GALLERY PARK

MICHIGAN AVENUE SITE

SECTION 32, T3S, R6E

PITTSFIELD CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PRELIMINARY SITE PLAN

OWNER

DONALD & MARJORIE SHELTON
500 S. HARRIS ST
SALINE, MI 48176

DEVELOPER

GALLERY PARK HOMES LLC
135 KEVELING DR.
SALINE, MI 48176
ATTN: CRAIG WELCH
PH: (734) 470-6647

ENGINEER/SURVEYOR

MIDWESTERN CONSULTING, LLC
3815 PLAZA DRIVE
ANN ARBOR, MI 48108
ATTN: EARL OPHOFF, L.A.
HEATH HARTT, P.E.
PHONE: 734-995-0200

PROJECT NARRATIVE

Gallery Park is an attached condominium project located north side of Michigan Avenue between S State St and Industrial Dr. The proposed project consists of 75 homes in an attached fashion of two, three and four units. Each unit has a two car garage and parking for two additional vehicles in the driveway. Refuse will be stored in a wheeled container in each garage and moved to the curb once a week for private pick up.

This project attracts all types of buyers but is primarily targeted and utilized by previous large home owners wishing to downsize their homes and yards due to the departure of their children. These home buyers want higher end finishes and features without the addition of superfluous interior space and excessive outdoor maintenance. The homestyles are traditional and transitional colonial in architecture with tasteful detail, colors and appointment. Most of the buyers prefer to have a finished basement so view out and walk out options have been maximized.

The project will be constructed as a single phase with buildings being built and occupied at a market driven rate.

COMPARISON CHART

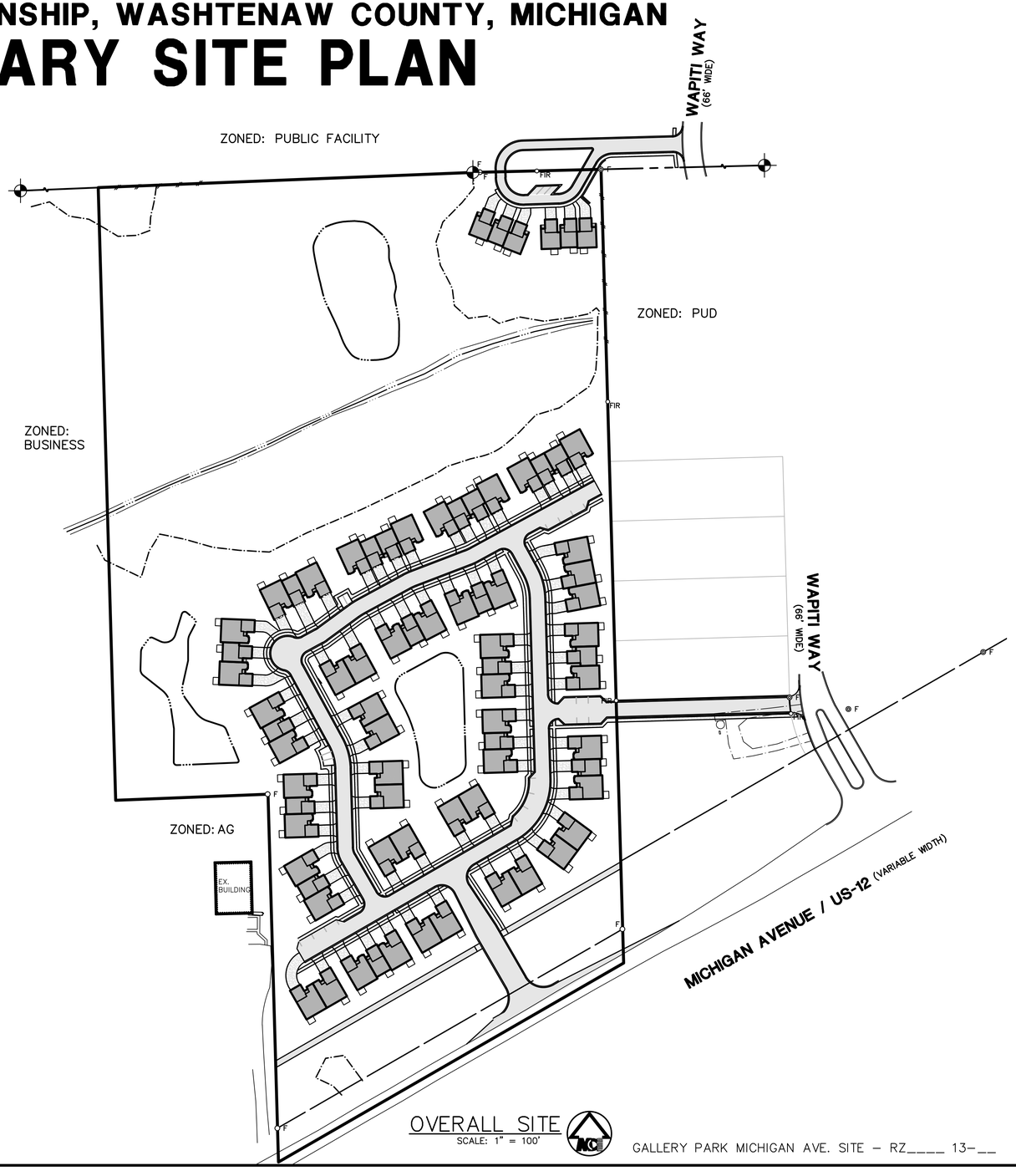
	EXISTING REQUIRED/ PERMITTED	R2 STANDARDS REQUIRED/ PERMITTED	PROPOSED
ZONING	AG	R2	R2
AREA (ac)	2.5 ac Min.	1 ac Min.	26
GROSS PROVIDED (ac)	26		26
NET LOT AREA (ac)	17.3		13.4
USE	AG/HOMESTEAD	LOW DENSITY MULTIFAMILY	LOW DENSITY MULTIFAMILY
AREA PER DU (sf/DU)		7,300 sf Min.	7,783
NUMBER OF UNITS	1	155 MAX.	75
GROUND FLOOR AREA (SF)			126,490
TOTAL FLOOR AREA (SF)			149,820
LOT COVERAGE	10% Max.	50% MAX.	11%
IMPERVIOUS SURFACE (SF)			263,888
IMPERVIOUS SURFACE COVERAGE	15% MAX.	60% MAX.	23%
LOT WIDTH	200' MIN.	125' MIN	666.25'
SETBACKS FRONT (SOUTH)	50'	10'	15' MIN.
SIDE (EAST & WEST)	30' MIN./60' TOTAL	10' MIN./20' TOTAL	15' MIN.
REAR (NORTH)	50'	15'	15' MIN.
BUILDINGS			
HEIGHT	40' MAX./3 STORIES	35' MAX./ 3 STORIES	23.6' MAX./2 STORIES
UNIT MIX*			SEE CHART
			3 UNIT TYPES
FLOOR AREA RATIO	N/A	N/A	26%
VEHICULAR PARKING		150 (2/DU)	320 TOTAL
GARAGES			150
DRIVEWAYS			150
GUEST SPACES			20

SOUTH AREA INCLUDES:
69 CONDOMINIUMS

NORTH AREA INCLUDES:
6 CONDOMINIUMS

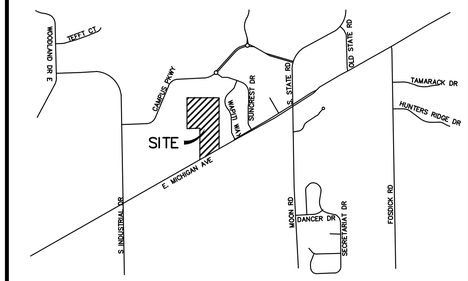
*UNITS MAY BE ANY OF THE TYPES SHOWN ON THIS CHART:

TYPE R1 RANCH
TYPE T1 TOWNHOUSE 2 STORY
TYPE S1 SPLIT LEVEL 1 1/2 STORY



OVERALL SITE
SCALE: 1" = 100'

GALLERY PARK MICHIGAN AVE. SITE – RZ____ 13-__



VICINITY SKETCH
NOT TO SCALE

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GALLERY PARK

JOB No. **13102**

REVISIONS:	REV. DATE
PER WCWRC REVIEW	01/28/15

DATE: 6/23/14
SHEET 01 OF 22
CADD: TPH
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TECH:
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01

MIDWESTERN CONSULTING

Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects

3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

RELEASED FOR:	DATE
PRELIMINARY SITE PLAN	06/23/14

STATE OF MICHIGAN
HEATH HARTT
ENGINEER
No. 56247
LICENSED PROFESSIONAL ENGINEER

HEATH HARTT
P.E. # 56247

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LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A 26.20 ACRE PARCEL OF LAND LOCATED IN TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

PARCEL 1:

That part of the West ½ of the Northeast ¼ and the East ½ of the Northwest ¼ of Section 32, Town 3 South, Range 6 East, beginning at a point on the North section line distant 1,111.92 feet North 89°30' West from the Northeast corner of said West ½ of the Northeast ¼, said corner being 1,326.37 feet Westerly from the Northeast corner of Section 32; and proceeding thence along said North section line North 89°30' West 214.45 feet to the North ¼ corner of Section 32; thence continuing along the North section line South 89°33'50" West 94.11 feet; thence South 0°12'30" West 1,494.31 feet to a point in the center line of Michigan Avenue, US-12; thence along said road centerline North 61°53'30" East 350.49 feet; thence North 0°12'30" East 1,328.05 feet to the POINT OF BEGINNING.

PARCEL 2:

Land in the Township of Pittsfield, County of Washtenaw, State of Michigan, described as: Commencing at the North ¼ post of section 32, Town 3 South, Range 6 East, thence South 89°33'50" West, 94.11 feet in the North line of Section 32 for a PLACE OF BEGINNING; thence continuing South 89°33'50" West, 532.89 feet; thence South 0°12'30" West, 1,024.95 feet; thence North 89°33'50" East, 255.01 feet; thence South 0°12'30" West 615.96 feet to the center of the highway; thence North 61°53'30" East in the center of the highway 315.63 feet; thence North 0°12'30" East 1,494.31 feet to the PLACE OF BEGINNING.

PARCEL 3:

Part of the Northeast ¼ of Section 32, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan, described as: Commencing at the North ¼ corner of said Section 32, thence South 88°43'48" East 214.45 feet, thence South 01°01'24" West 888.74 feet to the POINT OF BEGINNING; thence continuing South 01°01'24" West 30.00 feet; thence South 88°58'36" East 291.83 feet; thence Northwesterly to a point North 88°58'36" West 290.00 feet from the POINT OF BEGINNING.

Together with rights of ingress and egress as set forth in instruments recorded in Liber 3378, Page 121, and in Liber 3410, Page 748, Washtenaw County Records.

Property Address: 7250 E. Michigan Ave.

The above described parcels, together, are more particularly described as:
Commencing at the Northeast corner of Section 32, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan thence N 88°43'48" W 2438.29 feet along the North line of said Section 32 to the West line of "Rolling Hills" Condominium as recorded in Liber 2889, page 773, Washtenaw County Records; and the POINT OF BEGINNING;

- thence along said West line S 01°01'24" W 888.74 feet to the South line of Lot 1, "Rolling Hill" Condominium;
- thence S 88°58'36" E 290.00 feet along said South line of Lot 1 to the Westerly Right of Way of Wapiti Way (66 feet wide);
- thence along said Right of Way S 01°01'24" W 2.84 feet;
- thence continuing along said Right of Way 27.24 feet along an arc of a curve concave Easterly, said curve having a radius of 202.86 feet, a central angle of 07°41'39", and a chord of 27.22 feet bearing S 02°49'23" E;
- thence N 88°58'36" W 291.83 feet to the said West line of "Rolling Hills" Condominium;
- thence S 01°01'24" W 409.07 feet along said West line to the centerline of Michigan Avenue (US-12, Variable Width);
- thence along said centerline S 62°41'07" W 666.25 feet;
- thence N 01°01'24" E 615.36 feet;
- thence N 89°37'16" W 255.01 feet;
- thence N 01°01'24" E 1024.95 feet to the North line of said Section 32;
- thence S 89°39'58" E 627.00 feet along said North line to the North ¼ corner of Section 32, Town 3 South, Range 6 East;
- thence continuing along said North line S 88°43'48 E 214.45 feet to the POINT OF BEGINNING, being part of the North ½ of Section 32, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan, and containing 26.20 acres of land, more or less, subject to the rights of the public over the Southerly 50.00 feet as occupied by Michigan Avenue (US-12).

TOGETHER WITH:

The rights of ingress and egress as set forth in instruments recorded in Liber 3378, Page 121, and in Liber 3410, Page 748, Washtenaw County Records.

SUBJECT TO:

12. Building and use restrictions contained in instrument(s) recorded in Liber 3209, Page 347, Washtenaw County Records, but omitting any such covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

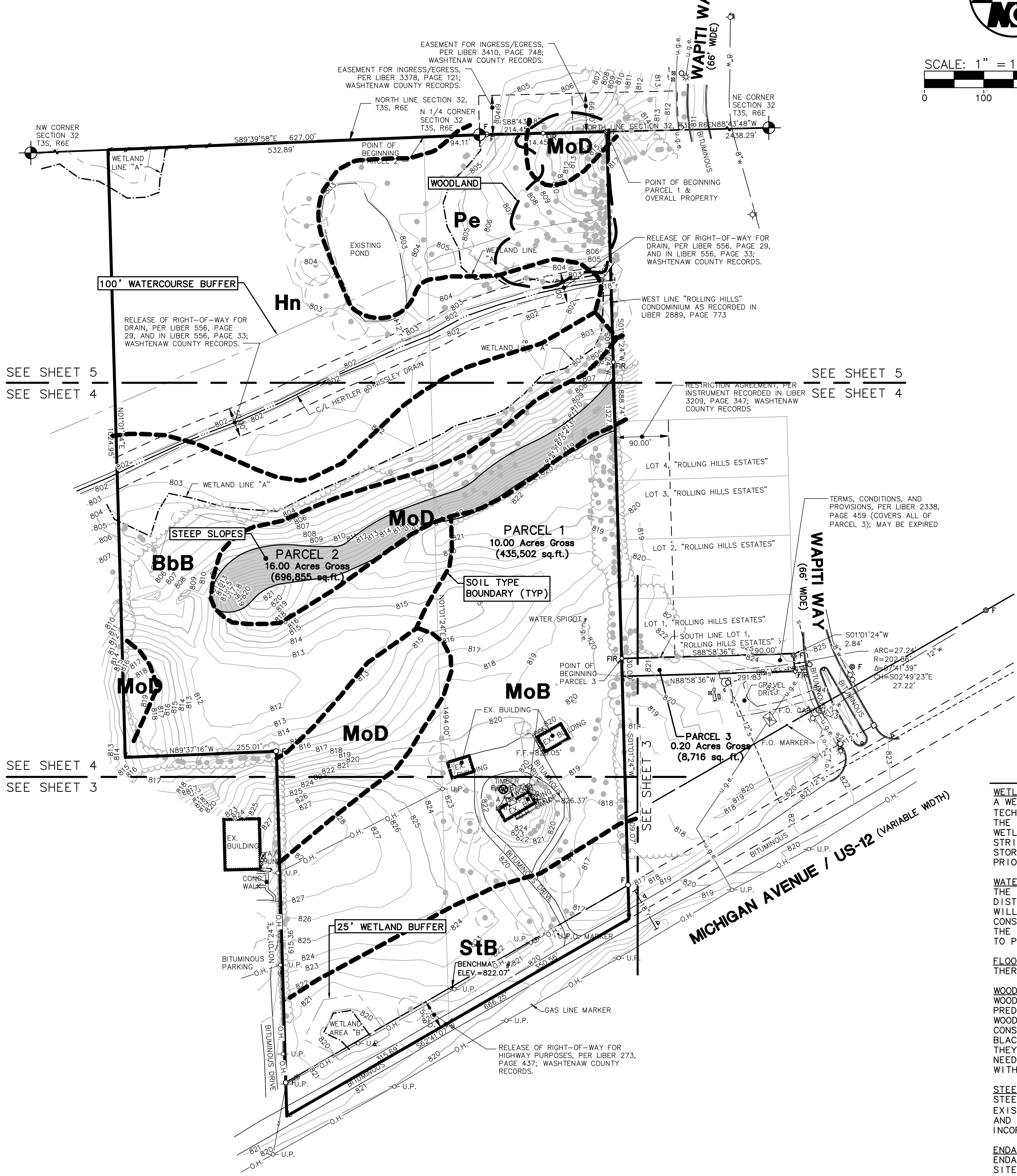
13. Easement, Agreement and Conditions in favor of The Detroit Edison Company, as recorded in Liber 707, Page 410, Washtenaw County Records.

14. Release of Right of Way for highway purposes to the State of Michigan, as recorded in Liber 273, page 437, Washtenaw County Records.

15. Release of Right of Way for Drain, to the County of Washtenaw, as recorded in Liber 556, Page 29, and in Liber 556, Page 33, Washtenaw County Records.

16. Rights of the public and other riparian owners in and to those portions of subject property lying in the waters of Hertler Nissle Drain.

17. Terms, conditions and provisions of Development Agreement as set forth in Liber 2338, Page 459, Washtenaw County Records.



SCALE: 1" = 100'

0 100 200 300

LEGEND

- EXIST. CONTOUR (838)
- EXIST. SPOT ELEVATION (×836.2)
- EXIST. UTILITY POLE (U.P.)
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE (OH)
- EXIST. LIGHT POLE
- EXIST. UNDERGROUND ELECTRIC LINE (u.g.e.)
- EXIST. GAS LINE (g)
- EXIST. FIBER OPTIC LINE (f.o.)
- EXIST. WATER MAIN (w)
- EXIST. HYDRANT
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER (r)
- EXIST. CATCH BASIN OR INLET
- END SECTION
- CULVERT
- EXIST. SANITARY SEWER (s)
- SIGN
- TELEPHONE RISER
- ELECTRIC METER
- WATER METER
- GAS METER
- POST
- WELL
- SINGLE TREE
- FENCE
- GUARDRAIL
- TREE OR BRUSH LIMIT
- SECTION CORNER
- FOUND IRON PIPE (F)
- FOUND MONUMENT (F)
- FOUND IRON ROD (FIR)
- CONTROL PT.
- STEEP SLOPES
- WOODLAND LIMITS
- SOIL TYPE BOUNDARY
- WETLAND BOUNDARY

BENCHMARK

BM #1 – TOP OF BRASS DISC ALONG THE NORTHERLY RIGHT-OF-WAY OF MICHIGAN AVENUE (US-12); +/– 48 FEET NORTHWESTERLY FROM THE CENTERLINE OF MICHIGAN AVENUE; +/– 4 FEET WEST OF UTILITY POLE; +/– 78 FEET EAST OF TREE #490 (22" ELM)

ELEVATION=822.07' (NAVD88)

SOIL DESCRIPTIONS

PER WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY
BbB – BLOUNT LOAM, 2 TO 6 PERCENT SLOPES
Hn – HOUGHTON MUCK
MoB – MORLEY LOAM, 2 TO 6 PERCENT SLOPES
MoD – MORLEY LOAM, 12 TO 18 PERCENT SLOPES
Pe – PEWAMO CLAY LOAM
StB – ST. CLAIR CLAY LOAM, 2 TO 6 PERCENT SLOPES

NATURAL FEATURES IMPACT STATEMENT

WETLANDS
A WETLAND DETERMINATION REPORT WAS PREPARED BY ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC. (ECT) AND REVEALED THAT TWO WETLANDS ARE PRESENT ON SITE. IT IS THE OPINION OF ECT THAT ONE OF THE WETLANDS IS REGULATED BY DEQ AND BOTH OF THE WETLANDS ARE REGULATED BY PITTSFIELD CHARTER TOWNSHIP. A PERMANENT 25 FOOT BUFFER STRIP SHALL BE MAINTAINED OR RESTORED ALONG THE EDGE OF THE WETLAND AREAS. ALL STORMWATER RUNOFF FROM THE DEVELOPMENT SHALL BE TREATED TO REMOVE SEDIMENTATION PRIOR TO ANY DISCHARGE TO WETLANDS.

WATERCOURSES
THE HERTLER & NISSLEY DRAIN IS LOCATED WITHIN THE SITE. THERE IS NO PLANNED DISTURBANCE TO THE WATERCOURSE. THE WATERCOURSE AND SURROUNDING NATURAL AREAS WILL BE PRESERVED. THE EXISTING NATIVE BUFFER STRIP WILL BE MAINTAINED AND NO CONSTRUCTION ACTIVITY REQUIRING BUILDING PERMITS WILL OCCUR WITHIN 100 FEET OF THE EXISTING WATERCOURSE. STORMWATER MANAGEMENT FACILITIES SHALL BE IMPLEMENTED TO PROTECT THE WATERCOURSE FROM SEDIMENTATION, EROSION AND PEAK FLOW ATTENUATION.

FLOODWAY AND FLOODPLAIN
THERE IS NO FLOODWAY OR 100-YR FLOODPLAIN LOCATED WITHIN THE SUBJECT PARCEL.

WOODLAND AND HERITAGE TREES
WOODLAND AND HERITAGE TREES ARE PRESENT ON THE SITE. HERITAGE TREES ARE PREDOMINANTLY LOCATED SURROUNDING THE EXISTING RESIDENTIAL UNIT AND DRIVEWAY. WOODLANDS ARE PRESENT ON THE NORTHEAST PORTION OF THE SITE. WOODLAND TREES CONSIST PRIMARILY OF SCOTCH PINES WITH SOME WHITE PINE, ELM, BLACK CHERRY AND BLACK WILLOW. SITE DESIGN HAS CONSIDERED BOTH WOODLAND AND HERITAGE TREES AND THEY HAVE BEEN PRESERVED TO THE EXTENT POSSIBLE WHILE MEETING THE DEVELOPMENT NEEDS. BOTH HERITAGE AND WOODLANDS TREES SHALL BE MITIGATED FOR IN ACCORDANCE WITH TOWNSHIP ORDINANCE.

STEEP SLOPES
STEEP SLOPES ARE LOCATED IN THE MIDDLE OF THE SITE AND DIRECTLY SOUTH OF THE EXISTING WETLAND "A". THE SLOPES SHALL BE PRESERVED WITH THE PROPOSED DEVELOPMENT AND INCORPORATED INTO BASEMENT WALK-OUT UNITS. EROSION CONTROL MEASURES SHALL BE INCORPORATED TO REDUCE EROSION AND SUBSEQUENT DAMAGE TO NATURAL FEATURES.

ENDANGERED SPECIES
ENDANGERED, THREATENED OR SPECIAL CONCERN SPECIES ARE NOT KNOWN TO EXIST ON THE SITE.

GROUND WATER RECHARGE AREAS
GROUNDWATER RECHARGE AREAS ARE PRESENT ON SITE ACCORDING TO AVAILABLE WASHTENAW COUNTY MAPS. DUE TO THE LACK OF SANDY/GRAVELY SOILS ON THE SITE, THE GROUNDWATER RECHARGE AREAS ARE LIMITED TO THE LOWLANDS/WETLAND AREAS WHERE THE THERE EXISTS A SHALLOW WATER TABLE. STORMWATER DISHARGE FROM THE DEVELOPED AREAS WILL BE TREATED PRIOR TO RELEASE. HAZARDOUS SUBSTANCE STORAGE SHALL NOT BE STORED ON SITE AND/OR SHALL ABIDE BY GROUNDWATER PROTECTION STANDARDS.

Know what's **below.** **Call** before you dig. (811)

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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GALLERY PARK

PRELIMINARY SITE PLAN
EXISTING CONDITIONS & NATURAL FEATURES

02

DATE: 06/23/14	
SHEET 02 OF 22	
CADD: TPH	
ENG: HTH	
PM: EFO	
TECH:	
13102EX1.dwg	FB# 446

JOB No. **13102**

REVISIONS:	REV. DATE
PER WCWRC REVIEW	01/28/15

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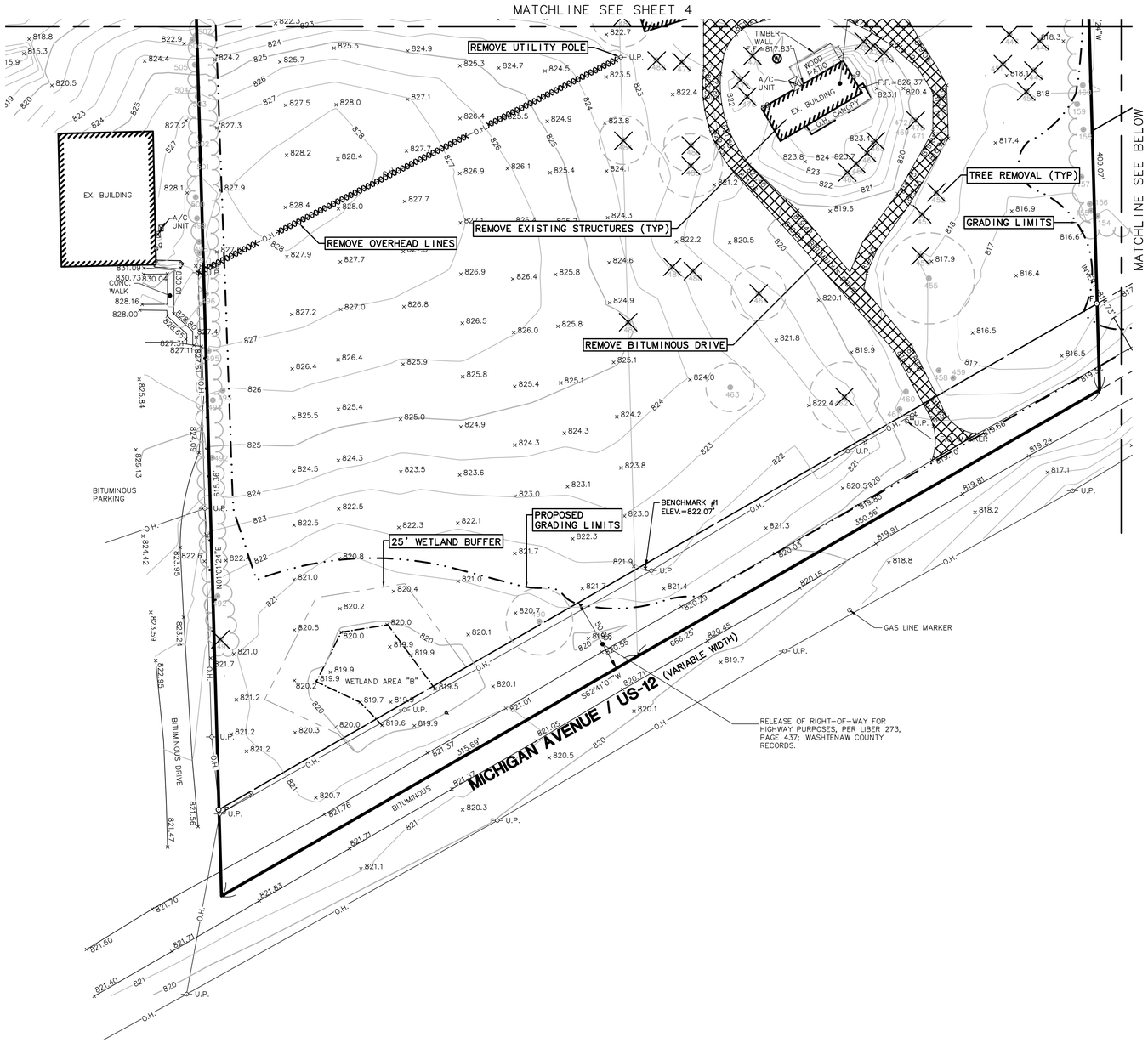

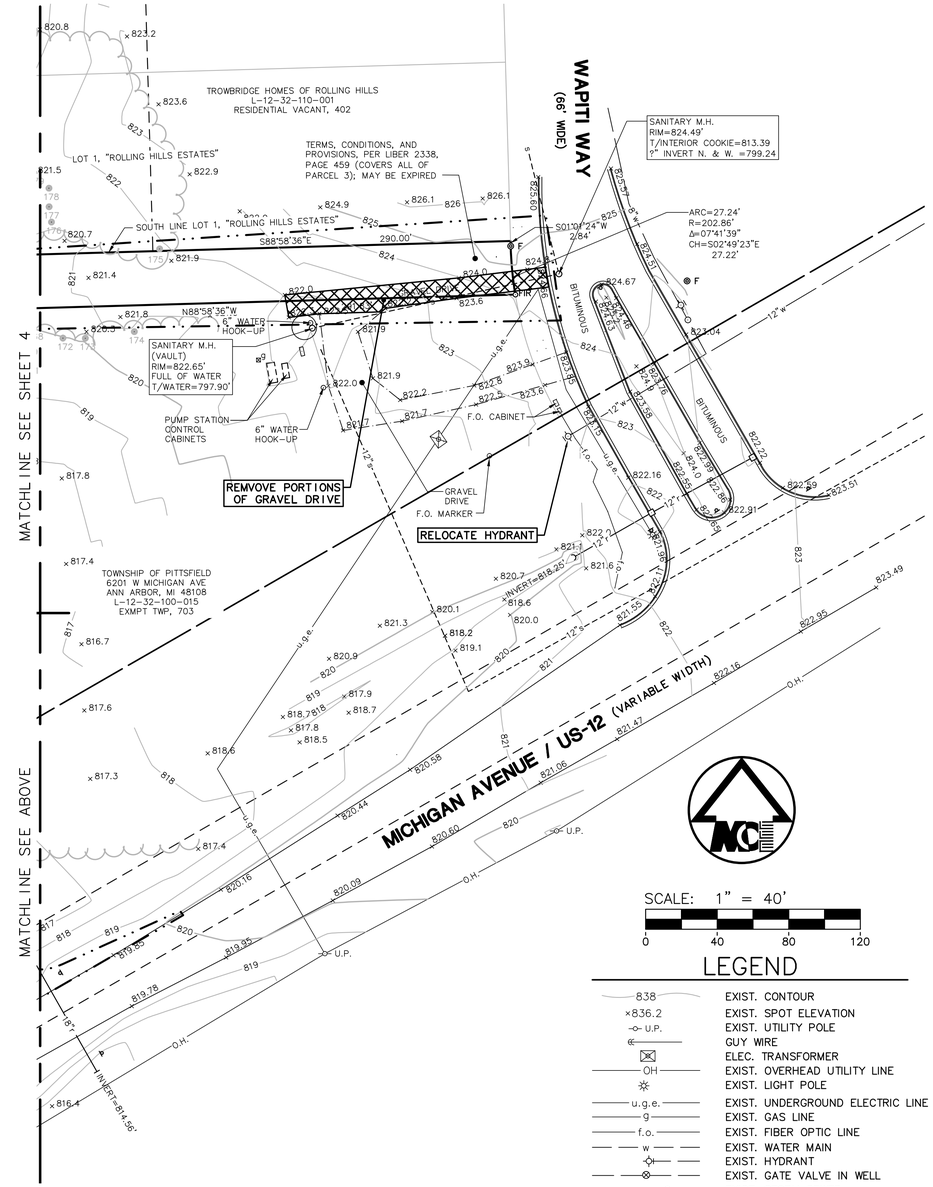

SCALE: 1" = 40'

0 40 80 120

LEGEND

838	EXIST. CONTOUR
×836.2	EXIST. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
u.g.e.	EXIST. UNDERGROUND ELECTRIC LINE
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f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN WELL
r	EXIST. STORM SEWER
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	END SECTION
	CULVERT
s	EXIST. SANITARY SEWER
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	POST
W	WELL
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	GUARDRAIL
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F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
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	REMOVALS

BENCHMARK

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ELEVATION=822.07' (NAVD88)

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GALLERY PARK

PRELIMINARY SITE PLAN
EXISTING CONDITIONS & REMOVALS – SOUTH

03

JOB No. 13102

REVISIONS:
PER WCWRC REVIEW — REV. DATE 07/28/15

DATE: 06/23/14
SHEET 03 OF 22
CADD: TPH
ENG: HTH
PM: EFO
TECH:
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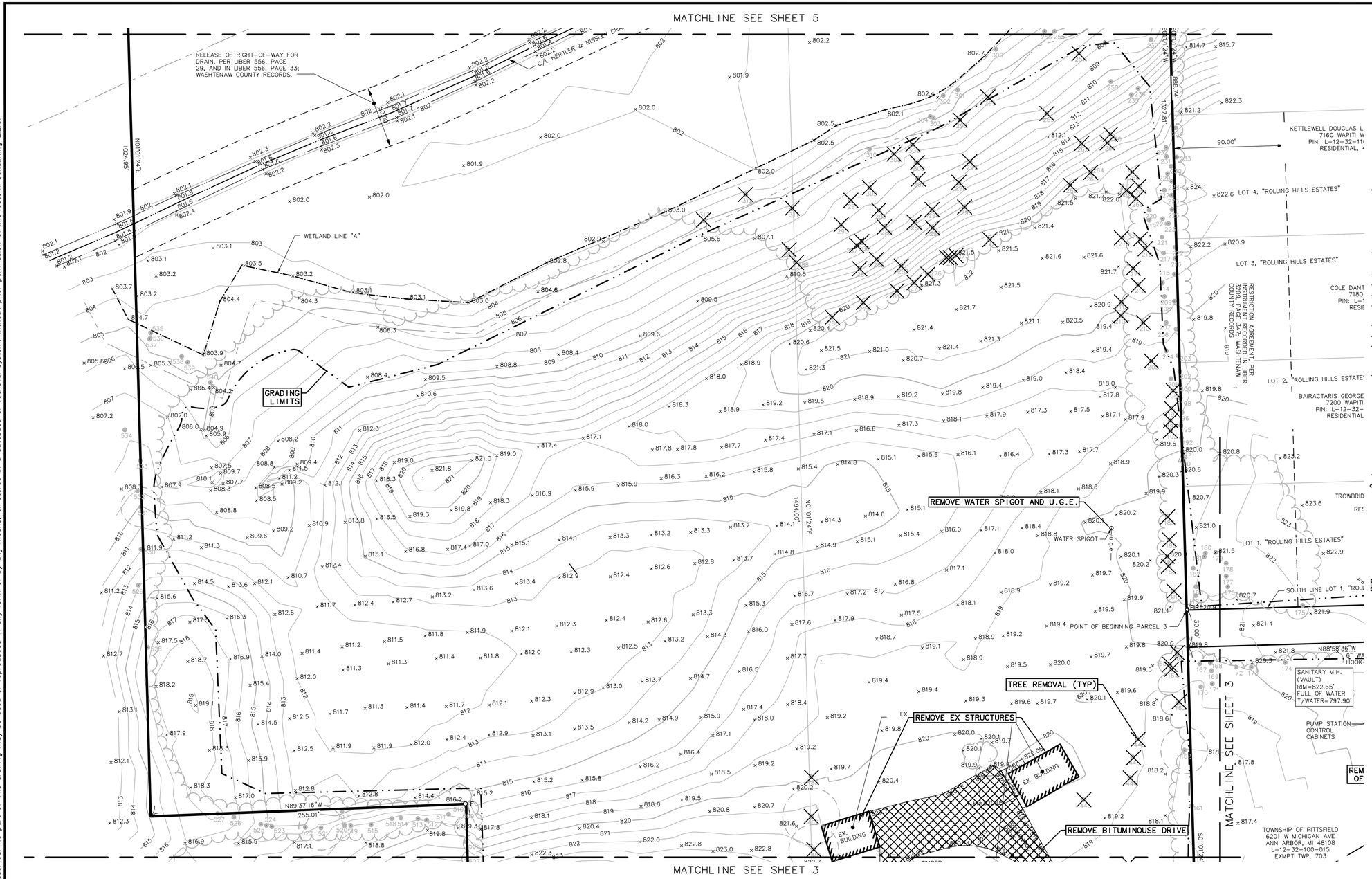

SCALE: 1" = 40'

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GALLERY PARK

PRELIMINARY SITE PLAN
EXISTING CONDITIONS & REMOVALS – MIDDLE

04

DATE: 06/23/14
SHEET 04 OF 22
CADD: TPH
ENG: HTH
PM: EFO
TECH:
13102EX2.dwg
FB# 446

JOB No. 13102
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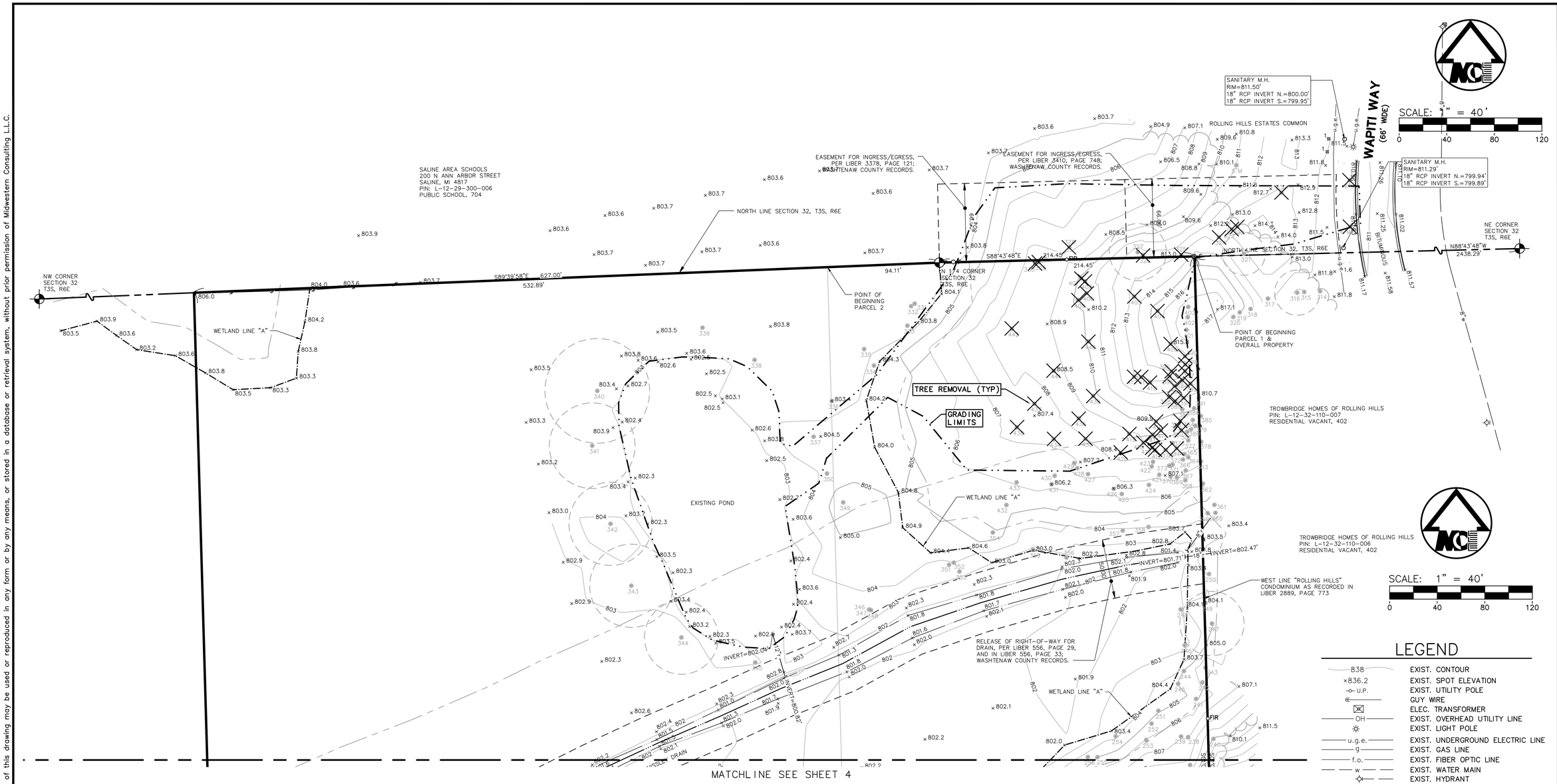

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	TELEPHONE RISER
	ELECTRIC METER
	WATER METER
	GAS METER
	POST
W	WELL
	SINGLE TREE
	FENCE
	GUARDRAIL
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.

Know what's below. Call before you dig.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Pro\13102\Site Plan\13102EX2.dwg, 6/3/2015 10:43 AM, Heath Hartt, MCLLC PDF.pc3
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MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

CLIENT
GALLERY PARK HOLMES
135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

GALLERY PARK

PRELIMINARY SITE PLAN
EXISTING CONDITIONS & REMOVALS - NORTH

05

DATE: 06/23/14
SHEET 05 OF 22
CADD: TPH
ENG: HFH
PM: EFO
TECH:
13102EX2.dwg
SIGN: 446

JOB No. 13102

REVISIONS:
PER WCWRC REVIEW

REV.	DATE
	01/29/15

TREE LIST

TAG#	DBH	COMMON NAME	GENUS/SPECIES	Stems	Score	Heritage	Woodland	Remove	Mitigation
154	6 "	Black Cherry	Prunus serotina						
155	7 "	Black Cherry	Prunus serotina						
156	8 "	Black Cherry	Prunus serotina						
157	7 "	Black Cherry	Prunus serotina						
158	8 "	Black Cherry	Prunus serotina						
159	6 "	Sweet Cherry	Prunus avuim	twin					
160	7 "	Sweet Cherry	Prunus avuim						
161	15 "	American Elm	Ulmus americana						
162	19 "	American Elm	Ulmus americana			X			
163	10 "	Black Cherry	Prunus serotina					X	
164	6 "	Red Oak	Quercus palustris					X	
165	8 "	Black Cherry	Prunus serotina					X	
166	8 "	Black Cherry	Prunus serotina					X	
167	10 "	Red Pine	Pinus resinosa						
168	10 "	Red Pine	Pinus resinosa						
169	9 "	Red Pine	Pinus resinosa						
170	14 "	Red Pine	Pinus resinosa						
171	17 "	American Elm	Ulmus americana						
172	11 "	Red Pine	Pinus resinosa						
173	8 "	Black Cherry	Prunus serotina						
174	8 "	Cottonwood	Populus deltoides						
175	7 "	Scotch Pine	Pinus sylvestris	twin					
176	13 "	Red Pine	Pinus resinosa						
177	11 "	Red Pine	Pinus resinosa						
178	13 "	Red Pine	Pinus resinosa						
179	12 "	Scotch Pine	Pinus sylvestris						
180	14 "	Red Pine	Pinus resinosa						
181	13 "	Red Pine	Pinus resinosa						
182	13 "	Red Pine	Pinus resinosa						
183	13 "	Red Pine	Pinus resinosa						
184	10 "	Red Pine	Pinus resinosa						
185	7 "	Black Cherry	Prunus serotina	twin				X	
186	16 "	Scotch Pine	Pinus sylvestris					X	
187	10 "	Black Cherry	Prunus serotina					X	
188	8 "	Black Cherry	Prunus serotina					X	
189	7 "	American Elm	Ulmus americana					X	
190	8 "	Black Cherry	Prunus serotina						
191	8 "	Black Cherry	Prunus serotina	twin					
192	12 "	White Pine	Pinus strubus						
193	11 "	White Pine	Pinus strubus					X	
194	10 "	White Pine	Pinus strubus					X	
195	9 "	White Pine	Pinus strubus	twin					
196	14 "	White Pine	Pinus strubus						
197	11 "	White Pine	Pinus strubus					X	
198	11 "	White Pine	Pinus strubus						
199	11 "	White Pine	Pinus strubus					X	
200	13 "	White Pine	Pinus strubus						
201	11 "	White Pine	Pinus strubus						
202	11 "	White Pine	Pinus strubus						
203	15 "	White Pine	Pinus strubus						
204	10 "	White Pine	Pinus strubus						
205	8 "	Blue Spruce	Picea pungens					X	
206	11 "	White Pine	Pinus strubus						
207	11 "	White Pine	Pinus strubus						
208	12 "	White Pine	Pinus strubus						
209	12 "	White Pine	Pinus strubus						
210	9 "	Red Maple	Acer rubrum					X	
211	8 "	Red Maple	Acer rubrum					X	
212	7 "	Cottonwood	Populus deltoides					X	
213	6 "	Cottonwood	Populus deltoides					X	
214	11 "	White Pine	Pinus strubus						
215	12 "	White Pine	Pinus strubus						
216	12 "	White Pine	Pinus strubus						
217	11 "	White Pine	Pinus strubus						
218	8 "	White Spruce	Picea glauca					X	
219	7 "	White Spruce	Picea glauca						
220	7 "	White Spruce	Picea glauca						
221	11 "	White Pine	Pinus strubus						
222	11 "	White Pine	Pinus strubus						
223	14 "	White Pine	Pinus strubus						
224	9 "	White Pine	Pinus strubus						
225	9 "	White Pine	Pinus strubus	twin					
226	10 "	White Pine	Pinus strubus						
227	10 "	White Pine	Pinus strubus						
228	11 "	White Pine	Pinus strubus						
229	13 "	White Pine	Pinus strubus						
230	8 "	White Pine	Pinus strubus						
231	8 "	White Pine	Pinus strubus						
232	11 "	White Pine	Pinus strubus						
233	9 "	Black Cherry	Prunus serotina	twin					
234	7 "	Black Cherry	Prunus serotina	twin					
235	6 "	Cottonwood	Populus deltoides						
236	11 "	Scotch Pine	Pinus sylvestris						
237	15 "	Scotch Pine	Pinus sylvestris						
238	16 "	Scotch Pine	Pinus sylvestris						
239	13 "	Scotch Pine	Pinus sylvestris						
240	6 "	Sweet Cherry	Prunus avuim						
241	6 "	Sweet Cherry	Prunus avuim						
242	8 "	Siberian Elm	Ulmus pumila						
243	14 "	White Mulberry	Morus alba						
244	19 "	Cottonwood	Populus deltoides						
245	21 "	Cottonwood	Populus deltoides						
246	9 "	Black Willow	Salix nigra						
247	27 "	Black Willow	Salix nigra			X			
248	8 "	Black Willow	Salix nigra						
249	8 "	Linden	Tilia americana						
250	19 "	Cottonwood	Populus deltoides						
251	11 "	Apple	Malus pumila						
252	7 "	Apple	Malus pumila						
253	7 "	Apple	Malus pumila	twin					
254	10 "	Black Willow	Salix nigra						
255	15 "	Black Willow	Salix nigra						
256	13 "	Black Willow	Salix nigra						
257	18 "	Sweet Cherry	Prunus avuim					X	
258	8 "	Apple	Malus pumila	twin					
259	6 "	Apple	Malus pumila					X	
260	10 "	American Elm	Ulmus americana					X	
261	9 "	Black Cherry	Prunus serotina	twin				X	
262	11 "	Apple	Malus pumila					X	
263	8 "	Apple	Malus pumila					X	
264	10 "	Apple	Malus pumila					X	
265	8 "	Apple	Malus pumila					X	
266	9 "	Black Cherry	Prunus serotina	twin				X	
267	8 "	Cottonwood	Populus deltoides		40			X	
268	7 "	Cottonwood	Populus deltoides					X	
269	15 "	Cottonwood	Populus deltoides					X	
270	6 "	Cottonwood	Populus deltoides					X	
271	6 "	Cottonwood	Populus deltoides					X	
272	10 "	Apple	Malus pumila					X	

TAG#	DBH	COMMON NAME	GENUS/SPECIES	Stems	Score	Heritage	Woodland	Remove	Mitigation
273	10 "	Apple	Malus pumila					X	
274	10 "	Apple	Malus pumila					X	
275	9 "	Apple	Malus pumila					X	
276	8 "	Apple	Malus pumila					X	
277	6 "	Apple	Malus pumila					X	
278	6 "	Apple	Malus pumila					X	
279	7 "	Apple	Malus pumila					X	
280	7 "	Apple	Malus pumila					X	
281	6 "	Apple	Malus pumila					X	
282	7 "	Apple	Malus pumila					X	
283	9 "	Apple	Malus pumila					X	
284	10 "	Apple	Malus pumila					X	
285	8 "	Apple	Malus pumila					X	
286	9 "	Apple	Malus pumila					X	
287	11 "	Apple	Malus pumila					X	
288	11 "	Apple	Malus pumila					X	
289	10 "	Apple	Malus pumila					X	
290	6 "	Apple	Malus pumila					X	
291	7 "	Apple	Malus pumila	twin				X	
292	6 "	Apple	Malus pumila					X	
293	10 "	Black Pine	Pinus nigra					X	
294	6 "	Apple	Malus pumila					X	
295	7 "	Apple	Malus pumila	twin				X	
296	9 "	Apple	Malus pumila	twin				X	
297	7 "	Apple	Malus pumila	twin				X	
298	9 "	Apple	Malus pumila					X	
299	6 "	Siberian Elm	Ulmus pumila	5				X	
300	10 "	Black Willow	Salix nigra	triple	40				
301	23 "	White Mulberry	Morus alba						
302	11 "	Black Willow	Salix nigra						
303	8 "	Box Elder	Acer negundo						
304	12 "	Black Willow	Salix nigra		40				
305	8 "	Black Cherry	Prunus serotina					X	
306	11 "	Black Cherry	Prunus serotina					X	
307	7 "	Apple	Malus pumila					X	
308	8 "	Black Cherry	Prunus serotina					X	
309	7 "	Apple	Malus pumila					X	
310	13 "	Black Cherry	Prunus serotina						
311	16 "	Black Cherry	Prunus serotina					X	
312	19 "	Black Willow	Salix nigra					X	
313	22 "	Black Willow	Salix nigra					X	
314	7 "	Cottonwood	Populus deltoides						
315	7 "	Scotch Pine	Pinus sylvestris		40				
316	19 "	Scotch Pine	Pinus sylvestris			X			
317	12 "	Scotch Pine	Pinus sylvestris						
318	12 "	Scotch Pine	Pinus sylvestris						
319	19 "	Scotch Pine	Pinus sylvestris						
320	12 "	Scotch Pine	Pinus sylvestris						
321	18 "	Black Cherry	Prunus serotina		60	X			
322	9 "	Scotch Pine	Pinus sylvestris					X	
323	9 "	Scotch Pine	Pinus sylvestris					X	
324	7 "	Scotch Pine	Pinus sylvestris					X	
325	7 "	Red Oak	Quercus palustris					X	
326	16 "	Black Cherry	Prunus serotina				X		
327	24 "	Black Cherry	Prunus serotina			X			
328	8 "	Scotch Pine	Pinus sylvestris				X	X	8
329	12 "	Black Cherry	Prunus serotina				X	X	12
330	9 "	Black Cherry	Prunus serotina				X	X	9
331	7 "	Black Willow	Salix nigra						
332	7 "	Black Willow	Salix nigra						
333	19 "	Black Willow	Salix nigra						
334	14 "	Black Willow	Salix nigra						
335	12 "	Silver Maple	Acer saccharinum						
336	9 "	Black Willow	Salix nigra	5					
337	16 "	Weeping Willow	Salix babylonica						
338	14 "	Weeping Willow	Salix babylonica	5					
339	10 "	Weeping Willow	Salix babylonica	5					
340	44 "	Weeping Willow	Salix babylonica			X			
341	36 "	Weeping Willow	Salix babylonica			X			
342	35 "	Weeping Willow	Salix babylonica			X			
343	35 "	Weeping Willow	Salix babylonica			X			
344	31 "	Weeping Willow	Salix babylonica			X			
345	12 "	Weeping Willow	Salix babylonica	5					
346	14 "	Black Willow	Salix nigra						
347	17 "	Black Willow	Salix nigra						
348	14 "	Black Willow	Salix nigra						
349	13 "	Black Willow	Salix nigra						
350	16 "	Black Willow	Salix nigra						
351	12 "	Black Willow	Salix nigra	twin					
352	14 "	Black Willow	Salix nigra	twin					
353	15 "	Black Willow	Salix nigra	twin					
354	11 "	Black Willow	Salix nigra				X		
355	11 "	Black Willow	Salix nigra				X		
356	13 "	Black Willow	Salix nigra	triple			X		
357	17 "	Black Willow	Salix nigra				X		
358	10 "	Black Willow	Salix nigra	triple			X		
359	8 "	Box Elder	Acer negundo				X		
360	16 "	American Elm	Ulmus americana				X		
361	15 "	Black Willow	Salix nigra				X		
362	12 "	Black Cherry	Prunus serotina				X		
363	7 "	Black Cherry	Prunus serotina				X		
364	6 "	Scotch Pine	Pinus sylvestris				X		
365	8 "	Scotch Pine	Pinus sylvestris				X		
366	9 "	Scotch Pine	Pinus sylvestris				X		
367	7 "	Scotch Pine	Pinus sylvestris				X		
368	11 "	Scotch Pine	Pinus sylvestris				X		
369	8 "	Scotch Pine	Pinus sylvestris				X		
370	11 "	Scotch Pine	Pinus sylvestris				X		
371	7 "	Scotch Pine	Pinus sylvestris				X		
372	7 "	Scotch Pine	Pinus sylvestris				X		
373	6 "	Scotch Pine	Pinus sylvestris				X		
374	8 "	Scotch Pine	Pinus sylvestris				X	X	8
375	10 "	Scotch Pine	Pinus sylvestris				X	X	10
376	9 "	Scotch Pine	Pinus sylvestris				X	X	9
377	10 "	Scotch Pine	Pinus sylvestris						
378	6 "	Black Cherry	Prunus serotina						
379	6 "	Scotch Pine	Pinus sylvestris						
380	8 "	Scotch Pine	Pinus sylvestris						
381	6 "	Scotch Pine	Pinus sylvestris						
382	7 "	Scotch Pine	Pinus sylvestris				X	X	7
383	7 "	Scotch Pine	Pinus sylvestris				X	X	7
384	8 "	Scotch Pine	Pinus sylvestris						
385	8 "	Scotch Pine	Pinus sylvestris						
386	8 "	Scotch Pine	Pinus sylvestris						
387	8 "	Scotch Pine	Pinus sylvestris						
388	12 "	Scotch Pine	Pinus sylvestris				X	X	12
389	11 "	Scotch Pine	Pinus sylvestris				X	X	11
390	9 "	Scotch Pine	Pinus sylvestris						
391	6 "	Black Cherry	Prunus serotina						

TAG#	DBH	COMMON NAME	GENUS/SPECIES	Stems	Score	Heritage	Woodland	Remove	Mitigation
392	9 "	Scotch Pine	Pinus sylvestris				X		
393	10 "	Scotch Pine	Pinus sylvestris				X		
394	6 "	Scotch Pine	Pinus sylvestris				X	X	6
395	10 "	Scotch Pine	Pinus sylvestris				X	X	10
396	11 "	Scotch Pine	Pinus sylvestris				X	X	11
397	8 "	Scotch Pine	Pinus sylvestris				X		
398	10 "	Scotch Pine	Pinus sylvestris				X		
399	12 "	Scotch Pine	Pinus sylvestris				X		
400	12 "	Black Pine	Pinus nigra				X		
401	9 "	White Pine	Pinus strubus				X		
402	6 "	White Pine	Pinus strubus				X		
403	8 "	White Pine	Pinus strubus				X		
404	13 "	Scotch Pine	Pinus sylvestris				X	X	13
405	12 "	Scotch Pine	Pinus sylvestris				X	X	12
406	14 "	Scotch Pine	Pinus sylvestris				X	X	14
407	6 "	Black Cherry	Prunus serotina				X	X	6
408	7 "	American Elm	Ulmus americana				X	X	7
409	6 "	Black Cherry	Prunus serotina				X	X	6
410	10 "	Scotch Pine	Pinus sylvestris				X	X	10
411	9 "	Scotch Pine	Pinus sylvestris				X	X	9
412	15 "	Scotch Pine	Pinus sylvestris				X	X	15
413	10 "	Black Cherry	Prunus serotina	twin			X	X	10
414	10 "	Scotch Pine	Pinus sylvestris				X	X	10
415	8 "	Scotch Pine	Pinus sylvestris				X	X	8
416	10 "	Scotch Pine	Pinus sylvestris				X	X	10
417	9 "	Scotch Pine	Pinus sylvestris	twin			X	X	9
418	10 "	Scotch Pine	Pinus sylvestris				X	X	10
419	12 "	Scotch Pine	Pinus sylvestris				X	X	12
420	7 "	Black Cherry	Prunus serotina	twin			X	X	7
421	8 "	Scotch Pine	Pinus sylvestris				X		
422	12 "	Scotch Pine	Pinus sylvestris				X		
423	10 "	Scotch Pine	Pinus sylvestris				X		
424	12 "	Scotch Pine	Pinus sylvestris				X		
425	13 "	Scotch Pine	Pinus sylvestris				X		
426	11 "	Scotch Pine	Pinus sylvestris				X		
427	14 "	Scotch Pine	Pinus sylvestris				X		
428	12 "	Scotch Pine	Pinus sylvestris				X		
429	8 "	Scotch Pine	Pinus sylvestris				X		
430	8 "	Scotch Pine	Pinus sylvestris				X		
431	12 "	Scotch Pine	Pinus sylvestris				X		
432	12 "	American Elm	Ulmus americana	twin			X		
433	7 "	American Elm	Ulmus americana				X		
434	11 "	Scotch Pine	Pinus sylvestris				X	X	11
435	11 "	Scotch Pine	Pinus sylvestris				X	X	11
436	15 "	Scotch Pine	Pinus sylvestris				X	X	15
437	9 "	Black Cherry	Prunus serotina	triple			X	X	9
438	6 "	American Elm	Ulmus americana				X	X	6
439	10 "	Black Cherry	Prunus serotina				X	X	10
440	6 "	Crab Apple	Malus coronaria	twin			X	X	6
441	13 "	Scotch Pine	Pinus sylvestris				X	X	13
442	15 "	Scotch Pine	Pinus sylvestris				X	X	15
443	7 "	Apple	Malus pumila					X	
444	8 "	Apple	Malus pumila					X	
445	6 "	Apple	Malus pumila	twin				X	
446	9 "	Apple	Malus pumila					X	
447	6 "	Apple	Malus pumila					X	
448	8 "	Plum	Prunus nigra					X	
449	6 "	Plum	Prunus nigra					X	
450	6 "	Plum	Prunus nigra	twin				X	
451	6 "	Apple	Malus pumila					X	
452	16 "	Golden Rain Tree	Koelreuteria paniculata					X	
453	8 "	Pear	Pyrus communis					X	
454	14 "	Norway Spruce	Picea abies					X	
455	30 "	Sycamore	Platanus Occidentalis				X		
456	14 "	Red Cedar	Juniperus virginiana				X		X	21
457	15 "	Red Cedar	Juniperus virginiana				X		X	22.5
458	9 "	Plum	Prunus nigra	triple					
459	11 "	Plum	Prunus nigra	twin					
460	7 "	Plum	Prunus nigra	triple					
461	7 "	Plum	Prunus nigra	triple					
462	23 "	Sycamore	Platanus Occidentalis				X		X	34.5
463	16 "	Sugar Maple	Acer saccharum				X		
464	18 "	Sycamore	Platanus Occidentalis				X		X	27
465	11 "	Sweet Cherry	Prunus avuim						X	
466	11 "	Sweet Cherry	Prunus avuim						X	
467	11 "	Sweet Cherry	Prunus avuim						X	
468	11 "	Sweet Cherry	Prunus avuim		X				X	
469	9 "	Apple	Malus pumila						X	
470	8 "	Apple	Malus pumila						X	
471	12 "	Apple	Malus pumila						X	
472	8 "	Apple	Malus pumila						X	
473	15 "	Black Locust	Robinia pseudoacaci	twin	40				X	
474	14 "	Black Locust	Robinia pseudoacaci	twin	60				X	
475	13 "	Black Locust	Robinia pseudoacaci	twin	60				X	
476	17 "	Sweet Cherry	Prunus avuim						X	
477	6 "	Norway Spruce	Picea abies						X	
478	8 "	Jack Pine	Pinus banksiana						X	
479	9 "	Sweet Cherry	Prunus avuim						X	
480	9 "	Sweet Cherry	Prunus avuim	twin					X	
481	20 "	Persimmon	Diospyros virginiana				X		X	30
482	23 "	Bradford Pear	Pyrus calleryana				X		X	34.5
483	8 "	Apple	Malus pumila	twin					X	
484	16 "	Persimmon	Diospyros virginiana				X		X	24
485	21 "	Silver Maple	Acer saccharinum				X		X	31.5
486	18 "	N. White-cedar	Thuja occidentalis				X		X	27
487	7 "	Apple	Malus pumila	triple					X	
488	7 "	Apple	Malus pumila	triple					X	
489	20 "	White Mulberry	Morus alba						X	
490	22 "	American Elm	Ulmus americana				X			
491	7 "	Norway Spruce	Picea abies						X	
492	6 "	Apple	Malus pumila	twin					
493	10 "	White Pine	Pinus strubus						
494	8 "	Norway Spruce	Picea abies						
495	8 "	Norway Spruce	Picea abies						
496	15 "	Apple	Malus pumila						
497	8 "	Norway Spruce	Picea abies						
498	8 "	White Pine	Pinus strubus						
499	8 "	Norway Spruce	Picea abies						
500	12 "	White Pine	Pinus strubus						
501	1 "	Cottonwood	Populus deltoides						
502	14 "	Cottonwood	Populus deltoides						
503	11 "	White Pine	Pinus strubus						
504	15 "	Cottonwood	Populus deltoides						
505	8 "	White Pine	Pinus strubus						
506	11 "	Norway Spruce	Picea abies						
507	14 "	Cottonwood	Populus deltoides						
508	9 "	White Pine	Pinus strubus						
509	8 "	Norway Spruce	Picea abies						
510	8 "	Norway Spruce	Picea abies						

TAG#	DBH	COMMON NAME	GENUS/SPECIES	Stems	Score	Heritage	Woodland	Remove	Mitigation
511	8 "	Norway Spruce	Picea abies						
512	11 "	Norway Spruce	Picea abies						
513	13 "	Norway Spruce	Picea abies						
514	15 "	Norway Spruce	Picea abies						
515	13 "	Norway Spruce	Picea abies						
516	"	Lost	Tag						
517	14 "	Silver Maple	Acer saccharinum	twin					
518	16 "	Norway Spruce	Picea abies						
519	11 "	Norway Spruce	Picea abies						
520	8 "	Norway Spruce	Picea abies						
521	18 "	Norway Spruce	Picea abies			X			
522	14 "	Norway Spruce	Picea abies						
523	11 "	Norway Spruce	Picea abies						
524	11 "	Norway Spruce	Picea abies						
525	15 "	Norway Spruce	Picea abies						
526	10 "	Norway Spruce	Picea abies						
527	8 "	Black Cherry	Prunus serotina						
528	8 "	Black Cherry	Prunus serotina						
529	10 "	American Elm	Ulmus americana						
530	9 "	White Oak	Quercus alba						
531	16 "	White Oak	Quercus alba			X			
532	8 "	White Oak	Quercus alba						
533	10 "	White Oak	Quercus alba						
534	9 "	Shagbark Hickory	Carya ovata						
535	20 "	Cottonwood	Populus deltoides						
536	9 "	Cottonwood	Populus deltoides						
537	11 "	Cottonwood	Populus deltoides						
538	12 "	Black Willow	Salix nigra						
539	12 "	Black Willow	Salix nigra						
540	16 "	Black Willow	Salix nigra						
								TOTAL MITIGATION REQUIRED	636

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Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
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(734) 470-6647

GALLERY PARK

PRELIMINARY SITE PLAN
TREE LIST

06

JOB No. 13102

REVISIONS:
PER WCWRC REVIEW — REV. DATE 01/28/15

DATE: 06/23/14
SHEET 06 OF 22
CADD: TPH
ENG: HTH
PM: EFO
TECH:
13102EX3.dwg
REF 446

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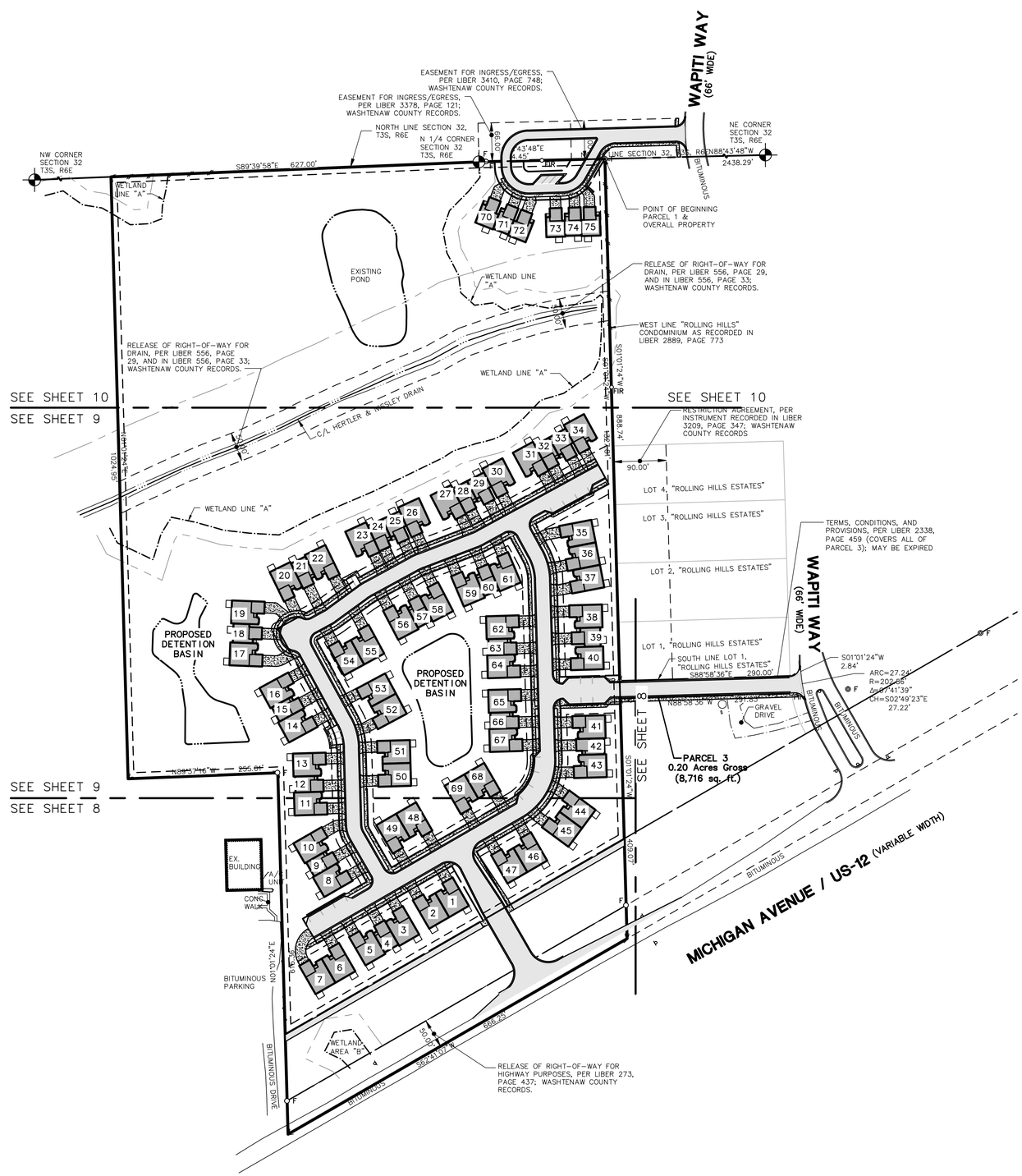
Dwellling Unit Data

R1 = RANCH, SINGLE STORY
T1 = TWO STORY
S1 = SPLIT LEVEL, 1.5 STORY

Unit #	Type	Height	Floors	Ground Area	Total Floor Area
1	R1	16.1	1	1988	1988
2	R1	16.1	1	1988	1988
3	R1	16.1	1	1988	1988
4	T1	23.6	2	1242	2051
5	R1	16.1	1	1988	1988
6	R1	16.1	1	1988	1988
7	T1	23.6	2	1242	2051
8	R1	16.1	1	1988	1988
9	R1	16.1	1	1988	1988
10	R1	16.1	1	1988	1988
11	R1	16.1	1	1988	1988
12	T1	23.6	2	1242	2051
13	T1	23.6	2	1242	2051
14	R1	16.1	1	1988	1988
15	R1	16.1	1	1988	1988
16	T1	23.6	2	1242	2051
17	R1	16.1	1	1988	1988
18	S1	23.6	1.5	1410	1956
19	R1	16.1	1	1988	1988
20	R1	16.1	1	1988	1988
21	T1	23.6	2	1242	2051
22	R1	16.1	1	1988	1988
23	R1	16.1	1	1988	1988
24	T1	23.6	2	1242	2051
25	S1	23.6	1.5	1410	1956
26	R1	16.1	1	1988	1988
27	R1	16.1	1	1988	1988
28	T1	23.6	2	1242	2051
29	S1	23.6	1.5	1410	1956
30	R1	16.1	1	1988	1988
31	R1	16.1	1	1988	1988
32	T1	23.6	2	1242	2051
33	S1	23.6	1.5	1410	1956
34	R1	16.1	1	1988	1988
35	R1	16.1	1	1988	1988
36	R1	16.1	1	1988	1988
37	R1	16.1	1	1988	1988
38	R1	16.1	1	1988	1988
39	S1	23.6	1.5	1410	1956
40	R1	16.1	1	1988	1988
41	R1	16.1	1	1988	1988
42	T1	23.6	2	1242	2051
43	R1	16.1	1	1988	1988
44	R1	16.1	1	1988	1988
45	R1	16.1	1	1988	1988
46	R1	16.1	1	1988	1988
47	R1	16.1	1	1988	1988
48	R1	16.1	1	1988	1988
49	R1	16.1	1	1988	1988
50	R1	16.1	1	1988	1988
51	R1	16.1	1	1988	1988
52	R1	16.1	1	1988	1988
53	R1	16.1	1	1988	1988
54	R1	16.1	1	1988	1988
55	R1	16.1	1	1988	1988
56	R1	16.1	1	1988	1988
57	T1	23.6	2	1242	2051
58	R1	16.1	1	1988	1988
59	R1	16.1	1	1988	1988
60	T1	23.6	2	1242	2051
61	R1	16.1	1	1988	1988
62	R1	16.1	1	1988	1988
63	T1	23.6	2	1242	2051
64	R1	16.1	1	1988	1988
65	R1	16.1	1	1988	1988
66	T1	23.6	2	1242	2051
67	R1	16.1	1	1988	1988
68	R1	16.1	1	1988	1988
69	R1	16.1	1	1988	1988
70	S1	23.6	1.5	1410	1956
71	T1	23.6	2	1242	2051
72	S1	23.6	1.5	1410	1956
73	S1	23.6	1.5	1410	1956



SCALE: 1" = 100'
0 100 200 300

LEGEND

- CONCRETE SURFACE
- BITUMINOUS SURFACE
- PROPOSED SET BACK LINE
- 100-YEAR WATER LEVEL
- PROPOSED CURB

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Phone: 734.995.0200
Fax: 734.995.0599

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135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

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PRELIMINARY SITE PLAN
AREA PLAN - OVERALL

07

JOB No. 13102

REVISIONS:
PER MCWRC REVIEW

REV. DATE 01/28/15

DATE: 06/23/14
SHEET 07 OF 22
CADD: TPH
ENG: HTH
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13102SP1.dwg
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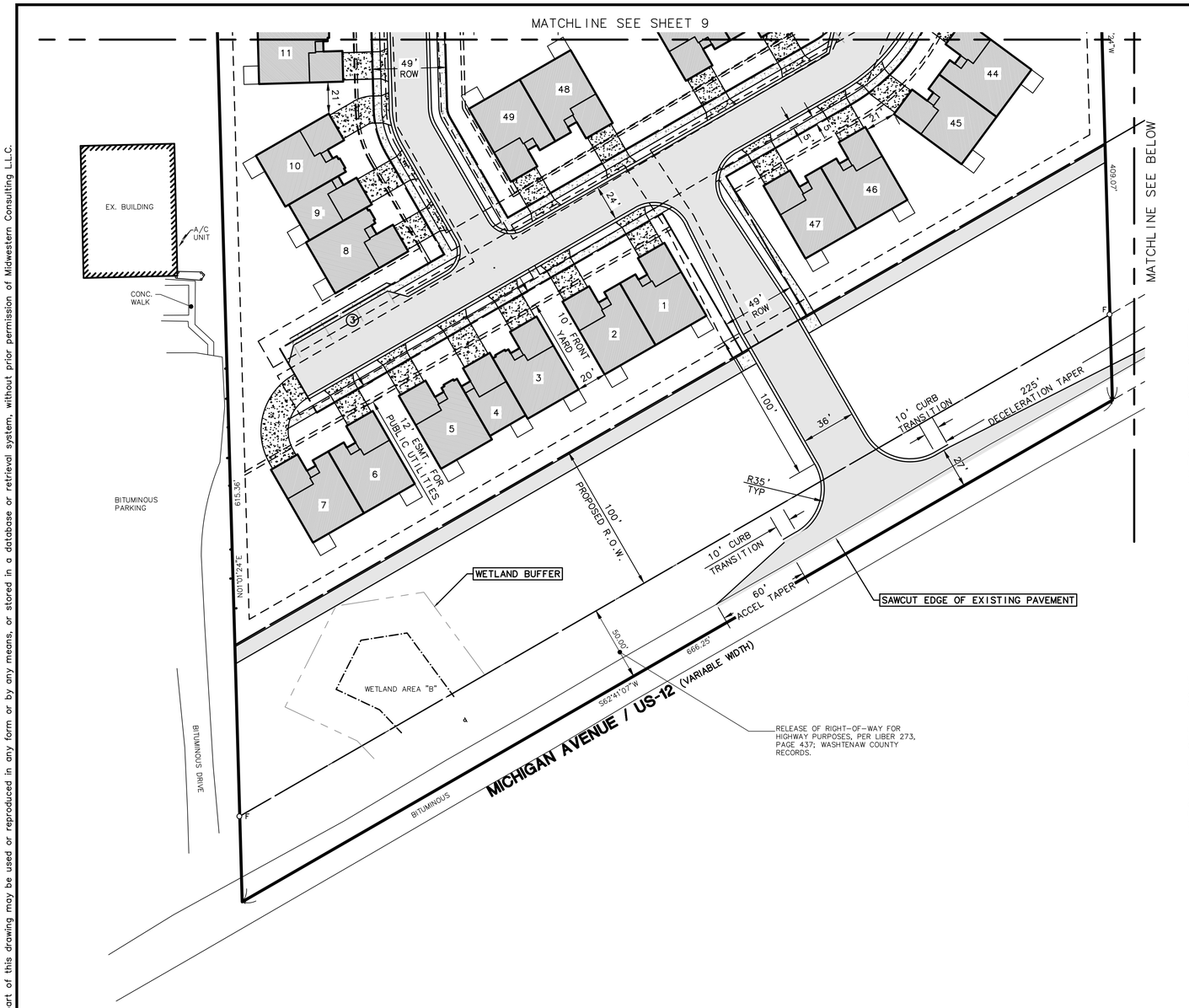
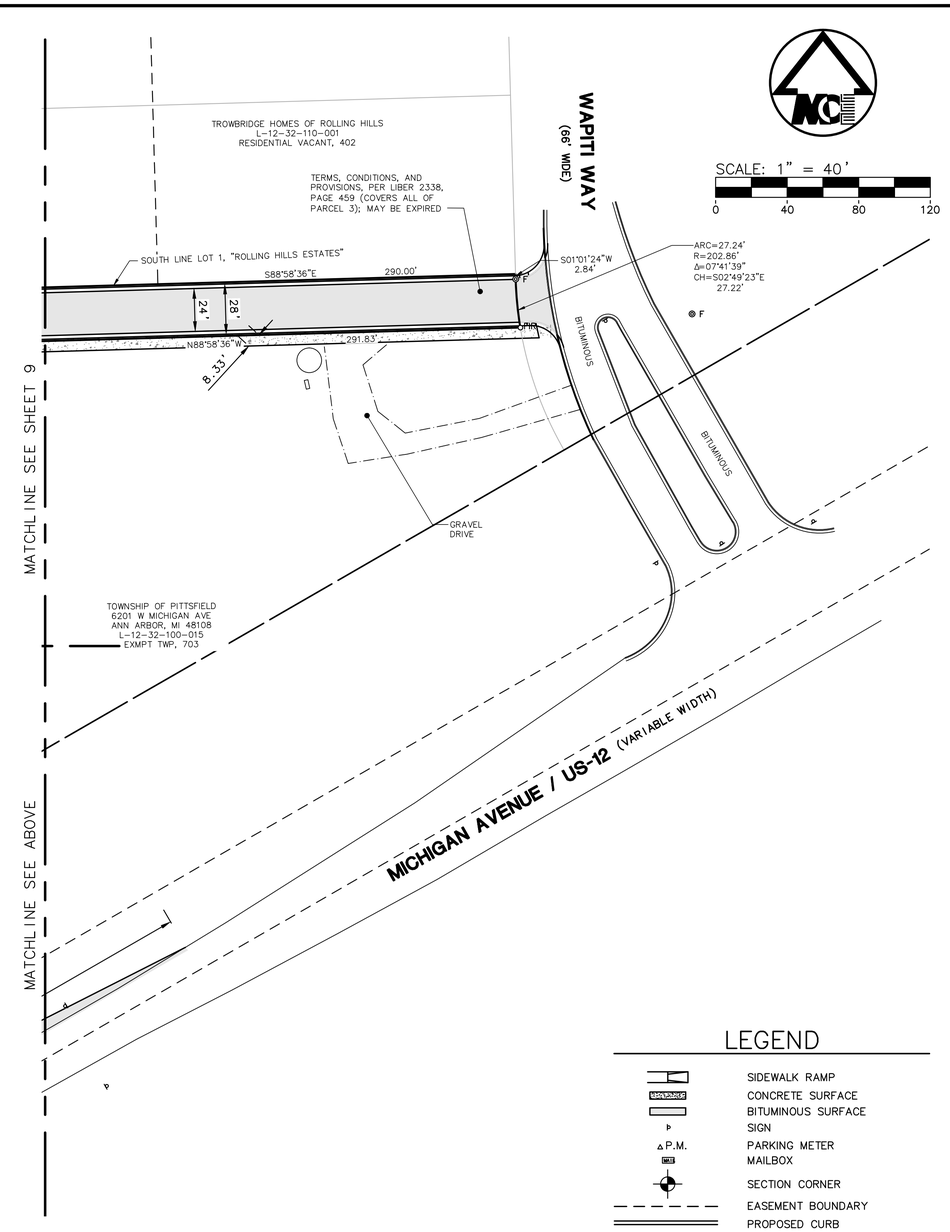
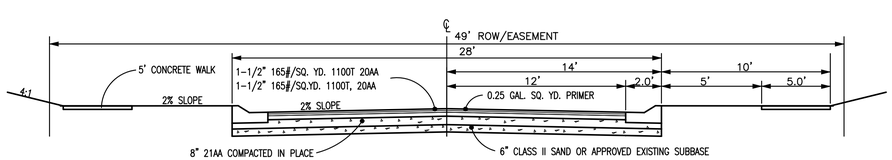




LEGEND

- SIDEWALK RAMP
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- SIGN
- P.M. PARKING METER
- MAILBOX
- SECTION CORNER
- EASEMENT BOUNDARY
- PROPOSED CURB
- PARKING SPACE COUNT



TYPICAL PRIVATE DRIVE CROSS-SECTION

NOT TO SCALE

Know what's below. Call before you dig.

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3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

CLIENT
GALLERY PARK HOLMES
135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

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PRELIMINARY SITE PLAN
DIMENSIONAL SITE PLAN - SOUTH

08

JOB No. 13102

REVISIONS:
PER WCWRC REVIEW

REV.	DATE
	01/28/15

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SHEET 08 OF 22
CADD: TPH
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3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

CLIENT
GALLERY PARK HOLMES
135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

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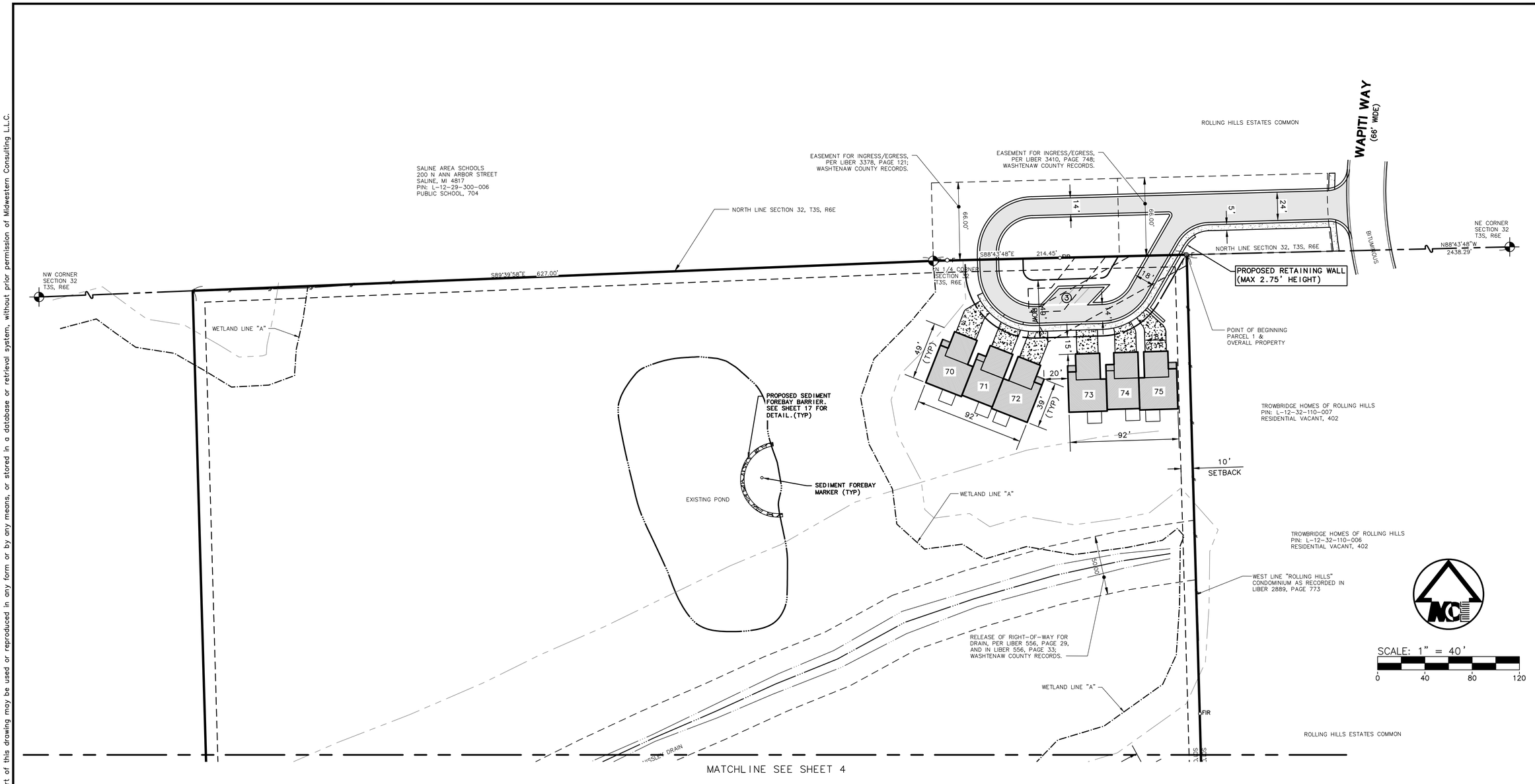
PRELIMINARY SITE PLAN
DIMENSIONAL SITE PLAN – MIDDLE

09

DATE: 06/23/14
SHEET 09 OF 22
CADD: TPH
ENG: HTH
PM: EFO
TECH:
13102SP2.dwg
FB# 446

JOB No. 13102
REVISIONS:
PER WCWRC REVIEW
REV. DATE 01/28/15



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3815 Plaza Drive
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Phone: 734.995.0200
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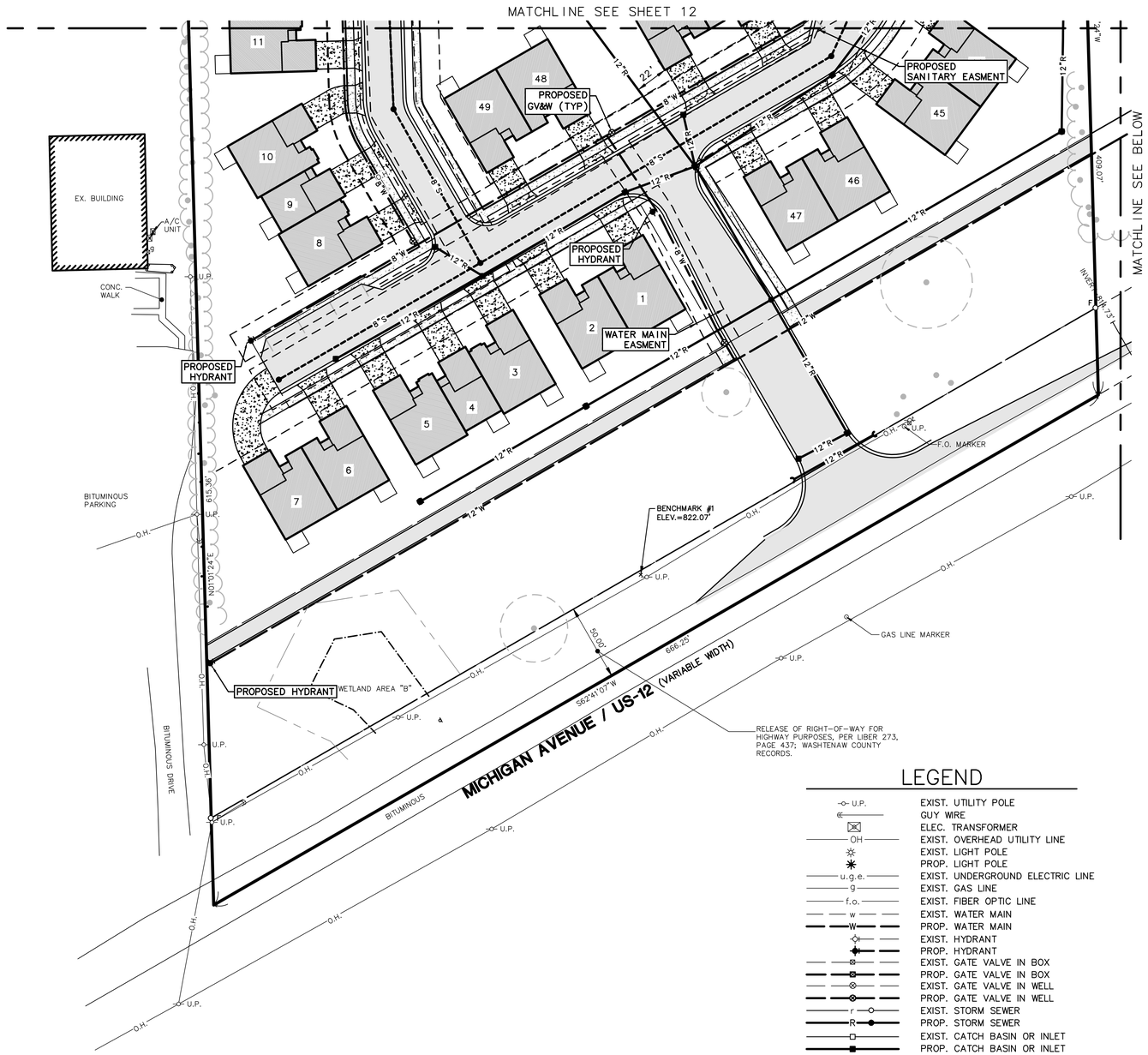
CLIENT
GALLERY PARK HOLMES
135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

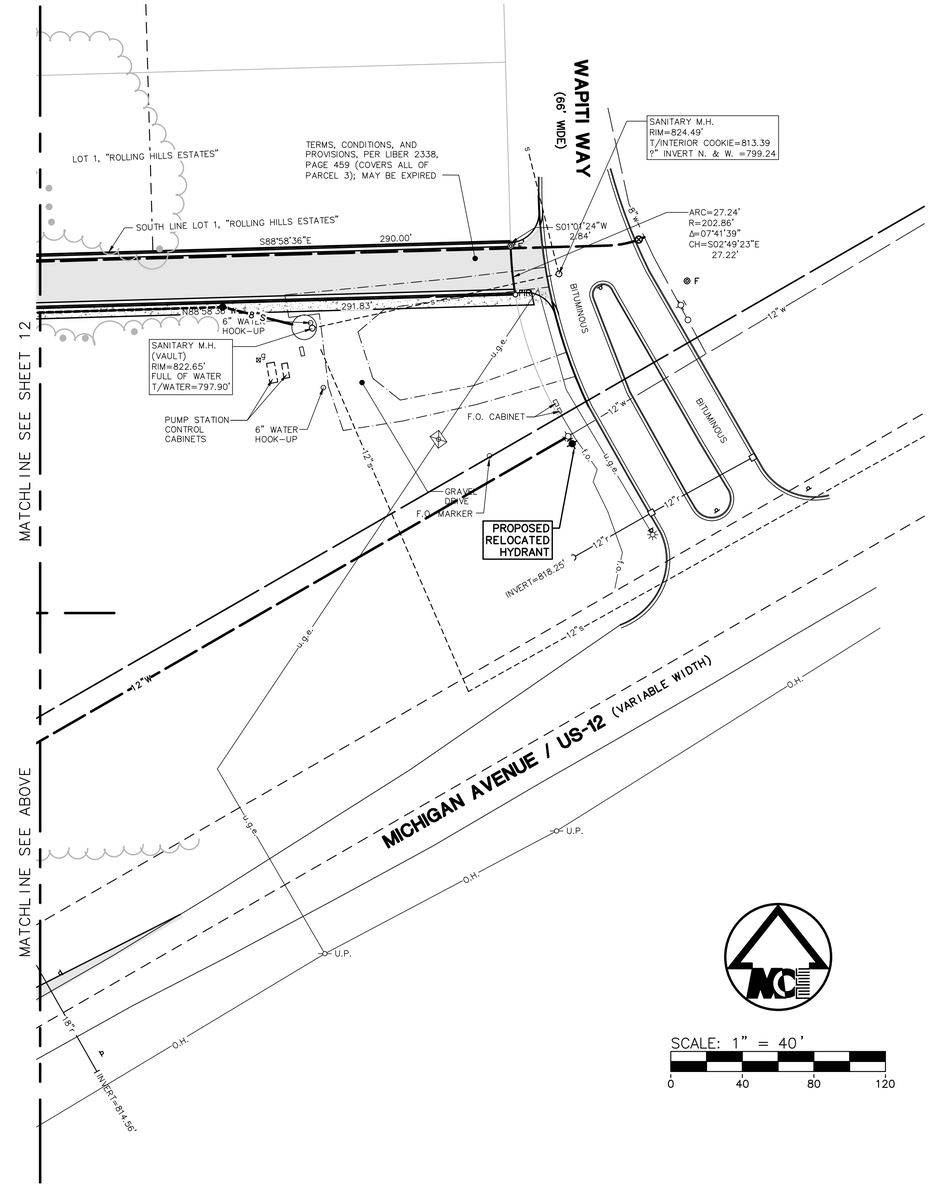
GALLERY PARK
PRELIMINARY SITE PLAN
DIMENSIONAL SITE PLAN – NORTH

10

DATE: 06/23/14
SHEET 10 OF 22
CADD: TPH
ENG: HTH
PM: EFO
TECH:
13102SP2.dwg
FB# 446

JOB No. 13102
REVISIONS:
PER WCWRC REVIEW
REV. DATE 01/28/15





LEGEND

U.P.	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
u.g.e.	EXIST. UNDERGROUND ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	SIGN
	TELEPHONE RISER
	ELECTRIC METER
	WATER METER
	GAS METER
	POST
	WELL
	SINGLE TREE
	FENCE
	GUARDRAIL
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.

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GALLERY PARK
PRELIMINARY SITE PLAN
UTILITY PLAN – SOUTH

11

DATE: 06/23/14
SHEET 11 OF 22
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ENG: HTH
PM: EFO
TECH:
13102UP1.dwg
FB# 446

JOB No. 13102
REVISIONS:
PER WCWRC REVIEW
REV. DATE 01/28/15

SCALE: 1" = 40'

0 40 80 120

LEGEND

U.P.	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
u.g.e.	EXIST. UNDERGROUND ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	SIGN
t	TELEPHONE RISER
e	ELECTRIC METER
w	WATER METER
g	GAS METER
	POST
W	WELL
	SINGLE TREE
	FENCE
	GUARDRAIL
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.

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GALLERY PARK HOLMES
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SALINE, MI 48176
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PRELIMINARY SITE PLAN
UTILITY PLAN – MIDDLE

12

JOB No. 13102

REVISIONS:
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	01/28/15

DATE: 06/23/14
SHEET 12 OF 22
CADD: TPH
ENG: HTH
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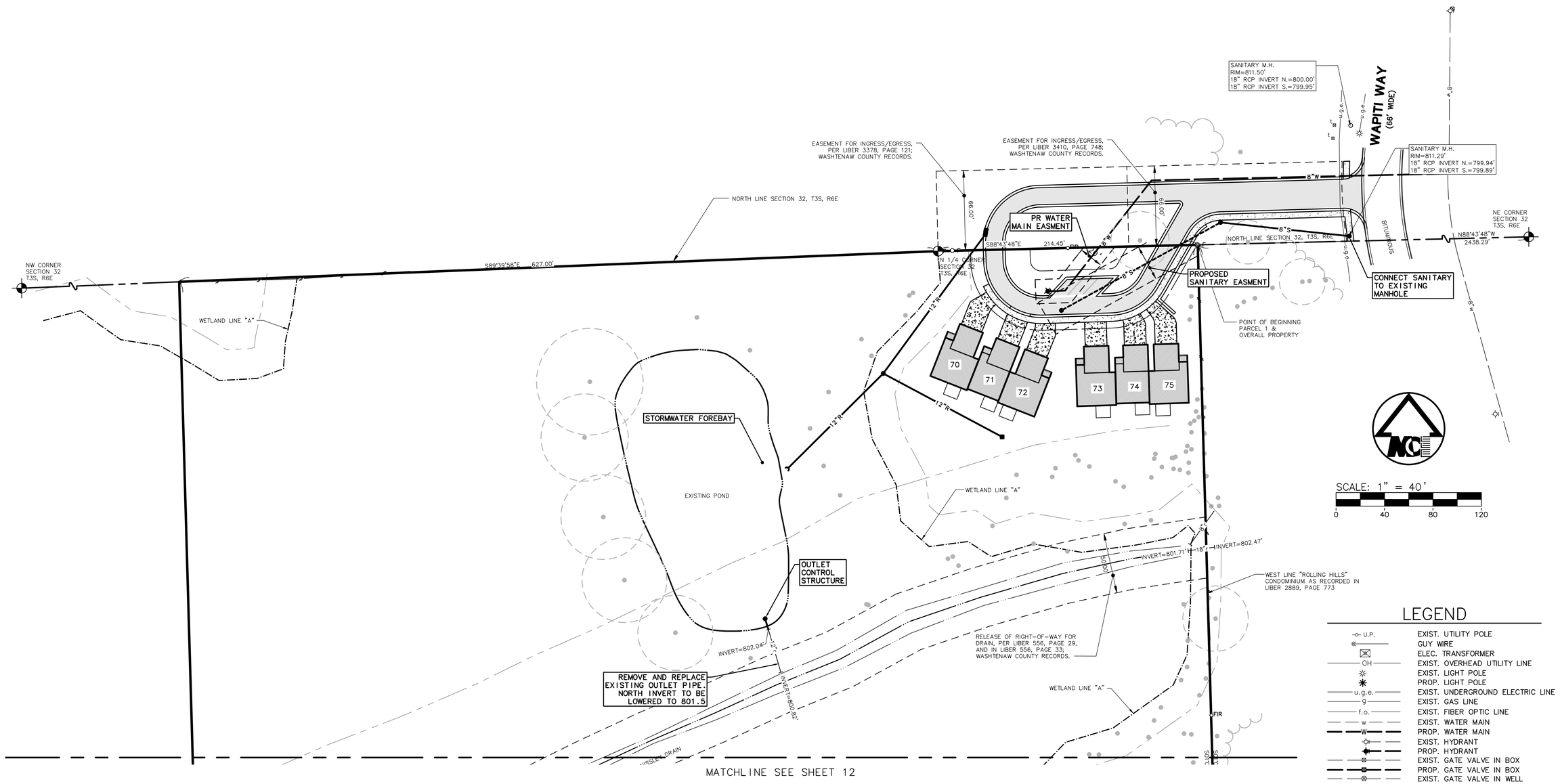

LEGEND

U.P.	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
u.g.e.	EXIST. UNDERGROUND ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	SIGN
t	TELEPHONE RISER
e	ELECTRIC METER
w	WATER METER
g	GAS METER
	POST
W	WELL
	SINGLE TREE
	FENCE
	GUARDRAIL
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.

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Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

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GALLERY PARK HOLMES
135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
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GALLERY PARK

PRELIMINARY SITE PLAN
UTILITY PLAN – NORTH

13

DATE: 06/23/14
SHEET 13 OF 22
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TECH:
13102UP1.dwg
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JOB No. 13102
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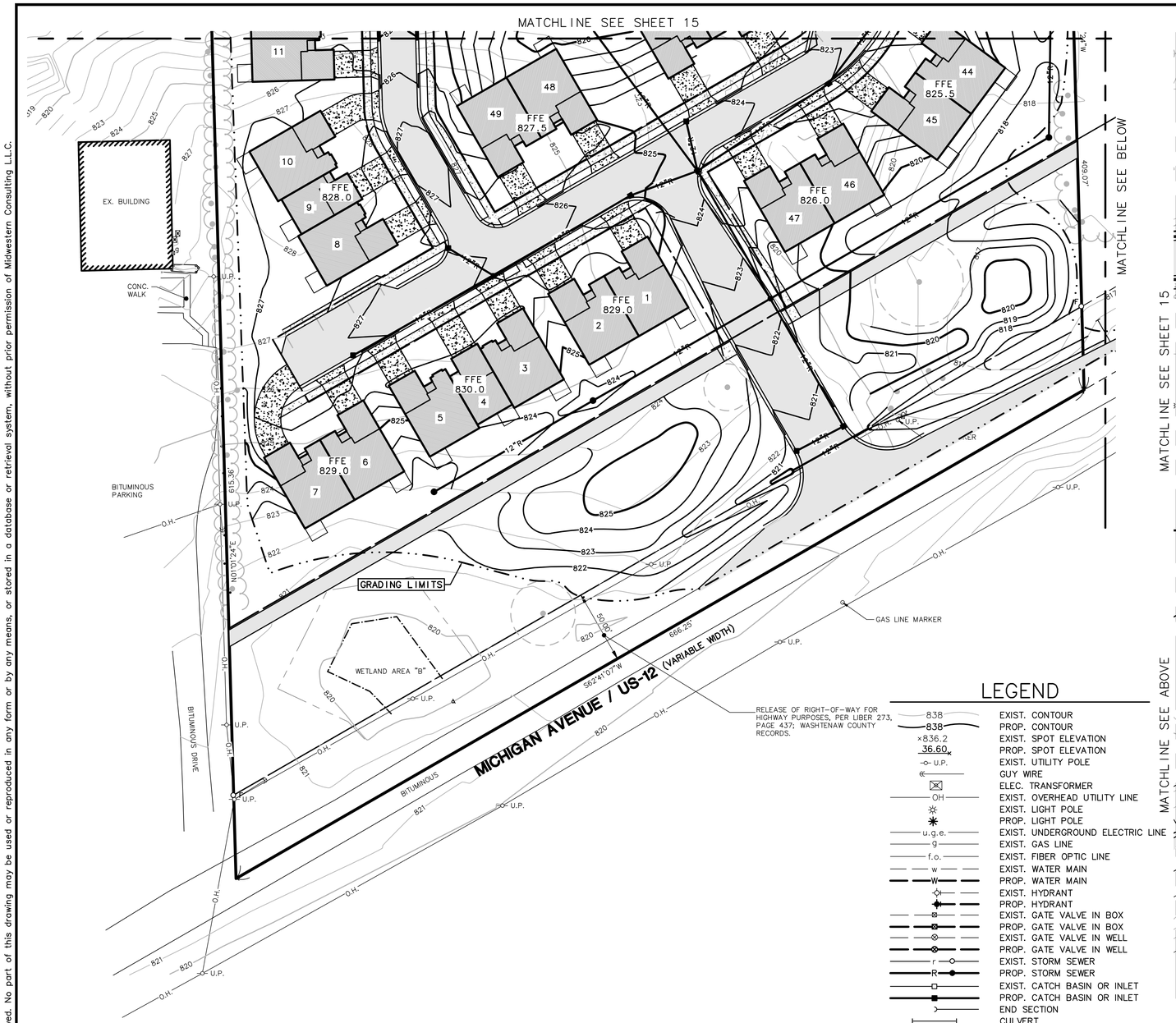

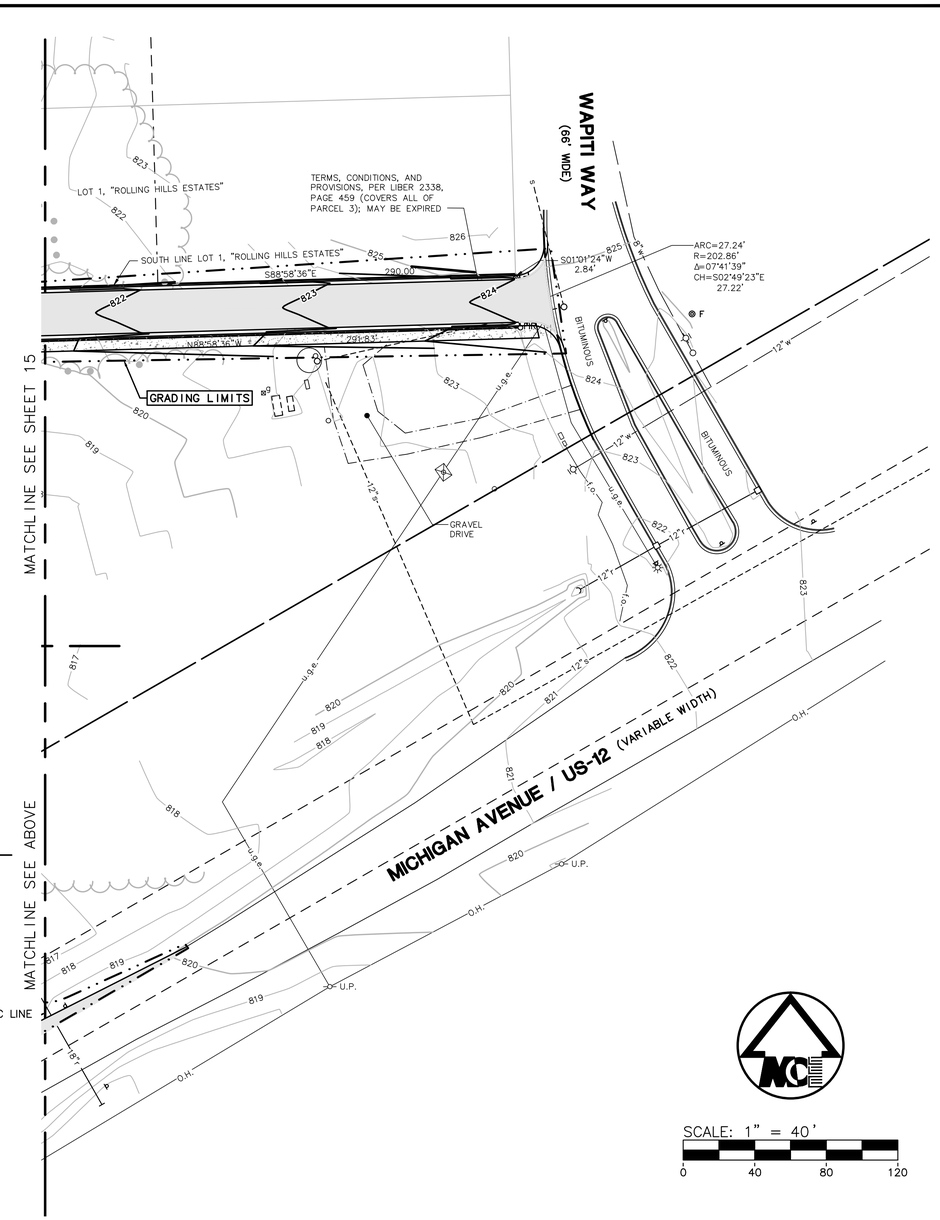

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
u.g.e.	EXIST. UNDERGROUND ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	SIGN
t	TELEPHONE RISER
e	ELECTRIC METER
w	WATER METER
g	GAS METER
	POST
W	WELL
	SINGLE TREE
	FENCE
	GUARDRAIL
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.
	PROPOSED GRADING LIMITS
	PROPOSED SILTFENCE

SCALE: 1" = 40'

0 40 80 120

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3815 Plaza Drive
Ann Arbor, Michigan 48108
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CRAIG WELCH
(734) 470-6647

GALLERY PARK
PRELIMINARY SITE PLAN
GRADING PLAN – SOUTH

14

JOB No. 13102

REVISIONS:
PER WCWRC REVIEW — REV. DATE 07/28/15

DATE: 06/23/14
SHEET 14 OF 22
CADD: TPH
ENG: HTH
PM: EFO
TECH:
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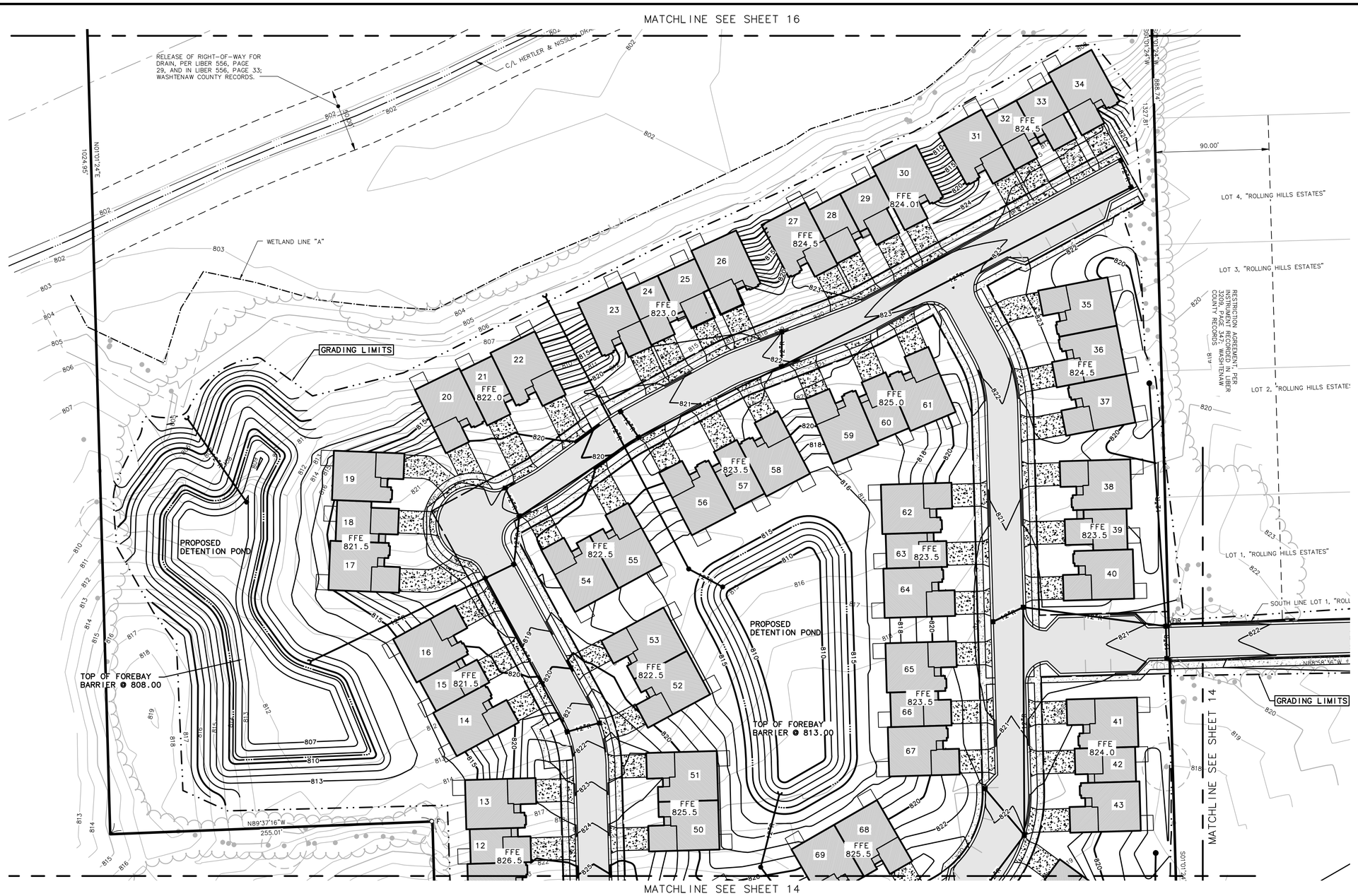
Reg. 448



SCALE: 1" = 40'

0 40 80 120

LEGEND

838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
u.g.e.	EXIST. UNDERGROUND ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
r	EXIST. STORM SEWER
R	PROP. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	SIGN
t	TELEPHONE RISER
e	ELECTRIC METER
w	WATER METER
g	GAS METER
	POST
W	WELL
	SINGLE TREE
	FENCE
	GUARDRAIL
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.
	PROPOSED GRADING LIMITS
	PROPOSED SILTFENCE

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GALLERY PARK

PRELIMINARY SITE PLAN
GRADING PLAN – MIDDLE

15

DATE: 06/23/14
SHEET 15 OF 22
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JOB No. **13102**

REVISIONS:

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PER WCWRC REVIEW	01/28/15

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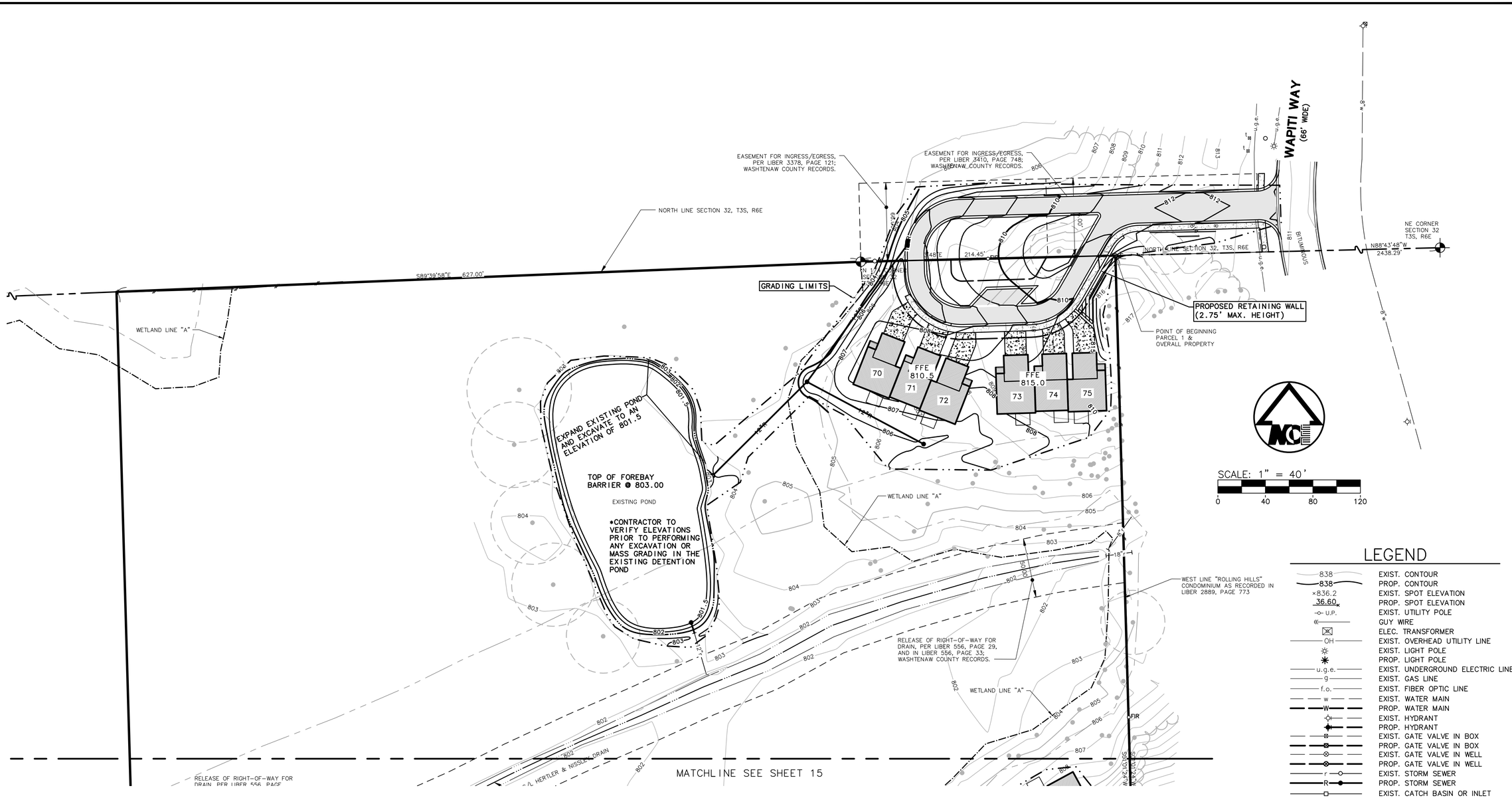

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	SIGN
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Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
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GALLERY PARK HOLMES
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SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

GALLERY PARK
PRELIMINARY SITE PLAN
GRADING PLAN – NORTH

16

JOB No. 13102

REVISIONS:
PER WCWRC REVIEW 01/28/15

DATE: 06/23/14
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TECH:
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STORMWATER DETENTION CALCULATIONS
Central Detention Pond

Project No: 13102a
Project Name: Gallery Park
Calcs by: HTH
Date: 4/7/2015

Acreage= 6.63 acres
C = 0.71
Qa =0.15*acres = 0.99 cfs

Calculated Runoff Coefficient

Type of Surface	Size (acres)	C	
Pavement	1.03	0.95	(includes 12,678 sq.ft of Impervious area offsite)
Sidewalks	0.20	0.95	
Roofs/Driveways	1.99	0.95	
Pervious	2.99	0.4	
Water	0.43	1	
	6.63	**0.71**	

Detention Basin

100 year flood volume required

Qo=Qa/(A*C) = 0.21 cfs/ac-imp
T=.25+SQRT(10312.5/Qo)= 195.25 min
Vs=((165000T/(25+T))-40QoT= 12967 cf/ac-imp
Vt=Vs*A*C= 60064 cft

Bankfull flood volume

Vbf=8170*A*C= 38223 cft

First flush volume

Vff=1815*A*C= 8491 cft

Sedimentation volume

Vsed=5%*Vt 3033 cft

Storage Provided

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Total Volume (cft)
815.00	21656	1.00	20193	74072
814.00	18730	1.00	17346	53879
813.00	15962	1.00	14657	36533
812.00	13352	1.00	12125.5	21876
811.00	10899	1.00	9750.5	9751
810.00	8602	0.00	0	0

Storage Elevations

First Flush

Elev1 = 810.00 Volume1 = 0
Elev2 = 811.00 Volume2 = 9750.5
Vtff = 8491

Zff = First Flush Elev= 810.87

Bank Full

Elev1 = 813.00 Volume1 = 36533
Elev2 = 814.00 Volume2 = 53879.00
Vtbf = 38223

Zbf = Bank Full Elev= 813.10

100 Year

Elev1 = 814.00 Volume1 = 53879
Elev2 = 815.00 Volume2 = 74072
V100= 60064

Z100 = 100 year Elev= 814.34

STORMWATER DETENTION CALCULATIONS
West Detention Pond

Project No: 13102a
Project Name: Gallery Park
Calcs by: HTH
Date: 1/22/2015

Acreage= 5.09 acres
C = 0.73
Qa =0.15*acres = 0.76 cfs

Calculated Runoff Coefficient

Type of Surface	Size (acres)	C	
Pervious	2.23	0.45	(Includes 10636 sq.ft. of Pervious area offsite)
Impervious	2.51	0.95	
Water	0.36	1	
	5.09	**0.73**	

Detention Basin

100 year flood volume required

Qo=Qa/(A*C) = 0.20 cfs/ac-imp
T=.25+SQRT(10312.5/Qo)= 199.73 min
Vs=((165000T/(25+T))-40QoT= 13033 cf/ac-imp
Vt=Vs*A*C= 48767 cft

Bankfull flood volume

Vbf=8170*A*C= 30570 cft

First flush volume

Vff=1815*A*C= 6791 cft

Sedimentation volume

Vsed=5%*Vt 2438 cft

Storage Provided

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Total Volume (cft)
812.00	26054	1.00	23955	80705
811.00	21856	1.00	19844	56750
810.00	17832	1.00	15924	36906
809.00	14016	1.00	12222	20982
808.00	10428	1.00	8759.5	8760
807.00	7091	0.00	0	0

Storage Elevations

First Flush

Elev1 = 807.00 Volume1 = 0
Elev2 = 808.00 Volume2 = 8759.5
Vtff = 6791

Zff = First Flush Elev= 807.78

Bank Full

Elev1 = 809.00 Volume1 = 20981.5
Elev2 = 810.00 Volume2 = 36905.50
Vtbf = 30570

Zbf = Bank Full Elev= 809.60

100 Year

Elev1 = 810.00 Volume1 = 36905.5
Elev2 = 811.00 Volume2 = 56749.5
V100= 48767

Z100 = 100 year Elev= 810.60

STORMWATER DETENTION CALCULATIONS
North Detention Pond

Project No: 13102a
Project Name: Gallery Park
Calcs by: HTH
Date: 4/7/2015

Acreage= 4.75 acres
C = 0.56
Qa =0.15*acres = 0.71 cfs

Calculated Runoff Coefficient

Type of Surface	Size (acres)	C	C*A	
Impervious	0.48	0.95	0	(includes 6625 sq.ft. of Impervious & 91557 sq.ft. of Pervious area offsite)
Existing Pond Surface	0.51	1	1	
Pervious	3.76	0.45	2	
	4.75	**0.56**		

Detention Basin

100 year flood volume required

Qo=Qa/(A*C) = 0.27 cfs/ac-imp
T=.25+SQRT(10312.5/Qo)= 171.10 min
Vs=((165000T/(25+T))-40QoT= 12561 cf/ac-imp
Vt=Vs*A*C= 33371 cft

Bankfull flood volume

Vbf=8170*A*C= 21706 cft

First flush volume

Vff=1815*A*C= 4822 cft

Sedimentation volume

Vsed=5%*Vt 1669 cft

Storage Provided

Elevation	Area (sft)	Depth (ft)	Volume (cft)	Total Volume (cft)
803.50	34196	0.50	15362	51902
803.00	27253	1.00	25305.5	36539
802.00	23358	0.50	11233.75	11234
801.50	21577	0.00	0	0

Storage Elevations

First Flush

Elev1 = 801.50 Volume1 = 0
Elev2 = 802.00 Volume2 = 11233.75
Vtff = 4822

Zff = First Flush Elev= 801.71

Bank Full

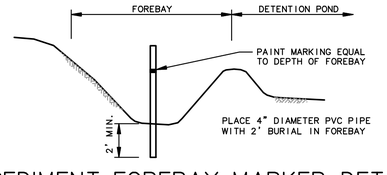
Elev1 = 802.00 Volume1 = 11233.75
Elev2 = 803.00 Volume2 = 36539.25
Vtbf = 21706

Zbf = Bank Full Elev= 802.41

100 Year

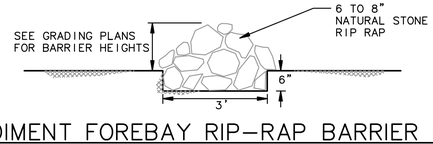
Elev1 = 802.00 Volume1 = 11233.75
Elev2 = 803.00 Volume2 = 36539.25
V100= 33371

Z100 = 100 year Elev= 802.87



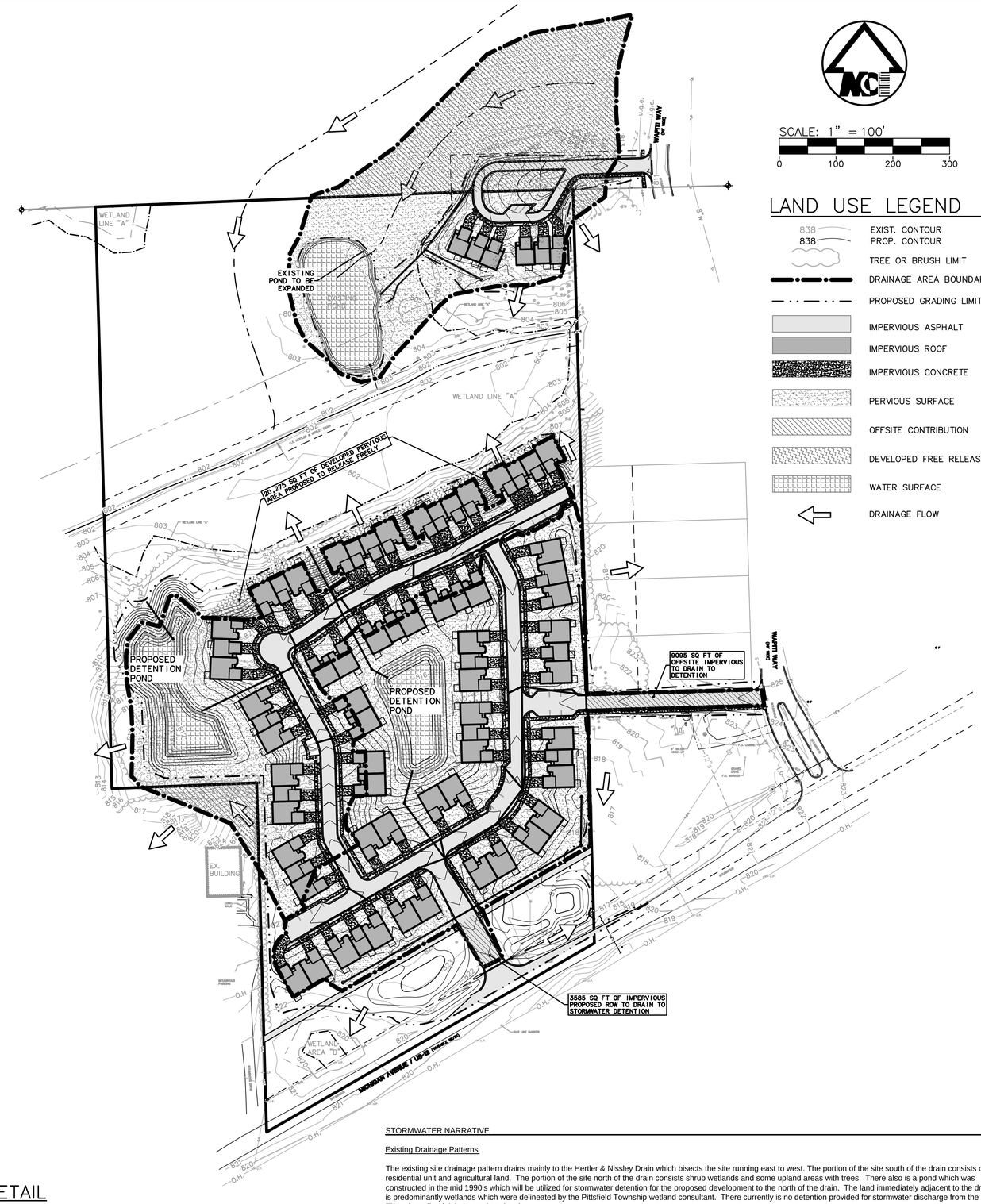
SEDIMENT FOREBAY MARKER DETAIL

NO SCALE



SEDIMENT FOREBAY RIP-RAP BARRIER DETAIL

NO SCALE



SCALE: 1" = 100'

0 100 200 300

LAND USE LEGEND

- 838 EXIST. CONTOUR
- 838 PROP. CONTOUR
- TREE OR BRUSH LIMIT
- DRAINAGE AREA BOUNDARY
- PROPOSED GRADING LIMITS
- IMPERVIOUS ASPHALT
- IMPERVIOUS ROOF
- IMPERVIOUS CONCRETE
- PERVIOUS SURFACE
- OFFSITE CONTRIBUTION
- DEVELOPED FREE RELEASE
- WATER SURFACE
- DRAINAGE FLOW

STORMWATER NARRATIVE

Existing Drainage Patterns

The existing site drainage pattern drains mainly to the Hertler & Nissley Drain which bisects the site running east to west. The portion of the site south of the drain consists of a residential unit and agricultural land. The portion of the site north of the drain consists shrub wetlands and some upland areas with trees. There also is a pond which was constructed in the mid 1990's which will be utilized for stormwater detention for the proposed development to the north of the drain. The land immediately adjacent to the drain is predominantly wetlands which were delineated by the Pittsfield Township wetland consultant. There currently is no detention provided for stormwater discharge from the site. There is no floodplain located on the site.

Proposed Drainage Patterns

The proposed site will drain through a proposed storm sewer system in drives and yard areas. The storm sewer system will be routed into detention basins utilizing forebays to help settling of any sediments. The drainage will be intercepted and the discharge delayed and release at a controlled rate over the course of 24 to 48 hours. The detention basins are sized for the 100 year storm and will eventually discharge to the existing Hertler & Nissley Drain.

MIDWESTERN CONSULTING
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GALLERY PARK
PRELIMINARY SITE PLAN
DRAINAGE AREA PLAN AND CALCULATIONS

17

JOB No. 13102

REVISIONS:
PER MCWRC REVIEW

REV.	DATE
	01/28/15

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SHEET 17 OF 22
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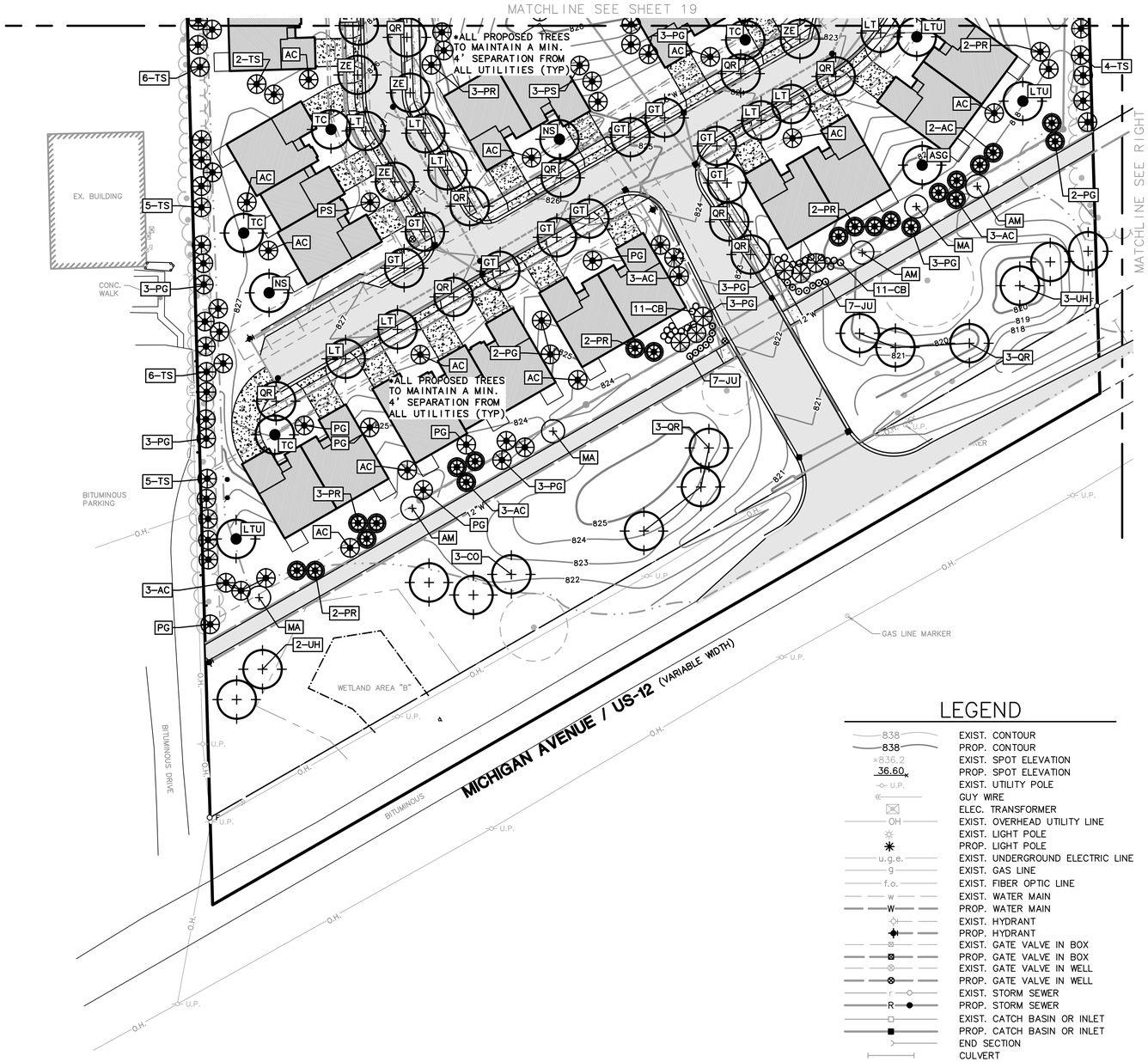

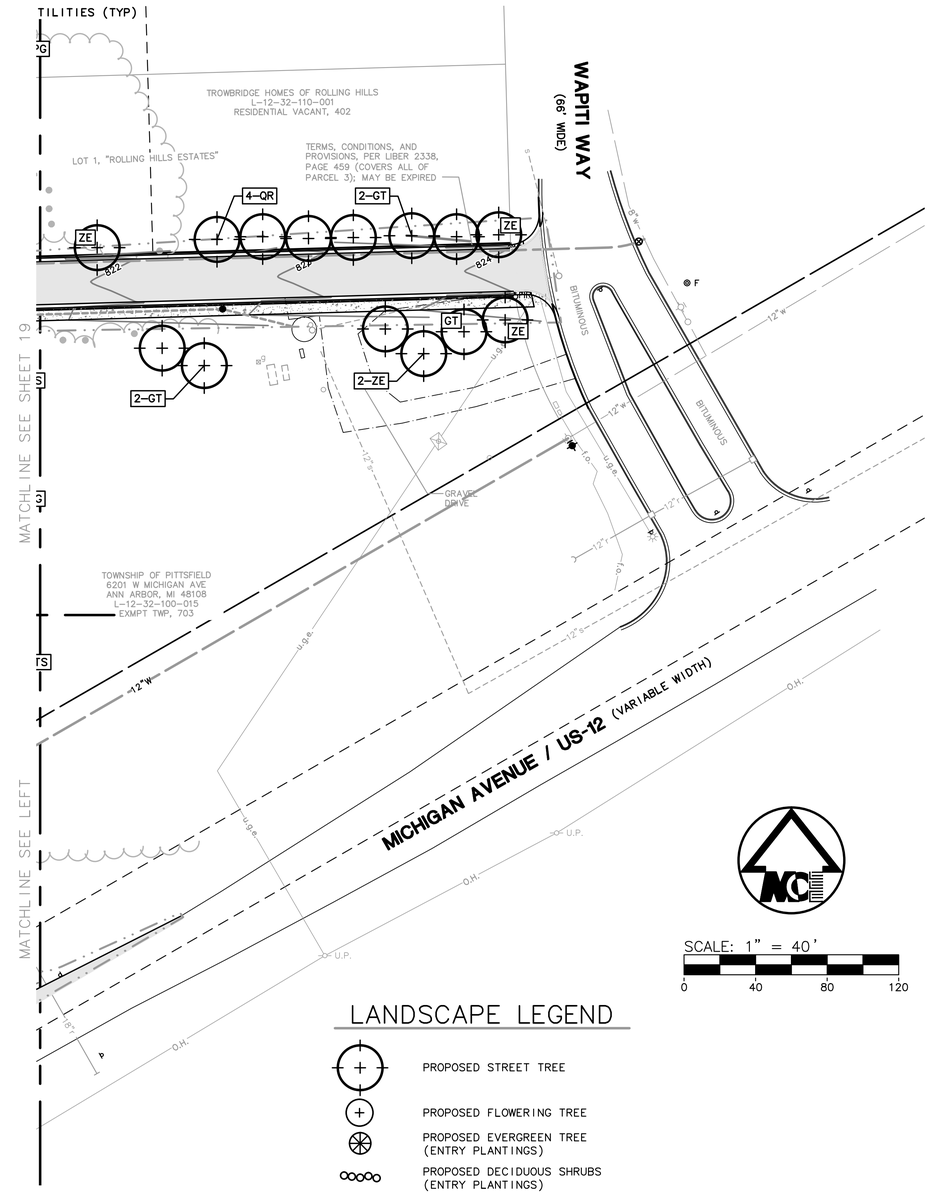

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F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.
	WETLAND LIMITS
	GRADING LIMITS

SCALE: 1" = 40'

0 40 80 120

LANDSCAPE LEGEND

- PROPOSED STREET TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE (ENTRY PLANTINGS)
- PROPOSED DECIDUOUS SHRUBS (ENTRY PLANTINGS)
- PROPOSED EVERGREEN SHRUBS (ENTRY PLANTINGS)
- PROPOSED EVERGREEN TREE (MICHIGAN AVE. GREENBELT)
- PROPOSED CANOPY TREE (MITIGATION PLANTING)
- PROPOSED EVERGREEN TREE MITIGATION PLANTING)
- PROPOSED EVERGREEN TREE (SCREEN PLANTING)
- LM — EXISTING TREE TO REMAIN
- DETENTION BASIN BOTTOM/SIDE SLOPE AND DETENTION POND SIDE SLOPE SEED MIX "A"
- NATIVE SEED MIX "B"
- WETLAND EMERGENT SEED MIX "C"

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(734) 470-6647

GALLERY PARK
PRELIMINARY SITE PLAN
LANDSCAPE PLAN – SOUTH

18

DATE: 06/23/14
SHEET 18 OF 22
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- S — PROP. SANITARY SEWER
- SIGN
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- WATER METER
- GAS METER
- POST
- WELL
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GALLERY PARK

PRELIMINARY SITE PLAN
LANDSCAPE PLAN – MIDDLE

19

JOB No. 13102

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LANDSCAPE LEGEND

- PROPOSED STREET TREE
- PROPOSED FLOWERING TREE
- PROPOSED EVERGREEN TREE (ENTRY PLANTINGS)
- PROPOSED DECIDUOUS SHRUBS (ENTRY PLANTINGS)
- PROPOSED EVERGREEN SHRUBS (ENTRY PLANTINGS)
- PROPOSED EVERGREEN TREE (MICHIGAN AVE. GREENBELT)
- PROPOSED CANOPY TREE (MITIGATION PLANTING)
- PROPOSED EVERGREEN TREE MITIGATION PLANTING)
- PROPOSED EVERGREEN TREE (SCREEN PLANTING)
- EXISTING TREE TO REMAIN
- DETENTION BASIN BOTTOM/SIDE SLOPE AND DETENTION POND SIDE SLOPE SEED MIX "A"
- NATIVE SEED MIX "B"
- WETLAND EMERGENT SEED MIX "C"

PLANT MATERIAL SCHEDULE

QUANTITIES 1	2	3	4 a	4 b	4 c	5	6 d	6 e	7	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
											DECIDUOUS TREES				
4			4							AS	Acer saccharum"Green Mountain"	Green Mountain Sugar Maple	2" dbh	bb	5' branch ht. 25' o.c.
10						10				ASG	Acer saccharum"Green Mountain"	Green Mountain Sugar Maple	2 1/2" dbh	bb	5' branch ht. 25' o.c.
4						4				COH	Celtis occidentalis	Hackberry	2 1/2" dbh	bb	5' branch ht. 25' o.c.
9						9				GB	Gingko biloba "Autumn Gold"	Autumn Gold Gingko	2 1/2" dbh	bb	5' branch ht. 25' o.c.
25				20	5					GT	Gleditsia t. i. 'Skyline'	Skyline Honeylocust	2" dbh	bb	5' branch ht. 25' o.c.
2						2				GTS	Gleditsia t. i. 'Skyline'	Skyline Honeylocust	2 1/2" dbh	bb	5' branch ht. 25' o.c.
20			6	14						LT	Liriodendron tulipifera	Tulip Tree	2" dbh	bb	5' branch ht. 25' o.c.
14						14				LTU	Liriodendron tulipifera	Tulip Tree	2 1/2" dbh	bb	5' branch ht. 25' o.c.
15			5			10				NS	Nyssa sylvatica	Blackgum	2 1/2" dbh	bb	5' branch ht. 25' o.c.
3			3							QB	Quercus bicolor	Swamp White Oak	2" dbh	bb	5' branch ht. 25' o.c.
8						8				QBI	Quercus bicolor	Swamp White Oak	2 1/2" dbh	bb	5' branch ht. 25' o.c.
35			4	27	4					QR	Quercus rubra	Red Oak	2" dbh	bb	5' branch ht. 25' o.c.
13						13				TC	Tilia cordata "Greenspire"	Greenspire Linden	2 1/2" dbh	bb	5' branch ht. 25' o.c.
37				32	5					ZE	Zekoka serrata "Green Vase"	Green Vase Zelkova	2" dbh	bb	5' branch ht. 25' o.c.
											ORNAMENTAL TREES				
3									3	AM	Amelanchier g. "Autumn Brilliance"	Autumn Brilliance Serviceberry	6' ht.	bb	15' o.c.
3									3	MA	Malus "Prairiefire"	Prairiefire Crabapple	2" dbh	bb	15' o.c.
											EVERGREEN TREES				
63		8				55				AC	Abies concolor	Concolor Fir	6' ht.	bb	Full, min. 15' o.c.
76	19	5				53	6	3		PG	Picea glauca	White Spruce	6' ht.	bb	Full, min. 15' o.c.
30		9				21				PR	Pinus resinosa	Red Pine	6' ht.	bb	Full, min. 15' o.c.
32						32				PS	Pinus strobus	Eastern White Pine	6' ht.	bb	Full, min. 15' o.c.
54	30					24				TS	Tsuga canadensis	Canadian hemlock	6' ht.	bb	Full, min. 15' o.c.
											SHRUBS				
32							22	10		CB	Cornus x. 'Baileyii'	Bailey's Red Twig Dogwood	36" ht.	bb/cont.	6' o.c.
22							14	8		JU	Juniperus h. 'Hughes'	Hughes Juniper	24" spd.	bb/cont.	4' o.c.

*KEY FOR QUANTITY COLUMNS
1. TOTAL QUANTITY REQUIRED
2. SCREEN PLANTINGS ADJACENT TO RESIDENTIAL
3. MICHIGAN AVENUE GREENBELT PLANTINGS
4. STREET TREES: a. N of drain, b. S of drain, c. Michigan Avenue
5. WOODLAND AND HERITAGE TREE MITIGATION PLANTINGS
6. ENTRY PLANTINGS: d. Michigan Ave. entry, e. N Wapiti entry
7. GENERAL SITE PLANTINGS

LANDSCAPE NOTES

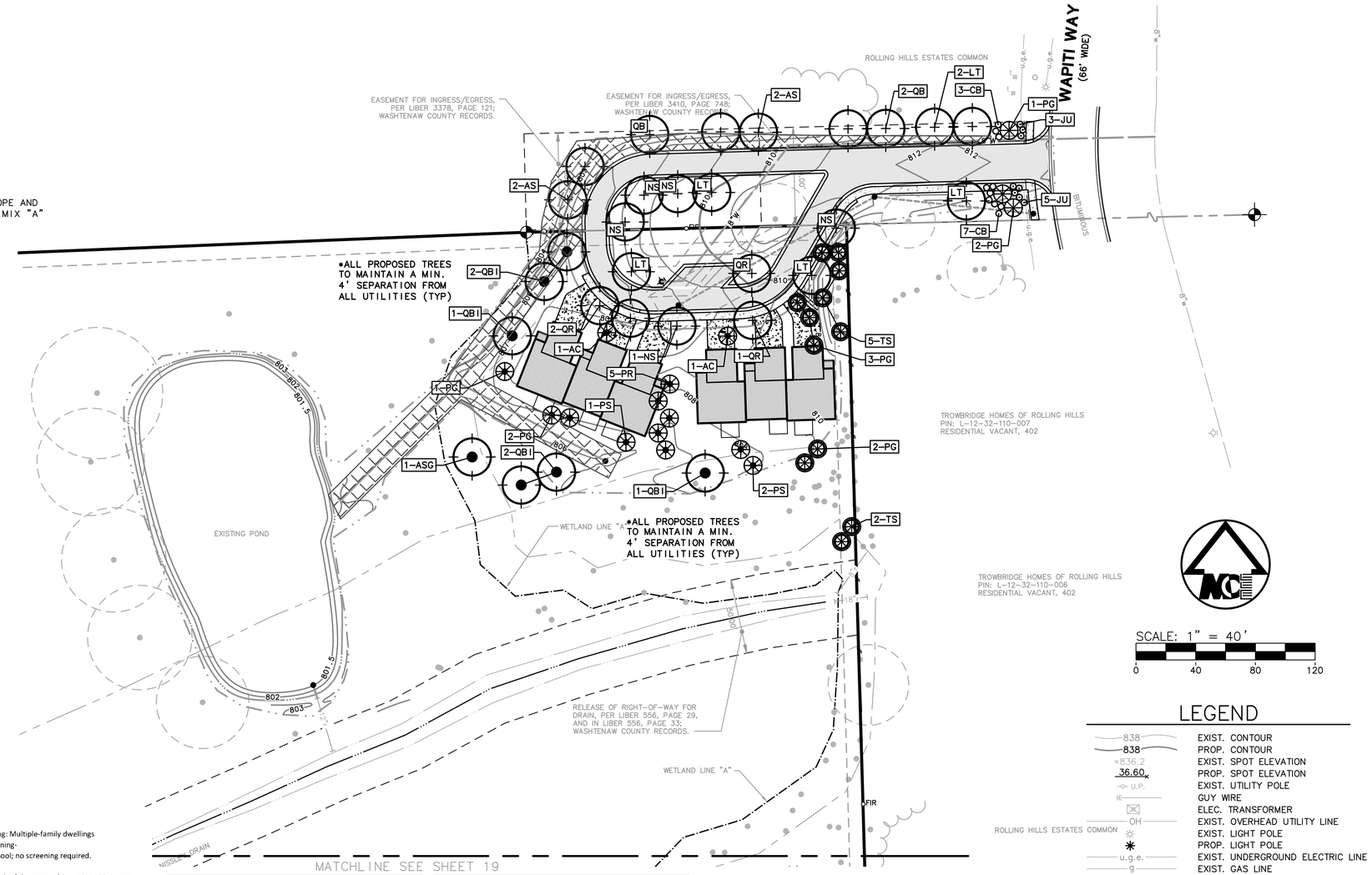
1. Plant Materials: all plant materials shall be hardy in Washtenaw County, meet current American Association of Nurserymen Standards and pass all required State and Federal inspections.
2. Installation and maintenance:
   All landscaping required by the Ordinance shall be planted before obtaining a Certificate of Occupancy, or the appropriate financial surety shall be provided as required in Article 3, Administration and Enforcement.
   All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound, workmanlike manner, according to accepted planting and grading procedures.
   Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply.
   Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches even cover.
3. All lawn areas to receive minimum four (4) inches topsoil and seed / fertilizer / mulch.
   Lawn seed mix shall be as follows:
   - 15% Rugby Kentucky Bluegrass
   - 10% Park Kentucky Bluegrass
   - 40% Ruby Creeping Red Fescue
   - 15% Pennfine Perennial Ryegrass
   - 20% Scaldis Hard Fescue

   Seed shall be applied at the rate of five pounds (5 lbs) per 1000 sq ft.
   Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
   After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
   Mulch within 24 hours with two (2) tons of straw per acre, or 71 bales of excelsior mulch per acre. Anchor straw mulch with spray coating of adhesive material applied at the rate of 150 gals./acre.
   Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 square feet of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
   After the first growing season, only fertilizers that contain no phosphorus shall be used on the site.
4. Shrubs shall be mulched with shredded hardwood bark mulch at a depth of four (4) inches.
5. Failure to install and maintain approved landscaping shall be considered a violation of this ordinance.
6. All trees to be located a minimum of ten (10) feet from public utilities.

LANDSCAPE REQUIREMENTS

1. Screening:
   Proposed land use- Use Group 2: Residential/Lodging: Multiple-family dwellings
   Adjacent land use and required and proposed screening-
   - North- Use Group 3: primary/secondary school; no screening required.
   - South- Not applicable.
   - East- Use Group 1: one-family dwellings north of the access drive to Wapiti; screen
     - alternate 1 or 2 required; alternate 2 provided.
     - 1 large evergreen tree per 10 lf; minimum 6' ht.
     - 890 lf / 10 lf = 89 trees required; 49 trees provided and 48 existing trees = 97 trees provided
   - West- Use Group3: places of worship; no screening required.
2. Greenbelts:
   Michigan Avenue frontage greenbelt-
   - Minimum 10' width required; minimum 25' wide provided.
   - Landscaped berm minimum 3' height required and provided.
   - 1 tree per 30 lf = 666.25'/30 = 22 trees required/provided.
3. Site landscaping:
   Minimum 20% of the site area required / provided.
4. Street trees:
   a. North of Hertler Nissely Drain-
      550 lf drives x 2 = 1,100 sf frontage / 50 lf = 22 trees required; 22 trees provided.
   b. South of Hertler Nissely Drain-
      2,330 lf drives x 2 = 4,660 lf frontage / 50 lf = 93 trees required; 93 trees provided.
   c. Michigan Avenue frontage-
      666 lf / 50 = 22 trees required; 22 evergreen trees and 6 flowering trees provided.
5. Entry landscaping:
   d. Michigan Avenue entry- 6 evergreen trees and 36 shrubs.
   e. Wapiti Drive north- 3 evergreen trees and 18 shrubs.
6. Tree removal mitigation:
   Woodland trees - 39 trees removed, total of 384 caliper inches; mitigation at 100% = 384" req.
   Heritage trees - 9 trees removed, total of 168 caliper inches; mitigation at 150% = 252" req.
   Total Mitigation Required = 636 caliper inches

   Mitigation Provided
   - 70 deciduous trees @ 2.5" caliper = 175.0 caliper inches
   - 185 evergreen trees @ 6' ht. = 462.5 caliper inches
   - Total Mitigation Provided = 637.5 caliper inches



LEGEND

- EXIST. CONTOUR
- PROP. CONTOUR
- EXIST. SPOT ELEVATION
- PROP. SPOT ELEVATION
- EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. UNDERGROUND ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- EXIST. HYDRANT
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. STORM SEWER
- PROP. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- PROP. CATCH BASIN OR INLET
- END SECTION
- CULVERT
- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SIGN
- TELEPHONE RISER
- ELECTRIC METER
- WATER METER
- GAS METER
- POST
- WELL
- SINGLE TREE
- FENCE
- GUARDRAIL
- TREE OR BRUSH LIMIT
- SECTION CORNER
- FOUND IRON PIPE
- FOUND MONUMENT
- FOUND IRON ROD
- CONTROL PT.
- WETLAND LIMITS
- GRADING LIMITS

WETLAND SEED MIX "A"
(JF New Stormwater Seed Mix, or equal)

For Use in Detention Basin Side Slopes

Scientific Name	Common Name	Oz./Acre
Carex cristatella	Crested Oval Sedge	1.00
Carex lurida	Bottlebrush Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus virginicus	Virginia Wild Rye	12.00
Glyceris striata	Fowl Manna Grass	1.25
Juncus effusus	Common Rush	1.00
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	1.00
Panicum virgatum	Prairie Cord Grass	8.00
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.50
Scirpus fluviatilis	River Bulrush	0.25
Scirpus validus creber	Great Bulrush (softstem)	6.00
Avena sativa	Seed Oats	360.00
Lolium multiflorum	Annual Rye	100.00
Alisma subcordatum	Common Water Plantain	4.25
Asclepias incarnata	Swamp Milkweed	1.50
Bidens sp.	Bidens	2.00
Helenium autumnale	Sneezeweed	2.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum pennsylvanicum	Pinkweed	4.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Sagittaria latifolia	Common Arrowhead	1.00
Senna hebecarpa	Wild Senna	1.00
Thalictrum dasycarpum	Purple Meadow Rue	2.00

Natural Area -Seed Mix "B" (Native seed mix for natural buffer areas)

Botanical Name	Common Name	Application
Elymus canadensis	Canada Wild-rye	1 lbs/acre
Panicium virgatum	Switch Grass	4 oz/acre
Schizachyrium scoparium	Little Blue Stem	1.5 lbs/acre
Sorghastrum nutans	Indian Grass	1 lbs/acre
Lolium multiflorum	Annual Rye	200 lbs/acre

WETLAND SEED MIX "C"
(JF New Wetland Edge Mix, or equal)

For Use in Wetland Edge or Emergent Detention Basins

Scientific Name	Common Name	Oz./Acre
Carex comosa	Bristly Sedge	1.00
Carex cristatella	Crested Oval Sedge	2.00
Carex frankii	Bristly Cattail Sedge	6.00
Carex vulpinoidea	Brown Fox Sedge	3.00
Eleocharis palustris major	Great Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	12.00
Glyceria striata	Fowl Manna Grass	1.00
Leersia oryzoides	Rice Cut Grass	1.50
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.75
Scirpus pungens	Chairmaker's Rush	1.00
Scirpus validus creber	Great Bulrush (softstem)	2.50
Avena sativa	Seed Oats	360.00
Lolium multiflorum	Annual Rye	100.00
Acorus calamus	Sweet Flag	0.50
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Swamp Milkweed	1.00
Aster puniceus	Bristly Aster	1.00
Bidens sp.	Bidens	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	2.00
Iris virginica shrevei	Blue Flag Iris	2.50
Lobelia siphilitica	Great Blue Lobelia	1.00
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.50
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum sp.	Smartweed	0.50
Rudbeckia laciniata	Wild Golden Glow	0.75
Sagittaria latifolia	Common Arrowhead	2.00
Senna hebecarpa	Wild Senna	2.00
Sporganium eurycarpum	Common Bur Reed	4.00
Thalictrum dasycarpum	Purple Meadow Rue	0.50
Verbena hastata	Blue Vervain	1.50
Vernonia sp.	Ironweed	2.00

811 Know what's below. Call before you dig.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

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MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

CLIENT
GALLERY PARK HOLMES
135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

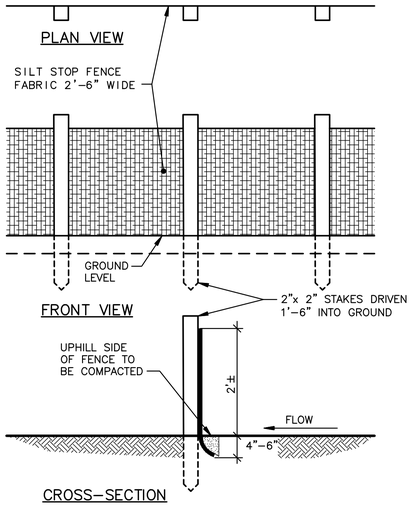
GALLERY PARK
PRELIMINARY SITE PLAN
LANDSCAPE PLAN - NORTH

20

DATE: 06/23/14
SHEET 20 OF 22
CADD: TPH
PM: EFO
ENG: HTH
TECH:
13102LP1.dwg

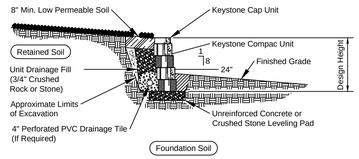
JOB No. 13102

REVISIONS:	REV. DATE
PER WCWRC REVIEW	01/28/15



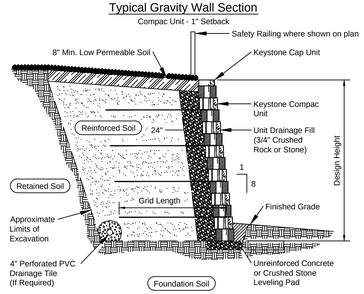
SILT FENCE DETAIL (55t)

NOT TO SCALE



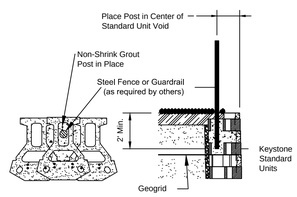
Typical Gravity Wall Section

Compac Unit - 1" Setback



Typical Reinforced Wall Section

Compac Unit - 1" Setback



Fence Section & Plan Detail

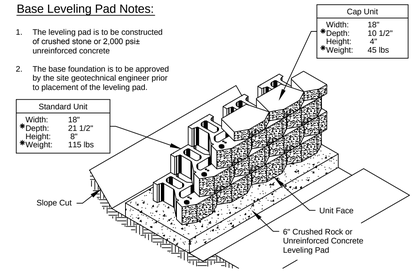
Standard Unit - Near Vertical Setback

Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

Standard Unit	
Width:	18"
*Depth:	21 1/2"
Height:	8"
*Weight:	115 lbs

Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	45 lbs



Standard Unit/Base Pad Isometric View

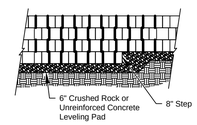
*Dimensions & Weight May Vary by Region

Note:

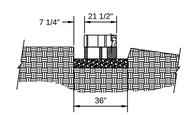
1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

KEYSTONE RETAINING WALL SYSTEMS
A CONTECH COMPANY
4444 W 78th Street
Minneapolis, MN 55435
952-897-1040

OR APPROVED EQUAL

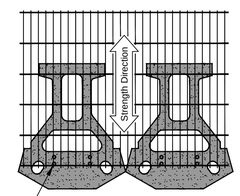


Elevation



Section

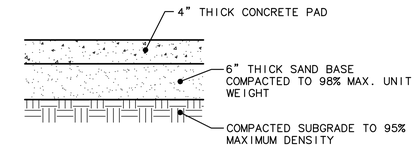
Leveling Pad Detail



Grid & Pin Connection

RETAINING WALL DETAILS

NOT TO SCALE



4" CONCRETE PAD DETAIL

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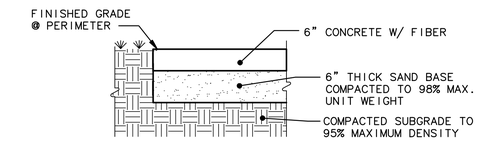

6" HEAVY DUTY CONCRETE DETAIL

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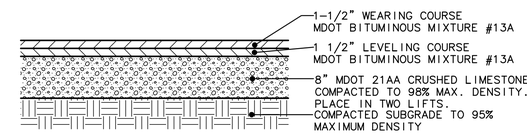

TYPICAL PAVEMENT DETAIL

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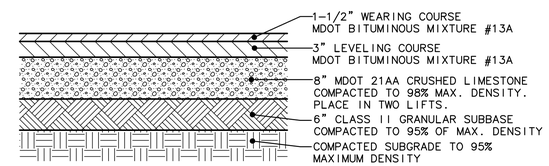

RIGHT OF WAY PAVEMENT DETAIL

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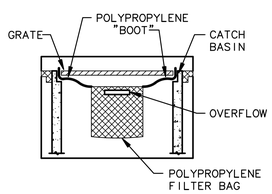
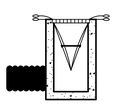
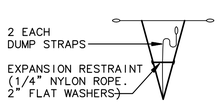


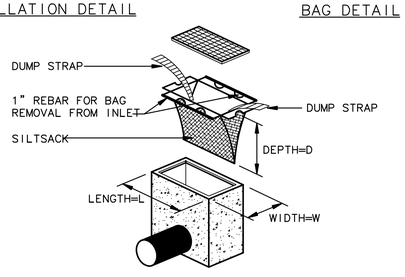
NOTE:
TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL PAVED CATCH BASINS OR STORM INLETS. INLET FILTER TO BE SIMILAR TO "STREAMGUARD" AS MANUFACTURED BY STORMWATER SERVICES CORPORATION (206-767-0441) OR "SILTSACK" AS MANUFACTURED BY ATLANTIC CONSTRUCTION FABRICS, INC.; (800-448-3636). CLEAN FILTER AS NEEDED.



INSTALLATION DETAIL



BAG DETAIL



SILT SACK DETAIL

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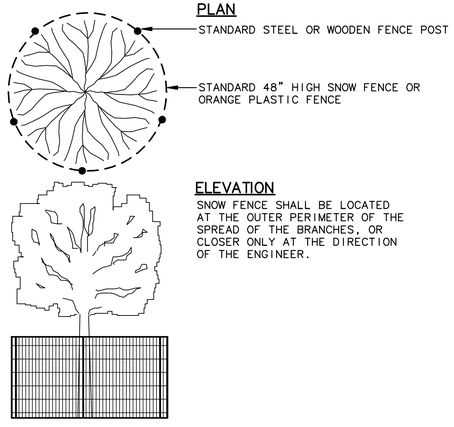

TREE PROTECTION DETAIL

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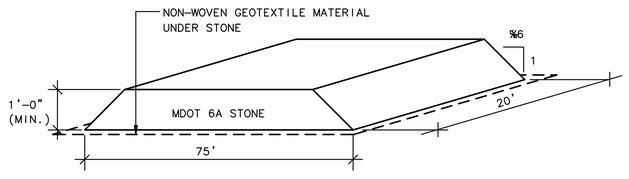
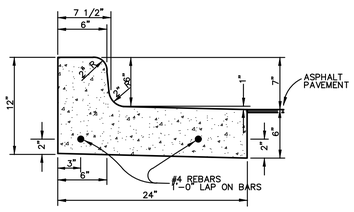


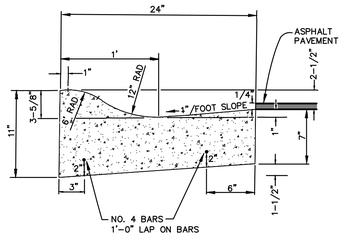
GRAVEL MUD TRACKING MAT (60t)

NO SCALE



SPILL-OUT BARRIER CURB & GUTTER

NOT TO SCALE SD-R-3



STANDARD MOUNTABLE CURB AND GUTTER

NOT TO SCALE SD-R-2

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

CLIENT
GALLERY PARK HOLMES
135 KEVELING DR.
SALINE, MI 48176
CRAIG WELCH
(734) 470-6647

GALLERY PARK

PRELIMINARY SITE PLAN
MISCELLANOUS DETAILS

21

JOB No. 13102

REVISIONS:
PER WCWRC REVIEW

REV.	DATE
	07/28/15

DATE: 06/23/14
SHEET 21 OF 22
CADD: TPH
ENG: HTH
PM: EFO
TECH:
13102DT1.dwg
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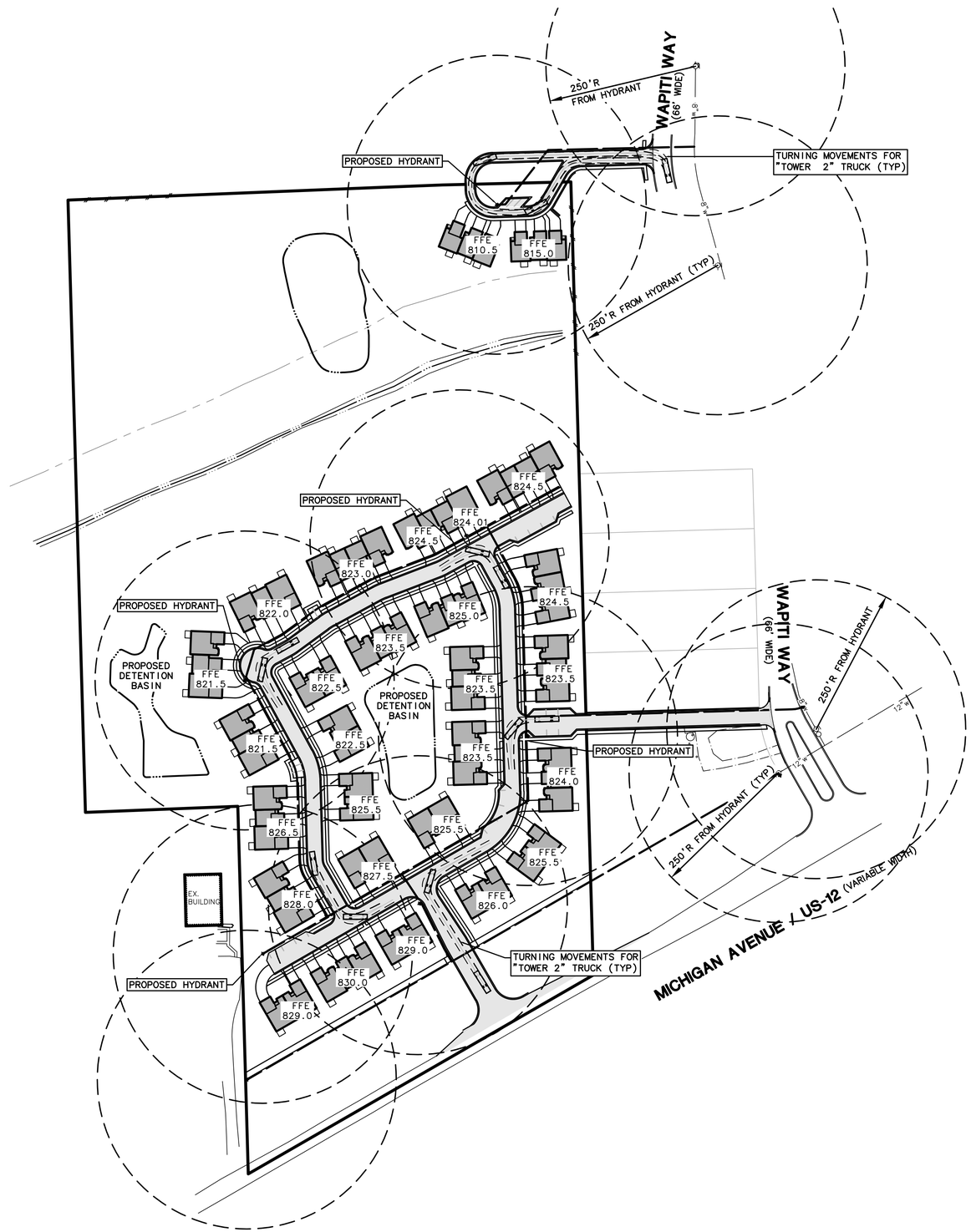


SCALE: 1" = 100'

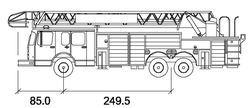
0 100 200 300

LEGEND

U.P.	EXIST. UTILITY POLE
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
W	EXIST. WATER MAIN
W	PROP. WATER MAIN
	EXIST. HYDRANT
	PROP. HYDRANT
	EXIST. GATE VALVE IN BOX
	PROP. GATE VALVE IN BOX
	EXIST. GATE VALVE IN WELL
	PROP. GATE VALVE IN WELL
	EXIST. CURB STOP & BOX
	PROP. CURB STOP & BOX
	REDUCER
	EXIST. BLOW-OFF
	PROP. BLOW-OFF
	FENCE

Fire Protection Plan Notes:

1. Buildings shall not be sprinklered.
2. Hydrants shall be 4" storz connections and (2) 2 ½" nst connections.
3. Construction sequencing:
   - 3.1. Hydrants must be in service and approved during construction.
   - 3.2. Hydrants providing protection coverage for the building must be in service and approved by both engineering and fire departments before the fire department will support permit issuance for new construction phase and before combustible materials are placed on the job site.
   - 3.3. Storage areas for construction materials must be approved so as not to interfere with fire/emergency site access.
   - 3.4. If site access is to be restricted during construction, Knox Box locks for gates are to be provided.
4. No firewalls will be constructed within the buildings.



inches

Track	: 82.9
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

PITTSFIELD TOWNSHIP "TOWER 2" TRUCK

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GALLERY PARK

PRELIMINARY SITE PLAN
FIRE PROTECTION PLAN

22

DATE: 06/23/14
SHEET 22 OF 22
CADD: TPH
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TECH:
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FB# 446

JOB No. 13102
REVISIONS:
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REV. DATE 01/28/15

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