

NOTES:
 ALL TREES BEING RETAINED WILL BE IDENTIFIED BY APPROVED METHOD.

WHEN PROTECTIVE BARRIERS ARE NECESSARY, THEY WILL BE ERECTED BEFORE WORK STARTS.

THE TREES WILL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND MUST BE APPROVED BY THE CITY PRIOR TO PLANTING.

REPLACEMENT AND RELOCATED TREES MUST BE STAKED, FERTILIZED AND MULCHED, AND SHALL BE GUARANTEED BY THE DEVELOPER TO EXHIBIT A NORMAL GROWTH CYCLE FOR TWO (2) YEARS FROM THE DATE OF APPROVAL OF THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

TREE DATA:

| | |
|----------------------------------|------|
| TOTAL NUMBER OF TREES SURVEYED: | 1051 |
| MINUS DEAD TREES: | -40 |
| MINUS EXEMPT TREES: | -52 |
| TOTAL NUMBER OF REGULATED TREES: | 959 |

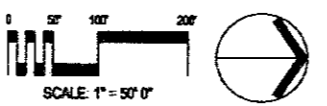
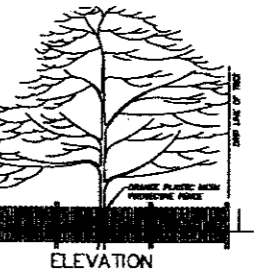
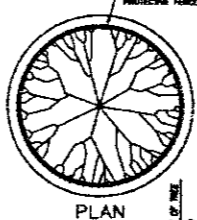
TREE REPLACEMENT CALCULATIONS HAVE NOT BEEN UPDATED TO ACCOMMODATE THE REVISED SITE LAYOUT AT THIS TIME. THE TOTAL NUMBER OF TREES PROPOSED (109) REFERS TO THE PREVIOUSLY APPROVED PLAN, LAST DATED APRIL 11, 2007. THE TREE REPLACEMENT CALCULATIONS WILL BE REVISED TO REFLECT THIS SITE LAYOUT AND SUBMITTED FOR APPROVAL AS REQUIRED.

BECAUSE THIS SITE WAS PLATTED PRIOR TO 1988, SECTION 126, ARTICLE III (TREE CONSERVATION) DOES NOT APPLY.

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. 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 A 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 OF ROCHESTER HILLS REQUIRES A GREATER DISTANCE.

NOTED PRIOR TO THE BEGAINING OF THE PERFORMANCE BOND, THE CITY OF ROCHESTER HILLS FORESTRY DIVISION MUST TO PROTECT ALL TREES EXISTING ON PLANNED TO VERIFY ANY THAT HAVE A HAZARD TO THE SAFE USE OF THE PUBLIC RIGHT-OF-WAY. FORESTRY MUST REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE, ANY SUCH TREE.

- TREE PROTECTION NOTES:**
- IF A TREE IS DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS, A TREE OF EQUAL OR GREATER SIZE OF THE DAMAGED TREE SHALL BE REPLACED WITHIN 90 DAYS OF THE DATE OF OCCUPANCY BEING ISSUED.
 - APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE. THE FORESTRY DIVISION SHALL BE NOTIFIED AFTER TREE PROTECTION IS IN PLACE PRIOR TO CONSTRUCTION ACTIVITIES, INCLUDING DEMOLITION OF BUILDINGS.
 - ALL FENCING IS TO BE LOCATED ON THE CONSTRUCTION SIDE OF THE TREE PROTECTIVE FENCING. ALL FENCING SHALL BE 4' HIGH AND SHALL BE LOCATED WITHIN THE SUPPLY OF ANY TREE DETERMINED FOR PROTECTION.
 - NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE SUPPLY OF ANY TREE DETERMINED TO BE PROTECTED, INCLUDING, BUT NOT LIMITED TO, PLACING SOIL, BRUSH, OR MATERIALS, CONSTRUCTION EQUIPMENT, OR THE EQUIPMENT WITHIN THE SUPPLY.
 - GRADE CHANGES SHALL NOT OCCUR WITHIN THE SUPPLY OF PROTECTED TREES.
 - BEFORE CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.
 - ALL EXISTING TREES REMAINING SHALL INCLUDE IDENTIFICATION TO THE STANDARD THAT PROTECTED TREES MUST BE PROTECTED. ALL IDENTIFICATION SHALL BE LOCATED WITHIN THE SUPPLY OF ANY TREE DETERMINED FOR PROTECTION.
 - STAKES SHALL BE PLACED TO AVOID THE AREA WITHIN THE SUPPLY OF PROTECTED TREES.
 - IF TREE PROTECTION CANNOT BE MAINTAINED FOR A TREE DETERMINED TO BE PROTECTED, REPLACEMENT OF THAT TREE SHALL BE REQUIRED PRIOR TO THE BEGAINING OF THE OCCUPANCY OF OCCUPANCY.
 - ANY OTHER TREES WITH THE POTENTIAL OF BEING DAMAGED BY THE DEVELOPMENT OF THIS PROJECT, MUST ALSO BE PROTECTED WITH TREE PROTECTION FENCING.
 - ALL TREES TO BE TRANSPORTED MUST BE PROTECTED WITH TREE PROTECTION FENCING DURING LAND CLEARING AND GRADING, PRIOR TO UNLOADING, AND SHALL REMAIN PROTECTED PRIOR TO TRANSPORTING.



NOTE: ALL QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES. THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE SCOPE OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DIMENSIONS ARE TO BE REFERRED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY. ALL DESIGN, CONCEPTS, DETAILS, ETC. ARE THE PROPERTY OF JAMES C. SCOTT & ASSOCIATES, INC. AND MUST NOT BE REPRODUCED, PHOTOGRAPHED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF JAMES C. SCOTT, OWNER. COPYRIGHT 2012

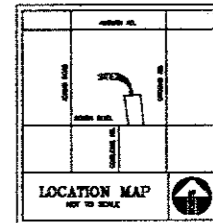
LANDSCAPE NOTES

1. ALL LANDSCAPE BEDS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE INSTALLED AFTER COMPLETION OF ALL GRADING AND CONSTRUCTION, PRIOR TO CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO BE DRESSED WITH SHREDDED BARK MULCH TO A MIN. DEPTH OF 4". ALL PROPOSED TREES SHALL HAVE A MULCH RING NOT LESS THAN 3' DIAMETER, TO A MIN. DEPTH OF 4".
3. ALL LANDSCAPE BEDS TO BE EDGED WITH 1/2" x 4" ALUMINUM EDGING.
4. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION WITH A NEAT AND ORDERLY APPEARANCE. REPLACEMENT OF DEAD PLANT MATERIAL SHALL OCCUR IN A TIMELY MANNER, NO LATER THAN THE FOLLOWING GROWING SEASON.
5. IT SHALL BE REQUIRED TO OBTAIN A SIGN PERMIT FOR ALL PROPOSED SIGNAGE PRIOR TO INSTALLATION.
6. THE APPLICANT WILL BE REQUIRED TO PROVIDE FUNDS (\$200 PER LOT; \$8,200 TOTAL) TO THE CITY STREET TREE FUND TO PLANT ONE (1) STREET TREE PER LOT.

RAIN GARDEN/INFILTRATION TRENCH NOTES

1. THE PROPOSED RAIN GARDEN/INFILTRATION TRENCH IS FOR SURFACE DRAINAGE AND WATER QUALITY CONTROL. ALL EXISTING TREES IN THIS AREA ARE CONSIDERED AS REMOVALS, HOWEVER ALL EFFORTS WILL BE MADE TO SAVE AS MANY EXISTING TREES AS POSSIBLE. SEE SHEET L-3 FOR A TYPICAL CROSS SECTION AND ADDITIONAL RAIN GARDEN NOTES.
2. AN IMPACT AREA OF 4,300 SF RESULTS WITHIN THE NATURAL FEATURE SETBACK FOR THE CONSTRUCTION OF THE RAIN GARDEN/INFILTRATION TRENCH.
3. ARRANGEMENTS WILL BE MADE WITH PINE TRACE GOLF COURSE TO REMOVE AND REPLACE ANY OFF-SITE PROTECTED TREE DURING CONSTRUCTION OF THE PROPOSED RAIN GARDEN/INFILTRATION TRENCH.

25' WIDE (MIN.) NATURAL FEATURE EASEMENT
 RED SUNSET RED MAPLE
 CONCOLOR FIR
 DOUGLAS FIR



TREE SYMBOL LEGEND
 (SEE SHEET L-4 FOR SHRUB LEGEND)

| SYMBOL # | COM. NAME | BOT. NAME | SIZE | COND. |
|----------|------------------------|---------------------------|---------|-------|
| 15 | RED SUNSET RED MAPLE | Acer rubrum 'Franksford' | 3" Cal. | B&B |
| 9 | SWAMP WHITE OAK | Quercus bicolor | 3" Cal. | B&B |
| 9 | BLACK GUM | Nyssa sylvatica | 3" Cal. | B&B |
| 12 | HERITAGE RIVER BRCH | Betula nigra 'Heritage' | 3" Cal. | B&B |
| 9 | SPRING SNOW CRAB APPLE | Malus 'Spring Snow' | 3" Cal. | B&B |
| 15 | WHITE PINE | Pinus strobus | 14" HL. | B&B |
| 13 | COLORADO BLUE SPRUCE | Pinus pungens var. glauca | 14" HL. | B&B |
| 14 | WHITE SPRUCE | Pinus glauca | 10" HL. | B&B |
| 6 | CONCOLOR FIR | Abies concolor | 10" HL. | B&B |
| 7 | DOUGLAS FIR | Pseudotsuga menziesii | 10" HL. | B&B |

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REPLACEMENT AND RELOCATED TREES MUST BE STAKED, FERTILIZED AND MULCHED, AND SHALL BE GUARANTEED BY THE DEVELOPER TO EXHIBIT A NORMAL GROWTH CYCLE FOR TWO (2) YEARS FROM THE DATE OF APPROVAL OF THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

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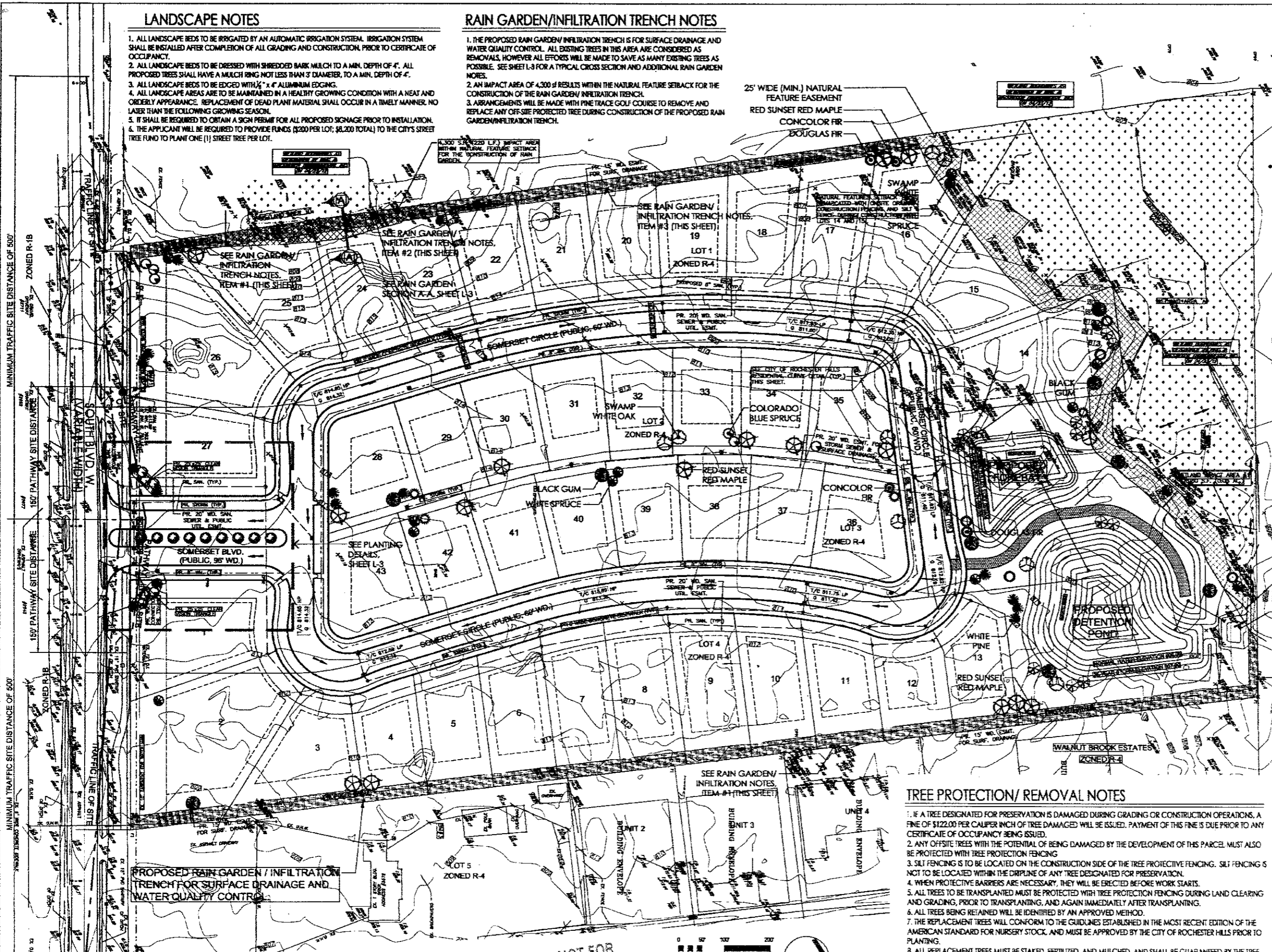
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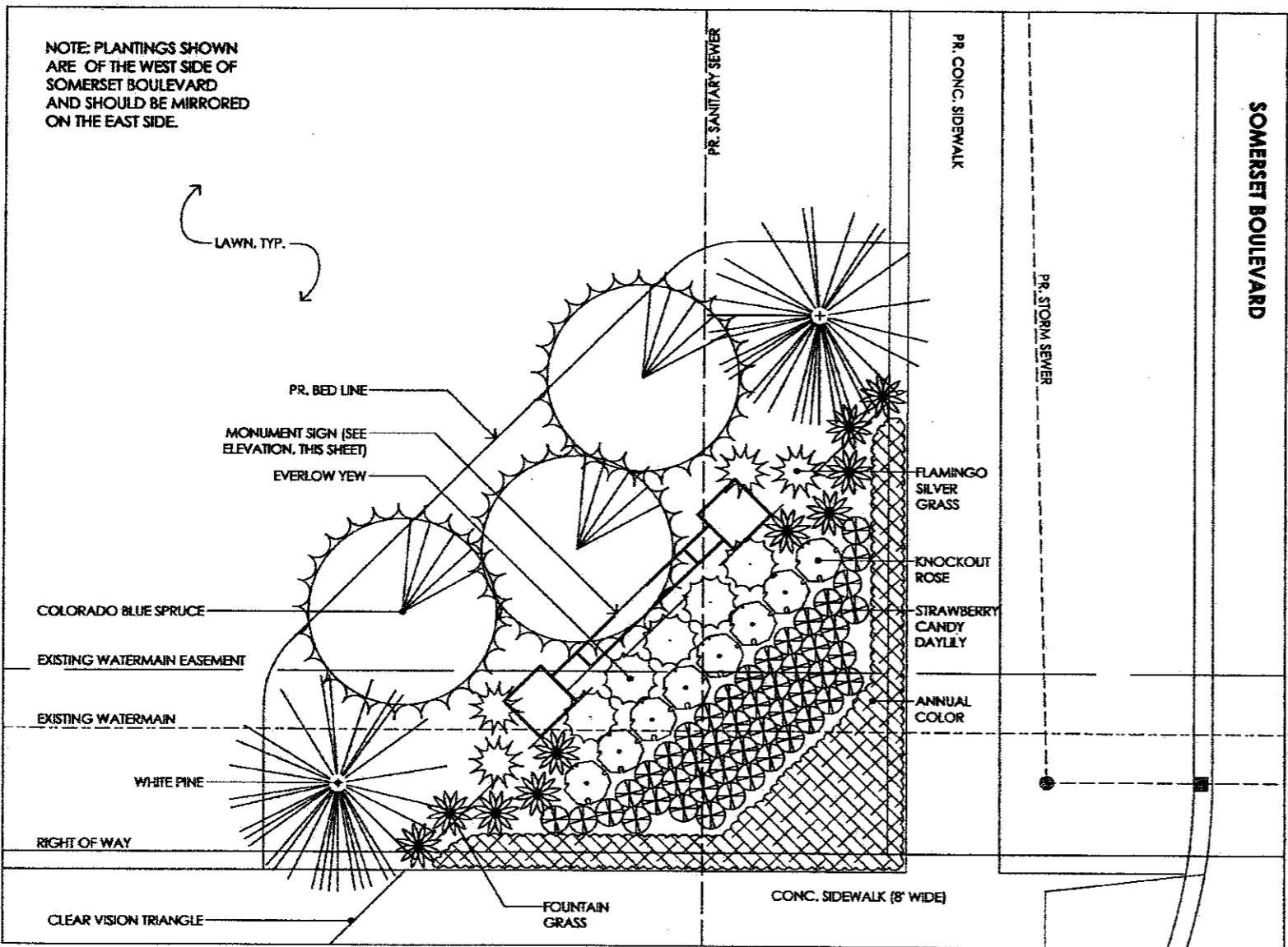
TREE PROTECTION/REMOVAL NOTES

1. IF A TREE DESIGNATED FOR PRESERVATION IS DAMAGED DURING GRADING OR CONSTRUCTION OPERATIONS, A FINE OF \$122.00 PER CALIFER INCH OF TREE DAMAGED WILL BE ISSUED. PAYMENT OF THIS FINE IS DUE PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED.
2. ANY OFFSITE TREES WITH THE POTENTIAL OF BEING DAMAGED BY THE DEVELOPMENT OF THIS PARCEL MUST ALSO BE PROTECTED WITH TREE PROTECTION FENCING
3. SILT FENCING IS TO BE LOCATED ON THE CONSTRUCTION SIDE OF THE TREE PROTECTIVE FENCING. SILT FENCING IS NOT TO BE LOCATED WITHIN THE DRUPLINE OF ANY TREE DESIGNATED FOR PRESERVATION.
4. WHEN PROTECTIVE BARRIERS ARE NECESSARY, THEY WILL BE ERRECTED BEFORE WORK STARTS.
5. ALL TREES TO BE TRANSPLANTED MUST BE PROTECTED WITH TREE PROTECTION FENCING DURING LAND CLEARING AND GRADING, PRIOR TO TRANSPLANTING, AND AGAIN IMMEDIATELY AFTER TRANSPLANTING.
6. ALL TREES BEING RETAINED WILL BE IDENTIFIED BY AN APPROVED METHOD.
7. THE REPLACEMENT TREES WILL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND MUST BE APPROVED BY THE CITY OF ROCHESTER HILLS PRIOR TO PLANTING.
8. ALL REPLACEMENT TREES MUST BE STAKED, FERTILIZED, AND MULCHED, AND SHALL BE GUARANTEED BY THE TREE REMOVAL PERMIT HOLDER TO EXHIBIT A NORMAL GROWTH CYCLE FOR TWO (2) YEARS FROM APPROVAL OF THE CITY OF ROCHESTER HILLS LANDSCAPE ARCHITECT.

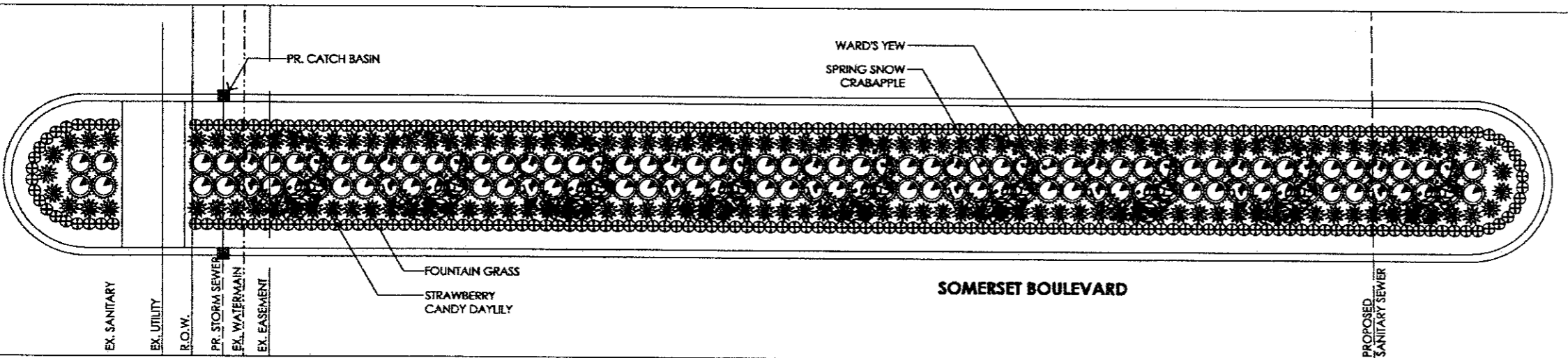


PRELIMINARY - NOT FOR CONSTRUCTION
 SCALE: 1" = 50' 0"

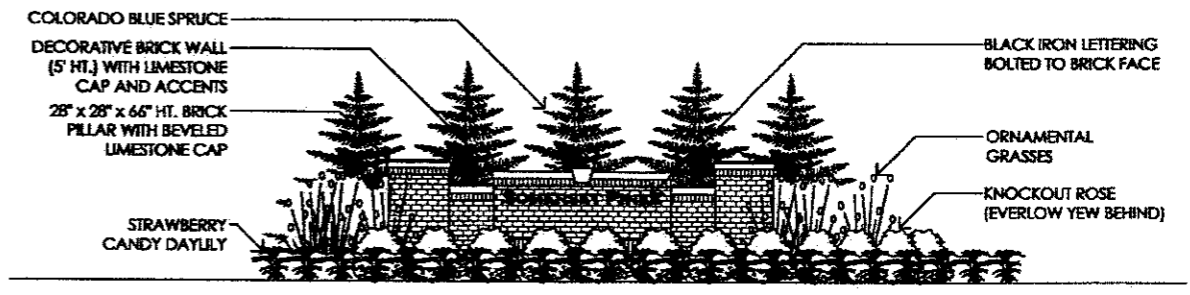
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ENTRY SIGNAGE PLANTING DETAIL
SCALE: 1/4" = 1' 0"



ENTRY BOULEVARD PLANTING DETAIL
SCALE: 1/8" = 1' 0"



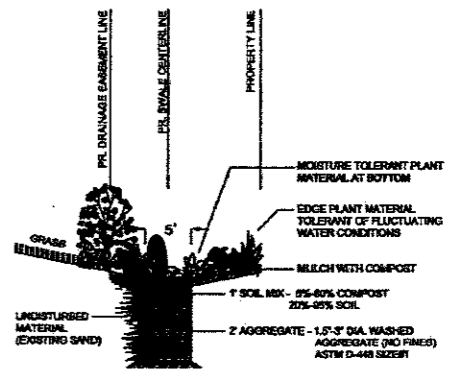
ENTRY WALL AND SIGNAGE ELEVATION
NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

RAIN GARDEN NOTES

- UPON COMPLETION OF ANY NECESSARY GRADING, TOPSOIL SHALL BE PROVIDED TO A DEPTH OF 2" TO INSURE A FERTILE GROWING MEDIUM. EXISTING TOPSOIL IS ACCEPTABLE (IF SCRAPPED AND STOCKPILED PRIOR TO ANY GRADING).
- RAIN GARDEN TO BE SEEDED WITH A WETLAND/ MEADOW SEED MIX AT A SOWING RATE OF 15 LBS/ACRE. SEED MIX SHALL BE PROVIDED BY ERNST CONSERVATION SEEDS (MEADVILLE, PA. 800-873-3321, www.ernstseed.com) AND CONTAIN THE FOLLOWING SPECIES, OR AN EQUIVALENT:

| ITEM | ENTRY | SEED |
|---|--------|------|
| VIRGINIA WILD RYE (<i>Elymus virginicus</i>) | 19.72% | 91% |
| FOWL BLUEGRASS (<i>Poa polystris</i>) | 16.89% | 95% |
| OX-EYE SUNFLOWER (<i>Helianthus scaberrimus</i>) | 4.82% | 87% |
| ZIG ZAG ASTER (<i>Aster praeanthoides</i>) | 4.68% | 4% |
| NEW YORK GRASSWEED (<i>Veronica noveboracensis</i>) | 3.72% | 56% |
| WINGSTEM (<i>Veronica alternifolia</i>) | 3.53% | 73% |
| JOE PYE WEED (<i>Eupatorium fistulosum</i>) | 3.51% | 58% |
| HOP SEDGE (<i>Carex lupulina</i>) | 3.42% | 83% |
| SPOTTED JOE PYE WEED (<i>Eupatorium maculatum</i>) | 2.64% | 72% |
| COSMOS/BRISTLY SEDGE (<i>Carex comosa</i>) | 2.48% | 90% |
| GREEN BULRUSH (<i>Scirpus atrovirens</i>) | 2.10% | 82% |
| WOODGRASS (<i>Scirpus cyperinus</i>) | 1.82% | 74% |
| BONESET (<i>Eupatorium perfoliatum</i>) | 1.81% | 70% |
| BLUE VERVAIN (<i>Verbena hastata</i>) | 1.74% | 74% |
| WRINKLE LEAF GOLDENROD (<i>Solidago rugosa</i>) | 1.62% | 88% |
| LURID SEDGE (<i>Carex larida</i>) | 1.07% | 61% |
| GOLDEN ALEXANDER (<i>Zizia aurea</i>) | 1.00% | 77% |
| ROUGH ACHIS (<i>Oenanthe lachnoloba</i>) | 0.89% | 81% |
| SOFT RUSH (<i>Juncus effusus</i>) | 0.87% | 80% |
| OTCH STONEDROP (<i>Pulsatilla nuttalliana</i>) | 0.66% | 81% |
| NEW ENGLAND ASTER (<i>Aster novae-angliae</i>) | 0.40% | 75% |
| SEEDBOX (<i>Ludwigia alternifolia</i>) | 0.35% | 80% |
| GOLDEN RAGWORT (<i>Senecio aureus</i>) | 0.32% | 20% |
| GRASS LEAVED GOLDENROD (<i>Solidago graminifolia</i>) | 0.17% | 85% |

- STRAW BLANKETS (OR AN EQUAL TREATMENT) MAY BE REQUIRED TO PREVENT EROSION PRIOR TO RAIN GARDEN ESTABLISHMENT.
- PREVENTATIVE MOWING OF THE RAIN GARDEN AREA MAY BE REQUIRED PERIODICALLY TO HELP CONTROL THE SPREAD OF UNWANTED SPECIES. HOWEVER, IT IS ADVISED TO LET THE RAIN GARDEN GROW NATURALLY, AND ONLY MAINTAIN AS REQUIRED.



RAIN GARDEN INFILTRATION TRENCH TYPICAL CROSS SECTION
NOT TO SCALE

LANDSCAPE NOTES

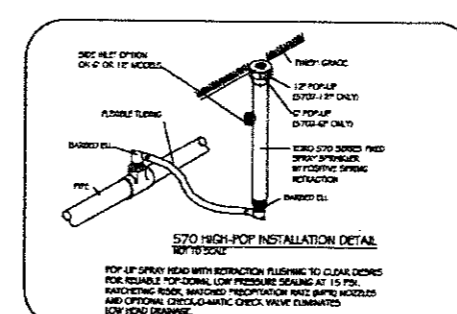
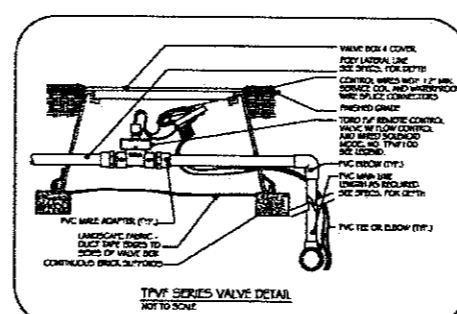
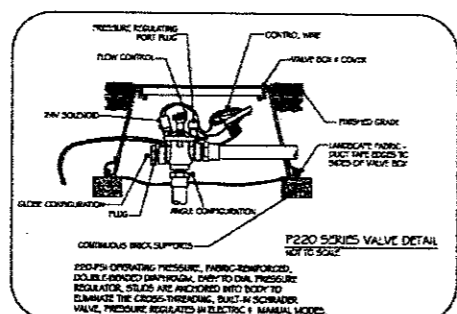
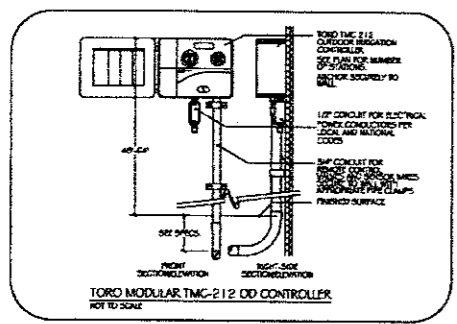
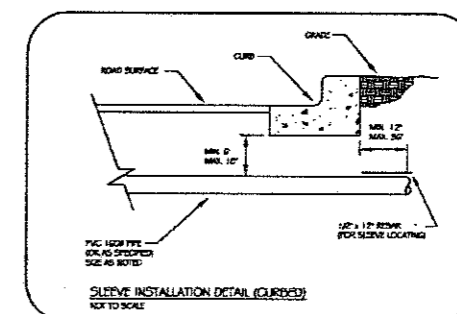
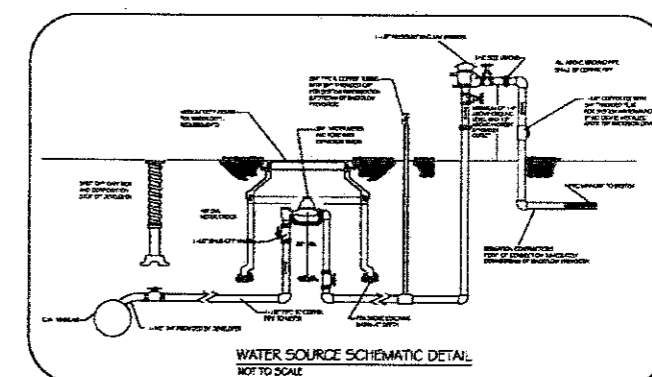
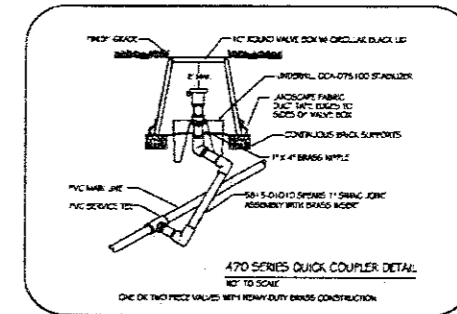
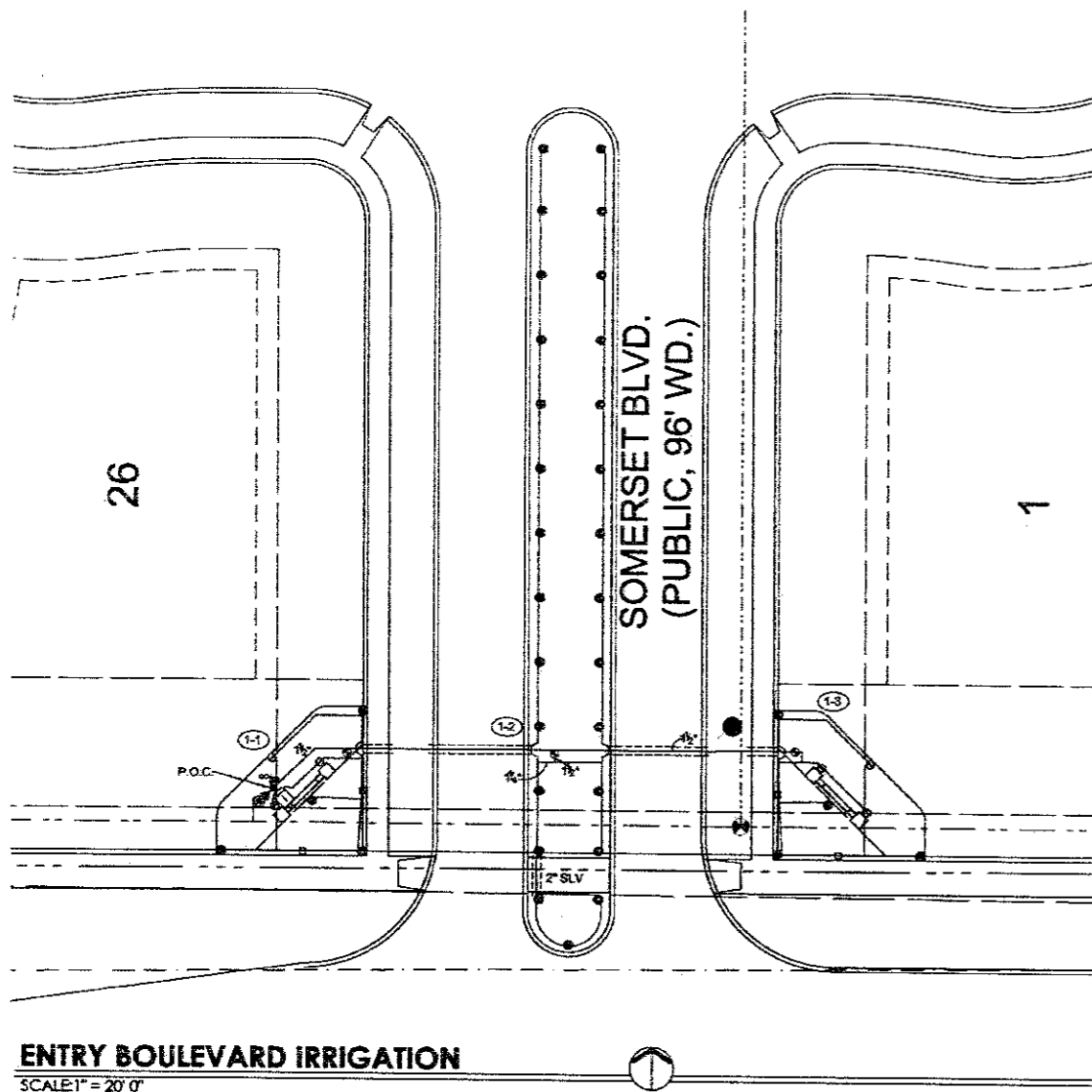
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SHRUB SYMBOL LEGEND

| SYMBOL | # | COM. NAME | BOT. NAME | SIZE | COND. |
|--------|-----|--------------------------------|--|---------|-------|
| ○ | 10 | EVERLOW YEWE | <i>Taxus x media 'Everlow'</i> | 24" Sp. | B&B |
| ○ | 114 | WARD'S YEWE | <i>Taxus x media 'Ward's'</i> | 24" Sp. | B&B |
| ○ | 16 | KNOCKOUT ROSE | <i>Rosa 'Knockout'</i> | 24" Ht. | B&B |
| ☀ | 8 | FLAMINGO JAPANESE SILVER GRASS | <i>Miscanthus sinensis 'Flamingo'</i> | 5 Gal. | Cont. |
| ☀ | 185 | FOUNTAIN GRASS | <i>Pennisetum alopecuroides</i> | 3 Gal. | Cont. |
| ☀ | 344 | STRAWBERRY CANDY DAYLILY | <i>Hemerocallis 'Strawberry Candy'</i> | 2 Gal. | Cont. |
| ● | 11 | ANNUAL COLOR | To Be Determined | 48 Cell | Flat |

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TORO

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Designed By: J. CRISAFULLI, G.L.D.
Plan #: 100112
Date: 06/13/12
Revisions:



THIS DESIGN IS BASED ON INFORMATION PROVIDED BY THE ARCHITECT AND/OR OWNER WHO ASSUMES FULL RESPONSIBILITY FOR ITS CORRECTNESS.