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PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA
FOR THE REGULAR MEETING OF
MONDAY, FEBRUARY 13, 2023 AT 7:00 P.M.

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. ELECTION OF OFFICERS AND ORGANIZATION
 - a. Chair
 - b. Vice Chair
 - c. Review and adoption of Planning Commission Rules of Procedure
3. APPROVAL OF AGENDA
4. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. December 12, 2022 – Regular Meeting
5. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
6. OLD BUSINESS
 - a. Grand Rapids Gravel Annual Report – 2104 Bowes Road
 - b. Master Plan
7. NEW BUSINESS
 - a. Site Plan Review – 504 and 512 E. Main Street
8. STAFF REPORT
9. COMMISSIONERS REMARKS
10. ADJOURNMENT

PC Bylaws

RULES OF PROCEDURE

1. AUTHORITY

These rules of procedures are adopted by the Planning Commission of the City of Lowell, Michigan (hereinafter referred to as the Commission) pursuant to Public Act 33 of Michigan Public Acts of 2008, as amended, and Public Act 267 of 1976, as amended, the Open Meetings Act.

2. OFFICERS

- 2.1 **Selection.** At the January meeting, the Commission shall select from its membership a Chairperson and Vice-Chairperson who shall serve for a twelve month period and who shall be eligible for re-election. The City Clerk, or his/her designee, shall be appointed as the Commission's recording secretary.
- 2.2 **Duties.** The Chairperson shall preside at all meetings and shall conduct all meetings in accordance with the rules provided herein. The Vice-Chairperson shall act in the capacity of the Chairperson in the absence of the Chairperson and shall succeed to the office of Chairperson in the event of a vacancy in that office, in which case the Commission shall select a successor to the office of Vice-Chairperson at the earliest practicable time. The recording secretary shall be responsible for the preparation of minutes, keeping of pertinent public records, delivering communications, petitions, reports, and related items of business of the Commission, issuing notices of public hearing, and performing related administrative duties to assure efficient and informed Commission operations. In the event the recording secretary is absent, the Chairperson or acting chairpersons shall appoint a temporary recording secretary for such meeting.
- 2.3 **Tenure.** The officers shall take office immediately following their election. They shall hold their office for a term of one year, or until their successors are elected and assume office.

3. MEETINGS

- 3.1 **Meeting Notices.** All meetings shall be posted at the Lowell City Hall according to the Open Meetings Act. The notice shall include the date and time of the meeting.
- 3.2 **Regular Meeting.** Regular meetings of the Commission shall be held in the Lowell City Hall or other designated facility on the second Monday of each month. All meetings, unless otherwise specified, shall convene at 7:00 p.m. The dates and times shall be posted at the Lowell City Hall and a notice should be published in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted and noticed in the same manner as originally established. When a regular meeting date falls on or near a legal holiday, the Commission shall select suitable alternate dates in the same month, in accordance with the Open Meetings Act.
- 3.3 **Special Meetings.** A special meeting may be called by two members of the Planning Commission upon written request to the recording secretary or by the

Chairperson. The business which the Planning Commission may perform shall be conducted at a public meeting of the Planning Commission held in compliance with the Open Meetings Act. Public Notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the recording secretary shall deliver written notice of a special meeting to commission members not less than 48 hours in advance of the meeting.

3.4 **Quorum.** In order for the Commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting may take place. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be rescheduled for the next regular or special meeting and no additional public notice is required provided the date, time and place is announced at the meeting.

3.5 **Hearings.** Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinances cited in Section 1.

Public hearings conducted by the Planning Commission shall be run in an orderly and timely fashion. Anyone wishing to address the Commission shall use a microphone connected to the recording system. The following procedure shall be used for all public hearings:

- (1) Explanation of request as received by community.
- (2) Review and recommendation by planner/professionals.
- (3) Comments and explanations by applicant.
- (4) Questions by Commission.
- (5) Responses by professionals and/or applicant.
- (6) Opening of hearing for public comments.
- (7) Close hearing to public comments.
- (8) Consideration of action by Commission.

All comments shall be addressed to the Chairperson. Each person will be given an opportunity to be heard; second comments will not be permitted until every person has had the chance to speak for the first time. In the interest of fairness to the public, statements shall be made as concise as possible. The Chairperson reserves the right to terminate a presentation or ask for a summation if comments become excessively repetitive or stray from the issues at hand. For large hearings, a time limit may be established.

3.6 **Motions.** Motions shall be stated by the Chairperson before a vote is taken. The name of the maker and seconders of the motions shall be recorded.

3.7 **Voting.** An affirmative vote of the majority of the Commission present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote, provided however that a roll call vote shall be required if requested by any Commission member or directed by the Chairperson. All members of the Commission including the Chairperson shall vote on all matters, but the Chairperson shall vote last in a roll call vote. Any member

may abstain from voting only if that person has a bonafide conflict of interest as recognized by the majority of the remaining members of the Commission. Any members abstaining from a vote shall not participate in the discussion of that item.

3.8 ***Order of Business.*** A Written agenda for all regular meetings shall be prepared as follows. The order of business shall be:

1. Call to Order; Pledge of Allegiance; Roll call of Commissioners
2. Approval of Agenda
3. Approval of Minutes
4. Public Comment and Communications Concerning Items Not on the Agenda
5. Old Business
6. New Business
7. Staff Reports
8. Commissioners Remarks
9. Adjournment

A written agenda for special meetings shall be prepared and followed, however the form above shall not be necessary.

3.9 ***Rules of Order.*** All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by the current edition of Robert's Rules of Order.

3.10 ***Notice of Decision.*** A written notice containing the decision of the Planning Commission will be sent to petitioners and originators of a request.

4. **MINUTES**

4.1 Commission minutes shall be prepared by the recording secretary. The minutes shall contain a brief synopsis of the meeting including a complete restatement of all motions and recording of votes; complete statement of the conditions or recommendations made on any action and recording of attendance. All communications, actions and resolutions shall be attached to the minutes. The official records shall be annually deposited with the City Clerk.

5. **OPEN MEETINGS AND FREEDOM OF INFORMATION PROVISIONS**

5.1 All meetings of the Commission shall be opened to the public and held in a place available to the general public.

5.2 All deliberations and decisions of the Commission shall be made at a meeting open to the public except those permitted to be conducted in closed session by the Open Meetings Act.

5.3 A person shall be permitted to address a hearing of the Commission under the rules established in subsection 3.5, and to address the Commission concerning non-hearing matters under the rules established in Section 3.8 to the extent that they are applicable.

5.4 A person shall not be excluded from a meeting of the Commission except for breach of the peace committed at the meeting.

5.5 All records, files, publications, correspondence, and other materials are available to the public for reading, copying, and other purposes as governed by the Freedom of Information Act.

6. **AMENDMENTS**

These Rules of Procedure may be amended by the Commission by a concurring vote pursuant to subsection 3.7, during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least seven (7) days prior to the meeting at which such amendments are to be considered.

Updated and Adopted: January 11, 2016
Adopted: May 13, 1996

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, DECEMBER 12, 2022 AT 7:00 P.M.**

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL.**

The Meeting was called to order at 7:00 p.m. by Chair Bruce Barker.

Present: Commissioners Schrauben, Cadwallader, Chambers, Plank, Ellis and Chair Barker.

Absent: Commissioner Gadula

Also Present: Andy Moore with William & Works, Lowell City Clerk Sue Ullery, City Manager Michael Burns.

2. **EXCUSE OF ABSENCE.**

IT WAS MOVED BY CHAMBERS and seconded by PLANK to excuse the absence of Commissioner Gadula.

YES: Commissioner Chambers, Commissioner Cadwallader, Commissioner Schrauben, Commissioner Ellis, Commissioner Plank, and Chair Barker.

NO: None. ABSENT: Commissioner Gadula. MOTION CARRIED.

3. **APPROVAL OF AGENDA.**

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to approve the agenda as written.

YES: Commissioner Schrauben, Commissioner Chambers, Commissioner Cadwallader, Commissioner Plank, Commissioner Ellis, and Chair Barker.

NO: None. ABSENT: Commissioner Gadula. MOTION CARRIED.

4. **APPROVAL OF THE MINUTES OF THE PREVIOUS MEETINGS.**

IT WAS MOVED BY CADWALLADER and seconded by ELLIS to approve minutes of the November 14, 2022 regular meeting as written.

YES: Commissioner Chambers, Commissioner Schrauben, Commissioner Cadwallader, Commissioner Plank, Commissioner Ellis, and Chair Barker.

NO: None. ABSENT: Commissioner Gadula. MOTION CARRIED.

5. **PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA.**

There were no comments.

6. **OLD BUSINESS.**

a. Master Plan Review.

Andy Moore with Williams and Works stated he owes the City a proposal letter that breaks down what the process is going to look like for a new 5 Year Master Plan, with a workscope, what kind of public engagement options you want to look at. Because it has been about fifteen years since the previous plan was adopted, we are going to be doing a pretty wholesale re-write. He expects some of the principles from the previous plan will be carried forward, but he is sure it will be a fairly large-scale refresh and re-boot. Probably will not start it until mid-year of 2023.

7. **NEW BUSINESS**

a.) Approval of the 2023 Meeting Dates.

IT WAS MOVED BY ELLIS and seconded by CHAMBERS to accept the 2023 Meeting Dates as presented.

YES: Commissioner Chambers, Commissioner Cadwallader, Commissioner Schrauben, Commissioner Ellis, Commissioner Plank, and Chair Barker.

NO: None. ABSENT: Commissioner Gadula. MOTION CARRIED.

b.) Amendment to City's Zoning Ordinance – Chapters 14, F-1 Floodplain Overlay District and 14 A, Rivers Edge District.

Chair Barker opened the Public Hearing.

Andy Moore with Williams & Works stated this was discussed at the previous meeting so this is kind of a clean up of the amendment, he then went through the changes and stated EGLE recommended the City adopt these amendment's so the City can continue to participate in the National Flood Insurance Program.

Chair Barker then closed the Public Hearing.

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to recommend to the City Council to adopt the proposed amendments to the City's Zoning Ordinance within Chapters 14, F-1 Floodplain Overlay District and 14A, River's Edge District as presented.

YES: Commissioner Chambers, Commissioner Cadwallader, Commissioner Schrauben, Commissioner Ellis, Commissioner Plank, and Chair Barker.

NO: None. ABSENT: Commissioner Gadula. MOTION CARRIED.

8. **STAFF REPORT.**

Moore stated there will be a new site plan to review in January.

9. **COMMISSIONERS REMARKS.**

Commissioner Ellis wished everyone a Merry Christmas and a Happy New Year!

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by PLANK to adjourn at 7:13 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk



Planning Commission Members
City of Lowell, MI
301 East Main Street
Lowell, MI 49331
(616) 897 – 8457

Re: Grand Rapids Gravel Operation at 2104 Bowes Rd.

Dear Commissioners,

As part Grand Rapids Gravel's conditions, we are to submit an annual report to the Planning Commission, which shall summarize all activities on the site throughout the year. Please take this note as said report, if it is not suffice, please do not hesitate to reach out and I would be happy to address any more concerns:

Site prep:

We hired an outside contractor to remove the trees and brush from the site. We were then able to strip the topsoil from the majority of the site and use that material for berms along Bowes Rd. We did not strip east of the house at 12138 Bowes Rd, as we did not want to create more area for any dust than needed.

We moved some additional gravel material before setting up part of our plant in the designed location. The purpose of this was to try and lower the grade so we would have less noise travel and not have to double move as many pieces of equipment.

We received a driveway permit and put in a new driveway on the west end of the site. There is also an office trailer (scale house) and scale in this location. These are active now. We also are in the process of having a septic system and well dug (both permits are in hand).

Material processed / removed:

We processed less material than originally desired in the first year, and this was due primarily to supply chain issues. We removed less than 25,000 tons of material from the site, but we will continue to sell material throughout the remainder of this year. Even with removing this amount, we stayed under our height limits for our stockpiles. We also are very confident that once we have our entire set-up, we will have a strong presence in the market to move more material, both to external customers and for our own redi-mix needs.

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P.O. BOX 9160 • GRAND RAPIDS, MI 49509-0160



Complaints / concerns:

We did receive one complaint from a property owner on the south side of the river. I spoke to Mike about this concern and explained, as we get lower, we hope the noise will become less of an issue. We did however order quieter back-up alarms (still MSHA approved) for our equipment. We also added a second muffler to our water pump in order to try to make it as quiet as possible. We are committed to trying to help anyway we can be less of an issue to the neighbors.

Other notes:

We have posted the site and placed the berm. We also have installed a fence on the west edge of the property along the trail to deter additional trespassers. We have not installed a fence as shown on the site plan to the south between the proposed pond and the river. I have held off on this step until a location for the non-motorized trail can be set in stone. I would hate to have put a fence down the middle of the trail. Their engineers per our last communication are still evaluating the trail project and location for an easement.

Please let me know what other questions or issues are outstanding.
Thank you,


James Dykema

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February 8, 2023

Mr. Michael T. Burns, Manager
City of Lowell
301 East Main Street
Lowell, MI 49331

RE: Master Plan Update

Dear Mr. Burns,

As we have been discussing over the last few weeks, this proposal letter responds to the City's request for a work scope and fee estimate to complete an update to its Master Plan. The City's existing Master Plan was adopted in 2007, and much has changed since that time. We expect the effort to update the Master Plan to be a significant one that will result in a new document, although we expect that some of the policies from the 2007 Master Plan will be carried forward in some form or another.

The process to update the Master Plan will follow the process set forth below. Of course, we are willing to tailor our approach if the City prefers a scope of work that departs from this proposal.

Task 1: Notice to Neighbors. Williams & Works will draft the "Notice of Intent to Plan" letters if necessary and develop the "notice group" that will receive these notices, along with other notices required by the Michigan Planning Enabling Act, as amended (MPEA).

Task 2: Community Profile. The Master Plan's policies and recommendations must be informed by relevant community data. The consulting team will review the data and figures in the existing Master Plan and collect new information that reflects current trends in and around the City of Lowell. This data will inform goals and policies in the updated plan, and will likely address the following topics:

- Natural features and geographic information
- Demographics
- Housing and neighborhoods
- Economic development
- Land use trends and patterns of development
- Transportation, public utilities, and services
- Parks and recreation
- Other topics as deemed necessary

Task 3: Community Engagement. While the Community Profile will provide foundational concepts and factual information, input from the citizens of Lowell will be key to a successful effort. The effort to engage with the community for this assignment will be valuable in that it will allow residents to provide input on the preferred future of the City, and it will enable the City to educate the public about the range of issues they may face and the most effective approaches to those issues.

The list below provides community engagement strategies that the City may choose to conduct in support of the Master Plan update. As you know, the planning group at Williams & Works has experience facilitating a variety of successful engagement strategies. Several engagement methods are recommended to ensure that a broad cross-section of the community has the opportunity to provide their thoughts. We have proposed the following public outreach approaches for this assignment. All are recommended, but the City may choose some, all, or none of the following:

- Pop-up planning during the Lowell Summer Concert Series (2) - late summer 2023
- Classroom Collaboration - late fall 2023
- Visioning Sessions (4) with Planning Commission, City Council, DDA, and Parks Commission - late summer or fall 2023
- Online Community Survey - fall 2023
- A public open house with activities to gather public input on the draft Master Plan - spring/summer 2024

Williams & Works will create all material necessary to conduct the chosen method of public input and compile the data received. If an open house is desired, we will also facilitate the event and incorporate creative designs to engage the participants. The City will be responsible for publicizing any events, but we will actively cooperate and provide input based on our experience, and design marketing material if desired.

Task 4: Goals and Objectives. Based on data collected for the community profile, a review of the current plan's goals and objectives will occur for their continued applicability and ability to direct the City's preferred vision for the future. The evaluation and revision of these goals and objectives will ensure policies are relevant and achievable. We will also highlight any areas of concern or emerging land use topics that require particular attention, as needed. We anticipate that revising the vision statement, goals, and objectives will require two meetings.

Task 5: Future Land Use. A review of the current plan's future land use plan and future land use map will address pertinent land use patterns and trends in the City of Lowell and compatibility with neighboring communities. In addition, revision of the future land use map, zoning plan, and supporting information, as necessary, will be reviewed and revised to address preferred land uses and development forms. Our review will also bring forward any areas of concern or emerging land use topics that require particular attention, as needed.

Task 6: Plan Implementation. Implementation strategies describe specific actions to help enact goals and objectives and achieve the City’s future land use plan. We will review techniques and methods for implementing the plan’s policies, along with roles and responsibilities for the City to ensure the community’s intentions in the plan are carried out.

Task 7: Draft Master Plan. Once the implementation strategies have been reviewed, we will compile a complete draft Master Plan that integrates existing conditions, goals and objectives, future land use elements, and implementation strategies into a cohesive document. We anticipate that the draft Master Plan will be completed and approved for distribution approximately 12 months following project initiation. We will draft a document that is engaging, easy to read, and informative through a straightforward narrative, intuitive graphics, attractive maps, and a meaningful and well-articulated community vision.

Task 8: Review and Adoption. After working through any final draft edits, the Planning Commission will request authorization from the City Council to distribute the plan for a 63-day review as required by the MPEA. After this review, the Planning Commission will hold an official public hearing and present the final draft Master Plan to the public. Upon recommendation from the Planning Commission, the City Council will review and approve the Master Plan by resolution. Upon adoption, notice will be provided to the notice group as required by the MPEA.

Timeline and Professional Fees. We anticipate that the Master Plan take 12-18 months from project authorization to final adoption. We expect to begin the project around July of 2023 to coincide with the City’s new fiscal year. This will be an efficient effort that makes effective use of our expertise, longstanding presence in Lowell, and our familiarity with the community.

Williams & Works proposes to complete the tasks outlined in this proposal for a fee not to exceed the amounts provided below. This fee includes all aspects of the planning process and out-of-pocket expenses except for costs related to printing the adopted Master Plan document. We can assist in providing printed plan copies at cost, or the City can assume responsibility for printing.

Master Plan (no optional tasks)	\$31,478
<u>Optional Tasks</u>	<u>Fees</u>
Visioning Sessions (4) with Planning Commission, City Council, DDA, and Parks Commission.....	\$5,640
Online Community Survey	\$2,000
Pop-up planning (2)	\$3,770
Classroom Collaboration (1)	\$2,880
Draft Master Plan Open House	\$2,828
Master Plan (with all optional tasks)	\$48,596

Mr. Michael T. Burns
February 10, 2023
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As an Executive with the firm, I am authorized to commit the firm to the terms of this proposal. If this proposal is acceptable, we will provide you with a professional services agreement that incorporates the terms of this proposal. We trust that this letter will be helpful to you and the City, and we are grateful for the opportunity to work with the City on this exciting and important project that will shape its future for years to come.

As always, feel free to contact me at any time if there are questions or concerns.

Sincerely,

Williams & Works

[via email]

Andy Moore, AICP
Executive & Planning Group Lead

MEMORANDUM

To: City of Lowell Planning Commission
Date: January 6, 2023
From: Andy Moore, AICP
RE: ICCF Site Plan Review - 504/512 E Main Street

Mr. Matt Cole of Roosien & Associates, on behalf of ICCF, has applied for site plan review to construct two multi-family residences and one two-family residence on 512 and 504 E Main Street. The purpose of this memorandum is to review the request pursuant to Chapter 18 of the City of Lowell Zoning Ordinance.



Background

The subject property is approximately 1 acre of land located at the southeast corner of Main Street and Jefferson Street. The property is in the MU Mixed Use district. The applicant is proposing to construct two 8-unit dwellings with frontage on Main Street, and one 2-unit dwelling with frontage on Kent Street, along with associated parking, landscaping, and related site improvements.

Multi-family buildings are permitted by right in the MU district, subject to site plan review and approval by the Planning Commission.

Completeness of Submission

The applicant has submitted a complete site plan set for review that includes an existing conditions and removals plan, site layout and landscape plan, grading and utility plan, detail plan, completed application form, and stormwater report. Section 18.04 B of the Zoning Ordinance provides a list of information required for final site plan review unless deemed unnecessary by the zoning enforcement officer. We find that the site plan is complete for review.

SITE PLAN REVIEW

Number of Uses on a Lot. Section 4.02 A states that only one principal dwelling or use is permitted per parcel. However, subsection B states that multiple buildings and/or multiple uses

of land may be considered a single use if “the land and buildings are planned and designed as a single integral development, including joint parking, compatible architecture, shared driveways, shared signs, and other similar features.” In this case, the three proposed buildings would utilize a joint parking lot, walkways, waste service, and utilities, and would all be collectively owned by one entity. Thus, it is our opinion that the proposed development may be considered one principal use (a multi-family residential development) even though there are multiple buildings, one of which is a two-family dwelling.

Setbacks and Dimensional Requirements. The proposed building exceeds all required setbacks, building height, lot coverage, and other dimensional requirements of Section 16A.04.

Landscaping. Section 4.26 E provides specific landscape requirements. Most of the development does not require much landscaping, except for the parking area. Here, the applicant has proposed one canopy tree and four shrubs on both sides of the driveway adjacent to Jefferson Street, and fifteen shrubs and a six-foot fence are proposed adjacent to the residential property to the south (121 S Jefferson). In addition, two trees are proposed on the east side of the parking lot on either side of the dumpster enclosure.

While the front yard landscaping lacks trees, it is our opinion that the additional landscaping elsewhere on the site is well above the minimum requirements of the Zoning Ordinance and sufficiently meets the requirements of Section 4.26.

Lighting. The site plan does not indicate that any site lighting is proposed; no pole or building-mounted fixtures are shown. If any lighting is proposed, it will need to comply with Section 4.24.

Parking. Multi-family dwellings require 2 spaces per unit. With eighteen units proposed for the properties, a total of 36 parking spaces would be required, and 26 are shown. However, the parking requirements of the zoning ordinance are intentionally flexible. Section 19.04M states that “the planning commission may authorize an increase or decrease in off-street parking requirements when it is demonstrated that parking demand is expected to be lower or greater than the requirements of Section 19.07. In making this determination, the Commission must be provided with satisfactory evidence by the applicant justifying the proposed deviation.” The applicant has provided a floor plan that shows the buildings will consist of four one-bedroom units and four 2-bedroom units, and the two-unit building will have two three-bedroom units. Further, the applicant states that many of the tenants will be living alone and would only need one parking space, and some residents will not own a vehicle. Thus, the true parking demand for the site is likely in the range of 26-30 spaces.

In addition, Section 19.02 B 2 states that in the Mixed Use District, “on-street or off-street public parking within 400 feet of the use may be counted toward the minimum parking requirement.” There are 13 on-street spaces along Main Street on this block (between Jackson and Jefferson) alone, plus additional on-street parking is available on the north side of Main Street, and along additional blocks of Main Street to both the east and west. When these are accounted for, there is easily enough parking on-site and on-street in the area to meet the minimum requirements.

Floodplain Requirements. The property, like most of downtown Lowell, is within the 100-year floodplain. Thus, the lowest habitable floor of the buildings must be at least one foot above the

base flood elevation of 635.35 feet. The site plan illustrates that the buildings will have a finished floor elevation of 636.5 feet, meeting this standard, and will be accessed via stairs. The base floor of the buildings will sit approximately 5 feet above the existing grade of the site. In addition, a Part 31 permit from EGLE could be required and must be obtained prior to beginning site work. This may be addressed as a condition of approval.

Site Plan Review Standards. To approve a site plan use, the Planning Commission must find that each of the standards listed in Section 18.06 would be met. Following are those standards and our remarks on each:

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall be planned to take into account topography, size of the property, the uses on adjoining property, and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.

Remarks: The two eight-unit buildings proposed along Main Street are slightly larger than the buildings surrounding them with a footprint of approximately 3,700 sq ft. However, they are also pedestrian-oriented buildings that are generally compatible with the scale of the street and will provide needed infill on a vacant property. The addition of these buildings will not impede the orderly development or improvement of surrounding property. The Planning Commission may find that this standard is met.

- B. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets, and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.

Remarks: The buildings proposed are fully accessible with sidewalks on Main Street, Jefferson, and Kent Streets. In addition, the applicant has proposed an internal network of walkways connecting units to one other, the parking area, dumpster, and the city's sidewalk network. The parking lot is located off Washington Street and is situated to minimize the impact on vehicular circulation patterns. The Planning Commission may find that this standard is met.

- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic within the City of Lowell.

Remarks: The buildings proposed are fully accessible with sidewalks on Main Street, Jefferson, and Kent Streets, that connect residents to the downtown and beyond. The Planning Commission may find that this standard is met.

- D. Removal or alteration of significant natural features shall be restricted to those areas, which are reasonably necessary to develop the site in accordance with the requirements of this ordinance. The planning commission requires that approved landscaping, buffers,

and/or greenbelts be continuously maintained to ensure that proposed uses will be adequately buffered from one another and surrounding public and private property.

Remarks: The site is currently vacant and does not contain any significant natural features. The maintenance of landscaping, buffers, and/or greenbelts may be addressed as a condition of approval. The Planning Commission may find that this standard is met.

- E. Satisfactory assurance shall be provided that the requirements of all other applicable ordinances, codes, and requirements of the City of Lowell will be met.

Remarks: A condition of approval can stipulate continual compliance with applicable codes and ordinances. The Planning Commission may find that this standard is met.

- F. The general purposes and spirit of this ordinance and the Comprehensive Plan of the City of Lowell shall be maintained.

Remarks: The property is zoned MU, the development of which was a recommendation of the 2007 Lowell Master Plan. The site is within the "Downtown" Future Land Use designation, which is "intended to permit a mixture of residential, office, and commercial land uses in traditional "main-street" style buildings." The Plan also states that "new development in the Downtown area should be pedestrian-scaled, and should be built to complement the existing downtown buildings." While the downtown future land use designation generally discourages ground-floor residential, this block does not contain the type of development one sees in the core downtown (generally west of Washington St). While the buildings proposed are one-story and residential in terms of their form and character, the proposed development respects the City's urban form, promotes walkability, and adds needed residential density to the downtown and near-downtown neighborhoods. The Planning Commission may find that this standard is met.

Recommendation

At the February 13 meeting, the Planning Commission should discuss the site plan and carefully consider any comments from the public and the applicant. It is our recommendation that the Planning Commission approve the site plan. If approved, we suggest the following conditions be included, along with any others deemed necessary:

1. Prior to the issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
2. The applicant shall comply with any requirements from the Lowell Area Fire Department, the City's Department of Public Works, the City Engineer, MDOT, or other approving agencies.
3. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
4. Exterior lighting shall comply with Section 4.24 of the Zoning Ordinance.

5. Landscaping, buffers and/or greenbelts shall be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
6. If required by EGLE, a Part 31 permit shall be obtained and submitted to the City prior to the commencement of development activity on the property.

As always, please contact us if you have any questions.

Request Number: _____

Filing Fee: _____



301 East Main Street
Lowell, Michigan 49331
Phone (616) 897-8457
Fax (616) 897-4085

APPLICATION FOR SITE PLAN REVIEW

- All drawings must be sealed by an architect, engineer or surveyor unless waived by the Zoning Administrator.
- 15 copies of the site plan must be submitted to the City Manager's office no later than three weeks before the Planning Commission meeting to allow adequate staff review.
- The Planning Commission meets the second Monday of the month at 7:00 p.m. where plans are approved, rejected or modified.
- Preliminary plans may be presented for Planning Commission comment, but no final approval is given until all required conditions are met.
- After approval, public works and building permits must be secured before construction may commence.

1. Street Address and/or Location of Request: 504 and 512 E Main Street

2. Parcel Identification Number (Tax I.D. No.): #41-20- 02-432-002 and 41-20-02-432-008

3. Applicant's Name: Wendie Preiss
Exec. Dir FROM Phone Number 616-897-8260 ext. 121

Address: 11535 Fulton Str. E Lowell MI 49331
Street City State Zip

Fax Number _____ Email Address wendiep@FROMLowell.org

4. Are You: Property Owner Owner's Agent Contract Purchaser Option Holder

5. Applicant is being represented by: Roosien & Assoc. Phone Number 616-361-7220

Address: 5055 Plainfield Ave NE, Suite A, Grand Rapids, MI 49525

6. Present Zoning of Parcel MU - Mixed use Present Use of Parcel Residential and Vacant

7. Description of proposed development (attach additional materials if needed):
Owner proposes to construct two single story 8 unit residential multi-family buildings and one two story duplex residential building with associated parking and appurtenances

The facts presented above are true and correct to the best of my knowledge.

Signature: [Signature] Date: 11/17/2022

Type or Print Your Name Here: Wendie Preiss

Property Owner Approval: As owner I hereby authorize the submittal of this application and agree to abide by any decision made in response to it. [Signature] 11/17/2022
Owner Date
exec Dir FROM

The following 16 points make up the **CHECKLIST** of required information needed on the drawing for final plan approval (unless specifically waived by the Planning Commission). Please go over this **CHECKLIST** with the City Manager and Zoning Administrator before presenting to the Planning Commission.

1. Date, north arrow and scale (not more than 1" = 100', supplementary site plans at a 1" = 50' or larger scale are encouraged)
2. A city locational sketch
3. Legal description and City address of the subject property
4. The size in acres or square feet of the subject property
5. All lot and/or property lines with dimensions, including building setback lines
6. The location of all existing structures within one hundred (100) feet of the subject property's boundary
7. The location and dimensions of all existing and proposed structures on the subject property
8. The location and dimensions of all existing and proposed:
 - Drives
 - curb openings (NOTE: all new openings onto M-21 (Main Street) must receive State Transportation Department approval)
 - sidewalks
 - exterior lighting
 - curbing
 - parking areas (include and delineate the total number of parking spaces showing dimensions of a typical space)
 - unloading areas
 - recreation areas
 - common use areas
 - areas to be conveyed for public use and purpose
9. The location, pavement width and right-of-way width of abutting roads, alleys or easements
10. The existing zoning of all properties abutting the subject project
11. The location of all existing and proposed:
 - landscaping and vegetation
 - location, height and type of existing and proposed fences and walls
12. Proposed cost estimates of all site improvements
13. Size and location of existing and proposed hydrants and utilities including proposed connections to public sewer or water supply systems
14. The location and size of septic and drain fields
15. Contour intervals shown at five (5) foot intervals
16. **FOR RESIDENTIAL DEVELOPMENT**, the following information is required (affixed to the drawing):
 - Net developable area, in acres or in square feet, defined as all areas that could be developed subtracted by lands used or dedicated for existing easements and rights of way
 - The number of dwelling units proposed (by type), including typical floor plans for each type of dwelling
 - The number and location of efficiency and one or more bedroom units
 - Typical elevation views of the front, side and rear of each type of building
 - Dwelling unit density of the site (total number of dwellings / net developable area)

INITIAL

Storm Water Calculations for

ICCF Housing City of Lowell, MI

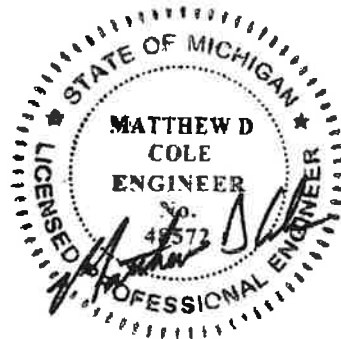
Job No. 221107

November 17, 2022

Design Parameters

Storm Sewer Design:

- Storm Sewer design is for a 10-year design storm using the Rational method for analysis
- Storm Water treatment is for up to the 10-year storm
- Minimum pipe velocity of 2.5 ft/sec
- Maximum pipe velocity of 10.0 ft/sec



Roosien & Associates
5055 Plainfield Avenue NE, Suite A
Grand Rapids, MI 49525
(616) 361-7220
matt@roosien-assoc.com

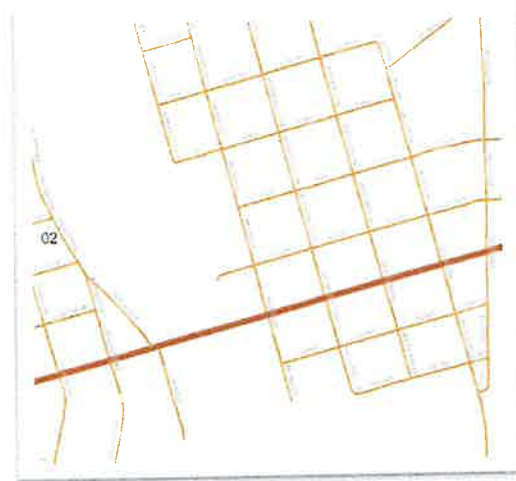
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Narrative	3
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First Defense by Hydro International information	7 - 8

Storm Water Narrative For
ICCF Housing, City of Lowell, MI
Project #221107

Project Description:

The owner proposes to develop a 1.0 acre site into multiple residential units at 504 and 512 E. Main Street bounded by E. Main Street, Jefferson Street, and Kent Street to the north, west and south respectively. The site is currently occupied by a multi-family house, garage, and gravel parking lot. The topography slopes with the high point near the north edge of the property and draining southward. The land eventually drains into the Flat River via the City's storm sewer system. Development includes work in the 100-year floodplain and will require approval from EGLE.



Based on the NRCS Soil Survey, the developed area consists of Plainfield sand with a Hydraulic Soil Group A. The site slopes are as steep as 6 percent.

The proposed design collects the majority of the runoff and routes stormwater through a stormwater separator and to the existing storm sewer in Jefferson Street prior to outletting into the Flat River.

Basis of Design Information

Due to the proximity of the Flat River and since the land is within the 100-year floodplain, no storm water detention is proposed. Instead, effort was focused on improving the quality of the storm water that leaves the site. The water quality will be improved by the proposed installation of a First Defense High Capacity storm water separator at the outlet. Supplemental documentation on this separator is included.

Pipe Design:

The storm water pipes for the private road were sized using the Rational Method for the 10 year storm event. The pipe design maintains a minimum velocity of 2.5 ft/second and a minimum diameter of 12 inches except for the yard drains, which have a minimum size of 6 inches.

Rainfall

Location: Kent County
State: MI
Source: NOAA, Atlas 14
Return Period: 10 year

Calculated by: YS
Date: 11/3/2022

Time	Hours	Mins	Rainfall (in)	Intensity (in/hr)
5 mins	0.083	5	0.52	6.24
10 mins	0.167	10	0.76	4.56
15 mins	0.25	15	0.93	3.72
30 mins	0.5	30	1.39	2.78
1 hrs	1	60	1.83	1.83
2 hrs	2	120	2.26	1.13
3 hrs	3	180	2.50	0.83
6 hrs	6	360	2.91	0.49
12 hrs	12	720	3.33	0.28
24 hrs	24	1440	3.77	0.16

Return Period: 25 year

Time	Hours	Mins	Rainfall (in)	Intensity (in/hr)
5 mins	0.083	5	0.64	7.68
10 mins	0.167	10	0.93	5.58
15 mins	0.25	15	1.14	4.56
30 mins	0.5	30	1.70	3.40
1 hrs	1	60	2.24	2.24
2 hrs	2	120	2.78	1.39
3 hrs	3	180	3.08	1.03
6 hrs	6	360	3.60	0.60
12 hrs	12	720	4.13	0.34
24 hrs	24	1440	4.66	0.19

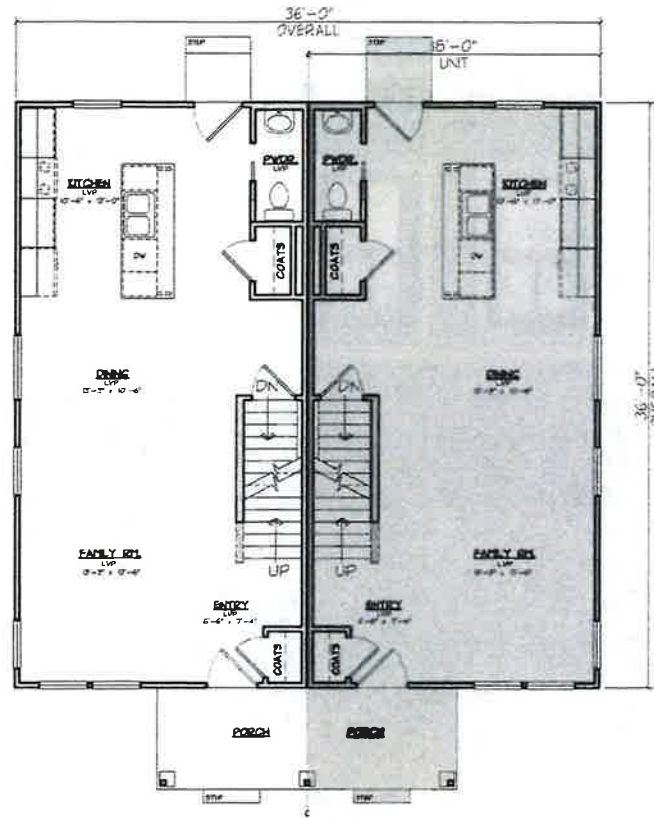
The Harmony

Elevations

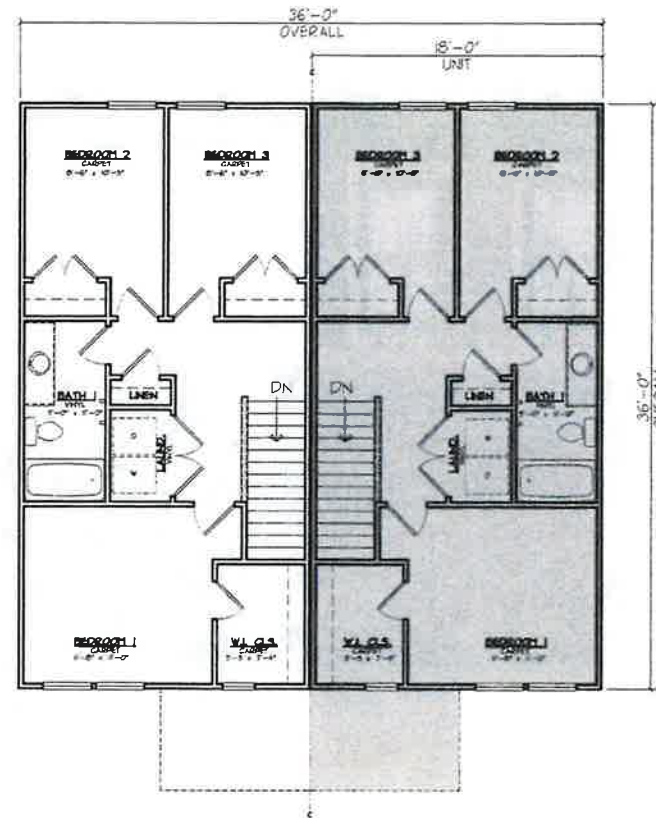


The Harmony

Floor Plan



FIRST FLOOR PLAN

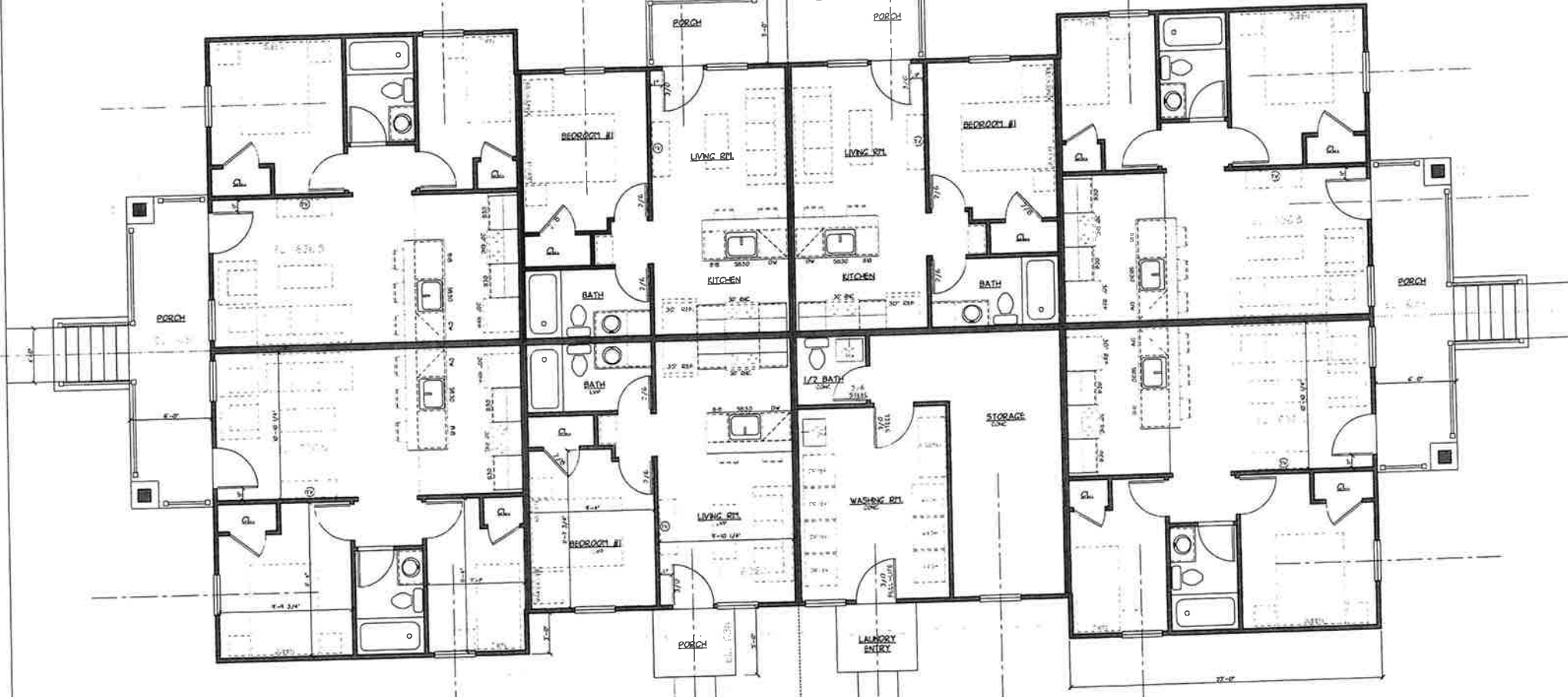


SECOND FLOOR PLAN

1,296 EACH UNIT,
2,592 S.F. TOTAL



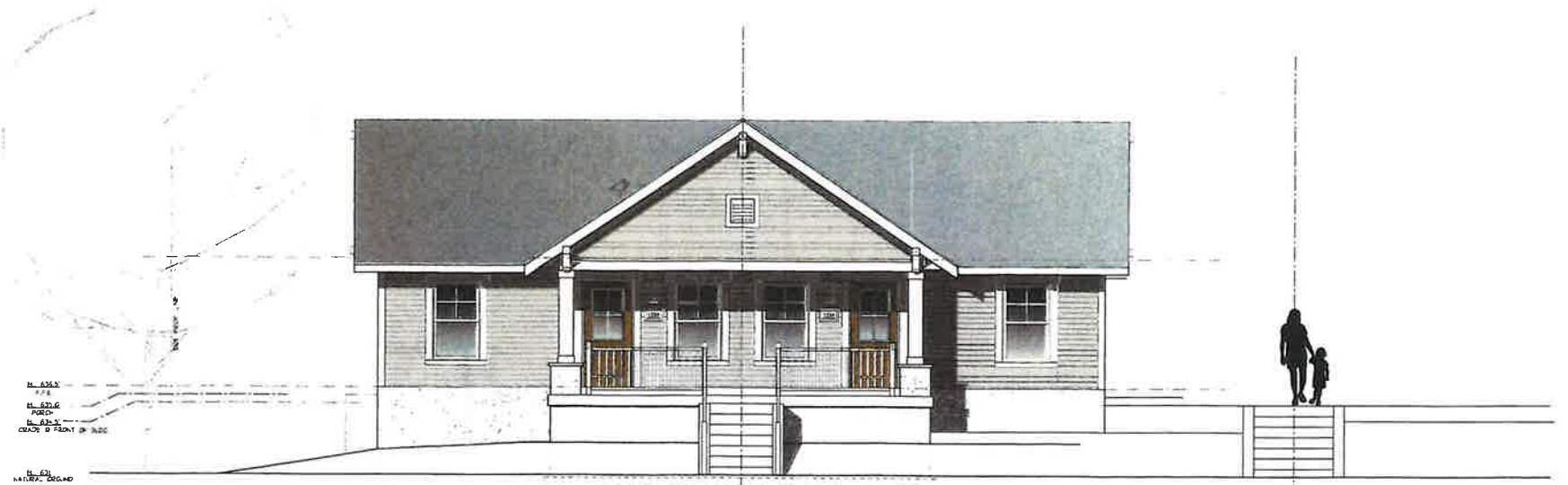
EXISTING SIDEWALK
11' 7 1/2"



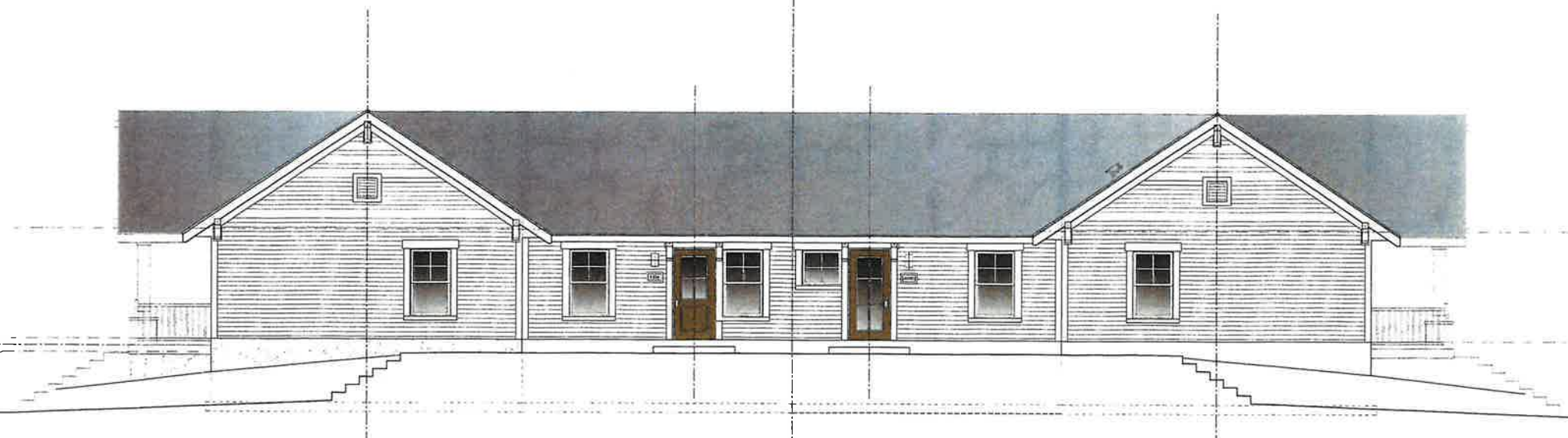
**8-UNIT BUILDING
MAIN FLOOR PLAN**



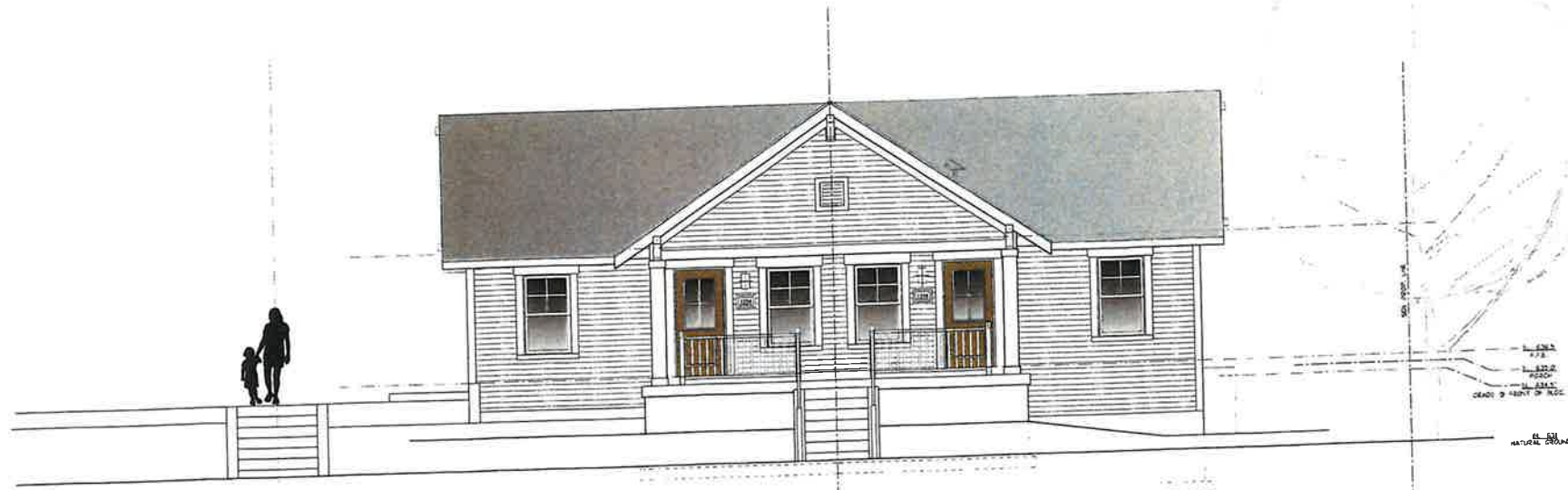
400 SF / UNIT - INTERIOR UNITS
529 SF / UNIT - SIDE UNITS



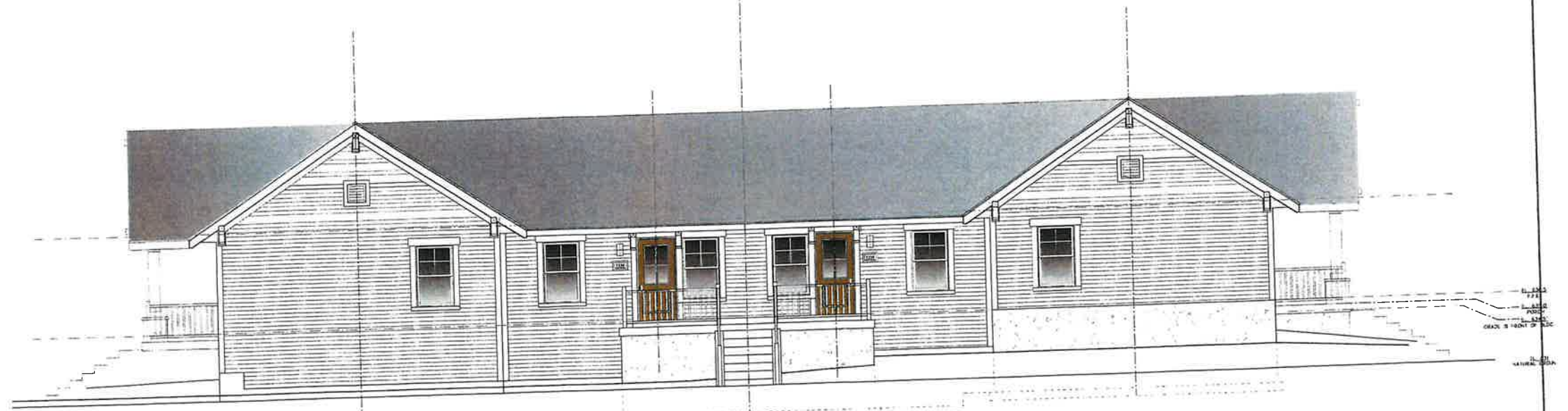
8-UNIT BUILDING
FRONT ELEVATION



8-UNIT BUILDING
RIGHT SIDE ELEVATION



8-UNIT BUILDING
REAR ELEVATION



8-UNIT BUILDING
LEFT SIDE ELEVATION





Know what's below.
Call before you dig.

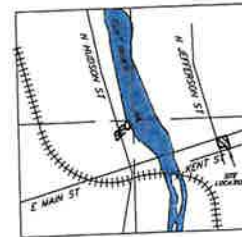
BENCHMARK NO. 1 ELEV. = 632.44'
BOLT ON NORTHWEST SIDE OF HYDRANT
LOCATED 90° ± SOUTHWEST OF
NORTHWEST PROPERTY CORNER
(N.A.V.D. 88)

BENCHMARK NO. 2 ELEV. = 635.48'
NAIL IN POWER POLE LOCATED 45° ±
SOUTHWEST OF SOUTHEAST
PROPERTY CORNER
(N.A.V.D. 88)

BENCHMARK NO. 3 ELEV. = 635.49'
NAIL IN POWER POLE LOCATED 72° ±
NORTHEAST OF NORTHWEST PROPERTY CORNER
OF PARCEL 512 E. MAIN ST.
(N.A.V.D. 88)

FIRM PANEL # 2601000019 DATED 05/16/1983
INDICATE THE PROJECT AREA IS IN THE AREA OF
100-YEAR FLOOD PLAIN.
100-YEAR FLOOD PLAIN ELEV. = 635.25 (NAVD 88)

LEGAL DESCRIPTION
LOTS 1, 2, 3 AND 8 OF BLK 13 - AVERY'S PLAT. ALSO, NORTH 1/2 OF LOT 9
AND 10 OF BLK 13 - AVERY'S PLAT.

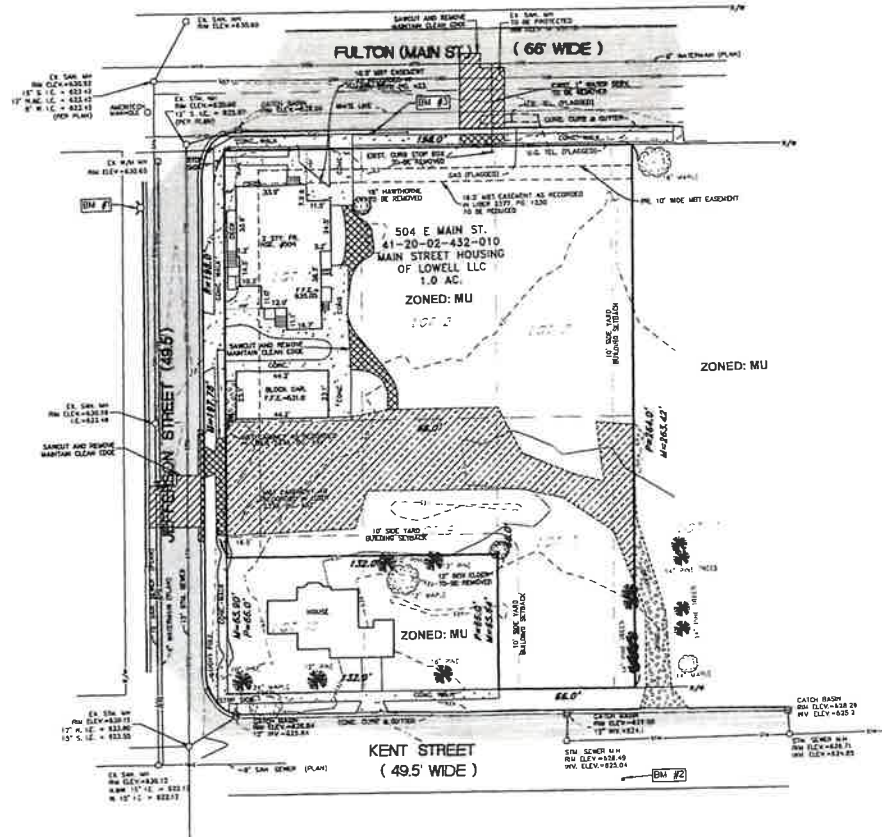


LOCATION MAP
NOT TO SCALE

ADDRESS: 504 & 512 E MAIN STREET,
LOWELL, MI 49331



GRAPHIC SCALE
30' 0 15 30"
(IN FEET)
1 inch = 30 ft.



EXISTING LEGEND

	TREES

DEMOLITION NOTES.

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
ALL AREAS OF UNDERGROUND DEMOLITION; UTILITY LINE REMOVAL AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.
BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.
CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.
NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).
PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.
PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.
WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SANICUT FULL DEPTH. REMOVE TO THE NEAREST JOINT. IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE, VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

DATE: 11/17/2023
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: NOVEMBER 17, 2023
REVISIONS:
DATE: 11/17/2023 - REV. PER OWNER

STARTING THE MIDDLE OF OUR
CLIENTS' JOURNEY

Roehrig & Associates
INCORPORATED
11000 WOODLAND AVE. SUITE 200
BIRMINGHAM, AL 35244
TEL: (205) 988-1222
FAX: (205) 988-1223

EXIST. CONDITIONS & REMOVALS PLAN
512 AND 504 EAST MAIN STREET
AVERY'S PLAT
CITY OF LOWELL, KENT COUNTY, MI

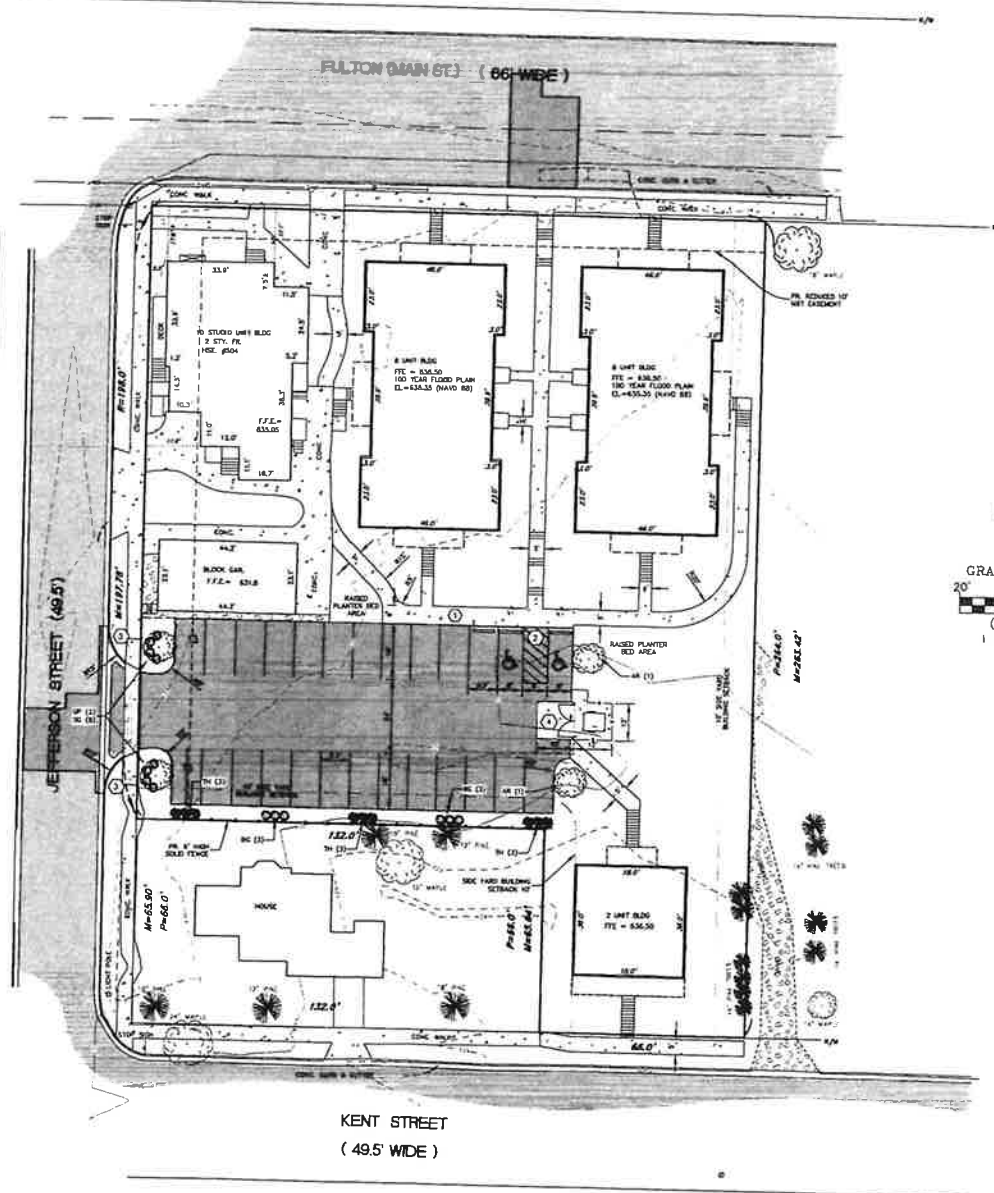
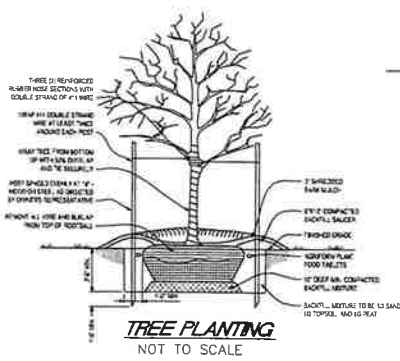
CLIENT:
FLAT RIVER OUTREACH
11636 FULTON EAST
LOWELL, MI 49331

PROJECT NO.
221107

C-101

NOTES:

1. ALL LANDSCAPING SHALL BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR TO THE SIZE SPECIFIED ON THE LANDSCAPE PLAN. SMALLER SIZES WILL BE REJECTED.
2. ALL PLANTINGS SHALL BE WATERED WITH 2" SHREDED PREMIUM HARDWOOD BARK MULCH. TREES IN LAWN AREAS SHALL RECEIVE 4" DIAMETER BARK MULCH 3" DEEP.
3. THE LANDSCAPE CONTRACTOR SHALL REMOVE ANY TREE THAT IS IMPLICATED AROUND THE TRUNK OF A TREE OR SHRUB AS WELL AS TOP 20% OF ANY TREE OR REMOVE EXCESS SOIL ON THE TOP OF THE ROOT BALL TO EXPOSE THE ROOT FLARE OR FIRST LAYER OF ROOTS PRIOR TO PLANTING. USE A WIRE CUTTER TO MAKE 30 CUTS IN THE WIRE BASKET TO ALLOW ROOTS TO GROW THROUGH.
4. PLANTING AREAS SHALL BE EDED WITH A MECHANICAL RED EDGER AT A DEPTH OF 4" TO 6" DEPTH BORDER FOR SHREDED BARK MULCH.
5. FINISH ISLANDS SHALL BE BACK FILLED WITH AT LEAST 2" OF TOPSOIL, AMONG THE TOPSOIL WITH COMPOSTED MANURE AND MIX WITH THE TOP SOIL AT A DEPTH OF 6-12". ANY AGGREGATE OR STONE FROM THE CONSTRUCTION OF THE PARKING LOT SHALL BE REMOVED PRIOR TO BACKFILL.
6. LAWN AREAS SHALL RECEIVE AT LEAST 4" OF TOPSOIL AND HYDROSEED. TOPSOIL FOR LAWNS SHALL BE APPROPRIATE FOR GROWING AND SUSTAINING A HEALTHY LAWN. ALL LAWNS SHALL BE HYDROSEED WITH A SEED BLEND CONSISTING OF 50% KENTUCKY BLUEGRASS, 25% PERENNIAL ryegrass, 10% HARD FESCUE, 20% CRESTED RED FESCUE AND 20% CHENOPOD FESCUE.
7. MAINTENANCE OF THE LANDSCAPE SHALL BE PROVIDED FOR BY THE OWNER AND INCLUDING FERTILIZING OF LAWN AND PLANT MATERIAL, YEARLY PRUNING, TOP DRESSING OF WALKER AREAS EVERY OTHER YEAR, AND PROVIDE 1" OF WATER FOR NEAR DURING THE GROWING SEASON.
8. PLANT MATERIALS SHALL BE CHOSEN AND INSTALLED IN ACCORDANCE WITH STANDARD RECOMMENDATIONS BY THE COUNTY COOPERATIVE EXTENSION SERVICE OR AMERICAN NURSERY ASSOCIATION.
9. ALL DISEASED, DAMAGED, OR DEAD PLANT MATERIALS SHALL BE PROMPTLY REPLACED.



SITE DATA:

SITE:	1.00 ACRES	REQUIRED:	PROVIDE:
ZONED:	MU MIXED USE	NO:	SEE ARCH. PLANS
DEVELOPER:	11535 FULTON EAST	NO:	
USE:	MULTI-FAMILY RESIDENTIAL	NO:	
NET DEVELOPABLE AREA:	0.8 ACRES		
DWELLING UNIT DENSITY:	28 DWELLING UNITS		
MAXIMUM BUILDING HEIGHT:	40'		
HIGHWAY FRONT SETBACK:	MULTI-FAMILY	0-10'	10' TO NORTH
DUPLICATION:		0-25'	13.5' TO SOUTH
SIDE BUILDING SETBACK:		12'	10' TO EAST
REAR BUILDING SETBACK:		20'	NONE
MINIMUM FRONT YARD SETBACK:		20%	5-6'

PARKING DATA:

MIN. REQUIRED PARKING SPACES:	28	
PROVIDING 2 SPACES PER DWELLING UNIT:		
(M.P. 7-731-28)		
PROPOSED PARKING SPACES:		
(INCLUDES 3 SHARED USE SPACES)		
PARKING SPACE:	9.1' x 18'	8.2' x 18'
DRIVE AISLE WIDTH (TYPICAL):	24'	24'

- NOTES:**
- 1) ALL DIMENSIONS SHOWN TO THE CONCRETE CURB AND CUTTER ARE TO THE FACE OF THE CURB UNLESS NOTED OTHERWISE.
 - 2) THE CONCRETE CUTTER SHALL BE TO TOP IN THE SAME DIRECTION AS THE ADJACENT PAVEMENT. THE CUTTER PLAN IN THE BARRIER FREE SPACES SHALL BE PLACED FLAT.
 - 3) THE LAST 3 FEET OF ALL OF THE CURB SHALL BE CURBED DOWN UNLESS NOTED OTHERWISE.
 - 4) REFER TO ARCHITECTURAL PLANS FOR DETAILS OF CONCRETE DOOR THRESHOLS, STAIR RAILING, DETAIL OF BUILDING AND CONTACT BUILDING ENVELOPES.
 - 5) ALL BARRIER FREE SPACES AND SIDEWALKS SHALL MEET A.D.A. REQUIREMENTS.
 - 6) FIELD VERIFY ALL EXISTING UTILITIES TO REMAIN ESPECIALLY AT PROPOSED CONNECTION LOCATIONS.

RESIDENTIAL BUILDING DATA:

8 UNIT BUILDING:	8 UNITS OF 1 BEDROOM
4 UNIT BUILDING:	4 UNITS OF 2 BEDROOM
DUPLEX BUILDING:	2 UNITS OF 3 BEDROOM
DUPLEX BUILDING:	2 UNITS OF 3 BEDROOM
DUPLEX BUILDING:	10 STUDIO UNITS

- SITE PLAN KEY NOTES:**
- 1) RAISED CONCRETE SIDEWALK
 - 2) FLUSH SLAB EDGE AND BARRIER FREE RAMP
 - 3) WOOD F-4 CURB AND CUTTER
 - 4) DUMPSTER PAD

LEGEND:

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED BIT. PAVEMENT
---	PROPOSED CONC.
---	BARRIER FREE SIGN
---	PROPOSED SHRUB
---	PROPOSED CANOPY TREE
---	RAMP BLOCK

- RELATED LANDSCAPE NOTES:**
1. PARKING LOT SCREENING:
 - A. MIN. 10 FEET WIDE GREENBELT IS REQUIRED AND PROVIDED
 - B. 1 CANOPY TREE PER 30 LF IS PROVIDED
 - C. 26 LF ALONG JEFFERSON STREET. PROVIDES 2 CANOPY TREES WHICH ARE PROVIDED
 2. LANDSCAPE ISLANDS:
 - A. 1 ISLAND WITH CANOPY TREE PER 30 PARKING SPACES
 - B. 28 SPACES PROVIDED
 - C. 2 INTERIOR CANOPY TREES REQUIRED AND PROVIDED
 3. ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL, SEED, AND MULCH

PLANT SCHEDULE:

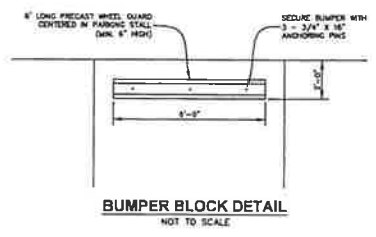
ITEMS	COMMON NAME	SIZE	CONTAINER	QUANTITY
CP	PRINCETON SEVENTY CINQD	2" CAL	BAB	2
AR	RED SWIFT MAPLE	2" CAL	BAB	2
SHRUBS				
SC	SPIREA	24"	POT	8
BG	DRUM VULVET BOXWOOD	24"	POT	6
TH	HEDGE YEW	24"	POT	8

CLIENT: FLAT RIVER OUTREACH
 11535 FULTON EAST
 LOWELL, MI 48331
 PROJECT NO: 221197
 C-102

ARCHITECT: R. BAKER & ASSOCIATES
 809A PALMER AVE. SE
 GRAND RAPIDS, MI 49503
 TEL: (616) 941-1329
 FAX: (616) 941-1328

DATE: NOVEMBER 11, 2022
 REVISIONS:
 1. 11/11/22 - REV. PER OWNER

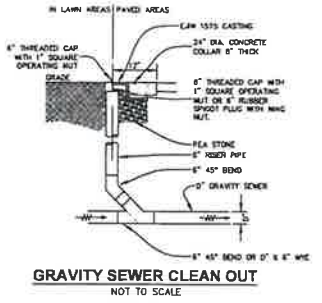
SITE LAYOUT AND LANDSCAPE PLAN
 512 AND 504 EAST MAIN STREET
 AVERY'S PLAY
 CITY OF LOWELL, KENT COUNTY, MI



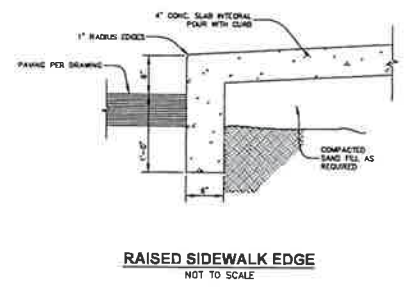
BUMPER BLOCK DETAIL
NOT TO SCALE



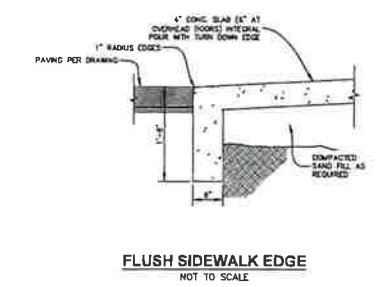
BARRIER FREE SIGNS
NOT TO SCALE



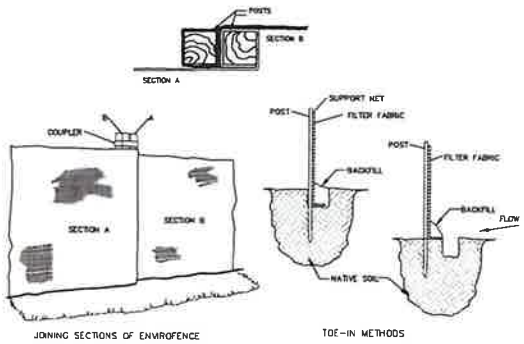
GRAVITY SEWER CLEAN OUT
NOT TO SCALE



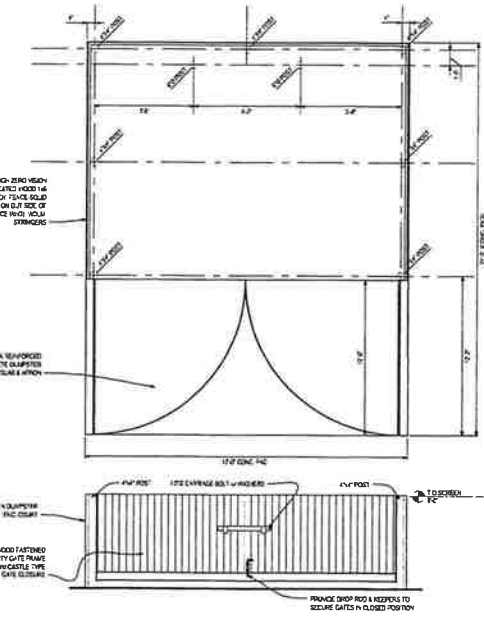
RAISED SIDEWALK EDGE
NOT TO SCALE



FLUSH SIDEWALK EDGE
NOT TO SCALE



FABRIC SILTATION FENCING
NOT TO SCALE

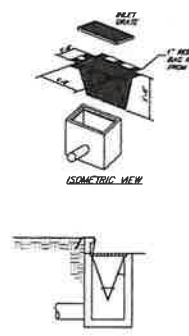


DUMPSTER ENCLOSURE ELEVATION/PLAN
NOT TO SCALE

INLET PROTECTION - FABRIC DROP SPECIFICATIONS

- When** - When sediment laden stormwater requires treatment before entering a stormwater drainage system.
- Why** - To prevent sediment from entering stormwater systems.
- Where** - Use in or at stormwater inlets, especially at construction sites or in streets.
- How**
 1. A filter fabric bag is hung inside the inlet, beneath the grate.
 2. Replace grate, which will hold bag in place.
 3. Anchor filter bag with 1\"/>
- Maintenance**
 - Drop inlet filters should be inspected routinely and after each major rain event.
 - Damaged filter bags should be replaced.
 - Clean and/or replace filter bag when 1/2 full.
 - Replace clogged fabric immediately.
 - If needed, initiate repairs immediately upon inspection.
 - Remove entire protective mechanism when upgradient areas are stabilized and streets have been swept.
- Limitations**
 - Can only accommodate small flow quantities.
 - Requires frequent maintenance.
 - Pounding may occur around storm drains if filter is clogged.

INLET PROTECTION - FABRIC DROP



INSTALLATION DETAIL

PROJECT NOTES AND SPECIFICATIONS

- GENERAL NOTES**
- 1) ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, RULES AND REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED BY STATE AND LOCAL AGENCIES RELATED TO SOIL EROSION AND SEDIMENTATION.
 - 2) ALL ITEMS OF WORK NOT COVERED BY THESE SPECIFICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LOWELL SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE MOST STRINGENT REQUIREMENTS AS LISTED IN THE PLANS AND SPECIFICATIONS SHALL APPLY.
 - 3) ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR CONTACTING MISS DIG AT 811/482-7171 AT LEAST 3 WORKING DAYS PRIOR TO ANY UNDERGROUND CONSTRUCTION.
 - 4) CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER 48 HOURS BEFORE WORK BEGINS.
 - 5) ROOFERS AND ASSOCIATES AS THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE OR LIABLE FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE DRAWINGS, SPECIFICATIONS AND THE DESIGN INTENT. THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND FOLLOW THE DESIGN PROFESSIONAL'S CLEARANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.
 - 6) CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, CONSTRUCTION MEANS, CONTROLS, TECHNIQUES, SEQUENCES AND PROCEDURES.

- GENERAL SPECIFICATIONS**
- 1) ALL CONSTRUCTION AREAS SHALL BE CLEARED OF ALL TREES, BRUSH, WEEDS, ETC. ALL SPILL MATERIAL IS TO BE DISPOSED OF IN AREAS DESIGNATED BY THE OWNER AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - 2) STOP ALL TOPSOIL AND ORGANIC MATERIAL ON SITE WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT WHERE GRADERS ARE TO BE CHANGED, OR IN AREAS TO BE IMPROVED. IF MATERIAL IS FREE OF ROOTS, ROCKS AND SOBS, AND IS APPROVED BY THE ENGINEER, IT SHALL BE TEMPORARILY STOCKPILED ON SITE FOR LATER USE.
 - 3) CONSTRUCTION ACCESS AND MATERIAL STORAGE IS LIMITED TO THE AREAS DESIGNATED ON THE DRAWINGS OR AS APPROVED BY THE OWNER.
 - 4) WHERE IT IS NECESSARY TO WORK OUTSIDE THE PROPERTY CONTROLLED BY THE OWNER, THE CONTRACTOR SHALL OBTAIN LEGAL AUTHORITY FROM ADJACENT PROPERTY OWNERS TO COMPLETE THE WORK AS OUTLINED IN THESE DOCUMENTS.
 - 5) ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE BROUGHT TO FINISH GRADES AS SHOWN ON THE DRAWINGS. ALL AREAS DISTURBED SHALL BE RESTORED WITH A MINIMUM OF 4\"/>

- SITE CONCRETE FLATWORK**
- 1) MATERIALS - READY MIXED CONCRETE - ASTM C84. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3,500 PSI FOR ALL EXTERIOR CONCRETE. 1\"/>
- CONCRETE JOINTS**
- 1) CONSTRUCTION JOINTS PLACING - 1) MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS USE REIN. UNLESS OTHERWISE SHOWN. 2) SCORE CONTROL JOINTS EQUAL TO THE WIDTH OF THE WALK OR DRIVE BUT NOT TO EXCEED THE LENGTH OF 12 FEET OR 24 TIMES THE THICKNESS. 3) INSTALL EXPANSION JOINTS MATERIAL AT ADJUNCTION TO CURBS AND ADJACENT STRUCTURES, UNLESS OTHERWISE SHOWN.
 - 1) CONSTRUCTION JOINTS CURBS AND CUTTERS 1) MAXIMUM CONSTRUCTION BETWEEN EXPANSION JOINTS 30 FEET. STRAIGHT CURB TO FEET.
- PAVEMENT**
- 1) PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL SHOWN ON THESE PLANS.
 - 1) PRIOR TO PLACEMENT OF GRAVEL, THE SAND SUBBASE SHALL BE ROLLED TO OBTAIN A MINIMUM OF 95% OF MAXIMUM DENSITY FOR THE MODIFIED PROCTOR TEST, ASTM-1557.
 - 1) PRIOR TO PLACEMENT OF ASPHALT, THE GRAVEL SHALL BE PROOF ROLLED AND COMPACTED TO 98% OF MAXIMUM DENSITY FOR THE MODIFIED PROCTOR TEST, ASTM-1557.
- STRIPING**
- 1) PARKING LOT STRIPING SHOULD FOLLOW THE BELOW COLOR SCHEDULE.
 - PARKING AND STORAGE LOT STALLS SHOULD BE STRIPED IN YELLOW PAINT.
 - BARRIER-FREE STALLS SHOULD BE STRIPED IN BLUE PAINT.
 - 1) FOR UNPAVED SURFACES USE SETBACK WATERBORNE TRAFFIC MARKING PAINT.

SCALE: SEE PLAN
 APPROVED BY: [Signature]
 DATE: NOVEMBER 11, 2022
 REVISION: [None]
 PLAN NO. 0033 - REV. 001 (DATE)

SEWING SIZE AREA OF 600
 CLEARANCE FORCE 847

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DETAIL PLAN
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ANN ARBOR, MI 48106
 CITY OF LOWELL, KENT COUNTY, MI

CLIENT:
FLAT RIVER OUTREACH
11656 FULTON EAST
LOWELL, MI 48831

PROJECT NO:
221107

C-501