Rd, W. of Degundre Rd
Cd of Rochester Hills, Mchigan

By Male's Tree Surgeons, Inc. John P. Moses Registered Forester - Michigan ID # 3301045958

EX. These recommended for inglish marks complian per Ordinates rection 125-28 (d) - Moralish
EX - DED. There has been identified as the market of the Den Denthal complication which
A Method its minded using information of Section of Moralish and collection of Compliance of Section of Section of Section of Section of the Section of Section

					,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
ree Tag	D.B.H. in Inches	Species Name (Common - Scientific)	Hezhh Condition	Crown Spread	Notes
516	13	Norway Maple - deer planated des	God	25	PRESERVED
517 516	9 17,13	Black Cherry - Primus serotina Black Cherry - Primus serotina	Poor Gost	15	PRESERVED
519	- 13	Black Cherry - Printio seronica American Elm - Ulmas concrisiona	Post	20 55	EX.
520 521	10	Black Cherry - Primat services Siberian Ulm - Ulmas puralis	Detd Poor	15 /	EX
522 523	18	Siberian Um - Ulmus purtula	Fair	10	PRESERVED
524	14	Siberian Flat - UTesta postilla Siberian Flat - UTesta postilla	Good Good	30	PRESERVED
525 526	13,10	Red Oik - Quenta nobas Red Oik - Quenta nobas	Fair Good	39	PRESERVED PRESERVED
527	18	Ped Oak - Quercus redra	(in d	35	REMOVED
528 529	7	Black Cherry - Pricest renoting Subtrian Llim - Ulsias provida	Fair Fair	15 (REMDVED
530	9,8	Black Cherry - Prantal terrolita	Fair	20 (117
531 532	10 8	Black Cherry - Parasi unvista Red Ouk - (Journa rabra Siberian Flm - (Texas povella	Good Fair	20 (01
533	7	Sperim Lim - Ulma panda	Fire	15 (REMOVED
534 535	8 7	Siberian Flm - Ulmas parada Siberian Ulm - Ulmas parada	Good Fair	15 (REMOVED
536	23		fair	35	REMOVED
537 538	15,14,13,11	Black Charry - Francia condina Red Oak - Querrus refera	Fair God	45 } 39 }	0.7
539 540	14,12	Red Oak - Querna néva Black Charry - Promo sarodina	God For	39	REMOVED
541	7.7	Boxelder - Aco expects	P w	25 3	EX.
542 543	9	Sibonan Flore Ulmos pomila	Good	30	REMINED
544	8	Bexelder - Aco reversh Sib-man Flin - Ulesce portila Black Clerty - Proviso retolina Norway Maple - Jean playworder	Geed	15 (REPOVED
545 546	9	Black Cheny - Practice Products White Pine - Practice Product White Machany - Mone allow Black Cheny - Product servents	Good Feir	15 (REMOVED
547	6	White Multerry - Morro offer	Post	15 \$	ĒΧ
548 549	16 8	Black Cherry - Proma servana Black Cherry - Proma servativa	Good	36 (REMOVED EX P
550	10.	Red Oak - Poereus redea	Gest	13.5	REMOVED
551 552	13,11,11 11,7	Black Charry - Printer services Black Charry - Printer services	Very Poor Good	30 20	EX
553	6	Black Charry - Prince services Black Charry - Prince services	Post	10 /	EX
554 555	10	Block Cherry - Pricess services Siberian Elm - Obuss possila	Fair Fair	20	ROOAD
556	. 6	Black Cherry - Promis personal	Fair	15 5	EC.D
557 559	9 20	Red Oak - Quareus rubra White Pine - Finan strokus Red Oak - Quareus rubra	Good Fair	20	REMOVED
559	22	Red Oak + Quereus redea	Good	45	EX P
560 561	9.7.6	Apple - Malus app. Horoay Maple - Teer platasoides	Very Poor Fair	15 (EL P
562 563	15	Black Cherry - Proviso scretina Black Cherry - Proviso scretina	Post Tair	30 (REMOVED
564	6	Siberian Llm - Chus punshi	Fair	15 (REMOVED
565 566	- 6	Boxelder - deer regardo	Fair Good	15	REMOVED
567	to	Black Charty - Province accepts Black Charty - Province services	Good	20 }	PRESERVED
568 569	9,6		Good	20 2	PRESERVED
570	7	Black Cleary - Promos securities	Good Fair	15 (PRESERVED
571 572	13	Block Cherry - Provins reveniest Block Cherry - Provins secretical Sorreay Meple - descriptions of the	Post Felt	15	FRESERVED FRESERVED
573 574	N Hij	Norway Maple - Jeer platonoides	Poor Fair	15 }	PRESERVED
575	11	Norway Maple - Acceptations his Black Charry - Promos sensitiva	Good	20	PRESERVED PRESERVED
576 577	7	Swarap White Oak - Querens For for Block Charge - Propose serotion	Fair Fair	15	I REPUTATED
57B	7	Black Charry - Private sarrotina Black Charry - Private sarrotina	Post	10 5	REPOVED EX
579	6 10	Swamp White Oak - Quartas Elector Austrian Prix - Firm rigra	Post Post	10 (EX Ex
581 582	5	SPerian Elm - Ulcos parals	1 ziz	15 }	PRESERVED
583	8,6	Block Clerry - Provin scrottes	Very Post Poer	15 (PRESERVED.
584 585	11	Black Cherry - Privata sariofica Red Otk - Quereas robea Red Otk - Quereas robaa	Fair Good	25 (PRESERVED
586	7	Red Oak - Querras reduc	Poor	15 /	PRESERVED PRESERVED
587 588	6 [6,14,11		Fair Fair	30 }	PRESERVED PRESERVED
589	17	Black Cherty - Printin verteinat Black Cherty - Printin verteinat Norway Maple - dues platestelles Red Ork - Queryo redest Red Ork - Queryo redest Red Ork - Queryo redest	Good	40 }	REMOVED
590 591	9 12	Red Oak - Querras ridea Red Oak - Querras ridea	Fair Fair	20 (D P
592	14	Red Ook - Quereus rabea Red Ook - Quereus rabea	Good	25	д,
593 594	12.12	Blick Cherry - Provins serotina Apple - Muho 149.	Fair Dead	15	REMUVED EX
595 596	10	Norway Maple - Jean plateroids	Good	15 {	0.7
597	11	Blick Chany - Frants son tital Norway Maple - Jose platacoides	Good	20	0.7
598 599	š 9	Apple - Molovapp	Danid Good	15	EX REMOVED
00	6	Black Walnut - Joglina rigra Black Cherry - Protein servica	Govi	15 }	REMOVED
01	7,7		Poés Fair	20	EX Ex
03	8,7	Blick Cherry - Process vention Red Out - Consensuation	Foor	15	EX
05	7	BUCK Charry - Promps transfer	Good	15 (REMOVED
06	6.6	Black Charry - Process revorted	Poet Good	15 {	EX
08	10,7,6,6	Siberian Fl.m. (Torsa parenta	Good	20 (NOCAD
10	9	Blad Cherry - Provide seronas	Fair Fair	20 }	100.10 D 7
11	6	Silverian Llm - Ulyray partilla	Pear	15 (EX
12	13	Seerch Ping - Pieux n/heatus Austrian Pine - Press n/gra	Fair Fair	10 (DIP.
14	24	Austrian Fine - Ponta nigra Red Oak - Querress redra	Good	50 }	REMOVED
15	12.11.11	Red Oak - Owners rebra	Fair Good	50	PRESERVED PRESERVED
17	15	Black Cherry - Province ceretical Write Mulberry - Monto alba	Feit	30	REMOVED
19	8	Bluck Walted - Jugliets rigra	Good Good	15 >	REMOVED REMOVED
20	7	Siberian Elm - Ulros romita	Poer Fair	15 (EX
22	16	Siberian Um - Ulmus pienila Siberian Elm - Ulmus pienila	Fair	25 ((1)
23	7 12.9.6	Norway Maple - Acer platorosides Black Charry - Propus secution	Fair Fair	30	D 7
25	18	Red Oak - Quireus rates	Fair	35	[17
26	6	Nervey Maple - deer platewides Red Ook - Querrai rebre	Fair Foor	15	Ex P
28	16	Black Charry - Product spectura Red Oak - Quarter many	Peer	20	PRESERVED
30	16 7	Norway Maple - deer plansooides Serviceberry - dead to their step	Good Lafe	15	PRESERVED PRESERVED
31	6 28	Servicebony - Inclination up Red Oct - Occupation	Peer Good		PRESERVED
33	14	Red Ock - Quantu redru Red Ock - Quantu redru	Peer	25 (FRESERVED
634 635	7	Norway Maple - Asset plateerides Siberien Film - 19 nos passala	Post Pest	15 (EX DS FRESERVED
36	=	Ammen Elm - Close encoura-	Good	20 >	PRESERVED
37	28	Black Charry - Propositional	Very Poor Very Poor	25	EX EX
39	9	Red Maple - transferon Red Maple - dear reduces	Post		PRESERVED REMOVED
41	17 8	Red Maple - deer rebreen Norway Maple - deer platatoolden	Fair Good	30	REMOVED
42	×	Eastern Red Cedar - Jerijsenas vinginiana	Fair	10 (REMOVED

1400 Beth Mark Constraint	643	11,13	Illsek Cleany - From a servica	Pyver	20	PRESERVE
100 100	645	7	Red Maple - Acer is from Red Oak - Querius in Fra	Good	15 (EX
100	E47	13	Red Ook - Overcon tobra Siberian Elm - Ulmas provida	Pest	25(
100	649	9,9	History - Francis services	Pecr	20 2	ΕX
10	651	12	Black Walter - Juglava rigra Black Walter - Juglava rigra	Good	207	0.7
Fig. 10	653	6	Selection Film - Library powerful	Very Poor	15?	EX
150 9	655	[4	Rol Od - Orangentha	Very Poor Great	23(REPOVED
Section	657	9		Very Poor	15 (
1.	659		Siberian Flra - Clono pureda Norway Maple - Juga Jetanoider	Good		
1	660 661		Sherian Elm - Ulreat percela	Very Poor Peer	153	EX
		11	Sibertan blm - Ulma pomila	Poor	20 }	
666 60		9	Norway Maple - Jeer platopoides	Fair	15	pz 2
Bisk Words Agelansings	666	6	Sibarian Elm - Chain partila Barellot - for revento	Very Poor		EX
17	883	10	Black Walnut - Juglans nigra	Fair		REMOVED
	670		Red Oak - Quereas retra	1 Good	35 }	REMOVED
15	572	21	Black Cherry - Proma servina	Fair	407	REMOVED
10	574	1.5	Norway Maple - Acer platanoides	Good	30}	ROC/C
10	576	6	Norway Maple - Aces planered in	Dead	155	EX
BRANCHERN - Press according 10	578	11	Norway Maple - deer planaratides	Fair	20}	RECORD.
100	60	7	Block Cheery - Percus treaties	Fair	10}	REMOVED
15	82			Good	20	REMOVED
American Proc. Proc. science Proc. 155 EX.		- 7	Black Cherry - Proma service	Pect		
Section			Austrian Pine - Penas rigra Black Walnus - Junious rigra	Foer	1 187	EX
19	87	8	Black Waltest - Jogdons rigra Black Waltest - Jogdons rigra	Good	15	ROCAL
1912 1-12	59	7	Black Cherry - Propost serveing	Good	157	REMOVED
14	91	7	Black Cherry - Prima seriolina	1 air	10}	Di F
	93	14	Red Ock - Osercia richni	God		REPOYED
18	595	13	Red Oak - Oarnaa n.f.ra	Foir	215	DIP
19	97	16	Red Oak - Overew riden	Poor Good	10(DI P
19	99	12	Arris - Malarare	Daid	15 (PRESERVE
192 193 Ref Obl. (Dernon Arbot Good 30) FRESCRY	701	8,6	Norway Markey Joseph Carolda	Fair	20(FRESERVE FRESERVE
10	103	10	Red Oak - Querous release	Poer	20	FRESERVE
1	05	6	Sugar Maple - Acer seechanisa Sugarp White Oak - Querous Headur	Very Poor		EX
13	707		Red Oak - Ocerow n Iva	Uzic	257	FRESERVE EX
10 S	801		Red Oak - Querent redva	God		REMOVED
12		×	Red Oat - Quanto ratin	Poor	103	EX
11 13.00		6	Red Oak - Quentu nebra	Very Poor	15}	EX
	714	13,10	Red Oak - Charpon rafea	Fair	25 \$	PRESERVE
19	116	. 31	Red Ook - Observa ra Fra	Poor	65 (
	18	27,16		Gord	(9)	PRESERVE
17	20	7	Red Oak - (Ayrean refra	Poor	15	FRESERVE
	722	17	Red Oak - Quereau richea	Fair	25(FRESERVE
	724		1 Red Ook - Overest refers	Good	40	REMOVED
12	26	9	Block Cherry - Promo strovina	Esir	15 (111
13	28	12	Red Ook - Qorron n.éra	Good	20/	Et P
Accessed Print Office Content of Content o	730	13	Hisch Cheny - Programmetra	Good	25)	REPOVED
14	32	19	Red Mayle - Jean subness Red Ook - Quencus se bus	Good	40 >	EX
10 Serrop Wee Obt. Constitute of Good 17 Feb. 17	34	7	Red Oak - Querem robus Amaricaa Elm - Ulmas unericuna	Fair Very Poor		EX-DED
17			Switting White Oak - Queen in Neather	Good		D F
13		7 8	Black Walnut - Jogfans rigra			PRESERVE
14			Black Walnut - Juglious aigu a	God	10}	REPOVED PRESERVE
11	41	6	Black Charry - Propost unotical	Fair	15	FRESERVE
6	43	6	Siberian Elm - Ulcus possita American I Im - Ulcus possita	Very Poor	15 (EX
17	45	6	Block Walnut - Juglans nigra	Good	15 ?	PRESERVE
15	47	17	Black Walnut - Juglans rigra	Good	35 (REMOVED
10	49	15	Black Clerry - Practic servicus	Very Poor	15	EX
Bander - der regede Feb. 15 EPGMCT	51	10	Red Oak - Oarrow retru	Pest	13 5	FX
	53	R	Berelder - Jean regresche	Fait	15 (REMDVED
	55	6	American Elm - Ultra un gricanu	Fair	15 }	FRESERVE.
Secondary Standard Official Very Peer 20 EX	57	6	Sussafras - Sassafras albédens	Very Poor	10 \$	EX
10 9 Sandra Sandra Older (Here Very Peer 10 P. 11 7 Rela Cleary Papert in the Very Peer 10 P. 12 13 Relation Papert in the Very Peer 11 P. 13 7 America Clear Clear continued Tat 13 P. 14 7 America Clear Clear Clear Clear Tat 13 P. 15 16 7 America Clear Clear Clear Tat 13 P. 16 17 Schrift Eller Clear point P. 17 18 Schrift Eller Clear Clear Very Peer 15 P. 18 19 Schrift Eller Clear point P. P. 19 Schrift Eller Clear point P. 10 Schrift Eller Clear point P. 10 P. Schrift Eller Clear P. 11 T. Schrift Eller Clear Very Peer T. 10 T. Schrift Eller Clear Very Peer T. 11 T. Schrift Eller Clear Very Peer T. 12 T. Schrift Eller Clear Very Peer T. 13 Schrift Eller Clear P. 14 O America Eller Clear P. 15 D. Clear P. 16 T. Schrift Eller Clear P. 17 O America Eller Clear P. 18 T. Schrift Eller P. P. 19 Back Clear P. P. P. P. 10 T. Schrift Eller P. P. P. 11 T. Schrift Eller P. P. P. P. 12 D. Schrift Eller P. P. P. P. 13 Schrift Eller P. P. P. P. P. 14 O America Eller P. P. P. P. P. 15 D. Schrift Eller P. P. P. P. P. 16 T. Schrift Eller P. P. P. P. P. 17 O Back Clear P. P. P. P. P. P. P. 18 D. Schrift Eller P. P. P. P. P. P. P. 19 Back Clear P. P. P. P. P. P. P. P	59	8	Savaltas - Savafros offidata	Very Post	20 }	EX
27 America Din - Uma an analysis Fat 15 PRESERVE	61			Very Poor	10 {	EX
1	53		American Elm - Urmo americana Botelder - Jeer regando	Very Poor	15 }	
1	65	12	Silperian Elm - (Trans postila) Block Cherry - Process terrologi	Very Poor	15 (
13	57		Scherian Llm - Ulexas poenda Scherian Film - Ulexas poenda	Very Post Post	20	FRESERVE:
10	69		Siberian Elm - Ultras parada Black Cherry - Petrosa serrotiva	Very Poor	153	REMOVED
12	70	7	Siberian Llm - Ulvas pastala	Very Poor	20 }	REMOVED
14 V	73	6	Austria Pine - Prese rigia	Very Poor Poor	107	EX
16 7 Shefret Bland Hong variety Very Pere 10 Ex.	74	9	American Elm • £ (max proprieses)	Fire	20	REMOVED
V	76	7		Very Poer	10.7	EX
V	78	17	Norway Mayle - dear plotanoid s	Good	25	REPDVED
13	80	9	Sherina Elma Uma manta	Very Poor	20 }	£X
14 9 Shefan Flan (Party graft Post 15 REMEMER 5 7 Shefan Flan (Party graft Part 15 F. 6 9 Shefan Flan (Party graft Part 15 F. 7 8 Bestler Art yeard Vary Part 35 F. 7 8 Bestler Art yeard Fart 25 EPHVEL 10 1 Best Clay (Party Shefan Fart 25 EPHVEL 10 1 Best Clay (Party Shefan Fart 15 EPHVEL 10 1 Best Clay (Party Shefan Fart 15 EPHVEL 11 Best Clay (Party Shefan Fart 15 EPHVEL 12 Best Clay (Party Shefan Fart 15 EPHVEL 13 Best Clay (Party Shefan Fart 15 EPHVEL 14 Best Clay (Party Shefan Fart 15 EPHVEL 15 Best Clay (Party Shefan Fart 15 EPHVEL 15 Best Clay (Party Shefan Fart 15 EPHVEL 16 Best Clay (Party Shefan Fart 15 EPHVEL 17 Best Clay (Party Shefan Fart 15 EPHVEL 18 Bestler (Party Shefan Fart 15 EPHVEL 15 EPHVEL 18 Bestler (Party Shefan Fart 15 EPHVEL 15 EPHVEL 15 EPHVEL 18 Bestler (Party Shefan Fart 15 EPHVEL	92	13	5-berian Flm - Clous pocals	Poor	30	REMOVED
15 7 Shelin Bla-Ullers pends Par 15 EX	24	9	Sherian Fitta - Chara postela	Post	15 (REMOVED REMOVED
107.6	85			Poor Poor	15 \$	EX
	16	8	Hotelder - deer regionlo	Very Poor	30	EX
9 Siberias Elm - Ulma positis Very Peer 25 EX	87	10.9.6	ALGEBRA EIGH - CANSTA POSITI	1 414		MENDACE
93 D SuperMarke the startegy Fair 20 CERESERVE	87 88 89 90	7	Black Cherry - Priess sending Black Cherry - Priess sending	Post Fair	15	FRESERVED
94 12 Boxelder-degreerends Very Post 30 Ex	87 88 89 90 91	7 9	Black Cherry - Priess sending Black Cherry - Priess sending	Post Fair Very Poot Poor	15 }	REPOVED FRESERVED EX FRESERVED

79 79	6 i3 7 25	Bondder - Acer region do Siberica Elm - Ulrus pomila	Very Pear Good	30 55	REMOVE
79 79	8 17,13 9 IX	Siberius Flm - Utma panala Siberius Llm - Utma panala Nerway Maple - Jeer platanaldes	Poor Gest	45 35	EX
80	1 7	Block Walnut - Jugians nigra	Fair Door	15	PRESER!
80 80	3 15	Boxeldar - Area regiondo Siberian Elm - Ulmus purada Siberian Elm - (Pross pundo	Very Poor Good	25 20	EX EX
80	5 29	Siberian Elen - Clease partilla	Good Good	35	FRESER\ REMOVE
08 08	7 12		Foot Good	45 15	REMOVE
80 80	9 13	Extern Red Cedar - Jerflyene ofgiciana Colorido Blee Sprace - Presa françan Colorido Blee Sprace - Presa françan Colorido Blee Sprace - Presa françan Austrian Pare - Presa sigra	Foor Poor	15 15 25	FEMOVE
81 81	1 12	Austrian Pine - Pinus rigra Austrian Pine - Pinus rigra	Good	15	PRESERY
81 81	3 10	Austrian Paris - Peters refero Norway Maple - deer plateroides Norway Maple - deer plateroides Norway Maple - deer plateroides Norway Maple - deer plateroides	Poor Fair	16	D 60
81	5 8		Fa'r Poer	15 15	EX
81 81	7 6	Norway Maple - deer platanides Norway Maple - deer platanides	Fair Post		EX
81	9 9	Norway Maple - Jeer platocoldes Norway Maple - Jeer platocoldes	Fair Fair	15	600/
82	1 7	White Fire Africa enoughfur White Pine - Frenty straftus	Fair Fair	10	800. 800. 800.
82	3 13	Norway Sprice - Pieca uties Colorado Blue Sprice - Pieca pengena	Good Poor	25 10	EX
62 62	5 7	Colorado Blue Spruce - Pievo progras Colorado Blue Spruce - Pievo progras	Por Very Nor	10	EX
82 82	7 6	Colorado Bito Spinos - Pietra parqueiro Normay Maple - deer platacoides White Para - Pietra sinchas	Very Poor Good	10	REMOVE
82 83	9 24	Austrasi Fitte - Pirtai Fight	Very Poor Very Poor	25	EX
83 83	1 26	Norway Maple - Ace plotanoides Norway Sprize - Pares ables Celorado Blue Sprize - Pares process	God	15 25	REMOVE
83 63	3 9		Very Poor	15	EX
83		Norway Maple - Just platestides Colorado Blue Sproce - Pierra program	Poor Poor	15 15	EX
83 83	7 16	Doglas Fir - Prochange novicali	Fair Fair	15 20	(1 P
83	9 14	Norway Sprice - Firest after Colorado Blue Sprice - Pieco purgens	Post Dead	15	EX
84 84	1 15	Colorado Blue Sprace - Pirca pengena Colorado Blue Sprace - Pirca pengena Colorado Blue Sprace - Pirca pengena Colorado Blue Sprace - Pirca pengena Sperios Dana - Pirca pengena	l'air Fair	15 20	REMOVE
84	3 37	Sherin Elm - Uleas paralla	Good Poor	55	FRESERV FRESERV
84	5 11	Sherian Elon - Urana paraja ne Sherian Elon - Urana paraja Red Oak - Quartus rabra Red Oak - Quartus rabra Austran Dine - Plant rigra	Good	15	PRESERV
84 84	7 20,18	Subgrier Hay - Pleas possely Various Server B	Dead Fair Dead	50	PRESERV EX
84	9 6	Address that - Prints regre Sherier Hat - (Prints prints) Norway Sprace - Prica which Norway Sprace - Prica which Norway Sprace - Prica which Norway Maple - dury plateworks Addition Prints - Prints (April Addition Prints - Prints (April	Very First Fair	10	EX PRESERV
85 85	1 10	Norway Spitoce - Piece afters Negroup Maple - Acer plate mides Austron Pree - Pione close	Pror Very Poor	20	EX EX
65 65	3 19	Norway Maple - Jeer Platocoides	Fair Post	15 20	EX EX
85: 85:	5 K	Nerway Maple - Acer platacoldes Nerway Maple - Acer platacoldes	Very Poor Poor	25	EX
85 85	7 19	Norway Maple - Aces plateroides Norway Maple - Aces plateroides	Fair Foor	25 13	EX
851	9 6	Notions Marks a deer relational for	Very Poor	10	EX
86	1 17	Nerway Maple - des platemaldes Norway Maple - des platemaldes Siberian Elm - Clean pamila	Good Poor	30	REKUVET
88	4 3 9	Norway Maple - Jeer plateonides Norway Maple - Jeer plateonides Norway Maple - Jeer plateonides Shorian Elm - Clous possila Shorian Elm - Clous possila	Poor	J5 15	EX EX
86	5 9	Siberian Elm - Ulous pomils Siberian Elm - Ulous pomils	Very Poor Lair	15 25	REPOVE
861 861	7 21	Norway Sprice - Pires offer White Pine - Pions strobas	Dead Very Poor	20	EX EX
869 870	9 12 0 8	White Pine - Pinns strober	Post Fair	20 15	PRESERV
87°	1 26	Norway Maple - Acce platocoides Sherim Flm - Ulmos ponella Siberim Elm - Ulmos ponella	Good Fax	45 30	PRESERV
874	4 6	Sitemen Eles - Clous peouls	Poor Very Poor	20 20	EX
875 876	7	Seberian Elm - Ulano possila Bovelder - Acur negunda	Fair Poor	15 15	FRESERV
871 878	7)	Norway Maple - April planatides	Fair Fair	15	REMOVE
850	23	Norway Maple - Ivar platewides Red Ook - Querress redra Scherien Elm - Utens paralla	Post God	25 30	EX REMOVED
881	2 10,9	Harrist Edit - China points Harrist - Daga canadanis	Poor Good	25 20	REMOVED
883		Siberian Elm - (Town posetta Norway Vlaple - Juer platomides	Good Farr	30 15	REMOVE I
885	5 11	Siberian Elm - Ulreas poroda Siberian Elm - Ulreas poroda Siberian Elm - Ulreas poroda	P.cor Peor	15 15	EX
888 888	3 7	Siberian Film - UTrava para Ha	Very Poor Very Poor	15 10	EX
889 890	10	Norway Maple - Acer pletonolde Nervay Maple - Acer platon edec Sherica Olm - Clana parella	Fair Good	15	REPOVED
891 892	2 10	Siberian Elm - Ulena parella Siberian Elm - Ulena perella	Foir Pour	20 15	REMOVE
893 894	6	Sherim Fim - Ulvar ponths Nerway Maple - deer plate colder Sherim Fim - Ulwar pwels	Fair Very Peor	15	REMBIVE I
895		Sheriya Flor - Acet plateroides	Fair Poor	15	REMOVED
897 698		Siberian Elm - Clean panula Siberian Elm - Clean panula	Very Poor Poor	15	EX
899 900	6	Siberian Elm - (Tona posida Siberian Elm - Ulnus posida	Very Poor Very Poor	40 10	EX EX
901 902	12	Black Charge - Property on thea	Good Fair	30 20	D1 7
903	10.10	Sibustia Elm - Ulesa paralla Siberian Elm - Ulman paralla	Very Poor Fair	20 25	REPOVED
906	6	Nerway Maple - deer platanoides Norway Maple - low platanoides	Good Peer	30	REPOVED
907		Norway Maple - deer platatoriko Siberian Elm - Ulmas paralla Siberian Llm - Ulmas paralla	Very Poor	15	EX EX
910	9	Siberian Llm - Ulmas provida Siberian Flm - Ulmas provida Siberian Llm - Ulmas patenla	Fair Poor	20 15	EX
911 912 913	19	Siberian Llm - Ultrus putula Colorada Blue Sprace - Picea pungeni	Very Poer Peer	15	EX
914	11.9.7	Colorada Blue Spruse - Pieva pungen Norway Maple - deer platas sides With Mulberry - Memo alba	Fair Very Poor	15 10	EX
915 916		Norway Maple - Jean planesoides	Peer Tair Van Bass	15	EX EX
917 918 919	23.8	Siberian Elm - Ulrare puralla Siberian Elm - Ulrare puralla	Very Poor Good	49	EX RDQ-(C
919 920 921	10	Norway Maple - deer platamasies Norway Maple - deer platamasides	Fair Fair	15	NOC AL
921 922 923	7	Norway Maple - Acer platamoldes Norway Maple - Acer platamoldes Norway Maple - Acer platamoldes	Fair Fair	15 15	ROCAL ROCAL
923 924	7	Siberian Elm - Unsus purela	Very Poor	20	EX EX
925 926 927		Silgrim Elm - Ulmas provila Norway Maple - Acer platamoides Silvrim Elm - Ulma pareda	Very Foor Foor	20 15	EX
928	14	Noway Maple - dear platnessides Noway Maple - dear platnessides Noway Maple - dear platnessides	Fair Gwyl Fair	20 25 20	SECUL SECUL SECUL
930		Norway Maple - deer platamoides Siberian Flm - Utotas pareida	Fair Fair Very Poor	20	EX EX
932	10	Neeway Maple - deer platacoides Norway Maple - deer platacoides Norway Maple - deer platocoides	Very Poor Fair Poor	15 20	REMOVED EX
934 935	9	Norway Maple - deer platestolika Norway Maple - deer platestolika Norway Maple - deer platestolika	Poor Poor	13 25	EX
936 937	9	Norway Morde - Jose relatorio An	Fair Very Poor	15 35	REMOVED
938	6 29	Siterion Etra - Utras presila Norway Mayle - Jeer platon idea Siterion Elm - Utras recuita	Post Post	15	EX EX
940 941	6 7,7	Siberian Elm - Uleus puesila Norway Maple - Itur plataeoutha Norway Maple - Itur plataeoutha	Very Peor Poor	.05 15 20	EX EX
942	29	Norway Maple - dust platatoldes	Post Very Post	40 15	EX
944	7 7		Peor Po-r	15	EX
946	18	Norway Mople - deer plateautika Siberian Flm - Urean puntila Siberian Llm - Urean puntila	Poet Fair	45 30	EX
948 949	b 9	Norway Maple - deer platared for Norway Maple - deer platared for	Foor Tair	15	REPOVED EX REPOVED
950 951	10	Norway Mayle - Acet platamades Silentin Flore 17 may needle	Fort	15 25	EX
952 953	20 7	Siberian Elm - Ulrass passala Nemay Magle - desir platanoi des	Peer Fair	30 15	EX rt-c-ti
951	1 13	Charles Cha. Pleasanne	Dear	20	I FV





KEY:
A PRESERVED - Regulated Tree
REMOVED = Regulated Trees to be Replaced EOS = Exempt - Off Site Tree to be Preserved
EX = Exempt - Tree health Cendition
E P = Exempt - Building Pad

TR	FF	ΔN	ΔI	VQ	S.

◭◭

	TOTAL # OF TAGGED TREES* # OFF SITE TAGGED TREES (PRESERVED)	= 439 5
	# POOR/VERY POOR /DEAD TREES (NON-REGULATED)	- 162
	# TREES IN BUILDING PAD (NON-REGULATED) # OF REGULATED TREES	$=\frac{57}{216}$
Æ	TOTAL # OF TREES TO BE REMOVED TOTAL # OF TREES TO BE PRESERVED	= 134
	TOTAL % TREES PRESERVED	={37.5%} Δ
	TOTAL # OF REPLACEMENT CREDITS REQUIRED.	= 134 {
Δ	TOTAL # OF REPLACEMENT CREDITS PROVIDED	= 136
<u>``</u> (REFER TO SHEET LA 1.1 FOR THE BREAKDOWN OF PLAN AND REPLACEMENT CREDITS	SIZES
{	2	}
		~
	*One (1) regulated 8" Maple was not included in the	
	tree survey and is being removed and is included in the replace	9)
()	calculations above,	





NIES
Rd., Suite 5

montalbanoa@mjccompanies.com

Δ	2-1-2018	Submittal to PC

1-8-2017	Submittal to PC
12-20-2017	REV. Per City Review
11-21-2017	Submittal to PC
11-7-2017	REV. Per City Review
09-11-2017 09-01-2017	REVISIONS
	REVISIONS
06-16-2017	PREUM. SUBMITTA
03-22-2017	CLIENT REVIEW
Date: 06/08/	2017

NÚÑEZ DESIGN UNDSCAFE ARCHITECTURE • URBANDESCO!

ANDSCAFE ARCHITECTURE • URBAN D 249 Park Street Troy, Michigan 48083 P: 248, 224, 5933 nunezdesignino@gmail.com

Designed / Drawn: RLN / RC
Checked / Approved: RLN
Job # N02-06





GITY FILE: #17-035

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MACOMB, MI 48044 FAX: (586)868-2351