GALLERY PARK

MICHIGAN AVENUE SITE

SECTION 32, T3S, R6E

PITTSFIELD CHARTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

FINAL SITE PLAN/~~DETAILED ENGINEERING~~

OWNER

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

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 70 homes. 69 homes will consist in an attached fashion of two, three and four units. A single family residential unit will be located in the northern access. 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.

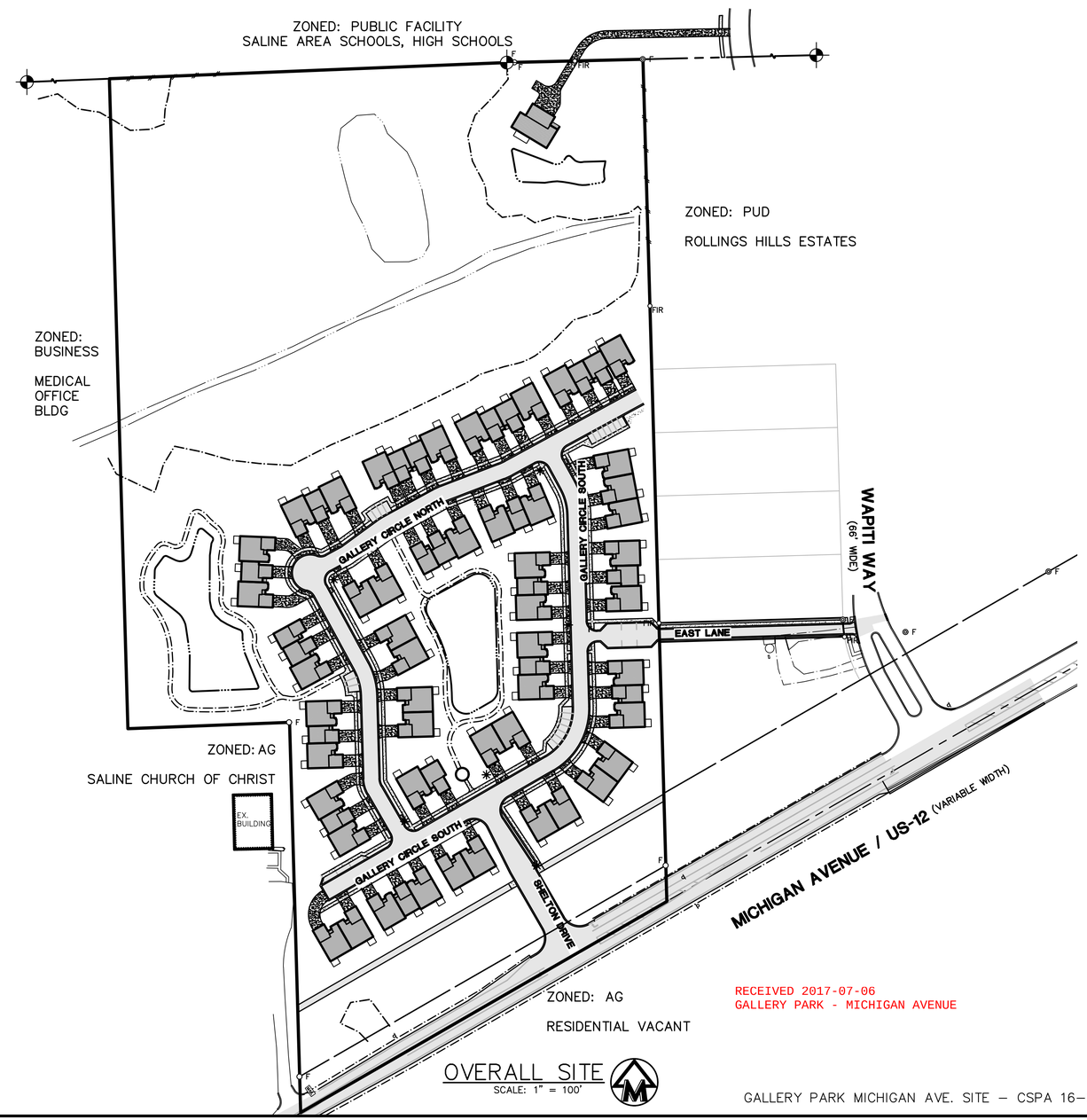
This project attracts all types of buyers but is primarily targeted and utilized by previous large home owners wishing to downsize their homes and yards due to the departure of their children. These home buyers want higher end finishes and features without the addition of superfluous interior space and 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	PROPOSED
ZONING		R2	R2
AREA (ac)		1 ac Min.	26
GROSS PROVIDED (ac)			26
NET LOT AREA (ac)			13.4
USE		LOW DENSITY MULTIFAMILY	LOW DENSITY MULTIFAMILY
AREA PER DU (sf/DU)		7,300 sf Min.	8,339
DENSITY (DU/ac)			5.22
NUMBER OF UNITS		155 MAX.	70
GROUND FLOOR AREA (SF)			124,604
TOTAL FLOOR AREA (SF)			141,298
LOT COVERAGE		50% MAX.	11%
IMPERVIOUS SURFACE (SF)			262,002
IMPERVIOUS SURFACE COVERAGE		60% MAX.	45%
LOT WIDTH		125' MIN	666.25'
SETBACKS	FRONT (SOUTH)	10'	>10'
	SIDE (EAST & WEST)	10' MIN./20' TOTAL	>10'
	REAR (NORTH)	15'	>15'
BUILDINGS	HEIGHT	30' * / 2 STORY *	<30' / 2 STORY
	UNIT MIX* *		SEE CHART **
FLOOR AREA RATIO		N/A	24%
VEHICULAR PARKING		140 (2/DU)	310 TOTAL
	GARAGES		140
	DRIVEWAYS		140
	GUEST SPACES		30

***PER CONDITIONAL REZONING THE FOLLOWING CONDITIONS ARE TO BE PROVIDED**
1. MAXIMUM BUILDING HIEGHT 30' INSTEAD OF 35' AND 2 STORIES INSTEAD OF 3 STORIES
2. PERMITTED USES TO BE LIMITED TO DWELLINGS, ONE-FFAMILY ATTACHED AND DWELLINGS, TWO-
3. NO LISTED R-2 CONDITIONAL USES ARE PERMITTED
4. ACESSORY USES TO BE LIMITED TO GEOTHERMAL ENERGY SYSTEMS.

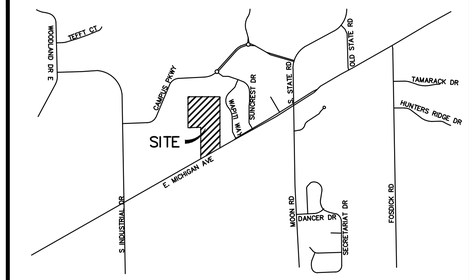
SOUTH AREA INCLUDES 69 MULTIFAMILY UNITS
NORTH AREA INCLUDES 1 SINGLE FAMILY
**UNITS MAY BE ANY OF THE TYPES SHOWN ON THIS CHART:
TYPE R1 RANCH
TYPE T1 TOWNHOUSE 2 STORY
TYPE S1 SPLIT LEVEL 1 1/2 STORY



RECEIVED 2017-07-06
GALLERY PARK - MICHIGAN AVENUE

OVERALL SITE
SCALE: 1" = 100'

GALLERY PARK MICHIGAN AVE. SITE – CSPA 16-03



VICINITY SKETCH
NOT TO SCALE

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GALLERY PARK

JOB No. **13102**

REVISIONS:	REV. DATE
PER WCWRC REVIEW	4/4/17
PER MUNICIPAL REVIEW	6/26/17

DATE: 02/02/17
SHEET 1 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
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01

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RELEASED FOR:	DATE

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.

NOTE: The above parcel legal descriptions taken from Title Commitment #105056, REVISION 2, Effective March 27, 2013. Stewart Title Guaranty Company.

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

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.

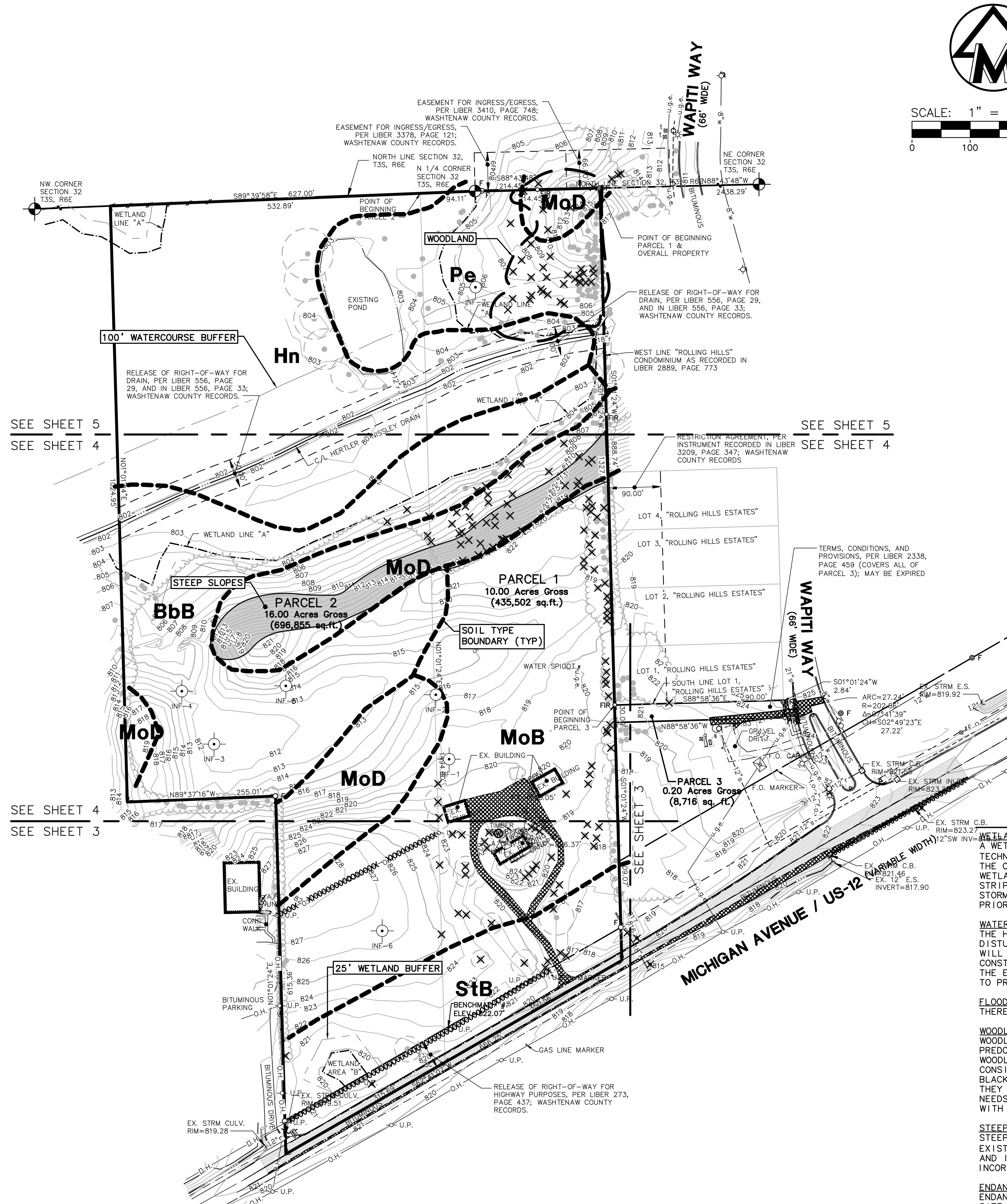
16. Rights of the public and other riparian owners in and to those portions of subject property lying in the waters of Hertler Nissle Drain.

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

NOTE: The overall combined legal description bearings for Parcel 1, 2, & 3 are based on State Plane Coordinate System – Michigan South (2113) and are so reflected in the exhibit drawing.

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.



LEGEND

- EXIST. CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- EXIST. UNDERGROUND ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- END SECTION
- CULVERT
- EXIST. 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.
- STEEP SLOPES
- WOODLAND LIMITS
- SOIL TYPE BOUNDARY
- WETLAND BOUNDARY
- SOIL BORING LOCATION

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.

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GALLERY PARK

FINAL SITE PLAN
EXISTING CONDITIONS & NATURAL FEATURES

02

DATE:	02/02/17
SHEET	2 OF 55
CADD:	TPH
ENG:	HTH
PM:	SWB
TECH:	
	13102EX1.dwg
	FB#446

REV. DATE
REVISIONS:

JOB No. **13102**

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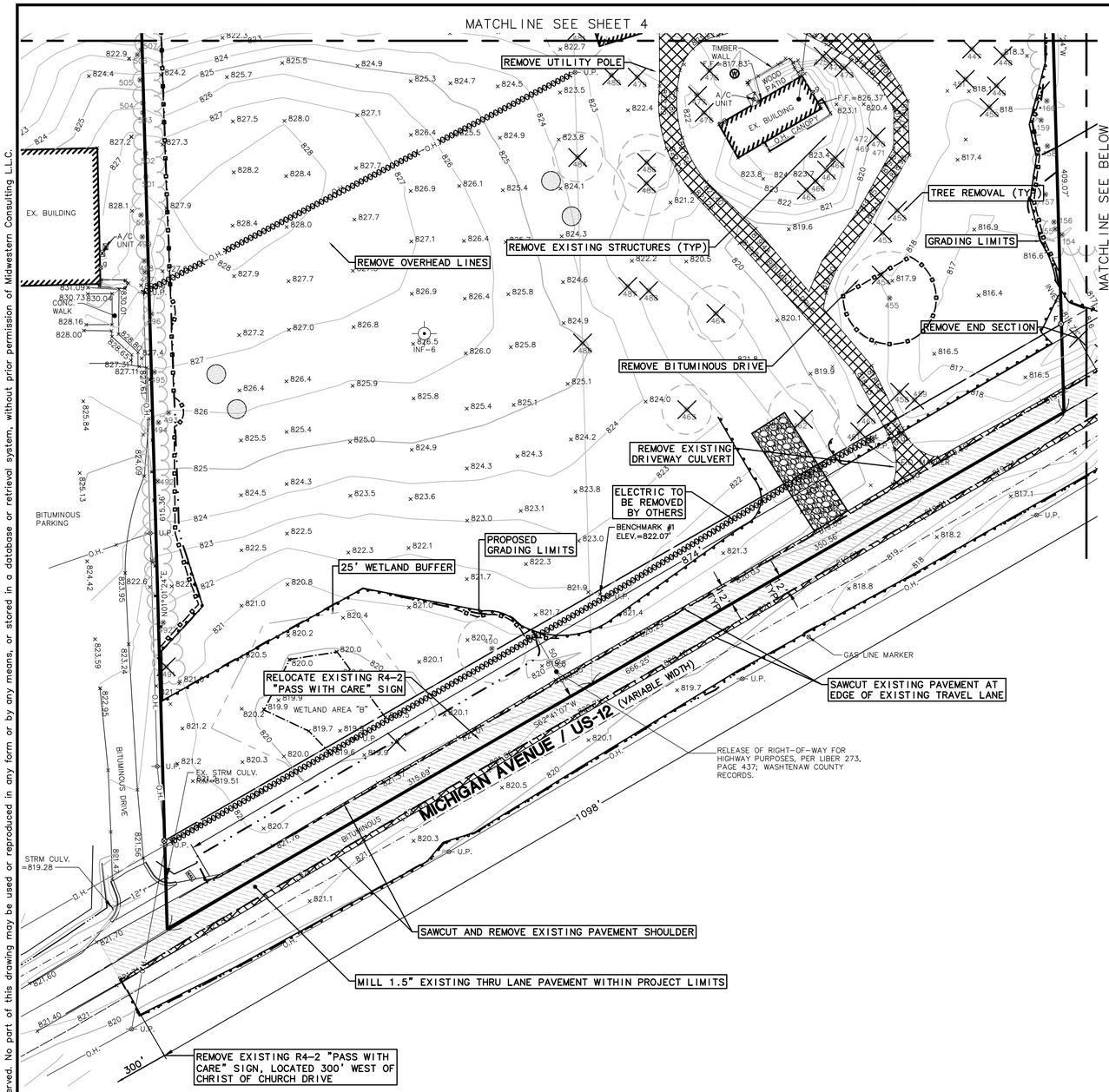

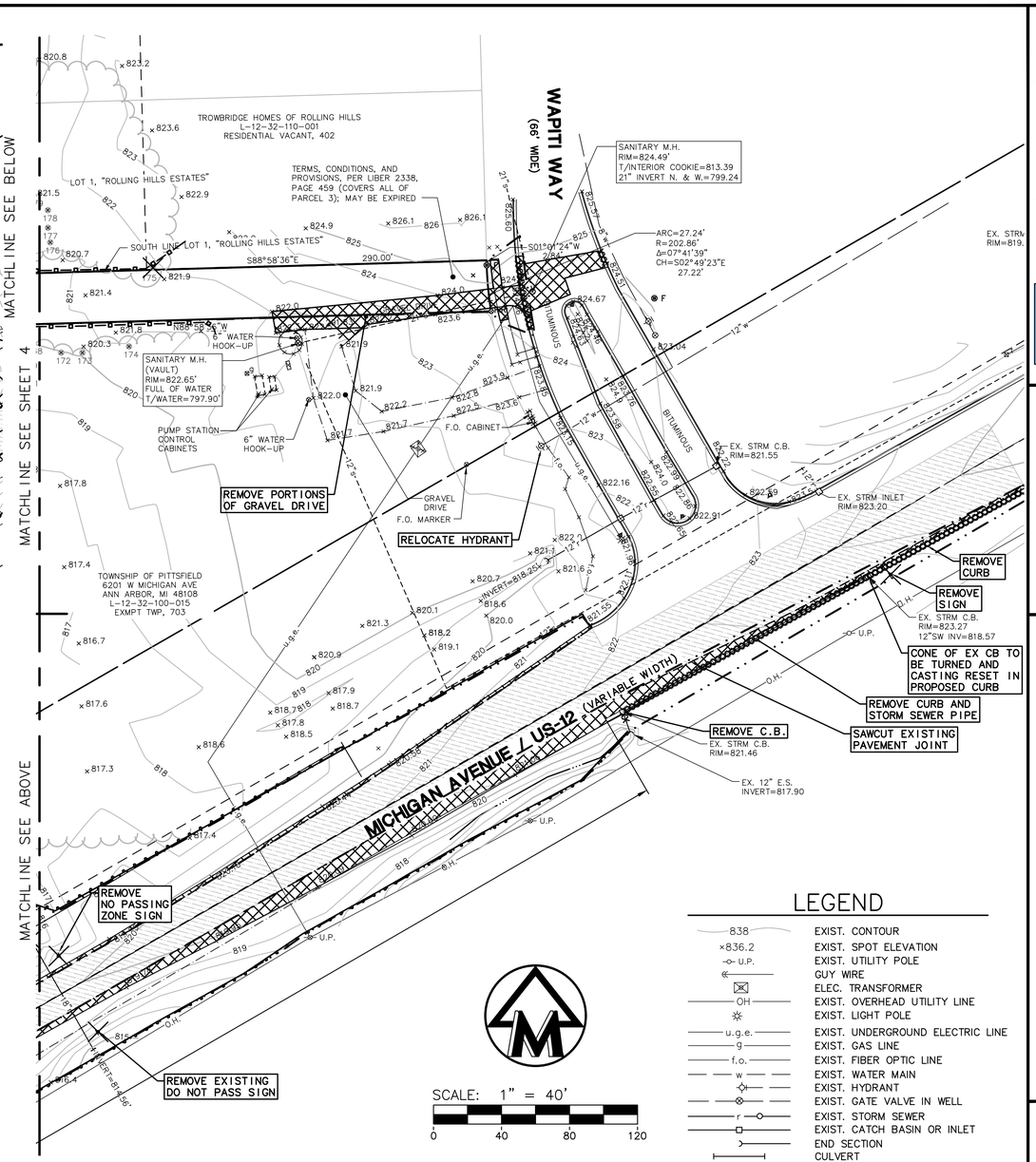

LEGEND

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
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN WELL
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. 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.
	REMOVALS
	ASPHALT MILL 1-1/2"
SB-1	INFILTRATION TEST LOCATION

SCALE: 1" = 40'

0 40 80 120

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)

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GALLERY PARK

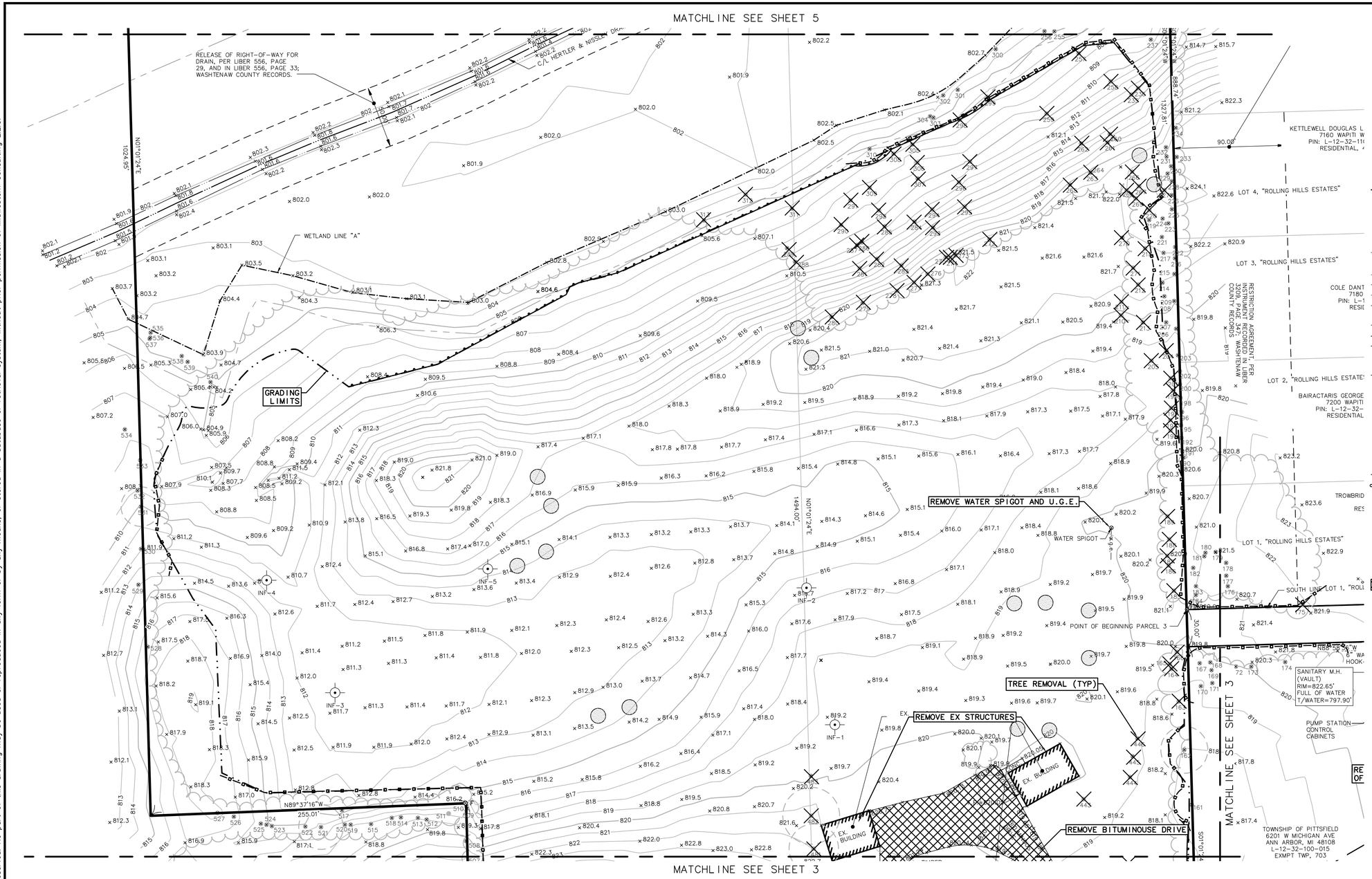
FINAL SITE PLAN
EXISTING CONDITIONS & REMOVALS – SOUTH

03

DATE: 02/02/17
SHEET 3 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102EX2.dwg
13102

JOB No. 13102

REVISIONS:	REV. DATE
PER MUNICIPAL REVIEW	5/15/17
PER MUNICIPAL REVIEW	6/29/17



SCALE: 1" = 40'

0 40 80 120

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×836.2	EXIST. SPOT ELEVATION
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r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. 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
1	CONTROL PT.
	REMOVALS
SB-1	INFILTRATION TEST LOCATION

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GALLERY PARK

FINAL SITE PLAN
EXISTING CONDITIONS & REMOVALS – MIDDLE

04

JOB No. 13102
REVISIONS:

REV.	DATE

DATE: 02/02/17
SHEET 4 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102EX2.dwg
FB/PG

Know what's below. Call before you dig.

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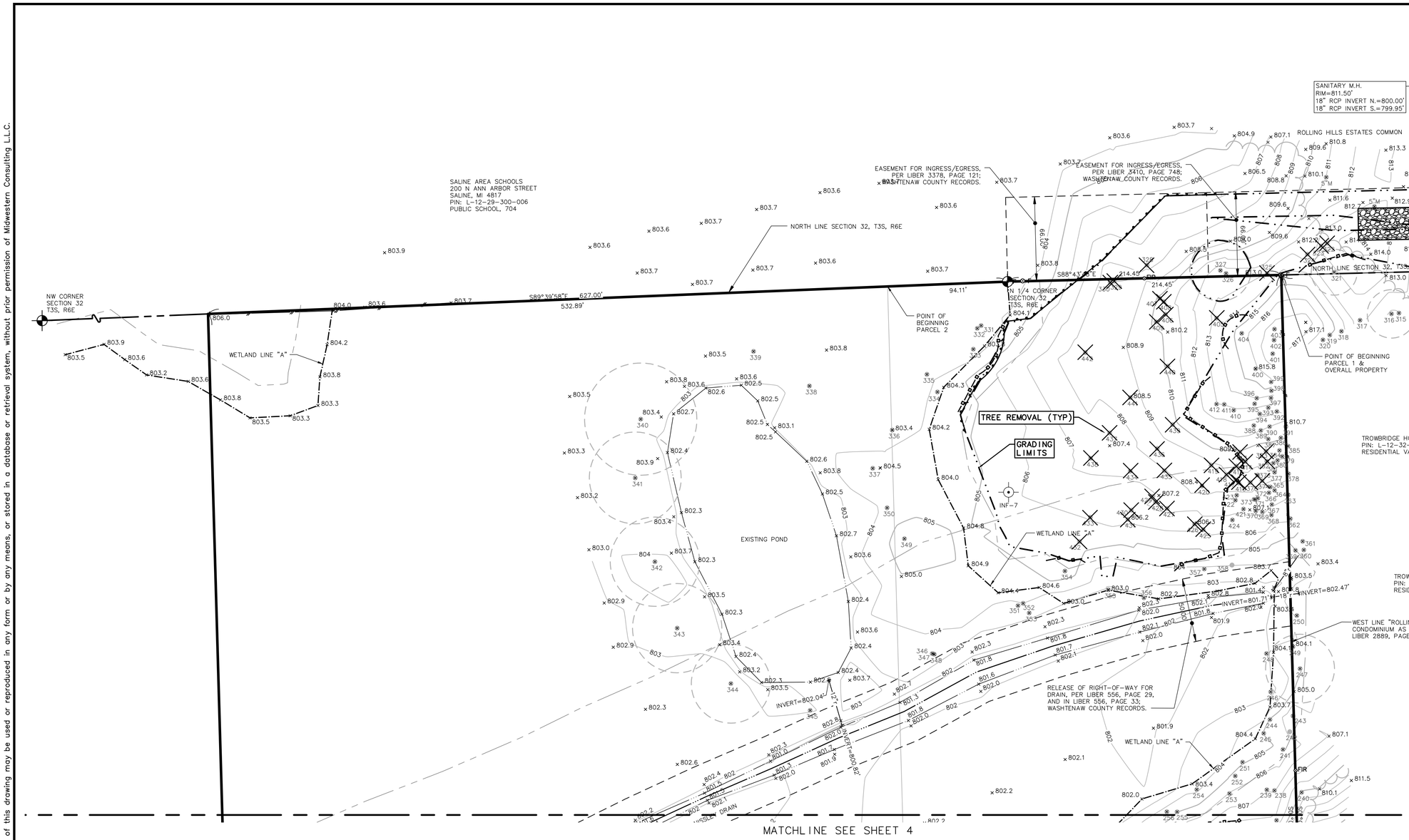

SCALE: 1" = 40'

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
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
w	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. GATE VALVE IN WELL
r	EXIST. STORM SEWER
	EXIST. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. 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.
SB-1	INFILTRATION TEST LOCATION

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

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GALLERY PARK
FINAL SITE PLAN
EXISTING CONDITIONS & REMOVALS – NORTH

05

DATE: 02/02/17
SHEET 5 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102EX2.dwg
FB#446

JOB No. 13102
REVISIONS:
REV. DATE

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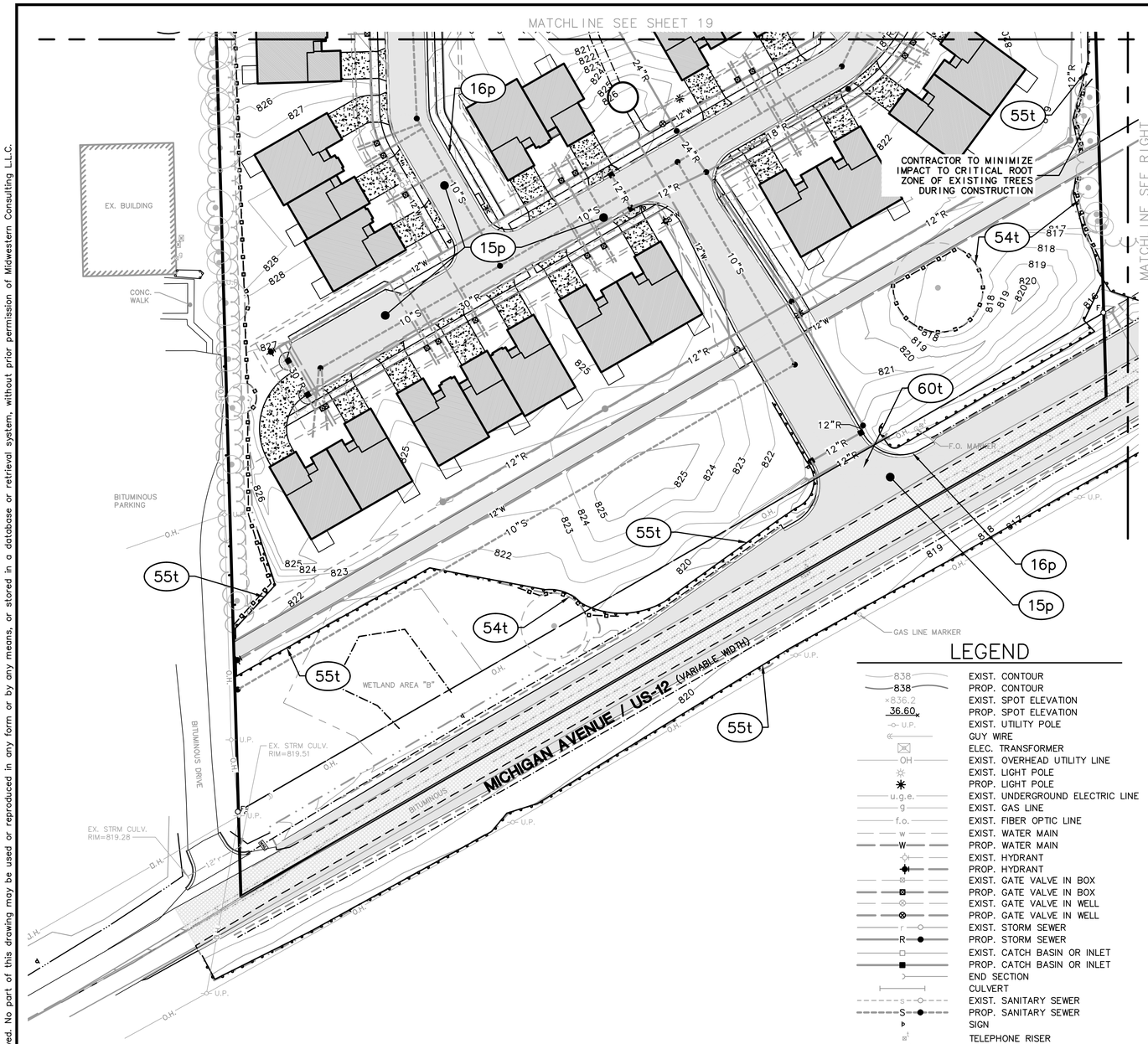

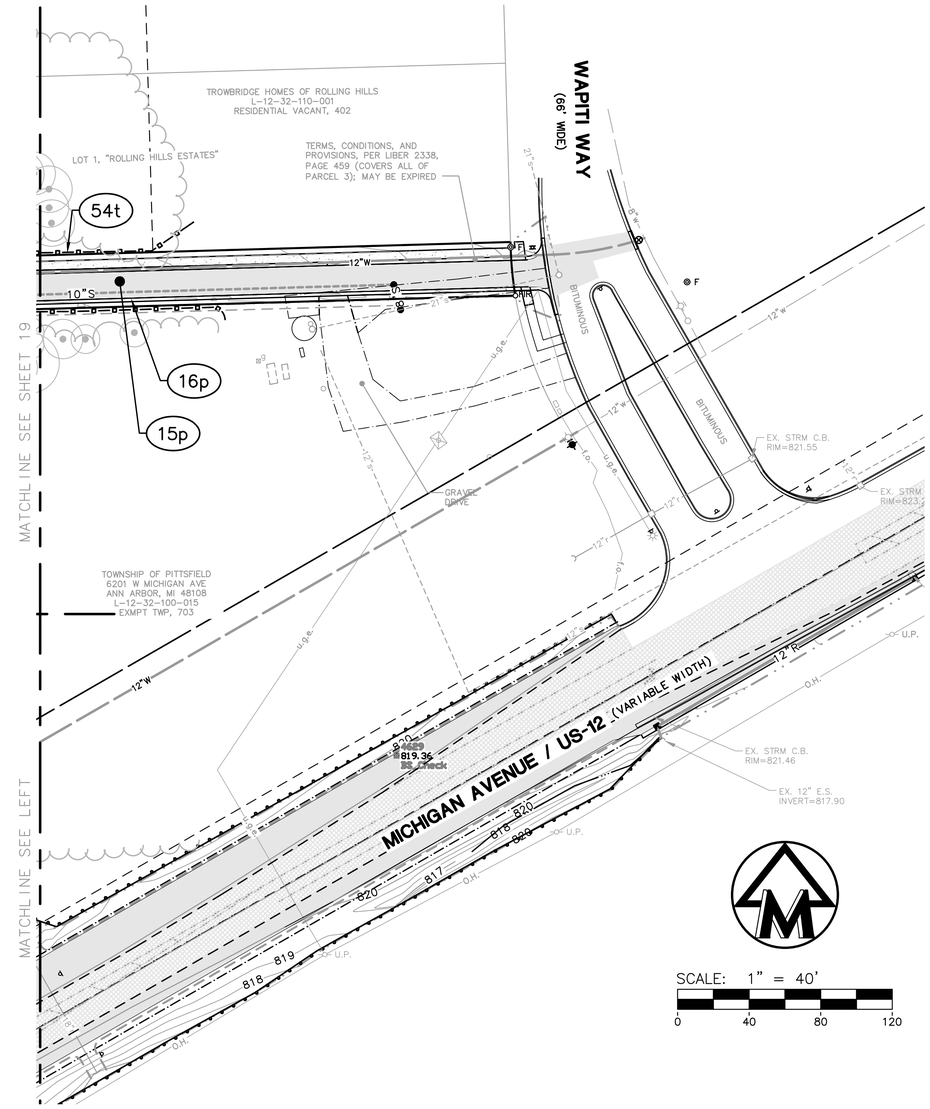

SCALE: 1" = 40'

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
	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.
	WETLAND LIMITS
	GRADING LIMITS
	CRITICAL ROOT ZONE HERITAGE / WOODLAND TREE TO REMAIN
	CRITICAL ROOT ZONE NON-REGULATED TREE TO REMAIN
	SILT FENCE
	TREE PROTECTION FENCE
	INLET FILTER

NOTES

1. EXISTING TREES TO REMAIN AS IDENTIFIED ON THE TREE PROTECTION PLAN ARE TO BE PROTECTED DURING LAND CLEARING, DEVELOPMENT, AND CONSTRUCTION THROUGH INSTALLATION OF TREE PROTECTION FENCE AS INDICATED ON THE PLAN. NO COMPACTION OR CLEARING SHALL OCCUR WITHIN THE DRIPLINE OF TREES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS. FUTURE REMOVAL OF PROTECTED TREES SHALL BE APPROVED BY PITTSFIELD TOWNSHIP.
2. REMOVAL OF ANY REGULATED TREES IDENTIFIED AS TO REMAIN ON THE PLANS WILL REQUIRE MITGATION PER THE TOWNSHIP ZONING ORDINANCE.
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4. SEE EXISTING CONDITIONS AND REMOVALS SHEET AND TREE LIST FOR ADDITIONAL TOPOGRAPHIC SURVEY AND EASEMENT INFORMATION.
5. SEE GRADING AND UTILITY SHEETS FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL DETAILS.
6. SEE LANDSCAPE PLAN AND DETAIL SHEET FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS.
7. SEE TOWNSHIP DETAILS SHEET FOR PROTECTION FENCE DETAILS

SOIL EROSION CONTROL MEASURES

t = temporary p = permanent

5	SEEDING	16	CURB & GUTTER
60	MUD TRACKING MAT	13	RIPRAP, RUBBLE, GABIONS
54	CONSTRUCTION FENCE OR SNOW FENCE	15	PAVING
55	GEOTEXTILE SILT FENCE		

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GALLERY PARK

FINAL SITE PLAN
SESC AND TREE PROTECTION PLAN

06

JOB No. 13102
REVISIONS:

REV.	DATE

DATE: 02/02/17
SHEET 06 OF 55
CADD: WAJ
ENG: HTH
PM: SWB
TECH:
13102TP1.dwg
13102

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
- 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.
- WETLAND LIMITS
- GRADING LIMITS
- LM — CRITICAL ROOT ZONE HERITAGE / WOODLAND TREE TO REMAIN
- CRITICAL ROOT ZONE NON-REGULATED TREE TO REMAIN
- SILT FENCE
- TREE PROTECTION FENCE
- INLET FILTER

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)

NOTES

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FINAL SITE PLAN
SESC AND TREE PROTECTION PLAN – MIDDLE

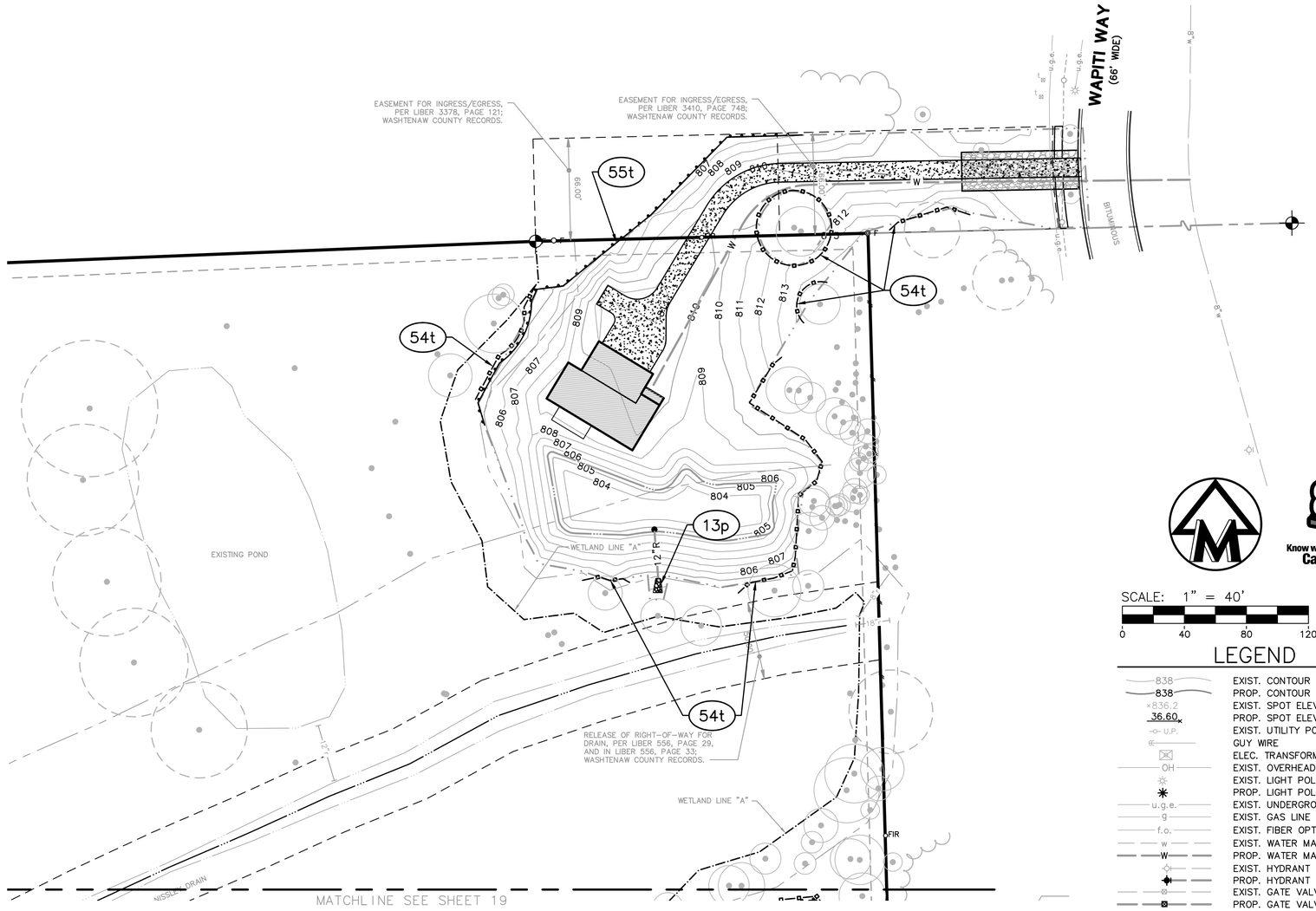
07

JOB No. 13102

REVISIONS:

REV.	DATE

DATE: 02/02/17
SHEET 07 OF 55
CADD: WAJ
ENG: HTH
PM: SWB
TECH:
13102TP1.dwg
ESP-46



SCALE: 1" = 40'

0 40 80 120

LEGEND

838	EXIST. CONTOUR
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	PROP. HYDRANT
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	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.
	WETLAND LIMITS
	GRADING LIMITS
LM	CRITICAL ROOT ZONE HERITAGE / WOODLAND TREE TO REMAIN
	CRITICAL ROOT ZONE NON-REGULATED TREE TO REMAIN
	SILT FENCE
	TREE PROTECTION FENCE
	INLET FILTER

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FINAL SITE PLAN
SESC AND TREE PROTECTION PLAN – NORTH

08

DATE: 02/02/17
SHEET 08 OF 55
CADD: WAJ
ENG: HTH
PM: SWB
TECH:
13102TP1.dwg
FB/PG:

JOB No. 13102

REVISIONS:

REV.	DATE

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				X	
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 strobus						
193	11 "	White Pine	Pinus strobus					X	
194	10 "	White Pine	Pinus strobus					X	
195	9 "	White Pine	Pinus strobus	twin					
196	14 "	White Pine	Pinus strobus						
197	11 "	White Pine	Pinus strobus					X	
198	11 "	White Pine	Pinus strobus						
199	11 "	White Pine	Pinus strobus					X	
200	13 "	White Pine	Pinus strobus						
201	11 "	White Pine	Pinus strobus					X	
202	11 "	White Pine	Pinus strobus						
203	15 "	White Pine	Pinus strobus						
204	10 "	White Pine	Pinus strobus						
205	8 "	Blue Spruce	Picea pungens					X	
206	11 "	White Pine	Pinus strobus						
207	11 "	White Pine	Pinus strobus						
208	12 "	White Pine	Pinus strobus						
209	12 "	White Pine	Pinus strobus						
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 strobus						
215	12 "	White Pine	Pinus strobus						
216	12 "	White Pine	Pinus strobus						
217	11 "	White Pine	Pinus strobus						
218	8 "	White Spruce	Picea glauca					X	
219	7 "	White Spruce	Picea glauca						
220	7 "	White Spruce	Picea glauca					X	
221	11 "	White Pine	Pinus strobus						
222	11 "	White Pine	Pinus strobus						
223	14 "	White Pine	Pinus strobus						
224	9 "	White Pine	Pinus strobus						
225	9 "	White Pine	Pinus strobus	twin					
226	10 "	White Pine	Pinus strobus						
227	10 "	White Pine	Pinus strobus					X	
228	11 "	White Pine	Pinus strobus						
229	13 "	White Pine	Pinus strobus						
230	8 "	White Pine	Pinus strobus						
231	8 "	White Pine	Pinus strobus						
232	11 "	White Pine	Pinus strobus						
233	9 "	Black Cherry	Prunus serotina	twin					
234	7 "	Black Cherry	Prunus serotina	twin					
235	6 "	Cottonwood	Populus deltoides					X	
236	11 "	Scotch Pine	Pinus sylvestris					X	
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				X	
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	
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		
389	11 "	Scotch Pine	Pinus sylvestris				X		
390	9 "	Scotch Pine	Pinus sylvestris						
391	6 "	Black Cherry	Prunus serotina						
392	9 "	Scotch Pine	Pinus sylvestris				X		
393	10 "	Scotch Pine	Pinus sylvestris				X		
394	6 "	Scotch Pine	Pinus sylvestris				X		
395	10 "	Scotch Pine	Pinus sylvestris				X		
396	11 "	Scotch Pine	Pinus sylvestris				X		
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 strobus				X		
402	6 "	White Pine	Pinus strobus				X		
403	8 "	White Pine	Pinus strobus				X		
404	13 "	Scotch Pine	Pinus sylvestris				X		
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		
411	9 "	Scotch Pine	Pinus sylvestris				X		
412	15 "	Scotch Pine	Pinus sylvestris				X		
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	X	13
426	11 "	Scotch Pine	Pinus sylvestris				X	X	11
427	14 "	Scotch Pine	Pinus sylvestris				X	X	14
428	12 "	Scotch Pine	Pinus sylvestris				X	X	12
429	8 "	Scotch Pine	Pinus sylvestris				X	X	8
430	8 "	Scotch Pine	Pinus sylvestris				X	X	8
431	12 "	Scotch Pine	Pinus sylvestris				X	X	12
432	12 "	American Elm	Ulmus americana	twin			X	X	12
433	7 "	American Elm	Ulmus americana				X	X	7
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				X	
459	11 "	Plum	Prunus nigra	twin				X	
460	7 "	Plum	Prunus nigra	triple				X	
461	7 "	Plum	Prunus nigra	triple				X	
462	23 "	Sycamore	Platanus Occidentalis			X		X	34.5
463	16 "	Sugar Maple	Acer saccharum			X		X	24
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 strobus						
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 strobus						
499	8 "	Norway Spruce	Picea abies						
500	12 "	White Pine	Pinus strobus						
501	1 "	Cottonwood	Populus deltoides						
502	14 "	Cottonwood	Populus deltoides						
503	11 "	White Pine	Pinus strobus						
504	15 "	Cottonwood	Populus deltoides						
505	8 "	White Pine	Pinus strobus						
506	11 "	Norway Spruce	Picea abies						
507	14 "	Cottonwood	Populus deltoides						
508	9 "	White Pine	Pinus strobus						
509	8 "	Norway Spruce	Picea abies						
510	8 "	Norway Spruce	Picea abies						
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	660

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GALLERY PARK

FINAL SITE PLAN
TREE LIST

09

JOB No. 13102
REVISIONS:

REV.	DATE

DATE: 02/02/17
SHEET 6 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102EX3.dwg
13-446

M:\Civil3d_Proj\13102\Site Plan\13102SP1.dwg, 7/5/2017 11:28 AM, Heath Hartt, None
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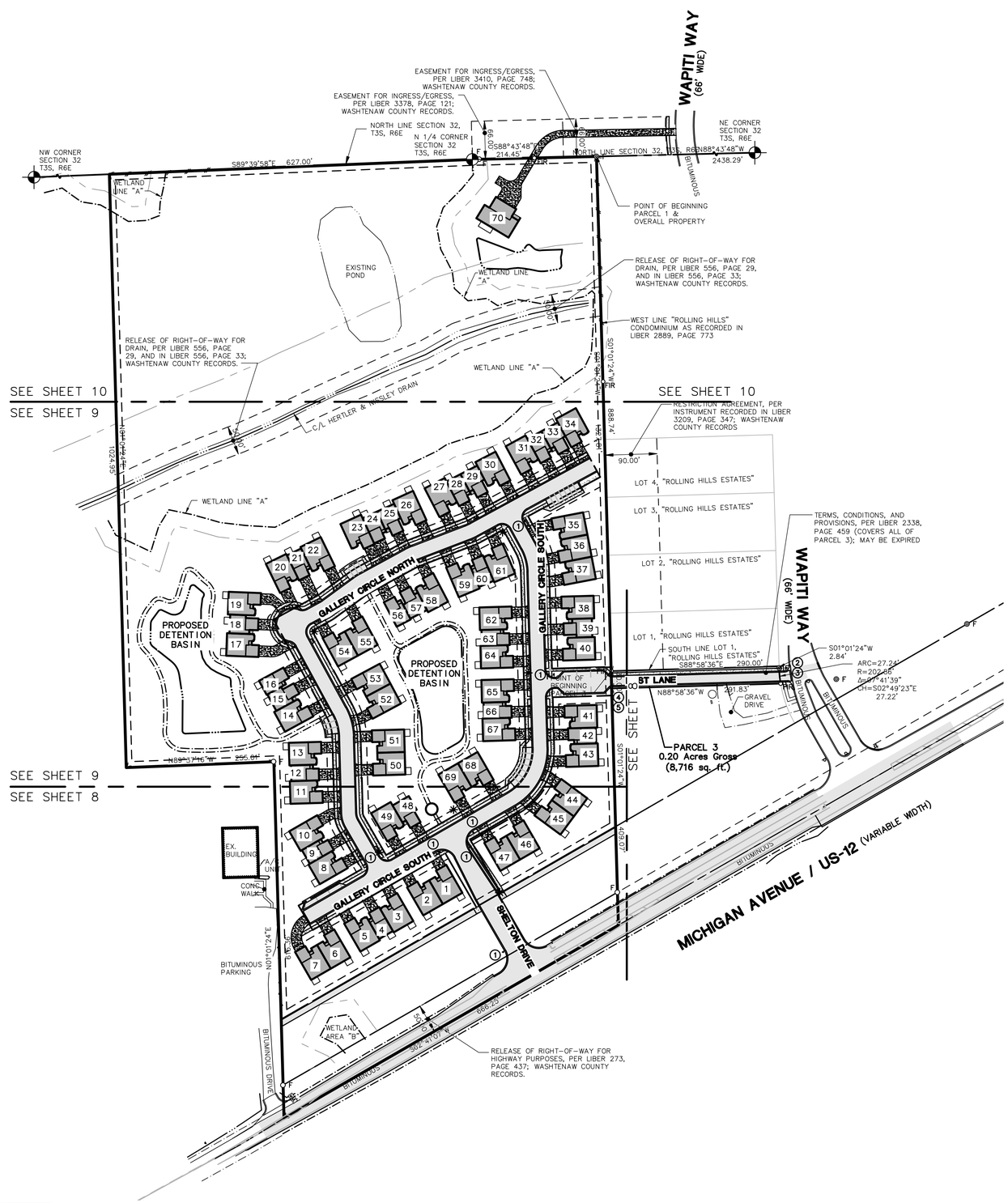
Dwellling Unit Data

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	R1	16.1	1	1988	1988
8	R1	16.1	1	1988	1988
9	T1	23.6	2	1242	2051
10	R1	16.1	1	1988	1988
11	R1	16.1	1	1988	1988
12	T1	23.6	2	1242	2051
13	R1	16.1	1	1988	1988
14	R1	16.1	1	1988	1988
15	S1	23.6	1.5	1410	1956
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	S1	23.6	1.5	1410	1956
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	T1	23.6	2	1242	2051
57	S1	23.6	1.5	1410	1956
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	SINGLE	25	2	2500	3500
Totals				**125350**	**141235**



SCALE: 1" = 100'

0 100 200 300

LEGEND

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

SIDE ENTRY OPTIONAL

8
49
54
61

SIGN LEGEND

DESIGNATION	QUANTITY		
1	6	STOP R1-1	R1-1 (30") 6.0 SFT TYPE IIIA SIGN 1-3 LB POST (13 LF)
2	1	ONE WAY R6-1L	R6-1 (L) (36" x 12") 3.0 SFT TYPE IIIB SIGN 1-3 LB POST (13 LF)
3	1	ONE WAY R6-1R	R6-1 (R) (36" x 12") 3.0 SFT TYPE IIIB SIGN 1-3 LB POST (13 LF)
4	1	DO NOT ENTER R5-1	R5-1 (30") 6.25 SFT TYPE IIIA SIGN 1-3 LB POST (13 LF)
5	1	WRONG WAY R5-1a	R5-1a (18" x 30") 3.75 SFT TYPE IIIA SIGN 1-3 LB POST (13 LF)

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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GALLERY PARK
FINAL SITE PLAN
AREA PLAN - OVERALL

10

JOB No. 13102

REVISIONS:
PER MUNICIPAL REVIEW
PER MUNICIPAL REVIEW

REV.	DATE
	5/26/17

DATE: 02/02/17
SHEET 7 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102SP1.dwg
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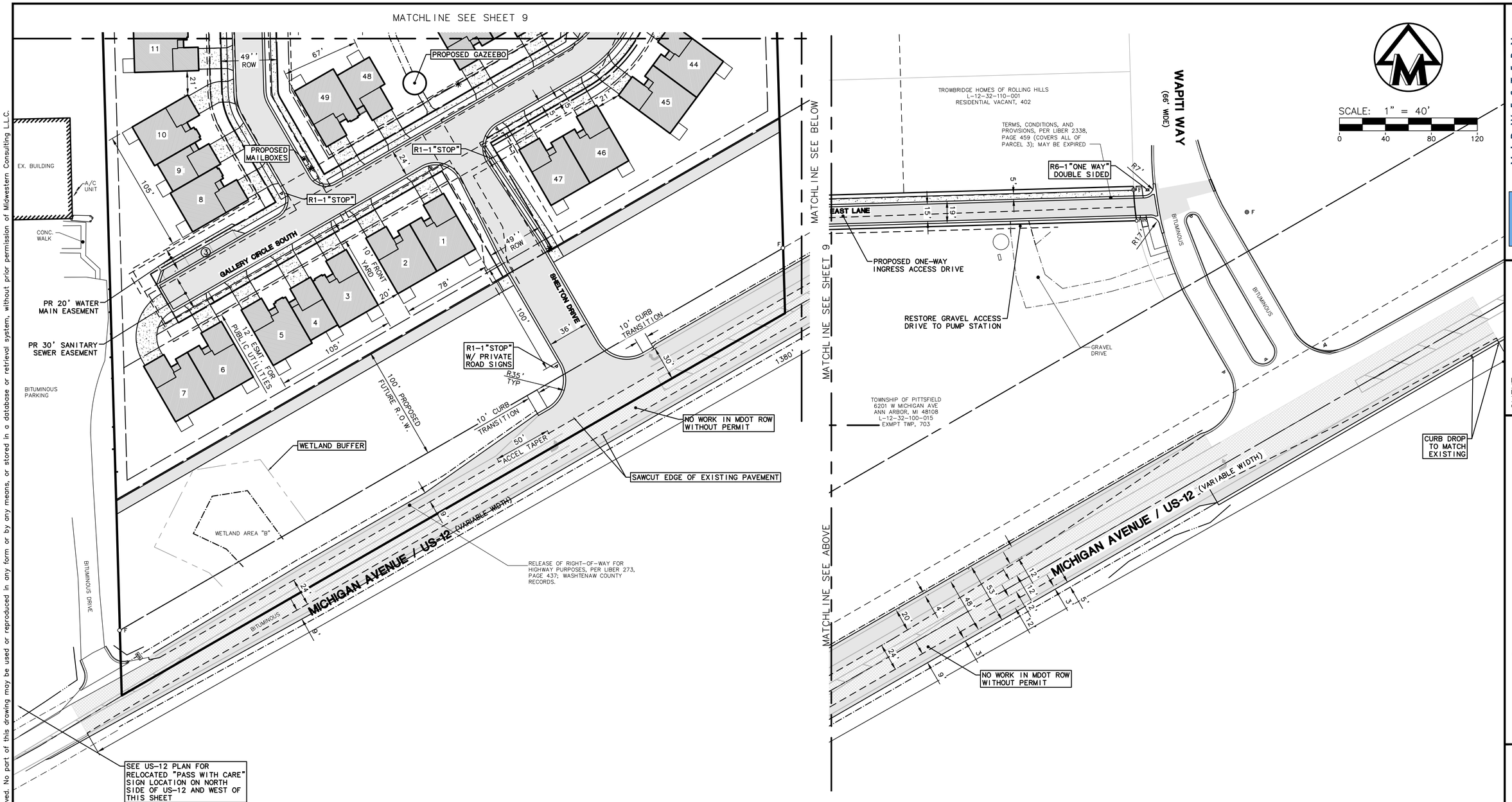

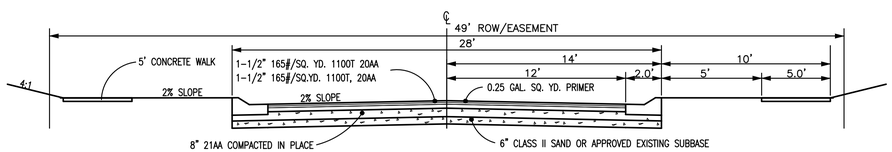

TYPICAL PRIVATE DRIVE CROSS-SECTION

NOT TO SCALE

LEGEND

- SIDEWALK RAMP
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- SIGN
- MAILBOX
- SECTION CORNER
- EASEMENT BOUNDARY
- PROPOSED CURB
- PARKING SPACE COUNT
- PROPOSED LIGHT POLE

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GALLERY PARK

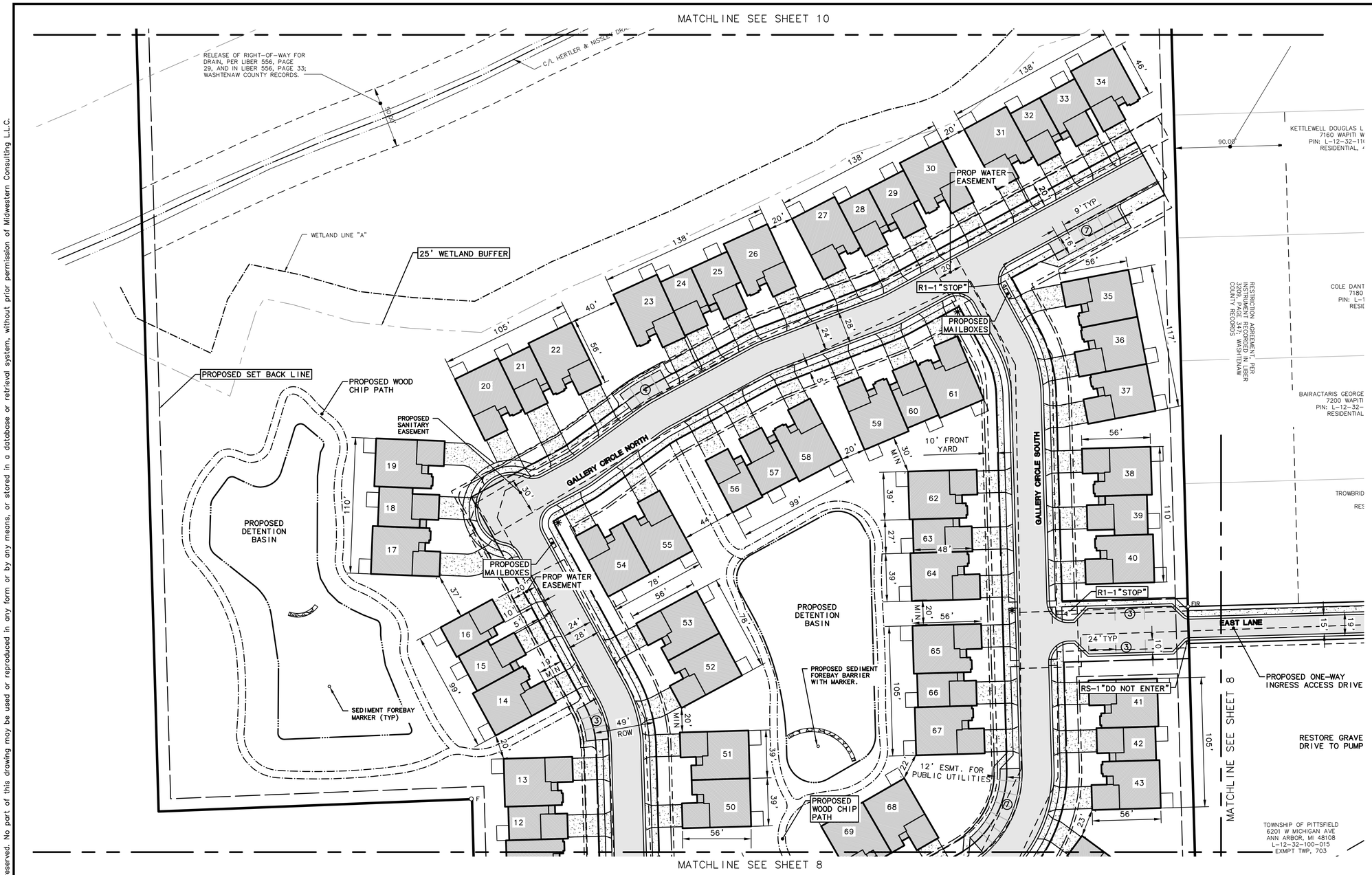
FINAL SITE PLAN
DIMENSIONAL SITE PLAN - SOUTH

11

DATE: 02/02/17
SHEET 8 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102SP2.dwg
13102

JOB No. 13102

REVISIONS:	REV. DATE
PER MUNICIPAL REVISIONS	5/26/17
PER MUNICIPAL REVISIONS	6/28/17



SCALE: 1" = 40'

0 40 80 120

LEGEND

- SIDEWALK RAMP
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- SIGN
- MAILBOX
- SECTION CORNER
- EASEMENT BOUNDARY
- PROPOSED CURB
- PARKING SPACE COUNT
- PROPOSED LIGHT POLE

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FINAL SITE PLAN
DIMENSIONAL SITE PLAN – MIDDLE

12

DATE: 02/02/17
SHEET 9 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102SP2.dwg
13102

JOB No. 13102

REVISIONS:

REV.	DATE
PER MUNICIPAL REVISIONS	6/26/17

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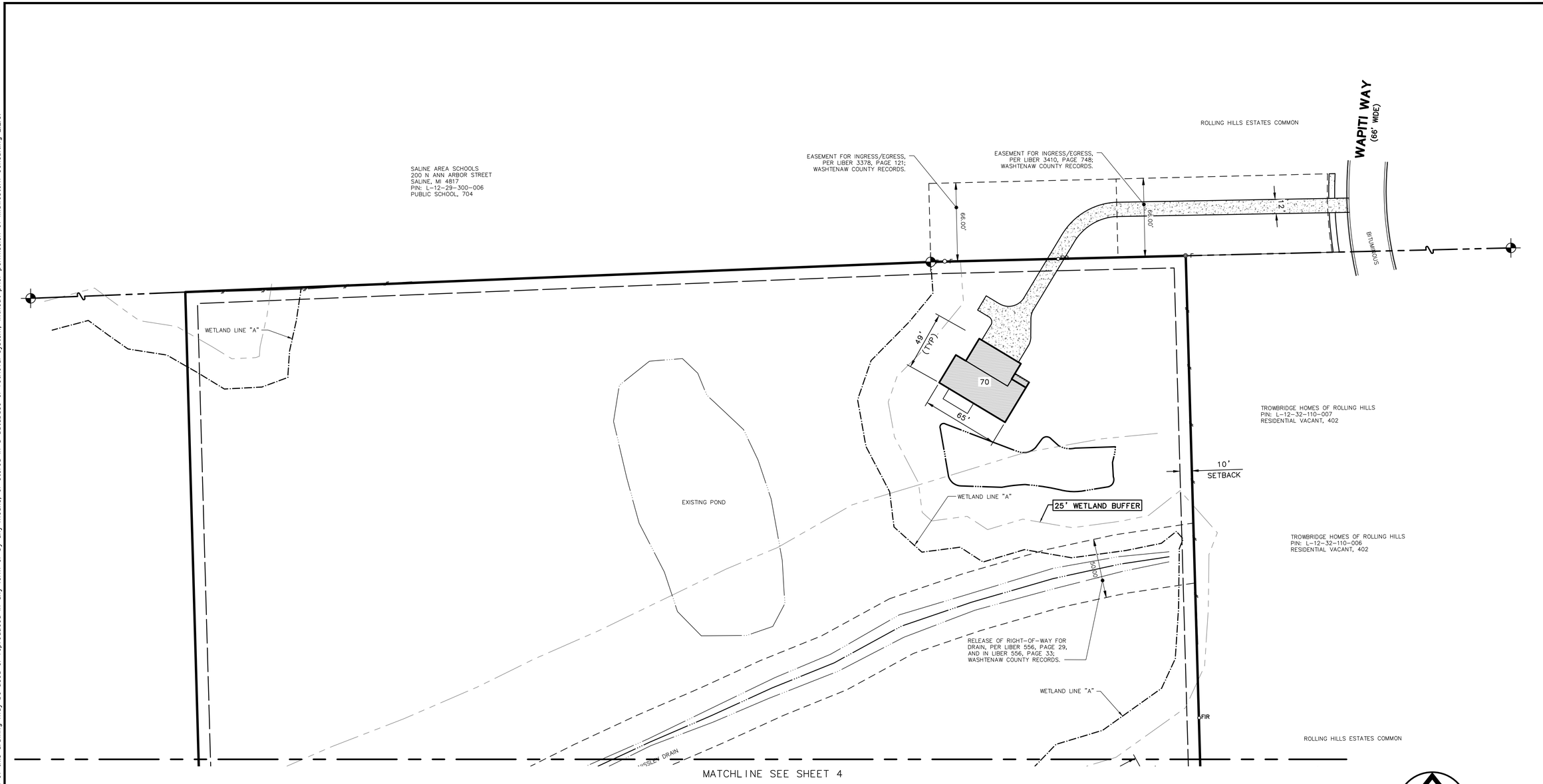

LEGEND

- SIDEWALK RAMP
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- SIGN
- MAILBOX
- SECTION CORNER
- EASEMENT BOUNDARY
- PROPOSED CURB
- PARKING SPACE COUNT
- PROPOSED LIGHT POLE

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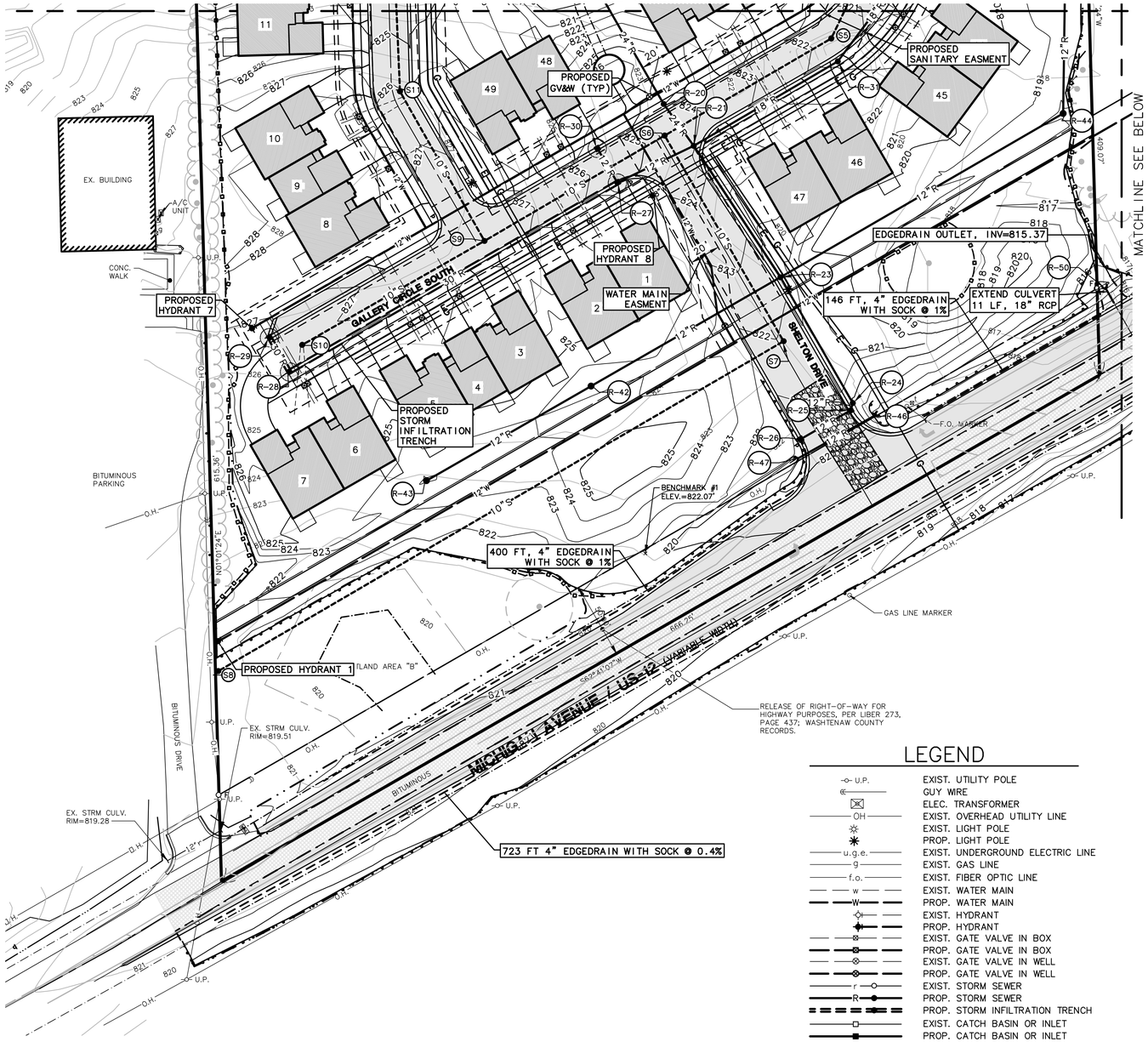
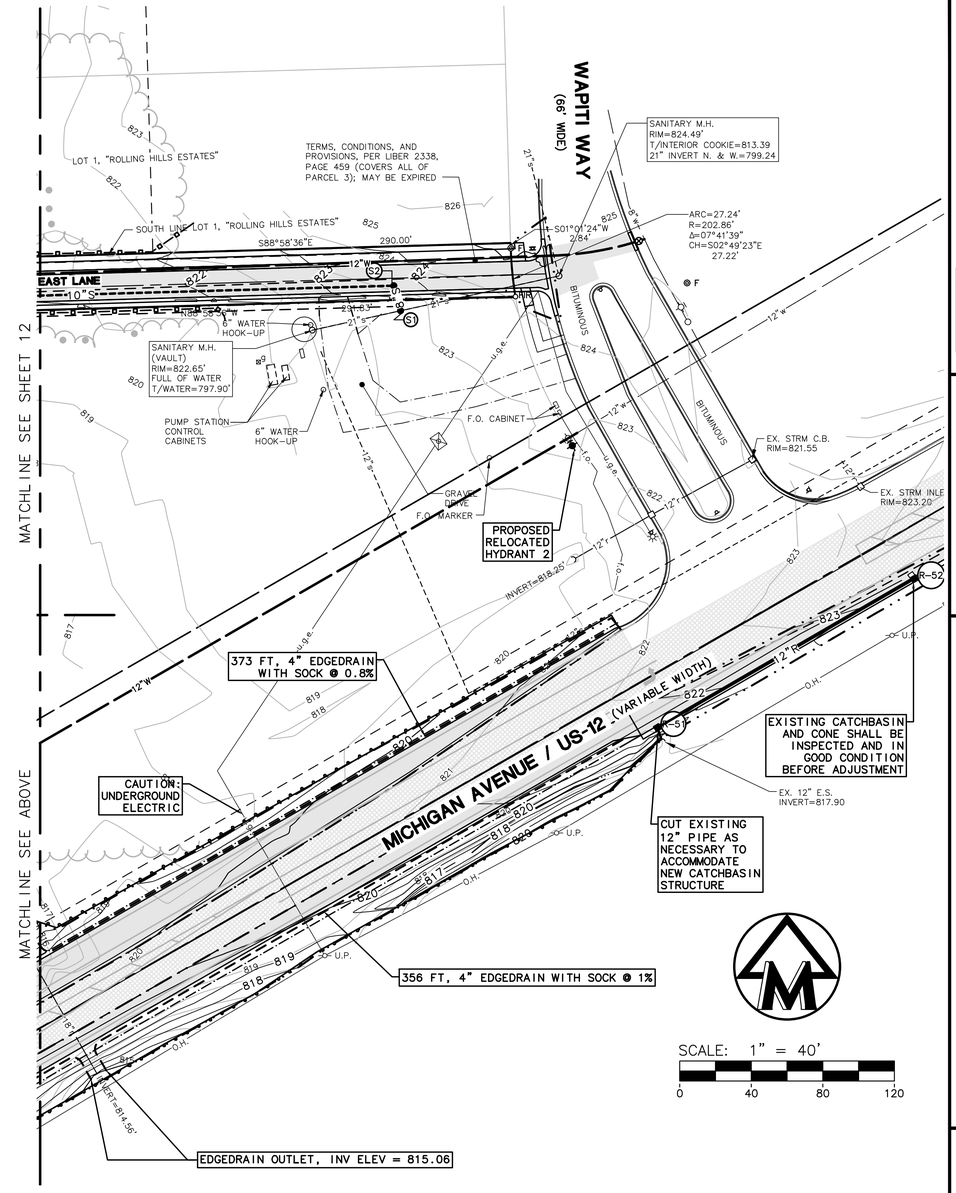
GALLERY PARK
FINAL SITE PLAN
DIMENSIONAL SITE PLAN – NORTH

13

DATE: 02/02/17
SHEET 10 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102SP2.dwg
FB#446

JOB No. 13102
REVISIONS:
PER MUNICIPAL REVISIONS
REV. DATE 6/26/17





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
	PROP. STORM INFILTRATION TRENCH
	EXIST. CATCH BASIN OR INLET
	PROP. CATCH BASIN OR INLET
	END SECTION
	CULVERT
s	EXIST. SANITARY SEWER
S	PROP. SANITARY SEWER
	SIGN
	SINGLE TREE
	FENCE
	GUARDRAIL
	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.

SCALE: 1" = 40'

0 40 80 120

UTILITY NOTES

1. ALL ROOF AND SUMP DRAINAGE MUST BE DIRECTED INTO THE STORM SYSTEM. SUMP DRAINAGE SHALL TIE DIRECTLY INTO THE NEAREST CATCH BASIN.
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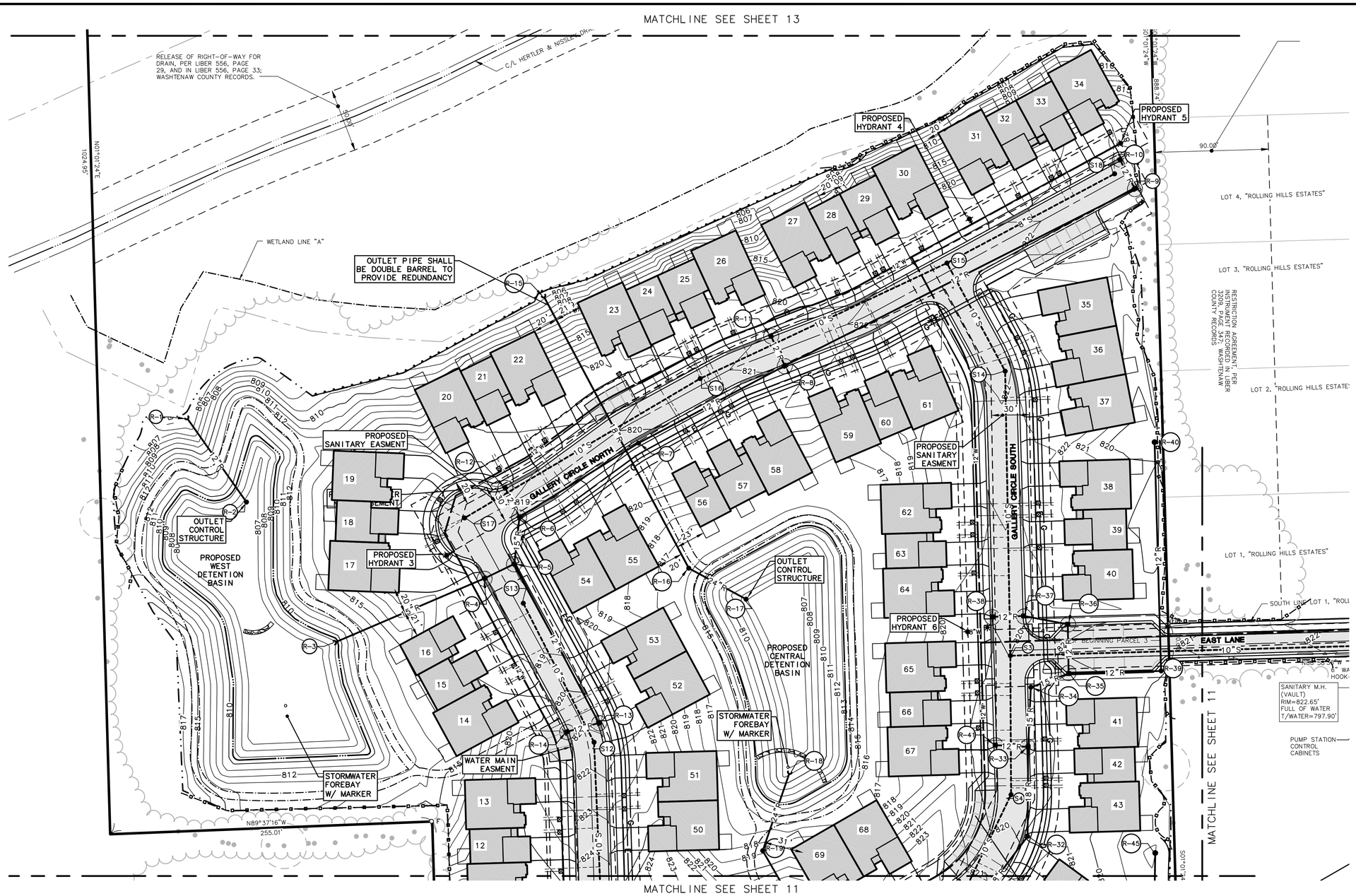
GALLERY PARK
FINAL SITE PLAN
UTILITY PLAN - SOUTH

14

JOB No. 13102

REVISIONS:
PER MUNICIPAL REVIEW 5/5/17
PER MUNICIPAL REVISIONS 6/26/17

DATE: 02/02/17
SHEET 11 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102UP1.dwg
13102



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
	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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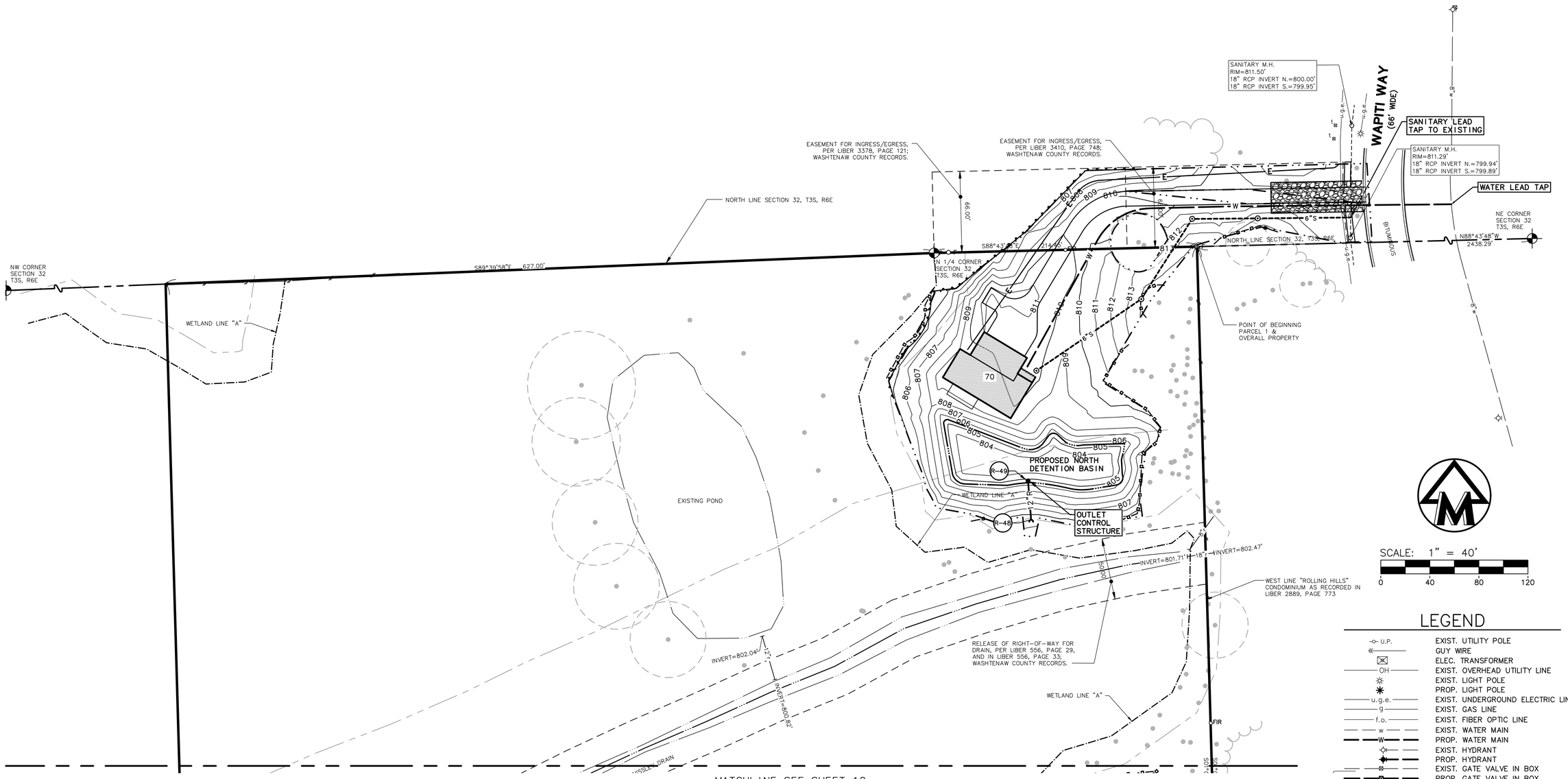
GALLERY PARK
FINAL SITE PLAN
UTILITY PLAN – MIDDLE

15

DATE: 02/02/17
SHEET 12 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102UP1.dwg
FB#446

JOB No. 13102

REVISIONS:	REV. DATE
PER MUNICIPAL REVIEW	5/12/17
PER MUNICIPAL REVISIONS	6/26/17



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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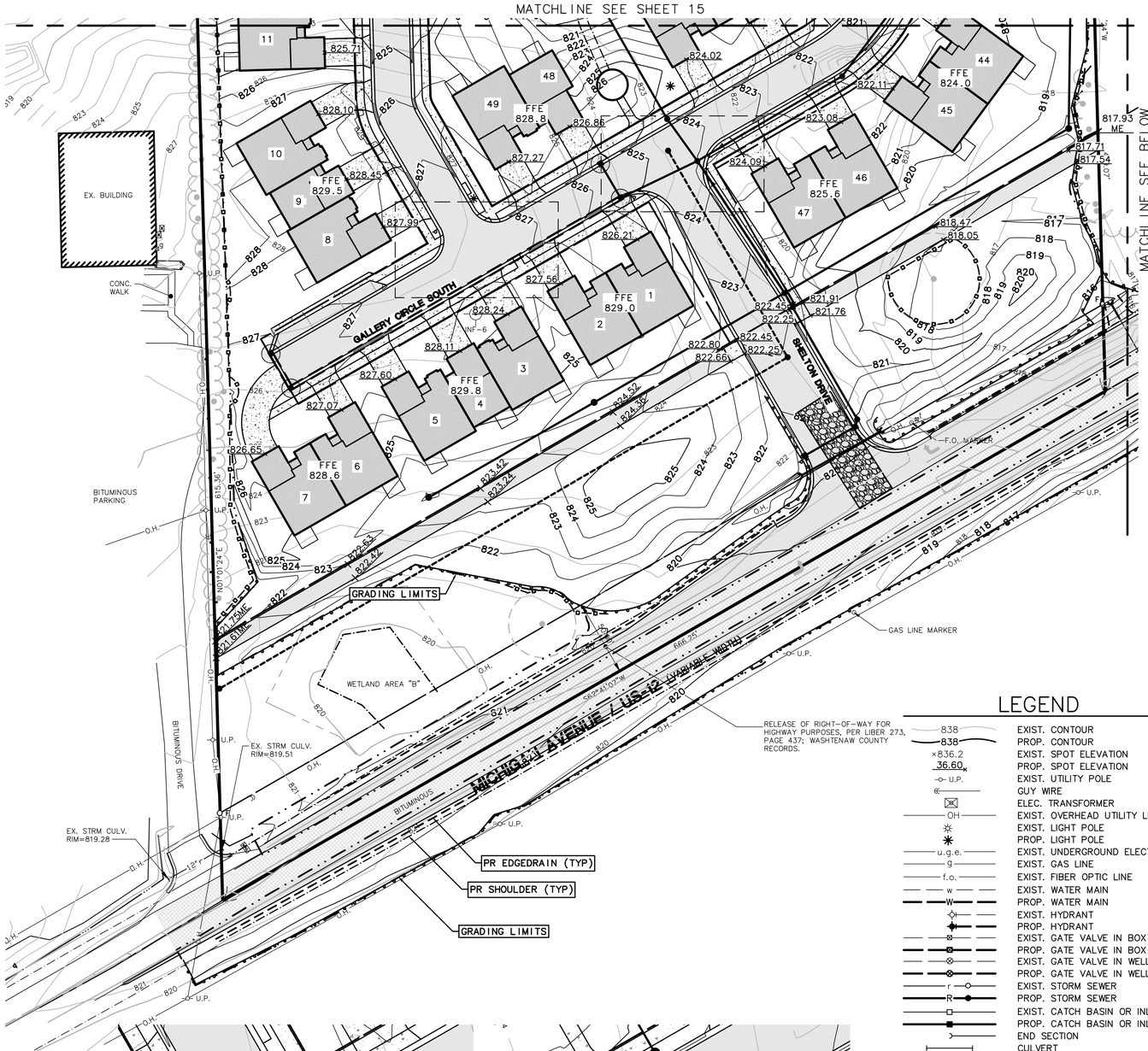
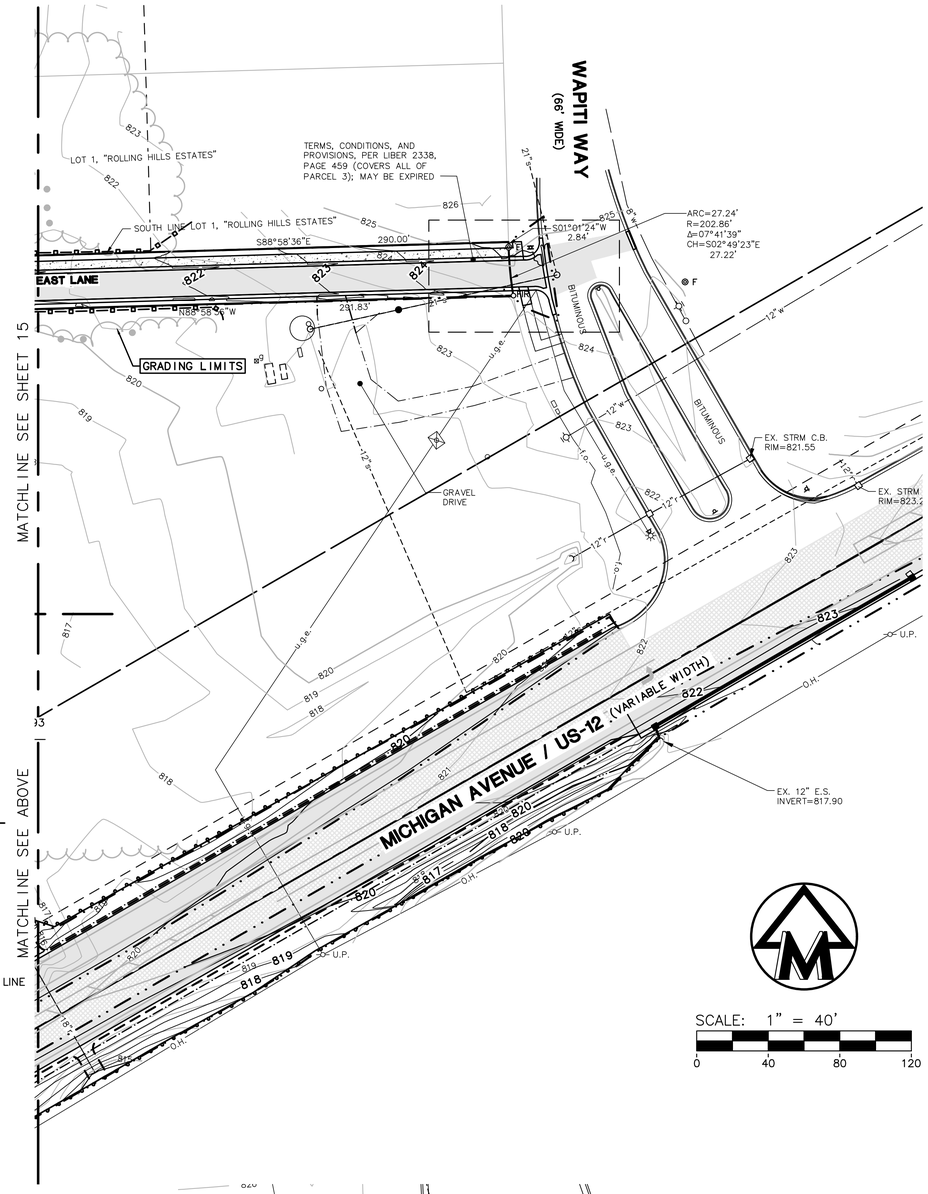
FINAL SITE PLAN
UTILITY PLAN – NORTH

16

DATE: 02/02/17
SHEET 13 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH: 13102UP1.dwg
FB#446

JOB No. 13102
REVISIONS:
REV. DATE



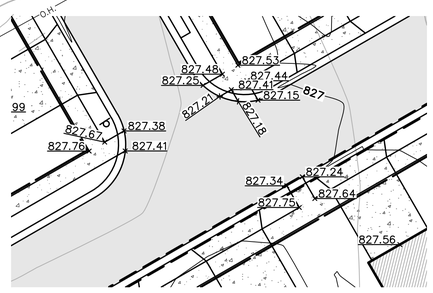


SCALE: 1" = 40'

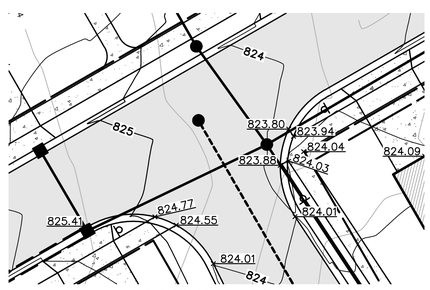
0 40 80 120

LEGEND

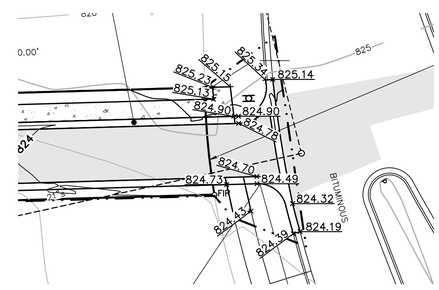
838	EXIST. CONTOUR
838	PROP. CONTOUR
×836.2	EXIST. SPOT ELEVATION
36.60	PROP. SPOT ELEVATION
U.P.	EXIST. UTILITY POLE
	GUY WIRE
	ELEC. TRANSFORMER
OH	EXIST. OVERHEAD UTILITY LINE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
u.g.e.	EXIST. UNDERGROUND ELECTRIC LINE
g	EXIST. GAS LINE
f.o.	EXIST. FIBER OPTIC LINE
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
SB-1	SOIL BORING LOCATION



ENLARGEMENT AREA
SCALE: 1"=20'



ENLARGEMENT AREA
SCALE: 1"=20'



ENLARGEMENT AREA
SCALE: 1"=20'

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GALLERY PARK

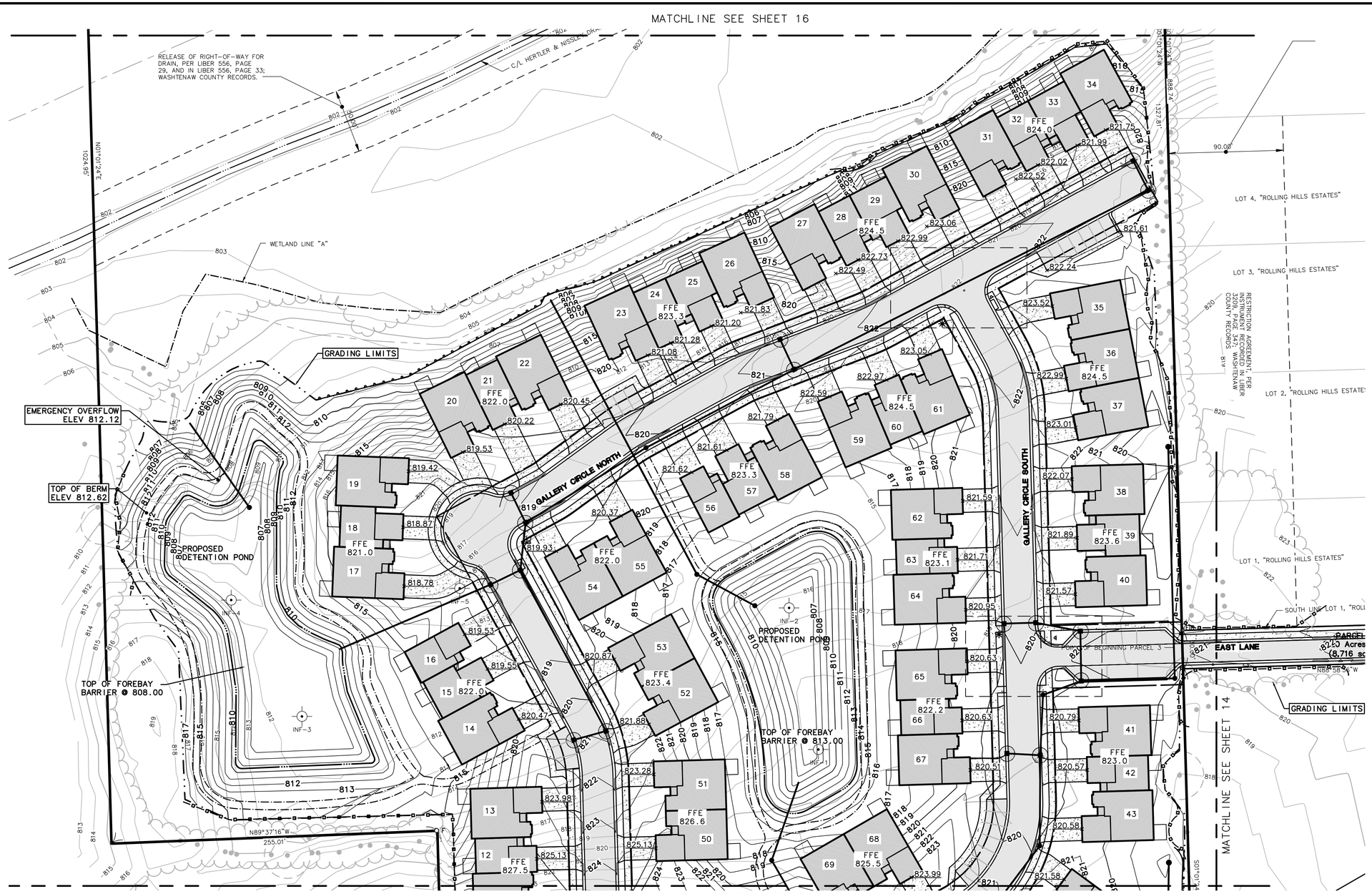
FINAL SITE PLAN
GRADING PLAN – SOUTH

17

DATE: 02/02/17
SHEET 14 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102GP1.dwg
13102

JOB No. 13102

REVISIONS:	REV. DATE
PER MUNICIPAL REVIEW	5/26/17
PER MUNICIPAL REVISIONS	6/28/17

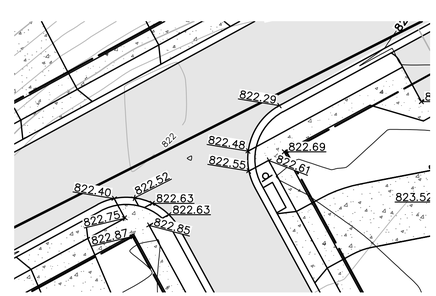


SCALE: 1" = 40'

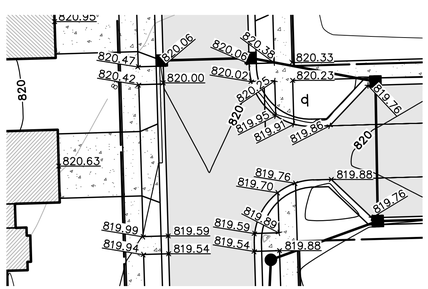
0 40 80 120

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
SB-1	SOIL BORING LOCATION



ENLARGEMENT AREA
SCALE: 1"=20'



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SCALE: 1"=20'

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GALLERY PARK
FINAL SITE PLAN
GRADING PLAN – MIDDLE

18

DATE: 02/02/17
SHEET 15 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH: 13102GP1.dwg
FB#446

JOB No. 13102
REVISIONS: PER MUNICIPAL REVISIONS
REV. DATE 6/26/17

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
SB-1	SOIL BORING LOCATION

Know what's below. Call before you dig.

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CRAIG WELCH
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GALLERY PARK

FINAL SITE PLAN
GRADING PLAN – NORTH

19

JOB No. 13102
REVISIONS:

REV.	DATE

DATE: 02/02/17
SHEET 16 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
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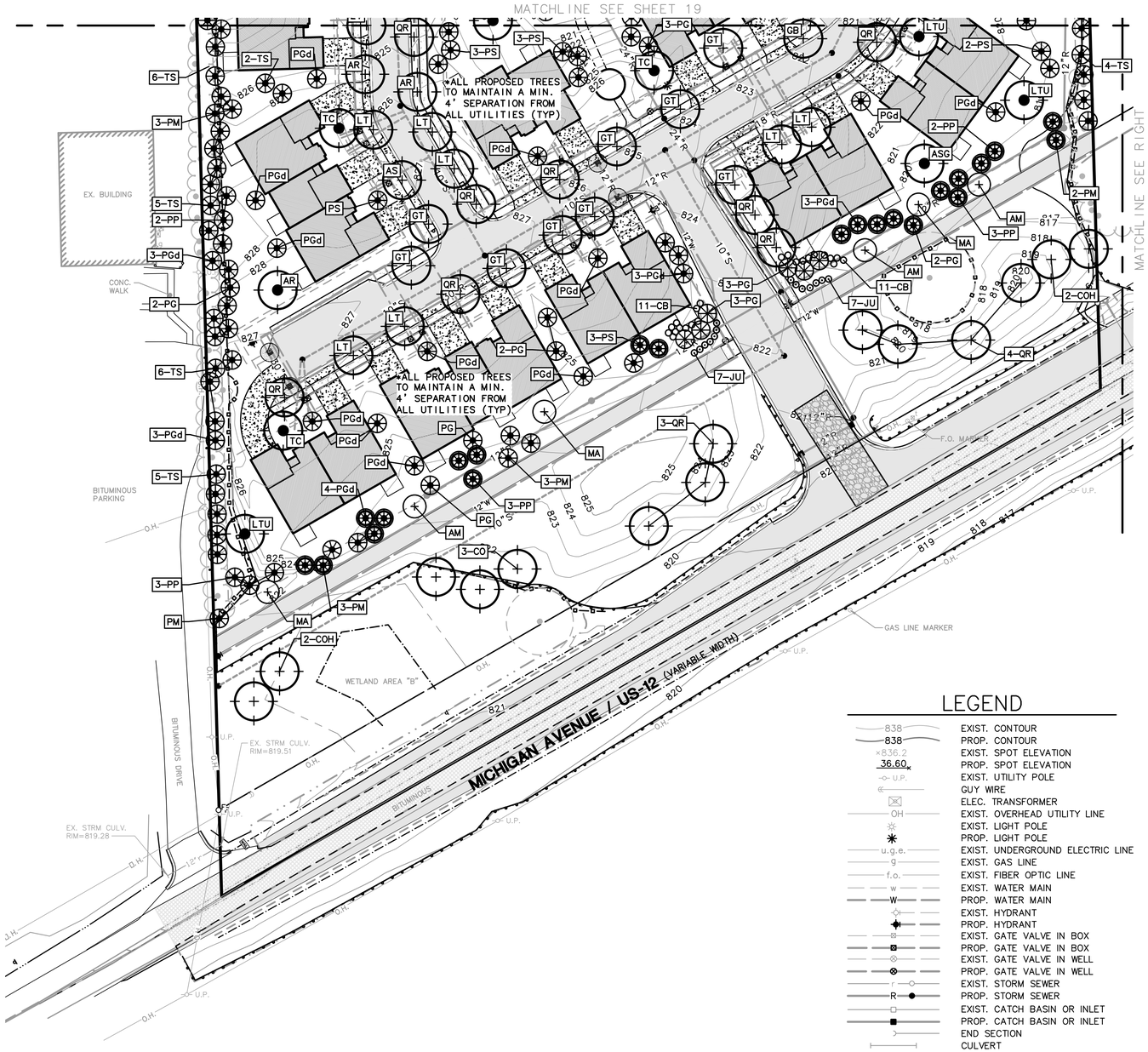

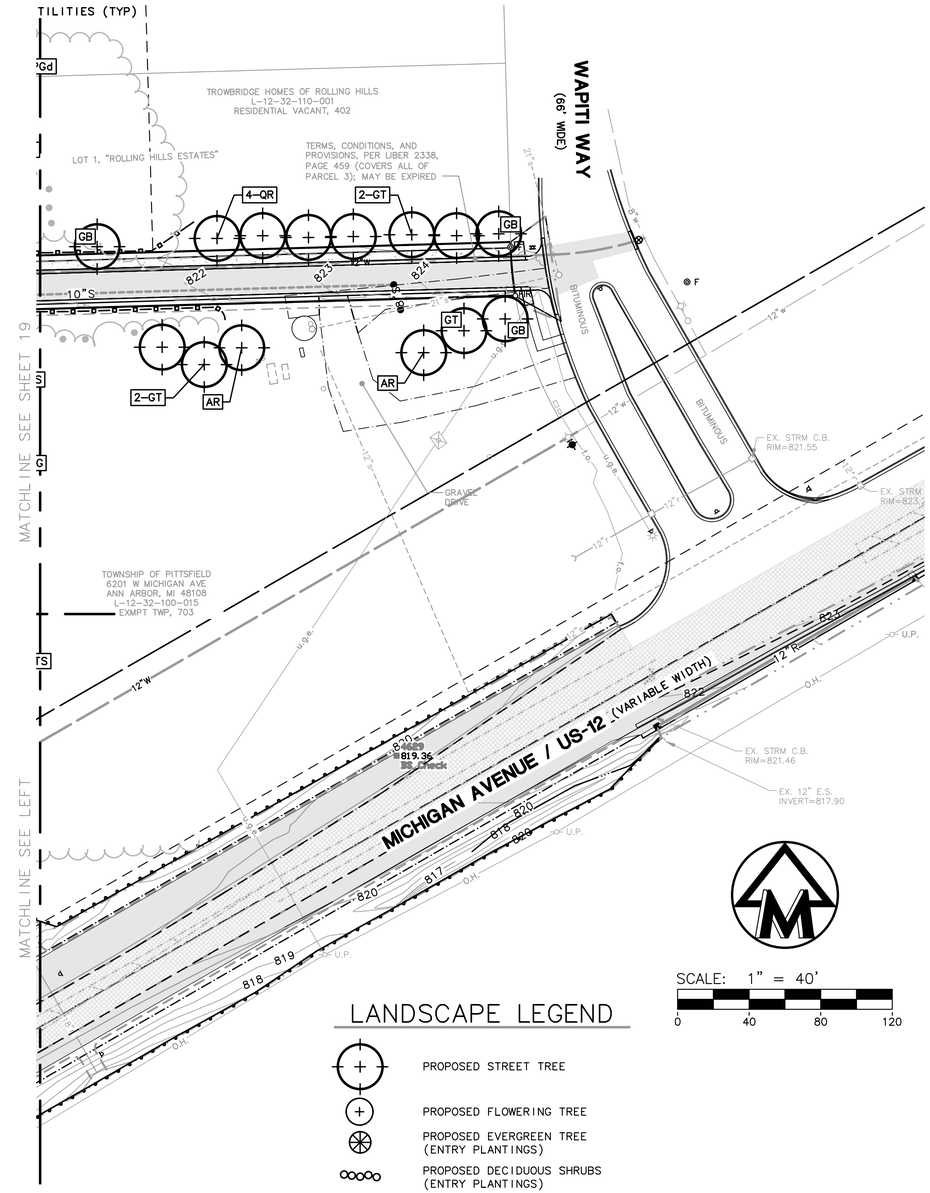

LEGEND

- 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
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- PROP. GATE VALVE IN WELL
- EXIST. STORM SEWER
- PROP. STORM SEWER
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- PROP. CATCH BASIN OR INLET
- END SECTION
- CULVERT
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- PROP. SANITARY SEWER
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- FENCE
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- TREE OR BRUSH LIMIT
- SECTION CORNER
- FOUND IRON PIPE
- FOUND MONUMENT
- FOUND IRON ROD
- CONTROL PT.
- WETLAND LIMITS
- GRADING LIMITS

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"
- DETENTION BASIN LIVE PLANTINGS

SCALE: 1" = 40'

0 40 80 120

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CRAIG WELCH
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GALLERY PARK

FINAL SITE PLAN
LANDSCAPE PLAN – SOUTH

JOB No. 13102

REVISIONS:
PER MUNICIPAL REVIEW 6/26/17
PER MUNICIPAL REVISIONS 6/26/17

DATE: 02/02/17
SHEET 18 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102LP1.dwg
FB#445

MATCHLINE SEE SHEET 20

RELEASE OF RIGHT-OF-WAY FOR DRAIN, PER LIBER 556, PAGE 29, AND IN LIBER 556, PAGE 33; WASHTENAW COUNTY RECORDS.

C/L HERTLER & MISSLE ROAD

WETLAND LINE "A"

PROPOSED WEST DETENTION BASIN

*ALL PROPOSED TREES TO MAINTAIN A MIN. 4' SEPARATION FROM ALL UTILITIES (TYP)

PROPOSED CENTRAL DETENTION POND

*ALL PROPOSED TREES TO MAINTAIN A MIN. 4' SEPARATION FROM ALL UTILITIES (TYP)

RESTRICTION AGREEMENT, PER INSTRUMENT RECORDED IN LIBER 4, PAGE 1, WASHTENAW COUNTY RECORDS

KETTLEWELL DOUGLAS L
7160 WAPITI W
PIN: L-12-32-11
RESIDENTIAL, 4

LOT 4, "ROLLING HILLS ESTATES"

LOT 3, "ROLLING HILLS ESTATES"

COLE DANT
7180
PIN: L-1
RESID

LOT 2, "ROLLING HILLS ESTATES"

BAIRACTARIS GEORGE
7200 WAPITI
PIN: L-12-32-
RESIDENTIAL

TROWBRID
RES

LOT 1, "ROLLING HILLS ESTATES"

TOWNSHIP OF PITTSFIELD
6201 W MICHIGAN AVE
ANN ARBOR, MI 48108
L-12-32-100-015
EXMPT TWP, 703

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 18

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
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W	PROP. WATER MAIN
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	SIGN
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	WATER METER
	GAS METER
	POST
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	TREE OR BRUSH LIMIT
	SECTION CORNER
F	FOUND IRON PIPE
F	FOUND MONUMENT
FIR	FOUND IRON ROD
	CONTROL PT.
	WETLAND LIMITS
	GRADING LIMITS

LANDSCAPE LEGEND

	PROPOSED STREET TREE
	PROPOSED FLOWERING TREE
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	PROPOSED DECIDUOUS SHRUBS (ENTRY PLANTINGS)
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	PROPOSED CANOPY TREE (MITIGATION PLANTING)
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	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"
	DETENTION BASIN LIVE PLANTINGS

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GALLERY PARK

FINAL SITE PLAN
LANDSCAPE PLAN – MIDDLE

21

DATE: 02/02/17
SHEET 19 OF 55
CADD: TPH
ENG: HTH
PM: SWB
TECH:
13102P1.dwg
FB/PG:

JOB No. 13102

REVISIONS:
PER MUNICIPAL REVISIONS 6/26/17

LANDSCAPE LEGEND

- PROPOSED STREET TREE
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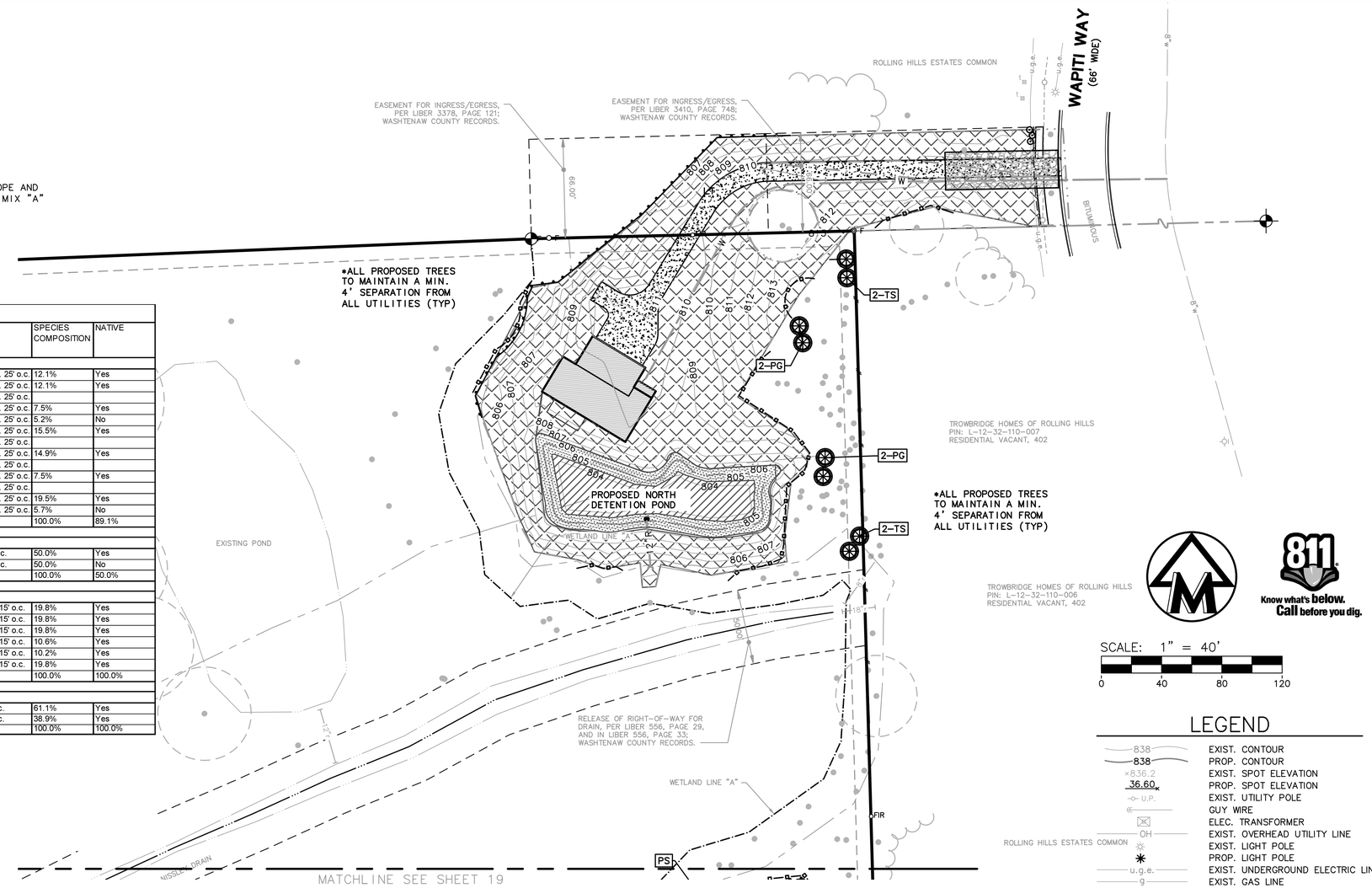
- DETENTION BASIN LIVE PLANTINGS

PLANT MATERIAL SCHEDULE

QUANTITIES 1	2	3	4 a	4 b	5	6	7	SYM	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS	SPECIES COMPOSITION	NATIVE
									DECIDUOUS TREES						
21			13		8			AR	Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	2.5" dbh	bb	5' branch ht. 25' o.c.	12.1%	Yes
11			11					AS	Acer saccharum"Green Mountain"	Green Mountain Sugar Maple	2" dbh	bb	5' branch ht. 25' o.c.	12.1%	Yes
10					10			ASG	Acer saccharum"Green Mountain"	Green Mountain Sugar Maple	2 1/2" dbh	bb	5' branch ht. 25' o.c.		
13				7	6			COH	Celtis occidentalis	Hackberry	2 1/2" dbh	bb	5' branch ht. 25' o.c.	7.5%	Yes
9			3		6			GB	Gingko biloba "Autumn Gold"	Autumn Gold Gingko	2 1/2" dbh	bb	5' branch ht. 25' o.c.	5.2%	No
25			25					GT	Gleditsia t. i. 'Skyline'	Skyline Honeylocust	2" dbh	bb	5' branch ht. 25' o.c.	15.5%	Yes
2					2			GTS	Gleditsia t. i. 'Skyline'	Skyline Honeylocust	2 1/2" dbh	bb	5' branch ht. 25' o.c.		
13			13					LT	Liriodendron tulipifera	Tulip Tree	2" dbh	bb	5' branch ht. 25' o.c.	14.9%	Yes
13					13			LTU	Liriodendron tulipifera	Tulip Tree	2 1/2" dbh	bb	5' branch ht. 25' o.c.		
11			11					QB	Quercus bicolor	Swamp White Oak	2" dbh	bb	5' branch ht. 25' o.c.	7.5%	Yes
2					2			QBI	Quercus bicolor	Swamp White Oak	2 1/2" dbh	bb	5' branch ht. 25' o.c.		
34			27	7				QR	Quercus rubra	Red Oak	2" dbh	bb	5' branch ht. 25' o.c.	19.5%	Yes
10					10			TC	Tilia cordata "Greenspire"	Greenspire Linden	2 1/2" dbh	bb	5' branch ht. 25' o.c.	5.7%	No
174	0	0	103	14	57									100.0%	89.1%
									ORNAMENTAL TREES						
3							3	AM	Amelanchier g. "Autumn Brilliance"	Autumn Brilliance Serviceberry	6' ht.	bb	15' o.c.	50.0%	Yes
3							3	MA	Malus "Prairiefire"	Prairiefire Crabapple	2" dbh	bb	15' o.c.	50.0%	No
														100.0%	50.0%
									EVERGREEN TREES						
56	6	4			40	6		PG	Picea glauca	White Spruce	6' ht.	bb	Full, min. 15' o.c.	19.8%	Yes
56	7	6			43			PGd	Picea glauca 'densata'	Black Hills Spruce	6' ht.	bb	Full, min. 15' o.c.	19.8%	Yes
56		2			54			PS	Pinus strobus	Eastern White Pine	6' ht.	bb	Full, min. 15' o.c.	19.8%	Yes
30	5	2			23			PM	Pseudotsuga menziesii	Douglas Fir	6' ht.	bb	Full, min. 15' o.c.	10.6%	Yes
29		8			21			PP	Picea Pungens	Colorado Blue Spruce	6' ht.	bb	Full, min. 15' o.c.	10.2%	Yes
56	29				27			TS	Tsuga canadensis	Canadian hemlock	6' ht.	bb	Full, min. 15' o.c.	19.8%	Yes
283	47	22	0	0	208	6								100.0%	100.0%
									SHRUBS						
22						22		CB	Comus x. 'Baileyii'	Bailey's Red Twig Dogwood	36" ht.	bb/cont.	6' o.c.	61.1%	Yes
14						14		JU	Juniperus h. 'Hughes'	Hughes Juniper	24" spd.	bb/cont.	4' o.c.	38.9%	Yes
														100.0%	100.0%

*KEY FOR QUANTITY COLUMNS
1. TOTAL QUANTITY REQUIRED
2. SCREEN PLANTINGS ADJACENT TO RESIDENTIAL
3. MICHIGAN AVENUE GREENBELT PLANTINGS
4. STREET TREES: a. Site b. Michigan Avenue
5. WOODLAND AND HERITAGE TREE MITIGATION PLANTINGS
6. ENTRY PLANTINGS: Michigan Ave. entry
7. OPTIONAL SITE PLANTINGS

Note: Each shrub species and each ornamental tree species is a very small percentage of overall species composition for the site.



LEGEND

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- PROP. CONTOUR
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- EXIST. UTILITY POLE
- GUY WIRE
- ELEC. TRANSFORMER
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- GRADING LIMITS

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. Failure to install and maintain approved landscaping shall be considered a violation of this ordinance.
4. All diseased, damaged or dead material shown on the site plan as proposed plantings shall be replaced by the end of the following growing season.
5. Restore disturbed areas with a minimum of four (4) inches of topsoil and then seed/ fertilize/mulch.
6. All disturbed areas not to be seeded with native seed mix shall be lawn areas. Fertilizer for the initial installation of lawns shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than two percent (2%) potassium and four percent (4%) phosphoric acid.
   Lawn (turfgrass) seed mix shall consist of:
   - 15% Rugby Kentucky Bluegrass
   - 10% Park Kentucky Bluegrass
   - 40% Ruby Creeping Red Fescue
   - 15% Pennifine Perennial Ryegrass
   - 20% Scaldis Hard Fescue

   Seed shall be applied at a rate of five pounds (5 lbs) per 1000 sq ft. 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.
7. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site.
8. Detention basin and bottom of Bio-retention areas shall be seeded with native seed mix as specified on landscape plans, or equivalent as approved by landscape architect. Seeding rates and installation techniques shall be confirmed with supplier.
9. All seeded areas with slopes less than 1:3 (one vertical foot for every 3 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,000 square feet. All seeded areas with slopes greater than 1:3 shall be seeded and biodegradable erosion control blanket North American Green SC150, or equivalent, shall be applied with biodegradable stakes.
10. Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the prepared soil becomes frozen. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
11. Native seeding areas shall be seeded after May 1, (when soil is free of frost and in workable condition), but before June 15 or after October 1, but before November 30 (or prior to ground freezing) or as approved by Landscape Architect. Annual cover crop shall be seeded until appropriate permanent seeding time.
12. All planting beds are to receive four (4) inches of shredded bark mulch.
13. All trees to be located a minimum of 10 feet from public utilities.
14. All single trunk, deciduous trees shall have a straight and a symmetrical crown with a central leader. One sided trees or those with thin or open crowns shall not be accepted.
15. All evergreen trees shall be branched fully to the ground, symmetrical in shape and have not been sheared in the last three (3) growing seasons.
16. Native seeding installation shall be performed by a qualified contractor with documented experience of successful established native seeding. Seed shall be installed per manufacturer's specification via hand broadcast
17. Amend soils in the detention basins per Washtenaw County Water Resource Commissioner standards utilizing composted organic matter. Recommended soil blend includes 20-30% compost with native topsoil. Soils must be free of construction debris and subsoils.
18. At the time of plant and seed delivery for the detention basins, including native seed and live plantings, a Washtenaw County Water Resource Commissioner landscape reviewer must be present. Contact Catie Wytychak at wytychakc@ewashtenaw.org or 734-222-6813 to coordinate.

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; 47 trees provided and 48 existing trees = 95 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. Interior Site (Including East Lane to Wapiti Way)-
      2,560 lf drives x 2 = 5,120lf frontage / 50 lf = 103 trees required; 103 trees provided.
   b. Michigan Avenue frontage -
      666 lf / 50 = 14 trees required; 14 provided.
5. Entry landscaping:
   a. Michigan Avenue entry- 6 evergreen trees and 36 shrubs.
6. Tree removal mitigation:
   Woodland trees - 39 trees removed, total of 384 caliper inches; mitigation at 100% = 384" req.
   Heritage trees - 10 trees removed, total of 184 caliper inches; mitigation at 150% = 276" req.
   Total Mitigation Required = 660 caliper inches

   Mitigation Provided
   - 59 deciduous trees @ 2.5" caliper = 142.5 caliper inches
   - 207 evergreen trees @ 6' ht. = 517.5 caliper inches
   - Total Mitigation Provided = 660.0 caliper inches

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

DETENTION BASIN LIVE PLANTINGS

Total	Central Basin	West Basin	North Basin	Scientific Name	Common Name	Root	Spacing	Notes
	Elev. 807-809.67 (8600sf)	Elev. 807-808.05 (13,732sf)	Elev. 804-804.66 (3,530sf)					
719	0	572	147	Aster novae-angliae	New England Aster	Plug	24" o.c.	
1915	637	1017	261	Carex vulpinoidea	Fox Sedge	Plug	18" o.c.	
1915	637	1017	261	Juncus effusus	Soft Rush	Plug	18" o.c.	
358	358	0	0	Schoenoplectus acutus	Hard Stem bulrush	Plug	24" o.c.	plant in standing water areas , if observed
358	358	0	0	Schoenoplectus tabernaemontani	Soft-stemmed bulrush	Plug	24" o.c.	plant in standing water areas , if observed
320	0	254	65	Panicum virgatum	Switch Grass	Plug	36" o.c.	
358	358	0	0	Acorus calamus	Sweet Flag	Plug	24" o.c.	
930	358	572	0	Scirpus atrovirens	Green Bulrush	Plug	24" o.c.	plant in standing water areas , if observed
460	0	366	94	Asclepias incarnata	Swamp milkweed	Plug	30" o.c.	
588	0	0	588	Lobelia siphilitica	Great Blue Lobelia	Plug	12" o.c.	

Notes:
Quantity per flat varies by supplier
Contact supplier as early as possible in construction process to determine availability
Species identified for each basin shall be installed in a mixed composition at o.c. spacing noted unless otherwise specified.

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
FINAL SITE PLAN
LANDSCAPE PLAN – NORTH

22

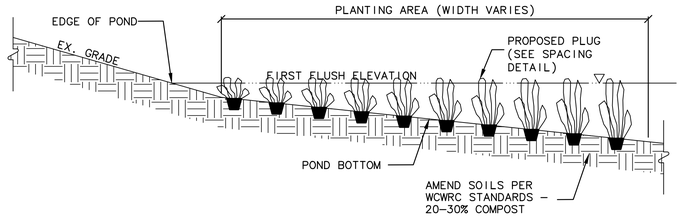
DATE: 02/02/17
SHEET 20 OF 55
ENG: HTH
CADD: TPH
PM: SWB
TECH:
13102P1.dwg
13102

JOB No. 13102
REVISIONS:
REV. DATE.

Landscape Maintenance Schedule

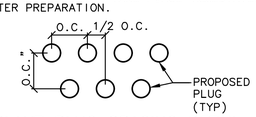
Perennial Beds Maintenance Task	Winter	Spring	Summer	Fall
Prune shade trees, summer flowering shrubs, hedges and groundcovers, check evergreen plants for removal of dead leaves				
Fertilize Trees and Shrubs, planting beds				
Apply double shredded bark mulch to tree/shrub beds and ground leaf compost to flower beds				
Install new plantings, add compost during planting				
Water newly planted trees and shrubs				
Prune spring blooming shrubs immediately after flowering				
Prune wither damaged branches or plants that have not begun to grow after last frost				
Replace mulch as necessary				
Weed flower beds routinely				
Cut back/pinch spring flowering plants as needed				
Inspect plants for pests and treat as necessary				
Prune shrubs to maintain spacing in bed				
Add touch up mulch to planting beds				
Rake leaves, mow or shred for composting				
Turn off irrigation system and flush out				

Turfgrass Areas Maintenance Task	Winter	Spring	Summer	Fall
Remove wet leaves, fallen branches/twigs				
Apply pre-emergent crabgrass control herbicide to cool season turfgrass				
Fertilize lawn				
Pressurize irrigation system and perform spring audit				
Aerate lawn as needed (every two years)				
Inspect for grubs, treat as needed				
Hand remove weeds, Spot application of herbicide if necessary				
Weekly mowing of turfgrass (when reaches height of 2.5 to 3 in.), leave grass clippings, remove clumps				
Bi-weekly edging of turfgrass				
Deep water lawn areas (~1 inch per week)				
Prepare and seed bare areas				
Water newly seeded areas				
Rake leaves or mow and leave for composting				
Fertilize lawn				
Turn off irrigation system and flush out				
Routinely remove debris such as leaves, twigs, trash, etc.				

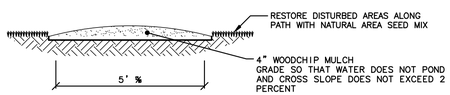


PLUG PLANTING DETAILS
NOT TO SCALE

NOTES:
1. HERBACEOUS PLANTS SHOULD BE PEAT POT GROWN. PLANT PLUG WITH PEAT POT INTACT.
2. REMOVE ALL UNDESIRABLE PLANTS OR WEEDY VEGETATION FROM THE PLANTING AREA.
3. HERBICIDES SHALL NOT BE USED WITHIN THE POND TO REMOVE EXISTING WEED GROWTH.
4. FERTILIZERS SHALL NOT BE USED WITHIN THE DETENTION BASIN.
5. PLANTING SHALL TAKE PLACE IMMEDIATELY AFTER PREPARATION.

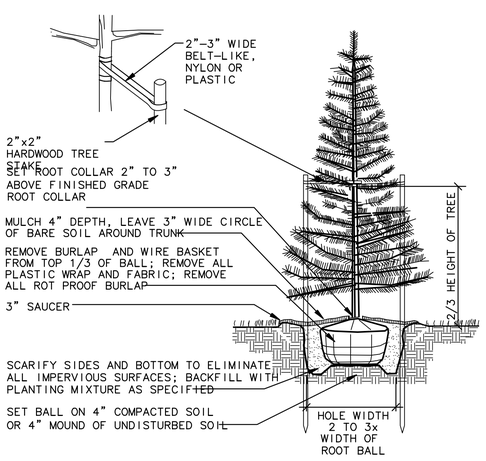


PLANT PLUG SPACING DETAIL



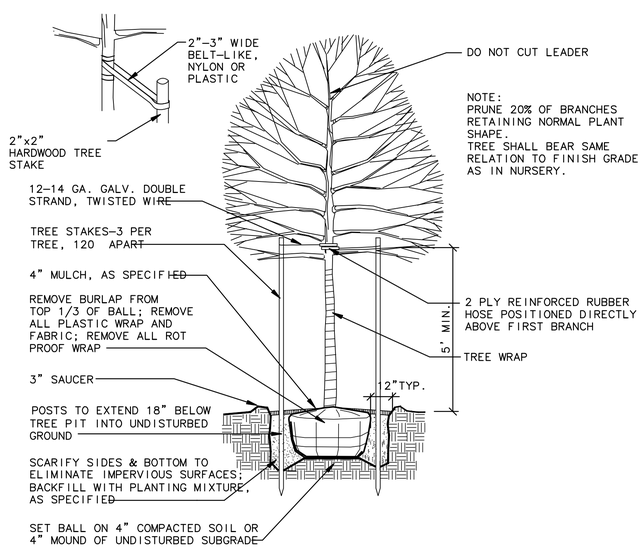
WOODCHIP PATH DETAIL
NO SCALE

NOTE:REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTE:REMOVE STAKING/GUYING MATERIAL AFTER ONE YEAR.



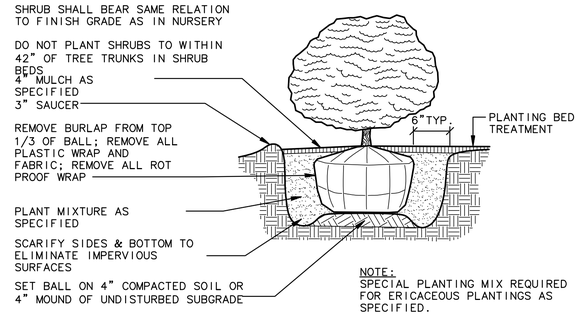
DECIDUOUS TREE PLANTING DETAIL
2-1/2" CAL. OR SMALLER

NOTE:
PRUNE 20% OF BRANCHES AND FOLIAGE RETAINING NORMAL PLANT

SHAPE DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

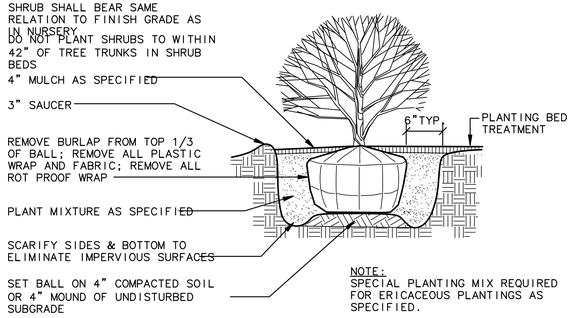


EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

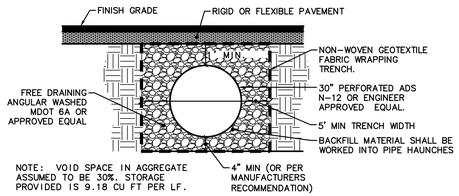
DO NOT TRIM EVERGREENS

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY

DO NOT PLANT SHRUBS TO WITHIN 42" OF TREE TRUNKS IN SHRUB BEDS

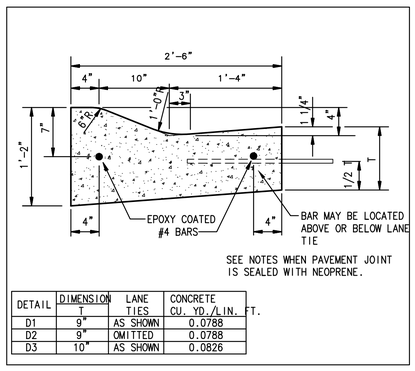


SHRUB PLANTING DETAIL
NOT TO SCALE



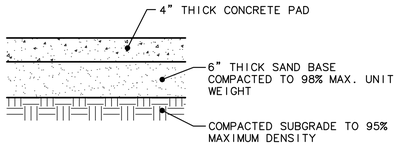
NOTE: VOID SPACE IN AGGREGATE ASSUMED TO BE 30%. STORAGE PROVIDED IS 9.18 CU FT PER LF.

STORM SEWER INFILTRATION TRENCH CROSS SECTION
NOT TO SCALE

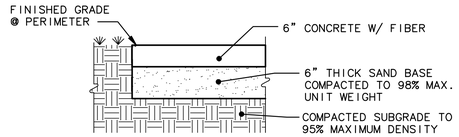


DETAIL	DIMENSION T	LANE TIES	CONCRETE CU. YD./LIN. FT.
D1	9"	AS SHOWN	0.0788
D2	9"	OMITTED	0.0788
D3	10"	AS SHOWN	0.0826

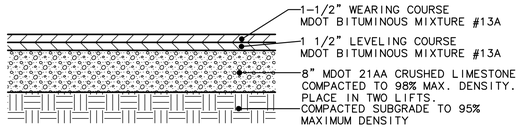
MDOT TYPE D
CONCRETE CURB & GUTTER
TO BE USED IN WAPITA WAY



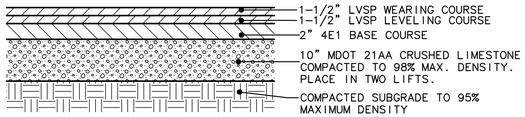
4" CONCRETE PAD DETAIL
NOT TO SCALE



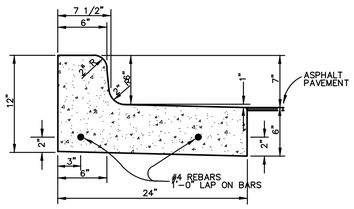
6" HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



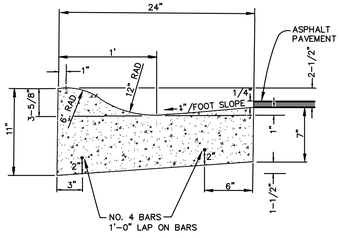
TYPICAL PAVEMENT DETAIL
NOT TO SCALE



WAPITA WAY RIGHT OF WAY PAVEMENT DETAIL
NOT TO SCALE



SPILL-OUT BARRIER CURB & GUTTER
NOT TO SCALE SD-R-3



STANDARD MOUNTABLE CURB AND GUTTER
NOT TO SCALE SD-R-2

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FINAL SITE PLAN
MISCELLANOUS DETAILS

43

DATE: 02/02/17
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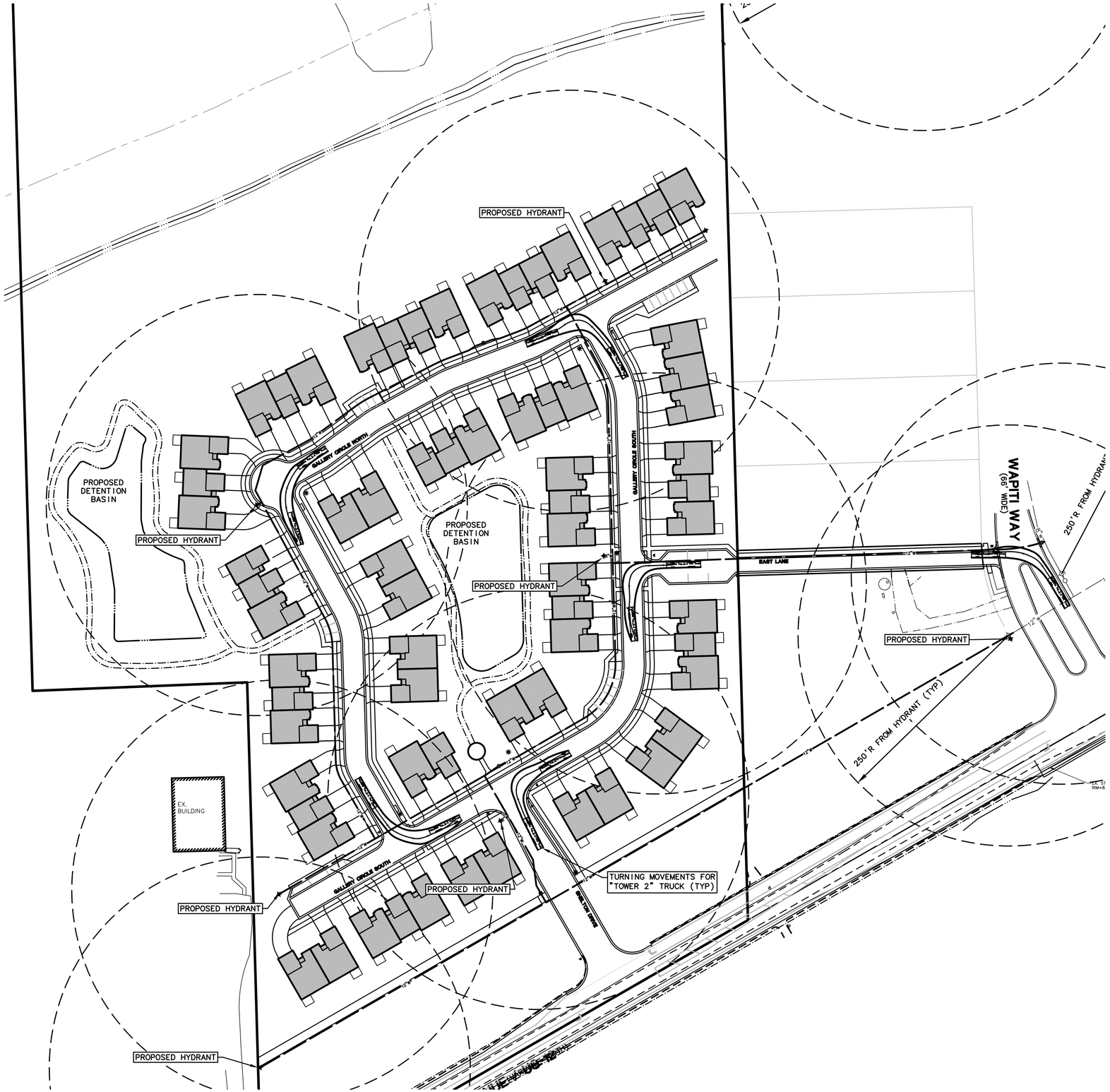


SOUTHERN UNITS

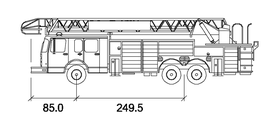
SCALE: 1" = 60'

0 60 120 180

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

FINAL SITE PLAN
FIRE PROTECTION PLAN

44

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GENERAL NOTE

1. SEE LUMINAIRE LOCATIONS FOR MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Luminaire Locations

		Location				
No.	Label	X	Y	MH	Orientation	Tilt
1	B	923.19	-1523.78	12.00	240.23	0.00
2	B	853.82	-1382.20	12.00	198.32	0.00
3	B	808.11	-1613.74	12.00	326.79	0.00
4	B	1184.97	-1710.72	12.00	271.45	0.00
5	B	1487.56	-1636.44	12.00	233.72	0.00
6	B	1260.68	-1285.24	12.00	45.24	0.00

Plan View
Scale - 1" = 40ft

ANTIQUE STREET LAMPS RG LED SERIES CLEAR TOP

CATALOG #
PROJECT
TYPE

This acorn styled luminaire consists of a decorative luminaire base with an integral globe holder/gear housing and an acorn-shaped globe.

- Injection molded, refractive, clear acrylic or polycarbonate lens with clear top
- Optional trim selection: Finials, Bands, Medallions
- Tool-less gear housing option
- Stainless steel hardware
- 9 Different styles of lenses coordinate with this luminaire
- CSA listed and labeled as suitable for wet locations
- Powder coat finish
- 3" O.D. x 3" tall tenon required for mounting

Max EPA:	1.22 sq feet
Max Height:	44-1/2" (1133.6cm)
Max Width:	19-1/8" (48.6cm)
Max Weight:	30 lbs (13.6 kg)
Listing:	CSA listed for wet locations

Sample Catalog number as it might appear when ordering: below:

RGAL	A	32LED	4K	ARF	R3	MVOLT	AN5K	RF
Series	Decorative Base	LED/ Driver	Color Temperature	Lens Options	Distribution Options	Voltage	Finish	Final Options

ARH	MD4	BS8	—
Arm Options	Med Options	Band Options	Photocontrol Options

Ordering Guide:

Series	Decorative Base	LED/ Driver	Color Temperature	Lens Options	Distribution Options	Voltage	Finish Options	Arm Options[1]
RGAL RGTL RGFL	A D K N[2] X	AU[3] E M W	32LED 525MA 32LED 700MA	3K 4K 5K	ARF PRF	R3 R5	MVOLT[7] 347 480	FPF SMF SFT PDF GF RF FSF SAF RFF AMF PGF	ARH ARY ARU ARV

Med Options[1]	Band Options[1]	Photocontrol Options	Face Options	Finish
MD3 MD12 MD4 MD13 MD5 MD14 MD6 MD15 MD7 MD16 MD8 MD17 MD9 MD18 MD10 MD19 MD11	BS1 BS71 BL41 BS2 BL1 BL42 BS3 BL11 BL61 BS4 BL2 BL71 BS5 BL3 BLR1 BS6 BL4 BS7 BL5 BS8 BL6 BS21 BL7 BS41 BL8 BS61 BL21 BS61 BL31	PEB1 PEB2[4] PE1[5] PE3[5] PE4[5] PE7[5] PER[5]	SF DF	DBL DNR DWH DWH CS CM ANBK ANDB ANDG ANVG

Notes:
1. Arm, medallion and band must be selected together. None and non-options can be selected alone.
2. Not available with photocontrol options PEB1 and PEB2.
3. Electronic multivolt driver capable of handling any line voltage from 120V to 277V, 50 or 60HZ.
4. Twistlock photocontrol unit available with RLF and N lenses.
5. Not available with AU driver.
6. Not available with AU driver.
7. Not available with 32LED 525MA.

Historic / Progressive **RG LED SERIES**

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Statistics

Description	Min	Symbol	Max/Min	Avg	Avg/Min	Avg/Max	Max
SITE VALUES	0.0 fc	+	N/A	0.1 fc	N/A	0.1:1	2.0 fc
STREET LTG VALUES	0.0 fc	×	N/A	0.1 fc	N/A	0.1:1	2.0 fc

Schedule

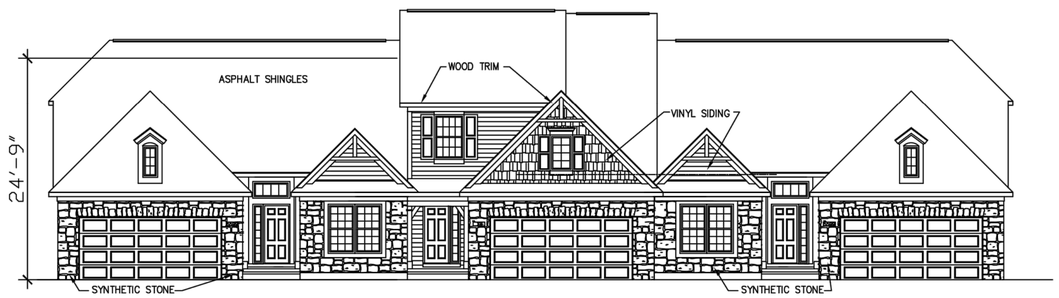
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Filename
	B	6	Antique Street Lamps	RGAL X 32LED 350MA 4K ARF R3	RG LED ACORN POST TOP - CLEAR TOP. RGTL Inlucded.	32 LED ARRAY	1	4859	0.9	37	RGAL_X_32LED_350MA _4K_ARF_R3.ies

GALLERY PARK
STREET LIGHTING PHOTOMETRIC PLAN
PREPARED FOR: MIDWESTERN CONSULTING
GASSER BUSH ASSOCIATES

Designer
LBB/JB
Date
2/9/2017
Scale
Not to Scale
Drawing No.
#17-67545-V1

ANCROFT
R1

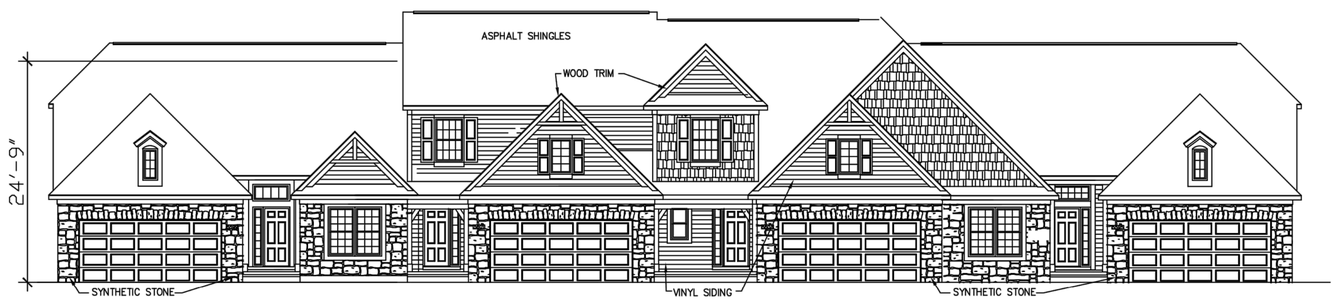
BELFORD
S1



ANCROFT
R1

CYPRESS
T1

ANCROFT
R1



ANCROFT
R1

CYPRESS
T1

EYTON
S1

ANCROFT
R1

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GALLERY PARK
FINAL SITE PLAN
BUILDING ELEVATIONS

46

DATE: 02/02/17
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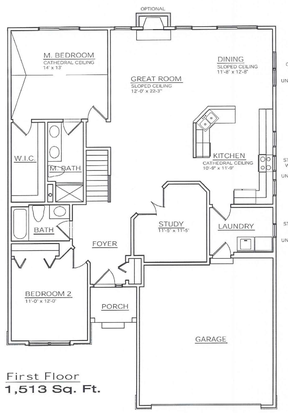
R1

THE ANCROFT DELUXE



First Floor
1,513 Sq. Ft.

WEXFORD HOMES
BUILDING GREAT TRADITIONS

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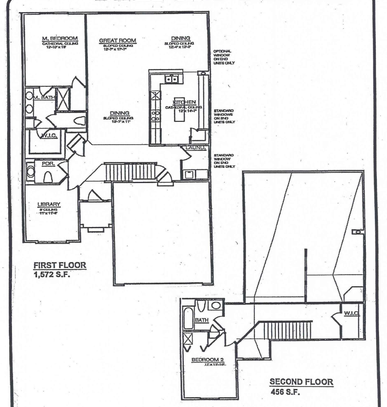
REV: 3/20/06

R1

THE BELFORD DELUXE



FIRST FLOOR
1,572 S.F.

SECOND FLOOR
456 S.F.

TOTAL SQUARE FOOTAGE
2,028 S.F.

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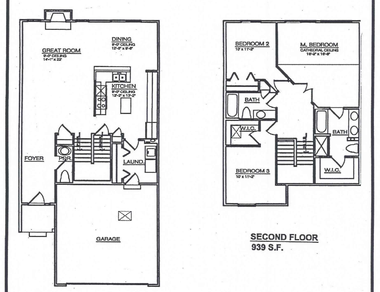
REV: 05/06

T1

THE CYPRESS



FIRST FLOOR
916 S.F.

SECOND FLOOR
939 S.F.

TOTAL SQUARE FOOTAGE
1,855 S.F.

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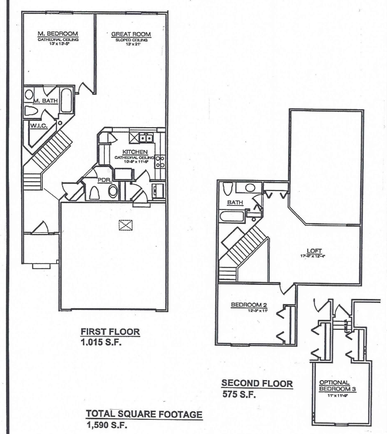
REV: 05/06

T1

THE DARTMOOR



FIRST FLOOR
1,015 S.F.

SECOND FLOOR
575 S.F.

TOTAL SQUARE FOOTAGE
1,590 S.F.

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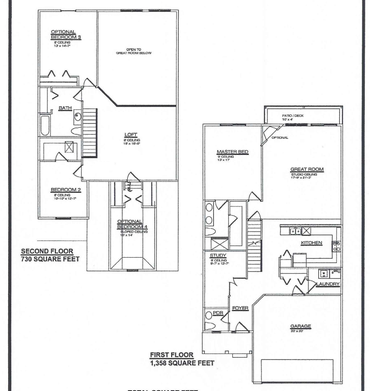
S1

THE EYTON



SECOND FLOOR
730 SQUARE FEET

FIRST FLOOR
1,368 SQUARE FEET

TOTAL SQUARE FEET
2,098

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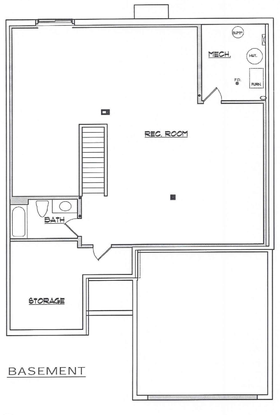
REV: 3/31/16

R1

THE ANCROFT DELUXE



BASEMENT

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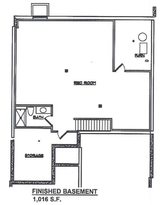
REV: 3/20/06

R1

THE BELFORD DELUXE

FINISHED BASEMENT w/ BEDROOM



FINISHED BASEMENT
1,016 S.F.

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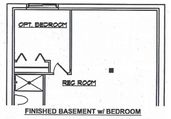
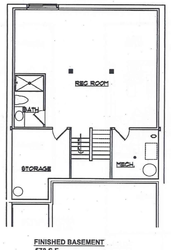
REV: 05/06

T1

THE CYPRESS



FINISHED BASEMENT w/ BEDROOM



FINISHED BASEMENT
578 S.F.

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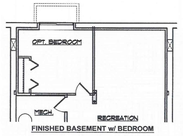
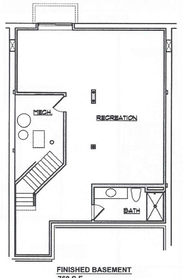
REV: 5/05/06

T1

THE DARTMOOR



FINISHED BASEMENT w/ BEDROOM



FINISHED BASEMENT
768 S.F.

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FINAL SITE PLAN
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47

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