

LOT	LOT AREA	USE	MAX. BUILDING FOOTPRINT
I1	496,754 sft = 11.40 acres	Use consistent with zone district "ML", Light Industry	298,050 sft
I2	244,355 sft = 5.61 acres	Use consistent with zone district "ML", Light Industry	146,600 sft
I3	2,605,347 sft = 59.81 acres	Distribution Center	346,092 (actual size) sft
I4	198,426 sft = 4.51 acres	Use consistent with zone district "ML", Light Industry	117,856 sft
I5	656,416 sft = 15.07 acres	Use consistent with zone district "ML", Light Industry	393,850 sft
I6	278,159 sft = 6.39 acres	Use consistent with zone district "ML", Light Industry	166,900 sft
I7	328,522 sft = 7.54 acres	Use consistent with zone district "ML", Light Industry	197,100 sft
I8	227,934 sft = 5.23 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	136,760 sft
I9	596,551 sft = 13.69 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	357,930 sft
I10	165,000 sft = 3.79 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	99,000 sft
I11	164,731 sft = 3.78 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	98,839 sft
I12	163,240 sft = 3.75 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	97,944 sft
I13	187,034 sft = 4.29 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	112,220 sft
I14	440,634 sft = 10.12 acres	Use consistent with zone district "ML", Light Industry	264,380 sft
I15	183,604 sft = 4.21 acres	Use consistent with zone district "ML", Light Industry	110,160 sft
I16	211,472 sft = 4.85 acres	Use consistent with zone district "ML", Light Industry	126,880 sft
I17	199,810 sft = 4.59 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	119,883 sft
I18	208,485 sft = 4.79 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	125,087 sft
I19	160,046 sft = 3.67 acres	Use consistent with zone district "ML", Light Industry	96,025 sft
I20	394,933 sft = 9.07 acres	Use consistent with zone district "ML", Light Industry	236,960 sft
I21	633,975 sft = 14.55 acres	Use consistent with zone district "ML", Light Industry	380,385 sft
I22	518,268 sft = 11.90 acres	Use consistent with zone district "ML", Light Industry	310,960 sft

LOT	LOT AREA	USE	MAX. BUILDING FOOTPRINT
C1	105,633 sft = 2.43 acres	Use consistent with zone district "C-1", Highway Commercial	26,405 sft
C2	76,030 sft = 1.75 acres	Use consistent with zone district "C-2", Highway Commercial	19,000 sft
C3	182,065 sft = 4.18 acres	Use consistent with zone district "C-3", Highway Commercial	45,515 sft
C4	109,268 sft = 2.51 acres	Use consistent with zone district "C-3", Highway Commercial	27,315 sft
C5	132,525 sft = 3.04 acres	Use consistent with zone district "C-3", Highway Commercial	33,130 sft
C6	114,308 sft = 2.62 acres	Use consistent with zone district "C-3", Highway Commercial	28,575 sft
C7	106,293 sft = 2.44 acres	Use consistent with zone district "C-3", Highway Commercial	26,570 sft
C8	110,492 sft = 2.54 acres	Use consistent with zone district "C-3", Highway Commercial	27,623 sft
C9	326,271 sft = 7.49 acres	Use consistent with zone district "C-3", Highway Commercial	81,565 sft
C10	126,001 sft = 2.89 acres	Existing medical office	
C11	79,521 sft = 1.62 acres	Use consistent with zone district "C-3", Highway Commercial	17,630 sft
C12	77,405 sft = 1.78 acres	Medical / Dental Office, 2-story (previously approved)	19,350 sft
C13	63,157 sft = 1.45 acres	Medical / Dental Office, 2-story (previously approved)	15,790 sft

EX. ZONING  
"ML"

### INTERSTATE HIGHWAY I-96 (A LIMITED ACCESS VARIABLE WIDTH RIGHT OF WAY)

EX. ZONING  
"RPU-2"

EX. ZONING  
"SA"

#### PLAN LEGEND

WETLAND:

REGIONAL STORM WATER MANAGEMENT BASIN:

PUBLIC SANITARY SEWER:

PUBLIC WATERMAIN:

PUBLIC STORM SEWER:

CONSUMERS ELECTRIC EASEMENT:

BUILDING ENVELOPE/SETBACK LINES:

"C-1" THRU C-13

MIN FRONT SETBACK: 100'

MIN SIDE SETBACK: 15'

MIN REAR SETBACK: 10'

MAX BLDG. SIZE: 25%

"C-2"

MIN FRONT SETBACK: 40'

MIN SIDE SETBACK: 20'

MIN REAR SETBACK: 20'

MAX BLDG. SIZE: 60%

"C-3"

MIN FRONT SETBACK: 40'

MIN SIDE SETBACK: 20'

MIN REAR SETBACK: 20'

MAX BLDG. SIZE: 60%

PREPARED FOR:  
ROCKFORD CONSTRUCTION  
601 FIRST STREET, NW  
GRAND RAPIDS, MI 49504  
WWW.ROCKFORDCONSTRUCTION.COM

FIELD SURVEY DATE:  
05/05/2015

DESIGNED BY:  
JWL/JFL

DESIGN DRAWN BY:  
JWL/JFL

CHECKED BY:  
JWL/JFL

PLATED:  
FEBRUARY 9, 2015

PROJECT NO.:  
130139.1

### PRELIMINARY AREA SITE PLAN

FOR  
WALKERVIEW

CITY OF WALKER, KENT COUNTY, MICHIGAN

MOORE & BRUGGINK, INC.

Consulting Engineers

2020 Monroe Avenue NW

Grand Rapids, Michigan 49505-6298

Phone: (616) 363-9801 Web: www.mbece.com

FIELD SURVEY DATE:  
05/05/2015

DESIGNED BY:  
JWL/JFL

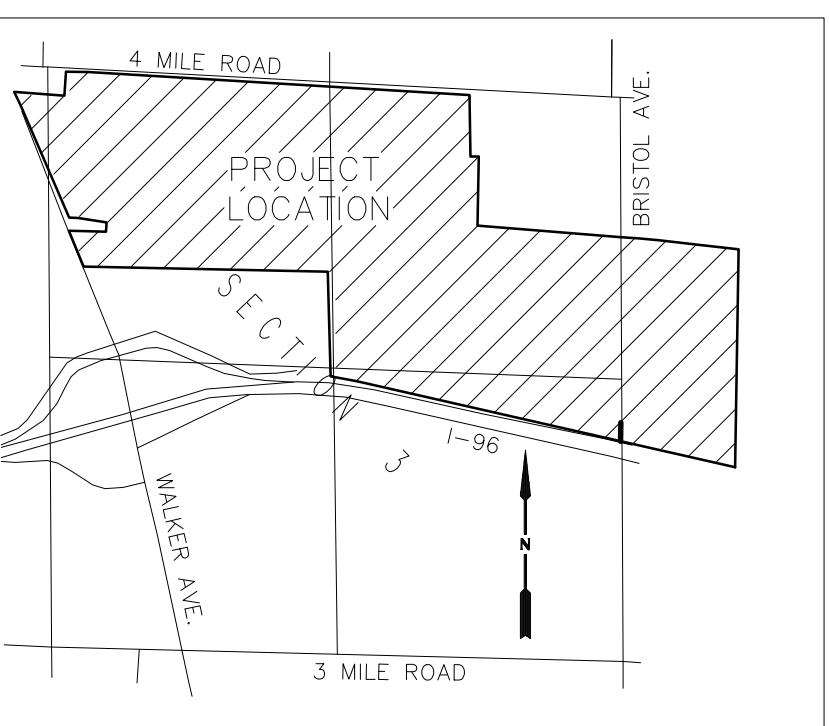
DESIGN DRAWN BY:  
JWL/JFL

CHECKED BY:  
JWL/JFL

PLATED:  
FEBRUARY 9, 2015

PROJECT NO.:  
130139.1

SHEET NUMBER:  
1 OF 7

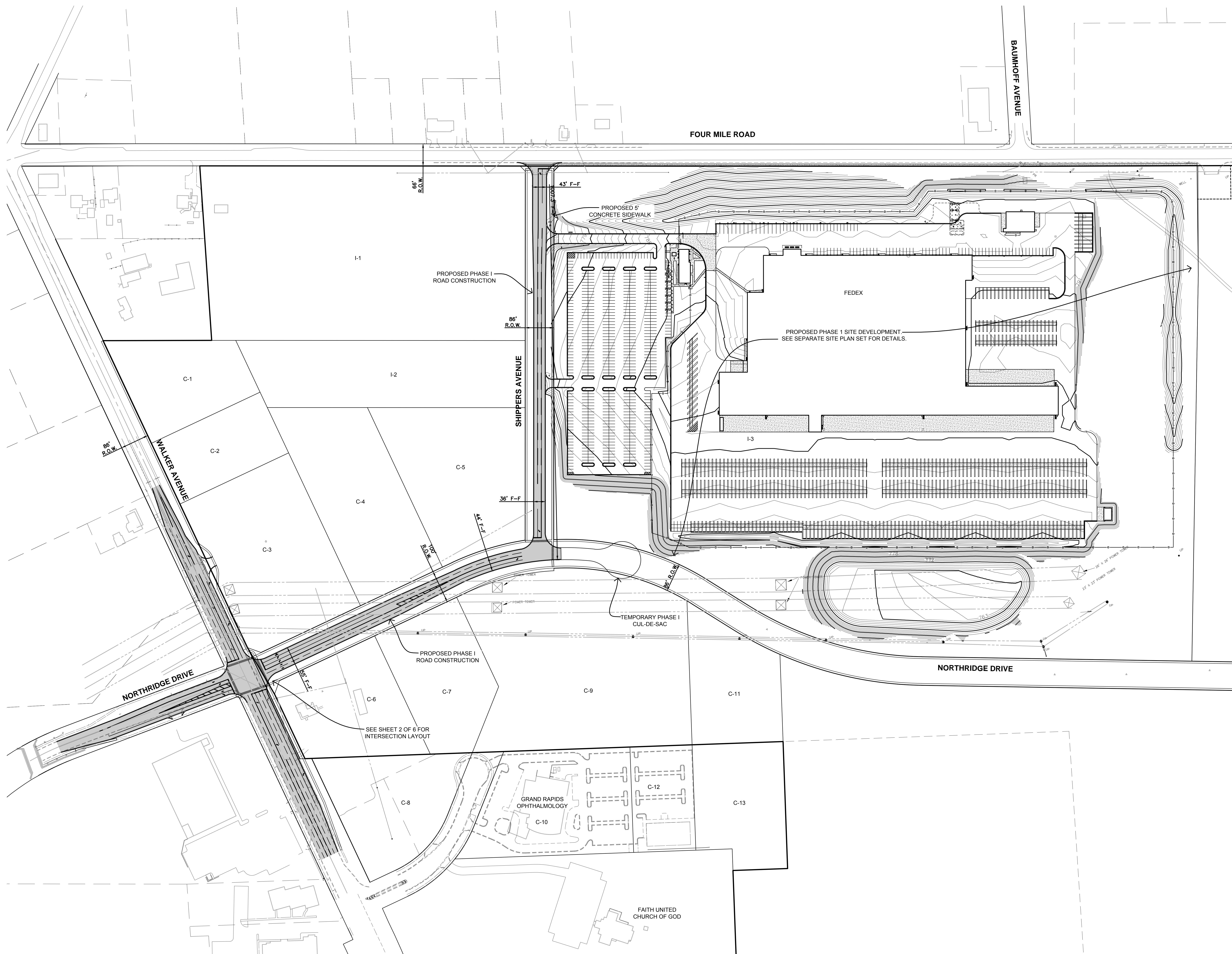


Vicinity Map  
No Scale

NORTH

0 100 200

SCALE: 1" = 100'



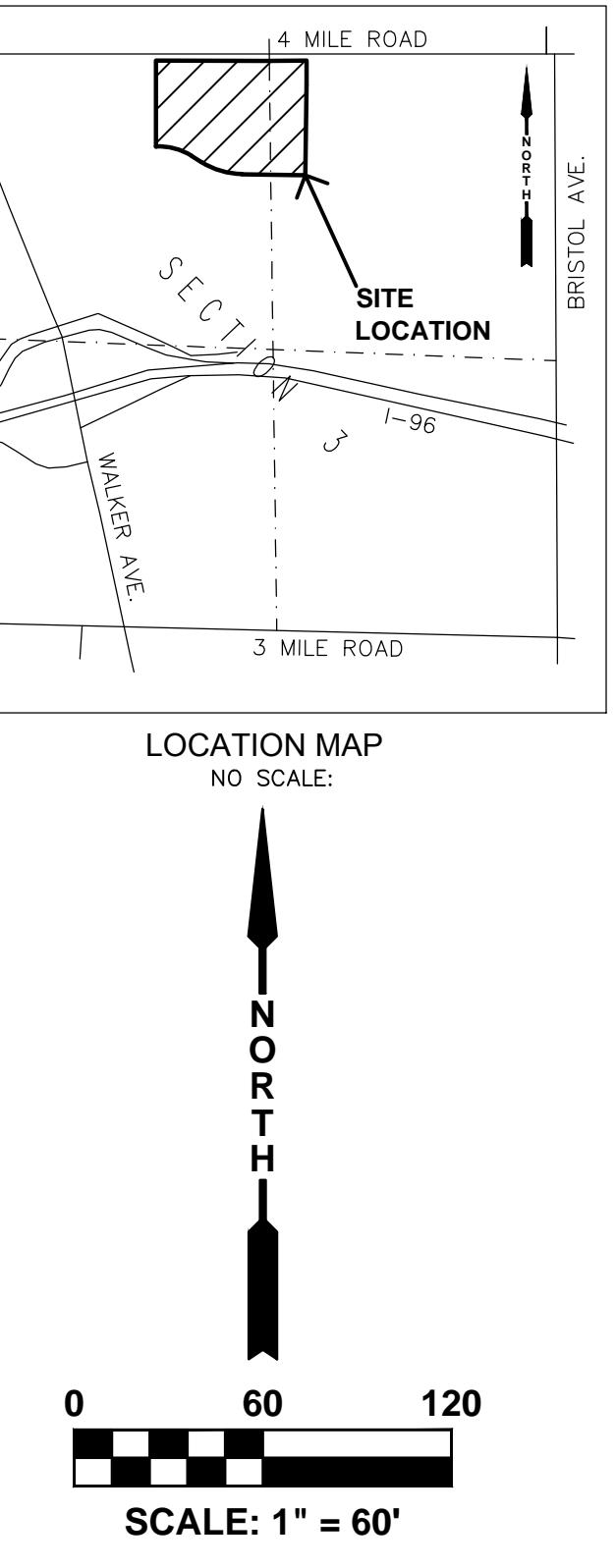

**REQUIRED PERMITS:**  
 MDEQ: WETLANDS PERMITTING AS NECESSARY  
 KENT COUNTY ROAD COMMISSION: PUBLIC ROAD APPROVAL  
 CITY OF WALKER: DPW, RIGHT OF WAY PERMIT  
 CITY OF GRAND RAPIDS: WATER SERVICE  
 CITY OF WALKER: SOIL EROSION AND SEDIMENTATION CONTROL (SESC)  
 CITY OF WALKER: STORM WATER

ITEM	CONSTRUCTION SCHEDULE											
	S	O	N	D	J	F	M	A	J	A	S	O
TEMP. EROSION CONTROL												
TOPSOIL STRIPPING												
SITE GRADING												
SITE UTILITIES												
DETENTION POND												
BUILDING CONSTRUCTION												
PERM. EROSION CONTROL												
LANDSCAPING												
PAVING												
REMOVE TEMP. EROSION CONTROL												

PHASE I LOT DEVELOPMENT	
PARCEL	OWNERSHIP
I-1	ROCKFORD DEVELOPMENT GROUP
I-2	ROCKFORD DEVELOPMENT GROUP
I-3	ROCKFORD DEVELOPMENT GROUP
C-1	ROCKFORD DEVELOPMENT GROUP
C-2	ROCKFORD DEVELOPMENT GROUP
C-3	ROCKFORD DEVELOPMENT GROUP
C-4	ROCKFORD DEVELOPMENT GROUP
C-5	ROCKFORD DEVELOPMENT GROUP
C-6	ROCKFORD DEVELOPMENT GROUP
C-7	ROCKFORD DEVELOPMENT GROUP
C-8	DREAMSTAGE LLC
C-9	ROCKFORD DEVELOPMENT GROUP
C-10	MEDICAL PROPERTIES INVESTMENT CO
C-11	DREAMSTAGE LLC
C-12	DREAMSTAGE LLC
C-13	DREAMSTAGE LLC

**SHEET SCHEDULE**  
 1 - PRELIMINARY AREA SITE PLAN  
 2 - PHASE 1 IMPROVEMENTS  
 3 - INTERSECTION IMPROVEMENTS  
 4 - PHASE 1 PUBLIC UTILITIES  
 5 - PHASE 1 MASS GRADING  
 6 - STORMWATER DRAINAGE DISTRICTS  
 7 - FUTURE MASS GRADING

PLAN REVISIONS	FINAL AREA SITE PLAN PHASE 1 IMPROVEMENTS FOR <b>WALKVIEW</b> CITY OF WALKER, KENT COUNTY, MICHIGAN	
FIELD SURVEY DATE: 05/18/15	DESIGNED BY: J.WK/JFL	
DESIGN DRAWN BY: M.JK	CHECKED BY: JFL	
PLAT DATE: AUGUST 11, 2015	PROJECT NO.: 130139.1	
SHEET NUMBER	MOORE & BRUGGINK, INC. Consulting Engineers 2020 Monroe Avenue NW Grand Rapids, Michigan 49505-6298 Phone: (616) 363-9801 Web: www.mbece.com	







paradigm  
design



