

July 28, 2020

Mr. Jerry Hale
Lowell Charter Township Supervisor
2910 Alden Nash
Lowell, MI 49331

**RE: Proposed Site Plan for Arrow Veterinary Clinic
11610 Fulton Street SE, Lowell, MI 49331**

Dear Jerry,

We have reviewed the site plans provided for the proposed Arrow Veterinary Clinic located at 11610 Fulton Street SE, Lowell, Michigan. The plans (dated July 2020) and calculations (dated July 20, 2020) were prepared by Rowe Professional Services Company (Rowe).

The plans and calculations were reviewed for conformance with the Lowell Charter Township Zoning Ordinance. We offer the following comments:

Article 21 – Site Plan Review

21.05.c(6) Direction of storm water drainage and how storm water runoff will be handled in accordance with the requirements of the Kent County Stormwater Management Ordinance [Kent County Development Drainage Rules (Drainage Rules)].

1. Provide clarification on the elevation of the pond bottom. The Proposed Detention Pond Volume Calculation spreadsheet indicates that the pond bottom is 627.50 but the Proposed Outlet Structure design spreadsheet calculates the head based on an outlet elevation of 627.00.
2. Provide a detail of the outlet control structure that identifies the size and elevations of the three orifices.
3. Provide a detail of the proposed spillway indicating dimensions, elevations and proposed construction materials conforming to the Drainage Rules.
4. It appears as though offsite runoff from M-21, east of the driveway will flow to the proposed detention pond as there is not currently a culvert to route runoff to the west. The calculations shall account for this additional area. A drainage area shall be delineated and shown on the plans.
5. Provide size and invert elevations for the culvert under the entrance drive that hydraulically connects the parking lot runoff swale to the proposed detention pond.

Miscellaneous Comments:

1. The applicant has provided documentation that MDOT has found the proposed drive entrances acceptable for the proposed use. All work within the M-21 right-of-way will be subject to an MDOT permit.
2. There is a discrepancy in finished floor elevation on Sheet C2.0 and 3.0 that should be corrected.

The above comments are relatively minor and nature and incorporating them into the final design should have minimal impact on the overall site plan. Therefore, we recommend that the Planning Commission approve the site plan conditioned on satisfying the above comments.

Please feel free to call if you have any questions or concerns regarding this review.

Sincerely,

Land & Resource Engineering



Pete Buurstra, P.E.

cc: Tim Johnson, PCP, Mainstreet Planning Company
Kendall Beck, PE, Rowe Professional Services Company