

PROJECT DESCRIPTION FOR A  
PROPOSED COMMERCIAL DEVELOPMENT

**ARROW VETERINARY CLINIC**

Applicant:

Arrow Veterinary Clinic  
Attn: Sara Karasinski  
11610 Fulton St E  
Lowell, MI 49331  
P: 616.878.1748

First Companies, Inc.  
Attn: Ryan Poulson  
4380 Brockton Drive, Suite 1  
Grand Rapids, MI 49512  
P: 616.698.5000

Objective:

The proposed project is a 5,405 square foot commercial building with associated parking. The project will be serviced by an existing drive from MDOT's right-of-way along with public sanitary sewer and public well. The project will be developed in conformance with the Lowell Charter Township ordinances for C General Commercial.

Parcel Information:

Property Address: 11250 Fulton St E  
Permanent Parcel Number: 41-20-09-100-043, -044, -045

Zoning & Unit Size:

The parcel is in the C General Commercial district which permits this use. The total acreage is approximately 13.0 acres.

The setbacks for C zoning and this property are:

- Front: 75 feet
- Side: 15 feet
- Rear: 50 feet

Neighborhood:

The parcel is currently vacant, and the proposed use is residential. The adjacent parcels are as follows:

- North: Zoned MH –high density mobile home park.
- East: Zoned C – currently vacant.
- South: Grand River.
- West: Zoned AG-2 – currently vacant.

Access & Parking:

Access to the site is provided from public rights-of-way (M-21 Fulton St) and an existing commercial drive. The drive will meet MDOT commercial drive standards.

Lighting:

Site lighting is to be screened and downward facing to prevent light from bleeding onto neighboring sites. Proposed lighting consists of wall packs and a pole in the parking lot. Photometrics are provided.

Utilities:

The site will be served by a public well and sewer services as shown on the site plan. Private utilities (electrical, communication and gas services) are proposed to be extended to the project.

Stormwater Management:

The proposed storm water management system will be in accordance with the Kent County Drain Commission standards. The storm water basin is designed to accommodate a 25-year storm event with a maximum release rate of 0.13 cubic feet per second per acre. The site drains into the Grand River.

Signage:

A pylon sign meeting the Township's ordinances will be located on the site.

Environmental Concerns:

Regulated wetlands exist on the site and have been delineated by King & MacGregor on July 15, 2020. The proposed project does not impact these wetlands.

Lowell Charter Township does not participate in FEMA mapping (related to the 100-year floodplain); however, a 100-year floodplain does impact the site. This floodplain does not affect the placement of the building or associated parking and utilities.

No other environmental concerns are known at this time.