

**Preliminary
Landscape Development Plans**



▲ 5.11.2022 - Per City Review Comments dated 4.26.2022
▲ 7.8.2022 - Per City Review Comments dated 5.25.2022

THE BELVEDERE

NAPERVILLE, ILLINOIS

OWNER :
BRIDGE CAPITAL PARTNERS
PO Box 336
Bob Air Center # 351
Greenbrae, CA 94904

ARCHITECT :
TORCH ARCHITECTURE
27 W. Jefferson - Suite 200
Naperville, Illinois 60540
Project Manager: Rob Costello, Principal

ENGINEER :
CEMCON, Ltd.
2280 White Oak Circle
Aurora, IL 60502
(630) 862.2100 voice
Project Manager : Kim Morgart, P.E.

LANDSCAPE ARCHITECT :
Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 voice
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

- L.100 Overall Landscape Plan
- L.101 Landscape Plan - South
- L.102 Landscape Plan - North
- L.103 Clubhouse / Pool Area Enlargement
- L.104 Typical Building Planting Plan
- L.105 Turf Establishment Exhibit
- L.106 Plant Material Legend, Detail & Notes

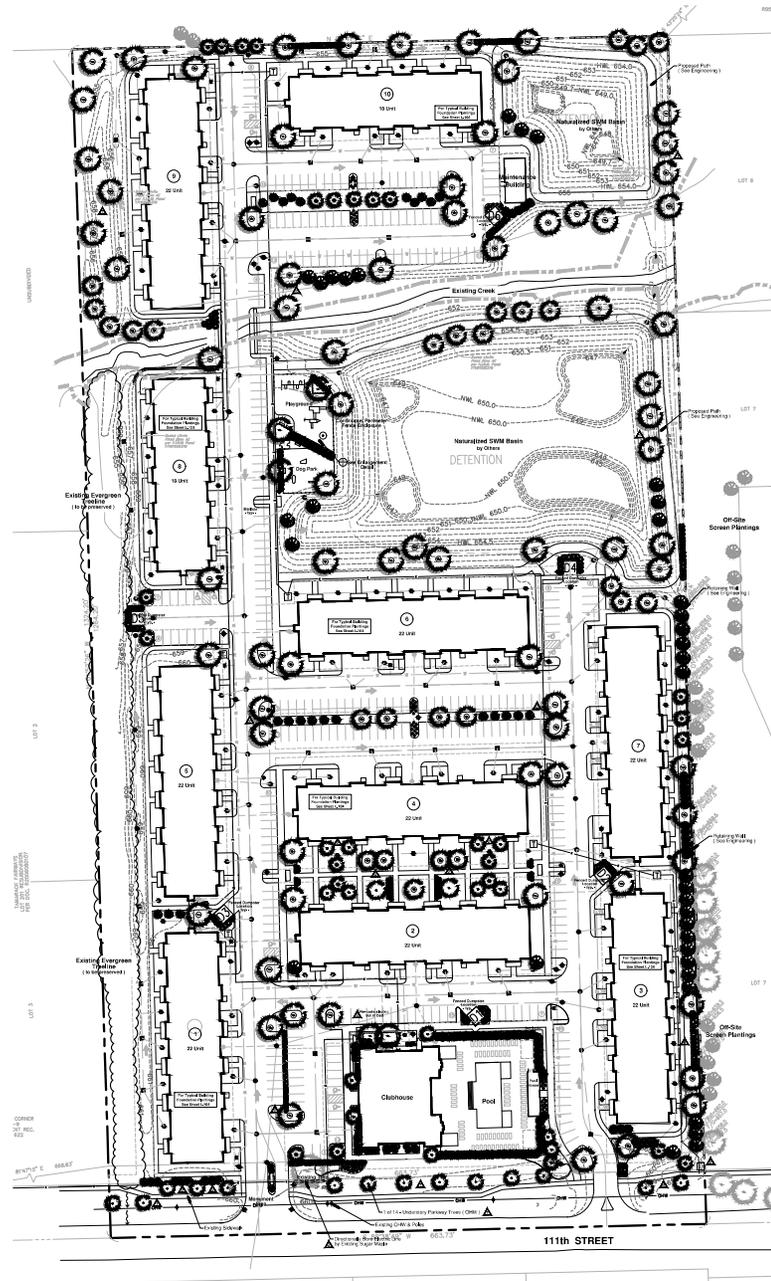
TS.100 Existing Tree Survey

Plant Material Legend :

-  - Shade Tree, 2 1/2' - 3'
-  - River Birch, 8' - 10' m/s
-  - Ornamental Tree, 6'
-  - Evergreen Tree, 6'
-  - Columnar Evergreen Tree, 6'
-  - Deciduous Shrub Bed, 36"
-  - Evergreen Shrub Bed, 18"
-  - Ornamental Grass Bed, 1gal.
-  - Proposed Transformers (12)

Notes :

- See Sheet L.104 for Typical Building Planting Plan
- See Sheet L.105 for Turf Establishment Plan
- See Sheet L.106 for Plant Material Legend



Land Planning
Landscape Architecture
Environmental Site Design

100 N. MAPLEVIEW ST. - NAPERVILLE, IL 60563-8000 TEL: 630.330.3300

project:

The Belvedere

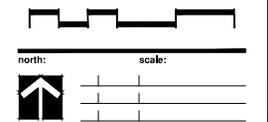
111th Street
Naperville, Illinois

sheet description:

Overall Preliminary Landscape Plan

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



revisions:  7.9.2022 Per City Review Comments dated 6/25/2022
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drawn by:
checked by:
project no.: **22007**
sheet no.:

L.100

project:

The Belvedere

111th Street
Naperville, Illinois

sheet description:

Preliminary Landscape Plan

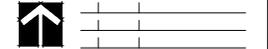
South Half

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 40' 0"



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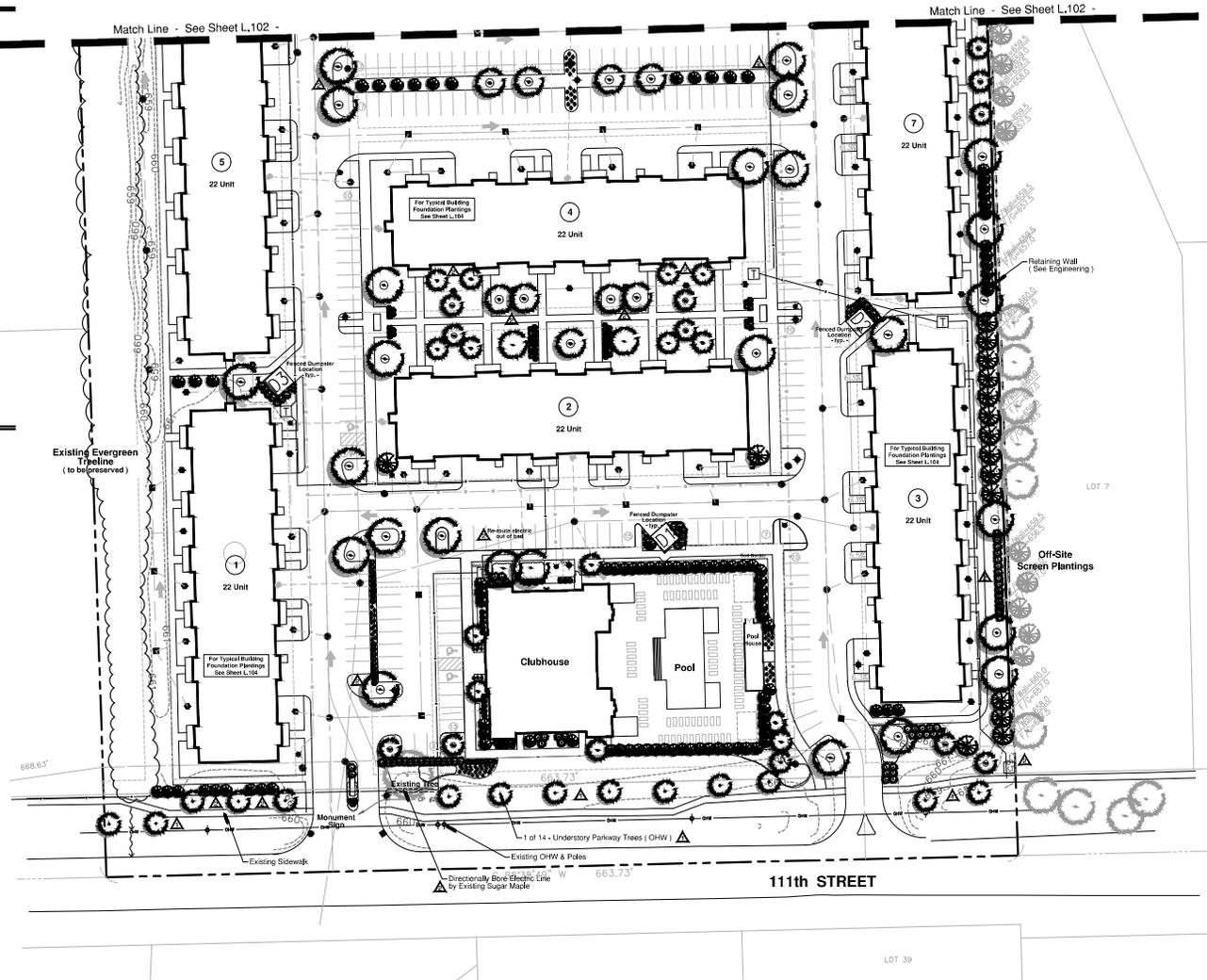
L.101

Plant Material Legend :

- Understory Parkway Tree, 2 1/2"
- Shade Tree, 2 1/2' - 3'
- River Birch, 8' - 10' m/s
- Ornamental Tree, 6'
- Evergreen Tree 6'
- Columnar Evergreen Tree, 6'
- Deciduous Shrub Bed, 36"
- Evergreen Shrub Bed, 18"
- Ornamental Grass Bed, 1gal.

Notes :

- See Sheet L.104 for Typical Building Planting Plan
- See Sheet L.105 for Turf Establishment Plan
- See Sheet L.106 for Plant Material Legend

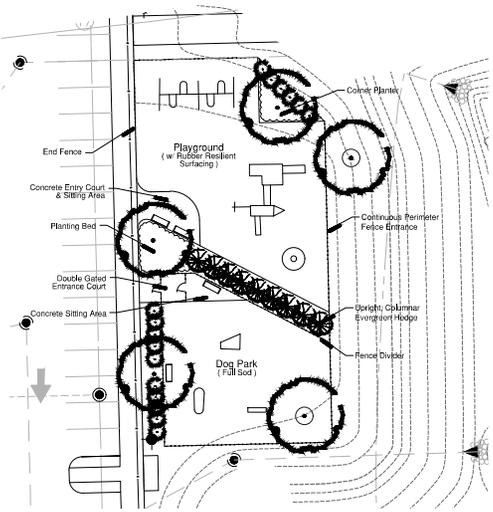


Plant Material Legend :

-  - Shade Tree, 2 1/2" - 3"
-  - River Birch, 8" - 10' m/s
-  - Ornamental Tree, 6'
-  - Evergreen Tree 6'
-  - Columnar Evergreen Tree, 6'
-  - Deciduous Shrub Bed, 36"
-  - Evergreen Shrub Bed, 18"
-  - Ornamental Grass Bed, 1gal.

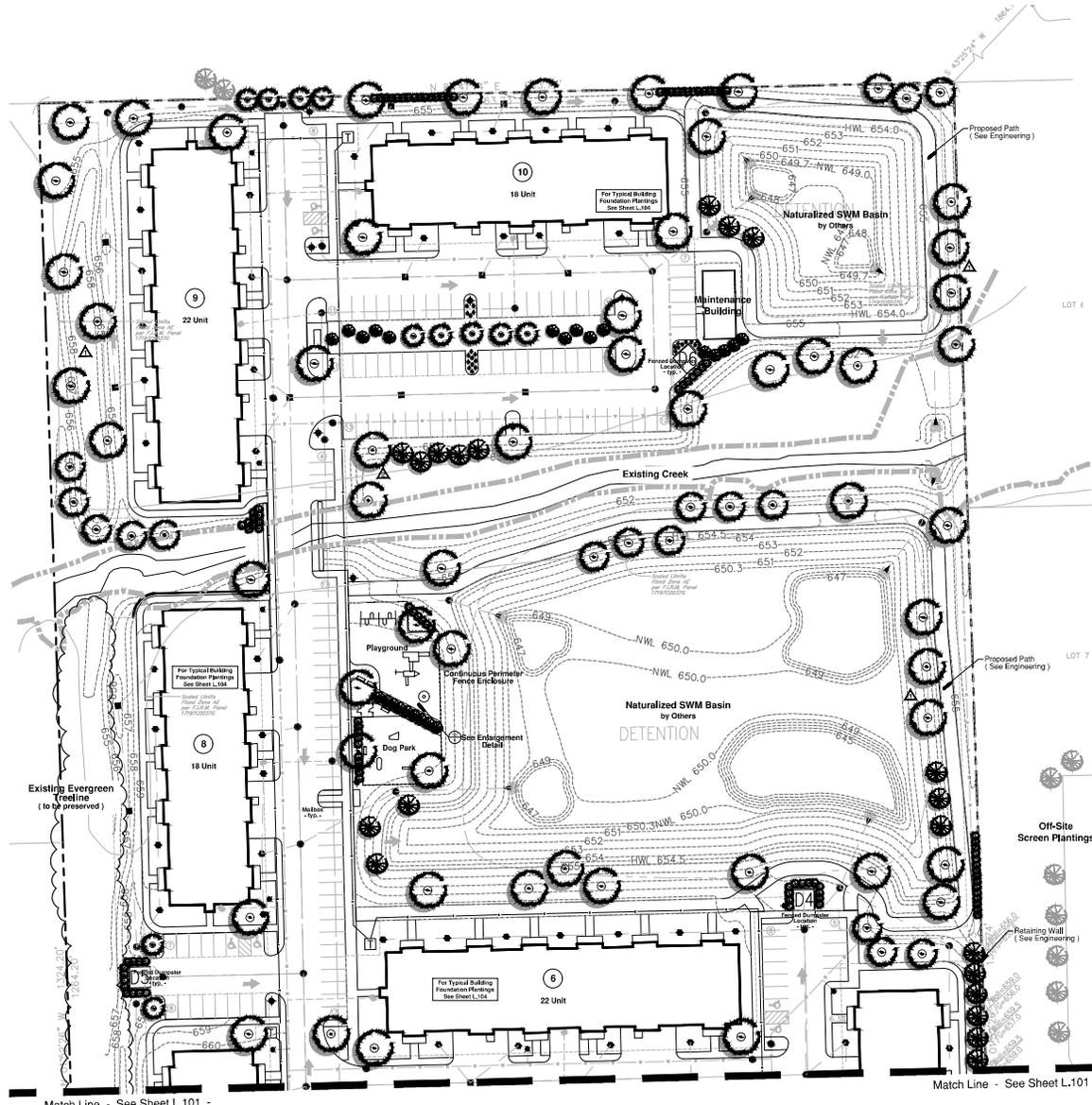
Notes :

- See Sheet L.104 for Typical Building Planting Plan
- See Sheet L.105 for Turf Establishment Plan
- See Sheet L.106 for Plant Material Legend



Playground & Dog Park Enlargement

scale: 1" = 20'0"



Landscape Architecture
Environmental Site Design

project:

The Belvedere

111th Street
Naperville, Illinois

sheet description:

Preliminary Landscape Plan

North Half

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



scale: 1" = 40' 0"



revisions:	date	description
7.9.2022	Per City Review Comments dated 6/29/2022	
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project no.: **22007**
sheet no.:

L.102

project:

The Belvedere

111th Street
Naperville, Illinois

sheet description:

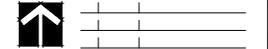
Clubhouse / Pool Enlargement

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



north: scale: 1" = 20' 0"



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 sheet no.:

L.103

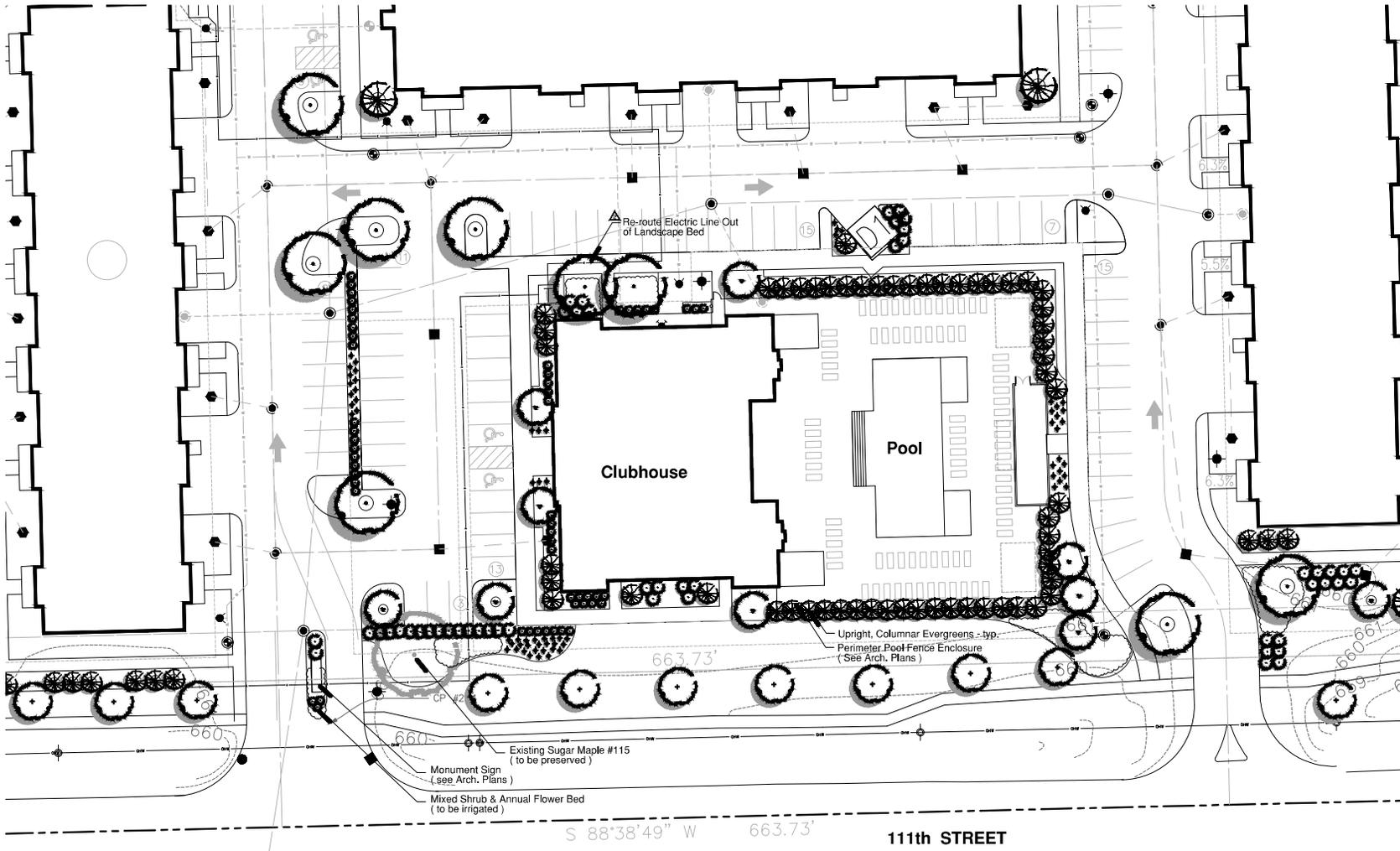


EXHIBIT G

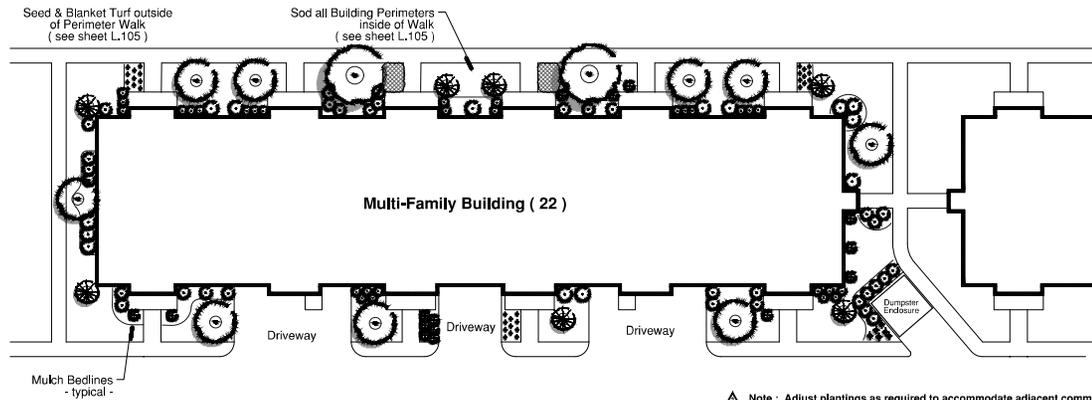
PLANT MATERIAL LEGEND : (Sheet L.104 Only)

-  **Large Ornamental Trees, 8' - 10' m/s**
100% River Birch, 8' - 10' m/s
-  **Ornamental Trees, 6' - 8' m/s or 2.5" cal.**
20% Prairie Fire Crab, 5' or 2.5"
20% Red Seed Crab, 8' or 2.5"
* 20% Apple Serviceberry, 7'
20% Am Magnolia, 5'
* 10% Common Witchhazel, 6'
10% Ivory Silk Tree Lilac, 6'
-  **Upright Evergreen, 4' - 6' tall**
40% Mission Arborvitae, 6'
40% Spartan Upright Juniper, 5'
* 20% Green Giant Arborvitae, 4'
-  **Evergreen Shrubs, 24" wide**
* 25% Dense Yew, 24"
* 20% Green Velvet Boxwood, 18"
50% Katay Compact Juniper, 18"
-  **Deciduous Shrubs, 24" - 36" tall**
* 35% Redtwig Dogwood, 36" (large)
* 25% Multican Viburnum, 36" (large)
20% Limelight Hydrangea, 30" (large)
20% Miss Kim Lilac, 36" (large)
* 50% Annabella Hydrangea, 24" (med.)
* 20% Black Chokeberry, 24" (med.)
20% Knockout Shrub Rose, 18" (small)
10% Snowmound Spiraea, 24" (med.)
20% G.M. Alpine Currant, 18" (small)
20% Goldenmound Spiraea, 18" (small)
* 20% Brox Forsythia, 18" (small)
20% Potentilla- Yellow, 18" (small)
20% Little Princess Spiraea, 18" (small)
-  **Perennial, 1 gal.**
20% Blue Wonder Catmint
20% Naggy Return Day Lily
20% Autumn Joy Sedum
20% Summer Beauty Allium
* 20% Hosta Gold Standard or Royal Standard
-  **Ornamental Grass A, 1 gal.**
* 50% K.F. Feather Reed Grass
50% Sherrandocah Red Switch Grass
-  **Ornamental Grass B, 1 gal.**
40% Dwarf Prairie Dropseed (Tara)
40% Autumn Moor Grass
* 20% Northern Sea Oats

- * **Shade Tolerance :** Shade tolerant plants are noted with an asterisk *
- **Adjacent Parking Lot and Common Area Landscaping are not shown on this exhibit for clarity.**
- **Shade tolerant plants are noted in the Plant Legend and should be used on all north facing Building Elevations.**

CONSTRUCTION NOTES :

- Sod all turf areas as noted with an approved brand of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage should be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 40 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY, mushroom compost per 100 SF, rotted to an 8" depth.
- Mulk all trees, shrub, perennial & cool grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulk all groundcover and annual beds with minimum of one inch granular fines.
- All bed lines and tree saucers require a 4" deep spoked edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape and gird checked.
- Plant material (size, branching and ball sizes) shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, as required to Contact J.U.U.L.E. (1,800,892,0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractor work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- **Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.**



Land Planning
Landscape Architecture
Environmental Site Design

project:

The Belvedere

111th Street
Naperville, Illinois

sheet description:

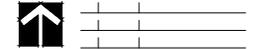
Typical Building Landscape Plan

owner:

Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904

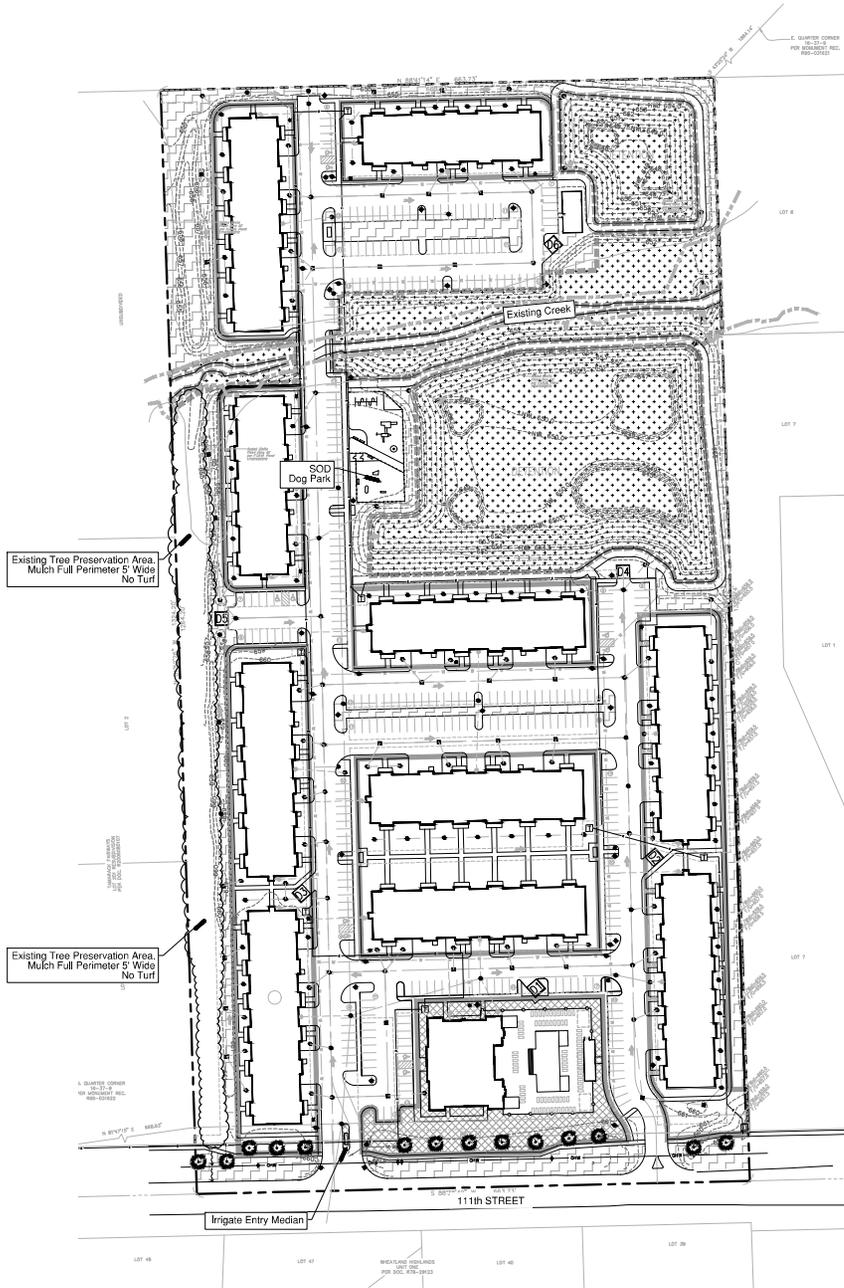


scale: 1" = 20' 0"



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	5.11.2022	Per City Review Comments dated 4/26/2022
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drawn by:
checked by:
project no.: 22007
sheet no.:



Turf Legend :

	- SOD	SY
	- Irrigation	2,200 SY
	- Seed Mix A & Blanket	SY
	- Native Seeding - By Others	SY



Land Planning
Landscape Architecture
Environmental Site Design

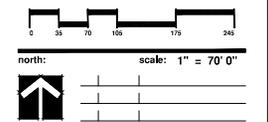
102 N. HANFORD ST. - NAPERVILLE, IL 60563-8000 TEL: 630.330.3300

project:
The Belvedere

111th Street
Naperville, Illinois

sheet description:
Turf & Irrigation Exhibit

owner:
Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



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checked by: _____

project no.: **22007**

sheet no.: _____

L.105

Preliminary Plant Material Legend : (Sheet L.101 - L.103)



Understory Parkway Tree, 2.5" Caliper
 Thornless Cockspur Hawthorn Donald Wyman Crab
 Jap. Tree Lilac Peking Tree Lilac



Shade Trees, 2.5" - 3" Caliper
 Autumn Blaze Maple Swamp White Oak
 State Street Maple Chicagoland Hackberry
 Shawnee Brave Baldcypress Kentucky Coffeetree
 Redmond Linden Exclamation London Planetree
 Columar English Oak Bur Oak
 Skyline Locust Triumph Elm



Large Ornamental Trees, 8' - 10' m/s
 River Birch



Ornamental Trees, 6' - 8' m/s
 Blackhaw Viburnum Prairie Fire Crab
 Apple Serviceberry Ivory Silk Tree Lilac
 Redbud Sargent Crab
 Common Witchhazel Beverly Crab



Evergreen Trees, 6' - 8' tall
 Norway Spruce White Pine
 Black Hills Spruce White Fir



Upright Columnar Evergreen, 5' - 6' tall
 Emerald Green Arborvitae Wintergreen Arborvitae
 Mission Arborvitae Green Giant Arborvitae
 Spartan Juniper Skyrocket Juniper



Evergreen Shrubs, 18" - 24" wide
 Hughes Juniper Green Sargent Juniper
 Kallay Compact Juniper Dense Yew
 Slomound Mugo Pine



Deciduous Shrubs, 18" - 48" tall
 Yellow Potentilla Grolo Sumac
 Black Chokeberry Miss Kim Lilac
 Dogwoods Var. Viburnums Var.
 Panicle Hydrangea Var. Shrub Rose Var.
 Texas Scarlet Quince Spirea Var.
 Annabelle Hydrangea



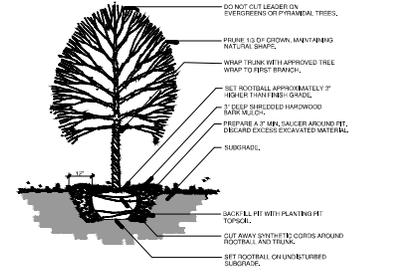
Perennials, Ornamental Grasses & Groundcovers, 1gal.
 Feather Reed Grass Daylily sp.
 Prairie Dropseed Blue Wonder Catmint
 Switchgrass Black Eye Susan
 Lilyturf Russian Sage
 Aut. Moor Grass Allium sp.
 Sedum sp. Ansonia sp.



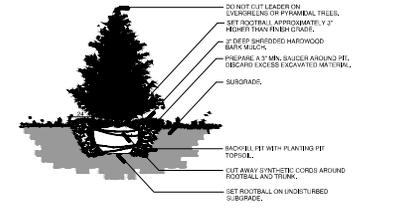
CONSTRUCTION NOTES :

- Soil all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Drill seed all remaining turf areas as noted and cover with an 8-75 Straw Erosion Control Blanket and staple in place.
- Final grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual/flower beds with 1 CY. mushroom compost per 100 SF, rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & annual beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree spaces require a 4" deep spaced edge between lawn and mulch areas.
- All evergreen (conifer) trees and shrubs must be grown in a natural shape and well irrigated.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant lists represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, sidewalks and roadways. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact JULLIE (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and soil areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plants, materials, seed and soil areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

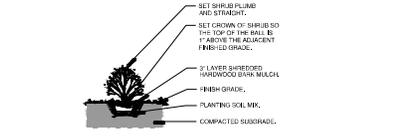
- All fire hydrants shall have a minimum of 4 feet of clearance.
- Trees must be at least 10' away from storm structures and 5' away from storm sewers.
- Trees must be at least 10' away from water and sanitary structures and 5' away from water mains and sanitary sewers.
- No trees, shrubs or obstacles within 10' of the front, or within 5' of the sides / rear, of the water transformer, or within 5' of underground cables.



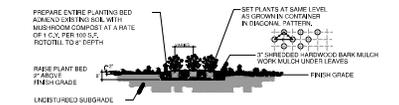
A Typical Tree Planting Detail NTS



B Typical Evergreen Planting Detail NTS



C Typical Shrub Planting Detail NTS



D Typical Perennial Planting Detail NTS



Land Planning
 Landscape Architecture
 Environmental Site Design

project:

The Belvedere

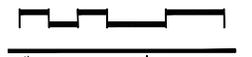
111th Street
 Naperville, Illinois

sheet description:

Plant Legend, Notes & Planting Details

owner:

Bridge Capital Partners
 PO Box 336
 Bob Air Center #351
 Greenbrae, CA 94904



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1	7.9.2022	Per City Review Comments dated 6/29/2022
2	8.11.2022	Per City Review Comments dated 6/29/2022

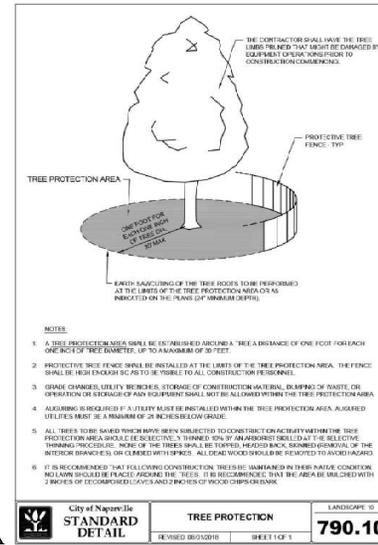
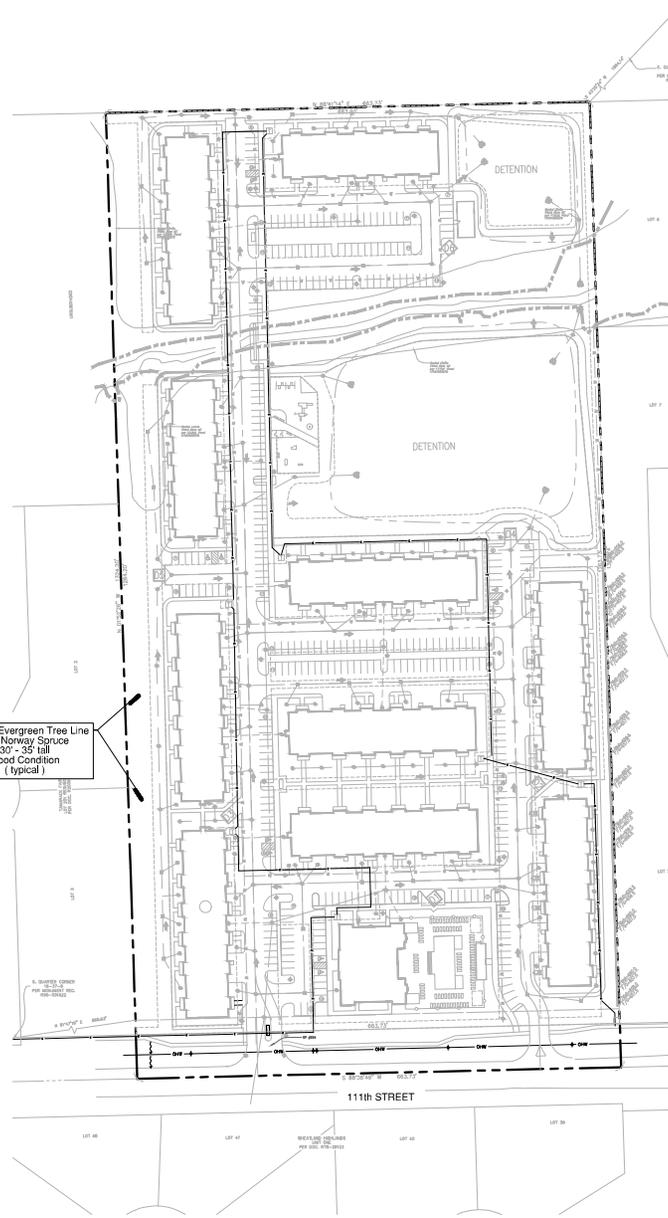
original issue date: **22 March 2022**

drawn by:
 checked by:
 project no.: **22007**
 sheet no.:

Tree Inventory Data :

Key #	Common Name	Botanical Name	DBH	Condition	Remarks	S	R
100	Thuja occidentalis	Mission Arborvitae	20"	Good			R
101	Thuja occidentalis	Mission Arborvitae	20"	Good			R
102	Ma us sp.	Crabapple	6"	Good			R
103	Picea abies	Norway Spruce	35"	Good			R
104	Picea abies	Norway Spruce	20"	Poor	Topped		R
105	Syringa reticulata	Jap Tree Lilac	5"	Good			R
106	Betula nigra	River Birch	20"	Good			R
107	Tilia cordata	Red Maple	7"	Good			R
108	Betula nigra	Red Maple	30"	Good			R
109	Acer rubrum	Sugar Maple	6"	Poor			R
110	Acer rubrum	Red Maple	6"	Fair			R
111	Acer saccharum	Sugar Maple	12"	Poor			R
112	Acer rubrum	Red Maple	7"	Good			R
113	Acer saccharum	Sugar Maple	12"	Poor			R
114	Acer saccharum	Sugar Maple	15"	Good			R
115	Acer saccharum	Sugar Maple	13"	Excellent		SAVE	R
116	Ma us sp.	Crabapple	6"	Poor			R
117	Gymnocladus dioica	Kentucky Coffeetree	15"	Excellent			R
118	Tilia cordata	Littleleaf Linden	7"	Good			R
119	Picea pungens	Colorado Spruce	15"	Good			R
120	Morus sp.	Mulberry	20"	Fair			R
121	Morus sp.	Mulberry	20"	Fair			R
122	Morus sp.	Mulberry	20"	Fair			R
123	Acer saccharinum	Silver Maple	6"	Fair			R
124	Celtis occidentalis	Hackberry	6"	Fair			R
125	Morus sp.	Mulberry	15"	Fair			R
126	Morus sp.	Mulberry	15"	Fair			R
127	Acer saccharum	Silver Maple	6"	Poor			R
128	Pyrus calleryana	Callery Pear	6"	Fair			R
129	Ulmus pumila	Siberian Elm	12"	Good			R
130	Gleditsia triacanthus	Honeylocust	7"	Fair			R
131	Gleditsia triacanthus	Honeylocust	10"	Fair			R
132	Pinus strobus	White Pine	20"	Good			R
133	Pinus nigra	Austrian Pine	20"	Poor			R
134	Pinus nigra	Austrian Pine	20"	Fair			R
135	Pinus nigra	Austrian Pine	20"	Fair			R
136	Salix sp.	Willow	6"	Poor			R
137	Ulmus pumila	Siberian Elm	6"	Good			R
138	Ulmus pumila	Siberian Elm	6"	Good			R
139	Ulmus pumila	Siberian Elm	6"	Good			R
140	Populus deltoides	Cottonwood	6"	Fair			R
141	Populus deltoides	Cottonwood	6"	Fair			R
142	Populus deltoides	Cottonwood	10"	Fair			R
143	Salix sp.	Willow	10'-12"	Poor			R
144	Salix sp.	Willow	10'-12"	Poor			R
145	Salix sp.	Willow	10'-12"	Poor			R
146	Salix sp.	Willow	10'-12"	Poor			R
147	Salix sp.	Willow	10'-12"	Poor			R
148	Salix sp.	Willow	10'-12"	Poor			R
149	Salix sp.	Willow	10'-12"	Poor			R
150	Salix sp.	Willow	10'-12"	Poor			R
151	Salix sp.	Willow	10'-12"	Poor			R
152	Salix sp.	Willow	10'-12"	Poor			R

Existing Evergreen Tree Line
38' - Norway Spruce
30' - 35' tall
Good Condition
(typical)



- NOTES:**
1. TREE PROTECTION AREA SHALL BE DEFINED AS A TREE DIBSANCE OF ONE FOOT FOR EACH ONE INCH OF TREE GUNITEE, UP TO A MAXIMUM OF 30 FEET.
 2. PROTECTIVE TREE FENCE SHALL BE INSTALLED AT THE LIMITS OF THE TREE PROTECTION AREA. THE FENCE SHALL BE HIGH ENOUGH TO PREVENT ANY UNAUTHORIZED ACCESS TO THE TREE PROTECTION AREA.
 3. BRANCH CUTS, UTILITY BRANCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE, OR OPERATION OR STORAGE OF ANY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE TREE PROTECTION AREA.
 4. BACKFILLING IS REQUIRED IF IT IS NECESSARY TO BE INSTALLED WITHIN THE TREE PROTECTION AREA. ALL UTILITIES MUST BE A MINIMUM OF 24 INCHES BELOW GRADE.
 5. ALL TREES TO BE REMOVED MUST BE IDENTIFIED BY A TREE REMOVAL TAG. THE TREE PROTECTION AREA SHALL BE IDENTIFIED BY AN APPROVED TAG. THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED BACK, SKINNED OR REMOVED OF THE INTERIOR BRANCHES OR CLIMBED WITH SPICES. ALL TREE WOOD SHALL BE RECYCLED TO WOOD CHIPS.
 6. IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATURAL CONDITION. MULCH SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAF AND BRANCHES OF WOOD CHIPS OR DIRT.

City of Naperville
STANDARD DETAIL
REVISION 08/2018 SHEET 1 OF 1

TREE PROTECTION
LANDSCAPE 10
790.10

Condition Rating Key :

Rating	Description	General Criteria
5	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
4	Good	The tree is typical of the species and / or has less than 20% deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and / or has less than 40% deadwood in the crown, only 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
2	Poor	The tree is not typical of the species and / or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
1	Dead	Less than 10% of the tree shows signs of life.

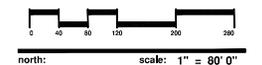


Land Planning
Landscape Architecture
Environmental Site Design

project:
The Belvedere
111th Street
Naperville, Illinois

sheet description:
Existing Tree Survey

owner:
Bridge Capital Partners
PO Box 336
Bob Air Center #351
Greenbrae, CA 94904



revisions:
7.8.2022 Per City Review Comments dated 6/28/2022
8.11.2022 Per City Review Comments dated 6/28/2022

original issue date: **22 March 2022**

drawn by:
checked by:
project no.: **22007**
sheet no.:

Existing Tree Survey Date :

Existing tree inventory and rating completed by Signature Design Group on March 14, 2022. Location and Tree Sizing Survey prepared by CEMCON, Ltd.