



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

PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
AGENDA
FOR THE REGULAR MEETING OF
MONDAY, SEPTEMBER 11, 2023 AT 7:00 P.M.

1. CALL TO ORDER: PLEDGE OF ALLEGIANCE, ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF THE MINUTES OF PREVIOUS MEETINGS
 - a. August 14, 2023 – Regular Meeting
4. PUBLIC COMMENTS AND COMMUNICATIONS CONCERNING ITEMS NOT ON THE AGENDA
5. OLD BUSINESS
 - a. Site Plan Review – 805 and 825 E. Main and 112 Horatio
 - b. Master Plan Update
6. NEW BUSINESS
7. STAFF REPORT
8. COMMISSIONERS REMARKS
9. ADJOURNMENT

**OFFICIAL PROCEEDINGS
OF THE
PLANNING COMMISSION-CITIZEN ADVISORY COMMITTEE
CITY OF LOWELL, MICHIGAN
FOR THE REGULAR MEETING OF
MONDAY, AUGUST 14, 2023 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 Gadula, Ellis, Chambers, Schrauben, Cadwallader and Chair Barker.

Absent: Commissioner Plank.

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

2. EXCUSE OF ABSENCE.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER to excuse the absence of Commissioner Plank.

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

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

3. APPROVAL OF AGENDA.

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

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

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

4. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING.

IT WAS MOVED BY CHAMBERS and seconded by ELLIS to approve minutes of the July 10, 2023 regular meeting as written.

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

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

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

There were no comments.

6. OLD BUSINESS.

a) Site Plan Review – 414 E. Main.

Justin Young who works at All Weather Seal and lives at 424 Lincoln Lake has a storage barn that they need to get off their property. It will be located at 414 E Main for there less than 6 months and will be filled with storage from the storage barn.

Andy Moore with Williams & Works referred to memo stating property is only a quarter of an acre; it is in the mixed use district and the shed has already been placed there.

Moore then reviewed the site plan review standards A-F.

Commissioner Chambers suggested we put 6-month limit as a condition.

Commissioner Ellis suggested it is locked up well.

Chair Barker then open up the Public Hearing.

Eric Bartkus who resides at 215 W. Main asked what the guidelines are for placing sheds on property.

IT WAS MOVED BY CHAMBERS and seconded by CADWALLADER that the Lowell City Planning Commission approve the site plan at 414 E. Main along with the conditions as listed below:

1. Prior to 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 City Engineer, Lowell Area Fire Department, Department of Public Works, or other approving agencies.
3. The applicant shall maintain continual compliance with other applicable ordinances, codes, and requirements of the City of Lowell.
4. The shed shall be removed from the property no later than March 1, 2024.
5. Use of the shed shall be limited to storage; no hazardous, flammable, or combustible materials shall be stored.
6. The building shall remain locked when not in use.

YES: Commissioners Cadwallader, Chambers, Gadula, Ellis, Schrauben and Chair Barker.

NO: None.

ABSENT: Commissioner Plank.

MOTION CARRIED.

b.) Master Plan Update.

Andrew Moore with Williams & Works stated Williams and Works will be at the summer concert series this Thursday 8-17-23 and the following Thursday 8-24-23 with a booth to explain what the Master Plan update is, why it is important and also to promote a survey for people to take, for what they would like to see in the Master Plan. The survey will take about 10 minutes for residents to complete.

Moore provided a PowerPoint showing the survey they would like to use and also some other various activities that Williams & Works will have at the booth at the summer concert for residents in regards to the Master Plan update.

Councilmember Chambers feels like the survey may be too long.

Dennis Kent who lives at 1700 Faith suggested adding a category about street improvements, trails and sidewalks.

Moore stated that is already in the survey.

Eric Bartkus who resides at 215 W. Main, like this survey but suggests actual pictures of housing, tiny homes, etc. in the survey instead of just stick figured buildings. Maybe ask the community if they are supportive towards taller buildings or if they aren't. Also, should clarify what you mean by "create more attainable housing options" in the survey.

Chair Barker and the Commissioners agreed that they like the idea of pictures showing ideas for the survey.

Moore will add building height to the related question, and he will check and see if he can find some pictures to support the questions being asked. Moore stated it will be October or November before the report of the survey results, along with all the other details for the master plan will be ready to be presented.

7. **NEW BUSINESS**

There was none.

8. **STAFF REPORT.**

Moore stated they are busy working on the Master Plan update and there may be some amendments we will need to talk about coming up, but no new applications have been submitted.

9. **COMMISSIONERS REMARKS.**

Chair Barker reminded the commissioners to make sure to bring CopperRock paperwork for the next meeting.

Commissioner Chambers asked that we make sure public speaking time is limited to five minutes if possible.

10. **ADJOURNMENT.**

IT WAS MOVED BY CADWALLADER and seconded by ELLIS to adjourn at 7:55 p.m.

DATE:

APPROVED:

Bruce Barker, Chair

Susan Ullery, Lowell City Clerk

Request Number: _____

Filing Fee: _____



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

APPLICATION FOR SITE PLAN REVIEW / SPECIAL LAND USE

- All drawings must be sealed by an architect, engineer or surveyor unless waived by the Zoning Administrator.
- 9 copies of the site plan must be submitted to the City Manager's office no later than four weeks 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: 805 & 825 E. Main; and 112 Horatio
2. Parcel Identification Number (Tax I.D. No.): #41-20- 01-302-001; 01-302-005; and 01-301-008
3. Applicant's Name: CopperRock Construction
for an entity to be named Phone Number (616) 920-1655
Address: 601 Fifth Street, Suite 300, Grand Rapids, Michigan 49504

StreetCityStateZip

Fax Number N/AEmail Address gregt@copperrockconstruction.com
4. Are You: ☐ Property Owner ☒ Owner's Agent ☐ Contract Purchaser ☐ Option Holder
5. Applicant is being represented by: Greg Taylor Phone Number (616) 840-5516
Address: 601 Fifth Street, Suite 300, Grand Rapids, Michigan 49504
6. Present Zoning of Parcel C3 & R3 Present Use of Parcel Vacant Building, parking lot, and 2-unit residential
7. Description of proposed development (attach additional materials if needed):
Combine parcels, including the vacating or Horatio Street, to develop a new 44-unit,
market rate, apartment project with approximately 3,800 sq. ft. of commercial space.

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

Signature: _____ Date: June 9, 2023

Type or Print Your Name Here: Gregory Taylor

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. Edgar Contreras 6-9-2023
Owner Date

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.

- | | INITIAL |
|---|---------|
| 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) | _____ |

Section 17.03 of the City of Lowell Zoning Ordinance specifies that to approve a special land use, the Planning Commission must find that the request meets the following standards. Please describe how the proposed project would meet each standard.

A. Each application shall be reviewed for the purpose of determining that the proposed special land use meets the following standards and, in addition, that each use of the proposed site will:

1. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;

The proposed project would supply modern housing and transitional uses to support the Master Plan and improve the east gateway to downtown.

2. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities;

The property is currently served by all municipal utilities and has abundant on-street parking.

3. Not create excessive additional requirements at public cost for public facilities and services; and

No additional cost or service burden is anticipated.

4. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

No negative impact is anticipated.

Section 17.04 of the City of Lowell Zoning Ordinance lists specific standards pertaining to special land uses that must be met. Please respond to those standards below as it pertains to the proposed project, describing how the standards would be met by this proposal:

To the best of our knowledge, the submitted plans and specifications meet or exceed the requirements in Section 17.04 of the City of Lowell Zoning Ordinance, as prepared prepared by the architect, civil engineer, and others on behalf of Applicant.

williams&works

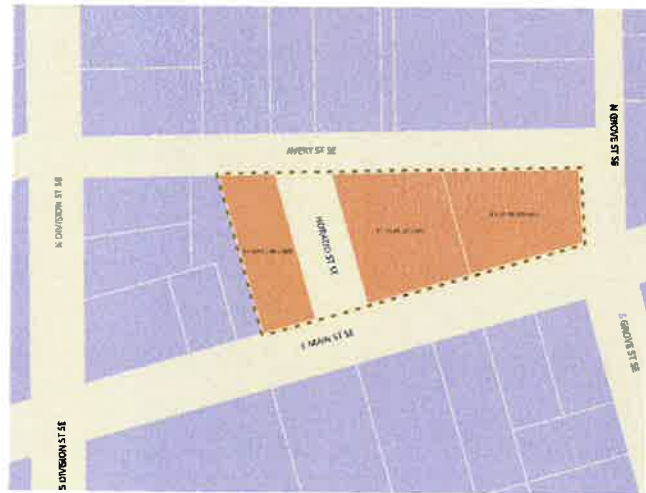
engineers | surveyors | planners

MEMORANDUM

To: City of Lowell Planning Commission
Date: September 8, 2023
From: Andy Moore, AICP
Aman Pannu
RE: **Mixed Use Development - 805 & 825 E Main and 112 Horatio**

As you know, CopperRock Construction is seeking site plan approval for a mixed-use project located on 805 & 825 E Main St and 112 Horatio St. At the July meeting, the Planning Commission recommended approval of rezoning the property to the MU Mixed Use district to the City Council and postponed action on the site plan until the September meeting. The purpose of this memorandum is to review the request pursuant to Chapters 16A and 18 of the Lowell Zoning Ordinance.

Background. As shown in the figure on the right, the subject property consists of three parcels that are separated by the Horatio Street right-of-way. The total acreage of all the properties combined (including Horatio St) is approximately 1.46 acres.



The applicant is proposing a mixed-use building that will consist of 44 apartment units and approximately 3,800 square feet of commercial space. The proposal includes a layout of 12 units per floor spread across three floors. The commercial space will be located on the first floor, specifically on the west side of the building, while the second and third floors will house the multi-family units.

The plans were first presented at the July meeting. Approval of the development is dependent on the vacation of Horatio Street between East Main Street and Avery Street. The City Council approved the rezoning of the site to MU in July and that rezoning is now effective. The process to vacate Horatio Street has begun but has not yet been completed and its outcome at this point is unclear. However, the process of vacating a street is separate from the site plan review process, so the Planning Commission should continue its review of the site plan at the next meeting.

A revised site plan was submitted by CopperRock on September 6, 2023. This site plan is nearly identical to the initial site plan, with a few changes, including but not limited to a slight modification to the location and width of the parking lot driveway, the addition of a sidewalk to Avery and Grove Streets, a minor change to the location of the dumpster, and the proposed elimination of several on-street parking spaces on the south side of Main Street to improve sight lines for residential properties.

SITE PLAN REVIEW

As stated above, the proposed development is considered a "Mixed Use Development" which is permitted in the MU district by Section 16A.02(A) of the Zoning Ordinance. A "Mixed Use Development" is defined as "A development consisting of one (1) or more buildings that contain a mix of commercial, office, retail, residential, recreational or similar land uses, or any combination of such uses." Mixed Use developments are permitted by right in the MU district, so while public comments relating to the application may be accepted, no public hearing is needed.

Completeness of Submittal. Section 18.04.B lists the required items necessary for a final site plan review. The applicant has submitted all necessary items and we find this application to be complete for review.

Setbacks and Dimensional Requirements. Dimensional requirements for the MU district are found in Section 16A.04. All dimensional requirements of the MU district are met.

Landscaping and Screening. Section 4.26 E provides specific landscape requirements. Because the MU district seeks a downtown-style development pattern, extensive landscaping is not required. The applicant has proposed landscaping in several locations along E Main Street in front of the proposed building, adjacent to the sidewalk. Additional landscaping is proposed for the east side of the property near Grove Street.

A dumpster enclosure is proposed on the north side of the building, between the two parking areas. It would be enclosed but accessible from both the east and west sides to accommodate both commercial and residential uses.

A 3-foot fence is proposed along the south side of Avery Street, between the parking lot and the street, and a 6-foot stockade fence is proposed on the western property line. This is consistent with the parking lot screening requirements of Section 4.26(E)(3)(b)(1). However, the fence materials should be discussed and shown on the site plan.

Parking lots are required to have one landscaped island per each 20 parking spaces. Since the residential parking lot contains 71 spaces, three islands are required, but only two are proposed. The Planning Commission has the latitude to depart from landscaping requirements where compliance is not feasible, and it is recognized that any additional landscaped islands will result in a reduction of on-site parking. Thus, additional islands are not recommended. However, the Planning Commission may require additional effort to be put forth into the landscaping around the parking lot to soften the appearance of the parking lot and covered carports that are proposed in lieu of an additional island.

Parking. Dwelling units require two spaces per unit, and restaurants require two spaces for each two persons permitted based on the maximum occupancy load, or 1 per 100 square feet, whichever is greater. The applicant has proposed a total of 110 spaces for the project. It is worth noting that the applicant is slightly deficient in parking for the residential units, as 88 spaces would be required by the Zoning Ordinance for 44 units. The site plan proposes two spaces per unit for the two-bedroom units and only one space per unit for the one-bedroom units, resulting in a total of 71 spaces for the residential component, which is what can be accommodated in the parking lot. The commercial (restaurant) component of the building requires 38 spaces. 22 of these spaces are provided in the parking lot to the rear (north) of the restaurant. In addition, the applicant may count public on-street and off-street parking spaces within 400 feet of the site toward the required minimum. The site plan indicates that 17 on-street spaces would be available along the north side of E Main Street, which appears to be a reasonable approximation. Another 12 on-street spaces are located on the south side of Main Street across from the property, although the applicant is proposing to eliminate six of these to increase sight distances for the residential properties.

The Zoning Ordinance grants the Planning Commission significant latitude in the application of parking requirements to allow for maximally productive uses of land in the City. On-site, a total of 93 spaces are proposed. When the additional 17 spaces are counted along the north side of Main Street, the total amount of parking available on or immediately adjacent to the site is 110 spaces, which meets the requirements of the Zoning Ordinance. While the Planning Commission has the authority to modify the parking requirements based on evidence provided by the applicant, it is our opinion that the proposed parking arrangement is satisfactory and meets the requirements of the Zoning Ordinance.

Signage. Signage is proposed on the east side of the property. The sign appears to meet zoning requirements, but a rendering has not been provided. As a condition of approval, the Planning Commission may require the applicant to receive a sign permit and comply with Chapter 20 of the Zoning Ordinance. It may also specify the type of sign desired (e.g. a ground sign) if deemed appropriate.

Site Plan Review Criteria. Section 18.06 of the Zoning Ordinance lists review standards for site plans. This section also states that these standards “shall be utilized by the planning commission in reviewing all site plans. These standards are intended to provide a frame of reference for the applicant in the preparation of site plans as well as for the reviewing authority in making judgment concerning them. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention, or innovation.” In other words, the site plan review criteria must be reviewed and discussed but should not be considered firm standards that must be met. Rather, they are intended to guide the Planning Commission’s decision-making process to ensure that all key elements of the site are given adequate consideration.

For uses permitted by right, the Planning Commission must approve a site plan if it finds that all requirements of the Zoning Ordinance are met.

The standards of Section 18.06 are as follows, along with our comments 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 proposed use is a mixed use building consisting of two uses: multiple-dwelling residential and a restaurant. Mixed use buildings are permitted by right in the Mixed Use Zoning District. The site is located on Main Street and does not seem to impede the normal and orderly development or improvement of surrounding property for uses permitted in the zoning ordinance. 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 applicant intends to vacate Horatio Street, allowing for the combination of three parcels and creating a larger corner lot that connects E Main Street, Grove Street, and Avery Street. Pedestrians can easily move around the site through the proposed network of sidewalks. Vehicular traffic can enter and exit the site using two points on Avery St. The entrance located near the western boundary provides access to the restaurant's parking lot, which is separate from the parking lot designated for the residential units. The entrance near the eastern boundary leads to the parking lot specifically designated for residential use of the property. It is recommended that the plan be reviewed by the City engineer or emergency personnel to verify if sufficient ingress/egress points have been provided, considering the traffic flow generated by the multifamily residential units.

- 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. As mentioned earlier, the City engineer or emergency personnel should review and verify if sufficient ingress/egress points have been provided, considering the traffic flow generated by the multi-family residential units. Vehicular connections seem adequate, and the site is well-connected within the site and to surrounding properties with concrete sidewalks. The Planning Commission may discuss this with the applicant.

- 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 from surrounding public and private property.

Remarks. The existing properties lack notable natural features as the site is vacant and in need of improvement. To make space for the proposed structure, some trees on the subject parcel will need to be removed. As a measure to create a separation between the proposed structure and the residential dwellings across Avery Street, the applicant proposes to install a 3-foot fence along the northern boundary of the property. Additionally, canopy trees, shrubs, and grass cover will be incorporated to enhance the landscaping around the proposed building. A total of 17 trees and 45 shrubs have been proposed in the landscape plan. The Planning Commission will have an opportunity to discuss this matter with the applicant, hear public comments, and assess whether additional landscaping is necessary.

- 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. This should be added as a condition of approval.

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

Remarks. The future land use map in the master plan proposes that several areas of the City should have a Mixed Use designation. This allows for a combination of residential, office, and commercial land uses, although not necessarily in a downtown-style building. The subject parcel is in one such area, and the MU district was enacted several years ago specifically to implement some of the mixed use recommendations of the Master Plan and foster this type of development. It appears that the proposed change in zoning is in line with the City's Master Plan, reflecting its goals, policies, and vision for future land use. The Planning Commission may find this standard met.

Recommendation. At the September 11 meeting, the Planning Commission should carefully listen to the input from the applicant and the public. The project appears to meet all requirements of the City Zoning Ordinance, so approval of the site plan last revised September 6, 2023 is recommended. If the Planning Commission is inclined to approve the project, the following conditions of approval are suggested:

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. No grading, preliminary, or final earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
3. The applicant shall continually comply with applicable ordinances, codes, and requirements of the City of Lowell.
4. This site plan approval is expressly contingent on Horatio Street being vacated in accordance with the proper statutory procedures.

5. The City engineer and emergency department personnel should review if the proposed buildings can be reached by emergency vehicles, and if the vehicular traffic flow will be efficient as provided by the applicant.
6. Approved landscaping, buffers, and/or greenbelts be continuously maintained to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

As always, feel free to contact me if there are any questions.



Know what's below.
Call before you dig.

BENCHMARK NO. 1 ELEV. = 642.81'
NORTHWEST FLANGE BOLT IN THE HYDRANT
LOCATED 35'± WEST OF THE CENTER LINE
OF GROVER ST. AND 26'± NORTH OF THE
CENTER LINE OF MAIN ST. (N.A.V.D. 88)

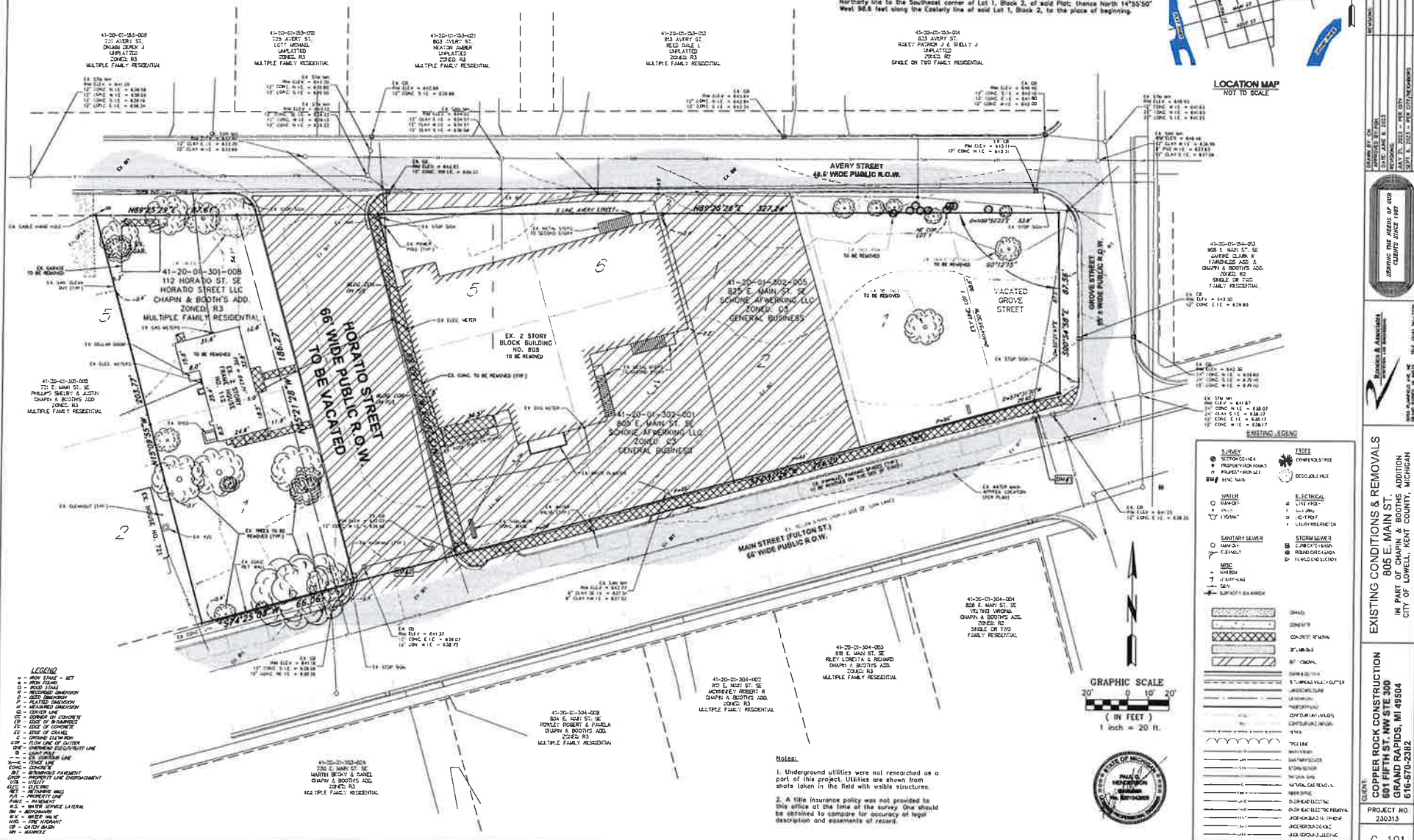
BENCHMARK NO. 2 ELEV. = 643.85'
RAILROAD SPIKE IN THE SOUTH SIDE OF THE
POWER POLE LOCATED 27'± EAST OF THE
CENTER LINE OF HORATIO ST. AND 35'±
NORTH OF THE CENTER LINE OF MAIN ST.
(N.A.V.D. 88)

PARCEL #41-20-01-301-008
LEGAL DESCRIPTION PER PROIELTY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO.
4038360004. COMMITMENT DATE: MARCH 6, 2023 AT 8:00 A.M.
Located in the City of Lowell, County of Kent, State of Michigan, Lot 1, Block 3, also
that part of Lot 5, Block 3, lying East of the East line of Lot 2, extended Northwestly
to the North Line of said Lot 5, Chapin & Booth's Addition to the Village of Denzville
(New City of Lowell), Kent County, Michigan, as recorded in Liber 24 of Plate, Page 13.

PARCELS #41-20-01-302-001 & #41-20-01-302-005
LEGAL DESCRIPTION PER TRANSPORTATION TITLE AGENCY COMMITMENT NO. 385095GRS REVISION
NO. 3. COMMITMENT DATE: JUNE 6, 2022 AT 8:00 A.M.
Lots 1 through 7, inclusive, Block 2, Chapin & Booth's Addition to the Village of Denzville
(New City of Lowell), Kent County, Michigan, as recorded in Liber 24 of Plate, Page 13, Kent
County Records, AND ALSO that part of Grove Street located within Chapin & Booth's
Addition, described as: Beginning at the Northeast corner of Lot 1, Block 2, of said Chapin &
Booth's Addition; thence North 89°50'23" East 53.8 feet along the South line of the Northern line
(49.5 feet wide) extended East; thence South 0°21'47" East 87.5 feet to the Northern line
of Fulton Street (N-21), (56 feet wide); thence South 74°31'30" West 23.95 feet along said
Northern line to the Southeast corner of Lot 1, Block 2, of said Plot; thence North 14°55'50"
West 98.5 feet along the Eastern line of said Lot 1, Block 2, to the place of beginning.



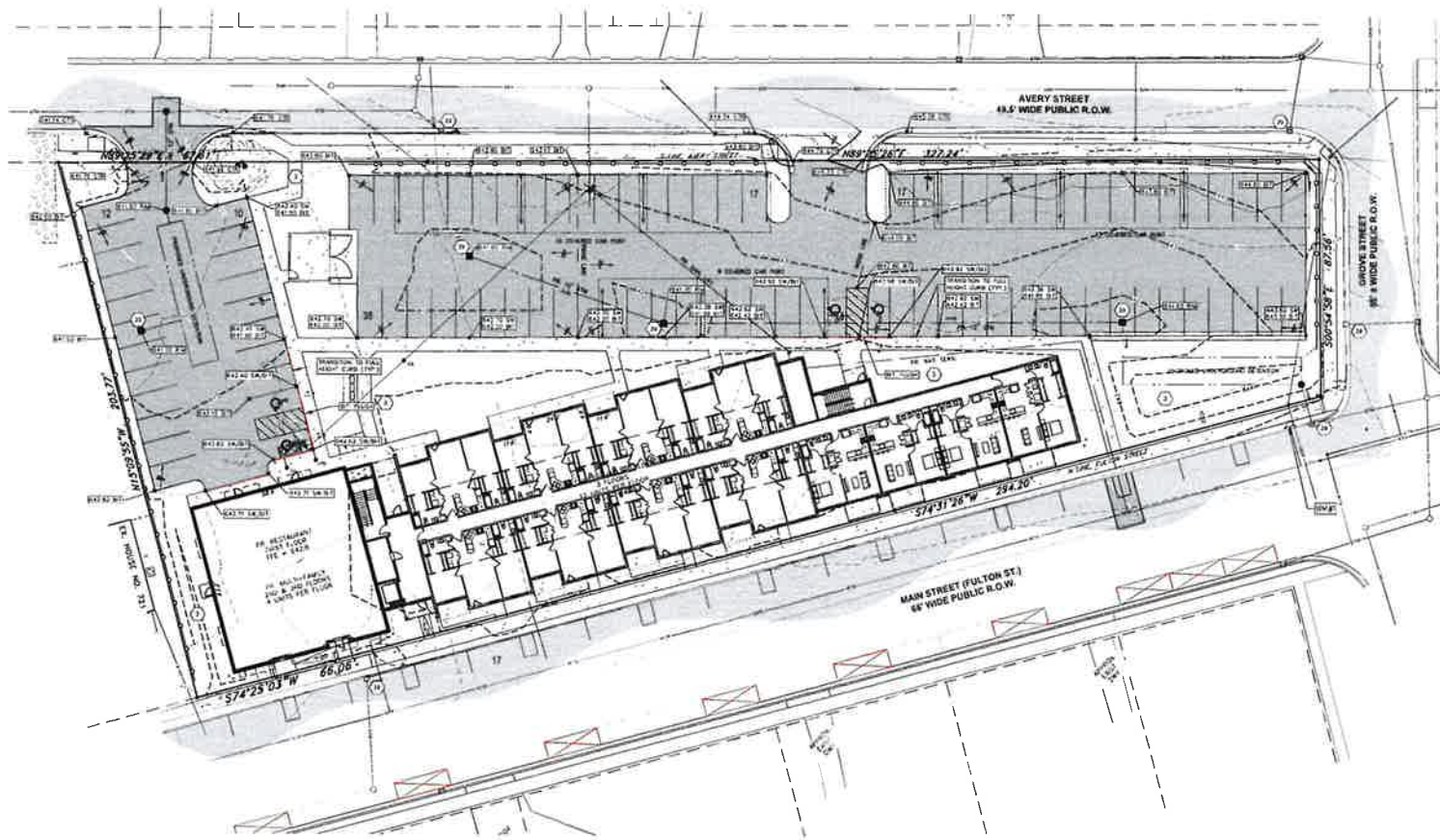
LOCATION MAP
NOT TO SCALE



Notes:
1. Underground utilities were not researched as a part of this project. Utilities are shown from shots taken in the field with visible structures.
2. A title insurance policy was not provided to this office at the time of the survey. One should be obtained to compare for accuracy of legal description and easements of record.

EXISTING LEGEND

| | |
|---------------|---------------|
| 3. SURVEY | 1. EXISTING |
| 4. EXISTING | 5. EXISTING |
| 6. EXISTING | 7. EXISTING |
| 8. EXISTING | 9. EXISTING |
| 10. EXISTING | 11. EXISTING |
| 12. EXISTING | 13. EXISTING |
| 14. EXISTING | 15. EXISTING |
| 16. EXISTING | 17. EXISTING |
| 18. EXISTING | 19. EXISTING |
| 20. EXISTING | 21. EXISTING |
| 22. EXISTING | 23. EXISTING |
| 24. EXISTING | 25. EXISTING |
| 26. EXISTING | 27. EXISTING |
| 28. EXISTING | 29. EXISTING |
| 30. EXISTING | 31. EXISTING |
| 32. EXISTING | 33. EXISTING |
| 34. EXISTING | 35. EXISTING |
| 36. EXISTING | 37. EXISTING |
| 38. EXISTING | 39. EXISTING |
| 40. EXISTING | 41. EXISTING |
| 42. EXISTING | 43. EXISTING |
| 44. EXISTING | 45. EXISTING |
| 46. EXISTING | 47. EXISTING |
| 48. EXISTING | 49. EXISTING |
| 50. EXISTING | 51. EXISTING |
| 52. EXISTING | 53. EXISTING |
| 54. EXISTING | 55. EXISTING |
| 56. EXISTING | 57. EXISTING |
| 58. EXISTING | 59. EXISTING |
| 60. EXISTING | 61. EXISTING |
| 62. EXISTING | 63. EXISTING |
| 64. EXISTING | 65. EXISTING |
| 66. EXISTING | 67. EXISTING |
| 68. EXISTING | 69. EXISTING |
| 70. EXISTING | 71. EXISTING |
| 72. EXISTING | 73. EXISTING |
| 74. EXISTING | 75. EXISTING |
| 76. EXISTING | 77. EXISTING |
| 78. EXISTING | 79. EXISTING |
| 80. EXISTING | 81. EXISTING |
| 82. EXISTING | 83. EXISTING |
| 84. EXISTING | 85. EXISTING |
| 86. EXISTING | 87. EXISTING |
| 88. EXISTING | 89. EXISTING |
| 90. EXISTING | 91. EXISTING |
| 92. EXISTING | 93. EXISTING |
| 94. EXISTING | 95. EXISTING |
| 96. EXISTING | 97. EXISTING |
| 98. EXISTING | 99. EXISTING |
| 100. EXISTING | 101. EXISTING |
| 102. EXISTING | 103. EXISTING |
| 104. EXISTING | 105. EXISTING |
| 106. EXISTING | 107. EXISTING |
| 108. EXISTING | 109. EXISTING |
| 110. EXISTING | 111. EXISTING |
| 112. EXISTING | 113. EXISTING |
| 114. EXISTING | 115. EXISTING |
| 116. EXISTING | 117. EXISTING |
| 118. EXISTING | 119. EXISTING |
| 120. EXISTING | 121. EXISTING |
| 122. EXISTING | 123. EXISTING |
| 124. EXISTING | 125. EXISTING |
| 126. EXISTING | 127. EXISTING |
| 128. EXISTING | 129. EXISTING |
| 130. EXISTING | 131. EXISTING |
| 132. EXISTING | 133. EXISTING |
| 134. EXISTING | 135. EXISTING |
| 136. EXISTING | 137. EXISTING |
| 138. EXISTING | 139. EXISTING |
| 140. EXISTING | 141. EXISTING |
| 142. EXISTING | 143. EXISTING |
| 144. EXISTING | 145. EXISTING |
| 146. EXISTING | 147. EXISTING |
| 148. EXISTING | 149. EXISTING |
| 150. EXISTING | 151. EXISTING |
| 152. EXISTING | 153. EXISTING |
| 154. EXISTING | 155. EXISTING |
| 156. EXISTING | 157. EXISTING |
| 158. EXISTING | 159. EXISTING |
| 160. EXISTING | 161. EXISTING |
| 162. EXISTING | 163. EXISTING |
| 164. EXISTING | 165. EXISTING |
| 166. EXISTING | 167. EXISTING |
| 168. EXISTING | 169. EXISTING |
| 170. EXISTING | 171. EXISTING |
| 172. EXISTING | 173. EXISTING |
| 174. EXISTING | 175. EXISTING |
| 176. EXISTING | 177. EXISTING |
| 178. EXISTING | 179. EXISTING |
| 180. EXISTING | 181. EXISTING |
| 182. EXISTING | 183. EXISTING |
| 184. EXISTING | 185. EXISTING |
| 186. EXISTING | 187. EXISTING |
| 188. EXISTING | 189. EXISTING |
| 190. EXISTING | 191. EXISTING |
| 192. EXISTING | 193. EXISTING |
| 194. EXISTING | 195. EXISTING |
| 196. EXISTING | 197. EXISTING |
| 198. EXISTING | 199. EXISTING |
| 200. EXISTING | 201. EXISTING |
| 202. EXISTING | 203. EXISTING |
| 204. EXISTING | 205. EXISTING |
| 206. EXISTING | 207. EXISTING |
| 208. EXISTING | 209. EXISTING |
| 210. EXISTING | 211. EXISTING |
| 212. EXISTING | 213. EXISTING |
| 214. EXISTING | 215. EXISTING |
| 216. EXISTING | 217. EXISTING |
| 218. EXISTING | 219. EXISTING |
| 220. EXISTING | 221. EXISTING |
| 222. EXISTING | 223. EXISTING |
| 224. EXISTING | 225. EXISTING |
| 226. EXISTING | 227. EXISTING |
| 228. EXISTING | 229. EXISTING |
| 230. EXISTING | 231. EXISTING |
| 232. EXISTING | 233. EXISTING |
| 234. EXISTING | 235. EXISTING |
| 236. EXISTING | 237. EXISTING |
| 238. EXISTING | 239. EXISTING |
| 240. EXISTING | 241. EXISTING |
| 242. EXISTING | 243. EXISTING |
| 244. EXISTING | 245. EXISTING |
| 246. EXISTING | 247. EXISTING |
| 248. EXISTING | 249. EXISTING |
| 250. EXISTING | 251. EXISTING |
| 252. EXISTING | 253. EXISTING |
| 254. EXISTING | 255. EXISTING |
| 256. EXISTING | 257. EXISTING |
| 258. EXISTING | 259. EXISTING |
| 260. EXISTING | 261. EXISTING |
| 262. EXISTING | 263. EXISTING |
| 264. EXISTING | 265. EXISTING |
| 266. EXISTING | 267. EXISTING |
| 268. EXISTING | 269. EXISTING |
| 270. EXISTING | 271. EXISTING |
| 272. EXISTING | 273. EXISTING |
| 274. EXISTING | 275. EXISTING |
| 276. EXISTING | 277. EXISTING |
| 278. EXISTING | 279. EXISTING |
| 280. EXISTING | 281. EXISTING |
| 282. EXISTING | 283. EXISTING |
| 284. EXISTING | 285. EXISTING |
| 286. EXISTING | 287. EXISTING |
| 288. EXISTING | 289. EXISTING |
| 290. EXISTING | 291. EXISTING |
| 292. EXISTING | 293. EXISTING |
| 294. EXISTING | 295. EXISTING |
| 296. EXISTING | 297. EXISTING |
| 298. EXISTING | 299. EXISTING |
| 300. EXISTING | 301. EXISTING |
| 302. EXISTING | 303. EXISTING |
| 304. EXISTING | 305. EXISTING |
| 306. EXISTING | 307. EXISTING |
| 308. EXISTING | 309. EXISTING |
| 310. EXISTING | 311. EXISTING |
| 312. EXISTING | 313. EXISTING |
| 314. EXISTING | 315. EXISTING |
| 316. EXISTING | 317. EXISTING |
| 318. EXISTING | 319. EXISTING |
| 320. EXISTING | 321. EXISTING |
| 322. EXISTING | 323. EXISTING |
| 324. EXISTING | 325. EXISTING |
| 326. EXISTING | 327. EXISTING |
| 328. EXISTING | 329. EXISTING |
| 330. EXISTING | 331. EXISTING |
| 332. EXISTING | 333. EXISTING |
| 334. EXISTING | 335. EXISTING |
| 336. EXISTING | 337. EXISTING |
| 338. EXISTING | 339. EXISTING |
| 340. EXISTING | 341. EXISTING |
| 342. EXISTING | 343. EXISTING |
| 344. EXISTING | 345. EXISTING |
| 346. EXISTING | 347. EXISTING |
| 348. EXISTING | 349. EXISTING |
| 350. EXISTING | 351. EXISTING |
| 352. EXISTING | 353. EXISTING |
| 354. EXISTING | 355. EXISTING |
| 356. EXISTING | 357. EXISTING |
| 358. EXISTING | 359. EXISTING |
| 360. EXISTING | 361. EXISTING |
| 362. EXISTING | 363. EXISTING |
| 364. EXISTING | 365. EXISTING |
| 366. EXISTING | 367. EXISTING |
| 368. EXISTING | 369. EXISTING |
| 370. EXISTING | 371. EXISTING |
| 372. EXISTING | 373. EXISTING |
| 374. EXISTING | 375. EXISTING |
| 376. EXISTING | 377. EXISTING |
| 378. EXISTING | 379. EXISTING |
| 380. EXISTING | 381. EXISTING |
| 382. EXISTING | 383. EXISTING |
| 384. EXISTING | 385. EXISTING |
| 386. EXISTING | 387. EXISTING |
| 388. EXISTING | 389. EXISTING |
| 390. EXISTING | 391. EXISTING |
| 392. EXISTING | 393. EXISTING |
| 394. EXISTING | 395. EXISTING |
| 396. EXISTING | 397. EXISTING |
| 398. EXISTING | 399. EXISTING |
| 400. EXISTING | 401. EXISTING |
| 402. EXISTING | 403. EXISTING |
| 404. EXISTING | 405. EXISTING |
| 406. EXISTING | 407. EXISTING |
| 408. EXISTING | 409. EXISTING |
| 410. EXISTING | 411. EXISTING |
| 412. EXISTING | 413. EXISTING |
| 414. EXISTING | 415. EXISTING |
| 416. EXISTING | 417. EXISTING |
| 418. EXISTING | 419. EXISTING |
| 420. EXISTING | 421. EXISTING |
| 422. EXISTING | 423. EXISTING |
| 424. EXISTING | 425. EXISTING |
| 426. EXISTING | 427. EXISTING |
| 428. EXISTING | 429. EXISTING |
| 430. EXISTING | 431. EXISTING |
| 432. EXISTING | 433. EXISTING |
| 434. EXISTING | 435. EXISTING |
| 436. EXISTING | 437. EXISTING |
| 438. EXISTING | 439. EXISTING |
| 440. EXISTING | 441. EXISTING |
| 442. EXISTING | 443. EXISTING |
| 444. EXISTING | 445. EXISTING |
| 446. EXISTING | 447. EXISTING |
| 448. EXISTING | 449. EXISTING |
| 450. EXISTING | 451. EXISTING |
| 452. EXISTING | 453. EXISTING |
| 454. EXISTING | 455. EXISTING |
| 456. EXISTING | 457. EXISTING |
| 458. EXISTING | 459. EXISTING |
| 460. EXISTING | 461. EXISTING |
| 462. EXISTING | 463. EXISTING |
| 464. EXISTING | 465. EXISTING |
| 466. EXISTING | 467. EXISTING |
| 468. EXISTING | 469. EXISTING |
| 470. EXISTING | 471. EXISTING |
| 472. EXISTING | 473. EXISTING |
| 474. EXISTING | 475. EXISTING |
| 476. EXISTING | 477. EXISTING |
| 478. EXISTING | 479. EXISTING |
| 480. EXISTING | 481. EXISTING |
| 482. EXISTING | 483. EXISTING |
| 484. EXISTING | 485. EXISTING |
| 486. EXISTING | 487. EXISTING |
| 488. EXISTING | 489. EXISTING |
| 490. EXISTING | 491. EXISTING |
| 492. EXISTING | 493. EXISTING |
| 494. EXISTING | 495. EXISTING |
| 496. EXISTING | 497. EXISTING |
| 498. EXISTING | 499. EXISTING |
| 500. EXISTING | 501. EXISTING |
| 502. EXISTING | 503. EXISTING |
| 504. EXISTING | 505. EXISTING |
| 506. EXISTING | 507. EXISTING |
| 508. EXISTING | 509. EXISTING |
| 510. EXISTING | 511. EXISTING |
| 512. EXISTING | 513. EXISTING |
| 514. EXISTING | 515. EXISTING |
| 516. EXISTING | 517. EXISTING |
| 518. EXISTING | 519. EXISTING |
| 520. EXISTING | 521. EXISTING |
| 522. EXISTING | 523. EXISTING |
| 524. EXISTING | 525. EXISTING |
| 526. EXISTING | 527. EXISTING |
| 528. EXISTING | 529. EXISTING |
| 530. EXISTING | 531. EXISTING |
| 532. EXISTING | 533. EXISTING |
| 534. EXISTING | 535. EXISTING |
| 536. EXISTING | 537. EXISTING |
| 538. EXISTING | 539. EXISTING |
| 540. EXISTING | 541. EXISTING |
| 542. EXISTING | 543. EXISTING |
| 544. EXISTING | 545. EXISTING |
| 546. EXISTING | 547. EXISTING |
| 548. EXISTING | 549. EXISTING |
| 550. EXISTING | 551. EXISTING |
| 552. EXISTING | 553. EXISTING |
| 554. EXISTING | 555. EXISTING |
| 556. EXISTING | 557. EXISTING |
| 558. EXISTING | 559. EXISTING |
| 560. EXISTING | 561. EXISTING |
| 562. EXISTING | 563. EXISTING |
| 564. EXISTING | 565. EXISTING |
| 566. EXISTING | 567. EXISTING |
| 568. EXISTING | 569. EXISTING |
| 570. EXISTING | 571. EXISTING |
| 572. EXISTING | 573. EXISTING |
| 574. EXISTING | 575. EXISTING |
| 576. EXISTING | 577. EXISTING |
| 578. EXISTING | 579. EXISTING |
| 580. EXISTING | 581. EXISTING |
| 582. EXISTING | 583. EXISTING |
| 584. EXISTING | 585. EXISTING |
| 586. EXISTING | 587. EXISTING |
| 588. EXISTING | 589. EXISTING |
| 590. EXISTING | 591. EXISTING |
| 592. EXISTING | 593. EXISTING |
| 594. EXISTING | 595. EXISTING |
| 596. EXISTING | 597. EXISTING |
| 598. EXISTING | 599. EXISTING |
| 600. EXISTING | 601. EXISTING |
| 602. EXISTING | 603. EXISTING |
| 604. EXISTING | 605. EXISTING |
| 606. EXISTING | 607. EXISTING |
| 608. EXISTING | 609. EXISTING |
| 610. EXISTING | 611. EXISTING |
| 612. EXISTING | 613. EXISTING |
| 614. EXISTING | 615. EXISTING |
| 616. EXISTING | 617. EXISTING |
| 618. EXISTING | 619. EXISTING |
| 620. EXISTING | 621. EXISTING |
| 622. EXISTING | 623. EXISTING |
| 624. EXISTING | 625. EXISTING |
| 626. EXISTING | 627. EXISTING |
| 628. EXISTING | 629. EXISTING |
| 630. EXISTING | 631. EXISTING |
| 632. EXISTING | 633. EXISTING |
| 634. EXISTING | 635. EXISTING |
| 636. EXISTING | 637. EXISTING |
| 638. EXISTING | 639. EXISTING |
| 640. EXISTING | 641. EXISTING |
| 642. EXISTING | 643. EXISTING |
| 644. EXISTING | 645. EXISTING |
| 646. EXISTING | 647. EXISTING |
| 648. EXISTING | 649. EXISTING |
| 650. EXISTING | 651. EXISTING |
| 652. EXISTING | 653. EXISTING |
| 654. EXISTING | 655. EXISTING |
| 656. EXISTING | 657. EXISTING |
| 658. EXISTING | 659. EXISTING |
| 660. EXISTING | 661. EXISTING |
| 662. EXISTING | 663. EXISTING |
| 664. EXISTING | 665. EXISTING |
| 666. EXISTING | 667. EXISTING |
| 668. EXISTING | 669. EXISTING |
| 670. EXISTING | 671. EXISTING |
| 672. EXISTING | 673. EXISTING |
| 674. EXISTING | 675. EXISTING |
| 676. EXISTING | 677. EXISTING |
| 678. EXISTING | 679. EXISTING |
| 680. EXISTING | 681. EXISTING |
| 682. EXISTING | 683. EXISTING |
| 684. EXISTING | 685. EXISTING |
| 686. EXISTING | 687. EXISTING |
| 688. EXISTING | 689. EXISTING |
| 690. EXISTING | 691. EXISTING |
| 692. EXISTING | 693. EXISTING |
| 694. EXISTING | 695. EXISTING |
| 696. EXISTING | 697. EXISTING |
| 698. EXISTING | 699. EXISTING |
| 700. EXISTING | 701. EXISTING |
| 702. EXISTING | 703. EXISTING |
| 704. EXISTING | 705. EXISTING |
| 706. EXISTING | 707. EXISTING |
| 708. EXISTING | 709. EXISTING |
| 710. EXISTING | 711. EXISTING |
| 712. EXISTING | 713. EXISTING |
| 714. EXISTING | 715. EXISTING |
| 716. EXISTING | 717. EXISTING |
| 718. EXISTING | 719. EXISTING |
| 720. EXISTING | 721. EXISTING |
| 722. EXISTING | 723. EXISTING |
| 724. EXISTING | 725. EXISTING |
| 726. EXISTING | 727. EXISTING |
| 728. EXISTING | 729. EXISTING |
| 730. EXISTING | 731. EXISTING |
| 732. EXISTING | 733. EXISTING |
| 734. EXISTING | 735. EXISTING |
| 736. EXISTING | 737. EXISTING |
| 738. EXISTING | 739. EXISTING |
| 740. EXISTING | 741. EXISTING |
| 742. EXISTING | 743. EXISTING |
| 744. EXISTING | 745. EXISTING |
| 746. EXISTING | 747. EXISTING |
| 748. EXISTING | 749. EXISTING |
| 750. EXISTING | 751. EXISTING |
| 752. EXISTING | 753. EXISTING |
| 754. EXISTING | 755. EXISTING |
| 756. EXISTING | 757. EXISTING |
| 758. EXISTING | 759. EXISTING |
| 760. EXISTING | 761. EXISTING |
| 762. EXISTING | 763. EXISTING |
| 764. EXISTING | 765. EXISTING |
| 766. EXISTING | 767. EXISTING |
| 768. EXISTING | 769. EXISTING |
| 770. EXISTING | 771. EXISTING |
| 772. EXISTING | 773. EXISTING |
| 774. EXISTING | 775. EXISTING |
| 776. EXISTING | 777. EXISTING |
| 778. EXISTING | 779. EXISTING |
| 780. EXISTING | 781. EXISTING |
| 782. EXISTING | 783. EXISTING |
| 784. EXISTING | 785. EXISTING |
| 786. EXISTING | 787. EXISTING |
| 788. EXISTING | 789. EXISTING |
| 790. EXISTING | 791. EXISTING |
| 792. EXISTING | 793. EXISTING |
| 794. EXISTING | 795. EXISTING |
| 796. EXISTING | 797. EXISTING |
| 798. EXISTING | 799. EXISTING |
| 800. EXISTING | 801. EXISTING |
| 802. EXISTING | 803. EXISTING |
| 804. EXISTING | 805. EXISTING |



| | IMPERVIOUS AREAS | |
|--------------|------------------|-----------------|
| | Existing (S.F.) | Proposed (S.F.) |
| Buildings | 11,050 | 35,593 |
| Concrete | 3,791 | 7,112 |
| Pavement | 27,171 | 27,864 |
| TOTAL | 42,012 | 69,569 |

11,905 S.F. Additional Hard Surface



- SOIL EROSION CONTROL KEY**
- (1) PERMANENT/TEMPORARY SEEDING
 - (2) GEOTEXTILE Silt FENCE
 - (3) PILE PROTECTION WITH GEOTEXTILE AND STONE

LEGEND

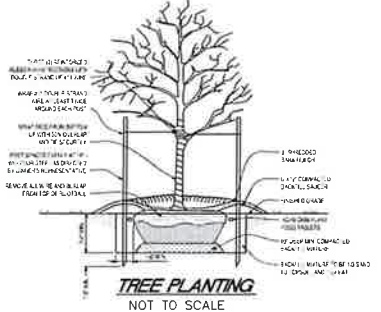
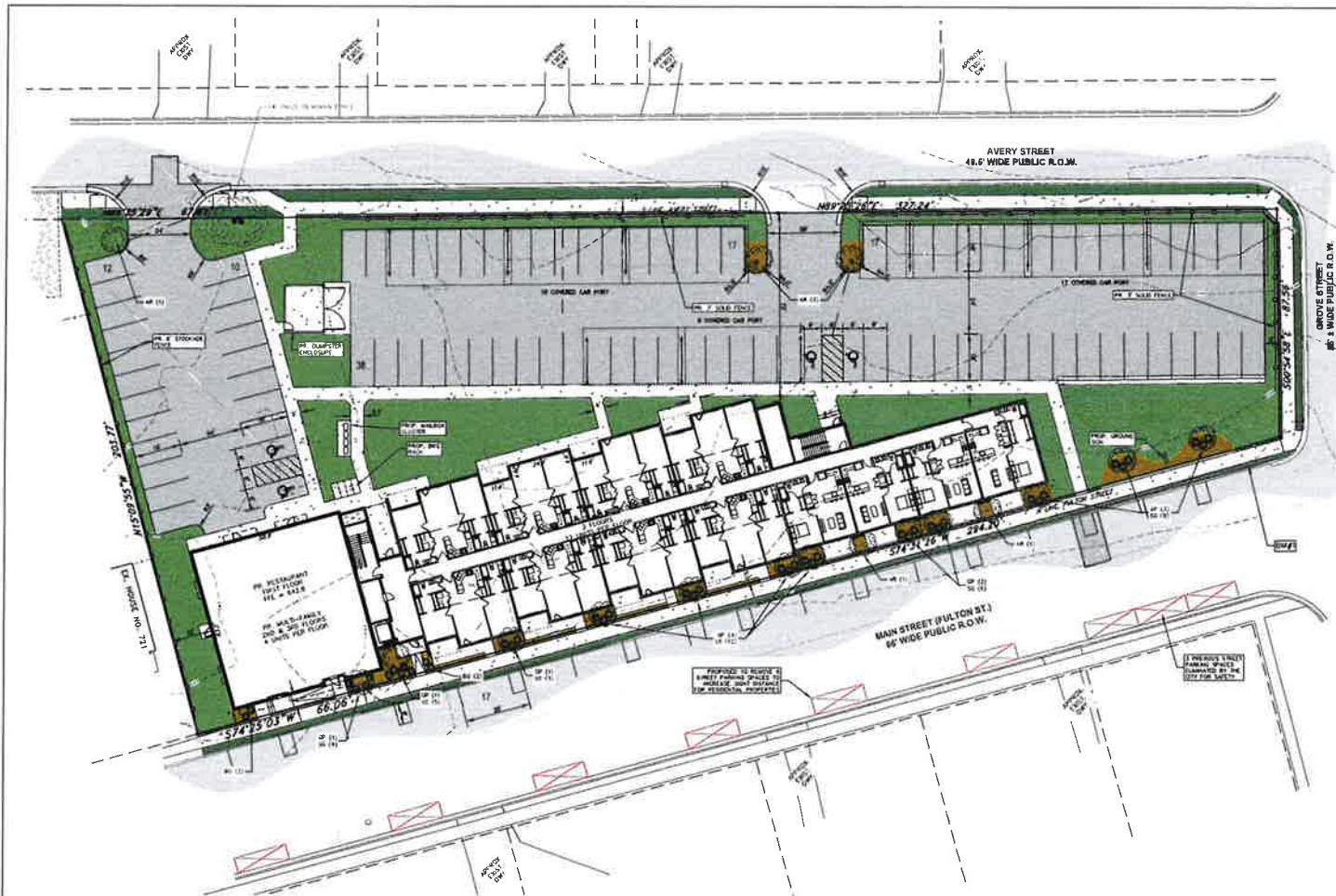
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED BIT PAVEMENT
- PROPOSED CONCRETE
- GRADE BREAK LINE
- SURFACE DRAINAGE DIRECTION
- STORM SEWER FLOW DIRECTION
- PROPOSED STORM SEWER

DRAINAGE PLAN
805 E. MAIN ST.
 IN PART OF CHAPIN & BOOTH'S ADDITION
 CITY OF LOWELL, KENT COUNTY, MICHIGAN

CLIENT
COPPER ROCK CONSTRUCTION
601 FIFTH ST. NW STE 300
GRAND RAPIDS, MI 49504
616-670-2382

PROJECT NO.
230313

C-103



- NOTES:**
1. ALL LANDSCAPING SHALL BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR TO THE JOB SPECIFIED ON THE LANDSCAPE PLAN. SHEDDING SOIL SHALL BE REPLACED.
 2. ALL PLANTINGS SHALL BE MAINTAINED WITH 3\"/>

- LEGEND**
- EXISTING WALKER CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED FENCE
 - PROPOSED GREEN SPACE
 - PROPOSED LANDSCAPE AREA
 - PROPOSED BIT PAVEMENT
 - PROPOSED CONC.
 - BARBER FREE SIGN
 - PROPOSED SHRUB
 - PROPOSED CANOPY TREE

- REQUIRED LANDSCAPING NOTES:**
1. FRONT YARD LANDSCAPING: CANOPY TREE AND 3 DECIDUOUS SHRUBS PER 30 LIT OF LOT WIDTH. FOR 30 LIT OF FRONTAGE, PROVIDE 15 CANOPY TREES AND 45 DECIDUOUS SHRUBS.
 2. PARKING LOT LANDSCAPING: PROVIDE PARKING AREA ADJACENT TO A PUBLIC STREET. IF THE FOLLOWING IS REQUIRED: A 3 FEET OF GREENBELT WITH AT LEAST 3 FOOT TALL HEDGE, FENCE, OR DECORATIVE WALL. 10 FEET OF GREENBELT WITH 1 CANOPY TREE PER 30 LIT OF LOT WIDTH.
 3. LANDSCAPE ISLANDS: 1 ISLAND WITH CANOPY TREE PER LOT WITH 20 OR MORE PARKING SPACES. 2 ISLANDS WITH 20 OR MORE PARKING SPACES. PROVIDE 15 CANOPY TREES PER 30 LIT OF LOT WIDTH.
 4. ALL DISTURBED AREAS TO BE RESTORED WITH TOPSOIL, SEED, AND MULCH.

| PLANT SPECIFICATIONS | | | | |
|----------------------|----------------------|--------|-----------|----------|
| TREE | COMMON NAME | SIZE | CONTAINER | QUANTITY |
| GP | PRINCE OF WALES YEW | 2" GAL | BAR | 12 |
| AR | RED SUNSET MAPLE | 2" GAL | BAR | 5 |
| SHRUBS | | | | |
| SG | SPIREA | 24" | POT | 30 |
| EG | GREEN VELVET BOXWOOD | 24" | POT | 4 |

PROJECT NO. 230313

DATE: JAN 10, 2023

DESIGNED BY: J. J. JONES

CHECKED BY: J. J. JONES

APPROVED BY: J. J. JONES

SCALE: 1\"/>

LANDSCAPE PLAN

805 E. MAIN ST.

IN PART OF CHAPIN & BOOTH ADDITION

CITY OF LOWELL, KENT COUNTY, MICHIGAN

CORPORATE ROCK CONSTRUCTION

805 E. MAIN ST. NW STE 300

GRAND RAPIDS, MI 49504

616-670-2362

REPORTED

ACCIDENTS

2019-2023

Monday, July 24, 2023

| Case Number | DATE | INTERSECTION | Accident Type |
|-------------|------------|-----------------|-----------------------------------|
| 19-1082 | 7/2/2019 | Main/Grove | PDA - Car v Parked Car |
| 19-1175 | 7/19/2019 | Horatio/Main | PDA - Car v Parked Car |
| 20-784 | 6/4/2020 | Main/Grove | PIAC - Car v Deer |
| 20-1166 | 8/6/2020 | Main/Division | PDA |
| 21-162 | 1/28/2021 | Main/James | PDA - Car v Deer |
| 21-638 | 4/14/2021 | Main/James | PDA - Car v Deer |
| 21-881 | 5/18/2021 | Main/Grove | PDA - Car v Parked Car |
| 21-1454 | 8/13/2021 | Main/Washington | PDA - Car v Parked Car |
| 21-1777 | 9/27/2021 | Main/Jefferson | PDA - Car v Kubota Tractor |
| 21-3015 | 12/21/2021 | Main/James | PDA - Car v Deer |
| 21-81 | 1/13/2022 | Main/James | PDA - Car v Deer |
| 22-1152 | 5/26/2022 | High/James | PDA - Vehicle Backed into Cruiser |
| 22-1151 | 5/26/2022 | High/James | PDA |
| 22-1889 | 8/27/2022 | Main/Grove | PIAC |
| 22-2288 | 10/7/2022 | Main/James | PDA - Car v Deer |
| 22-2741 | 12/23/2022 | Main/James | PIAC - One Vehicle |

SEWER

AVERY ST

N GROVE ST

HORATIO ST

S GROVE ST

Scale 1: 1,000



WATER

AVERY ST

N GROVE ST

HORATIO ST

184

195

Scale 1: 1,000

Monthly water usage for restaurants

| | <u>23-May</u> | <u>23-Jun</u> | <u>23-Jul</u> | <u>23-Aug</u> |
|------------------|---------------|---------------|---------------|---------------|
| BIG BOILER | 34 | 55 | 58 | 90 |
| KEISERS | 23 | 28 | 39 | 35 |
| SABOR | 19 | 24 | 27 | 32 |
| MAIN ST BBQ | 26 | 30 | 33 | 37 |
| SNEAKERS | 15 | 16 | 19 | 21 |
| FLAT RIVER GRILL | 19 | 22 | 28 | 32 |
| RIO PLANO | 15 | 15 | 15 | 16 |
| MAGNOLIA | 6 | 6 | | |
| MONTHLY AVERAGE | 19.6 | 24.5 | 31.3 | 37.6 |
| DAILY AVERAGE | 0.65 | 0.82 | 1.04 | 1.25 |

1 unit of water is equivalent to 1,000 gallons.

Projected residential water usage (4 units per month)

| | |
|-----------------------|------|
| Average monthly units | 4 |
| Residential Units | 44 |
| Total monthly usage | 176 |
| Total usage per day | 5.87 |

Projected residential water usage (5 units per month)

| | |
|-----------------------|------|
| Average monthly units | 5 |
| Residential Units | 44 |
| Total monthly usage | 220 |
| Total usage per day | 7.33 |

1 unit is equivalent to 1,000 gallons

[illegible]