

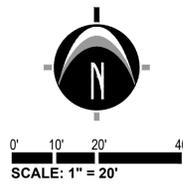
PREPARED FOR:

CopperRock Construction Inc.
 Trevor Petroelje

601 5th Street NW, Suite 300
 Grand Rapids, MI 49504
 Phone: 616.920.1655

REVISIONS:

Title: Site Plan Submittal	V. Date: 05/15/19
Drawn: SW	Checked: SW
Title: Site Plan Resubmittal (Wider Blg)	V. Date: 06/13/19
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Drawn: SW	Checked: SW



LOCATION MAP
 NOT TO SCALE

LEGEND

	Benchmark		Phone Riser
	Catch Basin - Square		Stormwater Manhole
	Culvert		Utility Pole
	Deciduous Tree		Underground Electric
	Electric Meter		Gas
	Gas Meter		Overhead Utility
	Guy Anchor		Fence
	Iron - Found		Tree
	Light Pole		Asphalt
	Mailbox		Concrete
	Miss Dig Flag - Electric		Existing Building
	Miss Dig Flag - Gas		

REMOVAL / DEMOLITION NOTES

- 1) THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE DIGGING IS REQUIRED. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
- 2) ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND CONDITION.
- 3) BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL MAKE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPURTENANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
- 5) ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
- 6) THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPURTENANCES SUCH AS UTILITY POLES AND VALVES BOX SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
- 7) THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJOINING PROPERTIES.
- 8) ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
- 9) THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT AND REMOVED TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
- 10) ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE TO THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE DESIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
- 11) ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/DAY/YEAR.
- 12) ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

REMOVAL / DEMOLITION NOTES

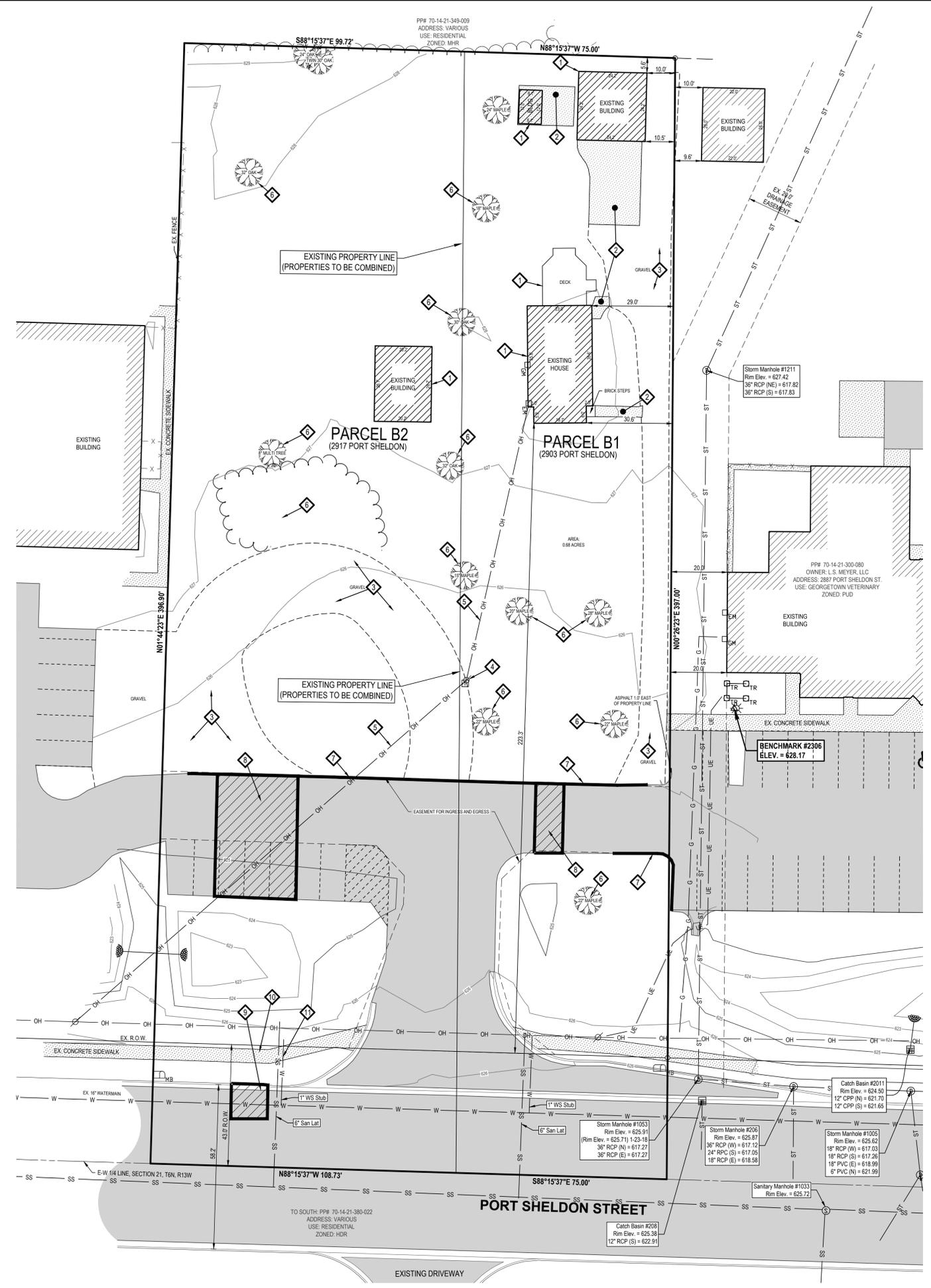
- | | | | |
|--|---|--|--|
| | REMOVE EXISTING BUILDING | | SAWCUT AND REMOVE/REPLACE EDGE ASPHALT AS NECESSARY FOR UTILITY CONSTRUCTION. REPLACE PAVEMENT CROSS SECTION TO MATCH EX. CROSS SECTION (TYP). |
| | REMOVE EXISTING CONCRETE PAVEMENT | | SAWCUT, REMOVE, AND REPLACE EX. CURB AND PAVEMENT CROSS SECTION OF PORT SHELTON AS NECESSARY FOR NEW WATER SERVICE CONSTRUCTION. |
| | REMOVE EXISTING GRAVEL PAVEMENT | | SAWCUT, REMOVE, AND REPLACE EX. SIDEWALK AS NECESSARY FOR NEW WATER SERVICE AND SANITARY LATERAL CONSTRUCTION. |
| | REMOVE EXISTING UTILITY POLE | | ABANDON EX. 1" WATER SERVICE PER TOWNSHIP AND ROAD COMMISSION STANDARDS AND SPECIFICATIONS. |
| | REMOVE EXISTING OVERHEAD LINE | | |
| | REMOVE EXISTING TREE | | |
| | SAWCUT AND REMOVE/REPLACE EDGE OF EX. ASPHALT AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT. | | |

PARCEL B1 TITLE DESCRIPTION

Land Situated in the State of Michigan, County of Ottawa, Township of Georgetown.
 Part of the East 1/2 of the Southwest 1/4 of Section 21, Town 6 North, Range 13 West, described as: Commencing at a point 608 feet West of the Intersection of the North and South 1/4 line of Section 21, and the centerline of Port Sheldon Road, and running thence North 397 feet; thence West 75 feet; thence South 397 feet to the centerline of Port Sheldon Road; thence East along the centerline of Port Sheldon Road to the place of beginning.

PARCEL B2 DESCRIPTION

Part of the Southwest 1/4 of Section 21, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section; thence N00°26'23"E 808.99 feet along the North-South 1/4 line of said Section; thence N88°15'37"W 683.00 feet along the centerline of Port Sheldon Street to the Point of Beginning; thence N88°15'37"W 108.73 feet along said centerline; thence N01°44'23"E 396.90 feet; thence S88°15'37"E 99.72 feet; thence S00°26'23"W 397.00 feet to the Point of Beginning, Containing 0.95 acres. Subject to highway right-of-way for Port Sheldon Street over the Southerly 43.00 feet thereof. Also subject to easements, restrictions, and rights-of-way of record.



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

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE "AS-BUILT" RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

STAMP:

STATE OF MICHIGAN
 STEVEN L. WITTE
 ENGINEER
 No. 46789
 LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
 19200296

SHEET NO:
C-201

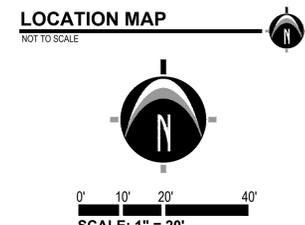
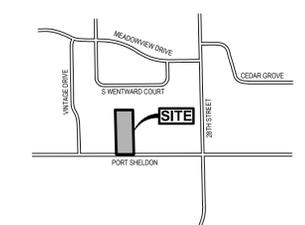
SHEET: 1 OF 4

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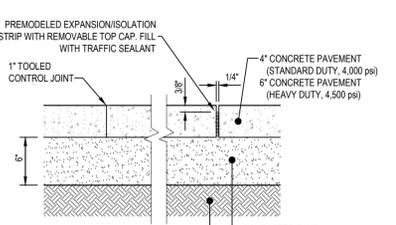
LEGEND

[Pattern]	EXISTING BITUMINOUS
[Pattern]	EXISTING CONCRETE
[Pattern]	PROPOSED BITUMINOUS
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED BUILDING

BENCHMARKS
BENCHMARK #2306 ELEV. = 628.17 (NAVD83)
 Set benchmark on the West side of a north pole base 13"± South of the Southwest corner of 2887 Port Sheldon and 2"± North of the parking lot sidewalk.
BENCHMARK #2002 ELEV. = 626.94 (NAVD83)
 Sprinkle in the North side of a power pole 142"± East of property line and 53"± North of the centerline of a Port Sheldon Street.

GENERAL NOTES

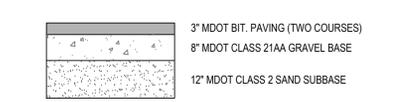
- ZONING OF PROPERTY:** PUD0802
 PUD0802 ZONING REQUIREMENTS
 A) MINIMUM LOT AREA = 10,000 SQ. FT.
 B) MINIMUM LOT WIDTH = 60 FT.
 C) MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STOREYS
 D) MAXIMUM LOT COVERAGE = PER PUD PLAN 35%
 MINIMUM ALLOWED BUILDING SETBACKS
 A) FRONT YARD = 35 FT. (FROM A POINT 60 FT FROM CENTERLINE OF PORT SHELTON ST)
 B) SIDE YARD = 10 FT.
 C) REAR YARD = 35 FT.
 D) LOT COVERAGE = 16.5%
 E) GROSS PAVEMENT AND CONCRETE AREA = APPROX. 32,410 SF (8,790 SF EXISTING PLUS 23,620 SF NEW).
 F) OPEN SPACE REQUIREMENTS:
 ORIGINAL PUD FROM 2008 HAD STATED 12.9% OPEN SPACE
 AMENDED PUD FROM 2018 (GEORGETOWN VET CLINIC) HAD STATED 15.7%
 WITH METRO HEALTH, THE OVERALL OPEN SPACE IS APPROXIMATELY 16.2% AS SHOWN ON THE OPEN SPACE PLAN.
 WHILE THIS IS LESS THAN THE REQUIRED 20% OPEN SPACE, IT IS IN LINE WITH PRIOR APPROVALS OF THE PUD.
 G) ZONING OF PARCELS TO SOUTH = HDR & CS
 ZONING OF PARCEL TO WEST AND EAST = PUD
 ZONING OF PARCEL TO NORTH = MHR
- SUMMARY OF LAND USE:**
 A) TOTAL ACRES = 1.452 ACRES (63,255 SQ. FT.) (EXCLUDING R.O.W.)
 B) AREA OF PROPOSED BUILDING = 10,405 SQ. FT.
 C) BUILDING HEIGHT = APPROX. 25 FT.
 D) LOT COVERAGE = 16.5%
 E) GROSS PAVEMENT AND CONCRETE AREA = APPROX. 32,410 SF (8,790 SF EXISTING PLUS 23,620 SF NEW).
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 WHILE THIS IS LESS THAN THE REQUIRED 20% OPEN SPACE, IT IS IN LINE WITH PRIOR APPROVALS OF THE PUD.
 G) ZONING OF PARCELS TO SOUTH = HDR & CS
 ZONING OF PARCEL TO WEST AND EAST = PUD
 ZONING OF PARCEL TO NORTH = MHR
- PARKING REQUIREMENTS:**
 A) MINIMUM SIZE REQUIRED SPACE PER TOWNSHIP = 9'x20' (24' AISLE)
 B) TYPICAL PARKING SPACE PROVIDED = 9'x20' (24' AISLE)
 C) TYPICAL BARRIER FREE SPACE = 8' x 20' (8' WIDE AISLE FOR VAN ACCESSIBLE)
 D) NUMBER OF SPACES REQUIRED FOR METRO HEALTH PER TOWNSHIP ORDINANCE = 3 SPACES PER EXAMINATION ROOM
 APPROXIMATELY 18 EXAMINATION ROOMS = 54 SPACES REQUIRED.
 E) NUMBER OF SPACES PROVIDED = 70 SPACES (7 EXISTING PLUS 63 NEW)
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS. THEREFORE, NO FLOODPLAIN IS PRESENT ON THE PROPERTY.**
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.**
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.**
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.**
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING SHALL CONSIST OF WALL-MOUNTED LIGHTS AND LIGHT POLES, BOTH FITTED WITH SHOEBOX TYPE FIXTURES.**
- THE PERMANENT PARCEL NUMBERS FOR THE SITE ARE 70-14-21-300-018 AND 70-14-21-300-127. THE ADDRESS OF THE PROPERTY IS 2903 PORT SHELTON STREET AND 2917 PORT SHELTON STREET RESPECTIVELY.**
- AS PART OF THE PROJECT, THE TWO PROPERTIES WILL BE COMBINED.**
- THE EXISTING HOUSE AND BUILDINGS ON THE PROPERTY WILL BE DEMOLISHED AS PART OF THIS PROJECT.**
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.**
- LANDSCAPING TO BE IN ACCORDANCE WITH APPROVED PUD PLAN AND IS SHOWN ON PLAN SHEET L-201.**
- THE METRO HEALTH PROJECT WILL BE CONSTRUCTED IN ONE PHASE, WITH CONSTRUCTION STARTING IN THE SUMMER OF 2019, PENDING APPROVALS AND PERMITS. IT IS ANTICIPATED THAT THE SITE WILL BE OPEN IN SPRINGTIME OF 2020.**
- THE STORM WATER RUNOFF FROM THE SITE WILL BE DETAILED/RETAINED PER OTTAWA COUNTY WATER RESOURCES COMMISSION STANDARDS. THE DRAINAGE DESIGN AND CALCULATIONS ARE SUBJECT TO THE APPROVAL OF CCWRC.**
- ALL SIGNS SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS OF CHAPTER 25 OF THE GEORGETOWN TOWNSHIP ZONING ORDINANCE.**
 WALL SIGN:
 MAXIMUM SIZE = 14 SF FOR EACH FOOT OF WALL FRONTAGE (MAXIMUM OF 200 SF)
 FREE-STANDING SIGN (EITHER GROUND OR POLE MOUNTED):
 IF POLE SIGN:
 MAXIMUM SIZE = 75 SF
 MAXIMUM HEIGHT = 25 FT
 MINIMUM SETBACK = 60 FT FROM CENTERLINE OF PORT SHELTON
 IF GROUND SIGN:
 MAXIMUM SIZE = 50 SF
 MAXIMUM HEIGHT = 4 FT
 MINIMUM SETBACK = 15 FT (FROM 60 FT FROM THE CENTERLINE OF PORT SHELTON)



- NOTE:**
- LIGHT BROOM FINISH
 - LOCATE CONTROL JOINTS AND EXPANSION JOINTS PER ACI STANDARDS
 - PANEL SIZE SHALL NOT EXCEED 8 FEET
 - PANELS SHALL BE KEPT AS SQUARE AS POSSIBLE WITH THE LENGTH NEVER EXCEEDING 1.2X THE WIDTH
 - 1.0% C/U.D. FIBER REINFORCEMENT
 - AIR ENTRAPMENT - 6% ± 1%
 - SLUMP 4" ± 1"

CONCRETE PAVEMENT DETAIL

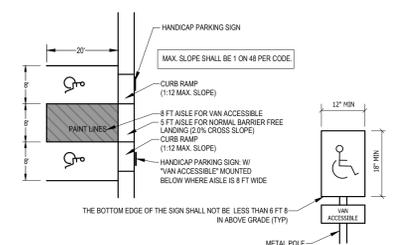
N.T.S.



- NOTE:**
- REFER TO GEOTECHNICAL REPORT FOR FINAL PAVEMENT DESIGN SPECIFICATION
 - NO RECYCLED ASPHALT PRODUCT ALLOWED IN ANY WEARING COURSE.

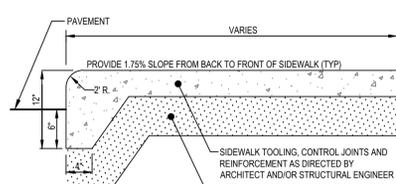
STANDARD DUTY PAVEMENT CROSS SECTION

N.T.S.



TYPICAL BARRIER FREE ACCESSIBLE PARKING SPACES

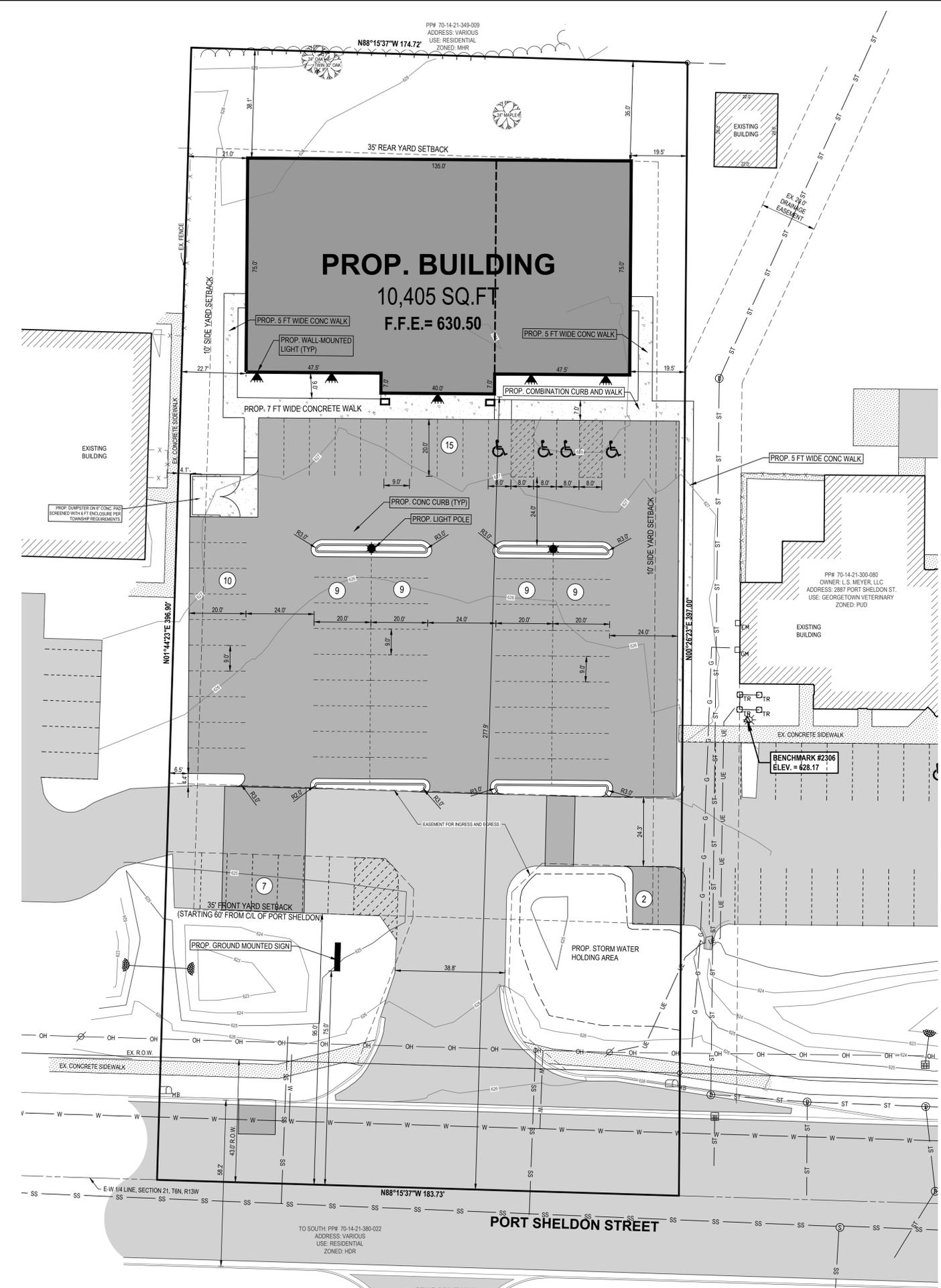
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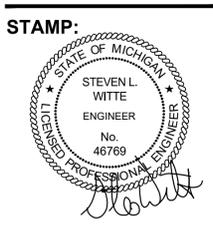
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 - AIR ENTRAPMENT - 6% ± 1%
 - SLUMP 4" ± 1"

INTEGRAL CURB AND WALK

N.T.S.



METRO HEALTH
 Site Layout Plan
 2903/2917 Port Sheldon St
 PART OF THE SOUTHWEST 1/4 OF SECTION 21, T6N, R13W,
 GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN



PROJECT NO:
 19200296

SHEET NO:
C-205
SHEET: 2 OF 4



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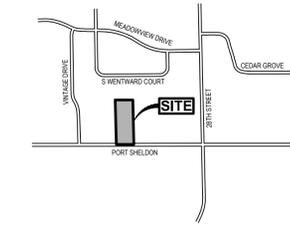
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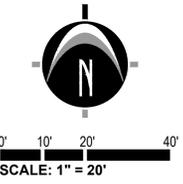
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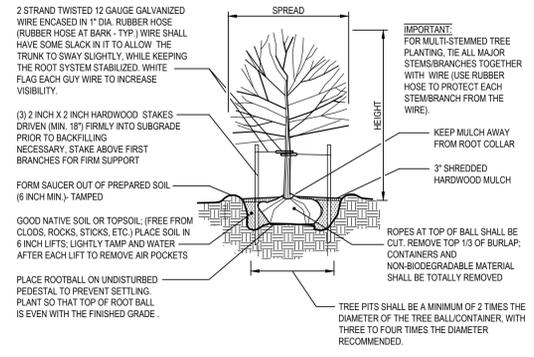


LOCATION MAP
NOT TO SCALE

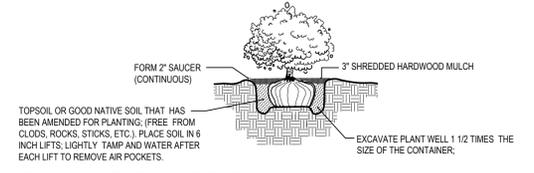


LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS
- PROPOSED CONCRETE
- PROPOSED BUILDING



TYPICAL TREE PLANTING DETAIL
N.T.S.



TYPICAL SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.

LANDSCAPE LEGEND / SCHEDULE

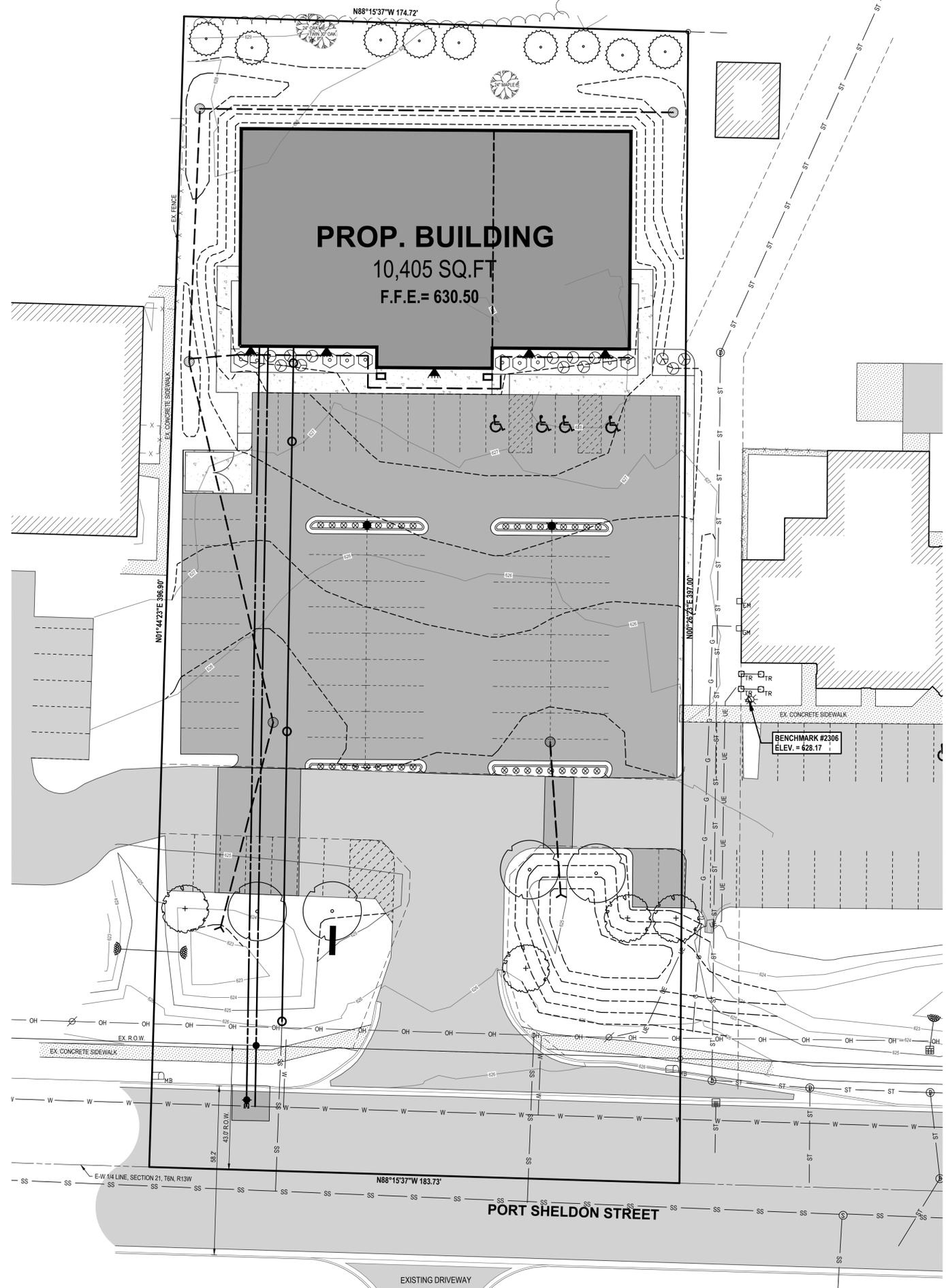
TREES				
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	4	Nyssa sylvatica	Black Gum	25' cal.
	4	Acer x freemanii 'Armstrong'	Armstrong Maple	25' cal.
	9	Picea glauca	White Spruce	6' hgt.
SHRUBS				
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	13	Spiraea japonica 'Goldflame'	Goldflame Spiraea	3 gal.
	10	Picea pungens 'Glauca Globosa'	Dwarf Colorado Spruce	3 gal.
	34	Callamagrostis x Acutiflora 'Karl Foerster'	Feather Reed Grass	2 gal.
GROUND COVER				
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
	As Needed ⁽¹⁾	N/A	Bark Mulch	3" depth
	As Needed ⁽¹⁾	Poa pratensis	Kentucky Bluegrass Sod	Roll

(1) All disturbed areas programmed as planting beds shall receive bark mulch to a depth of 3".
(2) All disturbed areas not otherwise programmed shall receive turf grass sod.

LANDSCAPE REQUIREMENTS

STREETScape:
TOTAL ROAD R.O.W. FRONTAGE = 184 LF
STREET TREES REQUIRED = 8 TREES (1 PER 25 FT)
STREET TREES PROVIDED = 8

GREENBELT TO THE NORTH
NORTH PROPERTY LINE = 174 FT
EVERGREEN TREES REQUIRED = 9 (1 PER 20 FT)
EVERGREEN TREES PROVIDED = 9



METRO HEALTH
Landscape Plan
2903/2917 Port Sheldon St
PART OF THE SOUTHWEST 1/4 OF SECTION 21, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN



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SHEET: 4 OF 4