

AGENDA
WYOMING PLANNING COMMISSION
TUESDAY, OCTOBER 21, 2025
7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF AGENDA

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

This public comment period is reserved for comment on non-public hearing items only. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

1. Request for site plan approval at 1900 and 1980 Metro Ct SW (Section 3) (Metropolitan Hospital and Land-Metro LLC.).

INFORMATIONAL

2. Learning & Growth

PUBLIC COMMENT

This public comment period is reserved for any comments. It is important to note this is not an opportunity for dialog or debate, but an opportunity to provide comment to the Planning Commission. Upon approaching the podium, please begin by providing your name and address. There is a 3 minute limit per person.

ADJOURNMENT

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF OCTOBER 21, 2025

PLANNING COMMISSION
MEETING MINUTES OF SEPTEMBER 16, 2025
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Gilreath-Watts, Hall, Lamer, LaPlaca, Randall, Weller, Zapata

MEMBERS ABSENT: Micele, Smart

STAFF PRESENT: Hofert, Director of Community and Economic Development
Smith, Assistant Director of Community and Economic
Development
Blair, Planner II
Hyble, Planner I
Zuniga, Recording Secretary

CALL TO ORDER

Chair Randall called the meeting to order at 7:00 PM.

APPROVAL OF MINUTES

The minutes of August 19, 2025 were approved to stand as read.

APPROVAL OF AGENDA

The agenda was approved to stand as read.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

Randall opened the public comment period for non-public hearing agenda items at 7:01 PM.

There was no public comment and the hearing was closed.

AGENDA ITEM NO. 1

Request for site plan approval at 2300 Newstead Ave SW (Section 11) (Pinery Park Apartments LDHA, LLC)

Hyble explained that the site is zoned R-4 Residential District and outlined the various uses of the surrounding land.

Hyble said that the applicant proposes to expand the Pinery Park Apartments property at 2300 Newstead Avenue SW by constructing a 37-unit apartment building. The three-story building includes one-, two-, and three-bedrooms units. This project includes the demolition of four existing townhome buildings on the northern portion of the 8.82-acre parcel. This represents an increase of 17 units on the site. With the expanded capacity, the applicant proposes improvements to the site including: an expanded parking lot, electric vehicle charging, tot lot, outdoor pavilion, bicycle parking, and landscaping. All features are planned to be accessible for resident convenience. Access to the proposed building is provided via Michael Avenue SW, and pedestrian access to the southern building onsite and Newstead Avenue SW is maintained.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Section 90-505 specifies the standards to apply to site plan review:

- (1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

The submitted documents include a site plan that sufficiently contains the required information per Section 90-504.

- (2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

The proposed building adheres to R-4 setbacks, meets minimum land area requirements for the site, and meets the maximum building height.

- (3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

Screening a minimum of three feet in height must be included pursuant to Section 90-418A. The applicant will work with Planning Staff to meet the screening requirements.

- (4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

The proposed landscaping plan demonstrates both the addition of new landscaping features compliant with Section 90-328 as well as the preservation of the existing vegetation and tree canopy on the property.

- (5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

Adequate stormwater management can be provided on site, and the applicant will continue to work with the City's Engineering office to ensure that all stormwater management requirements are met.

- (6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*
Appropriate measures are provided, as confirmed by the City's Engineering office.

- (7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

Ingress and egress to the site are provided via Michael Ave SW for both pedestrians and motorists. Access to the southern portion of the site also exists via Newstead Avenue SW, and there exists a pedestrian path to connect the two portions of the parcel.

- (8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

Proposed emergency vehicle access is sufficient, as confirmed by the Wyoming Fire Marshal. The applicant will work with the Fire Marshal to add fire lane signage and Knox system installation.

- (9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

The vehicular circulation layout allows for access to the site from public roads, and all parking and drive aisle standards meet the requirements of Section 90-601. This meets this standard.

- (10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The applicant proposes accommodating pedestrian circulation that ties in with the public sidewalk network and other internal buildings and features. Nearly all features of the proposed project, including the pavilion and dumpster enclosure, are planned to be accessible, which represents a significant investment in the project's facilities. This site will also connect with the northern portion of the City Center Trail Network.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

No adverse impact on existing roads or traffic patterns are anticipated through additional units on site. This project's expected vehicle load falls below the requirement for a traffic impact study.

- (12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

The site is currently served by public utilities and services. Small modifications, such as a watermain easement for a proposed fire hydrant, are typical and expected of redevelopments.

- (13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

Site improvement provisions will be met through the development process.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Traditional Residential, which comprises of single family detached, single family attached, and multifamily development. The Master Plan recommends infill development that increases the housing choice in Wyoming, being sensitive to the local scale and character. The proposed project offers accessible and affordable housing options for low-income individuals at, accommodating various needs through accessible features on the proposed site. This aligns with the spirit and direction of the Master Plan.

Hyble said that the Development Review Team recommends the Planning Commission grant site plan approval for the project at 2300 Newstead Avenue SW, subject to conditions 1-3 below:

- 1.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) "No Parking, Fire Lane" signs required. Location of signs shall be approved and discussed with Fire Marshal prior to placement.
 - b) Knox Systems required.

- c) Must follow all building/fire code through plan review process.
- 2.) The applicant shall work with the Wyoming Planning office to address all comments noted in their review:
 - a) Applicant must work with Planning Staff to meet screening requirements along parking lot boundary lines in accordance with Section 90-418A.
- 3.) The applicant shall work with the Wyoming Engineering office to address all comments noted in their review.
 - a) Site plan approval is contingent upon finalizing the site plan/plat to satisfy all comments (General, Detailed, and Stormwater comments) required by the City of Wyoming Engineering Department.
 - b) Provide Watermain easement for new hydrant.
 - c) All watermain pipe shall be class 53 Ductile Iron.
 - d) Proposed 6" tap on 6" main is not acceptable. Provide alternate connection design.
 - e) Provide profile drawing of sanitary sewer and lateral changes.
 - f) Provide sewer clean outs at all lateral bends.
 - g) Provide a note specifying that the contractor must obtain a plumbing permit from the City of Wyoming before beginning utility work.
 - h) Specify the separation depth where utilities intersect.
 - i) After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
 - Watermain lengths between fittings, valves, taps, and hydrants and offset distances from the watermain pipes to road centerlines (preferably) or other site features.
 - Lengths between fittings for fireline(s).
 - Location(s) of water service stopbox(es).
 - Distance(s) from sanitary lateral(s) to the nearest manhole(s) along the sanitary sewer and length(s) of the lateral(s).
 - Sanitary and storm sewer slopes, inverts, rim elevations, and pipe lengths.
 - Elevation grade-shots, especially for any overland flood routes, tops of berms, and drainage swales.
 - j) Provide the following for stormwater calculations:
 - Completed LGROW spreadsheet detailing water quality, channel protection, and flood control requirements for the site.
 - Map of drainage subcatchments.
 - Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
 - Detention/retention storage capacities and outlet calculations.
 - Offsite drainage calculations demonstrating that areas draining offsite without passing through sewer or BMPs produce less runoff than the existing condition.
 - k) Provide storm sewer rim and invert elevations.

- l) Clarify if roof drains drain to storm sewer.
- m) Provide an improved drainage plan east of the proposed building to prevent any issues.
- n) Only a portion of the site drains through the proposed underground detention system. Clarify the intent of this.
- o) Include a note that the underground detention must be inspected by the engineering department before being buried.
- p) Provide a signed stormwater maintenance agreement for construction approval. Submit a draft for approval before signing.

A motion was made by Hall, supported by LaPlaca to approve the site plan for 2300 Newstead Ave SW, subject to conditions 1-3.

Kyle Osterhart, 800 E Ellis Rd, Northern Shores, MI, architect working on this project introduced himself and made himself available for any questions from commissioners.

Weller asked if the two buildings would be connected.

Osterhart responded that the buildings would be connected, and it is the developer's intent to tie the two developments to the amenities (e.g., pavilion) on the site as well.

Zapata asked what will happen to the residents that live there and whether they will be displaced.

Hofert said residents that are being displaced will have temporary housing while construction is going on.

Zapata asked if there are adequate ADA accommodations in the new building for the elderly or disabled.

Osterhart said the building will have 10% of apartments will be ADA accessible. The other 90% are convertible in case there is a need in the future for more ADA accessible apartments.

Gilreath-Watts asked if the residents being displaced would be able to afford the new building.

Hofert said that there are caps built in already because this is a low-income housing tax credit project with income restrictions.

Randall expressed appreciation towards the developer for maintaining most of the existing tree canopy on this property.

A vote on the motion passed unanimously.

OLD BUSINESS

NEW BUSINESS

INFORMATIONAL

Learning & Growth

Damaris Potter with the Grand Valley Metro Council gave a short presentation on the West MI Healthy Climate Plan.

PUBLIC COMMENT

There was no public hearing.

ADJOURNMENT

The meeting was adjourned at 7:37 PM.

Audrey Zapata, Secretary
Wyoming Planning Commission

Rose Zuniga, Recording Secretary
Wyoming Planning Commission

WYOMING PLANNING COMMISSION
AGENDA ITEM
NO. 1

DATE DISTRIBUTED: October 14, 2025

PLANNING COMMISSION DATE: October 21, 2025

ACTION REQUESTED: Request for Site Plan Approval

REQUESTED BY: Metropolitan Hospital and Land-Metro LLC.

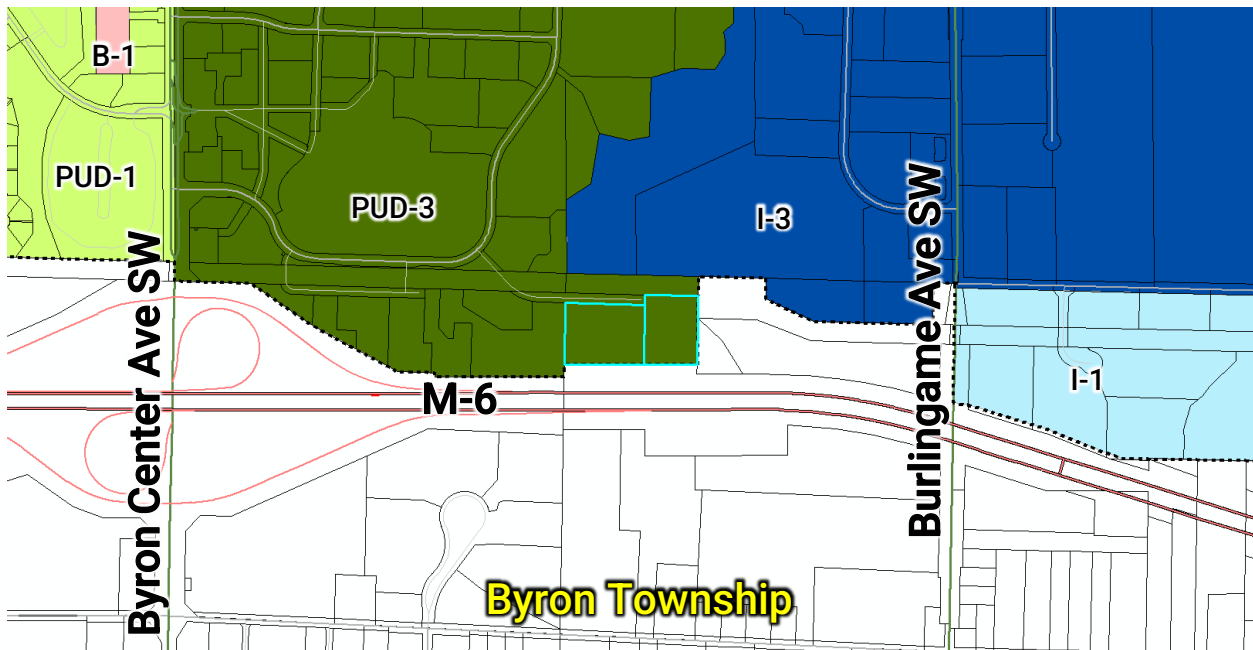
REPORT PREPARED BY: Joe Blair, Planner II

GENERAL LOCATION DESCRIPTION:

This proposal spans two properties (5.05 acres and 3.87 acres) for a combined area of 8.92 acres. Located on the south side of Metro Court SW, west of Burlingame Avenue SW and north of M-6, the project is proposed to cover both 1900 Metro Court SW and 1980 Metro Court SW.

EXISTING ZONING CHARACTERISTICS:

This site is zoned PUD-3 Planned Health Care District. Zoning surrounding the property follows:



North: PUD-3 Planned Health Care District, I-3 Restricted Industrial District

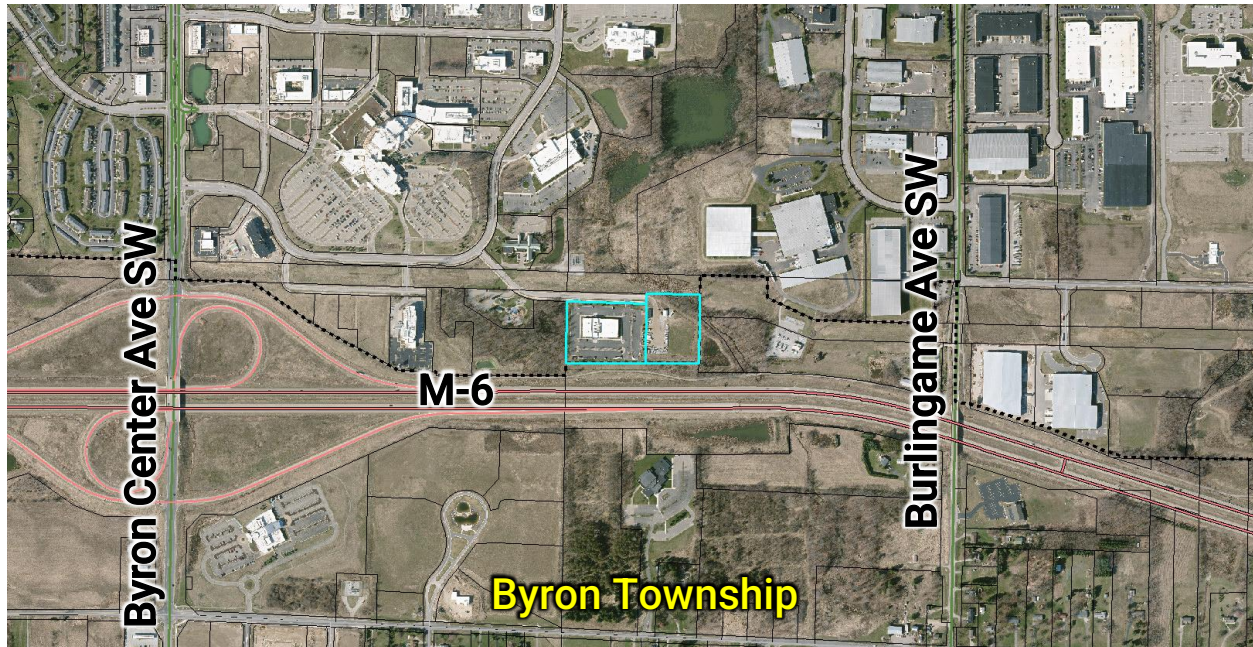
South: *Byron Township*

East: I-3 Restricted Industrial District, I-1 Light Industrial District

West: PUD-3 Planned Health Care District, PUD-1 Low Density Planned Unit Development,
B-1 Local Business District

EXISTING LAND USE:

The site currently has one existing 30,000 sq. ft. building. The surrounding land uses are as follows:



North: Commercial – Health Care, Gym, Dentistry, Industrial - Manufacturing, Laboratory Services, Warehousing, Office

South: Residential – Place of Worship, Single Family, Commercial – Dentistry, Professional Services

East: Commercial – Retail, Industrial – Warehousing, Manufacturing, Distribution

West: Public – Park, Commercial – Hotel, Financial Institution, Residential – Multi-Family

PROJECT INFORMATION:

The applicant is proposing to renovate the existing 30,000 sq ft building, and then construct a 51,000 sq ft addition to the existing medical use. The applicant is also proposing to increase the number of parking spaces on the site to 372 spaces, provide additional access and doorways for patients and employees, and upgrade the pedestrian circulation system both around the building and within the parking area. While the applicant is expanding the building into a site that was previously cleared of natural area, they are also proposing new landscaping areas against the building and around the proposed parking area to accommodate this new growth and maintain the beautification standard required by the landscaping Section 90-328 of the Zoning Code.

CONFORMANCE WITH ORDINANCE STANDARDS AND FINDINGS OF FACT:

Site plan review in conformance with the following applicable standards as follows is required. Section 90-505 specifies the standards to apply to site plan review:

- (1) *Adequacy of information. The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed use(s) and structure(s).*

Site Plan includes all relevant information in a complete and understandable form. This standard is met.

- (2) *Buildings. Buildings and structures shall meet the minimum dimensional requirements of this article. Redevelopment of nonconforming structures shall bring the site into closer conformity to the extent deemed practical by the review authority. Expansions to nonconforming buildings shall be as provided for in section 90-903.*

The proposed 51,000 sq ft expansion meets the dimensional requirements of this article and conforms with the PUD-3 requirements set down in the ODP. This standard is met.

- (3) *Privacy. The site design shall provide reasonable visual and sound privacy for dwelling units located adjacent to the site. Walls, berms, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of adjacent uses.*

The Site does not abut a residentially zoned property, and therefore does not have privacy requirements to meet. This standard is met.

- (4) *Preservation of natural areas. The landscape shall be preserved in its natural state, insofar as practicable, by strategic building placement, minimizing tree and soil removal, alteration to the natural drainage courses, and the amount of cutting, filling and grading. Insofar as practical, natural features and the site topography shall be incorporated into the proposed site design.*

The applicant's plan does reduce the amount of greenspace on the site with the proposed building expansion. however, the applicant has provided a comprehensive landscaping plan to mitigate the removal of said greenspace, and redistribute portions around the building and to the exterior of the parking area. This standard is met.

- (5) *Drainage. Stormwater management system and facilities shall preserve natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and shall not substantially reduce or increase the natural retention or storage capacity of any wetland, water body, or watercourse, or cause alterations which could increase flooding or water pollution on or off the site.*

This requirement will be met, and the applicant will continue to work with the City's Engineering office.

- (6) *Soil erosion. Measures are included to prevent soil erosion and sedimentation.*

This requirement will be met, and the applicant will continue to work with the City's Engineering office.

- (7) *Ingress and egress. Every structure and dwelling unit shall be provided with adequate means of ingress and egress via public streets and walkways. Access to the site shall be located and designed to ensure minimal impact on the safety and efficiency of traffic flow along all adjoining roadways. All access points shall comply with the access management requirements of section 90-603.*

The proposed plan shows two points of ingress and egress, both from Metro Ct. These meet minimum requirements for width and clear vision corners, which are observed and unobstructed. This standard is met.

- (8) *Emergency vehicle access. All buildings and site circulation shall be arranged to permit emergency vehicle access by practicable means to all buildings and areas of the site.*

The Wyoming Fire Department is satisfied with the turning radii and fire access lanes provided. The applicant will continue to work with the Fire Department to meet the requirements of the fire code as construction progresses. This standard will be met.

- (9) *Vehicular circulation layout. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian pathways in the area. Public streets adjacent or through the proposed development shall be required when it is essential to promoting and protecting public health, safety and general welfare and to provide continuity to the public road system.*

The Wyoming Engineering and Planning Offices are satisfied with the circulation design on the plan provided by the applicant. This standard is met.

- (10) *Pedestrian circulation. The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.*

The applicant's plan provides for adequate pedestrian circulation around the site, and will continue to work with the City's Engineering Office to provide access from the sidewalk to the building. The applicant must also maintain an entrance along the eastern face of the building to meet parking requirements of the ~ 130 parking spaces that are further than 300ft from the main door. This standard will be met.

- (11) *Traffic impact. The expected volume of traffic to be generated by the proposed use shall not adversely affect existing roads and traffic patterns. Roadway access shall minimize excessive vehicle traffic on local residential streets to reduce the possibility of any adverse effects upon adjacent property. Projects expected to have 50 or more peak hour directional trips or 500 or more vehicle trips daily shall provide a traffic impact study, as outlined in subsection 90-504(3), above.*

The Wyoming Engineering Office has confirmed that the redevelopment will not have a significant adverse effect on traffic nearby. No traffic impact study has been deemed necessary. The Wyoming Engineering Office confirms that this standard is met.

- (12) *Public services. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, traffic control and administrative services.*

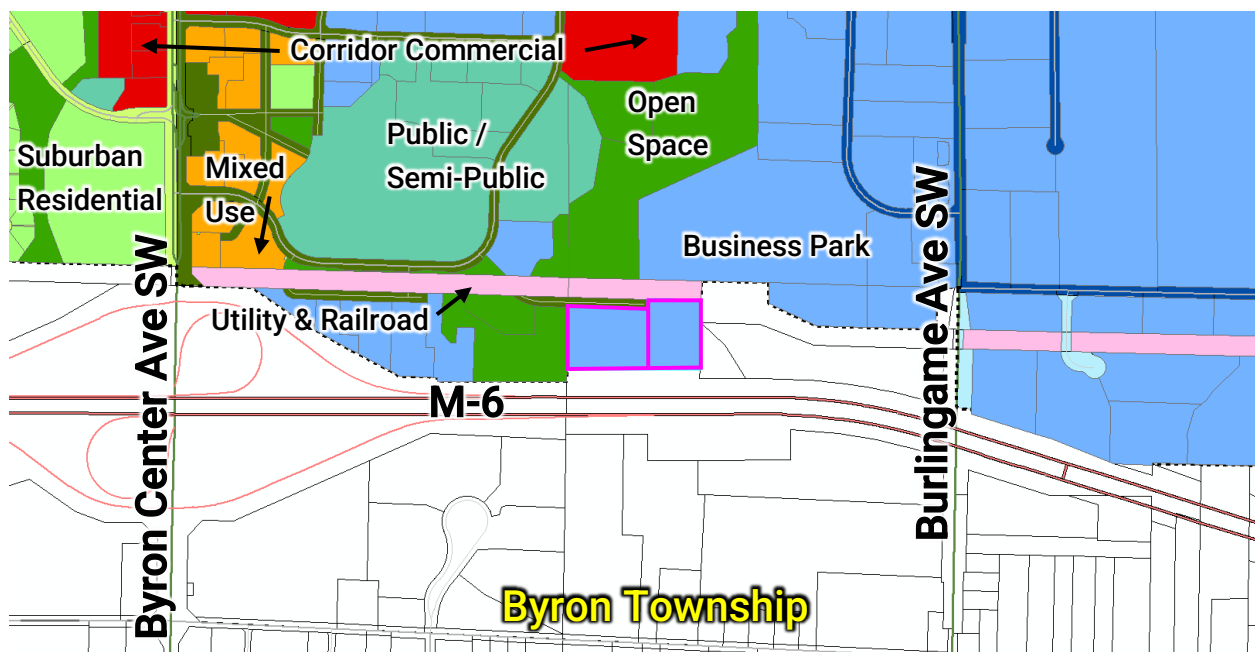
The site currently is being served by public services, and will continue to be served through the redevelopment. The Wyoming Engineering Office is working with the applicant to confirm all redevelopment standards for public services meet requirements. This standard will be met.

- (13) *Site redevelopment. Redevelopment of existing sites shall conform to the site improvement provisions of this article to the extent deemed practical by the reviewing authority. The extent of upgrade to site improvements shall be relative to and proportionate with the extent of redevelopment or expansion in accordance with the nonconforming site requirements of section 90-903.*

The Wyoming Fire Department, Engineering Office, Building Department, Planning Office, and Assessor's Office confirm that all elements of Site Redevelopment are either met or will be met through the conditions laid out in this report.

ALIGNMENT WITH MASTER PLAN:

The City's Master Plan, Wyoming [re] Imagined was adopted in 2021. The future land use for the site is noted as Business Park, which includes major employment centers and office/medical complexes. The future land use plan also outlines specific attention to be paid to beautification improvements such as landscaping to enhance curb appeal. The applicant's plan meets this vision.



CONFORMANCE WITH THE CITY OF WYOMING SUSTAINABILITY PRINCIPLES:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The applicant's proposal meets the sustainability principle of economic strength, providing a expansion to an existing medical facility within an established medical complex. This proposal will provide new jobs to the expanding medical center as well as help to increase the availability of medical procedures to the Wyoming and Byron Center residents and the greater Grand Rapids Metro area.

RECOMMENDED CONDITIONS TO APPROVAL:

- 1.) The applicant shall work with the Wyoming Planning Office to address all comments noted in their review:
 - a) The applicant must maintain pedestrian access from the eastern parking lot to the building.
 - b) The Applicant must follow the requirements of the Sign Code as outlined in Section 7 of the Zoning Ordinance.
- 2.) The applicant shall work with the Wyoming Assessor's Office to address all comments noted in their review:
 - a) The Applicant must combine parcels 41-21-03-600-025 & -026.
- 3.) The applicant shall work with the Wyoming Fire Department to address all comments noted in their review:
 - a) Knox Key Systems Required.
 - b) Must follow all fire codes through construction process.
 - c) Final Inspections shall be performed with Fire Marshal Office.
- 4.) The applicant shall work with the Wyoming Engineering Office to address all comments noted in their review:
 - a) Site plan approval is contingent upon finalizing the site plan/plat to satisfy all comments (General, Detailed, and Stormwater comments) required by the City of Wyoming Engineering Department.
 - b) Provide an ADA pedestrian route from public sidewalk and/or trail to building.
 - c) Provide a signed and sealed set of plans with just watermain and sanitary for submitting an EGLE permit.
 - d) Specify separation distances where sewers intersect.
 - e) Include a note that a plumbing permit must be received from Wyoming Inspections before beginning utility work.
 - f) Provide detail of connection between proposed watermain and existing 8" watermain

- g) Provide easement over existing 8" watermain. The creation of a looped system requires the existing 8" become public.
- h) Show watermain restraint lengths
- i) Deflect watermain under storm sewer, where practical, to provide required clearance. Use 45 degree bends where necessary.
- j) Provide plan note specifying that sanitary sewer lateral top on existing main shall be per City of Wyoming standards and a mainline riser shall be installed.
- k) Plans must be stamped by a professional engineer.
- l) After construction is complete, Engineering requires an engineer's stormwater certificate and as-built plans with the following:
 - Watermain lengths between fittings, valves, taps, and hydrants and offset distances from the watermain pipes to road centerlines (preferably) or other site features.
 - Lengths between fittings for fireline(s).
- m) System Development, Waterservice installation, Meter and other fees will be required.
- n) Provide 3 feet of cover over storm sewer where feasible.
- o) Provide the following for stormwater calculations:
 - Completed LGROW spreadsheet detailing water quality and channel protection requirements for the site. Flood control may also be required, but is dependent on the sizing of the existing detention basin. Use design calculations provided by the City to determine whether the existing basin has enough flood capacity for the proposed site.
 - Map of drainage subcatchments.
 - Table detailing subcatchment areas, runoff curve numbers, times of concentration, rainfall intensities, and peak runoff, as well as pipe capacities, flows, and velocities.
- p) A signed stormwater maintenance agreement is required for construction approval. Submit a draft for approval before signing.

PLANNING COMMISSION ACTION:

The Development Review Team recommends the Planning Commission grant site plan approval for the project at 1900 and 1980 Metro Court SW, subject to conditions 1-4.

DEVELOPMENT REVIEW TEAM:

Patrick Waterman, Deputy City Manager

Aaron Vis, Director of Public Works

Lew Manley, Building Official

Kimberly Koster, Director of Public Safety

Nicole Hofert, Director of Community Economic Development



September 15, 2025

Colton Hyble
City of Wyoming
City Planner
616-249-3471

Mr. Hyble,

Please see below the project description for the building and site improvements to the OAM Surgical Center and Southwest Clinic located at 1980 Metro Court, Wyoming, MI 49519.

Project Description:

The project involves the construction of a new 51,000-square-foot building addition and the renovation of the existing 30,000-square-foot facility, significantly increasing the overall footprint and functionality of the site. To support this expansion, the parking lot will be enlarged to accommodate the anticipated increase in employees and patients. While the existing sanitary sewer main will remain unaffected, a new sanitary sewer lead will connect the building addition to the existing main. Water infrastructure upgrades will include approximately 1,500 feet of new water main looping around the south side of both the existing and proposed buildings, connecting to the existing 8-inch main on the west and the 12-inch main on the north side of the site. A new 4-inch domestic water service and 6-inch fire protection service will be installed to serve the addition. Stormwater management will be enhanced through the installation of new structures and piping, while integrating several existing stormwater components to ensure proper drainage and site functionality.

Sincerely,
HURLEY & STEWART, LLC

Alex Phelan

aphelan@hurleystewart.com

269-492-3772

ORTHOPAEDIC ASSOCIATES OF MICHIGAN SURGERY CENTER BUILDING EXPANSION & SITE IMPROVEMENTS

OWNER

ORTHOPAEDIC ASSOCIATES OF MICHIGAN (OAM)
555 MIDTOWNE NE
GRAND RAPIDS, MI 49503

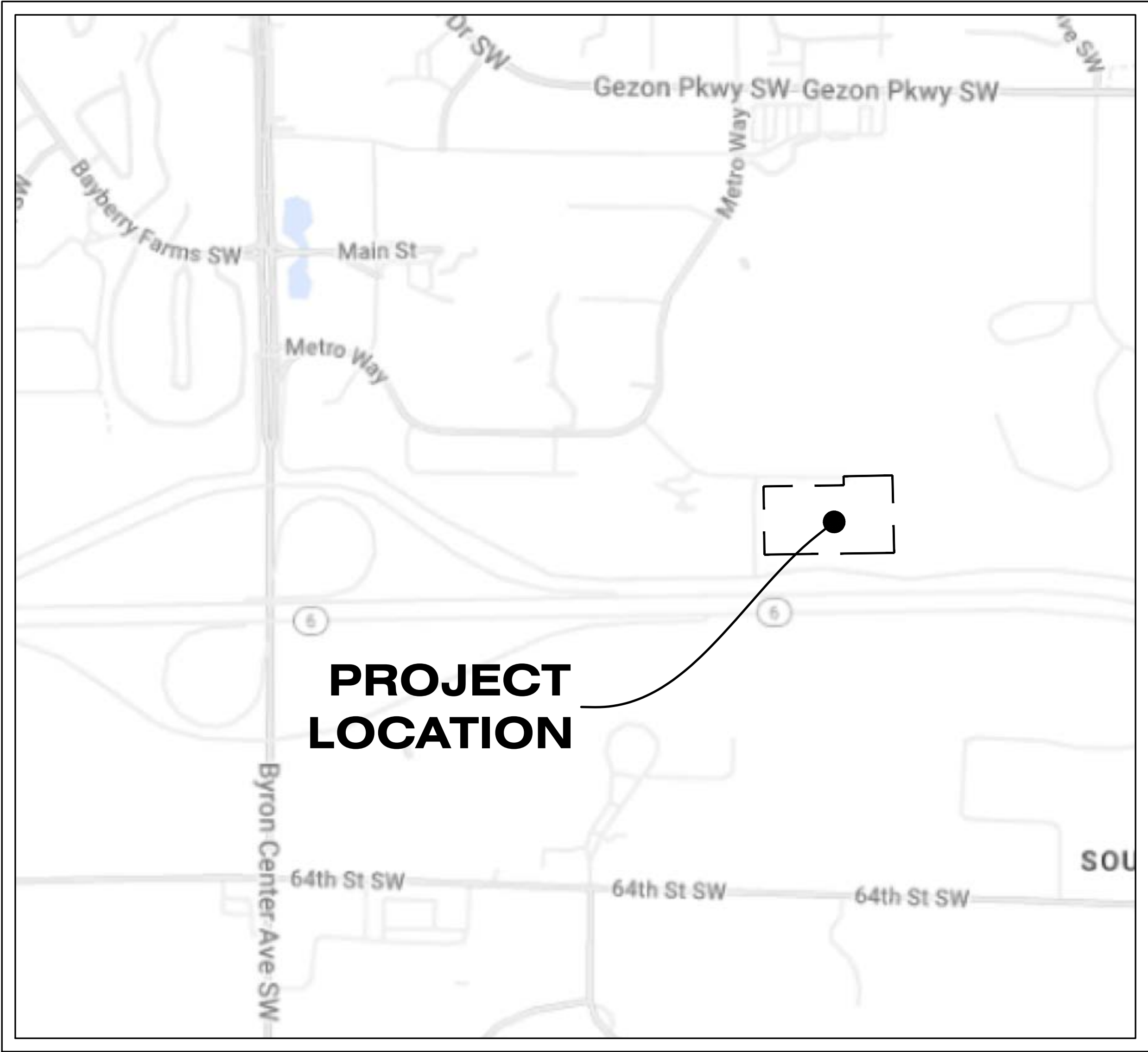
PLANS PREPARED BY:



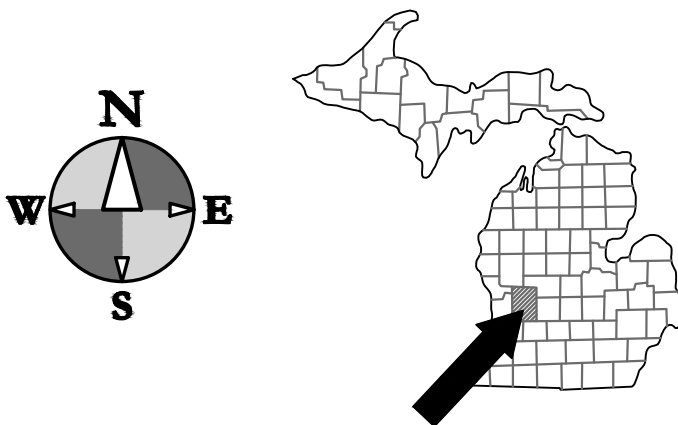
hurley & stewart

hurley & stewart, llc
2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

Kent County, MI
9/15/25



SITE LOCATION MAP
SCALE: 1" = 500'



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS
DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE
RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE
EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY
ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
JONKER LAND SURVEYS P.C.

DRAWING INDEX

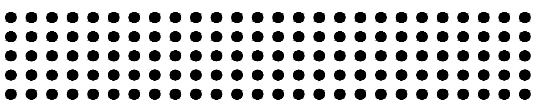
SHT #	DESCRIPTION
	TOPOGRAPHIC SURVEY
	TOPOGRAPHIC SURVEY
CD 100	- SITE DEMOLITION PLAN WEST
CD 101	- SITE DEMOLITION PLAN EAST
C 100	- SITE LAYOUT PLAN WEST
C 101	- SITE LAYOUT PLAN EAST
C 200	- WATER AND SANITARY UTILITY PLAN WEST
C 201	- WATER AND SANITARY UTILITY PLAN EAST
C 300	- STORMWATER UTILITY PLAN WEST
C 301	- STORMWATER UTILITY PLAN EAST
C 400	- GRADING AND SESC PLAN WEST
C 401	- GRADING AND SESC PLAN EAST
C 500	- DETAILS
C 600	- DETAILS
C 700	- WATER MAIN PLAN & PROFILE
C 701	- WATER MAIN PLAN & PROFILE
C 702	- WATER MAIN PLAN & PROFILE
C 800	- STORMWATER PLAN & PROFILE
C 801	- STORMWATER PLAN & PROFILE
L100	- LANDSCAPE WEST
L101	- LANDSCAPE EAST
L102	- LANDSCAPE ENLARGE
L103	- LANDSCAPE SCHEDULE
	PHOTOMETRIC PLAN
	ARCHITECTURAL SITE PLAN
	OVERALL FIRST FLOOR PLAN
	PARTIAL FIRST FLOOR PLAN - WEST
	PARTIAL FIRST FLOOR PLAN - EAST
	CANOPY - NORTH ENTRANCE
	CANOPY - SOUTH ENTRANCE
	CANOPY - SOUTH EXIT
	MECHANICAL AND TRASH ENCLOSURE
	EXTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	EXTERNAL SITE RENDERINGS
	EXTERNAL SITE RENDERINGS

ORTHOPAEDIC ASSOCIATES OF MICHIGAN SURGERY

CENTER

1980 METRO COURT
WYOMING, MI 49519

PROJ. NO.: 2025-11-008



Date Issue Set

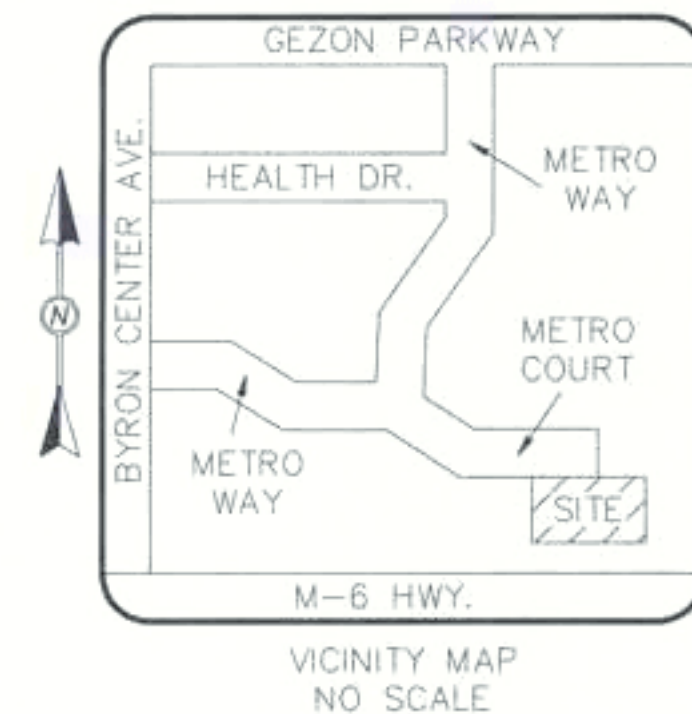


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STRUCTURAL ENGINEER:
JDH ENGINEERING
CIVIL ENGINEER:
HURLEY & STEWART, LLC
CONSULTANT SPECIALITY:
Consultant 3
CONSTRUCTION MANAGER:
CORNERSTONE MEDICAL
Consultant 4

TITLE PAGE

ISSUED FOR:
SITE PLAN REVIEW
9/15/25



NOTES ABOUT OPTIONAL TABLE A ITEMS

- CORNER MARKERS WERE FOUND AND STAKED AS SHOWN.
- PROPERTY ADDRESS IS 1980 & 1900 METRO COURT, WYOMING MI 49519.
- FLOOD ZONE CLASSIFICATION: ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FLOOD MAP #26081C0527D.
- PARCEL CONTAINS 8.91 ACRES TOTAL (COMBINED ACREAGE OF UNIT 9 & UNIT 42 TOGETHER).
- 6A.) ZONING CLASSIFICATION IS PUD-3 PLANNED HEALTH CARE PER DEC. 17, 2024 CITY OF WYOMING ZONING MAP. ZONING LETTER NOT GIVEN TO SURVEYOR, ZONING INFO BELOW TAKEN FROM PUD-3 ZONE DISTRICT.
 - MIN. LOT AREA = 43,560 SQ.FT.
 - MIN. LOT WIDTH = 100'
 - MIN. FRONT YARD = 35'
 - MIN. REAR YARD = 30'
 - MIN. SIDE YARD = 25'
 - MAX BUILDING HEIGHT = 45'
- 7A.) EXTERIOR DIMENSIONS OF ALL BUILDINGS ARE SHOWN.
- 8.) SUBSTANTIAL FEATURES OF THE PROPERTY ARE SHOWN.
- 11A.) ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES SERVING THE PROPERTY IS SHOWN. UNDERGROUND ROUTES SHOWN BASED ON PLANS BY OTHERS AND SUPPLIED BY CLIENT.
- 13.) NAMES OF ADJOINING OWNERS ARE SHOWN.

GENERAL NOTES

- SURROUNDING PARCEL INFO OBTAINED FROM WWW.ACCESSKENT.COM
- ONLY SURFACE VISIBLE INDICATIONS OF UNDERGROUND UTILITIES WERE LOCATED. OTHER UNDERGROUND UTILITIES MAY BE PRESENT EVEN THOUGH NOT MARKED. UNDERGROUND UTILITY ROUTES MAY NOT BE KNOWN. SEE ASBUILT UTILITY PLANS BY OTHERS IF THEY EXIST.
- UNIT 9 CONTAINS 332 REGULAR SPACES AND 8 HANDICAP SPACES.
- THE BEARINGS SHOWN HEREON ARE BASED ON METRO HEALTH VILLAGE, KENT COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 754.
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS IS DESCRIBED IN THE TITLE COMMITMENT.
- ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY METRO WAY (PUBLIC STREET) AND METRO COURT (PRIVATE STREET).
- THERE WAS NO EASEMENT DOCUMENT GIVEN FOR THE SIDEWALK ALONG THE WEST LINE OF UNIT 9 WHICH CONNECTS METRO COURT TO THE BIKE TRAIL ALONG M-6 HWY.

GENERAL COMMON ELEMENT

METRO HEALTH VILLAGE LLC
6145 BURLINGAME AVE. SW
BYRON CENTER, MI 49315
(41-21-03-200-039)

PVT. ESMT. FOR DRAINAGE
AND STORM WATER PONDING
DOC. #20080102-0000084

MICHAEL & CHRISTINE SYSWERDA
6115 BURLINGAME AVE. SW
BYRON CENTER, MI 49315
(41-21-03-200-043)

UNIT 42

LAND-METRO LLC
1900 METRO CT. SW
WYOMING, MI 49519
(41-21-03-600-026)

UNIT 9

METROPOLITAN HOSPITAL
1980 METRO CT. SW
WYOMING, MI 49519
(41-21-03-600-025)

STATE HIGHWAY M-6

VARIABLE WIDTH PUBLIC HIGHWAY
LIMITED ACCESS R.O.W. PER L. 5273 P. 468

STATE HIGHWAY M-6

VARIABLE WIDTH PUBLIC HIGHWAY
LIMITED ACCESS R.O.W. PER L. 5273 P. 468

LEGAL DESCRIPTION FROM TITLE COMMITMENT

LEGAL DESCRIPTION OF PARCEL PER ATA NATIONAL TITLE GROUP, LLC COMMITMENT NO. 41-25840384-ANN.
The Land is described as follows: Situated in the City of Wyoming, County of Kent, State of Michigan

Units 9 and 42, Metro Health Village, according to the Master Deed recorded in Instrument Number 20050629-0076202, as amended by First Amendment to Master Deed recorded in Instrument Number 20060119-0006891, as amended by Second Amendment to Master Deed recorded in Instrument Number 20060331-0037116, as amended by Third Amendment to Master Deed recorded in Instrument Number 20061109-0125012, as amended by Fourth Amendment to Master Deed recorded in Instrument Number 20070322-0029955, as amended by Fifth Amendment to Master Deed recorded in Instrument Number 20071012-0099745, as amended by Sixth Amendment to Master Deed recorded in Instrument Number 20080102-0000084, as amended by Seventh Amendment to Master Deed recorded in Instrument Number 20100402-0030567, as amended by Eighth Amendment to Master Deed recorded in Instrument Number 20110914-0072687, as amended by Ninth Amendment to Master Deed recorded in Instrument Number 20141015-0086124, as amended by Tenth Amendment to Master Deed recorded in Instrument Number 20150924-0084136, as amended by Eleventh Amendment to Master Deed recorded in Instrument Number 20170913-0077013, as amended by Twelfth Amendment to Master Deed recorded in Instrument Number 20180913-0071992, and as amended by Thirteenth Amendment to Master Deed recorded in Instrument Number 20190625-0045153, Kent County Records, as amended, and designated as Kent County Condominium Subdivision Plan No. 754, together with rights in general common elements and limited common elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended.

NOTES ABOUT EASEMENTS LISTED IN TITLE COMMITMENT: SCHEDULE B-II

SEE PAGE 2 FOR DETAILS REGARDING LISTED EASEMENTS IN SCHEDULE B

ALTA CERTIFICATION:
To: HURLEY & STEWART; ATA NATIONAL TITLE GROUP, LLC; OAM ASC, LLC;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6A, 7A, 8, 11A, 13 of Table A thereof.

The field work was completed on DECEMBER 5, 2024.

Date: JANUARY 27, 2025

Randall J. Jonker
Professional Surveyor No. 49331



ALTA/NSPS LAND TITLE SURVEY

FOR: ALEX PHELAN
HURLEY & STEWART
2800 S. 11TH STREET
KALAMAZOO, MI 49009

SITE ADDRESS:
OAM SURGERY CENTER
1980 & 1900 METRO CT.
WYOMING, MI 49519

IN: PART OF THE NE 1/4, SECTION 3, T5N, R12W,
BYRON TOWNSHIP, KENT COUNTY, MICHIGAN

REVISIONS	JONKER LAND SURVEYS P.C.
	8373 MERTON AVE. SW BYRON CENTER, MI 49315 PHONE (616) 878-1607
	SHEET 1 OF 2
	DRAWN BY: RJJ WWW.JONKERSURVEYS.COM
	SCALE 1" = 40' FILE NO: 24-252 DATE: 1/27/25

NOTES ABOUT EASEMENTS LISTED IN THE TITLE COMMITMENT: SCHEDULE B-II

File No: 41-25940394-ANN SCHEDULE B, PART II – EXCEPTIONS

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
8. Outstanding oil, gas and mineral rights whether recorded 8. or unrecorded.
9. Subject property abuts a private road easement which is not required to be maintained by the Board of County Road Commissioners of the County of Kent.
10. Rights of tenants now in possession of the land under unrecorded leases or otherwise.
11. Easement for highway purposes purposes vested in the County of Kent by instrument recorded in Liber 89, Page 288, Kent County Records.

- This easement does not cover the Surveyed Property. This easement lies entirely in Section 34, City of Wyoming, along the East side of Byron Center Avenue.
12. Terms and conditions in instrument recorded in Liber 2003, Page 488, Kent County Records.

-This document contains a 69 foot wide easement to Consumers Power Company for tree clearing which covers the Surveyed Property, and is shown on the drawing.
13. Right of Way in favor of Michigan Bell Telephone Company, as recorded in Liber 2183, 13. Page 369, Kent County Records.

-This Right of Way does not cover the Surveyed Property. The Right of Way lies entirely in Section 34, City of Wyoming, along the East side of Byron Center Avenue.
14. Terms and conditions in Restrictive Covenant recorded in Liber 4393, Page 1193, and in Liber 4393, Page 1196, Kent County Records.

-These documents do not cover the Surveyed Property. These documents concern improvements along Gezon Parkway, lying entirely in Section 34, City of Wyoming.
15. Terms and conditions in Warranty Deeds recorded in Liber 5166, Page 875, and in Liber 5795, Page 507, Kent County Records.

-These deeds do not cover the Surveyed Property. These deeds lie in either Section 4, Byron Twp., or in Section 34, City of Wyoming.
16. Declaration of Taking for public highway purposes, as recorded in Liber 5273, Page 468, Kent County Records.

-This Declaration does not cover the Surveyed Property. The Declaration is for M-6 highway purposes, and covers properties in Section 34, City of Wyoming, Section 4 and the NW 1/4 of Section 3, Byron Twp.
17. Easement in favor of Consumers Power Company, as recorded in Liber 5521, Page 132, Kent Count Records.

-The easement does not cover the Surveyed Property. The easement covers property that lies in the NW 1/4 of Section 3, Byron Twp.
18. Terms and conditions in Quit Claim Deed recorded in Instrument Number 20030709-0134696, and as re-recorded in Instrument Number 20030923-0190801, Kent County Records.

-The Deed covers the Surveyed Property, describing what is now Unit 9 and Unit 42.
19. Declaration of Restrictions for Metro Health Village, as recorded in Instrument Number 20040305-0029935, as amended by Instrument Number(s) 20050629-0076201, 20070706-0068117, 20090120-0003930, and 20110914-0072689, Kent County Records.

-The 1st and 2nd Declarations cover the Surveyed Property.

-The 3rd Declaration does not cover the Surveyed Property. The 3rd Declaration covers only Unit 14.

-The 4th Declaration does not cover the Surveyed Property. The 4th Declaration covers only Unit 26.

-The 5th Declaration does not cover the Surveyed Property. The 5th Declaration covers only Units 2, 37 & 38.
20. Easement for a Private Road and Underground Utility Facilities, as recorded in Instrument Number 20050819-0097783, and Partial Assignment recorded in Instrument Number 20071029-0104608, Kent County Records.

-Easement in the 1st Document does not cover the Surveyed Property. The Easement in the 1st Document covers that part of Metro Court as it crosses Consumers Energy Property.

-Assignment in the 2nd Document does not cover the Surveyed Property. The Assignment in the 2nd Document assigns construction and maintenance (see Document for details) of underground utilities within the easement described in 1st Document to the City of Wyoming.
21. SBC Easement as recorded in Instrument Number 20050921-0113025, Kent County Records.

-The Easement does not cover the Surveyed Property. The Easement covers property that lies East of what is now Unit 43, in the SW 1/4 of Section 34, City of Wyoming.
22. Declaration of Utility Easement, as recorded in Instrument Number 20061030-0118690, as amended in Instrument Number 20070105-0002072, Kent County Records.

-The Easement described and amended in these Documents does not cover the Surveyed Property. The Easement covers or lies adjacent to Units 3, 4, 5, 11, 12, 13, 14, and 15 of Metro Health Village (Replat No. 2).
23. Right of Way described in Instrument Number 20061206-0132600, Kent County Records.

-The Document does not cover the Surveyed Property. The Document adds Right of Way to Metro Way.
24. Easement for Construction and Maintenance of Drainage and Storm Water Pretreatment Ponding Areas, as recorded in Instrument Number 20061211-0133906, as amended in Instrument Number 20070201-0012952, Kent County Records.

-The Easement does not cover the Surveyed Property. The 2nd Document corrects the 1st Document and describes Easement lying Easterly of Unit 20.
25. Utility Easement for sanitary sewer, storm sewer, and watermain purposes, in favor of the City of Wyoming, as recorded in Instrument Number 20061211-0133907, and in Instrument Number 20061211-0133908, Kent County Records.

-The Eaement does not cover the Surveyed Property. The 2nd Document corrects the 1st Document and covers multiple Units & Common Areas within Metro Health Village (Replat No. 2).
26. Utility Easement for sanitary sewer and watermain purposes, in favor of the City of Wyoming, as recorded in Instrument Number 20070518-0052739, Kent County Records.

-The Utility Easement does not cover the Surveyed Property. The Utility Easement covers Metro Lane (Pvt.), Unit 29 & Unit 43 (formerly Unit 6), Metro Health Village (Replat No. 4).
27. Utility Easement for light poles and wiring purposes in favor of the City of Wyoming as recorded in Instrument Number 20110614-0048965, Kent County Records.

-The Utility Easement does not cover the Surveyed Property. The Utility Easement covers Unit 49, Metro Health Village (Replat No. 8).
28. Assignment of Condominium Developer’s Rights, as recorded in Instrument Number 2014023-0088466, Kent County Records.
29. Utility Easement for watermain purposes, in favor of the City of Wyoming, as recorded 29. in Instrument Number 20160519-0041719, Kent County Records.

-This Utility Easement does not cover the Surveyed Property. The Utility Easement covers portion of General Common Element lying Westerly of Unit 43, Metro Health Village (Replat No. 9).
30. Terms, conditions and provisions which are recited in Parking Easement Agreement recorded in Instrument Number 20190827-0064473, Kent County Records.

-The Parking Easement does not cover the Surveyed Property. The Parking Easement covers Units 3, 4, 54 & 55.
31. No right of direct ingress and egress access to Highway M-6.
32. Covenants, conditions, restrictions, easements and right of ways, if any, affecting the common elements.
33. Rights of the co-owners of Metro Health Village Condominium in general and limited common elements as set forth in the Master Deed as amended and as described in Act 59 of the Public Acts of 1978 as amended, and all the terms and conditions, regulations, restrictions, easements and other matters set forth in the above described Master Deed and Statutes.
34. THIS EASEMENT WAS NOT LISTED IN THE TITLE COMMITMENT. Utility Easement for sanitary sewer and watermain purposes, in favor of the City of Wyoming, as recorded in Instrument Number 20080123-0006863.

-This easement covers the Surveyed Property, and is shown on the drawing.
35. THIS EASEMENT WAS NOT LISTED IN THE TITLE COMMITMENT. Declaration of Drainage Easement, as recorded in Instrument Number 20080125-0007334.

-This easement covers the Surveyed Property, and is shown on the drawing.
36. THIS EASEMENT WAS NOT LISTED IN THE TITLE COMMITMENT. Declaration of Drainage Easement, as recorded in Instrument Number 20080125-0007335.

-This easement covers the Surveyed Property, and is shown on the drawing.
37. THIS EASMENT WAS NOT LISTED IN THE TITLE COMMITMENT. Easement for Underground Electric Line, in favor of Consumers Energy Company, as recorded in Instrument Number 20081105-0097135.

-This easement covers the Surveyed Property, and is shown on the drawing.

ALTA/NSPS LAND TITLE SURVEY

FOR: ALEX PHELAN
HURLEY & STEWART
2800 S. 11TH STREET
KALAMAZOO, MI 49009

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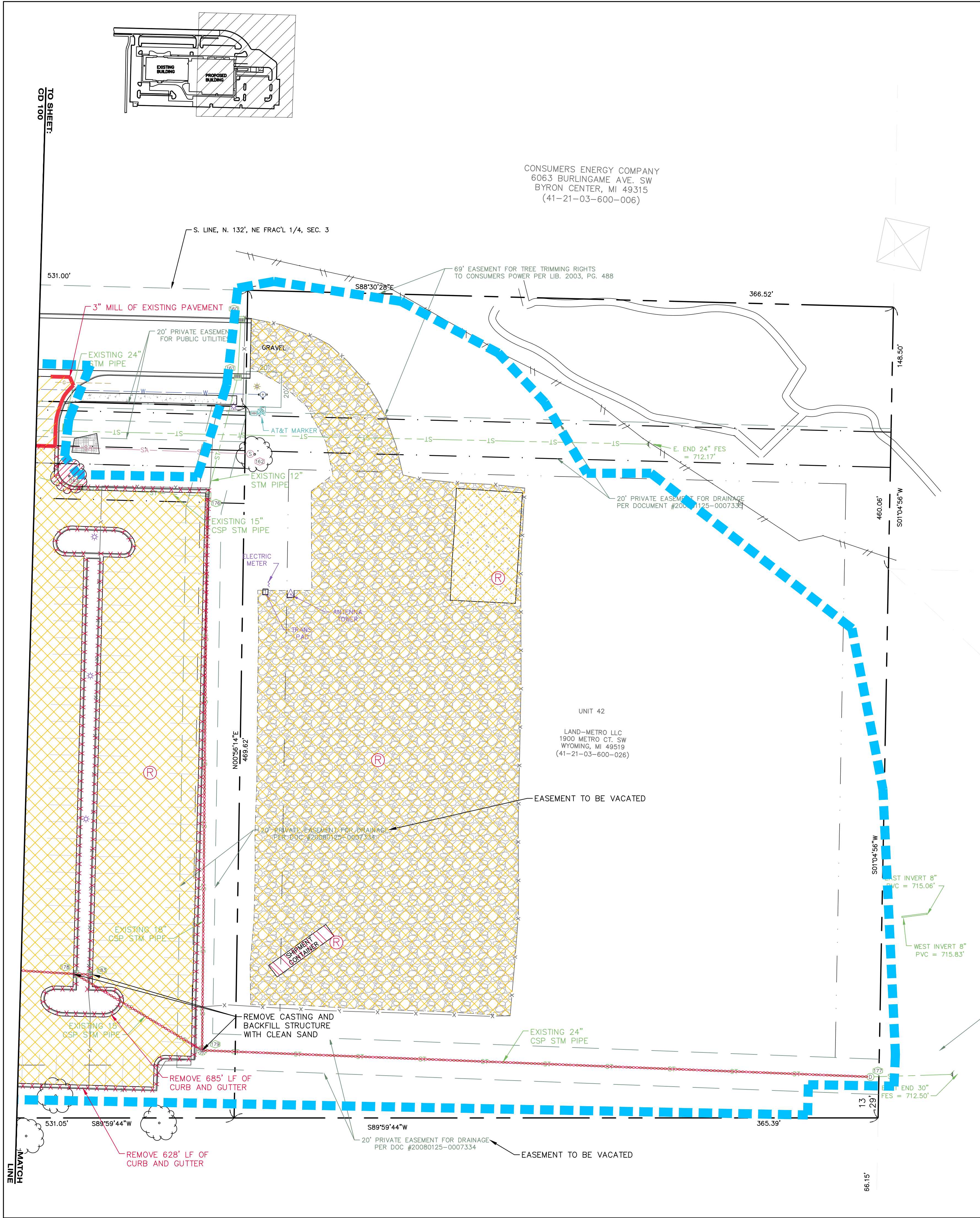
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PART OF THE NE 1/4, SECTION 3, T5N, R12W,
BYRON TOWNSHIP, KENT COUNTY, MICHIGAN

REVISIONS	JONKER LAND SURVEYS P.C.		
	8373 MERTON AVE. SW BYRON CENTER, MI 49315	PHONE (616) 878-1607	
	SHEET 2 OF 2		
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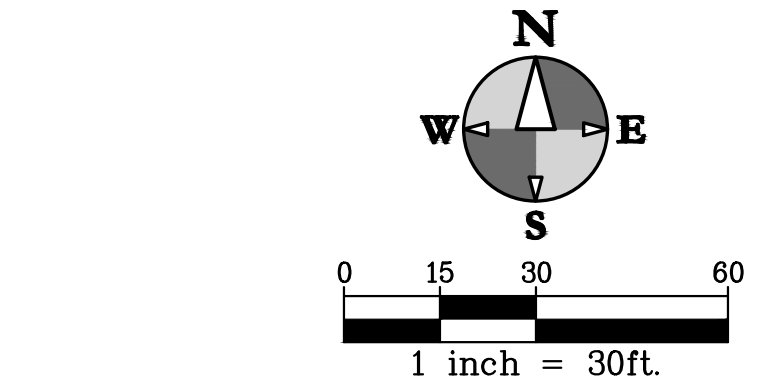


REMOVAL NOTES

1. REVIEW ALL THE REMOVALS AND PROTECTION WITH OWNER PRIOR TO COMMENCING CONSTRUCTION. INSTALL TEMPORARY SNOW FENCE AROUND ALL TREES REQUIRING PROTECTION. SNOW FENCE SHALL BE PLACED AT EDGE OF DRIP LINE.
2. SAWCUT ALL CURB, SIDEWALK, AND PAVEMENTS PRIOR TO REMOVAL. ADDITIONAL SAWCUT MAY BE NECESSARY PRIOR TO REPLACEMENT TO ENSURE CLEAN EDGE.
3. ALL REMOVALS SHALL BE TAKEN OFF-SITE AND DISPOSED OF. NO STOCKPILE OR BURNING OF DEBRIS IS ALLOWED.
4. COMPLY WITH ALL ASPECTS OF THE SOIL EROSION CONTROL PERMIT AS ISSUED BY KENT COUNTY. ALL TEMPORARY CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
5. ALL REMOVALS SHALL BE TO THE LIMITS INDICATED ABOVE UNLESS OTHERWISE DIRECTED BY THE ENGINEER. UNAUTHORIZED REMOVALS AND SUBSEQUENT REPLACEMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. REMOVE, STORE, AND RESET ANY EXISTING SIGNS AS DIRECTED BY THE ENGINEER/OWNER.
7. REMOVE ALL TREES TO THE CLEARING LIMITS AS SHOWN. REMOVE ALL EXISTING TREES, STUMPS AND BRUSH FROM THE SITE AS NECESSARY TO CONSTRUCT THE IMPROVEMENTS.
8. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
9. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

EXISTING STRUCTURE DATA

159 STORM MANHOLE RIM = 718.28' INV. W 24" CONC. = 712.70' INV. E 30" CONC. = 712.65'	168 SANITARY MANHOLE RIM = 724.31' INV. S-W 8" CHANNEL = 717.30'	176 CATCH BASIN RIM = 721.39' SILT BAG IN STRUCTURE COULD NOT MEASURE INVERTS
160 CATCH BASIN RIM = 721.16' INV. S 12" PLAN = 717.01'	169 CATCH BASIN RIM = 722.72' INV. SW 8" PVC = 718.30' INV. W 15" CONC. = 717.50' INV. E 15" CONC. = 717.45'	177 STORM MANHOLE RIM = 723.32' INV. E 24" CONC. = 713.45' INV. W 24" CONC. = 713.55'
161 CATCH BASIN RIM = 721.25' INV. S 12" PLAN = 716.88' INV. N 12" PLAN = 716.88'	178 CATCH BASIN RIM = 722.70' INV. SE 8" PVC = 718.60' INV. W 12" CONC. = 718.60' INV. E 15" CONC. = 718.55'	178 CATCH BASIN RIM = 722.75' INV. E 12" CONC. = 719.05' INV. W 15" CONC. = 717.15' INV. SE 15" CONC. = 717.15'
162 SANITARY MANHOLE RIM = 724.04' INV. W 8" = 719.50'	179 CATCH BASIN RIM = 722.34' INV. S 6" UD = 719.05' INV. E 12" CONC. = 718.80'	179 YARD DRAIN (DOME) RIM = 723.17' INV. NW 15" CONC. = 716.00' INV. N 18" CONC. = 714.30' INV. E 24" CONC. = 714.15'
163 CATCH BASIN RIM = 722.35' INV. S 6" UD PLAN = 719.80' INV. E 15" PLAN = 717.11' INV. W 15" PLAN = 717.11' SILT SACK IN STRUCTURE	172 CATCH BASIN RIM = 722.24' INV. S 6" UD = 719.10' INV. N 6" UD = 719.10' INV. E 12" CONC. = 719.10'	180 CATCH BASIN RIM = 723.08' INV. N 12" CONC. = 719.00'
164 SANITARY MANHOLE RIM = 724.88' INV. N-E 8" CHANNEL = 717.55'	173 CATCH BASIN RIM = 723.11' INV. N 12" CONC. = 719.60'	181 CATCH BASIN RIM = 723.01' DID NOT MEASURE INVERTS
165 STORM MANHOLE RIM = 723.46' INV. W 24" CONC. = 716.35' INV. E 24" CONC. = 714.85'	174 CATCH BASIN RIM = 723.25' INV. S 12" CONC. = 719.05' INV. W 12" CONC. = 718.75' INV. E 15" CONC. = 718.75'	182 CATCH BASIN RIM = 722.92' DID NOT MEASURE INVERTS
166 SANITARY MANHOLE RIM = 723.48' INV. E-W 8" CHANNEL = 716.35'	175 CATCH BASIN RIM = 723.15' INV. S 12" CONC. = 718.70' INV. W 15" CONC. = 718.05' INV. E 15" CONC. = 718.05'	183 CATCH BASIN RIM = 722.84' SILT BAG IN STRUCTURE COULD NOT MEASURE INVERTS
167 STORM MANHOLE RIM = 723.37' INV. N 12" PLAN = 716.60' INV. S 18" PLAN = 716.60' INV. W 15" PLAN = 716.60'		



BENCHMARKS

ELEVATIONS OF THIS SURVEY ARE BASED ON
NAVD 88 AS DERIVED FROM GPS
BM # 01 ELEVATION = 727.27
BM # 02 ELEVATION = 725.26
BM # 03 ELEVATION = 724.27

REMOVALS LEGEND

	CURB REMOVAL
	SAWCUT
	PAVEMENT/SIDEWALK REMOVAL
	3" MILL OF EXISTING PAVEMENT
	UTILITY LINE REMOVAL
	TREE REMOVAL
	REMOVE
	PROTECT
	SALVAGE
	LIMITS OF CONSTRUCTION

ORTHOPAEDIC ASSOCIATES OF MICHIGAN SURGERY CENTER

1980 METRO COURT
WYOMING, MI 49519
PROJ. NO.: 2025-11-008

Date Issue Set

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.



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HURLEY & STEWART, LLC
CONSULTANT SPECIALITY:
Consultant 3
CONSTRUCTION MANAGER:
Consultant 4

SITE DEMOLITION
PLAN EAST

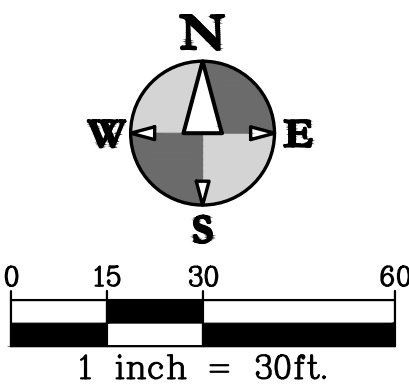
CD 101



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS
DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE
RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE
EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY
ARE THE ONLY UTILITIES IN THE AREA.
FIELD WORK PERFORMED BY:
JONKER LAND SURVEYS P.C.



1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF METAL.
2. PROVIDE CURB CUTS/RAMPS AT ALL BARRIER FREE ACCESS POINTS.
3. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND MICHIGAN BARRIER FREE CODE.
4. SEE LANDSCAPE PLANS FOR HARDSCAPE, DETAILED GRADING IN LANDSCAPED AREAS AND SIGNAGE.
5. SEE ARCHITECTURAL PLANS FOR MORE DETAILS ON TRUCK DOCK WALLS, STAIRS, AND RAMPS.
6. MATCH EXISTING CURB & GUTTER SECTIONS WHEN CONNECTING TO THEM. CONDITIONS VARY THROUGHOUT PROJECT.
7. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, AND WYOMING TOWNSHIP STANDARDS SPECIFICATIONS.
8. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
9. ALL EXTERIOR CONCRETE SHALL BE MDOT GRADE P1 (3500PSI), AIR ENTRAINED, LIMESTONE AGGREGATE, BROOM FINISHED, CURING SEAL.
10. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
11. ALL REQUIRED FILL FOR THIS PROJECT SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER OR CLASS II GRANULAR MATERIAL FROM BORROW AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
13. ANY BITUMINOUS OR CONCRETE PAVEMENT, SANITARY SEWER, SANITARY SEWER SERVICE LEADS, OR STORM SEWER, WHICH IS DAMAGED BY THE CONTRACTOR DURING HIS OPERATIONS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
15. ALL UNSUITABLE SUBBASE MATERIAL MUST BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW THE TOP OF THE SUBGRADE OR AS DETERMINED BY THE COUNTY ENGINEER.
16. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.



ORTHOPAEDIC ASSOCIATES OF MICHIGAN SURGERY CENTER

**1980 METRO COURT
WYOMING, MI 49519**

PROJ. NO.: 2025-11-008

	FULL DEPTH STANDARD-DUTY BITUMINOUS PAVEMENT
	3" MILL REPLACEMENT STANDARD-DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT AND SIDEWALK
	HEAVY-DUTY CONCRETE PAVEMENT
	PROPOSED BUILDING
	PARKING STRIPING (BLUE)
	PARKING STRIPING (WHITE)
	PARKING STRIPING (YELLOW)
	CURB AND GUTTER
	GRASS AREA
	WETLANDS

HMA	HMA PAVEMENT
C4	C4 CURB AND GUTTER
IC	INTEGRAL CURB WALK
CW	CONCRETE WALK
CS	CONCRETE SURFACE
PS	PARKING STRIPING (9'x18')
W	WALL (TYPE)
WL	WETLAND
CP	CANOPY
LG	LOADING DOCK AT GRADE
DZ	DROP-OFF ZONE

ZONING
THE SITE IS ZONED PUD-3: PLANNED HEALTH CARE DISTRICT

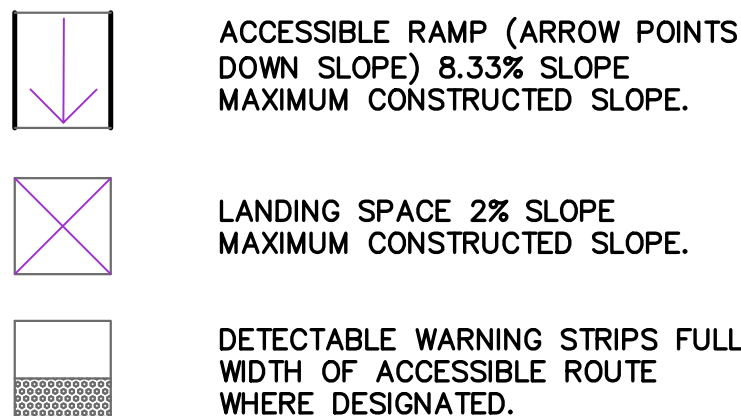
PARKING
TOTAL PARKING SPACES REQUIRED:
SPACES X TOTAL EMPLOYEES IN LARGEST SHIFT
(UPDATE PER STANDARDS)
- 1 X 130 EMPLOYEES = 130 SPACES
- 1 PARKING SPACE PER 2 BEDS WITHIN FACILITY
- 2 X 72 BEDS = 144 SPACES
- TOTAL REQUIRED = 274 SPACES

TOTAL PARKING PROVIDED = 372 SPACES
BARRIER FREE SPACES REQUIRED = 8
BARRIER FREE SPACES = 12 PROVIDED
ALL BARRIER FREE SPACES DESIGNED PER ADA REQUIREMENTS

THE EXISTING BUILDING HAS A 30,800 SFT FIRST FLOOR.
THE PROPOSED BUILDING HAS A 50,225 SFT FIRST FLOOR
SEE FLOOR PLAN AND ELEVATIONS FOR MORE DETAIL.
BUILDING HEIGHT = 24'

- MIN. LOT AREA = 43,560 SF
- MIN. LOT WIDTH = 100 FT
- MIN. FRONT YARD = 35 FT
- MIN. REAR YARD = 30 FT
- MIN. SIDE YARD = 25 FT
- MIN GROUND FLOOR BUILDING SIZE = 3,500 SF
- MAX. BUILDING HEIGHT = 45 FT.

DESIGNATED ACCESSIBLE ROUTE



1. PROVIDE DETECTABLE WARNING STRIPS AT ALL PEDESTRIAN CROSSINGS THAT ARE FLUSH WITH VEHICULAR WAYS WITHIN THE DESIGNATED ACCESSIBLE ROUTE.
2. THE RUNNING SLOPE OF THE DESIGNATED ACCESSIBLE ROUTE SHALL NOT BE CONSTRUCTED TO EXCEED 5% SLOPE. THE CROSS SLOPE OF THE DESIGNATED ACCESSIBLE ROUTE SHALL NOT BE CONSTRUCTED TO EXCEED 2% SLOPE.
3. THE CLEAR WIDTH OF THE IMPROVED WALKING SURFACE ALONG THE ACCESSIBLE ROUTE SHALL BE 60" MINIMUM. (CLEAR WIDTH MAY BE REDUCED TO 48" IF 60" X 60" PASSING ZONES ARE PROVIDED EVERY 200 FEET)
4. LANDING AREA MUST BE PROVIDED AT TOPS AND BOTTOMS OF RAMPS AND AT BUILDING ENTRY POINTS. SHALL NOT BE CONSTRUCTED TO EXCEED 2% SLOPE.
5. RAMPS WITH A VERTICAL CHANGE IN GRADE EXCEEDING 6" REQUIRE HANDRAILS.



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

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

**FIELD WORK PERFORMED BY:
JONKER LAND SURVEYS P.C.**

Date	Issue Set
1997	1997
1998	1998
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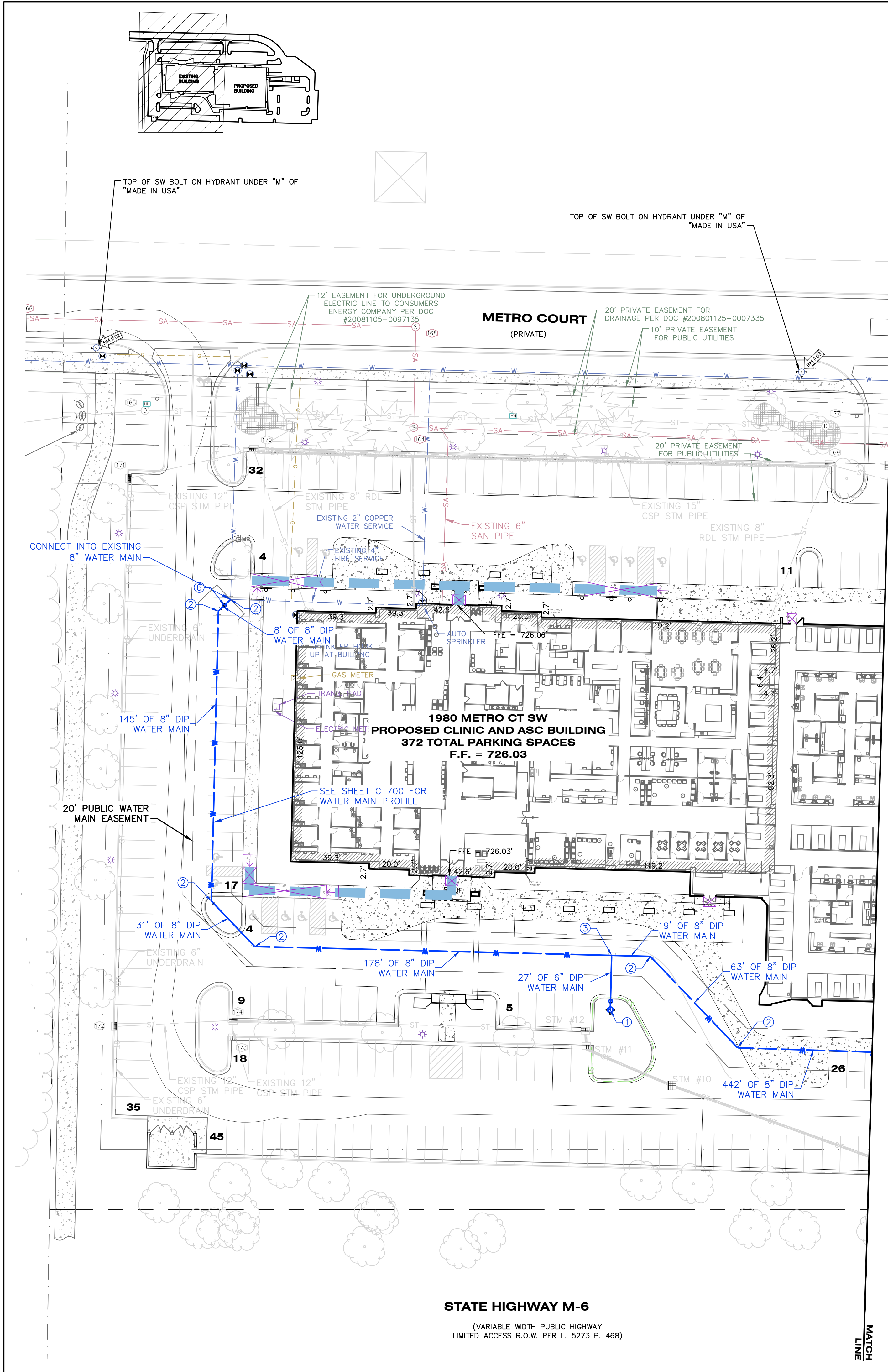


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CIVIL ENGINEER:
HURLEY & STEWART, LLC
CONSULTANT SPECIALITY:
Consultant 3
CONSTRUCTION MANAGER:
Consultant 4

SITE LAYOUT PLAN WEST

C 100



UTILITY NOTES

- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT). MDOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
- PLACE SANITARY CLEANOUT EVERY 100' AND/OR AT BENDS ON ALL 6" SANITARY SEWER LEADS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER MDOT SPEC. 402.03.
- DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- VERIFY LOCATION AND ELEVATION OF EXISTING SANITARY LEAD PRIOR TO ORDERING STRUCTURES AND CONSTRUCTION.
- ALL WATER MAIN INSTALLED IN GROUNDWATER SHALL BE WRAPPED WITH POLYETHYLENE.
- PROVIDE 18" WATER MAIN SEPARATION WHEN CROSSING OTHER UTILITIES. DEFLECT UNDER OTHER UTILITIES W/O USING FITTINGS WHENEVER POSSIBLE. SEE WATER MAIN PROFILE SHEET.
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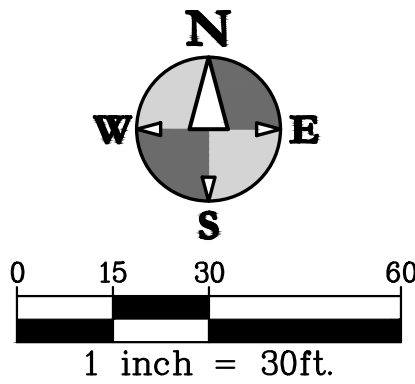
WATER MAIN FITTING SCHEDULE

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
①	FIRE HYDRANT ASSEMBLY W/ 6" VALVE	1
②	8" 45° BEND	6
③	8" X 8" X 6" TEE	1
④	8" X 8" X 4" TEE	0
⑤	12" X 8" REDUCER	0
⑥	8" VALVE	1
⑦	6" VALVE	0
⑧	4" VALVE	0

LEGEND

DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)

NOTE:
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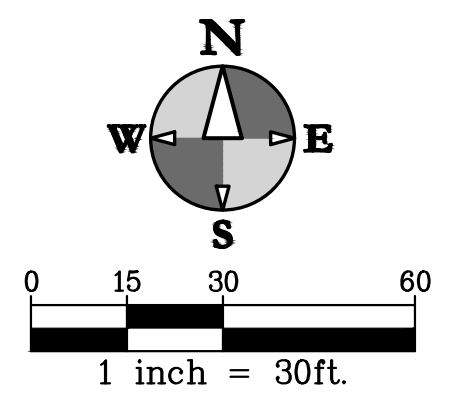
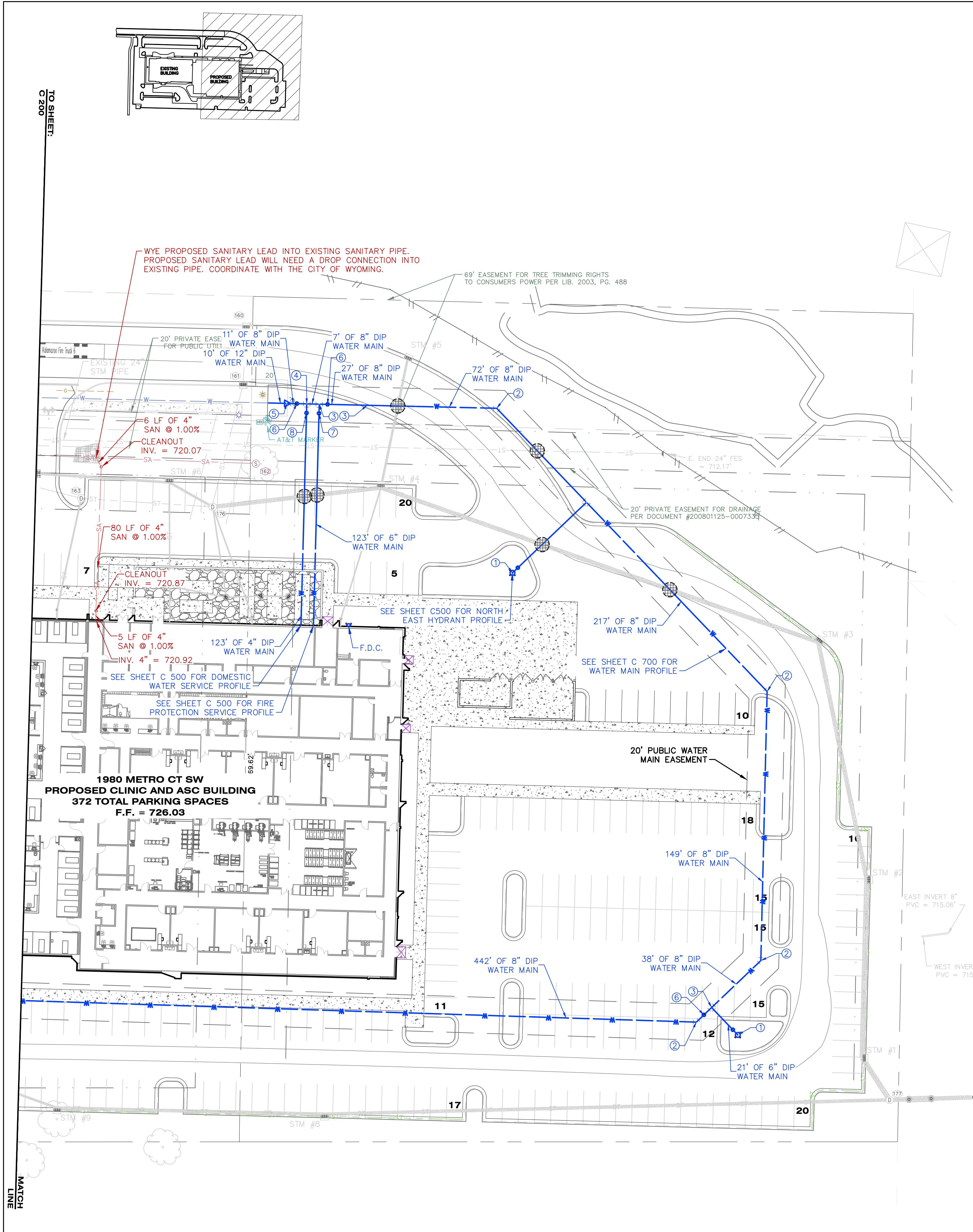
WATER AND SANITARY
UTILITY PLAN WEST

C 200



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FIELD WORK PERFORMED BY:
JONKER LAND SURVEYS P.C.



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WATER MAIN FITTING SCHEDULE

FITTING NUMBER	DESCRIPTION	TOTAL THIS SHEET
①	FIRE HYDRANT ASSEMBLY W/ 6" VALVE	2
②	8" 45° BEND	4
③	8" X 8" X 6" TEE	3
④	8" X 8" X 4" TEE	1
⑤	12" X 8" REDUCER	1
⑥	8" VALVE	3
⑦	6" VALVE	1
⑧	4" VALVE	1

LEGEND

- DEFLECT WATER MAIN 18" UNDER PIPE CONFLICT (SEE DETAIL)

NOTE:
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FIELD WORK PERFORMED BY:
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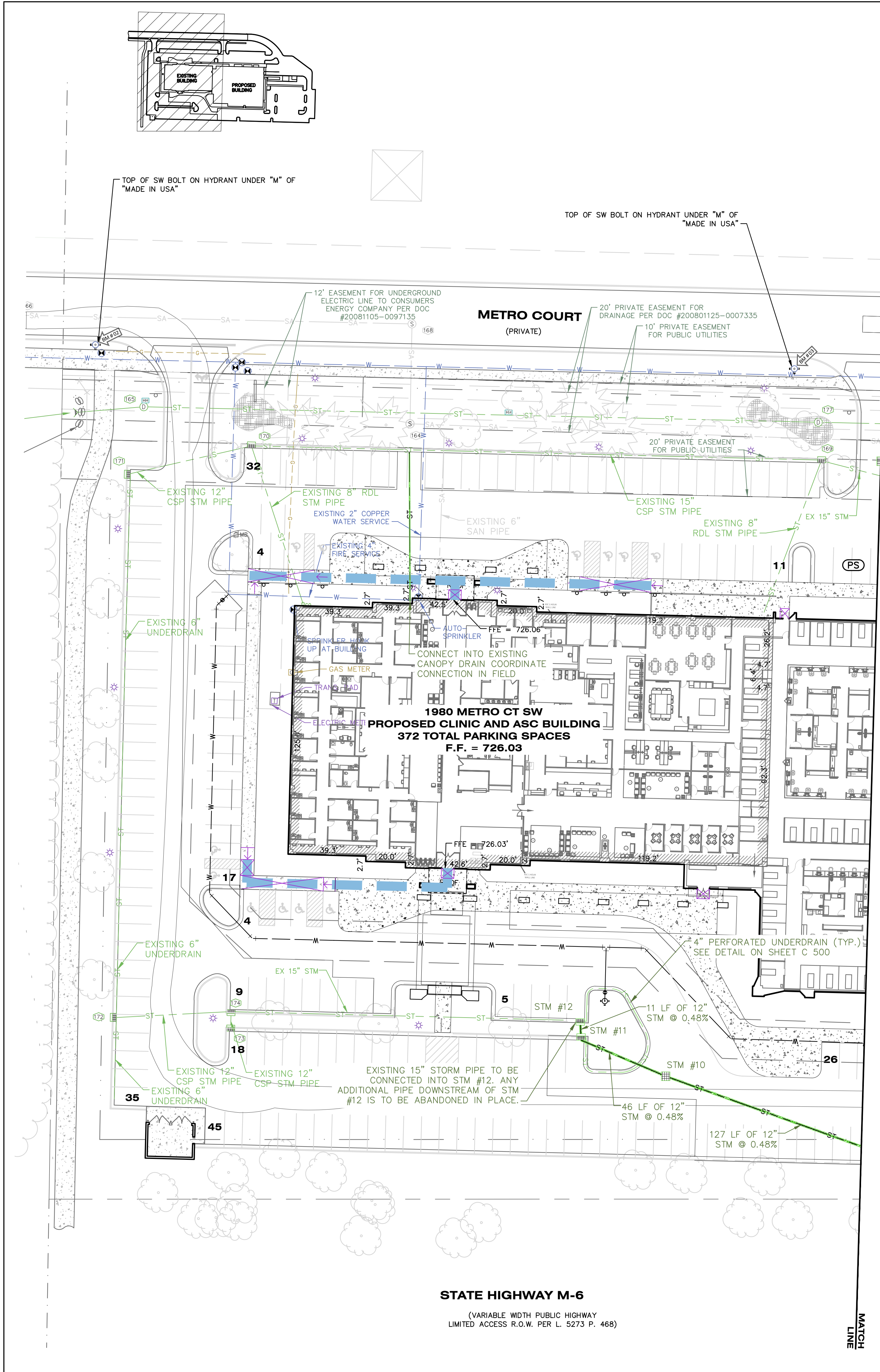
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CONSULTANT SPECIALITY:
Consultant 3
CONSTRUCTION MANAGER:
Consultant 4

WATER AND SANITARY
UTILITY PLAN EAST



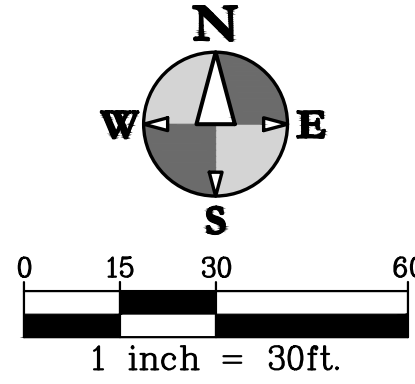
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6. STORM SEWERS SHALL BE CONCRETE C76-III, SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND THE CITY OF WYOMING. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
7. THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
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STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
EX STM # 174	720.57	4'	EXISTING		*15" E: 718.71
**EX STM #161	721.28	4'	EXISTING		*12" S: 716.88
EX STM #163	724.18	4'	1040 A	*15" W: 717.11 *8" S: 719.66	*15" E: 717.11
EX STM #169	722.76	4'	EXISTING	15" W: 717.46	*15" E: 717.46
***EX STM #176	723.86	4'	1040 A	*15" W: 716.60 *12" NW: 718.27 *12" N: 716.60 *8" S: 720.86 *6" S: 716.60	*24" E: 716.60
EX STM #177	718.28	5'	EXISTING	**18" W: 714.50 30" NW: 712.46	24" E: 712.46
STM #1	717.49	4'	7045 M2	30" N: 712.59	30" SE: 712.59
STM #2	717.54	4'	7045 M2	24" N: 713.54	30" S: 713.04
STM #3	720.01	4'	7045 M2	24" W: 714.18	24" S: 714.18
STM #4	723.65	4'	7045 M2	24" W: 715.41 12" N: 715.41 6" S: 720.65	24" E: 715.41
STM #5	719.89	2'	7045 M2		12" S: 715.80
STM #6	723.34	4'	7045 M2	12" W: 718.41 6" S: 719.40	12" SE: 718.41
STM #7	723.00	2'	M1 5105		12" E: 718.78
STM #8	724.09	4'	7045 M2	18" W: 715.84	18" E: 715.84
STM #9	723.82	4'	7045 M2	12" W: 716.98	18" E: 716.48
STM #10	723.80	4'	M1 5105	12" NW: 717.59	12" E: 717.59
STM #11	723.91	4'	7045 M2	12" N: 717.81	12" SE: 717.81
STM #12	723.90	4'	7045 M2	15" W: 717.86	12" S: 717.86
STM #13	725.56	1'	NYLOPLAST DOME		6" E: 718.01
STM #14	725.32	1'	NYLOPLAST DOME	6" W: 717.36 6" E: 717.36	6" N: 717.36
STM #15	725.79	1'	NYLOPLAST DOME	6" E: 717.78	6" W: 717.74
STM #16	725.76	1'	NYLOPLAST DOME		6" W: 718.09

* EXISTING PIPE
** CORE PROPOSED PIPE INTO EXISTING STORM STRUCTURE
*** ADJUST EXISTING STORM STRUCTURE RIM ELEVATION TO PROPOSED SURFACE ELEVATIONS



ORTHOPAEDIC ASSOCIATES OF
MICHIGAN SURGERY CENTER

1980 METRO COURT
WYOMING, MI 49519
PROJ. NO.: 2025-11-008

Date Issue Set

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JDH ENGINEERING
CIVIL ENGINEER:
HURLEY & STEWART, LLC
CONSULTANT SPECIALITY:
Consultant 3
CONSTRUCTION MANAGER:
Consultant 4

STORMWATER UTILITY
PLAN WEST

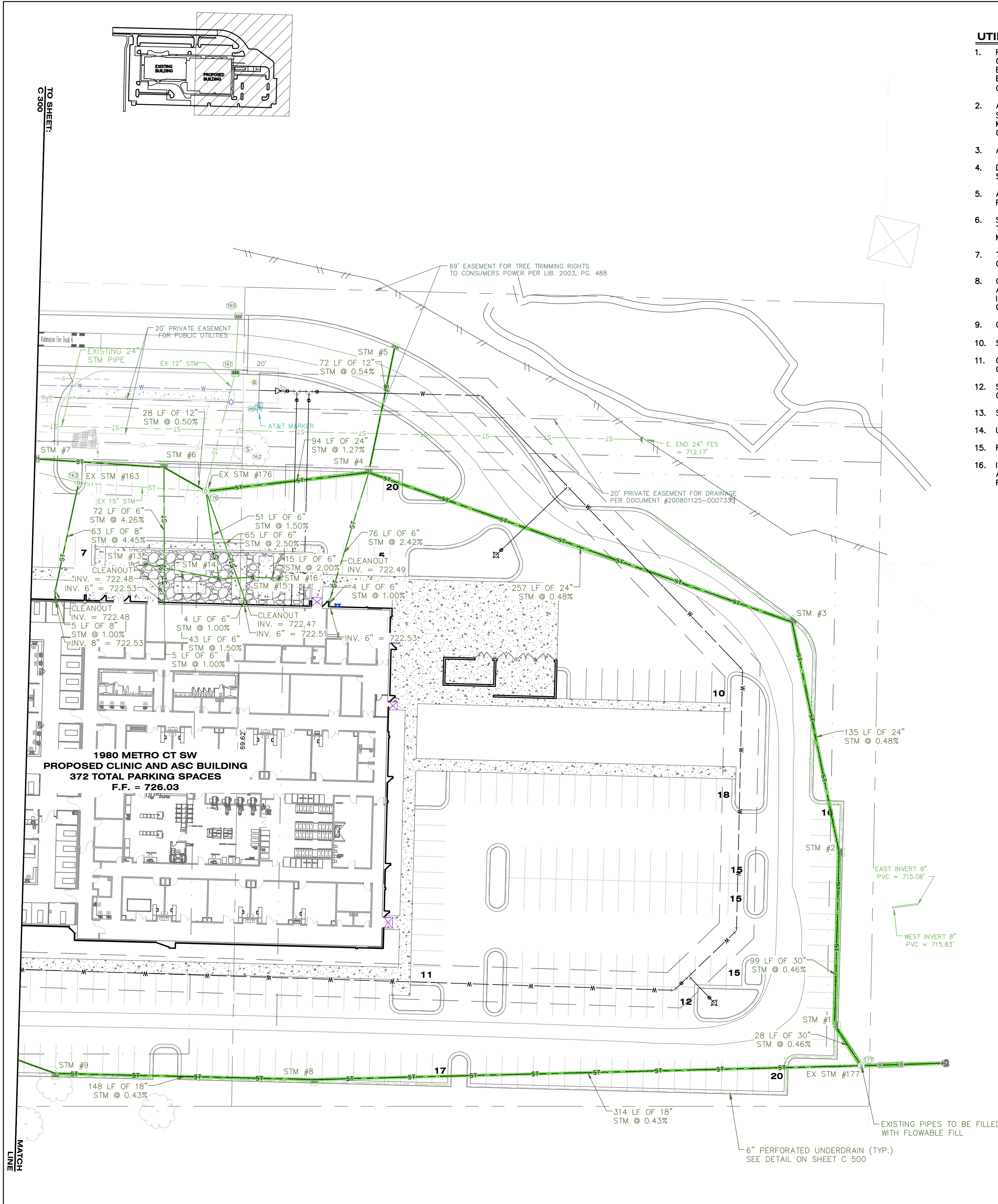
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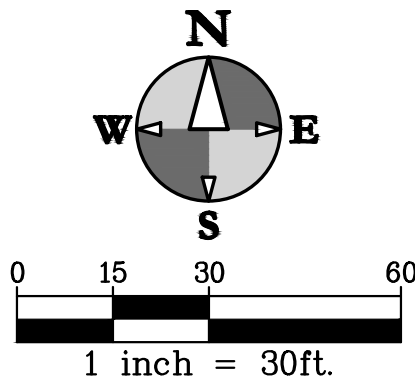
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FIELD WORK PERFORMED BY:
JONKER LAND SURVEYS P.C.



UTILITY NOTES

- FOR PROTECTION OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EACH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE MOST RECENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT). MDOT SPECIFICATIONS ARE SUBJECT TO THE CURRENT ADDENDA. IN ADDITION, ALL WORK WILL BE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL AND STATE STANDARDS AND REGULATIONS.
- ALL BEDDING MATERIAL TYPES ARE TO BE PER MDOT SPEC. 402.03.
- DEWATERING MAY BE REQUIRED TO INSTALL OR REMOVE SOME UTILITIES. REFER TO SPECIFICATIONS FOR SPECIFIC REQUIREMENTS. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
- ALL STRUCTURE CASTINGS TO BE EAST JORDAN IRON WORKS OR APPROVED EQUAL. SEE STRUCTURE TABLE FOR SPECIFIC CASTING AT EACH STRUCTURE.
- STORM SEWERS SHALL BE CONCRETE C76-III, SOLID WALL ADS N-12 RIGID PIPE MEETING AASHTO M-294, TYPE S, OR APPROVED EQUAL INSTALLED PER THE REQUIREMENTS OF MDOT AND THE CITY OF WYOMING. MANDREL TESTING SHALL BE PERFORMED PRIOR TO PAVING. USE CONCRETE PIPE WHERE INDICATED.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR GROUNDWATER AND SOILS INFORMATION. ANY UTILITIES REQUIRING DEWATERING SHALL BE INSTALLED TO THE CITY OF WYOMING STANDARDS AND INCLUDED IN THE INSTALLATION COSTS. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING NECESSARY TO CONSTRUCT UTILITIES IN THE DRY.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- SITE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL UTILITIES TO 5' FROM BUILDING WALL.
- COORDINATE ALL UTILITY LOCATIONS AND ELEVATIONS WITH MECHANICAL DRAWINGS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION.
- STORM SEWER MATERIALS AND INSTALLATION SHALL COMPLY WITH THE CITY OF WYOMING REQUIREMENTS. COORDINATE WORK AND INSPECTIONS WITH THE CITY OF WYOMING.
- SEE SITE ELECTRICAL PLAN FOR LOCATION OF ALL ELECTRICAL SLEEVES AND CONDUIT.
- UNDERGROUND ELECTRICAL SHALL BE PROVIDED TO THE SITE LIGHT POLES.
- REMOVE SEDIMENT FROM ALL STRUCTURES ONCE PAVING IS COMPLETE AND REMOVE SILT SACKS.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.



STORM SEWER STRUCTURE SCHEDULE

STR. #	RIM EL.	DIAM.	CASTING	PIPES IN:	PIPES OUT
EX STM #174	720.57	4'	EXISTING		15" E: 718.71
** EX STM #161	721.28	4'	EXISTING		12" S: 716.88
EX STM #163	724.18	4'	1040 A	15" W: 717.11 8" S: 719.66	15" E: 717.11
EX STM #169	722.76	4'	EXISTING	15" W: 717.46	15" E: 717.46
** EX STM #176	723.86	4'	1040 A	15" W: 716.60 12" NW: 718.27 12" N: 716.60 6" S: 720.86 6" S: 716.60	24" E: 716.60
EX STM #177	718.28	5'	EXISTING	18" W: 714.50 30" NW: 712.46	24" E: 712.46
STM #1	717.49	4'	7045 M2	30" N: 712.59	30" SE: 712.59
STM #2	717.54	4'	7045 M2	24" N: 713.54	30" S: 713.04
STM #3	720.01	4'	7045 M2	24" W: 714.18	24" S: 714.18
STM #4	723.65	4'	7045 M2	24" W: 715.41 12" N: 715.41 6" S: 720.65	24" E: 715.41
STM #5	719.89	2'	7045 M2		12" S: 715.80
STM #6	723.34	4'	7045 M2	12" W: 718.41 6" S: 719.40	12" SE: 718.41
STM #7	723.00	2'	M1 5105		12" E: 718.78
STM #8	724.09	4'	7045 M2	18" W: 715.84	18" E: 715.84
STM #9	723.82	4'	7045 M2	12" W: 716.98	18" E: 716.48
STM #10	723.80	4'	M1 5105	12" NW: 717.59	12" E: 717.59
STM #11	723.91	4'	7045 M2	12" N: 717.81	12" SE: 717.81
STM #12	723.90	4'	7045 M2	15" W: 717.86	12" S: 717.86
STM #13	725.56	1'	NYLOPLAST DOME		6" E: 718.01
STM #14	725.32	1'	NYLOPLAST DOME	6" W: 717.36 6" E: 717.36	6" N: 717.36
STM #15	725.79	1'	NYLOPLAST DOME	6" E: 717.78	6" W: 717.74
STM #16	725.76	1'	NYLOPLAST DOME		6" W: 718.09

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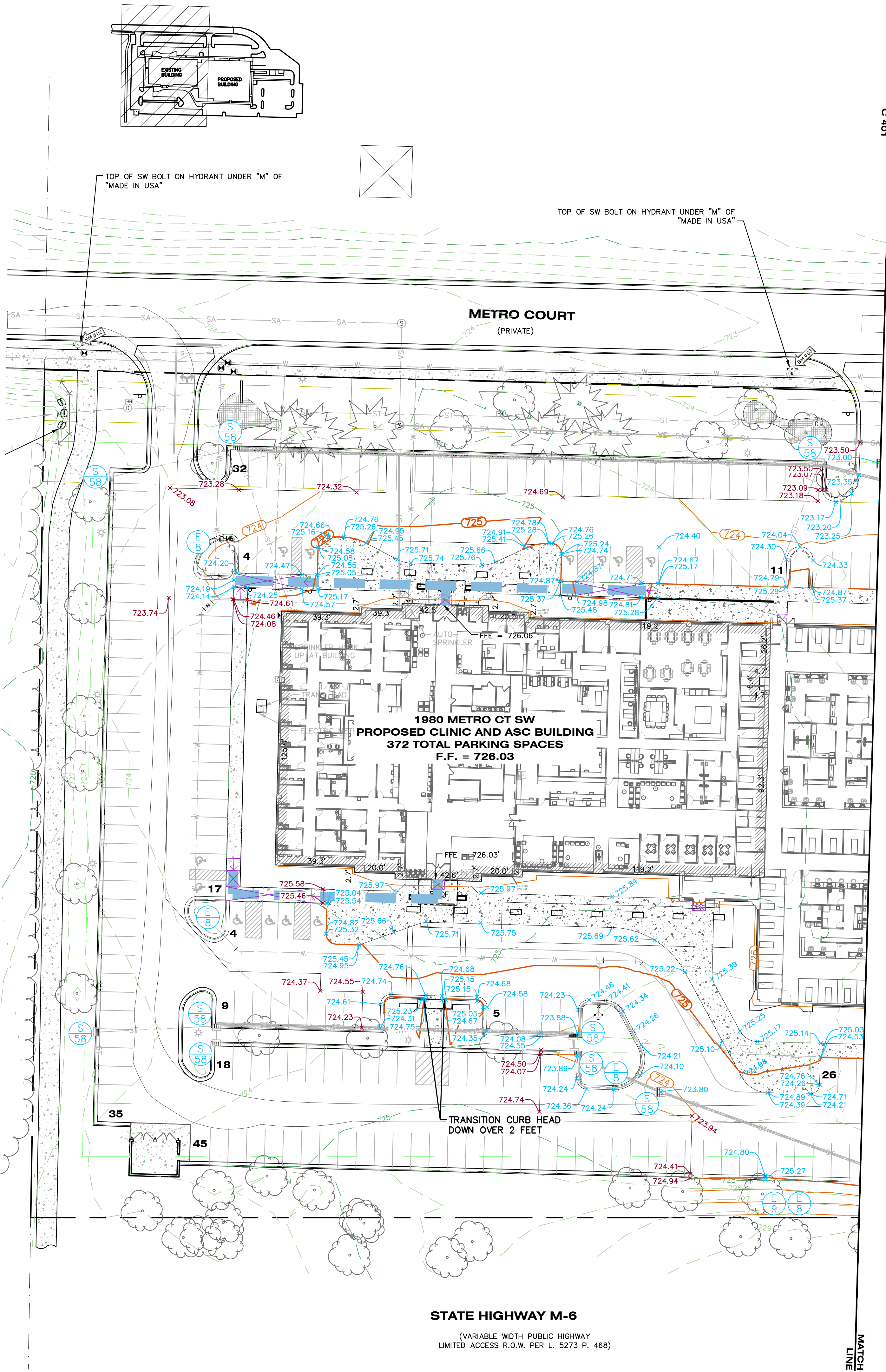
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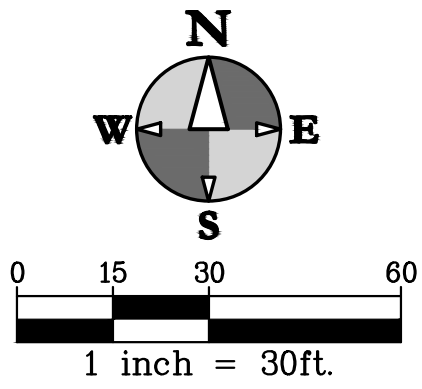
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SOIL EROSION AND
SEDIMENTATION CONTROL MEASURES

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
E9	MULCH BLANKETS		On exposed slopes, newly seeded areas, new ditch bottoms, or areas subject to erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.



GRADING & SESC NOTES

- ALL WORK WILL COMPLY WITH THE PROVISIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL ACT (PA 451, PART 91 OF 1994 AS AMENDED) ADMINISTERED BY KENT COUNTY.
- FOR INSTALLATION SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL (SESC) MEASURES, REFER TO THE STATE OF MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB) SESC MANUAL.
- AVOID UNNECESSARY DISTURBING OR REMOVING EXISTING VEGETATED TOPSOIL OR EARTH COVER. THESE AREAS ACT AS SEDIMENT FILTERS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEANUP AND APPROVAL.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SOIL PILES SHALL BE SURROUNDED BY SILT FENCE IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 7 DAYS. TOPSOIL PILES SHALL BE SEEDED IF ALLOWED TO REMAIN IN PLACE FOR MORE THAN 20 DAYS. SPOIL PILES SHALL NOT BE PLACED WITHIN 50' FROM ANY TEMPORARY OR PERMANENT WATERCOURSE.
- THE CONTRACTOR SHALL COMPLY WITH THE WEEKLY RECOMMENDATIONS OF THE CERTIFIED STORM WATER OPERATOR.
- PROVIDE SILT SACKS IN EACH CATCH BASIN UNTIL SITE IS STABILIZED.
- SEE LANDSCAPING PLAN FOR FINAL SLOPE TREATMENTS.
- PLACE TOPSOIL AND SEED ACCORDING TO THE LANDSCAPE PLANS AS SOON AS AREAS ARE BROUGHT TO GRADE.
- WATER SITE WHEN NECESSARY TO PREVENT AIR BORNE SEDIMENT TRANSFER.
- STRAW MULCH BLANKETS SHALL BE USED ON 3:1 SLOPES OR GREATER. ALL SLOPES ON SITE SHALL BE 4:1 OR LESS, UNLESS OTHERWISE DIRECTED BY ENGINEER.
- MATCH EXISTING GRADES AROUND PERIMETER WITH SLOPES AS SHOWN. MATCH AT 1 ON 6 IF NOT LABELED.
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- ALL GRANULAR FILL UNDER THE INFLUENCE OF THE ROADWAY AND PROCESSED ROAD GRAVEL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL COMPACTION SHALL BE ACCOMPLISHED BY PLACING THE FILL IN 12" LOOSE LIFTS AND MECHANICALLY COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. FIELD DENSITY TESTS SHOULD BE PERFORMED ON EACH LIFT AS NECESSARY TO ENSURE THAT ADEQUATE MOISTURE CONDITIONS AND COMPACTION ARE BEING ACHIEVED.
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GRADING PLAN LEGEND

- PROPOSED CONTOUR 5-FT
- PROPOSED CONTOUR NORMAL
- EXISTING CONTOUR 5-FT
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- PROPOSED SPOT GRADE
- PROPOSED SPOT GRADES: TOP AND BOTTOM OF CURB/WALL
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- PROPOSED SILT FENCE
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- SOIL EROSION MEASURE
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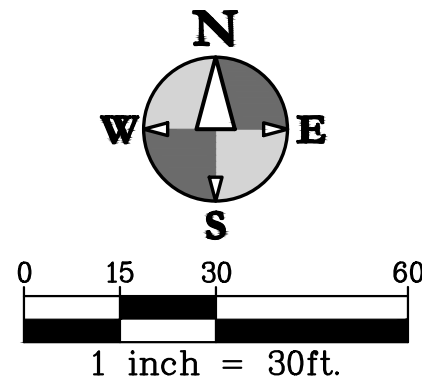
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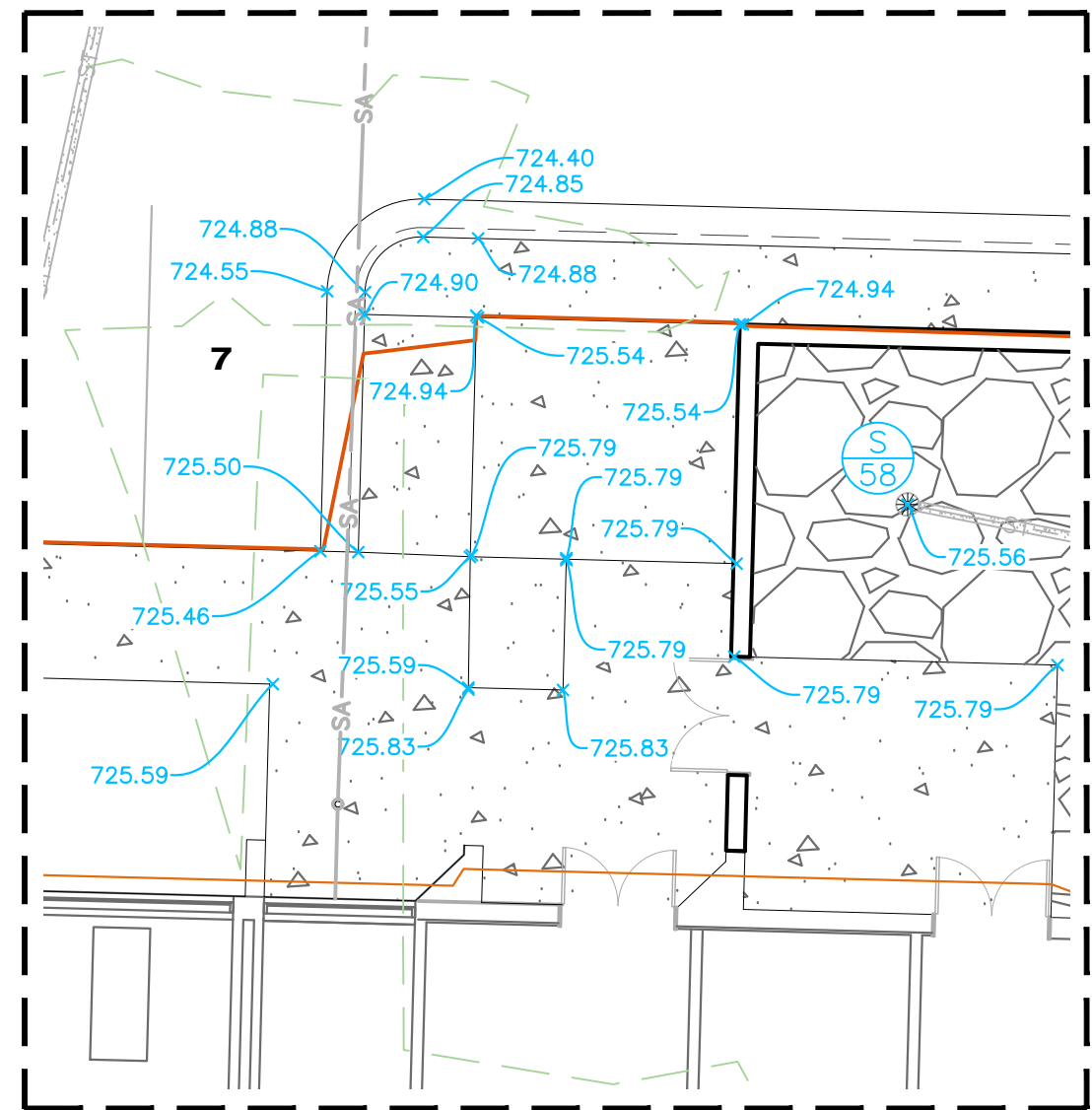
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ENLARGEMENT 1
SCALE: 1:10

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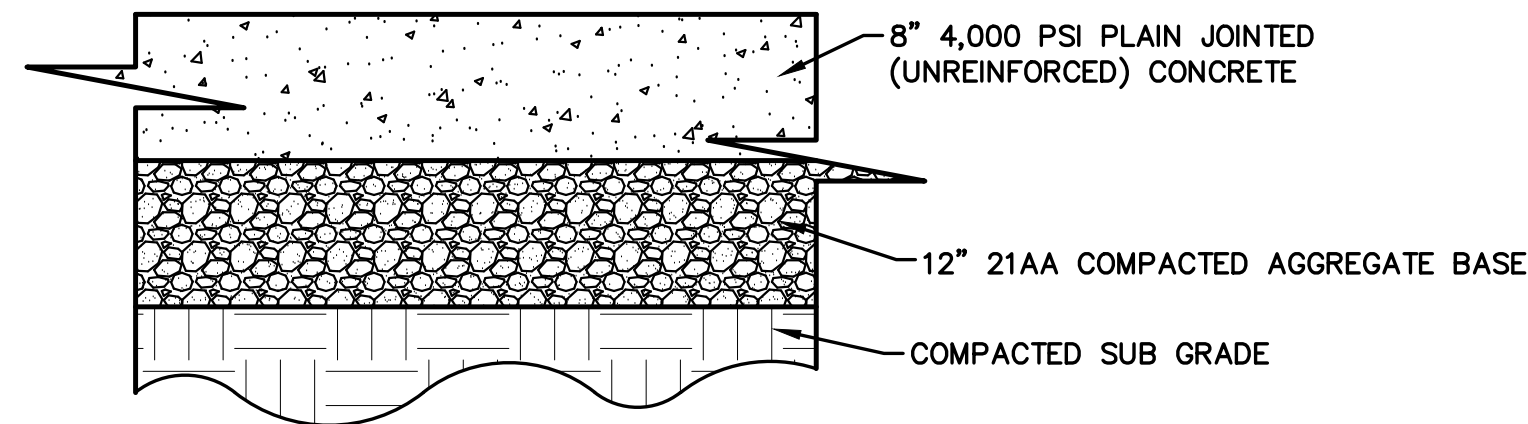


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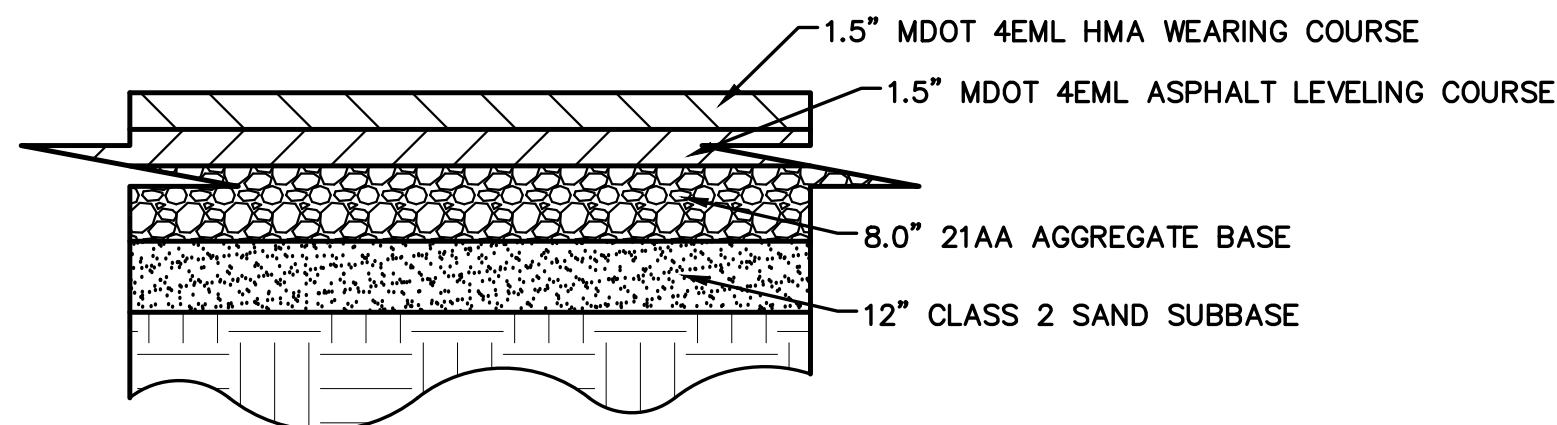
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Consultant 4

GRADING AND SESC
PLAN EAST

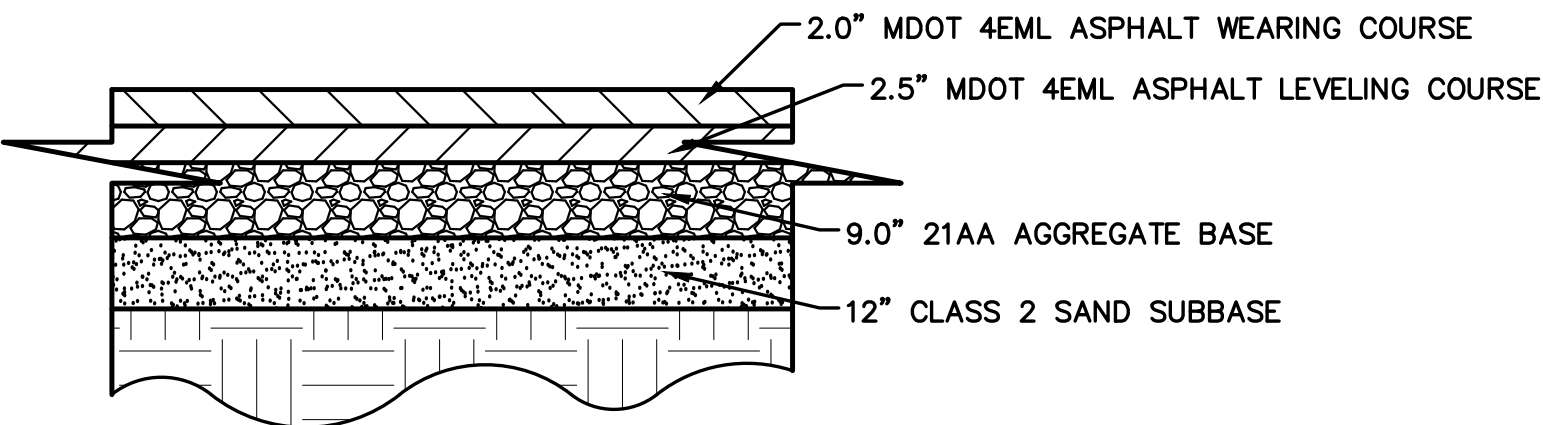
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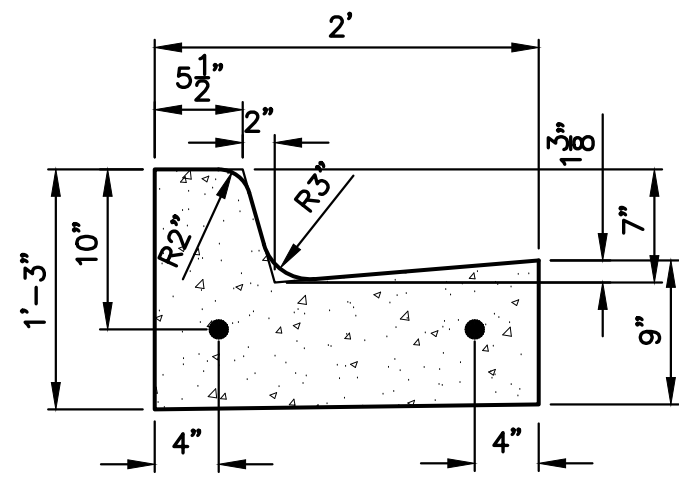
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



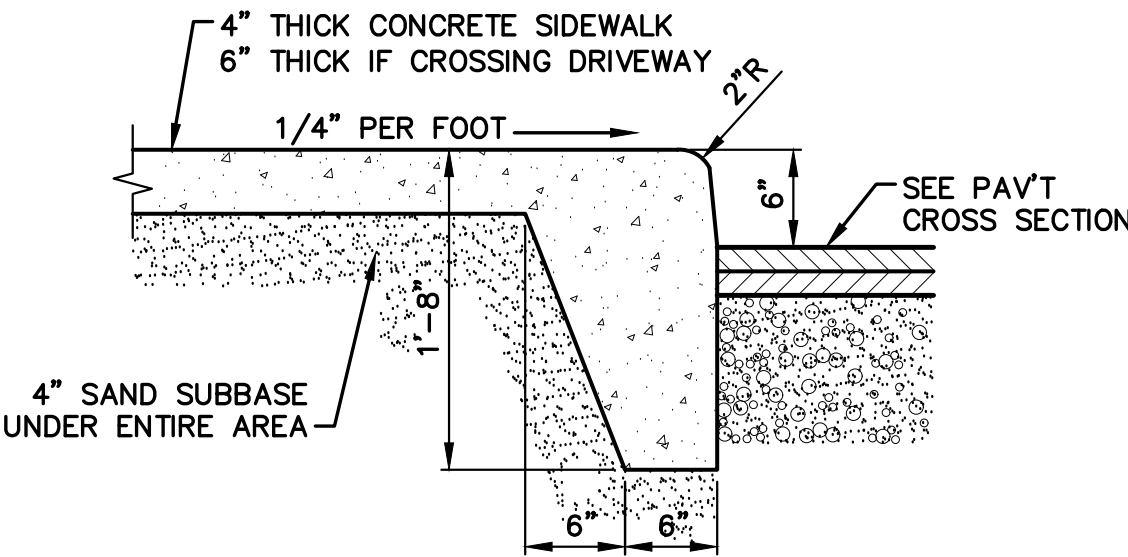
LIGHT DUTY ASPHALT DETAIL
NOT TO SCALE



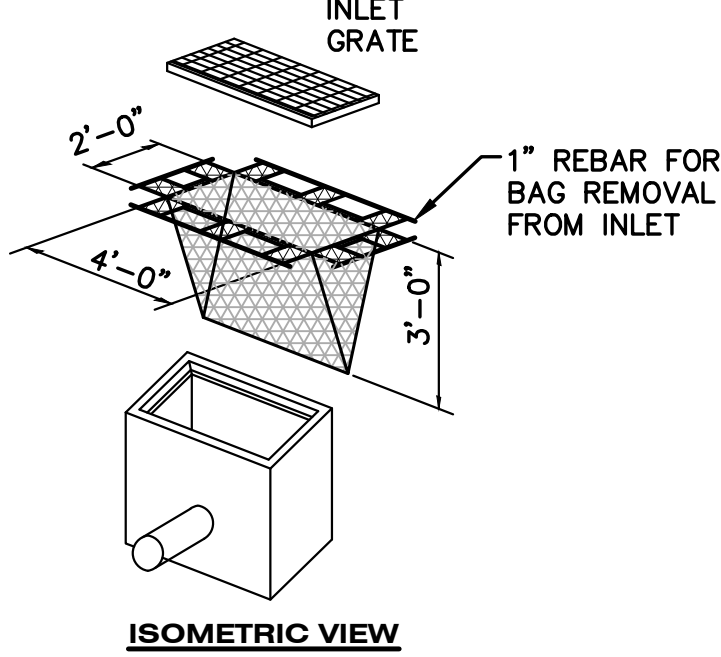
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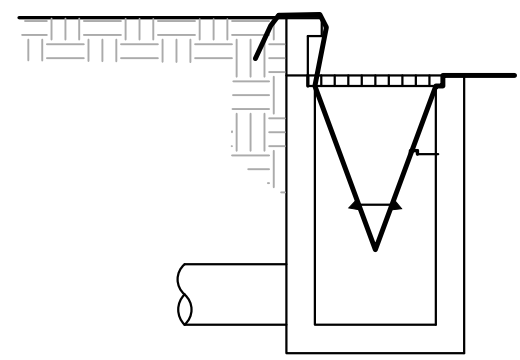
"C4" CURB DETAIL
NOT TO SCALE



INTEGRAL SIDEWALK/CURB
NOT TO SCALE

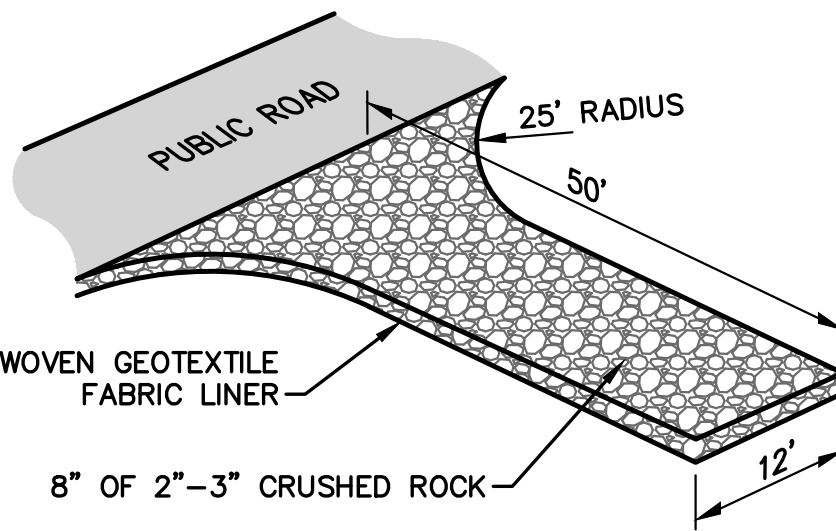


ISOMETRIC VIEW

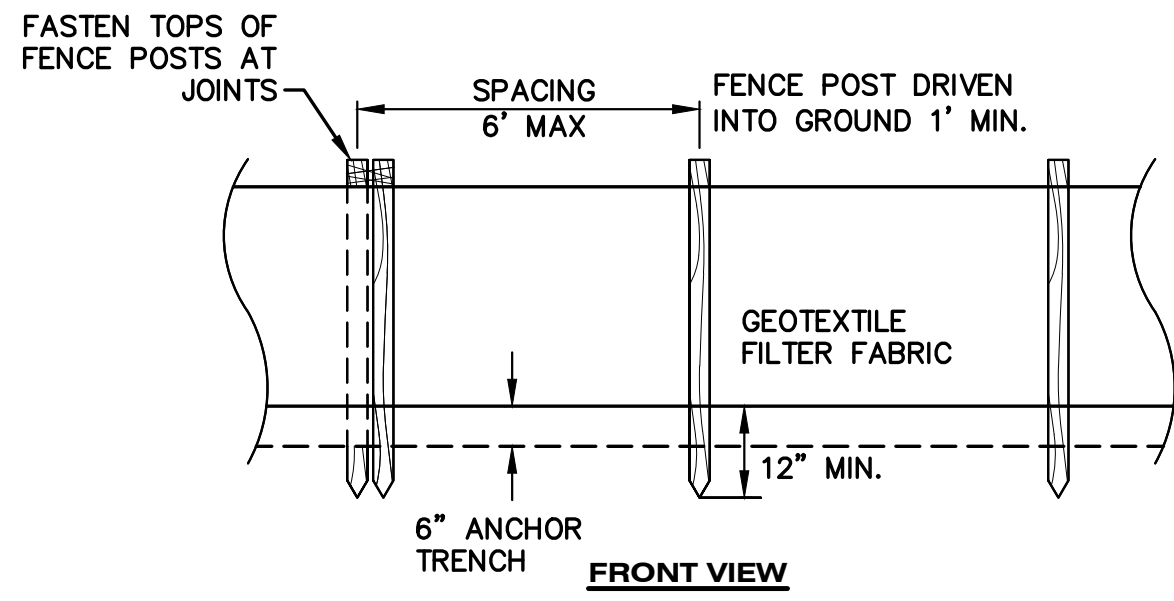


INSTALLATION DETAIL

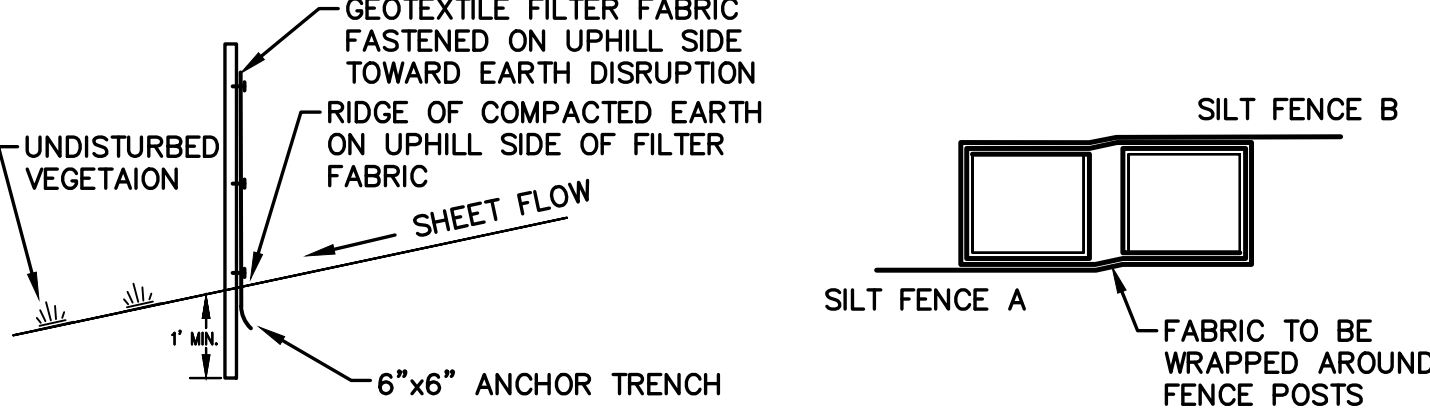
**S58 INLET PROTECTION
FABRIC DROP**
NOT TO SCALE



**S53 STABILIZED
CONSTRUCTION ACCESS**
NOT TO SCALE



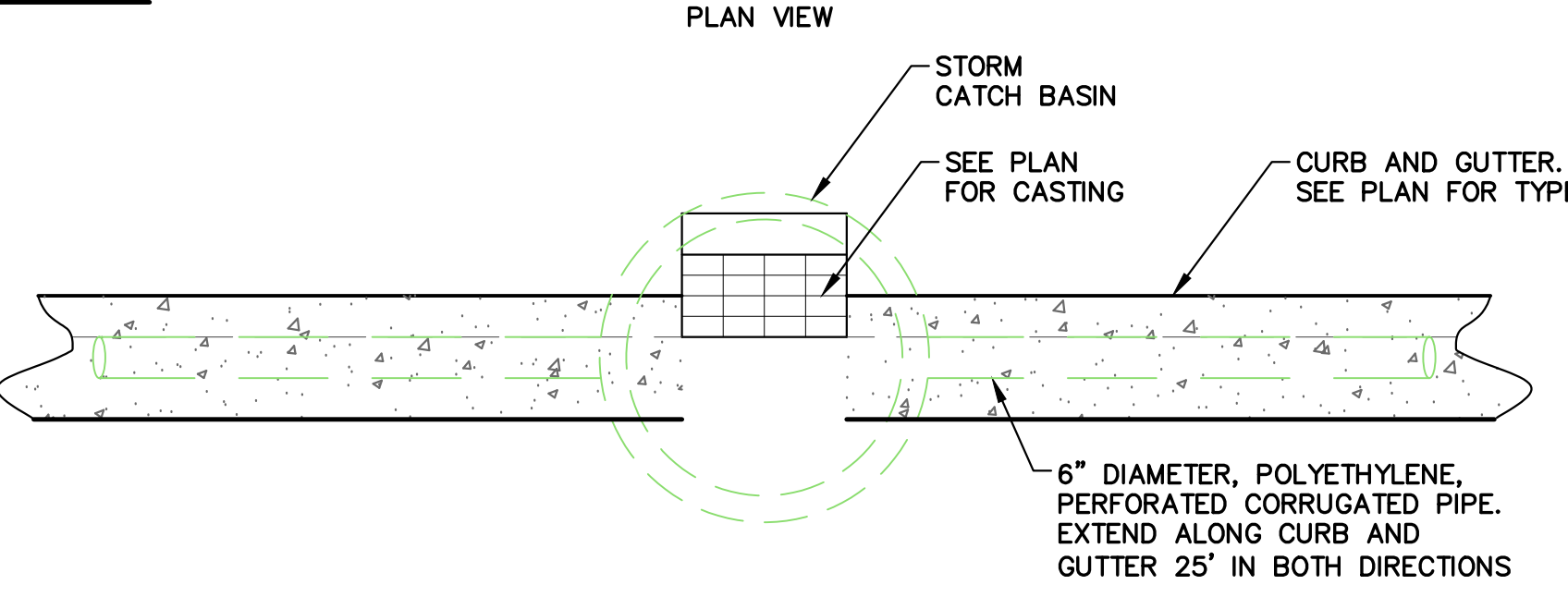
FRONT VIEW



SECTION

JOINT DETAIL

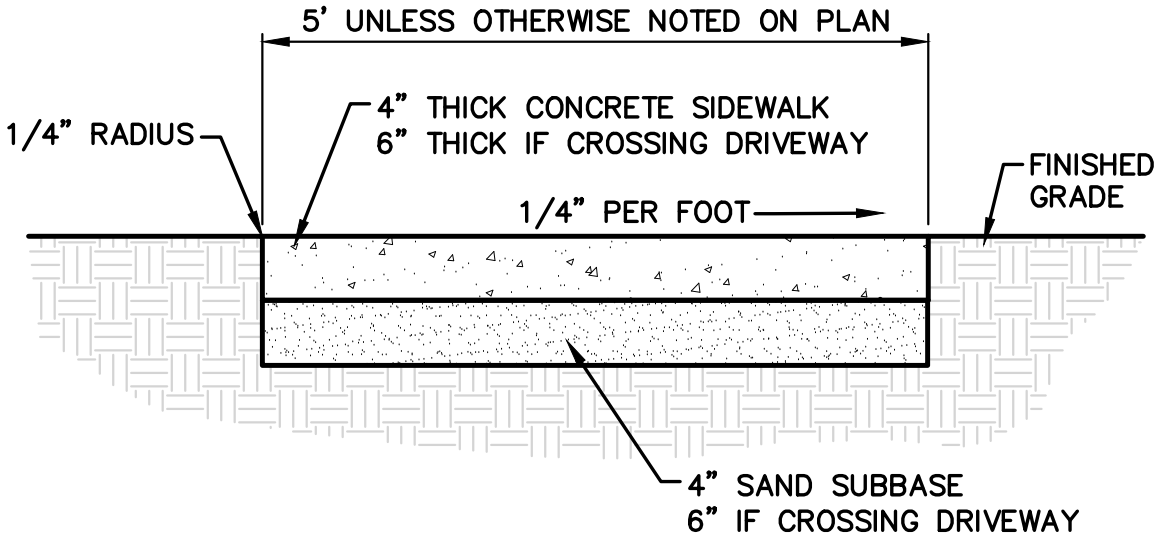
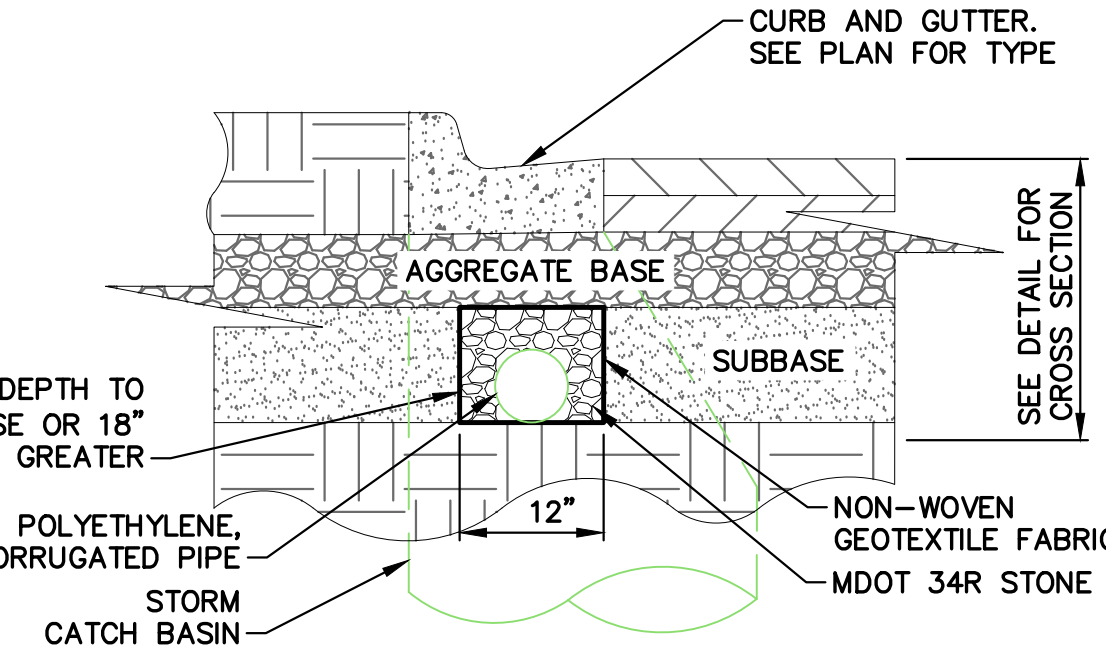
S51 SILT FENCE DETAIL
NOT TO SCALE



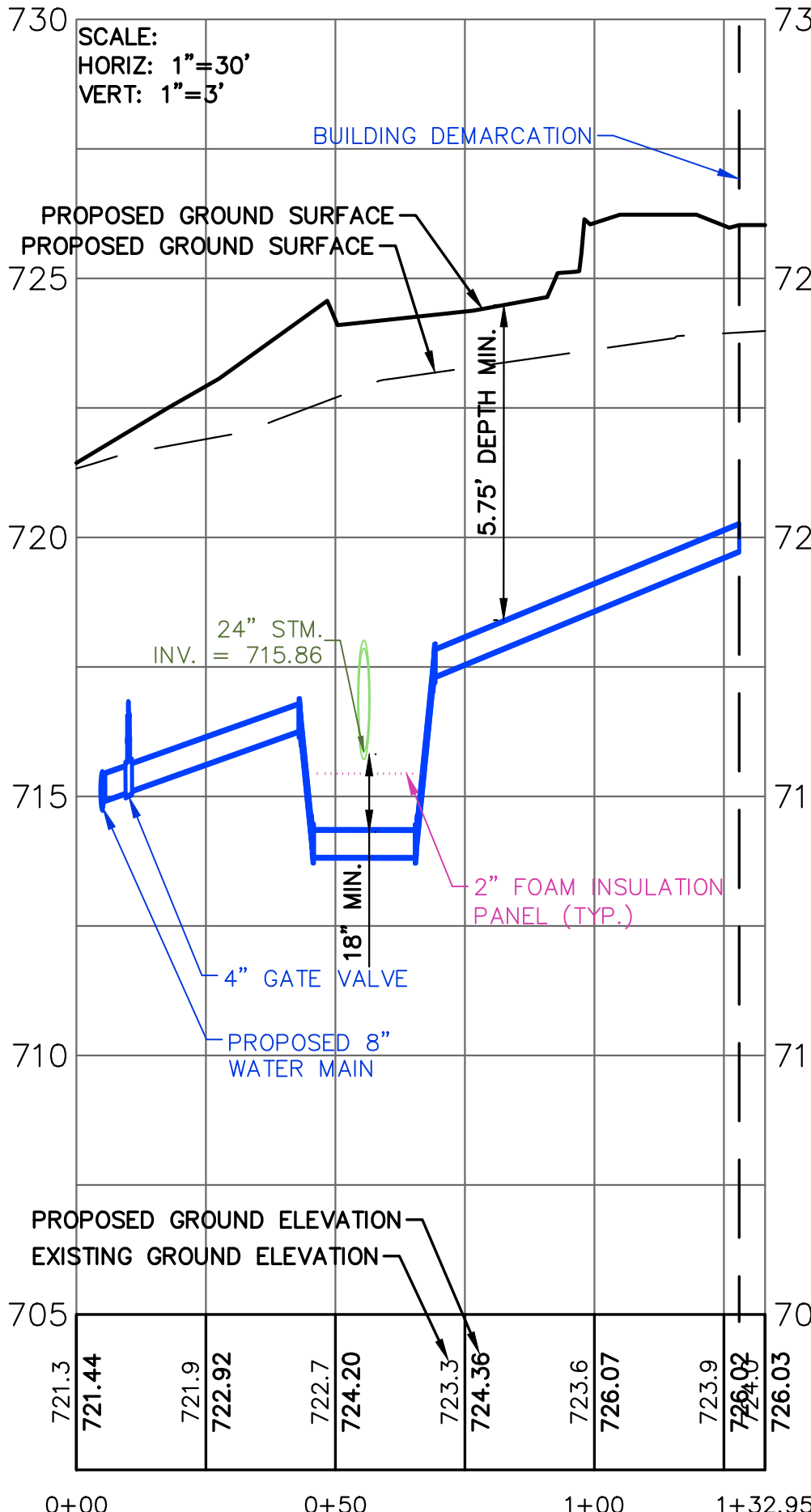
PLAN VIEW

SECTION VIEW

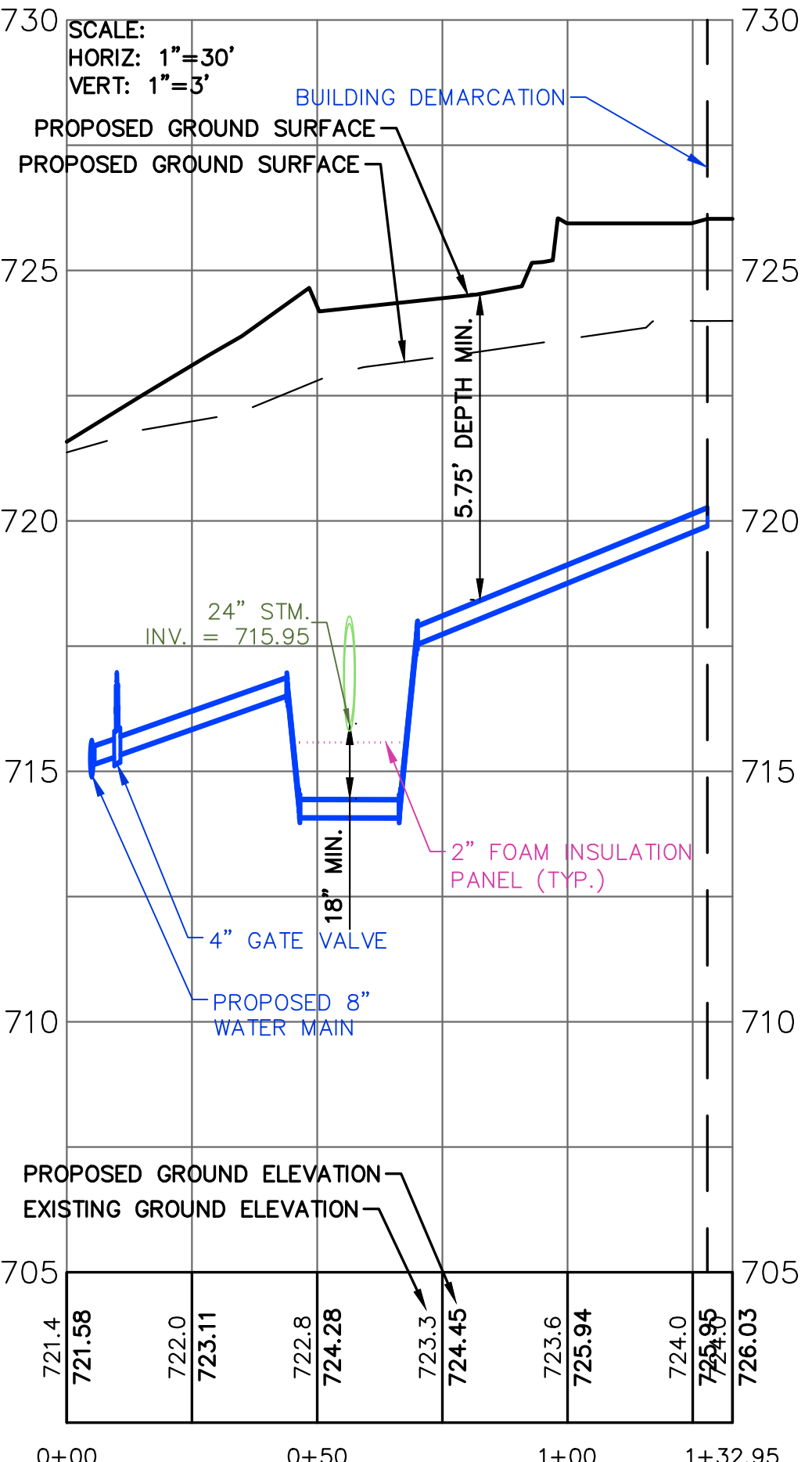
CURB UNDERDRAIN DETAIL
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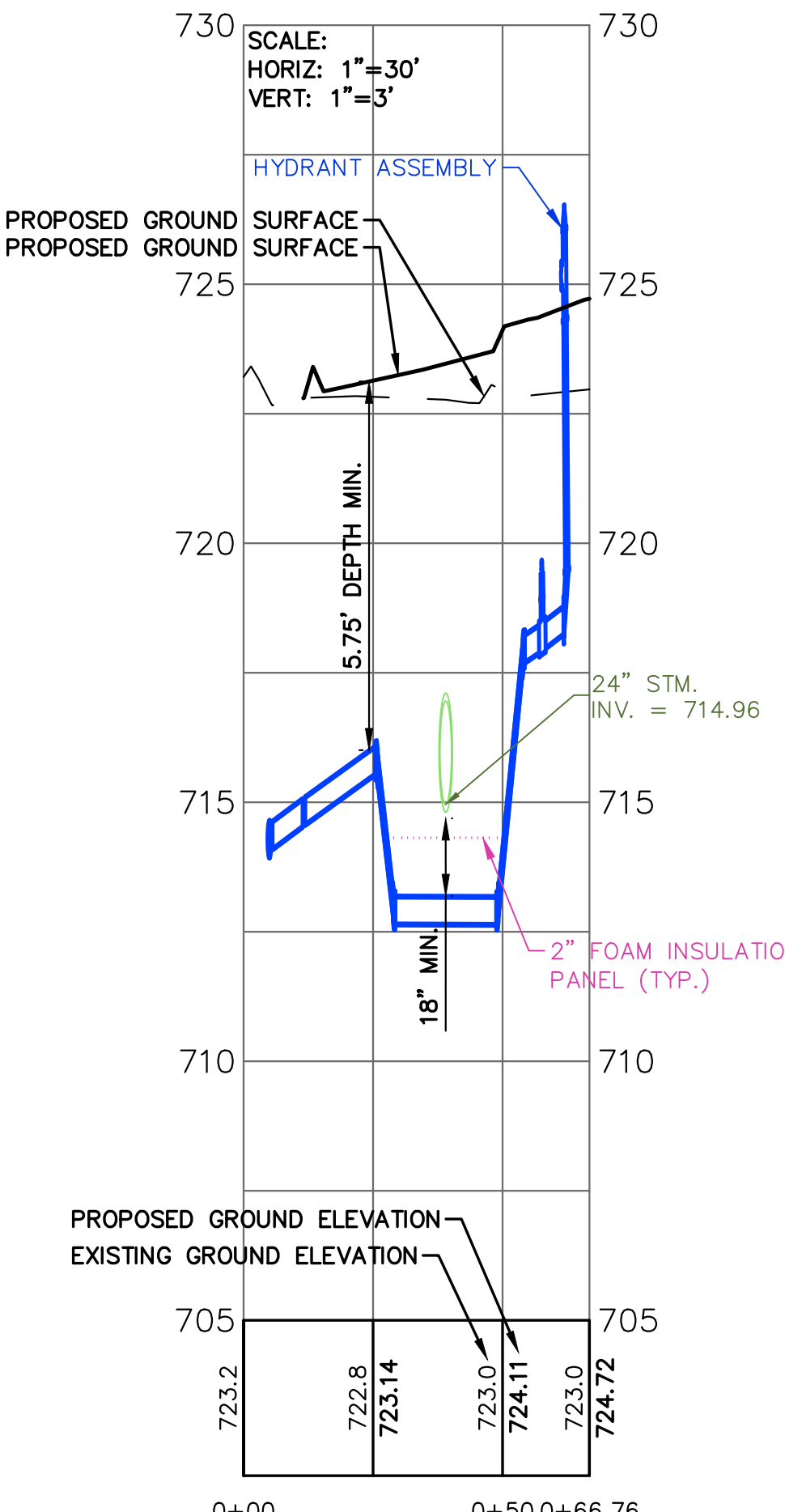
SIDEWALK DETAIL
NOT TO SCALE



6" FIRE PROTECTION PROFILE



4" DOMESTIC WATER PROFILE



NORTH EAST HYDRANT PROFILE

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1980 METRO COURT
WYOMING, MI 49519

PROJ. NO.: 2025-11-008

Date Issue Set

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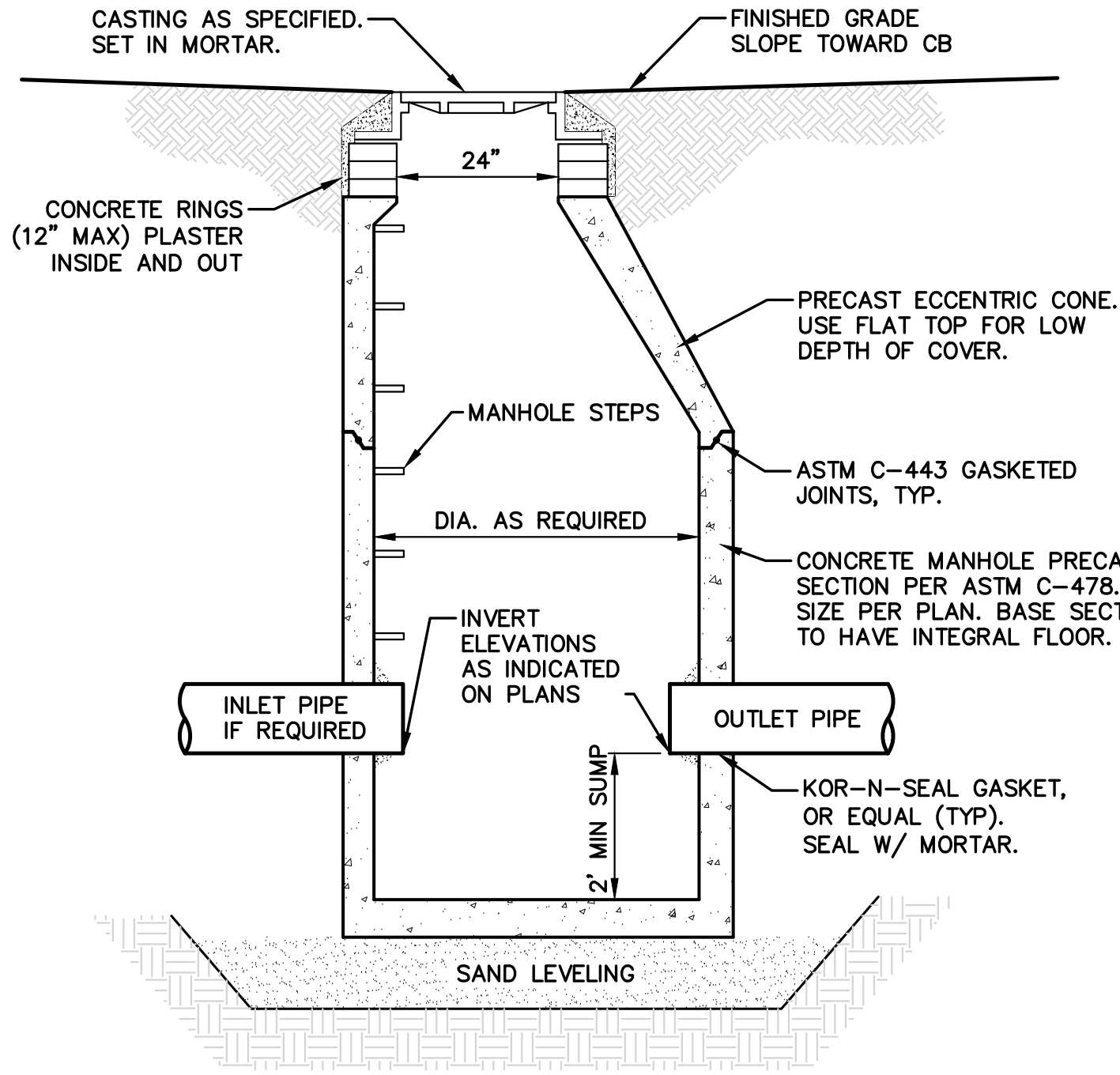
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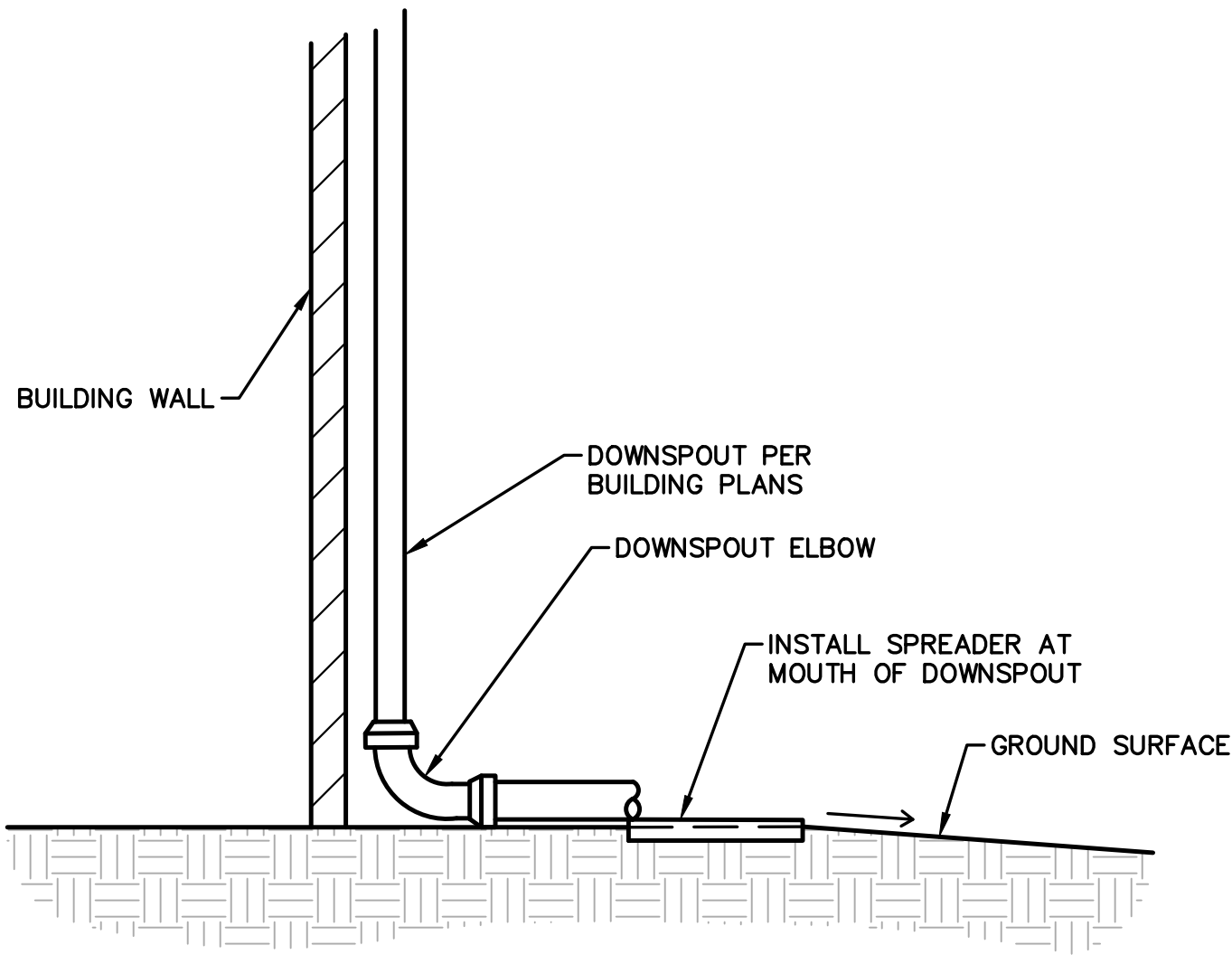
STRUCTURAL ENGINEER:
JDH ENGINEERING
CIVIL ENGINEER:
HURLEY & STEWART, LLC

DETAILS

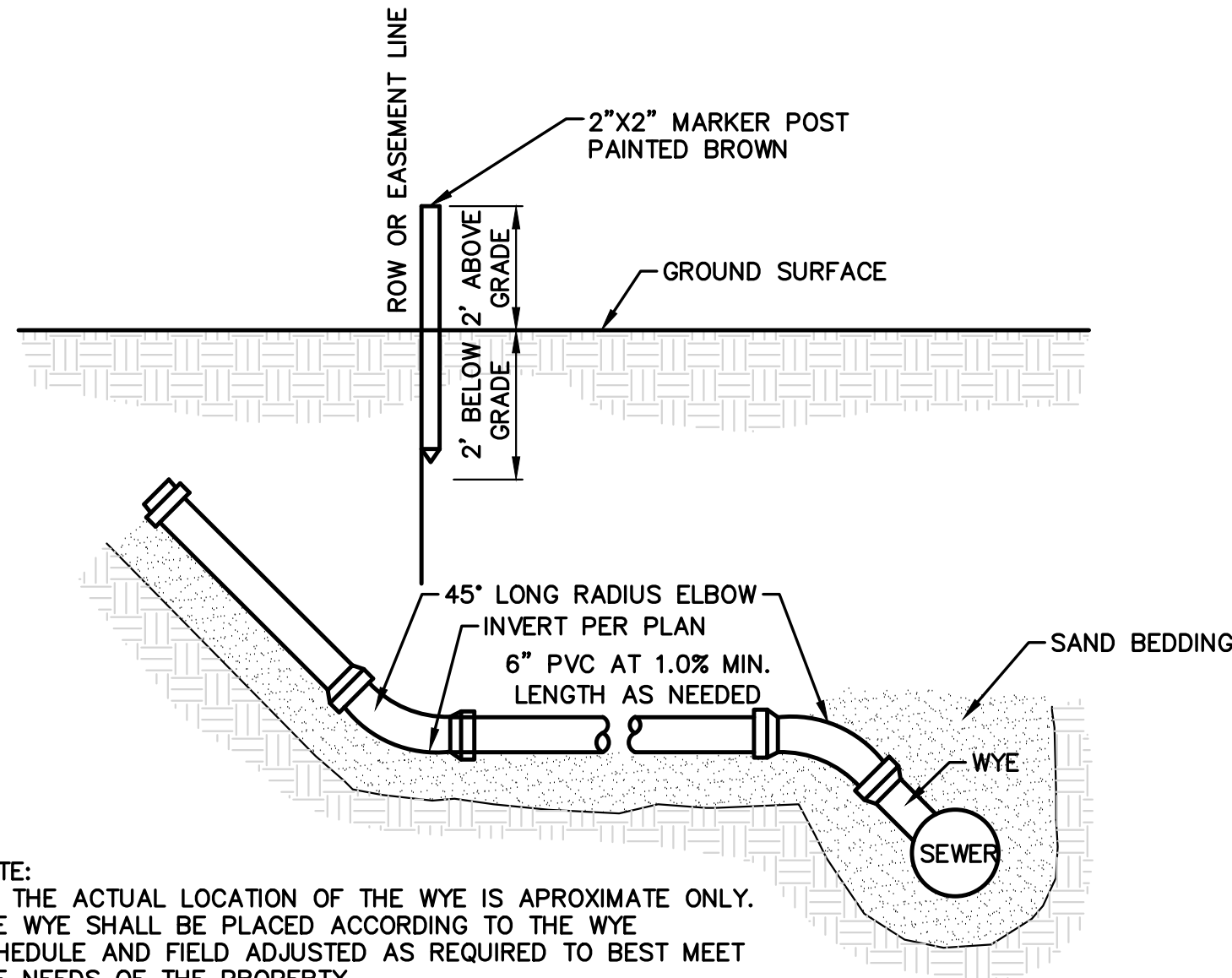
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CATCH BASIN DETAIL
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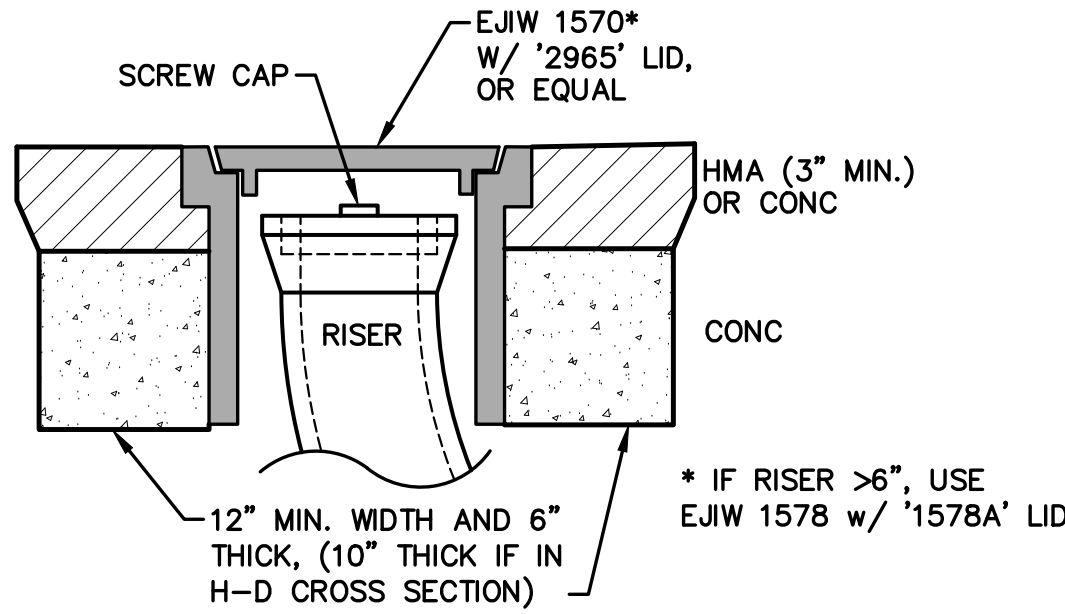


ROOF LEAD/ DOWNSPOUT DETAIL
NOT TO SCALE

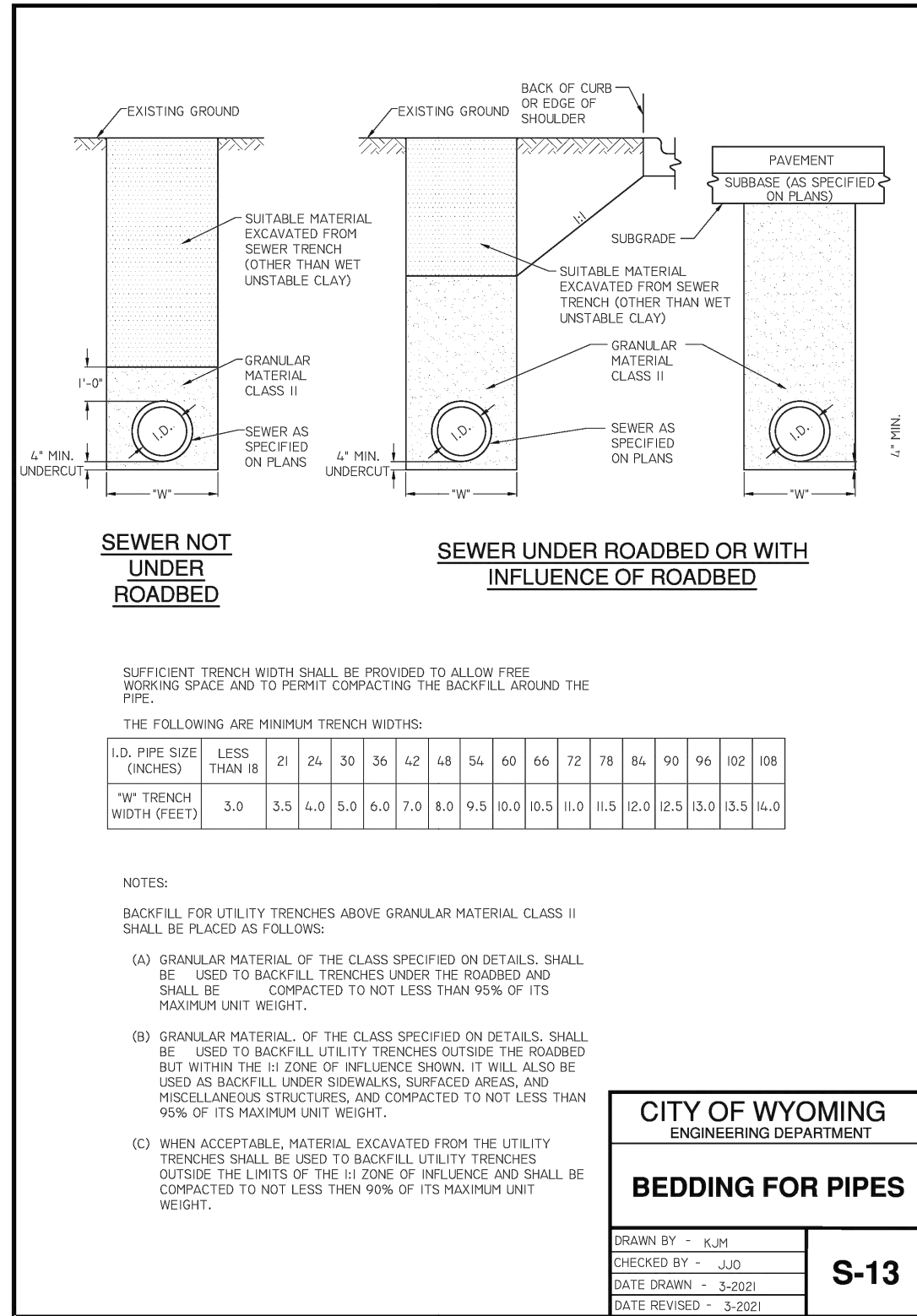


NOTE:
1. THE ACTUAL LOCATION OF THE WYE IS APROXIMATE ONLY. THE WYE SHALL BE PLACED ACCORDING TO THE WYE SCHEDULE AND FIELD ADJUSTED AS REQUIRED TO BEST MEET THE NEEDS OF THE PROPERTY.
2. RECORD ALL WYE LOCATIONS ON THE DRAWINGS.

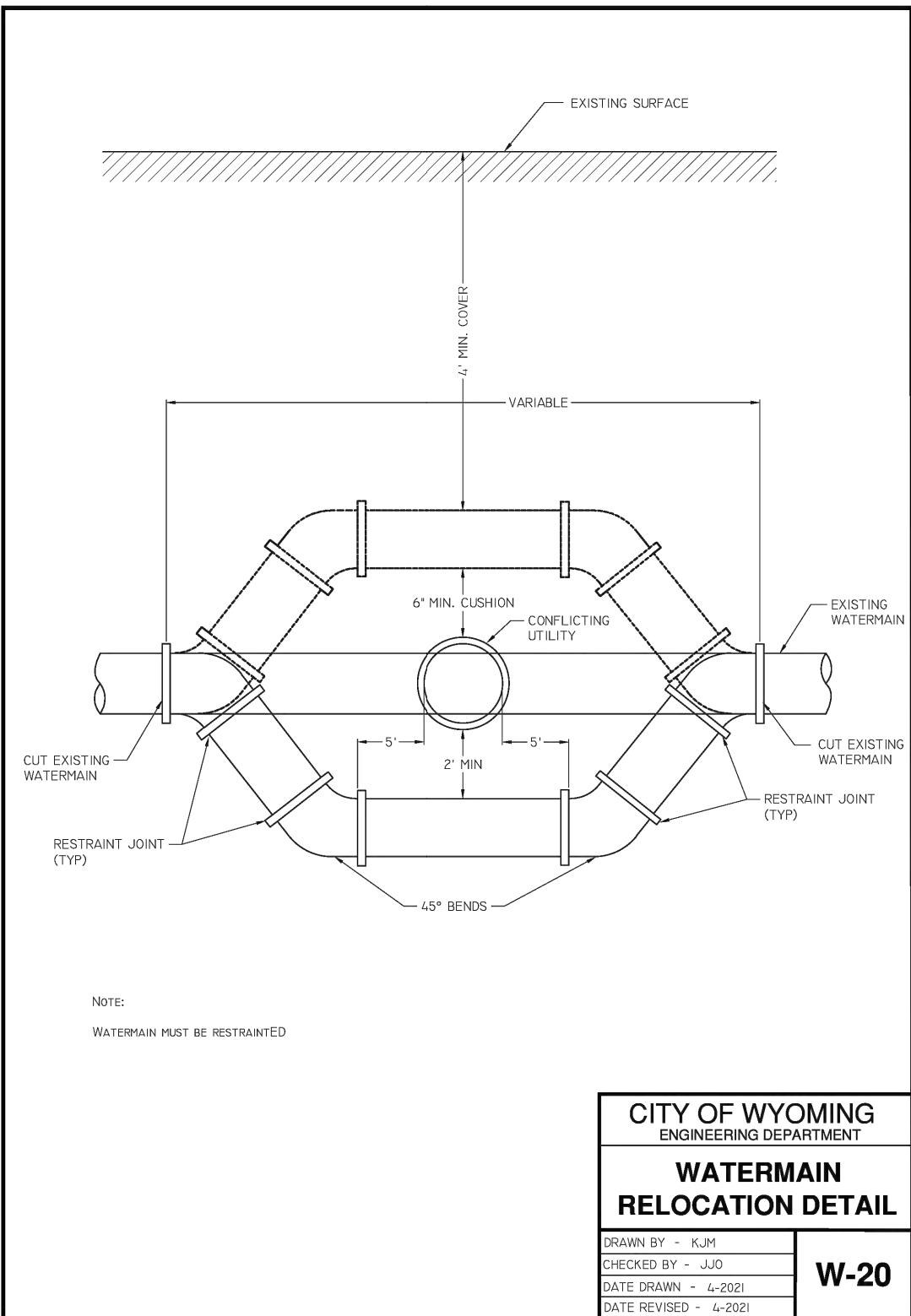
SANITARY LEAD DETAIL
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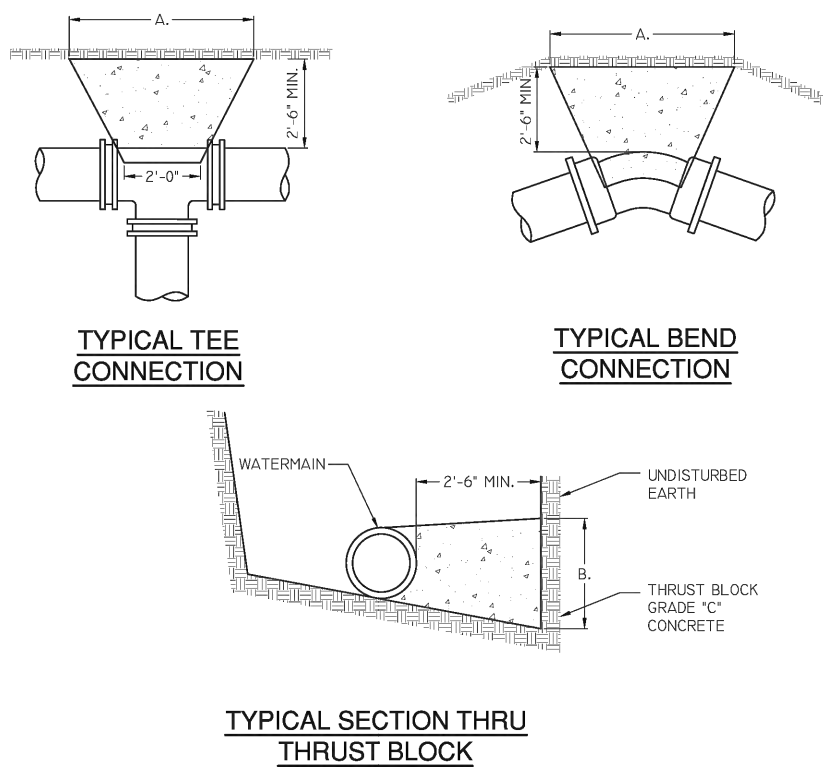
CLEANOUT IN PAVEMENT/CONC AREA
NOT TO SCALE



CITY OF WYOMING
ENGINEERING DEPARTMENT
BEDDING FOR PIPES
DRAWN BY - KJM
CHECKED BY - JJD
DATE DRAWN - 5-2021
DATE REVISED - 5-2021
S-13

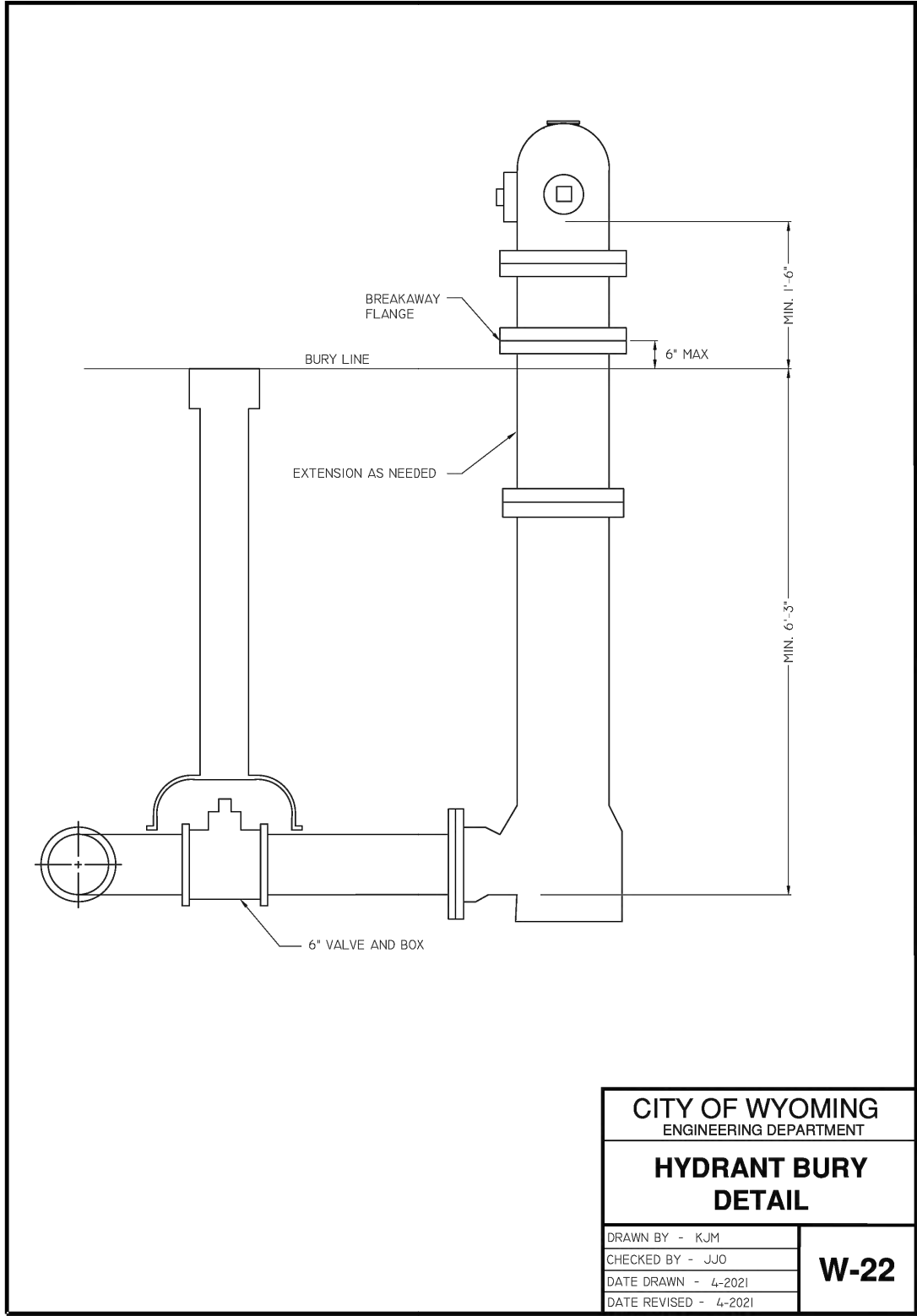


CITY OF WYOMING
ENGINEERING DEPARTMENT
WATERMAIN RELOCATION DETAIL
DRAWN BY - KJM
CHECKED BY - JJD
DATE DRAWN - 6-2021
DATE REVISED - 6-2021
W-20



A. B.		A. B.	
4"	Tee	1"	1"
6"	Tee	2"	2"
8"	Tee	3"	3"
10"	Tee	4"	4"
12"	Tee	5"	5"
14"	Tee	6"	6"
16"	Tee	7"	7"
18"	Tee	8"	8"
20"	Tee	9"	9"
22"	Tee	10"	10"
24"	Tee	11"	11"
26"	Tee	12"	12"
28"	Tee	13"	13"
30"	Tee	14"	14"
32"	Tee	15"	15"
34"	Tee	16"	16"
36"	Tee	17"	17"
38"	Tee	18"	18"
40"	Tee	19"	19"
42"	Tee	20"	20"
44"	Tee	21"	21"
46"	Tee	22"	22"
48"	Tee	23"	23"
50"	Tee	24"	24"
52"	Tee	25"	25"
54"	Tee	26"	26"
56"	Tee	27"	27"
58"	Tee	28"	28"
60"	Tee	29"	29"
62"	Tee	30"	30"
64"	Tee	31"	31"
66"	Tee	32"	32"
68"	Tee	33"	33"
70"	Tee	34"	34"
72"	Tee	35"	35"
74"	Tee	36"	36"
76"	Tee	37"	37"
78"	Tee	38"	38"
80"	Tee	39"	39"
82"	Tee	40"	40"
84"	Tee	41"	41"
86"	Tee	42"	42"
88"	Tee	43"	43"
90"	Tee	44"	44"
92"	Tee	45"	45"
94"	Tee	46"	46"
96"	Tee	47"	47"
98"	Tee	48"	48"
100"	Tee	49"	49"
102"	Tee	50"	50"
104"	Tee	51"	51"
106"	Tee	52"	52"
108"	Tee	53"	53"
110"	Tee	54"	54"
112"	Tee	55"	55"
114"	Tee	56"	56"
116"	Tee	57"	57"
118"	Tee	58"	58"
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194"	Tee	96"	96"
196"	Tee	97"	97"
198"	Tee	98"	98"
200"	Tee	99"	99"
202"	Tee	100"	100"

CITY OF WYOMING
ENGINEERING DEPARTMENT
THRUST BLOCK DETAILS
DRAWN BY - KJM
CHECKED BY - JJD
DATE DRAWN - 6-2021
DATE REVISED - 6-2021
W-19



CITY OF WYOMING
ENGINEERING DEPARTMENT
HYDRANT BURY DETAIL
DRAWN BY - KJM
CHECKED BY - JJD
DATE DRAWN - 6-2021
DATE REVISED - 6-2021
W-22

ORTHOPAEDIC ASSOCIATES OF MICHIGAN SURGERY CENTER

1980 METRO COURT
WYOMING, MI 49519
PROJ. NO.: 2025-11-008

Date Issue Set

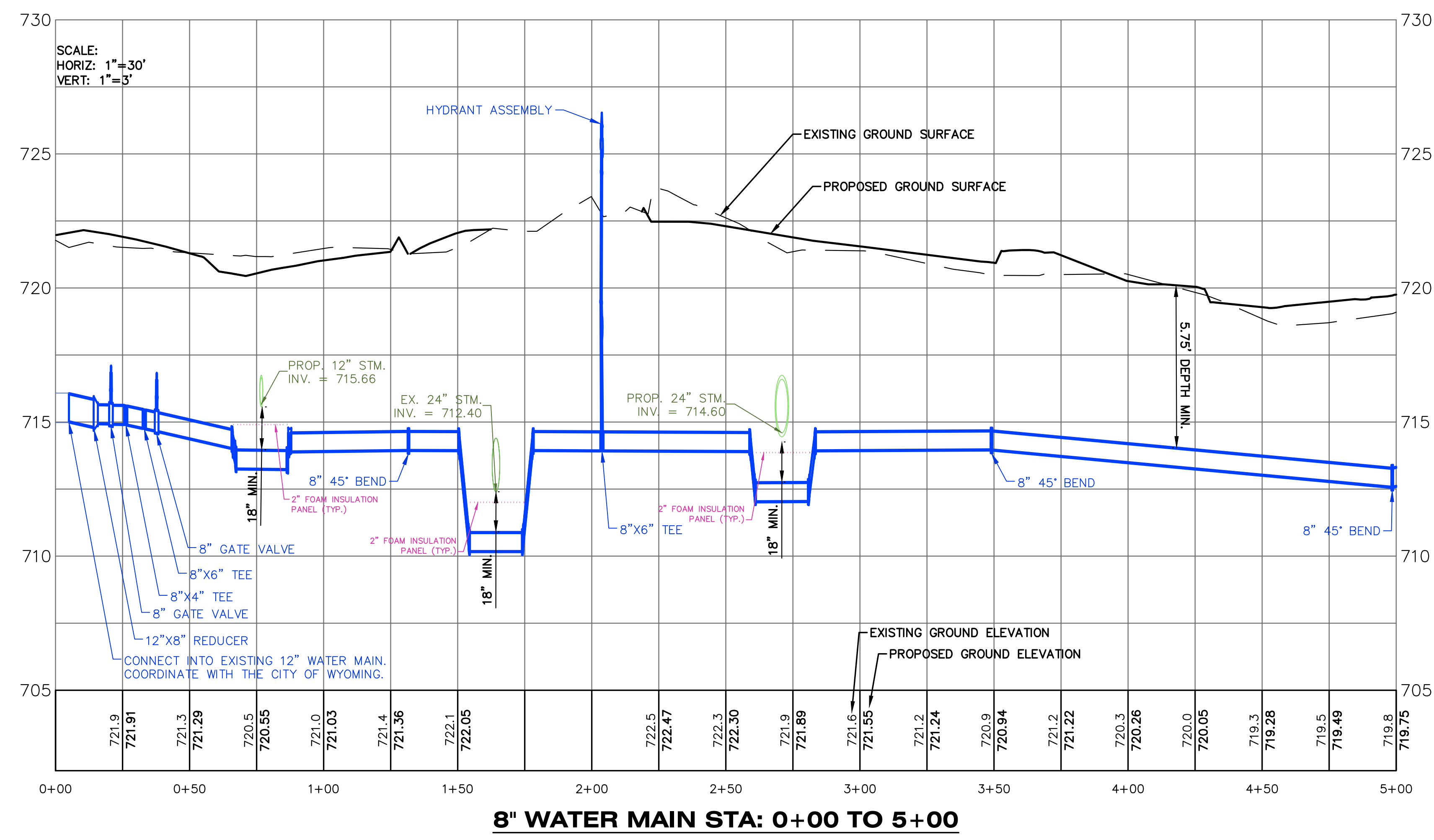
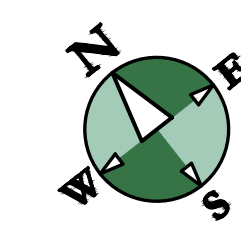
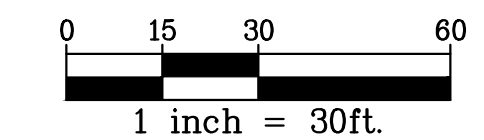
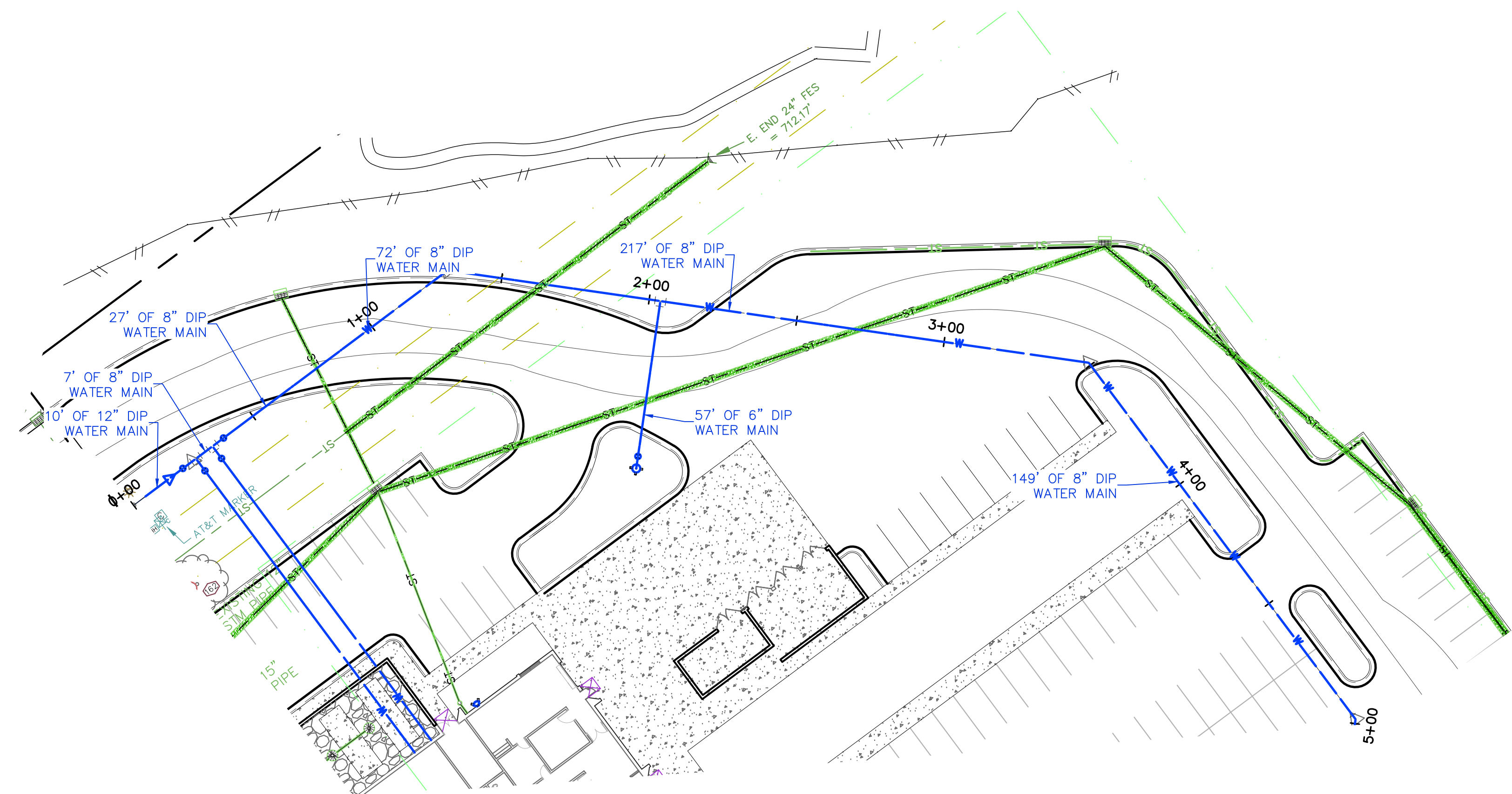
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8" WATER MAIN STA: 0+00 TO 5+00



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ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
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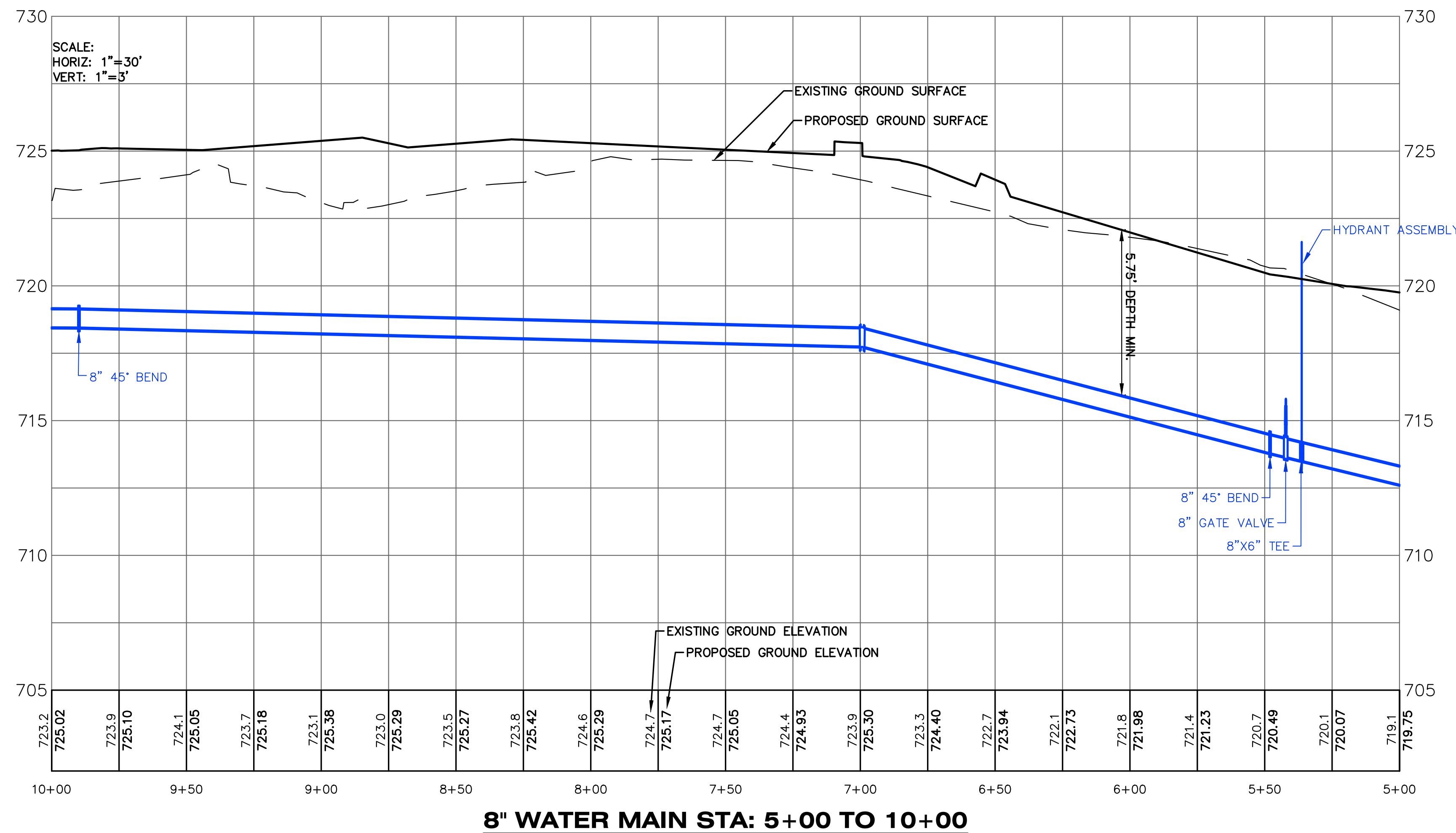
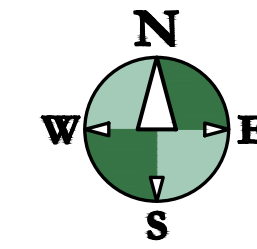
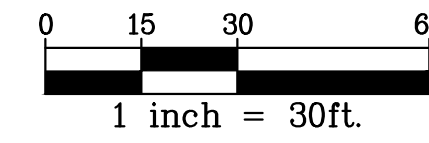
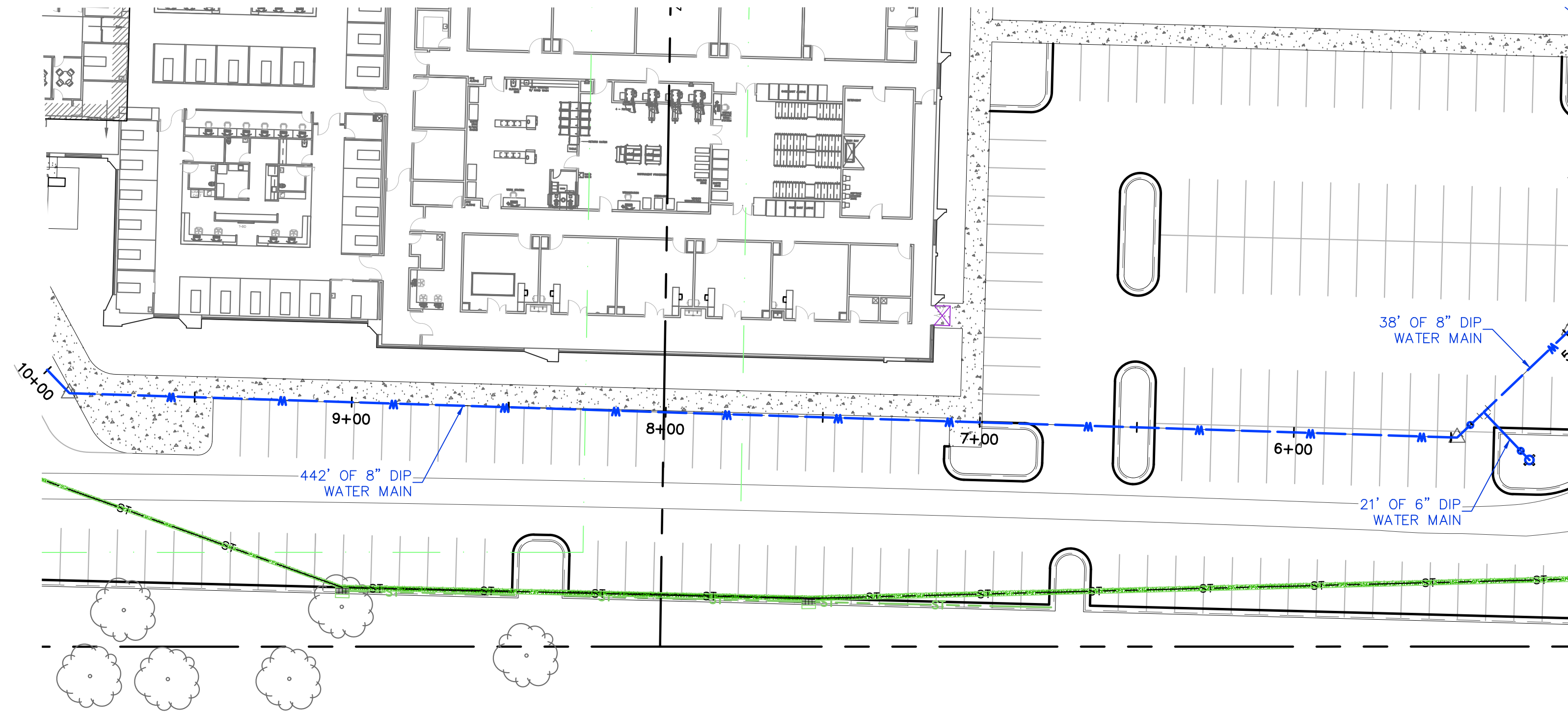
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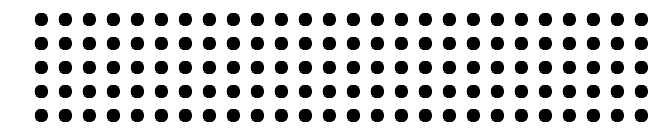


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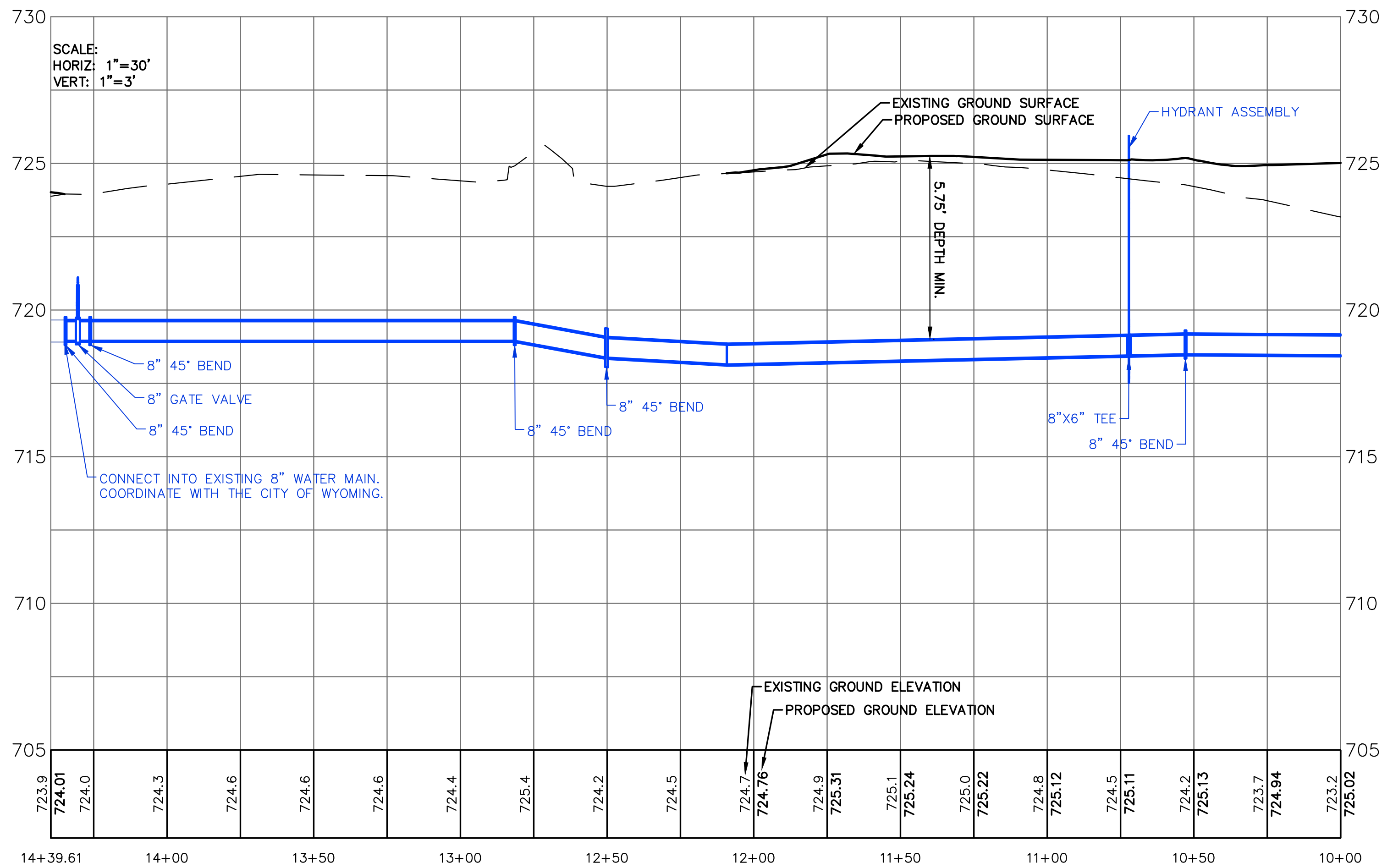
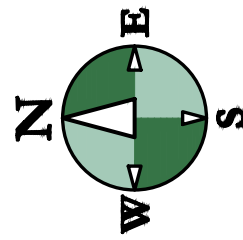
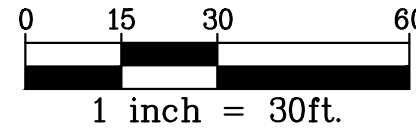
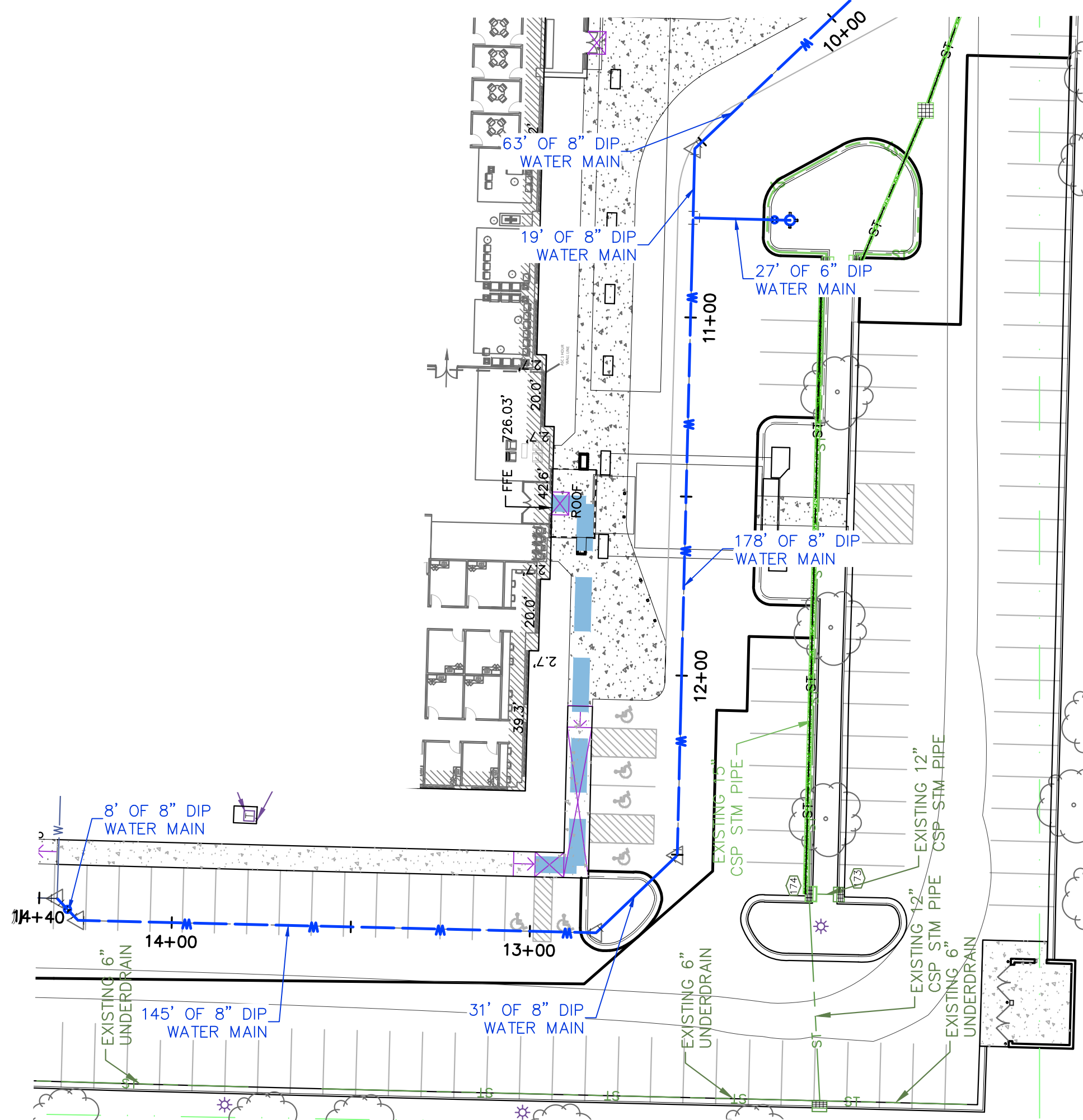
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8" WATER MAIN STA: 10+00 TO 14+33



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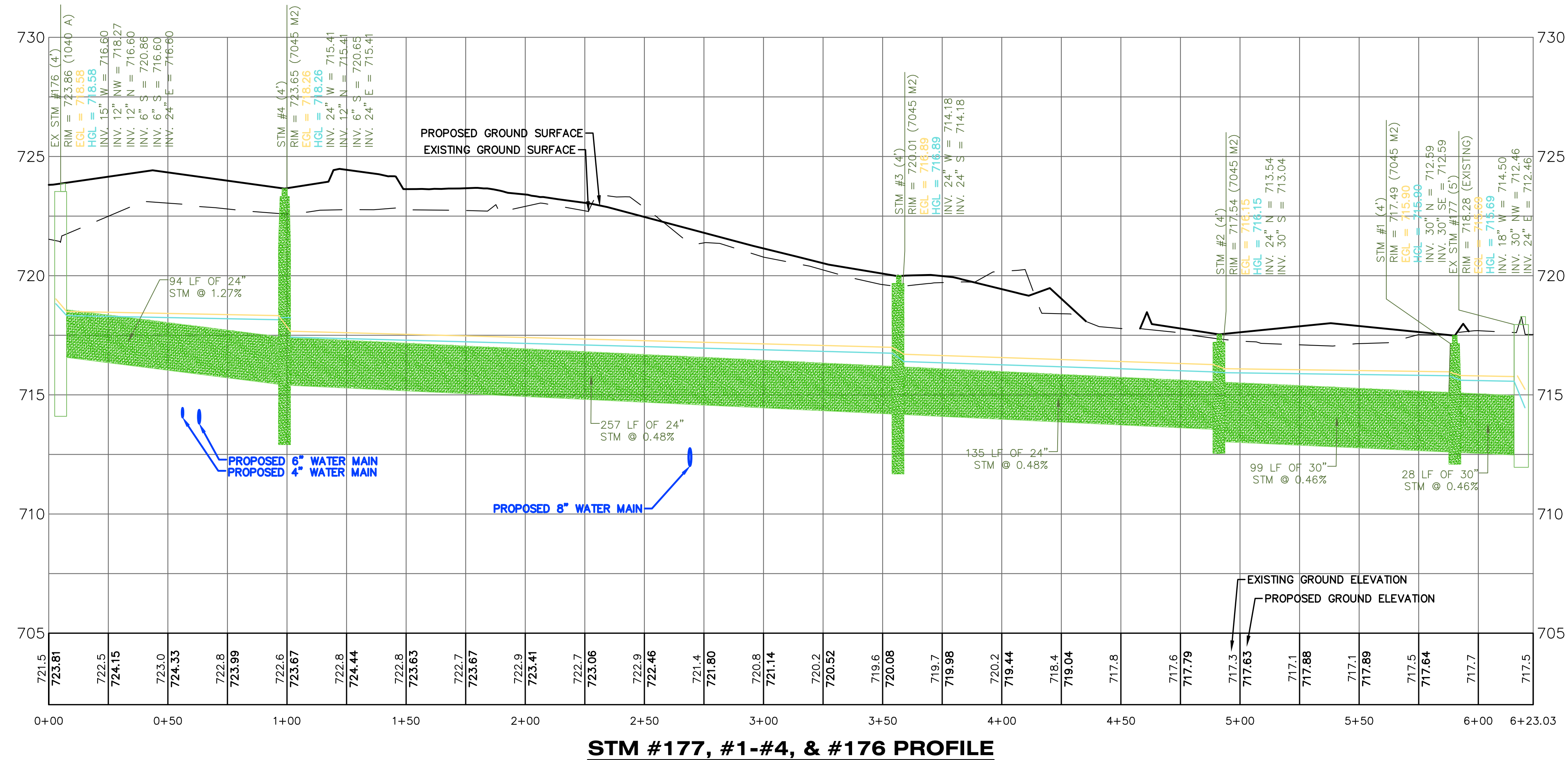
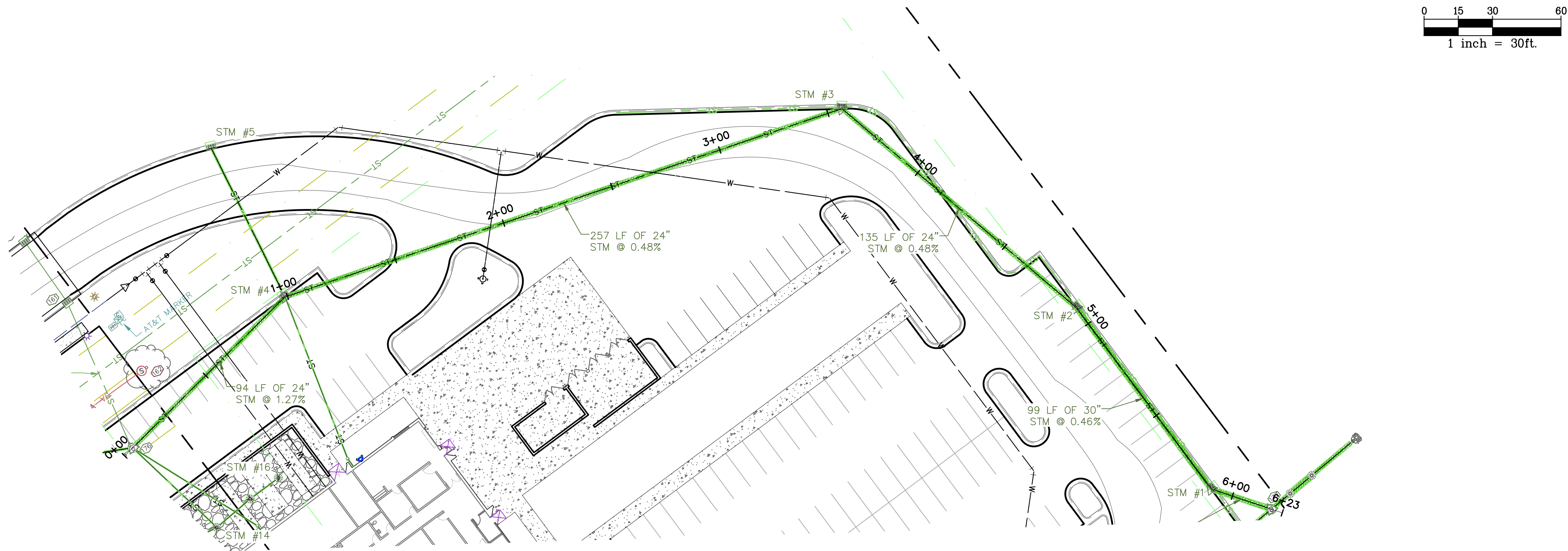


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STM #177, #1-#4, & #176 PROFILE



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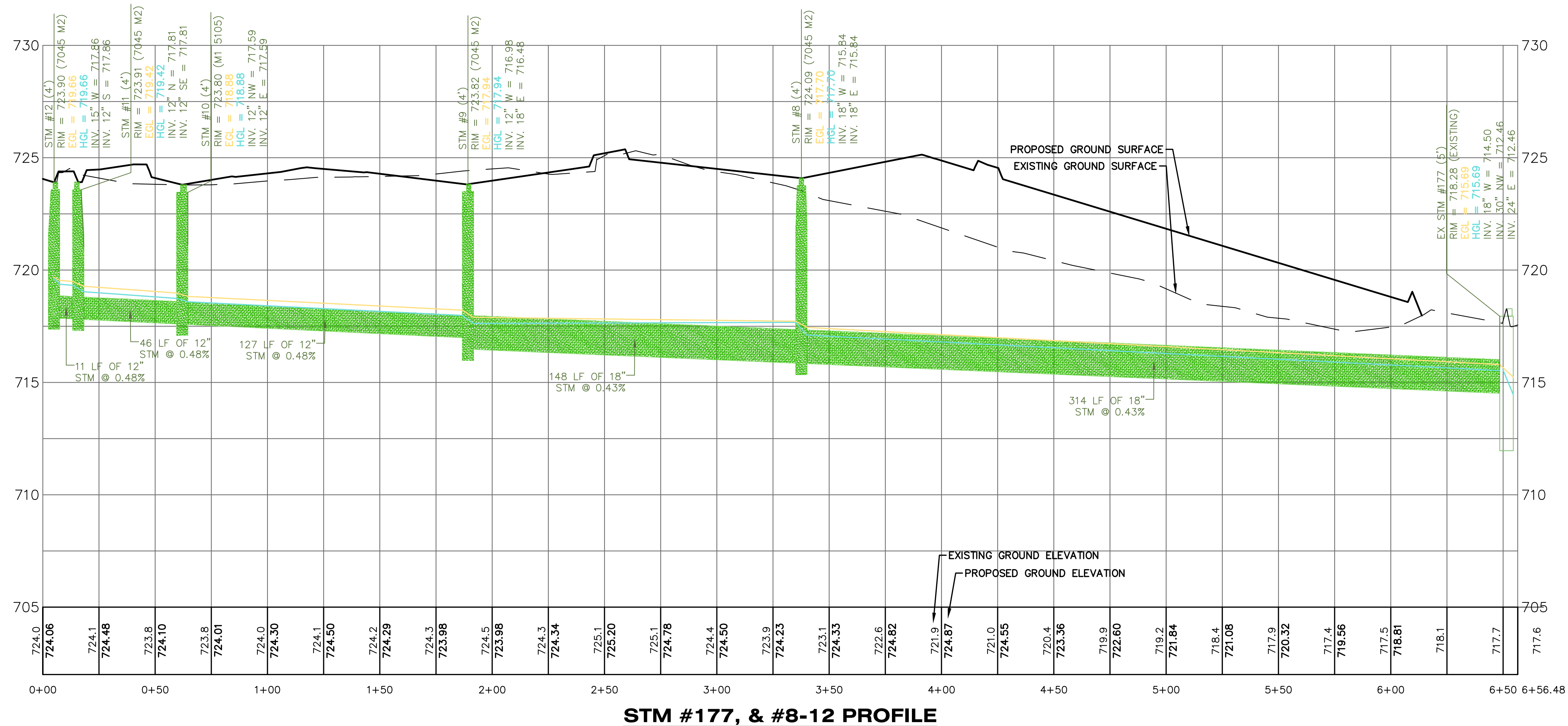
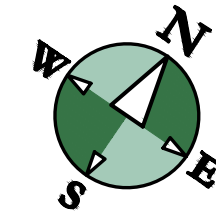
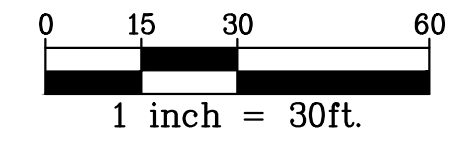
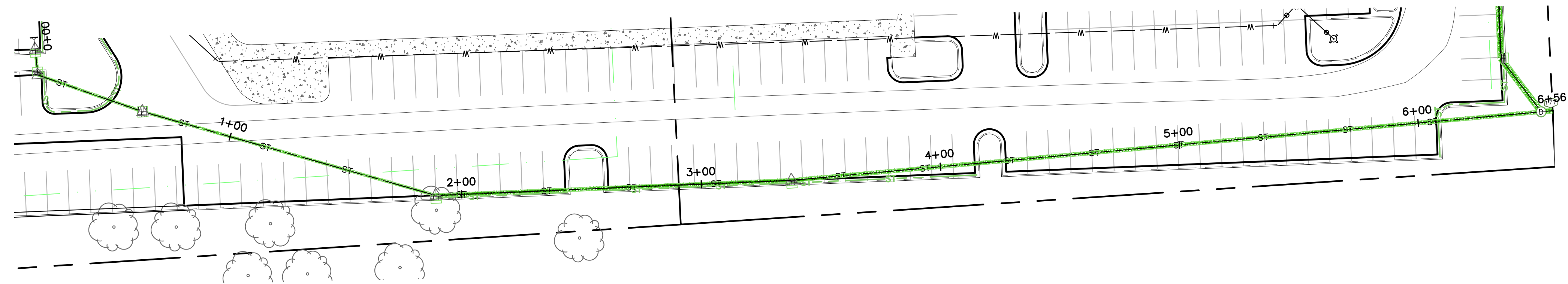


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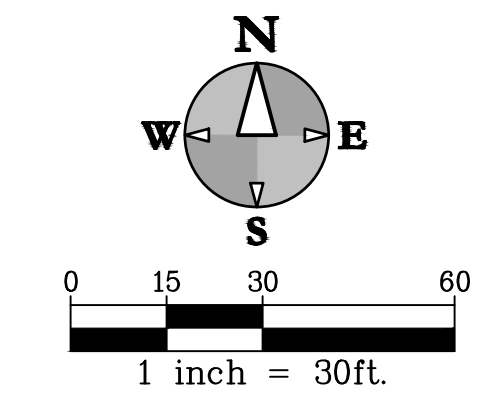
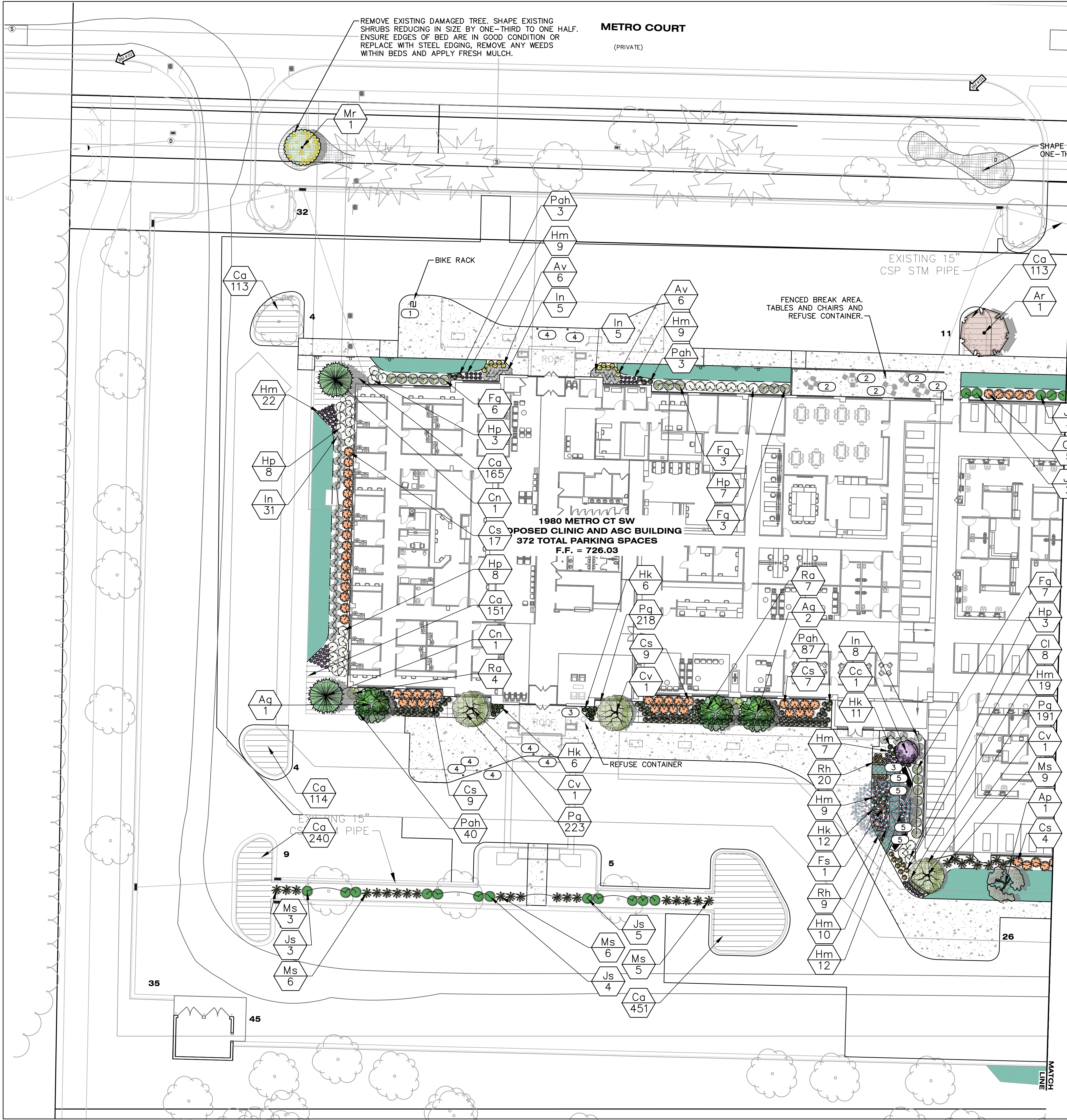


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FIELD WORK PERFORMED BY:
JONKER LAND SURVEYS P.C.

C 801



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2800 s. 11th street
kalamazoo, michigan 49009
269.552.4960 fax 269.552.4961
www.hurleystewart.com

hurley & stewart

IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE LAYOUT AND DETAILS FOR FULL IRRIGATION SYSTEM PRIOR TO INSTALLATION. COORDINATE WITH EXISTING SYSTEM.
2. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
3. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
4. A SEPARATE METER AND BACKFLOW PREVENTER WILL BE REQUIRED.
5. LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT/ CURB.

LANDSCAPE NOTES:

1. ALL LAWN AREAS SHALL BE SEEDED AND MULCHED WITH THE FOLLOWING MIXTURE: 20% IMPROVED PERENNIAL RYEGRASS, 40% FINE FESCUE, AND 40% KENTUCKY BLUEGRASS AT A RATE OF 8-10 LBS/ 1000 SFT. PROVIDE 19-19-19 STARTER FERTILIZER AT A RATE OF 5-7 LBS/1000 SFT.
2. ALL EDGING SHALL BE STANDARD COMMERCIAL-STEEL EDGING 3/8" X 4", ROLLED EDGE, FABRICATED IN SECTIONS OF STANDARD LENGTHS, WITH LOOPS STAMPED FROM OR WELDED TO FACE OF SECTIONS TO RECEIVE STAKES IN STANDARD FINISH OF GREEN PAINT.
3. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." MEASURE ACCORDING TO ANSI Z60.1 STANDARDS.
4. WARRANT TREES, SHRUBS AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
5. REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY. REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN AN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD. A LIMIT OF ONE REPLACEMENT OF EACH PLANT WILL BE REQUIRED, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.
6. MAINTAIN TREES, SHRUBS, AND PERENNIALS FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTLE TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
7. BEGIN LAWN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED: A MINIMUM OF 60 DAYS AFTER SUBSTANTIAL COMPLETION.
8. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, USING CHEMICAL TREATMENT TO ELIMINATE BROADLEAF AND NOXIOUS WEEDS, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
9. PROTECT ADJACENT AND ADJOINING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND PLANTINGS FROM HYDROSEEDING OVER-SPRAY AND DAMAGE CAUSED BY PLANTING OPERATIONS.
10. REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER FROM SITE.
11. MAINTAIN LAWN UNTIL A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQFT AND BARE SPOTS DO NOT EXCEED 5 BY 5 INCHES.
12. DO NOT PLACE STONE COBBLE DURING WET WEATHER. DO NOT PLACE DIRTY OR MUDDY COBBLE ON BARRIER FABRIC.
13. APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS, INCLUDING EXISTING BEDS, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS REAPPLY AS RECOMMENDED BY PRODUCT DURING ONE YEAR WARRANTY PERIOD.
14. EVALUATE EXISTING TREES AND SHRUBS FOR BROKEN OR DAMAGED LIMBS AND PRUNE ACCORDINGLY.

SITE FURNISHINGS

- 1 FLO BIKE RACK SURFACE MOUNT WITH GLOSS WHITE POWDERCOAT LANDSCAPE FORMS
- 2 1 CHIPMAN DINING TABLE AND 4 EVERYDAY CHAIRS 45" ROUND FREESTANDING TABLE NO ARMS WITH GLOSS WHITE POWDERCOATED COMPONENTS
- 3 MULTIPLICITY SINGLE UNIT LITTER WITH 5" HOLE, NO LOCKS AND GLOSS WHITE POWDERCOATED COMPONENTS NOT EMBEDDED
- 4 STOP BOLLARD EMBEDDED MOUNTING WITH NO LIGHTING, DUSK POWDERCOATED POST AND GLOSS WHITE POWDERCOATED EXTERIOR
- 5 MULTIPLICITY BENCH WEDGE SHAPED, NO BACK WITH ASH SEAT SURFACE AND GLOSS WHITE POWDERCOATED LEGS SURFACE MOUNTED

LANDSCAPE FORMS, INC. 7800 E. MICHIGAN AVE. KALAMAZOO, MI 49048 (800)521-2546

LEGEND

- NUMBER AND TYPE OF PLANTS TO BE PROVIDED AND INSTALLED.
- SEEDED LAWN.
- STONE COBBLE MULCH 2-3" DIA. NATURAL STONE COBBLE WASHED OVER FILTER FABRIC.
- STEEL LANDSCAPE EDGING.



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

FIELD WORK PERFORMED BY:
JONKER LAND SURVEYS P.C.

**ORTHOPAEDIC ASSOCIATES OF
MICHIGAN SURGERY CENTER**

1980 METRO COURT
WYOMING, MI 49519
PROJ. NO.: 2025-11-008

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CONSTRUCTION MANAGER:
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**SITE LANDSCAPE
PLAN WEST**

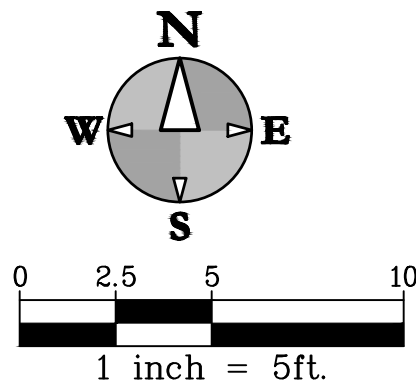
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DECORATIVE PAVEMENT



BENCHES/ LIGHTS/ REFUSE. ON CONCRETE PAD



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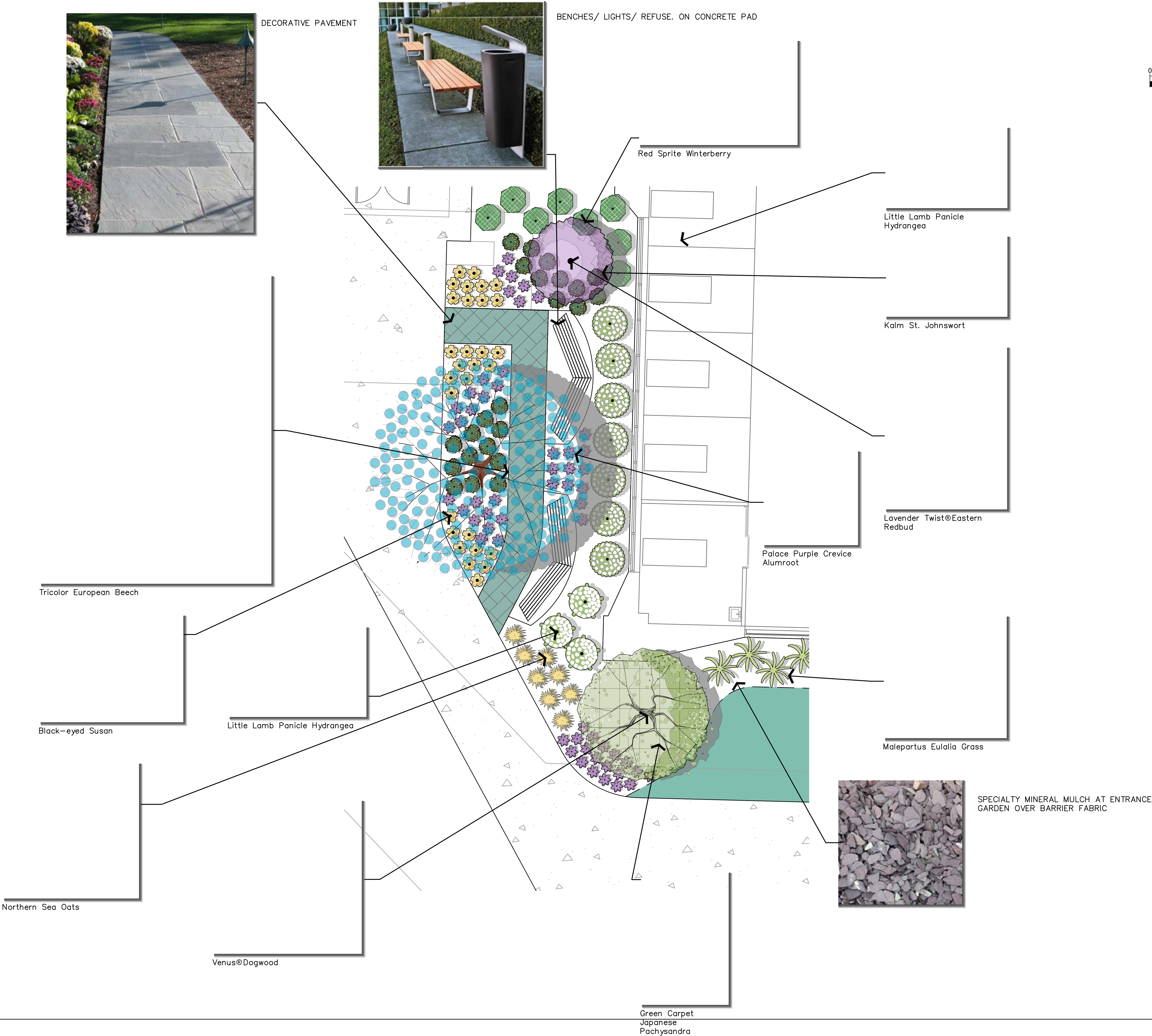
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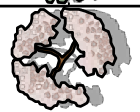
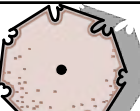
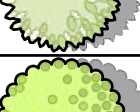
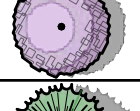
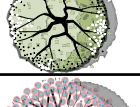
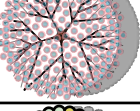
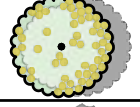
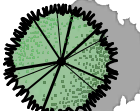
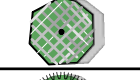
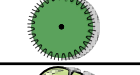
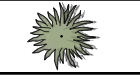
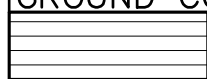
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CONSTRUCTION MANAGER:
Consultant 4

SITE LANDSCAPE
PLAN ENLARGE



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
TREES							
	Ag	Acer griseum	Paperbark Maple	2" Cal.	B&B		Single Stem
	Ap	Acer palmatum 'Suminagashi'	Suminagashi Japanese Maple	2.5" Cal.	B&B		Specimin Tree balance well shaped
	Ar	Acer rubrum 'Franksred'	Red Sunset® Maple	2.5" Cal.	B&B		
	Ccv	Carpinus caroliniana virginiana	American Hornbeam	2.5" Cal.	B&B		
	Co	Carya ovata	Shagbark Hickory	2.5" Cal.	B&B		
	Cc	Cercis canadensis 'Covey'	Lavender Twist® Eastern Redbud	2" Cal.	B&B		
	Cn	Chamaecyparis nootkatensis	Nootka Cypress	6' Ht.	B&B		
	Cv	Cornus x 'KN30-8'	Venus® Dogwood	2" Cal.	B&B		
	Fs	Fagus sylvatica 'Tricolor'	Tricolor European Beech	3" Cal.	B&B		
	Mr	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	2.5" Cal.	B&B		
	Pa	Picea abies	Norway Spruce	6' Ht.	B&B		
	Qr	Quercus robur 'Fastigiata'	Skyrocket® English Oak	2.5" Cal.	B&B		
SHRUBS							
	Cs	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	30" Ht.	Pot		
	Fg	Fothergilla gardenii 'Mt. Airy'	Mt. Airy Dwarf Witchalder	30" Ht.	Pot		
	Hp	Hydrangea paniculata 'Little Lamb'	Little Lamb Panicle Hydrangea	30" Ht.	Pot		
	Hk	Hypericum kalmianum	Kalm St. Johnswort	24" Ht.	Pot		
	In	Ilex verticillata 'Nana'	Red Sprite Winterberry	24" Ht.	Pot		PLANT 1 MALE PLANT PER 10 FEMALE PLANTS
	Js	Juniperus sabina 'Buffalo'	Buffalo Juniper	30" Spr.	Pot		
	Ra	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	30" Spr.			
	Rr	Rosa x 'Radtko'	Double Knock Out® Red Rose	24" Ht.	Pot		
GRASSES							
	Cl	Chasmanthium latifolium	Northern Sea Oats	2 gal.	Pot		
	Ms	Miscanthus sinensis 'Malepartus'	Malepartus Eulalia Grass	2 gal.	Pot		
	Pah	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	2 gal.	Pot		
PERENNIALS							
	Av	Alchemilla vulgaris	Common Lady's Mantle	1 gal.	Pot		
	Hm	Heuchera micrantha 'Palace Purple'	Palace Purple Crevice Alumroot	1 gal.	Pot		
	Rh	Rudbeckia hirta	Black-eyed Susan	1 gal.	Pot		
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
GROUND COVERS							
	Ca	Carex albicans	White-tinged Sedge	50ct flat	Plug	18" o.c.	
	Pg	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Pachysandra	32 Ct. Flat	Plug	10" o.c.	



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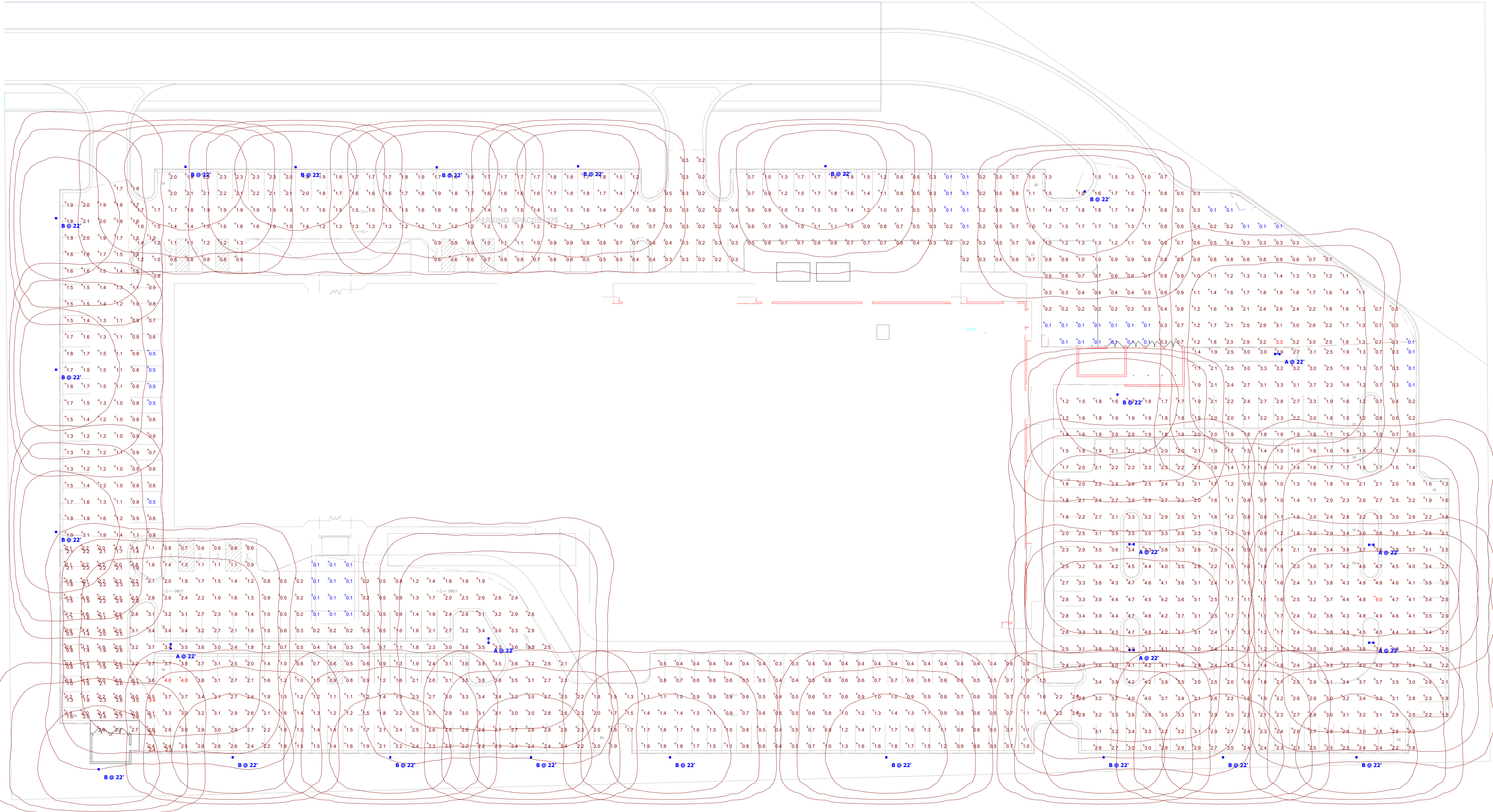
LANDSCAPE SCHEDULE

L103

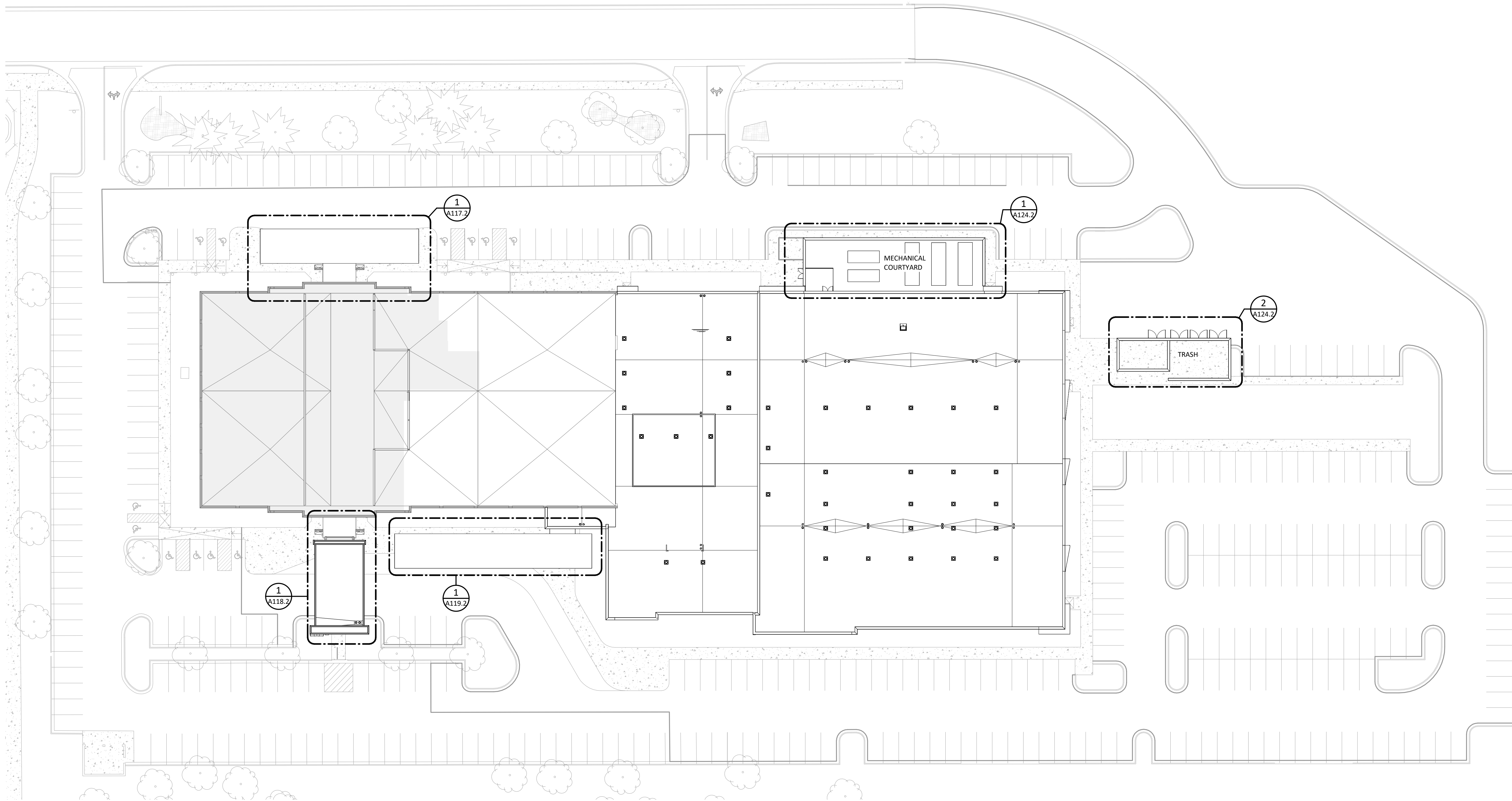


Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A		7	DSX1 LED P3 40K 70CRI T5M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 5 Medium		1	14372	1	204.34
	B		19	DSX1 LED P3 40K 70CRI T5M HS	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 5 Medium Houseside Shield		1	10445	1	102.1727

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Parking Lot	+	2.6 fc	5.0 fc	0.1 fc	50.0:1	26.0:1
North Parking Lot	+	1.1 fc	3.3 fc	0.1 fc	33.0:1	11.0:1
South Parking Lot	+	1.7 fc	4.0 fc	0.1 fc	40.0:1	17.0:1
West Parking Lot	+	1.5 fc	3.4 fc	0.5 fc	6.8:1	3.0:1
Whole Parking Lot	+	1.3 fc	5.0 fc	0.0 fc	N/A	N/A



Plan View



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

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ARCHITECTURAL SITE
PLAN

A100.2

1. REFER TO SPEC G101.2 FOR ABBREVIATIONS AND SYMBOLS LEGEND.
2. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL NOT SCALE FROM THESE DRAWINGS - ALL DIMENSIONS SHALL BE VERIFIED. DIMENSIONS SHALL GOVERN THE SCOPE OF CONSTRUCTION.
4. A. VERIFY ON ARCHITECTURAL DRAWINGS FOR CORRECT LOCATION OF PARTITIONS AND MILLWORK.
5. B. EXISTING CONDITIONS SUPERSEDE DRAWINGS UNLESS NOTED OTHERWISE. VERIFY WITH ARCHITECT.
6. FIELD VERIFY ALL SPECIAL REQUIREMENTS FOR CONSTRUCTION WITH CONSULTANTS AND REPORT ANY DEVIATIONS FROM THE REQUIREMENTS AS LISTED HEREIN TO THE PROJECT REVIEW.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PLUMB, LEVEL, SQUARE, TIGHT AND IN PROPER ALIGNMENT. ONLY NEW, HIGH QUALITY MATERIALS CONSISTENT WITH BUILDING STANDARD OR EQUAL IN SPECIFICATIONS SHOULD BE USED FOR WORK. ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL CODES, ORDINANCES, AND ORDINANCES. ANY DEVIATIONS FROM SUCH CODES SHALL BE BROUGHT TO THE ARCHITECT FOR RESOLUTION.
8. ALL DOOR JAMBS TO BE 4 1/2" FROM ADJACENT WALL OR CENTERED IN SPACE UNLESS NOTED OTHERWISE.
9. PROVIDE 1/2" X 3/4" X 1/8" MIN. FINISH NAIL ALL WALL-SUPPORTED COUNTERS, CABINETS AND SHELVES. BLOCKING TO BE "NON-COMBUSTIBLE."
10. PROVIDE FRT WOOD BLOCKING AS REQUIRED FOR WALL-MOUNTED ACCESSORIES. THESE ACCESSORIES CONSISTS OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT, AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
11. NO CONNECTIONS TO BE COORDINATED WITH INTERIOR ELEVATIONS.
12. ALL PENETRATIONS TO BE NON-RATED WALLS SHALL BE SEALED WITH ACQUASTICAL SEALANT.
13. REFER TO SPEC A002.2.7 FOR PARTITION TYPES.

	AREA NOT IN SCOPE
WALL TYPES	
	EXISTING WALL
	NEW WALL
	CMU PARTITION
	1 HOUR SMOKE BARRIER
	1 HOUR WALL
	2 HOUR WALL
	BULKHEAD
	1/8" LEAD LINED WALL
	1/16" LEAD LINED WALL
DOOR TYPES	
	EXISTING DOOR
	NEW DOOR



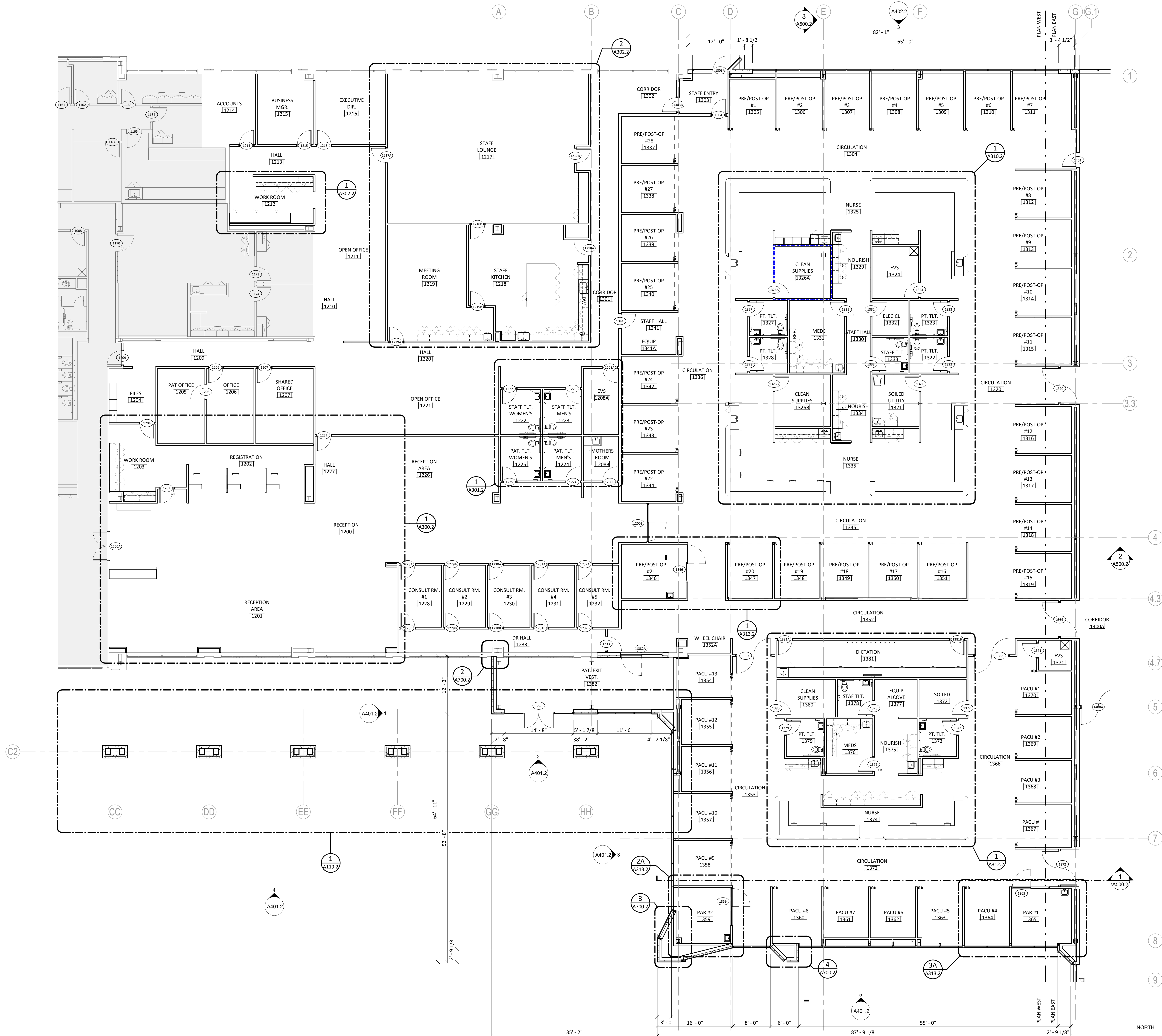
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OVERALL FIRST FLOOR PLAN

A110.2



GENERAL NOTES

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9. SINK LOCATIONS TO BE COORDINATED WITH INTERIOR ELEVATIONS.
10. ALL PENETRATIONS AT NON-FIRE RATED WALLS SHALL BE SEALED WITH ACOUSTICAL SEALANT.
11. REFER TO SHEET A000.2 FOR PARTITION TYPES.

FLOOR PLAN LEGEND

AREA NOT IN SCOPE

WALL TYPES

- EXISTING WALL
- NEW WALL
- CMU PARTITION
- 1 HOUR SMOKE BARRIER
- 1 HOUR WALL
- 2 HOUR WALL
- BULKHEAD
- 1/8" LEAD LINED WALL
- 1/16" LEAD LINED WALL

DOOR TYPES

- EXISTING DOOR
- NEW DOOR

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PARTIAL FIRST FLOOR
PLAN - WEST

A111.2

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PARTIAL FIRST FLOOR
PLAN - EAST

A112.2

GENERAL NOTES

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FLOOR PLAN LEGEND

AREA NOT IN SCOPE

WALL TYPES

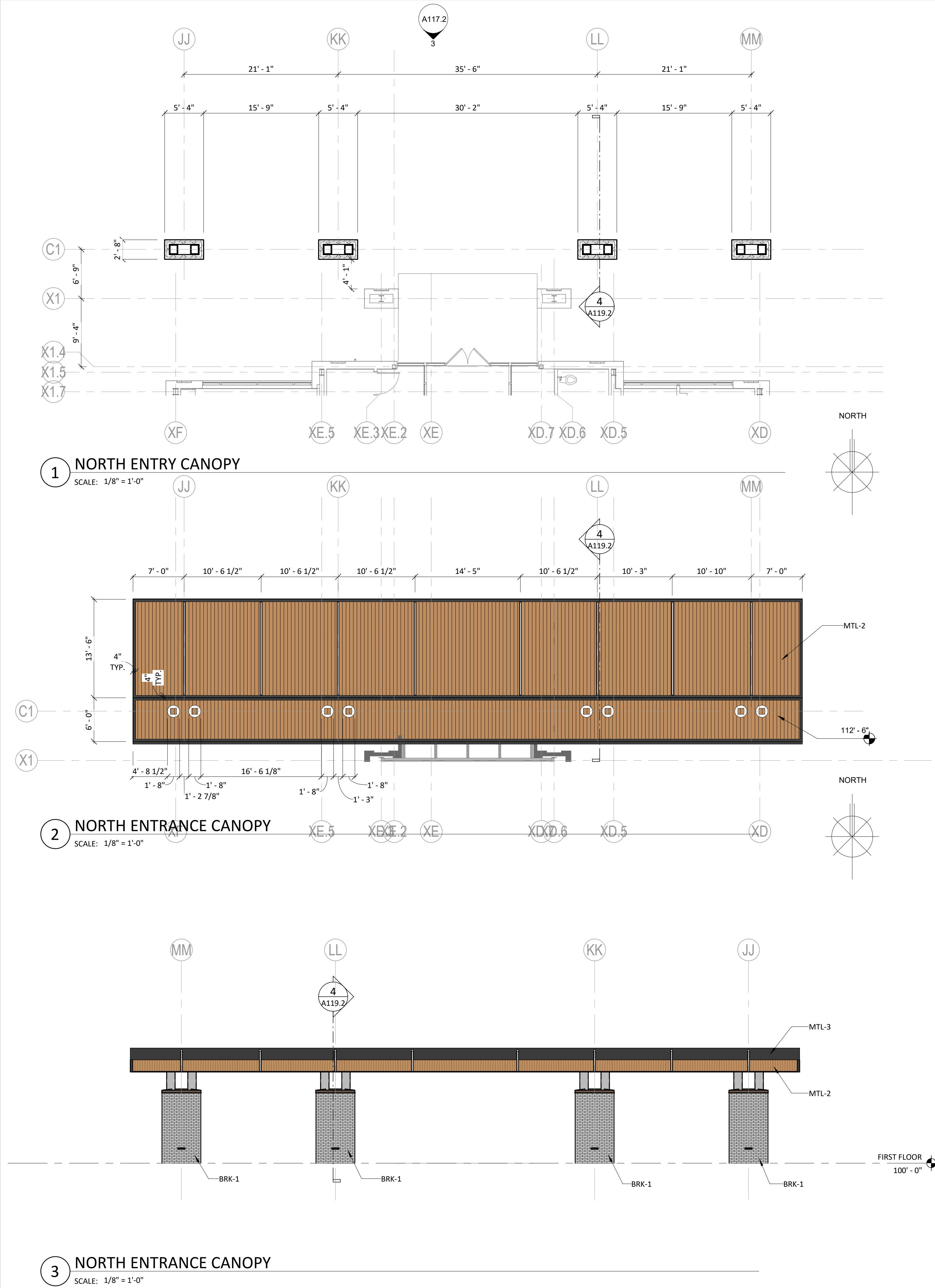
- EXISTING WALL
- NEW WALL
- CMU PARTITION
- 1 HOUR SMOKE BARRIER
- 1 HOUR WALL
- 2 HOUR WALL
- BULKHEAD
- 1/8" LEAD LINED WALL
- 1/16" LEAD LINED WALL

DOOR TYPES

- EXISTING DOOR
- NEW DOOR



1 PARTIAL FIRST FLOOR PLAN - EAST
SCALE: 1/8" = 1'-0"



KEY PLAN
NOT TO SCALE

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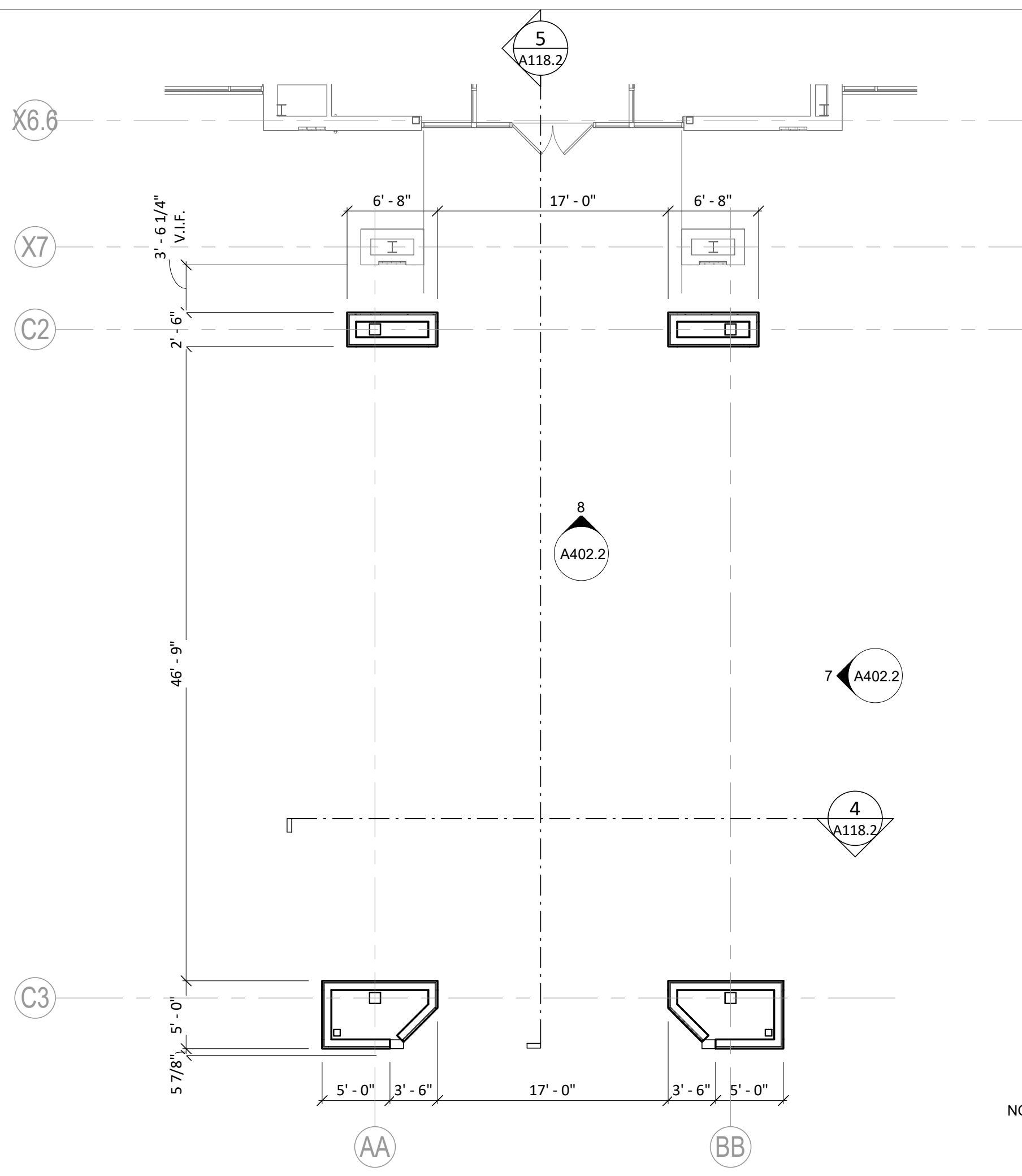
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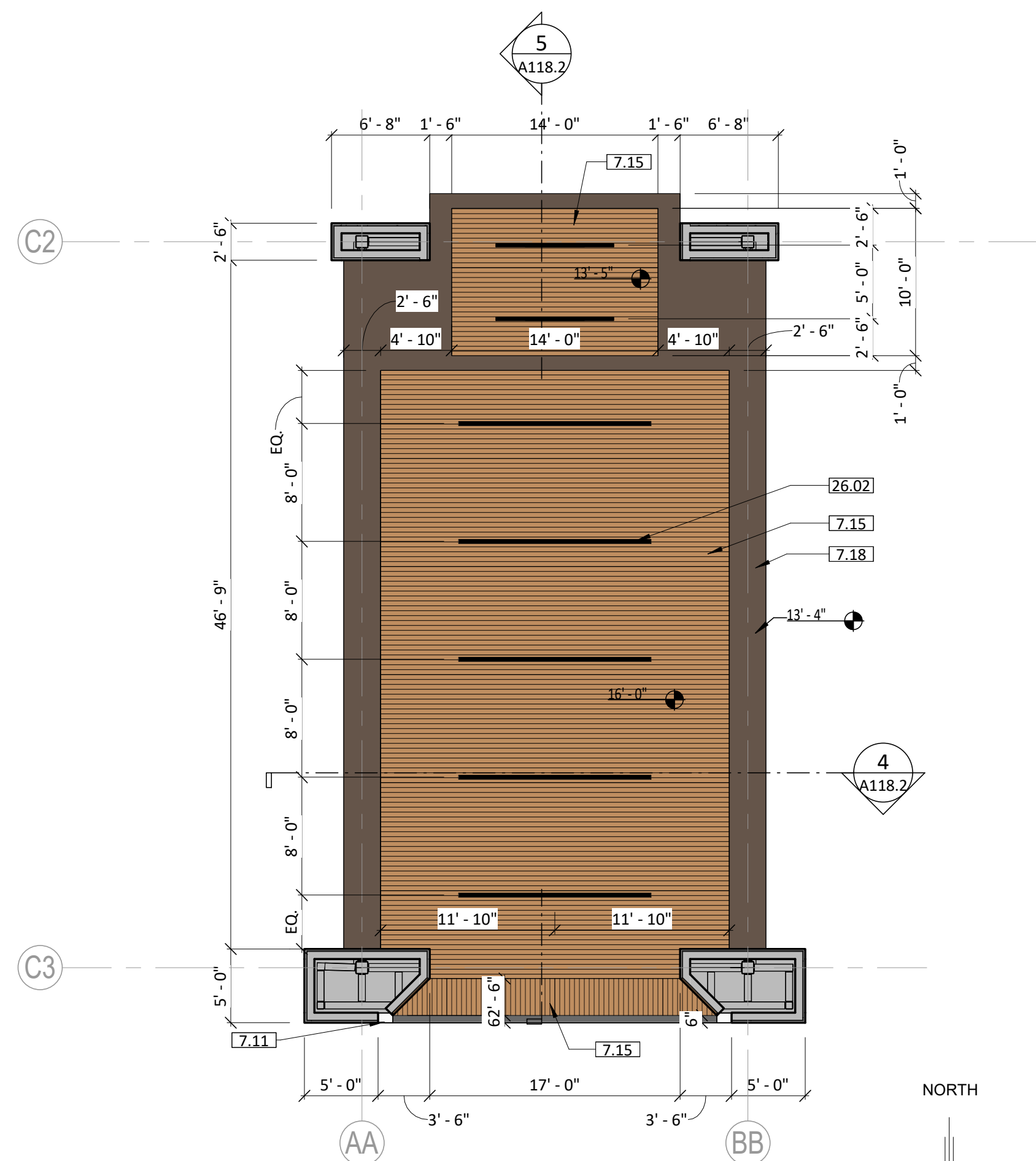
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CIVIL ENGINEER:
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CONSULTANT SPECIALITY:
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CANOPY - NORTH
ENTRANCE

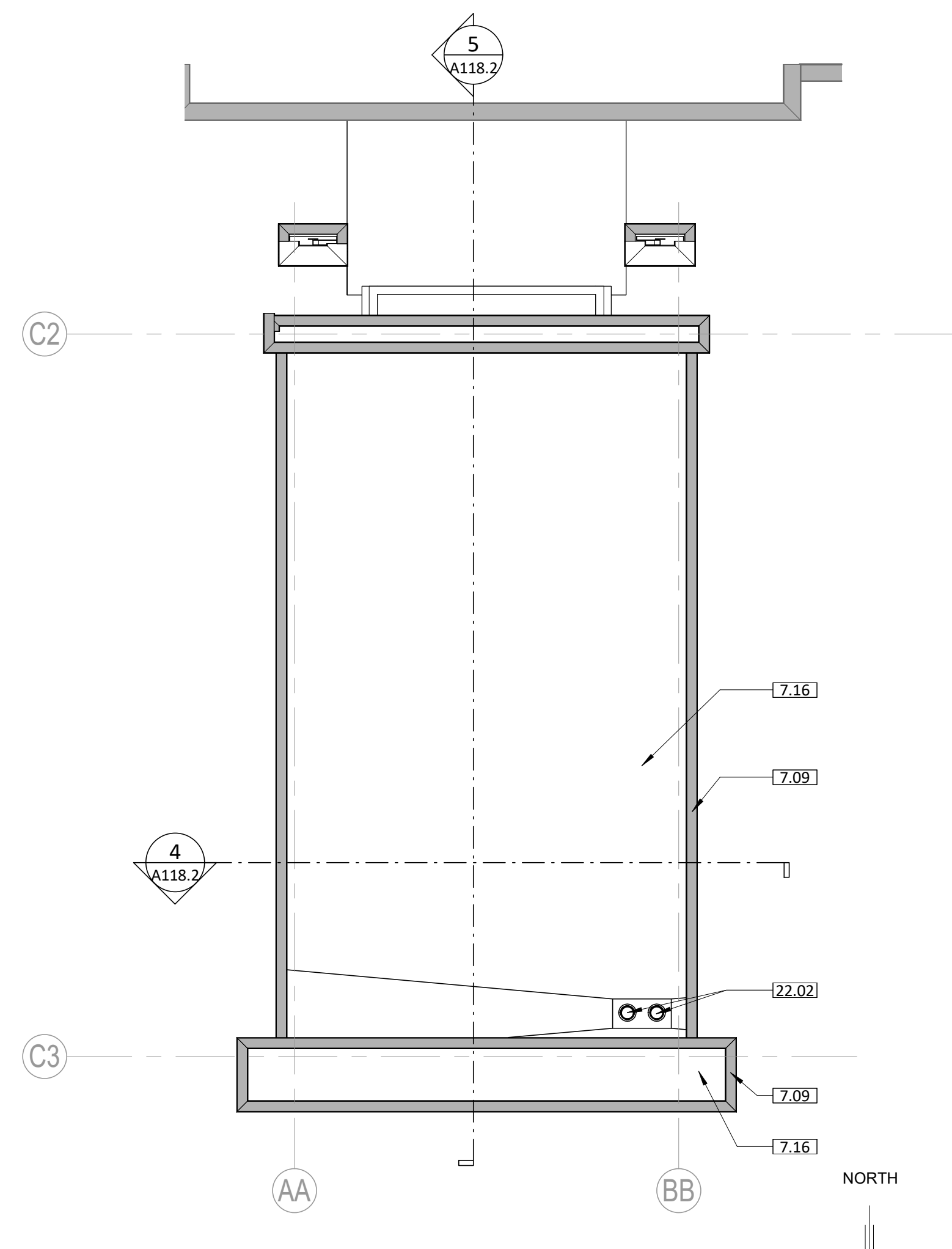
A117.2



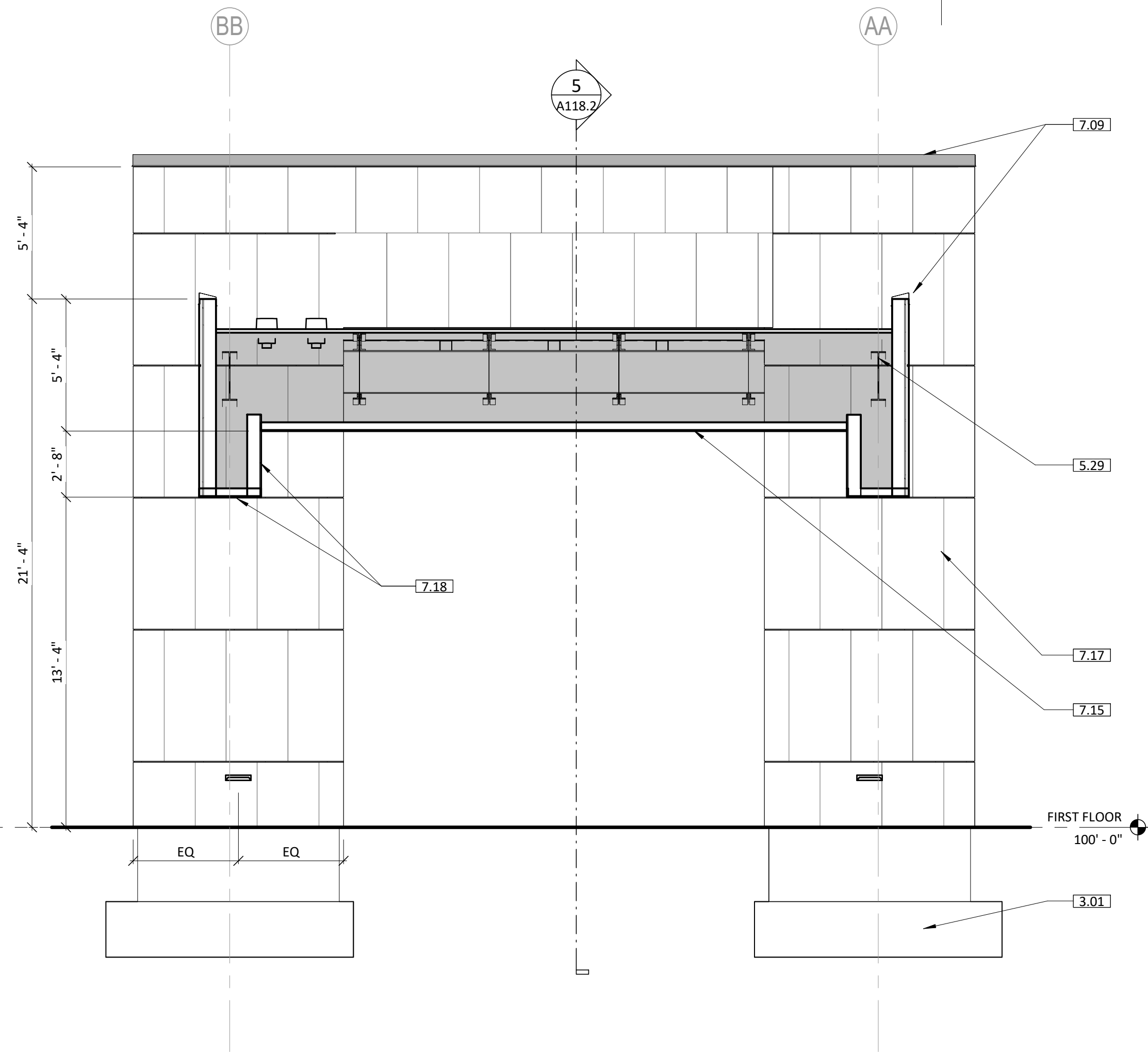
1 SOUTH ENTRY CANOPY
SCALE: 1/8" = 1'-0"



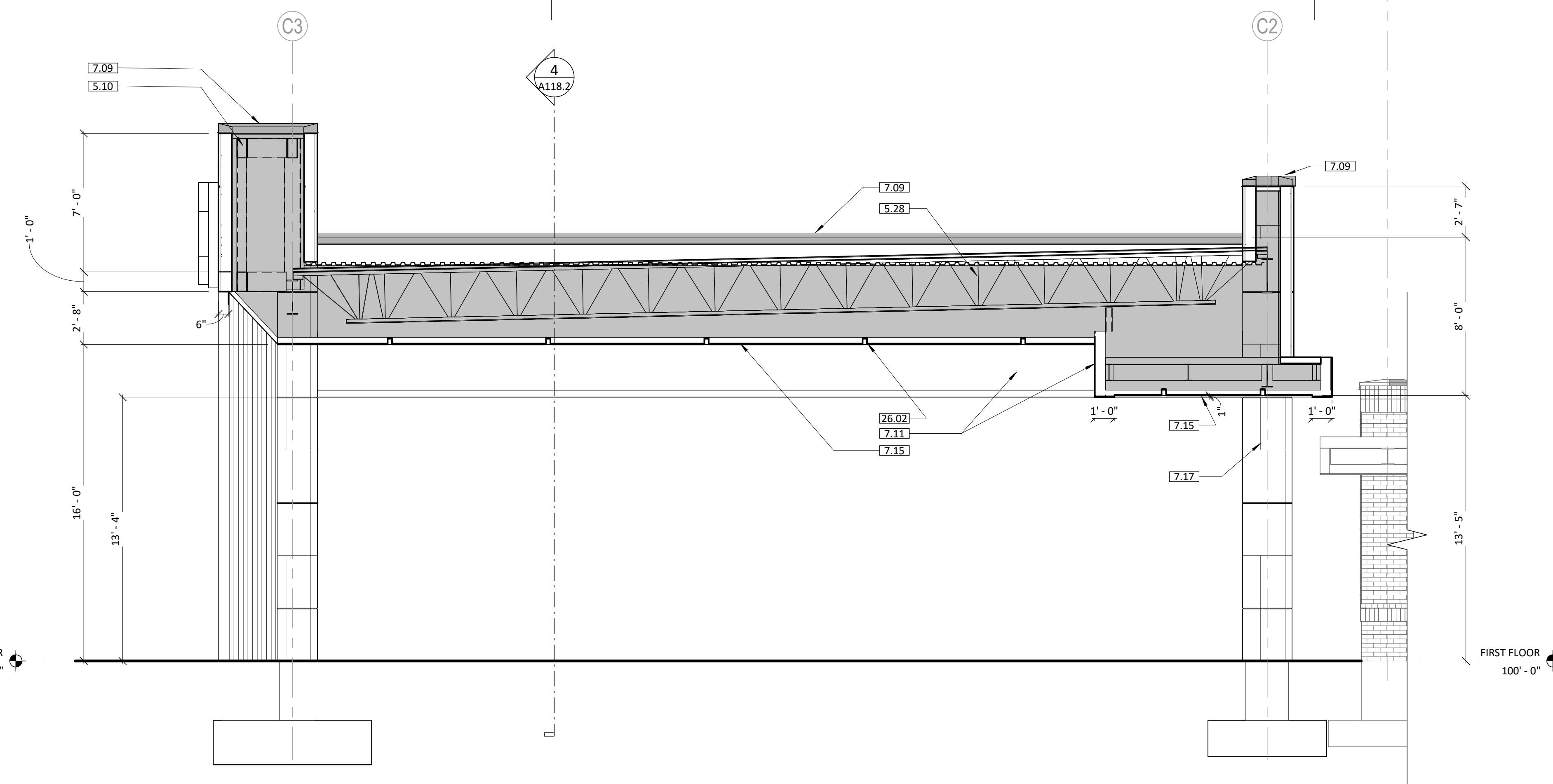
2 CEILING PLAN - SOUTH ENTRANCE CANOPY
SCALE: 1/8" = 1'-0"



3 ROOF PLAN - SOUTH ENTRANCE CANOPY
SCALE: 1/8" = 1'-0"



4 SECTION - SOUTH ENTRANCE CANOPY E-W
SCALE: 1/4" = 1'-0"



5 SECTION - SOUTH ENTRANCE CANOPY N-S
SCALE: 1/4" = 1'-0"

KEY NOTE LEGEND	
#	DESCRIPTION
3.01	FOUNDATION - SEE STRUCTURAL
5.10	HSS - SEE STRUCTURAL
5.28	STANDING SEAM METAL ROOFING
5.29	BAR JOISTS - SEE STRUCTURAL
7.09	PREFINISHED METAL COPING ON TREATED WOOD BLOCKING
7.11	METAL TRIM PIECE PER METAL PANEL/METAL PLANK MANUFACTURER. COLOR TO MATCH ADJACENT PANEL/PLANK.
7.15	WOOD-LOOK METAL PLANK SOFFIT
7.16	TPO ROOFING
7.17	WHITE METAL PANEL
7.18	DARK BRONZE METAL SOFFIT
22.02	ROOF DRAIN - SEE PLUMBING
26.02	RECESSED LINEAR, CONTINUOUS LIGHT FIXTURE. SEE ELEVATIONS AND LIGHTING SCHEDULE.

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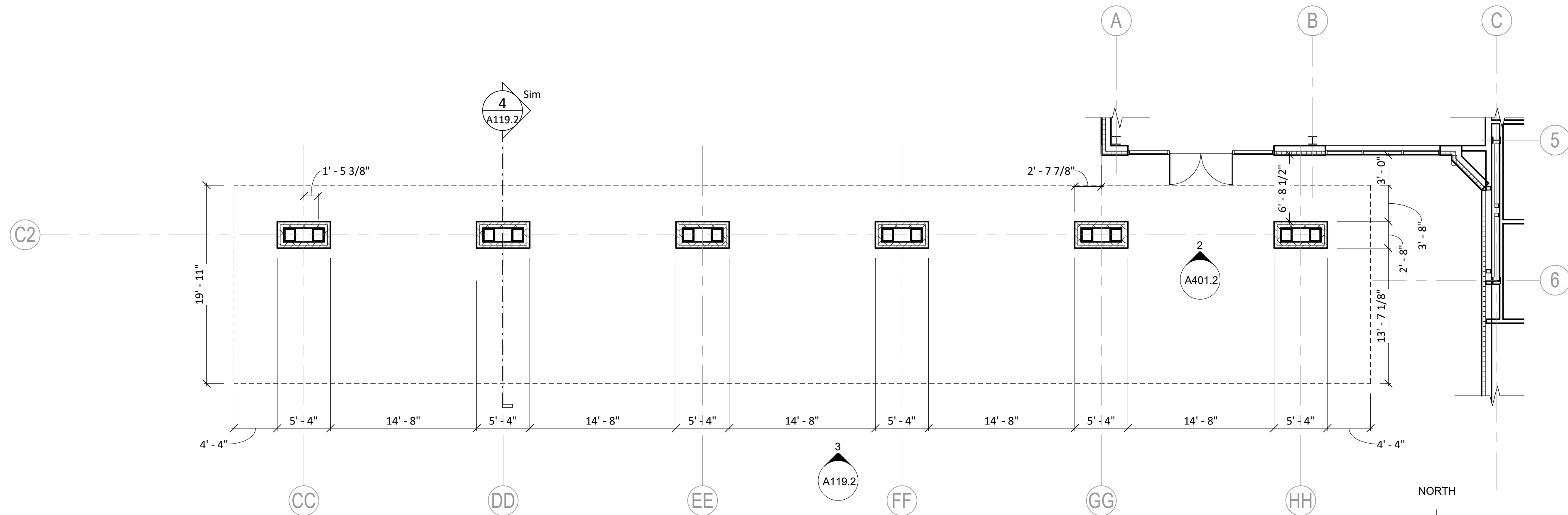


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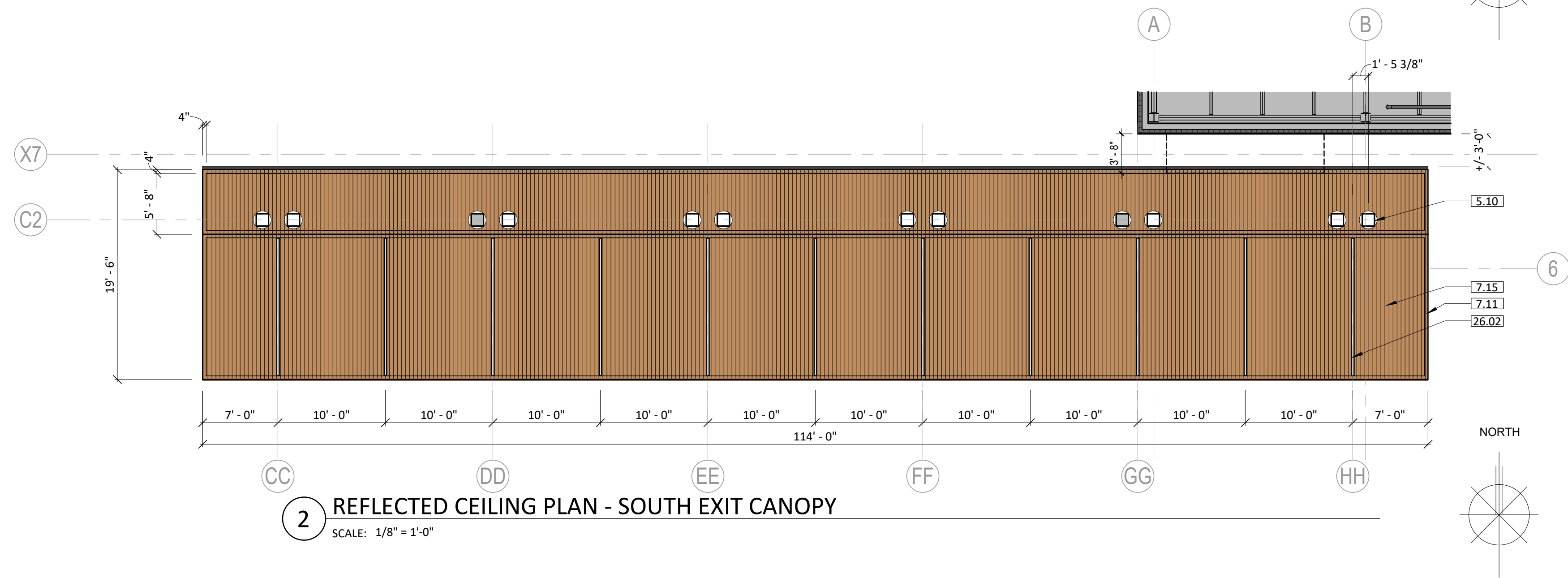
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CANOPY - SOUTH
ENTRANCE

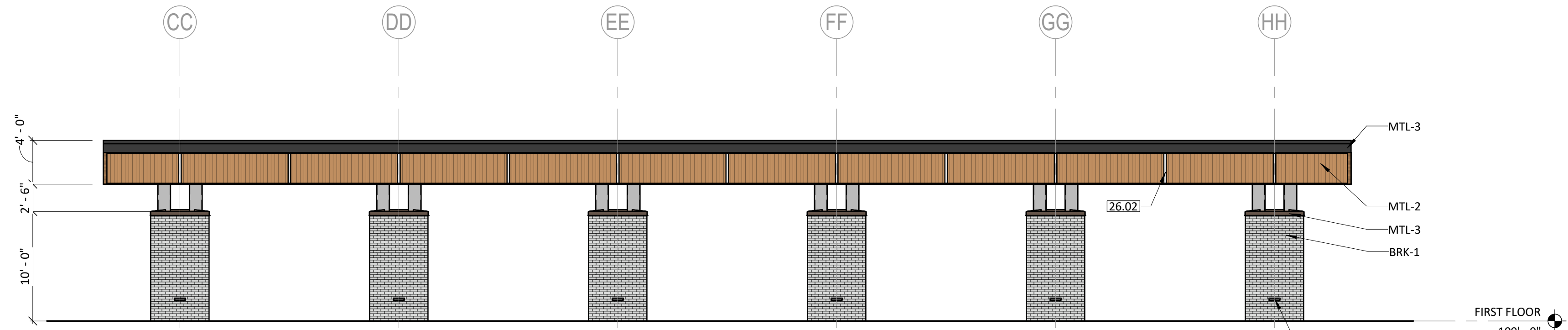
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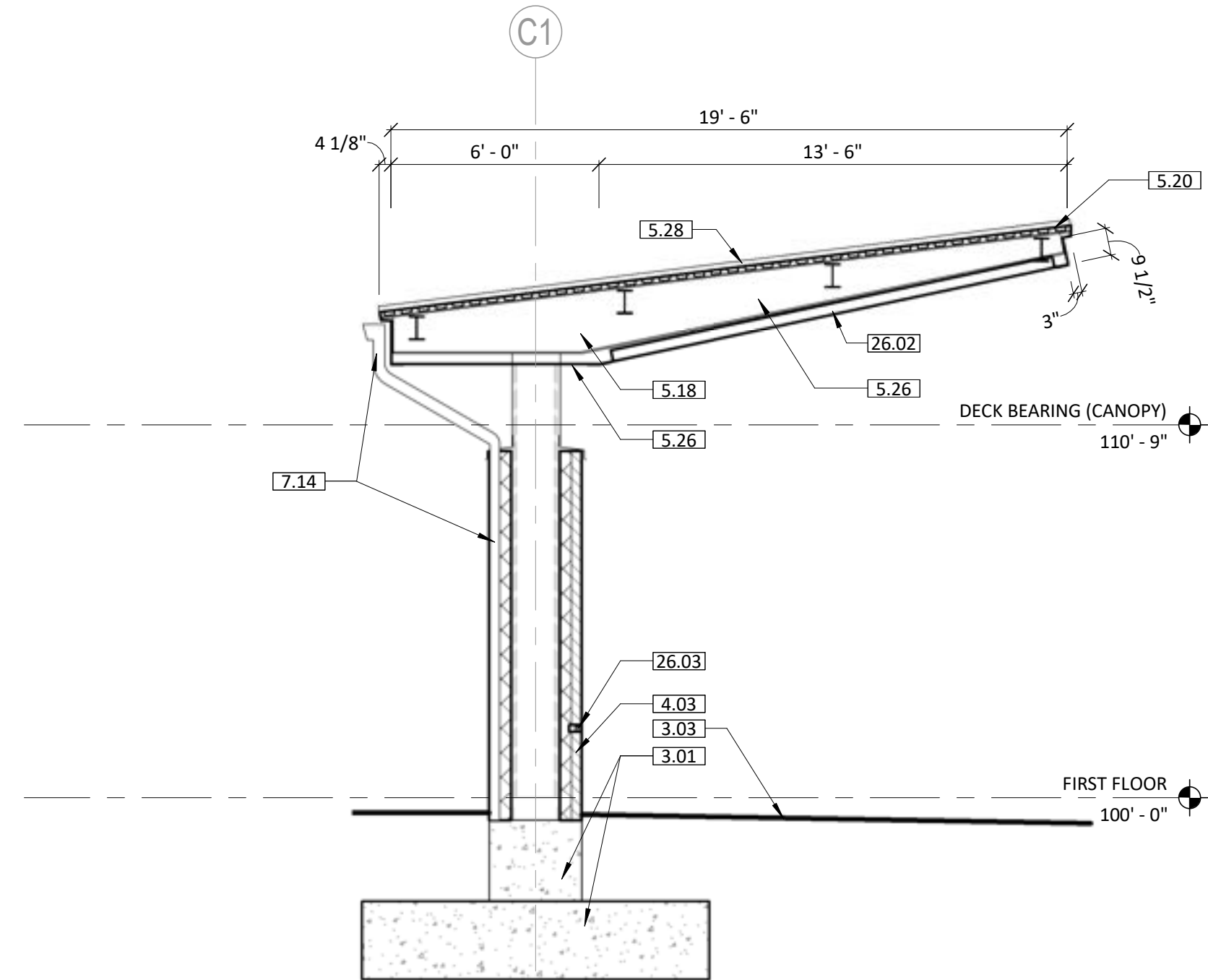
1 SOUTH EXIT CANOPY
SCALE: 1/8" = 1'-0"



2 REFLECTED CEILING PLAN - SOUTH EXIT CANOPY
SCALE: 1/8" = 1'-0"



3 SOUTH EXIT CANOPY
SCALE: 1/8" = 1'-0"



4 SECTION - CANOPY AT COLUMN
SCALE: 1/4" = 1'-0"

KEY NOTE LEGEND	
#	DESCRIPTION
3.01	FOUNDATION - SEE STRUCTURAL
3.03	SIDEWALK AND DRIVE - SEE CIVIL
4.03	BRICK ON CMU
5.10	HSS - SEE STRUCTURAL
5.18	METAL COLUMN COVER - WRAP TIGHT TO STRUCTURE. FINISH TO MATCH STOREFRONT MULLIONS
5.20	1-1/2" METAL ROOF DECK ON 8" DEEP PURLIN - SEE STRUCTURAL
5.26	VARIABLE DEPTH GIRDER - SEE STRUCTURAL
5.28	STANDING SEAM METAL ROOFING
7.11	METAL TRIM PIECE PER METAL PANEL/METAL PLANK MANUFACTURER. COLOR TO MATCH ADJACENT PANEL/PLANK.
7.14	ALUMINUM GUTTER AND DOWNSPOUT. RECESS DOWNSPOUT INTO BRICK COLUMN WRAP. TIE IN TO CIVIL STORMWATER SYSTEM.
7.15	WOOD-LOOK METAL PLANK SOFFIT
26.02	RECESSED LINEAR, CONTINUOUS LIGHT FIXTURE. SEE ELEVATIONS AND LIGHTING SCHEDULE
26.03	RECESSED LINEAR WALL PACK 4" X 12" - SEE ELECTRICAL

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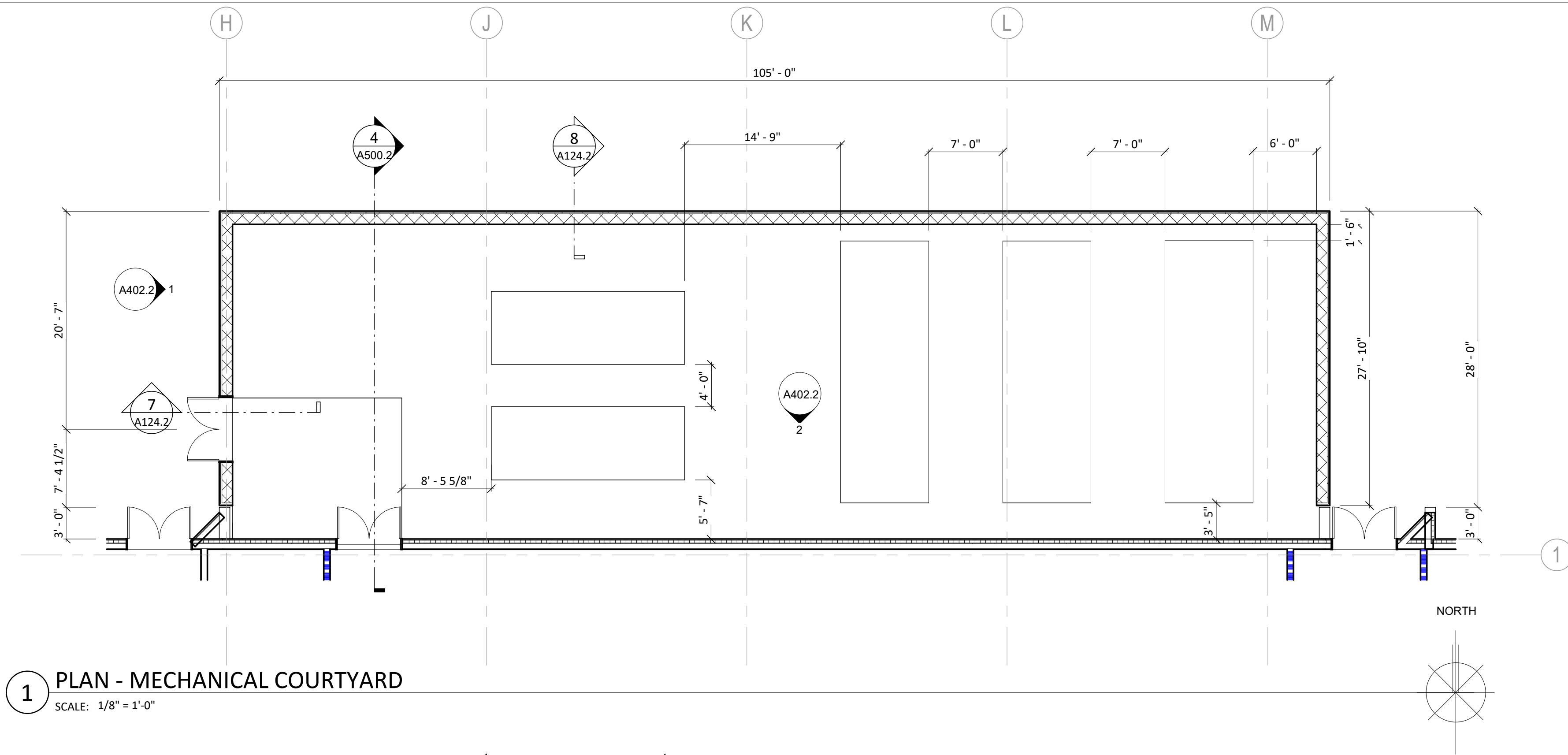


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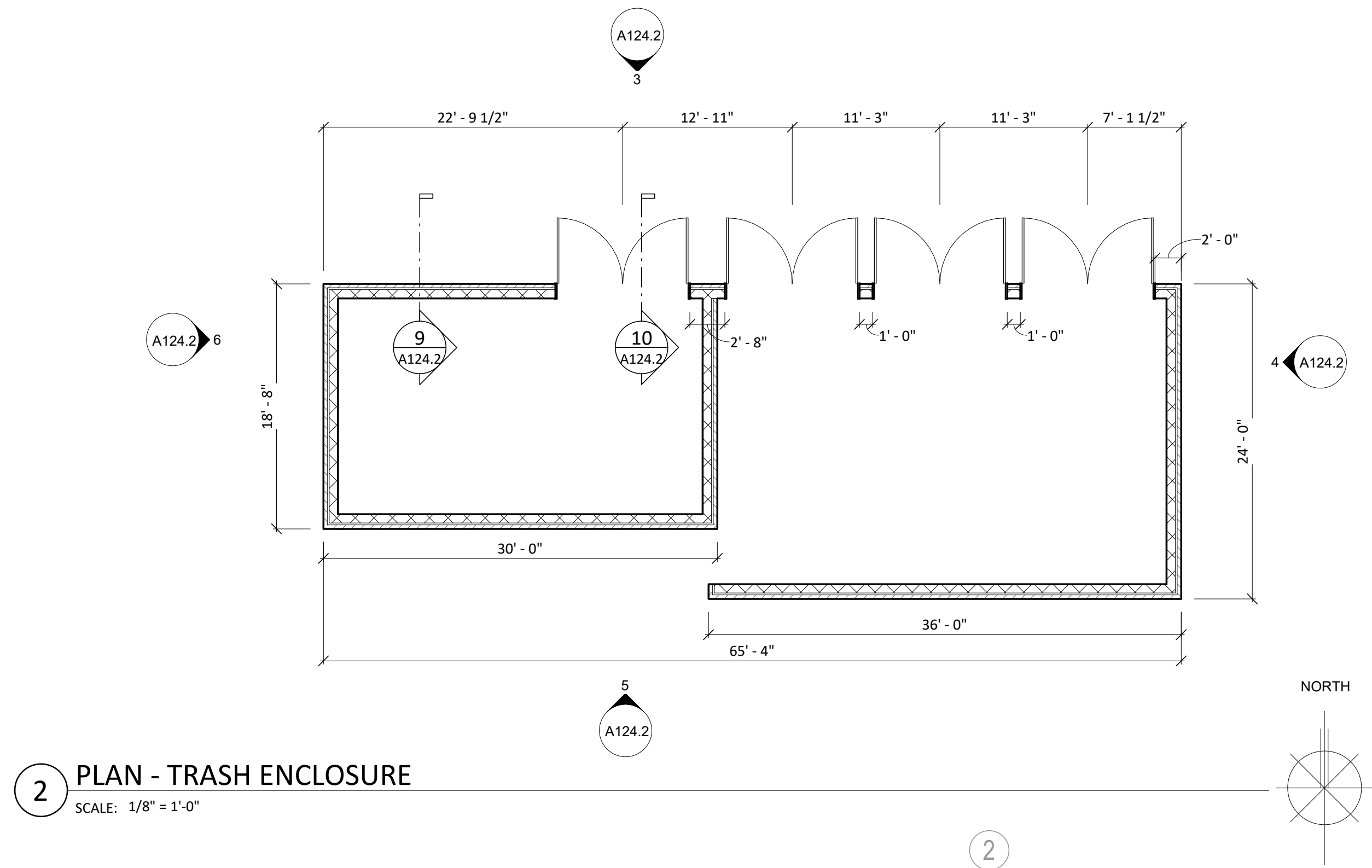
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CANOPY - SOUTH EXIT

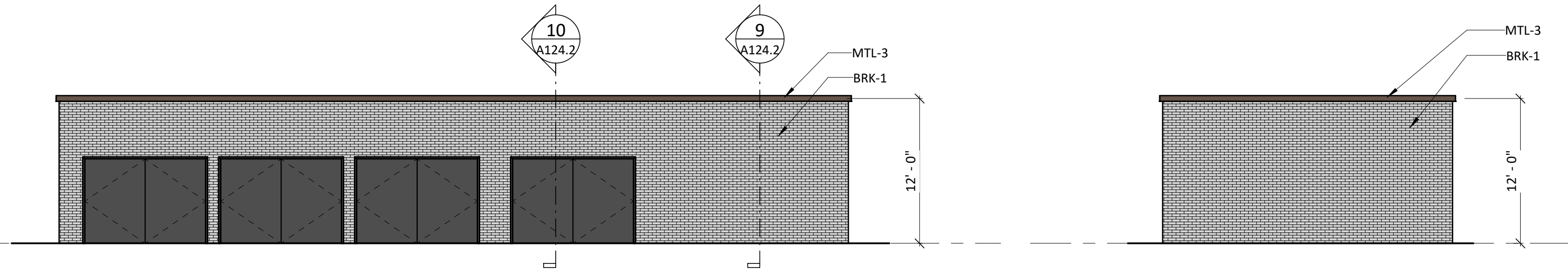
A119.2



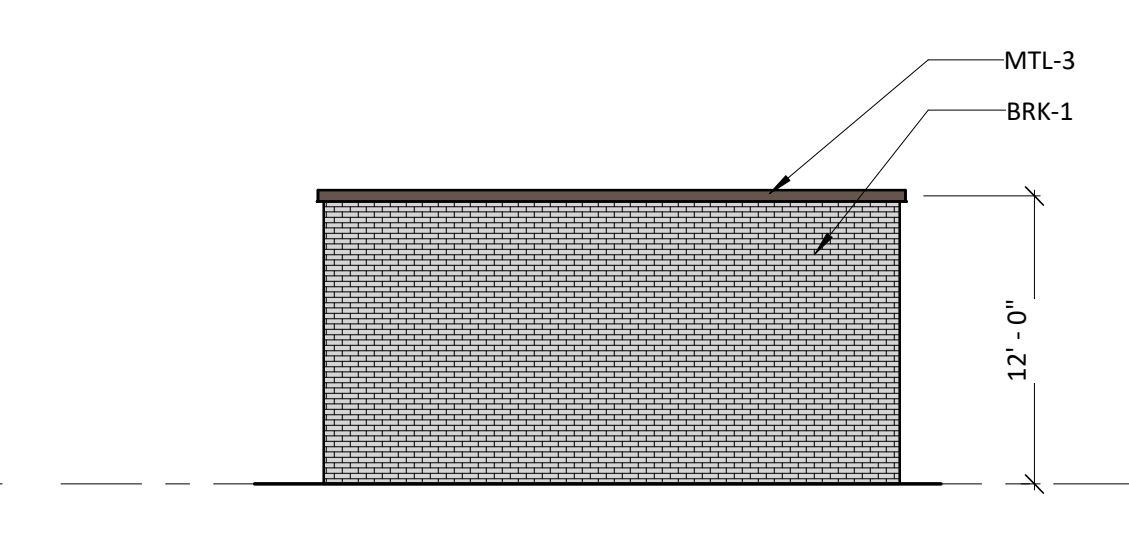
1 PLAN - MECHANICAL COURTYARD
SCALE: 1/8" = 1'-0"



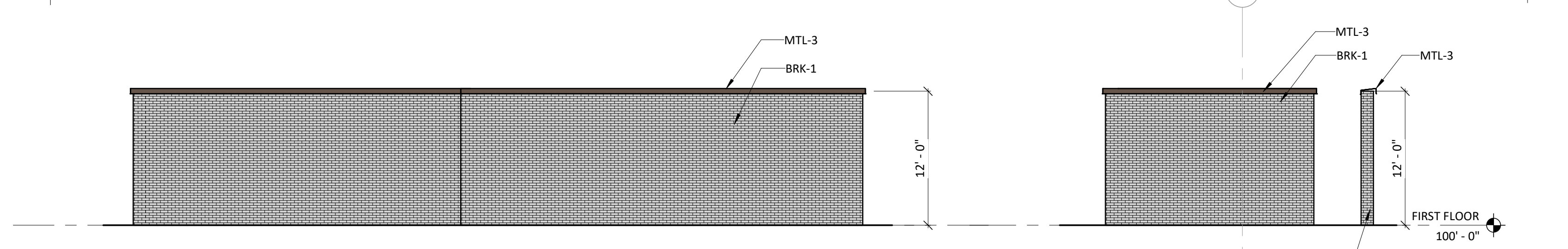
2 PLAN - TRASH ENCLOSURE
SCALE: 1/8" = 1'-0"



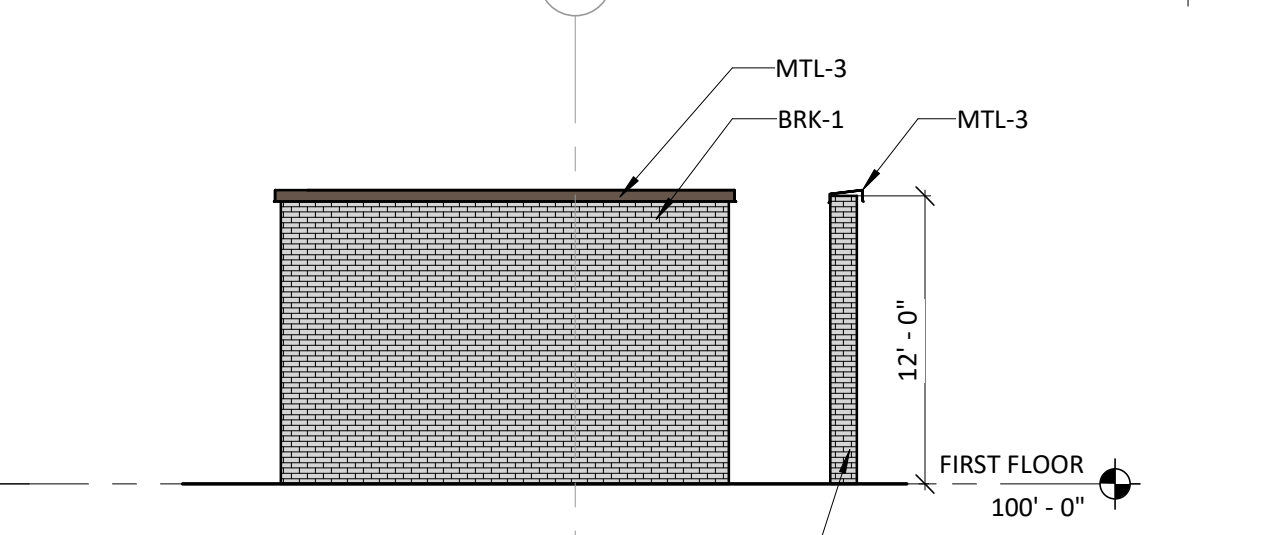
3 ELEVATION - TRASH-O2 NORTH
SCALE: 1/8" = 1'-0"



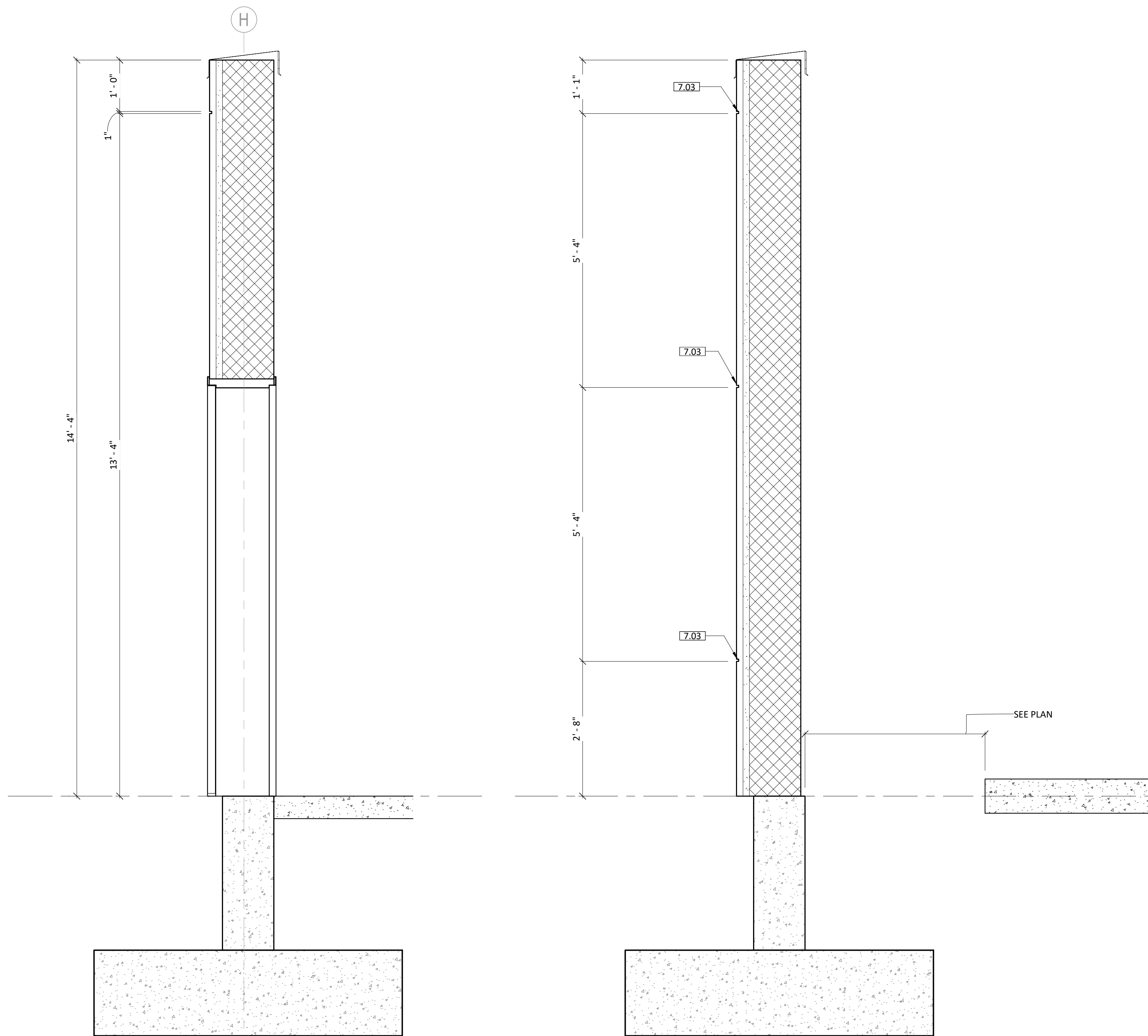
4 ELEVATION - TRASH-O2 EAST
SCALE: 1/8" = 1'-0"



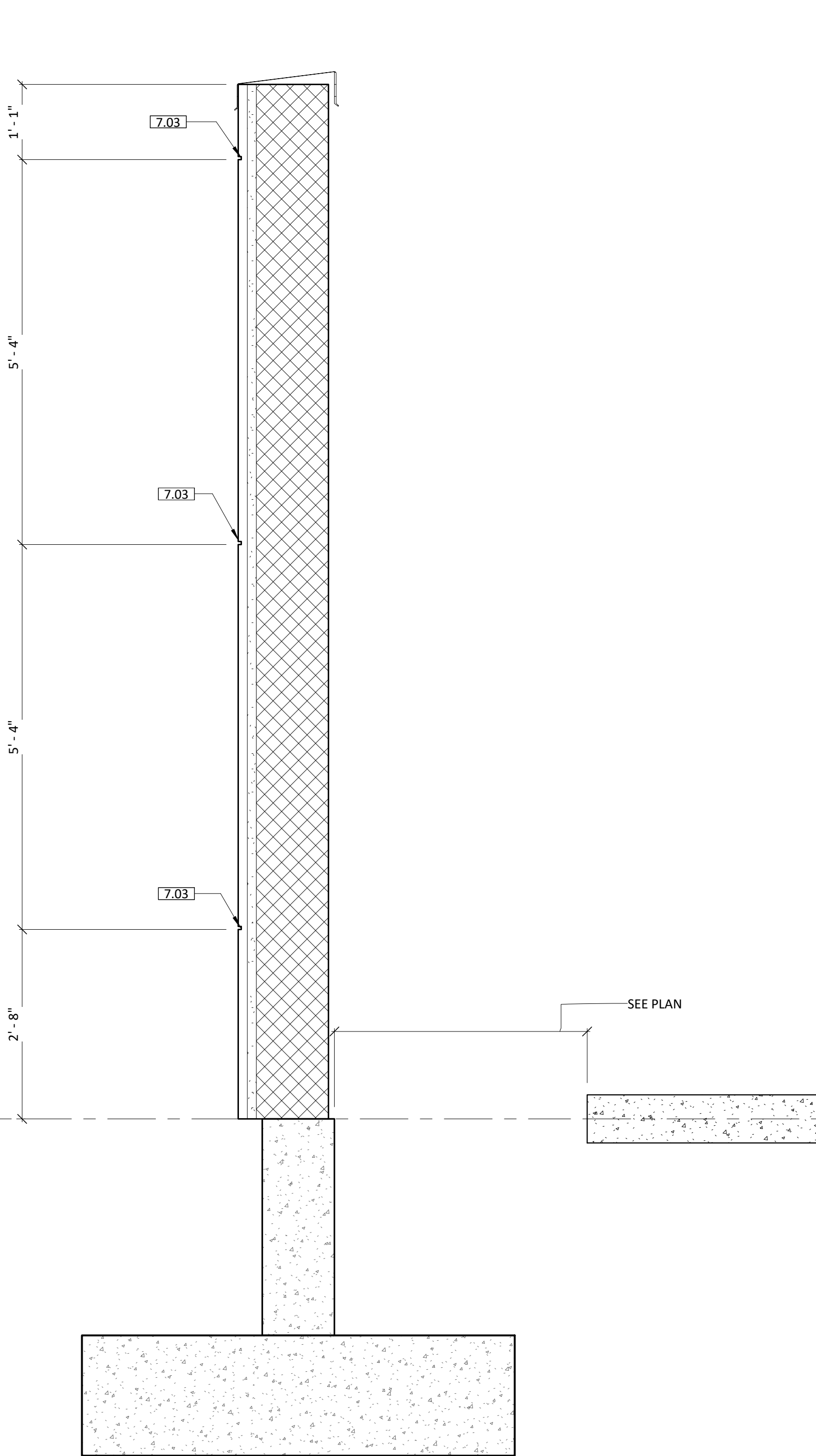
5 ELEVATION - TRASH-O2 SOUTH
SCALE: 1/8" = 1'-0"



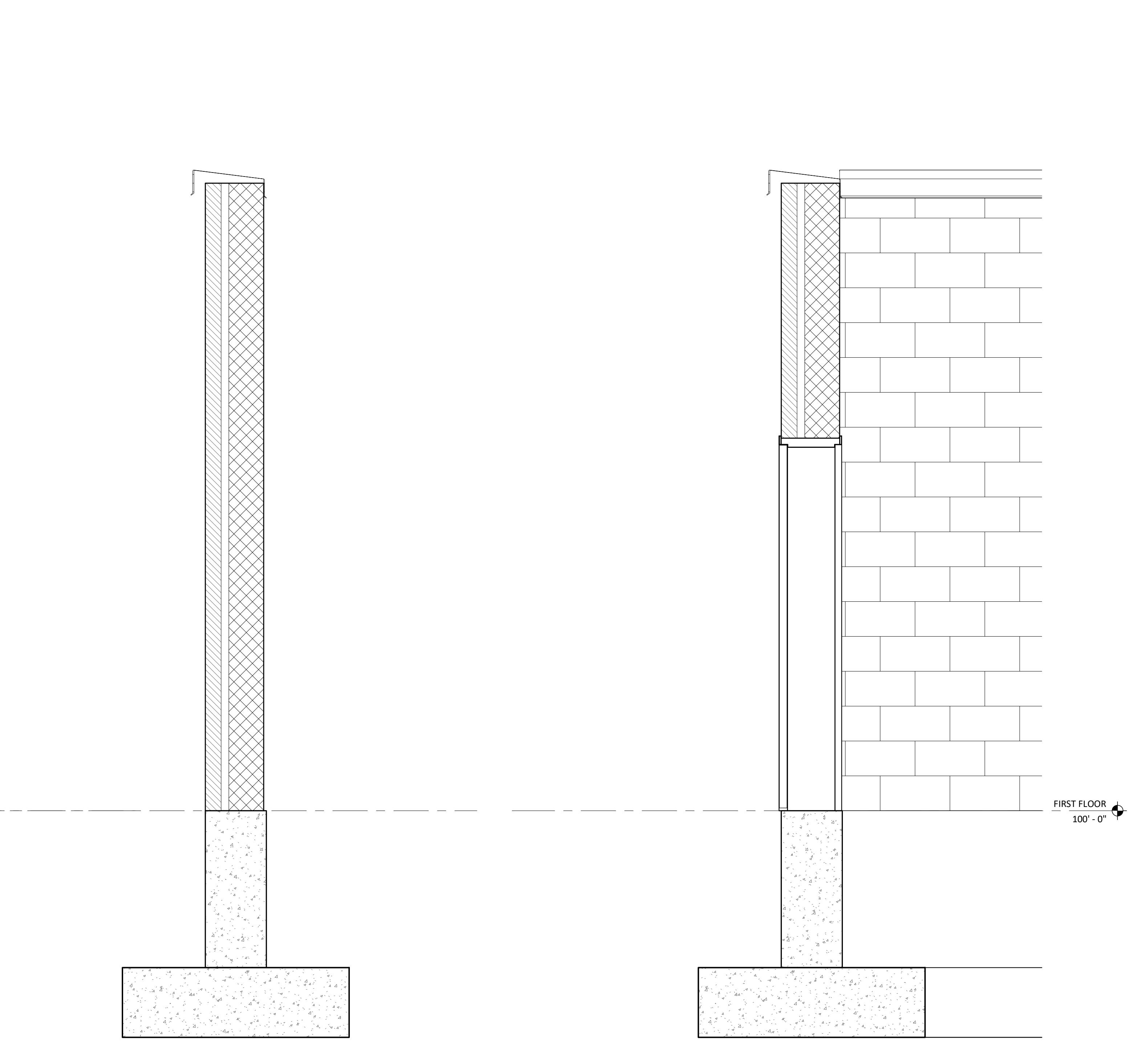
6 ELEVATION - TRASH-O2 WEST
SCALE: 1/8" = 1'-0"



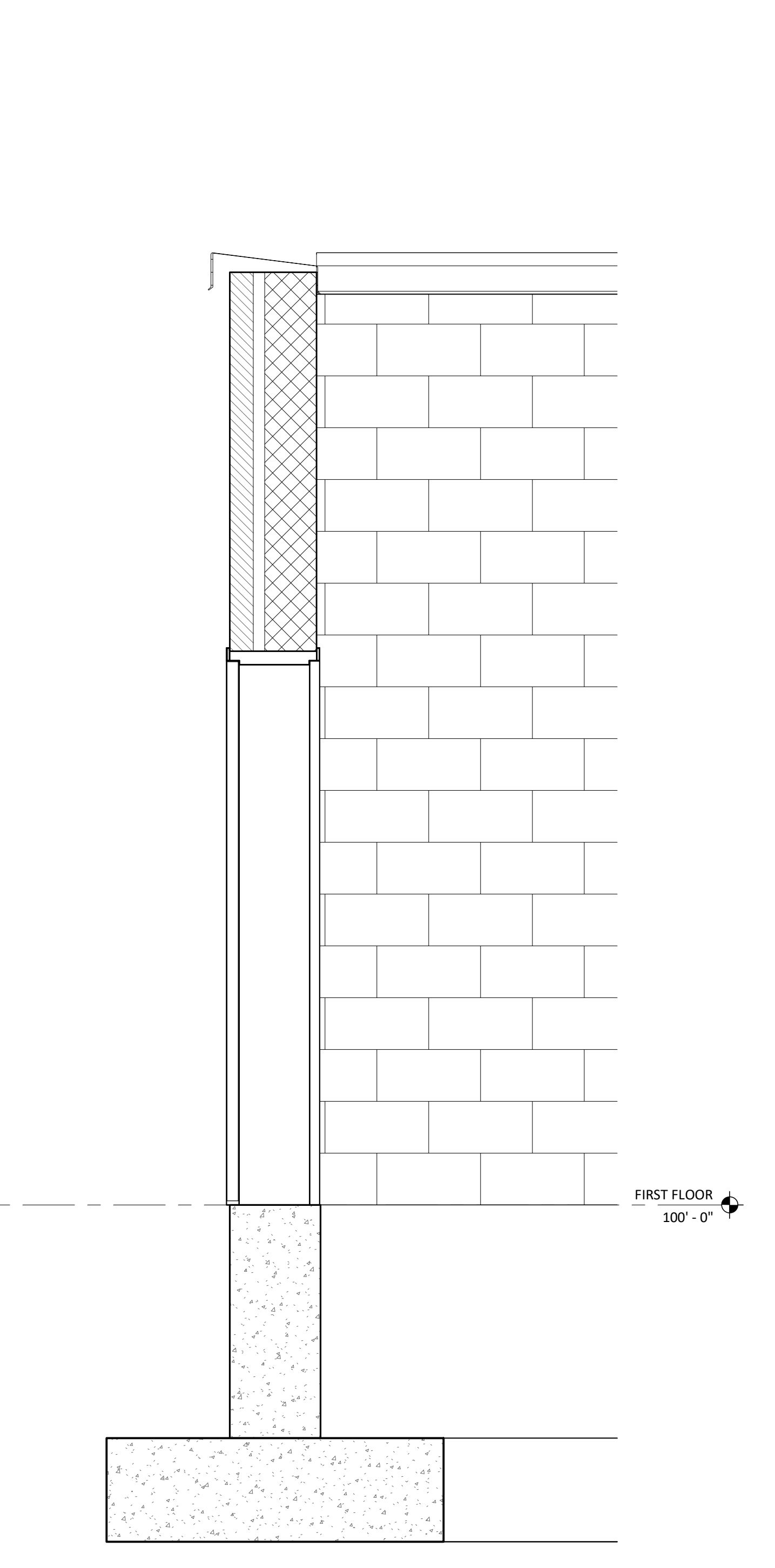
7 WALL SECTION - MECH COURTYARD
SCALE: 3/4" = 1'-0"



8 WALL SECTION - MECH COURTYARD
SCALE: 3/4" = 1'-0"



9 WALL SECTION - TRASH AND O2 ENCLOSURE
SCALE: 3/4" = 1'-0"



10 WALL SECTION - TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"

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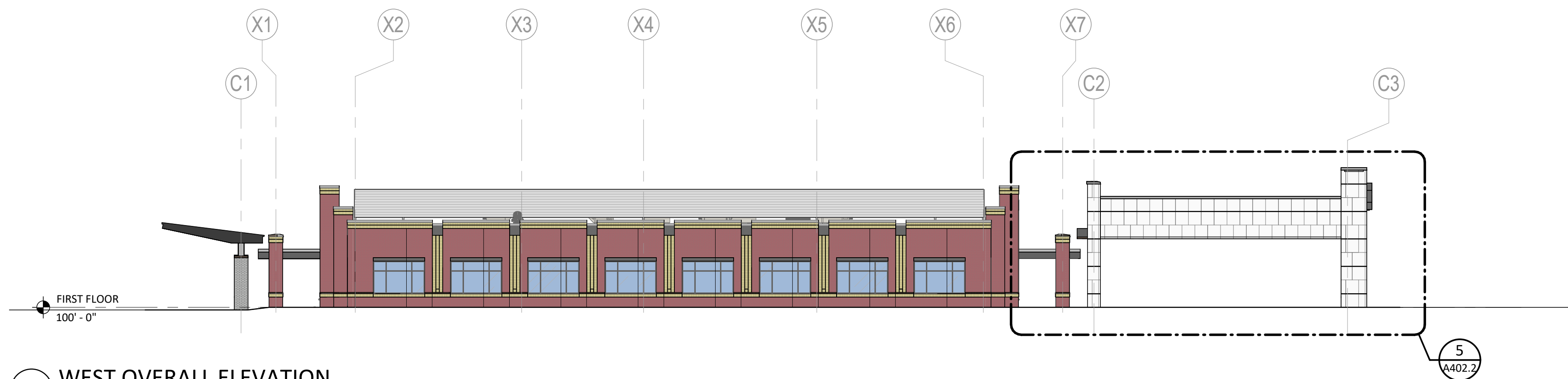
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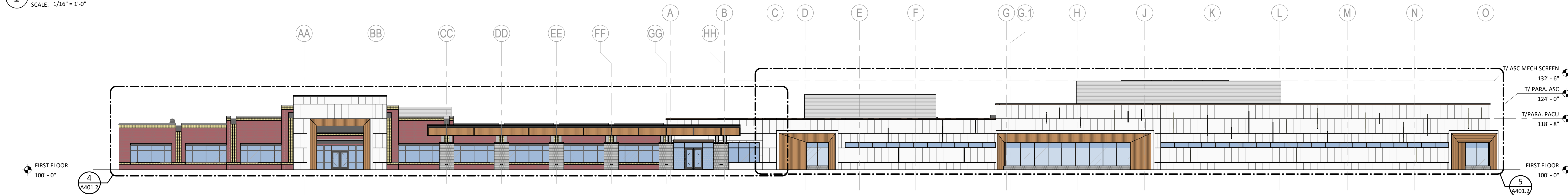
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MECHANICAL AND
TRASH ENCLOSURE

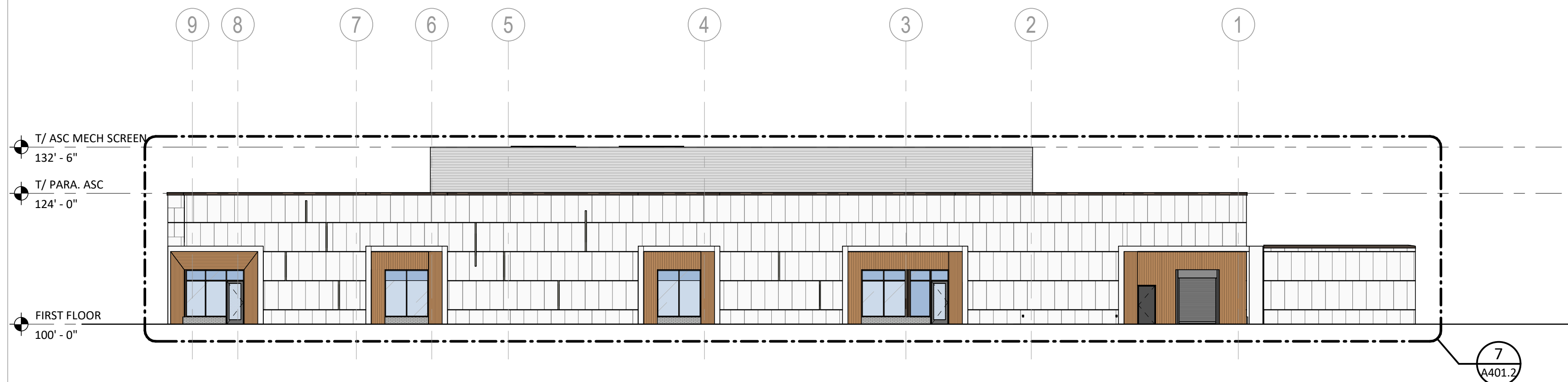
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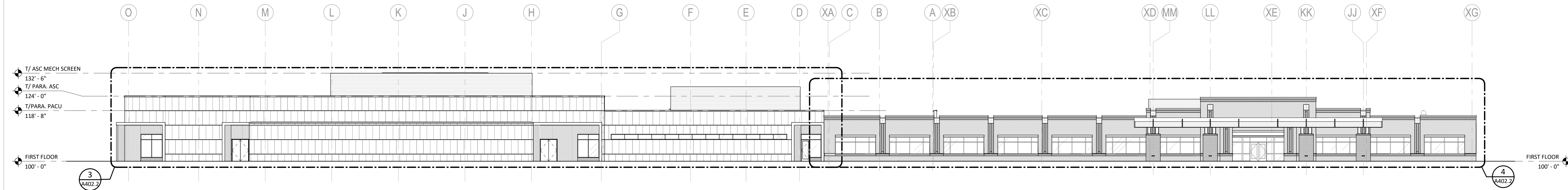
1 WEST OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



4 NORTH OVERALL ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

MASONRY

BRK-1
BRICK, WHITE

METAL

MTL-1
METAL PANEL/TRIM, WHITE

MTL-2
METAL PANEL/TRIM, WOOD LOOK

MTL-3
BRAKE METAL, DARK BRONZE

MTL-4
SCREEN WALL

MTL-5
METAL TRIM PANELS, FINISH TO MATCH MTL-1

INSULATED GLAZING UNITS

IGU-1
INSULATED GLAZING UNIT

IGU-1T
INSULATED GLAZING UNIT, TEMPERED

IGU-2
FROSTED, INSULATED GLAZING UNIT

IGU-2T
FROSTED, INSULATED GLAZING UNIT, TEMPERED

IGU-3
INSULATED SPANDREL GLAZING UNIT

NOTE: SEE FINISH SCHEDULE FOR EXTERIOR PAINT

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EXTERIOR ELEVATIONS

A400.2



EXTERIOR MATERIAL LEGEND

MASONRY

- BRK-1
BRICK, WHITE
- MTL-1
METAL PANEL/TRIM, WHITE
- MTL-2
METAL PANEL/TRIM, WOOD LOOK
- MTL-3
BRAKE METAL, DARK BRONZE
- MTL-4
SCREEN WALL
- MTL-5
METAL TRIM PANELS, FINISH TO MATCH MTL-1

METAL

INSULATED GLAZING UNITS

- IGU-1
INSULATED GLAZING UNIT
- IGU-1T
INSULATED GLAZING UNIT, TEMPERED
- IGU-2
FROSTED, INSULATED GLAZING UNIT
- IGU-2T
FROSTED, INSULATED GLAZING UNIT, TEMPERED
- IGU-3
INSULATED SPANDREL GLAZING UNIT

NOTE: SEE FINISH SCHEDULE FOR EXTERIOR PAINT

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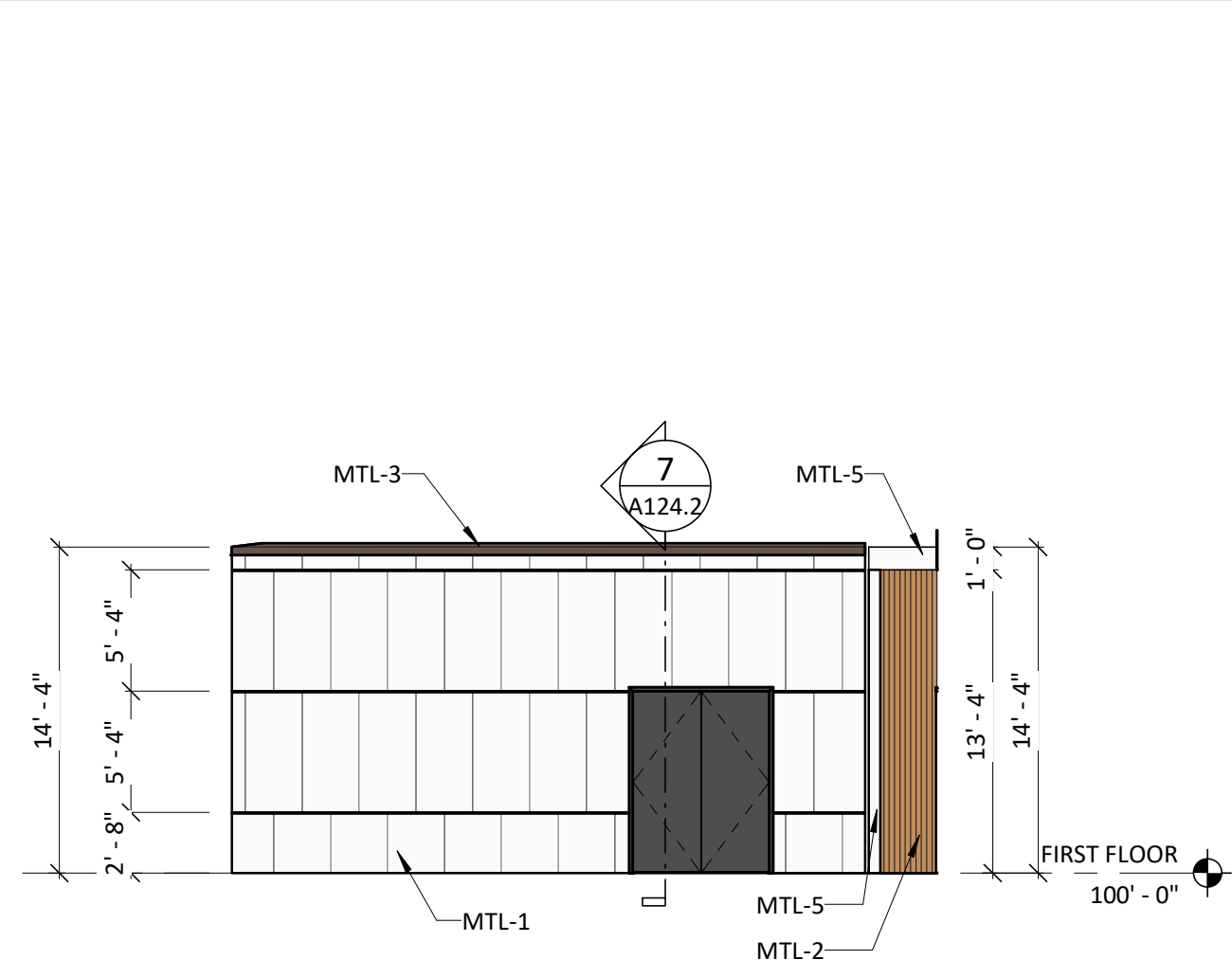


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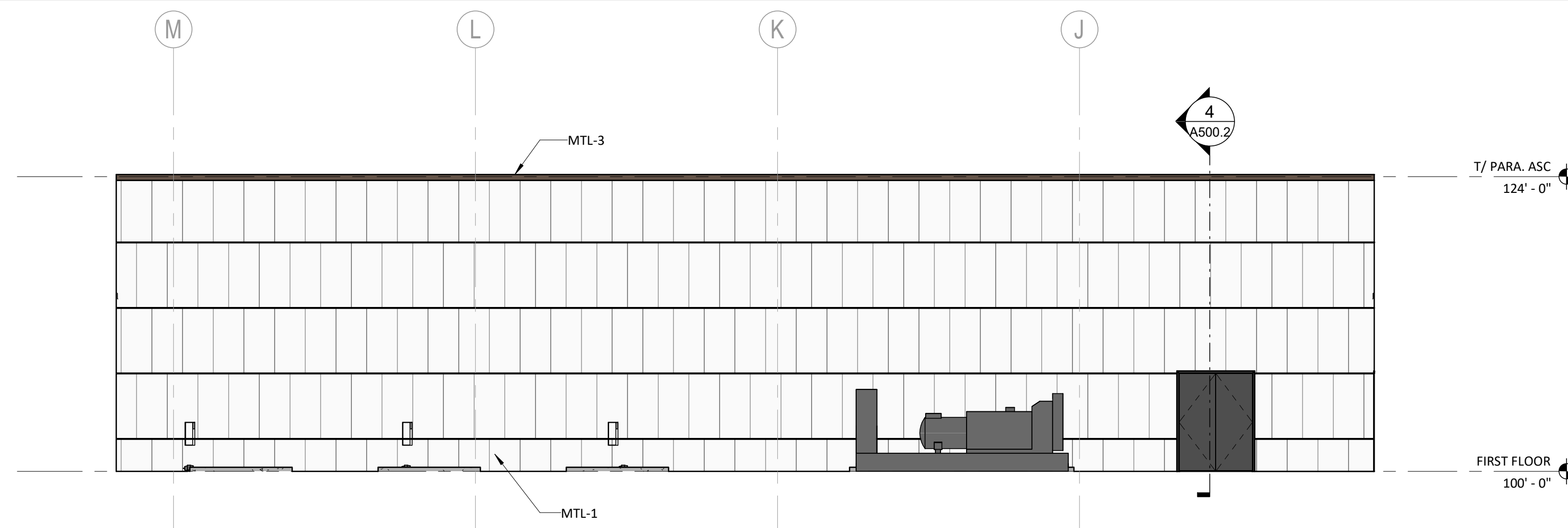
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EXTERIOR ELEVATIONS

A401.2



1 ELEVATION - WEST MECHANICAL COURTYARD
SCALE: 1/8" = 1'-0"



2 ELEVATION - SOUTH MECHANICAL COURTYARD
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

MASONRY

BRK-1
BRICK, WHITE

METAL

MTL-1
METAL PANEL/TRIM, WHITE

MTL-2
METAL PANEL/TRIM, WOOD LOOK

MTL-3
BRAKE METAL, DARK BRONZE

MTL-4
SCREEN WALL

MTL-5
METAL TRIM PANELS, FINISH TO MATCH MTL-1

INSULATED GLAZING UNITS

IGU-1
INSULATED GLAZING UNIT

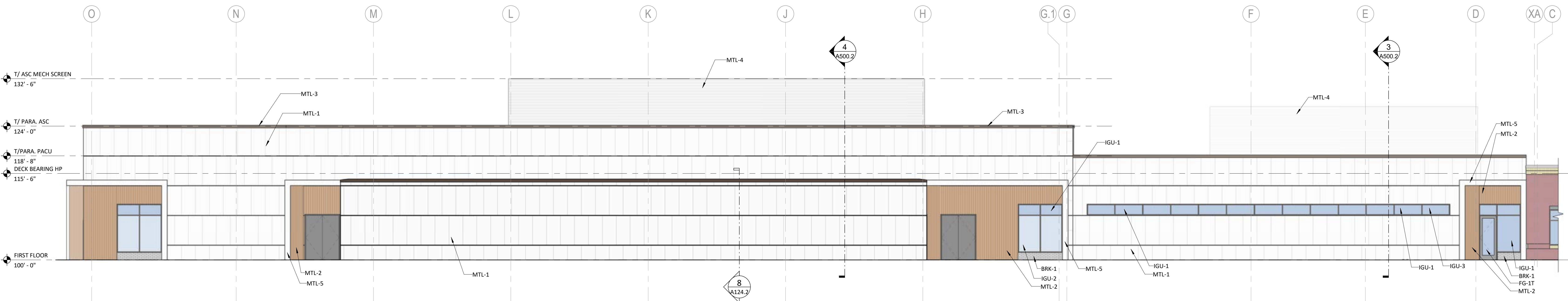
IGU-1T
INSULATED GLAZING UNIT, TEMPERED

IGU-2
FROSTED, INSULATED GLAZING UNIT

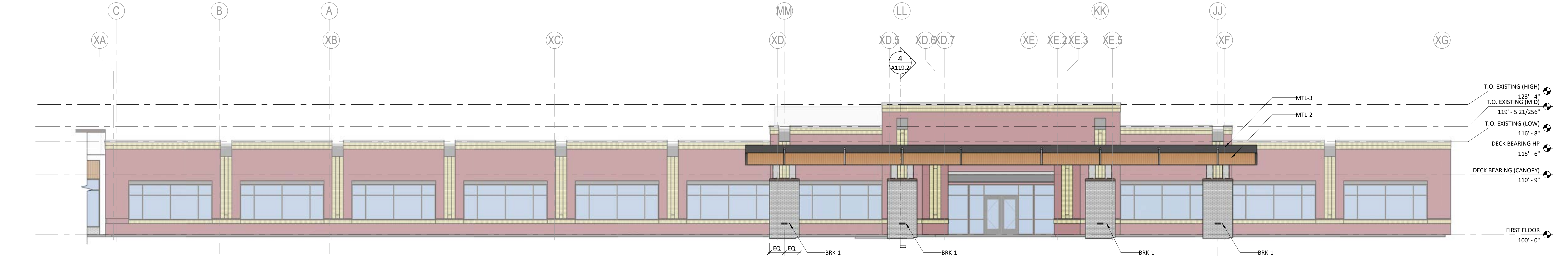
IGU-2T
FROSTED, INSULATED GLAZING UNIT, TEMPERED

IGU-3
INSULATED SPANDREL GLAZING UNIT

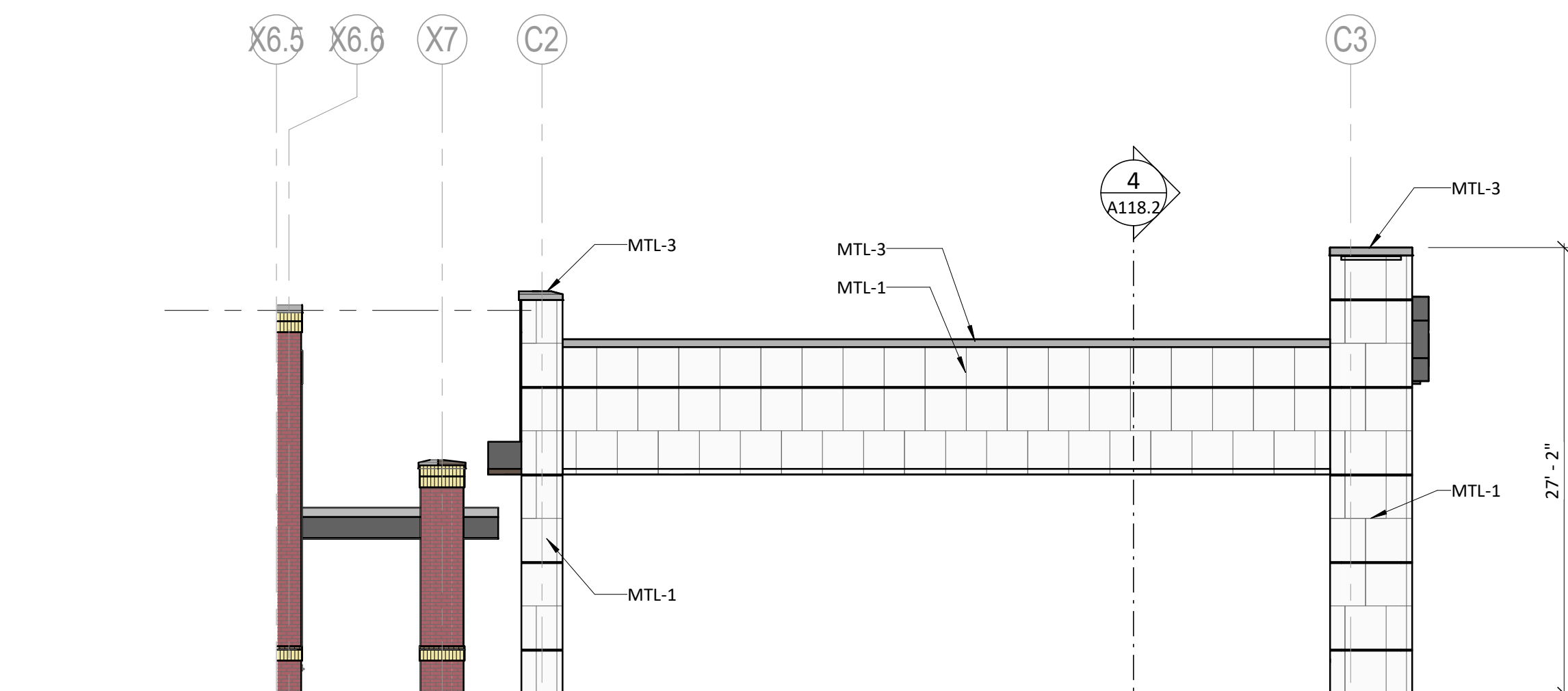
NOTE: SEE FINISH SCHEDULE FOR EXTERIOR PAINT



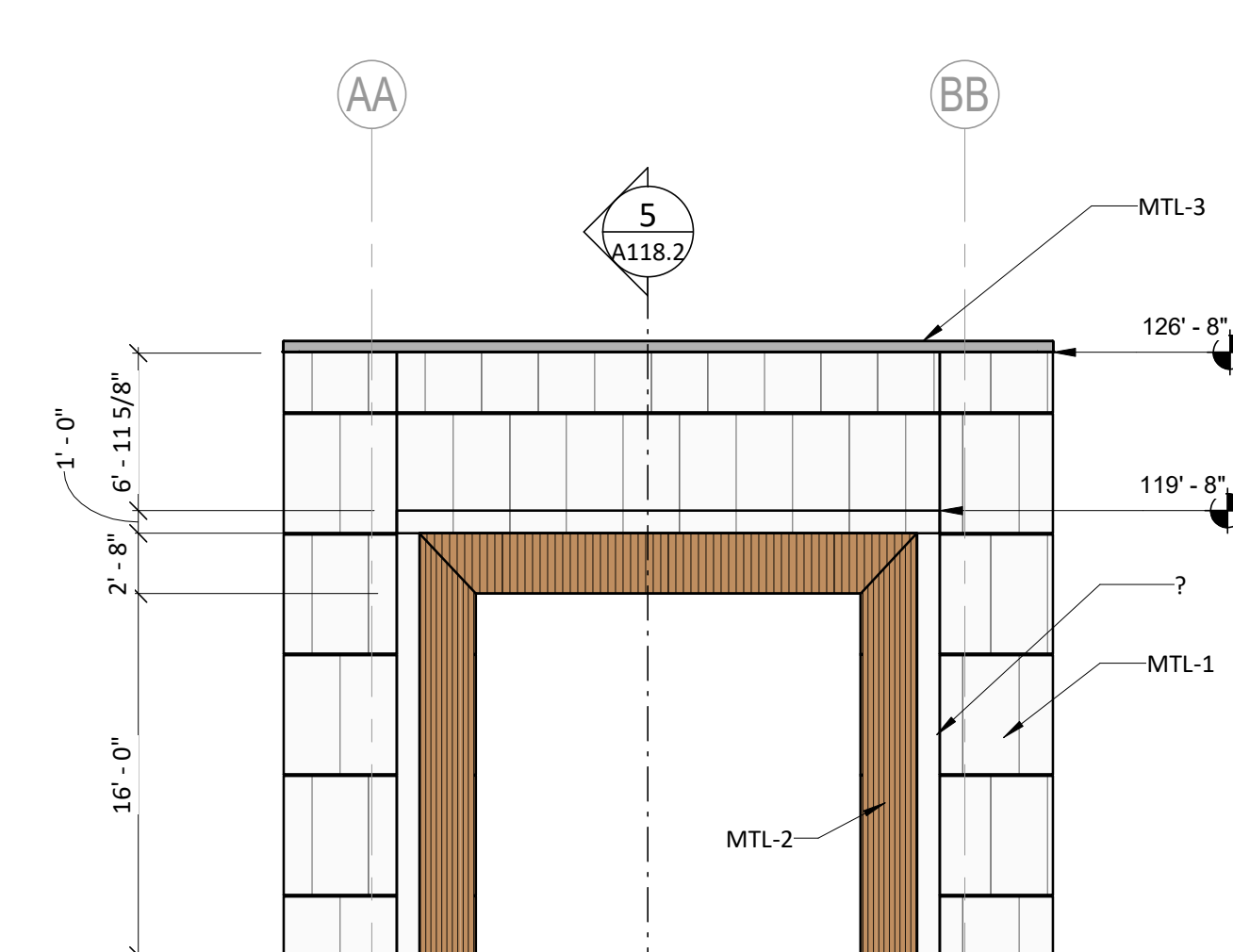
3 NORTH PARTIAL ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



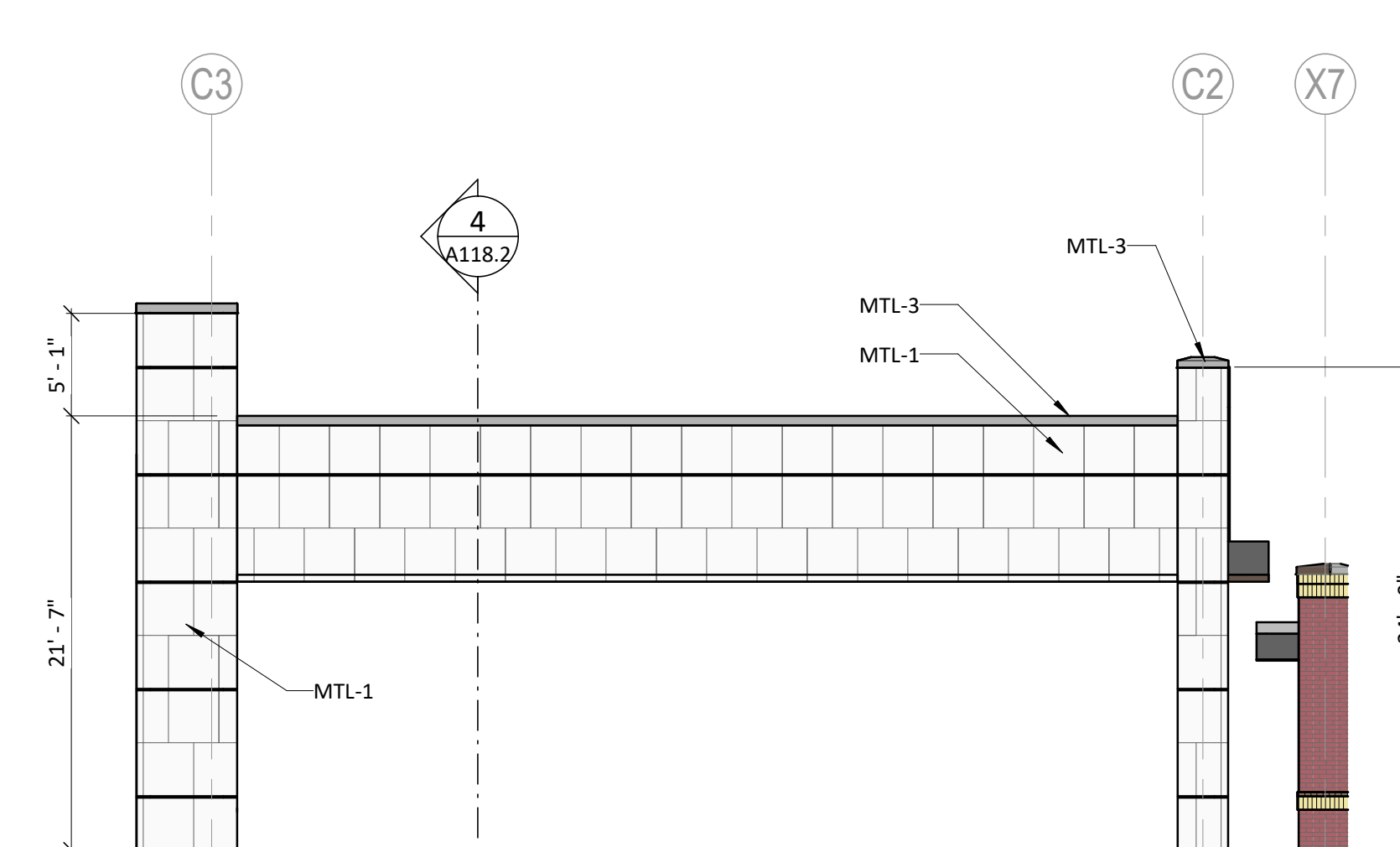
4 NORTH PARTIAL ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



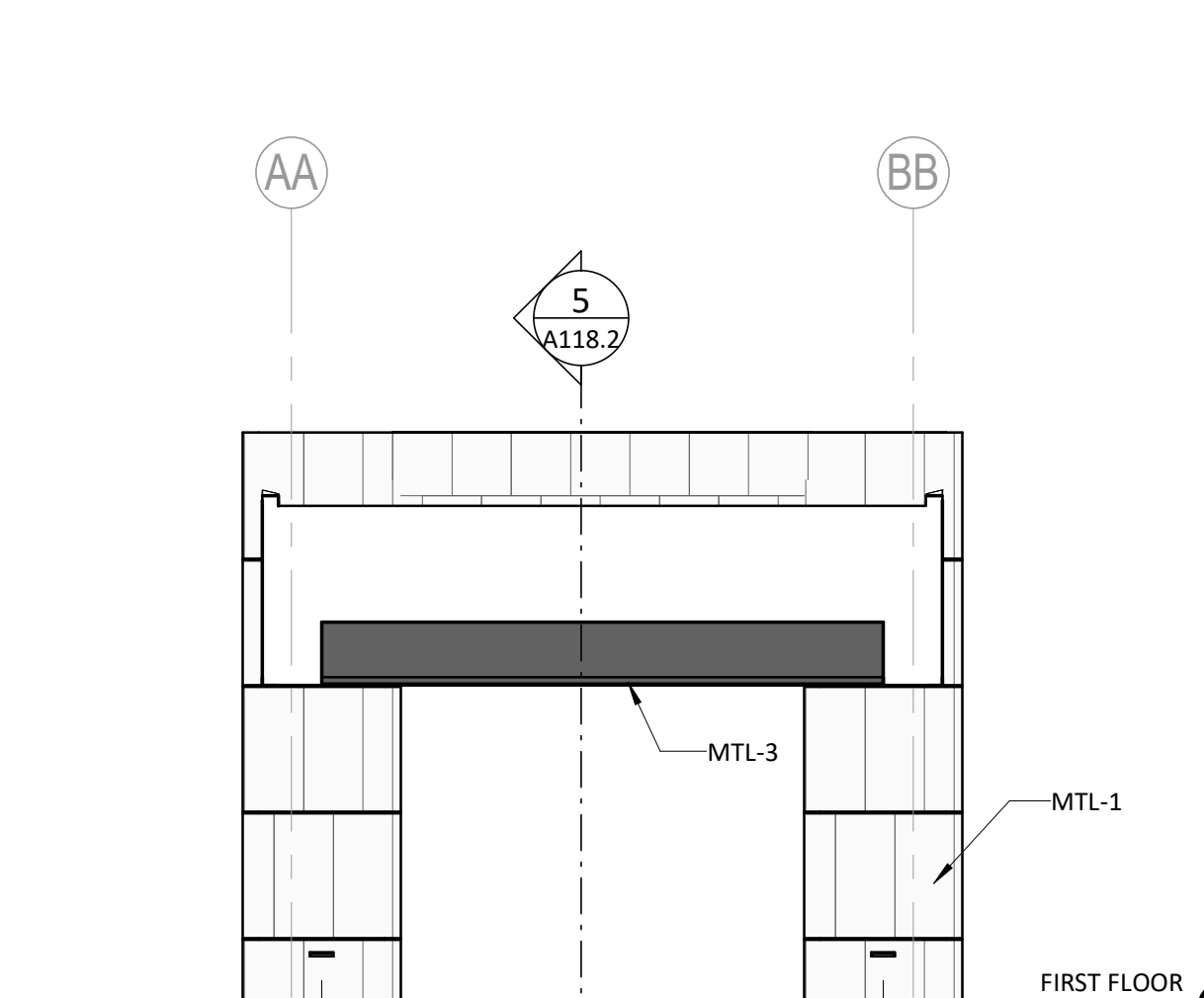
5 ELEVATION - ENTRANCE CANOPY WEST
SCALE: 1/8" = 1'-0"



6 SOUTH ENTRANCE
SCALE: 1/8" = 1'-0"



7 ELEVATION - SOUTH ENTRANCE
SCALE: 1/8" = 1'-0"



8 ELEVATION - SOUTH ENTRANCE INTERIOR
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A402.2







OAM ASC Surgery Center

By: CWJ
QA: ARP
Date: 9/15/2025

Pipe Report										
Upstream Structure	Downstream Structure	Length	System Flow Time	Total System Flow	Pipe Diameter	Pipe Full Flow	Flow Velocity	Upstream Invert Elevation	Downstream Invert Elevation	Pipe Slope
		(ft)	(min)	(cfs)	(in)	(cfs)	(fps)	(ft)	(ft)	
EX STM #177	Structure - (160)	10.72	18.412	23.041	24	17.346	7.334	712.46	712.41	0.50%
STM #8	EX STM #177	313.84	16.974	5.707	18	7.904	4.867	716.26	714.75	0.48%
STM #9	STM #8	148.4	16.421	3.957	18	7.904	4.471	716.98	716.26	0.48%
STM #10	STM #9	127.18	16.003	3.987	12	2.681	5.076	717.59	716.98	0.48%
STM #11	STM #10	46.29	15.808	3.099	12	2.681	3.946	717.81	717.59	0.48%
STM #12	STM #11	10.77	15.762	2.605	12	2.681	3.886	717.86	717.81	0.48%
EX STM # 174	STM #12	175.76	15	2.168	15	4.863	3.847	718.71	717.86	0.48%
STM #1	EX STM #177	27.88	18.339	17.506	30	30.072	6.353	712.59	712.46	0.46%
STM #2	STM #1	99	18.074	16.05	30	30.072	6.222	713.04	712.59	0.46%
STM #3	STM #2	134.71	17.734	13.891	24	19.069	6.617	713.85	713.04	0.60%
STM #4	STM #3	257.5	17.072	12.565	24	19.069	6.477	715.41	713.85	0.60%
EX STM #176	STM #4	93.96	16.88	10.522	24	27.609	8.188	716.6	715.41	1.27%
EX STM #163	EX STM #176	73.15	16.645	6.347	15	2.924	5.172	717.11	716.6	0.70%
EX STM #169	EX STM #163	56.13	16.414	4.973	15	2.766	4.052	717.46	717.11	0.62%
EX STM #170	EX STM #169	286.98	15	2.702	15	3.835	3.383	718.32	717.46	0.30%
STM #6	EX STM #176	27.68	15.506	1.595	12	2.732	3.61	718.41	718.27	0.50%
STM #7	STM #6	73.72	15	0.366	12	2.744	2.428	718.78	718.41	0.51%
EX STM #161	EX STM #176	71.13	15	1.862	12	2.424	3.4	716.88	716.6	0.39%
STM #14	EX STM #176	49.37	15	0.232	6	0.745	3.348	717.34	716.6	1.50%
STM #5	STM #4	72.35	15	0.969	12	2.838	3.269	715.8	715.41	0.54%

Structure Report						
Structure #	Area	Area	Runnoff Coefficient	Local Intensity	Local Runoff	Rim Elevation
	(sft)	(acres)		(in/hr)	cfs	(ft)
Outfall					0	717.73
EX STM #177	0	0	0	3.507	0	718.28
STM #8	25930.8	0.595289256	0.828	3.601	1.7749311	724.09
STM #9	0	0	0	3.637	0	723.82
STM #10	12686.51	0.291242195	0.835	3.664	0.891038	723.8
STM #11	7037.58	0.161560606	0.828	3.677	0.4918803	723.91
STM #12	6598.97	0.151491506	0.828	3.68	0.4616007	723.9
EX STM # 174	30330.83	0.696300046	0.828	3.73	2.1504809	720.57
STM #1	22803.88	0.523505051	0.828	3.512	1.5223192	717.49
STM #2	33206.13	0.762307851	0.828	3.529	2.2274727	717.54
STM #3	21702.97	0.498231635	0.828	3.551	1.4649146	720.01
STM #4	16620.48	0.381553719	0.828	3.595	1.1357557	723.65
EX STM #176	8976.66	0.206075758	0.828	3.607	0.615465	723.86
EX STM #163	18481.6	0.424279155	0.9	3.623	1.383447	724.18
EX STM #169	33532.95	0.769810606	0.828	3.638	2.3188728	722.76
EX STM #170	37790.39	0.86754798	0.828	3.73	2.6793699	722.74
STM #6	17388.74	0.399190542	0.828	3.697	1.2219686	723.34
STM #7	5118.7	0.117509183	0.828	3.73	0.3629201	723
EX STM #161	26049.67	0.598018136	0.828	3.73	1.8469431	721.28
STM #14	3243.38	0.074457759	0.828	3.73	0.2299583	725.42
STM #5	13560.37	0.31130326	0.828	3.73	0.9614414	719.89