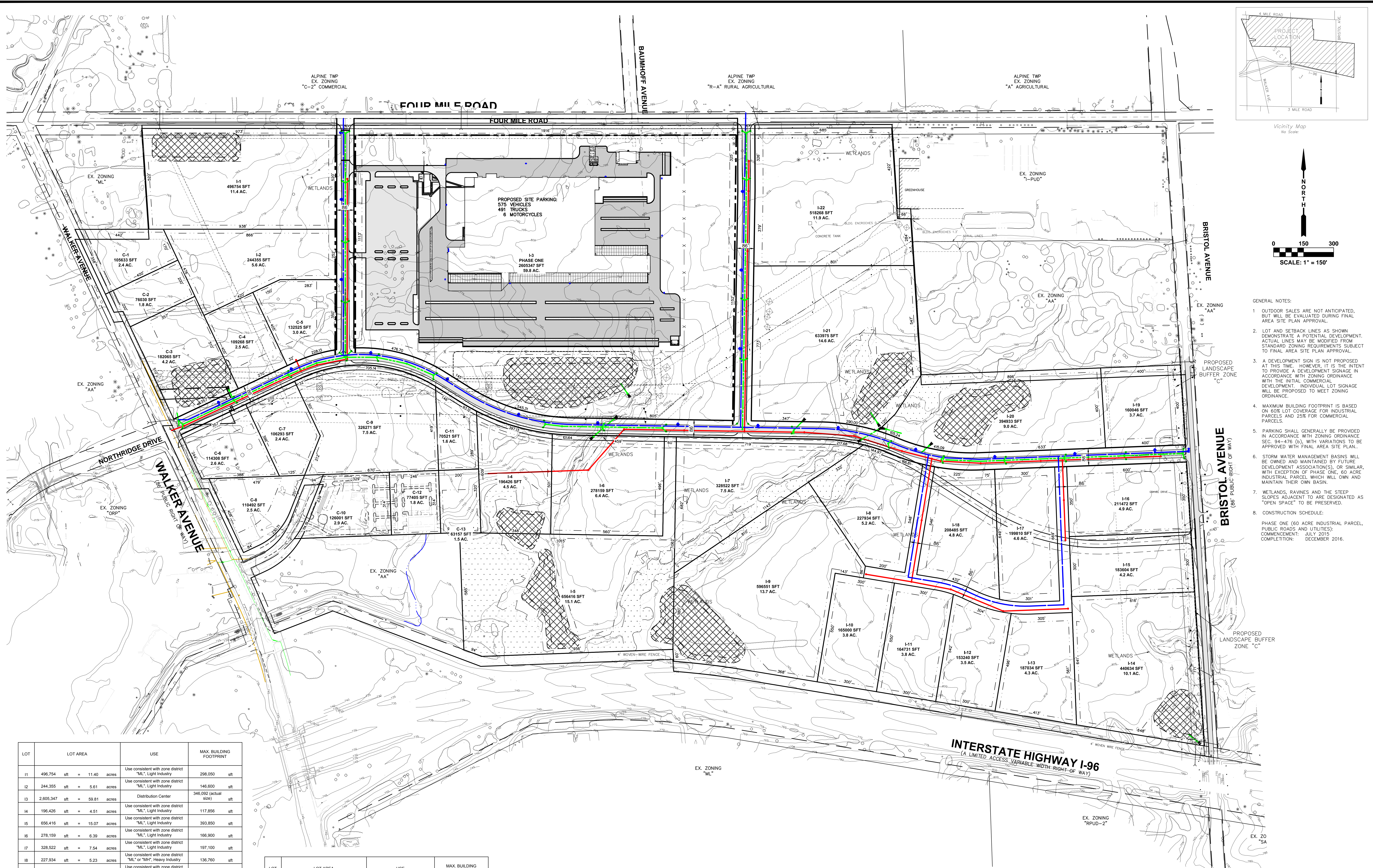


M:\130135\PRELIMINARY\PRELIMINARY AREA SITE PLAN.dwg, 1 PRELIMINARY AREA SITE PLAN, 9/18/2015 10:38:15 AM, MAK



- GENERAL NOTES:
1. OUTDOOR SALES ARE NOT ANTICIPATED, BUT WILL BE EVALUATED DURING FINAL AREA SITE PLAN APPROVAL.
 2. LOT AND SETBACK LINES AS SHOWN DEMONSTRATE A POTENTIAL DEVELOPMENT. ACTUAL LINES MAY BE MODIFIED FROM STANDARD ZONING REQUIREMENTS SUBJECT TO FINAL AREA SITE PLAN APPROVAL.
 3. A DEVELOPMENT SIGN IS NOT PROPOSED AT THIS TIME. HOWEVER, IT IS THE INTENT TO PROVIDE A DEVELOPMENT SIGNAGE IN ACCORDANCE WITH ZONING ORDINANCE WITH THE INITIAL COMMERCIAL DEVELOPMENT. INDIVIDUAL LOT SIGNAGE WILL BE PROPOSED TO MEET ZONING ORDINANCE.
 4. MAXIMUM BUILDING FOOTPRINT IS BASED ON 60% LOT COVERAGE FOR INDUSTRIAL PARCELS AND 25% FOR COMMERCIAL PARCELS.
 5. PARKING SHALL GENERALLY BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE SEC. 94-476 (b), WITH VARIATIONS TO BE APPROVED WITH FINAL AREA SITE PLAN.
 6. STORM WATER MANAGEMENT BASINS WILL BE OWNED AND MAINTAINED BY FUTURE DEVELOPMENT ASSOCIATIONS, OR SIMILAR, WITH EXCEPTION OF PHASE ONE, 60 ACRE INDUSTRIAL PARCEL, WHICH WILL OWN AND MAINTAIN THEIR OWN BASIN.
 7. WETLANDS, RAVINES AND THE STEEP SLOPES ADJACENT TO ARE DESIGNATED AS "OPEN SPACE" TO BE PRESERVED.
 8. CONSTRUCTION SCHEDULE:
PHASE ONE (60 ACRE INDUSTRIAL PARCEL, PUBLIC ROADS AND UTILITIES):
COMMENCEMENT: JULY 2015
COMPLETION: DECEMBER 2016.

LOT	LOT AREA	USE	MAX. BUILDING FOOTPRINT
11	496,754 sq ft = 11.40 acres	Use consistent with zone district "ML", Light Industry	298,050 sq ft
12	244,355 sq ft = 5.61 acres	Use consistent with zone district "ML", Light Industry	146,600 sq ft
13	2,605,347 sq ft = 59.81 acres	Distribution Center	346,092 (actual size) sq ft
14	196,426 sq ft = 4.51 acres	Use consistent with zone district "ML", Light Industry	117,856 sq ft
15	656,416 sq ft = 15.07 acres	Use consistent with zone district "ML", Light Industry	393,850 sq ft
16	278,159 sq ft = 6.39 acres	Use consistent with zone district "ML", Light Industry	166,900 sq ft
17	328,622 sq ft = 7.54 acres	Use consistent with zone district "ML", Light Industry	197,100 sq ft
18	227,934 sq ft = 5.23 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	136,760 sq ft
19	596,551 sq ft = 13.69 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	357,930 sq ft
110	165,000 sq ft = 3.79 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	99,000 sq ft
111	164,731 sq ft = 3.78 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	98,839 sq ft
112	163,240 sq ft = 3.75 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	97,944 sq ft
113	187,034 sq ft = 4.29 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	112,220 sq ft
114	440,634 sq ft = 10.12 acres	Use consistent with zone district "ML", Light Industry	264,380 sq ft
115	183,604 sq ft = 4.21 acres	Use consistent with zone district "ML", Light Industry	110,160 sq ft
116	211,472 sq ft = 4.85 acres	Use consistent with zone district "ML", Light Industry	126,880 sq ft
117	199,810 sq ft = 4.59 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	119,883 sq ft
118	206,495 sq ft = 4.79 acres	Use consistent with zone district "ML" or "MH", Heavy Industry	125,087 sq ft
119	160,046 sq ft = 3.67 acres	Use consistent with zone district "ML", Light Industry	96,025 sq ft
120	394,933 sq ft = 9.07 acres	Use consistent with zone district "ML", Light Industry	236,960 sq ft
121	633,975 sq ft = 14.55 acres	Use consistent with zone district "ML", Light Industry	380,385 sq ft
122	516,268 sq ft = 11.90 acres	Use consistent with zone district "ML", Light Industry	310,960 sq ft

LOT	LOT AREA	USE	MAX. BUILDING FOOTPRINT
C1	105,633 sq ft = 2.43 acres	Use consistent with zone district "C-3", Highway Commercial	26,405 sq ft
C2	76,030 sq ft = 1.75 acres	Use consistent with zone district "C-3", Highway Commercial	19,000 sq ft
C3	182,065 sq ft = 4.18 acres	Use consistent with zone district "C-3", Highway Commercial	45,515 sq ft
C4	109,268 sq ft = 2.51 acres	Use consistent with zone district "C-3", Highway Commercial	27,315 sq ft
C5	132,525 sq ft = 3.04 acres	Use consistent with zone district "C-3", Highway Commercial	33,130 sq ft
C6	114,308 sq ft = 2.62 acres	Use consistent with zone district "C-3", Highway Commercial	28,575 sq ft
C7	106,293 sq ft = 2.44 acres	Use consistent with zone district "C-3", Highway Commercial	26,570 sq ft
C8	110,492 sq ft = 2.54 acres	Use consistent with zone district "C-3", Highway Commercial	27,623 sq ft
C9	326,271 sq ft = 7.49 acres	Use consistent with zone district "C-3", Highway Commercial	81,565 sq ft
C10	126,001 sq ft = 2.89 acres	Existing medical office	
C11	70,821 sq ft = 1.62 acres	Use consistent with zone district "C-3", Highway Commercial	17,630 sq ft
C12	77,405 sq ft = 1.78 acres	Medical / Dental Office, 2-story (previously approved)	19,350 sq ft
C13	63,157 sq ft = 1.45 acres	Medical / Dental Office, 2-story (previously approved)	15,790 sq ft

PLAN LEGEND

WETLAND:	
REGIONAL STORM WATER MANAGEMENT BASIN	
PUBLIC SANITARY SEWER	
PUBLIC WATERMAIN	
PUBLIC STORM SEWER	
CONSUMERS ELECTRIC EASEMENT	
BUILDING ENVELOPE/ SETBACK LINES	

"CPUD" (C-1 THRU C-13)
MIN FRONT SETBACK: 100'
MIN SIDE SETBACK: 15'
MIN REAR SETBACK: 10'
MAX BLDG SIZE: 22%

"PUD" (I-1 THRU I-19)
MIN FRONT SETBACK: 40'
MIN SIDE SETBACK: 20'
MIN REAR SETBACK: 20'
MAX BLDG SIZE: 60%

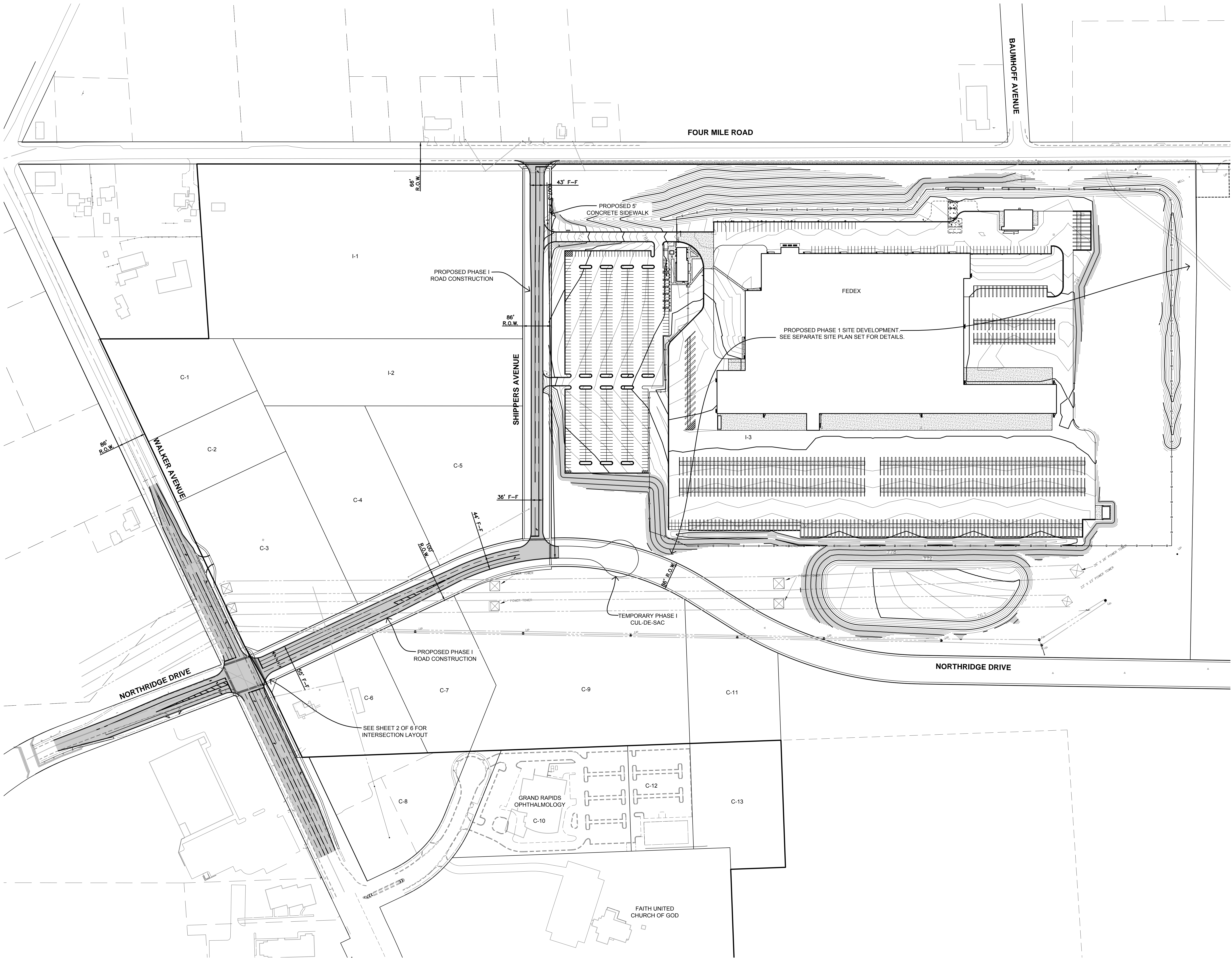
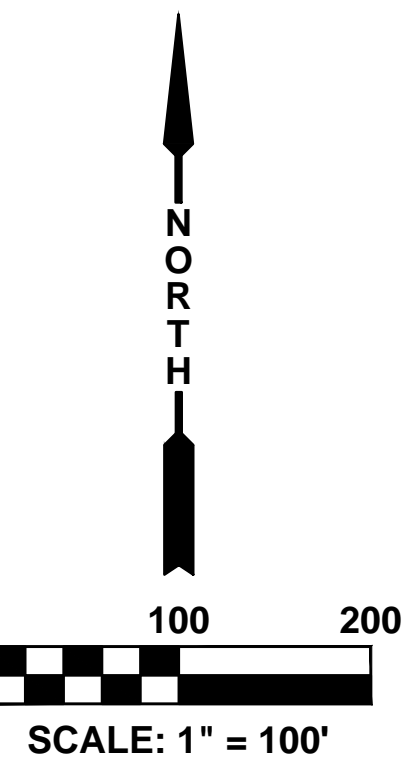
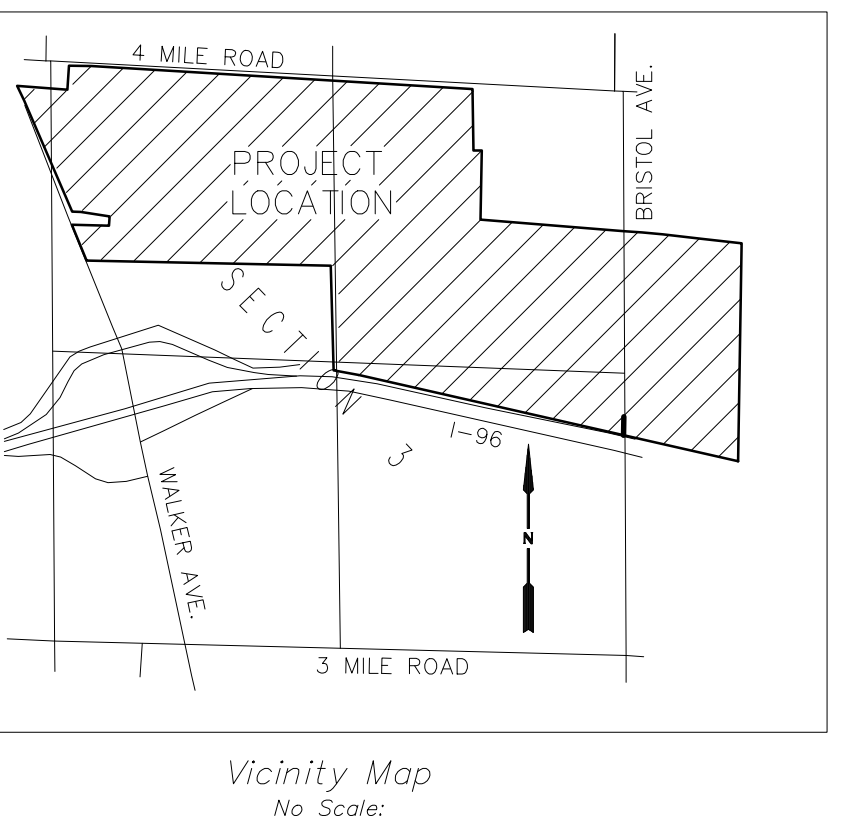
PREPARED FOR:
ROCKFORD DEVELOPMENT
601 FIRST STREET, NW
GRAND RAPIDS, MI 49504
(616) 285-6933
WWW.ROCKFORDCONSTRUCTION.COM

- 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
02-08-2015 APPROVED PRELIMINARY AREA SITE PLAN

PRELIMINARY AREA SITE PLAN
FOR
WALKERVILLE
CITY OF WALKER, KENT COUNTY, MICHIGAN
MOORE & BRUGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbc.com

FIELD SURVEY DATE: 05/15/15	WORK/F.L.
DESIGNED BY: JFL	DESIGN DRAWN BY: JFL
CHECKED BY: JFL	PLAN DATE: FEBRUARY 9, 2015
PROJECT NO.: 150139.1	SHEET NUMBER: 1 OF 7



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

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

CONSTRUCTION SCHEDULE	
ITEM	SCHEDULE
TEMP. EROSION CONTROL	2015
TOPSOIL STRIPPING	2015
SITE GRADING	2015
SITE UTILITIES	2015
DETENTION POND	2015
BUILDING CONSTRUCTION	2015
PERM. EROSION CONTROL	2015
LANDSCAPING	2015
PAVING	2015
REMOVE TEMP. EROSION CONTROL	2015

- 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 WALKERVUE CITY OF WALKER, KENT COUNTY, MICHIGAN	FIELD SURVEY DATE: DESIGNED BY: DESIGN DRAWN BY: CHECKED BY: PLAN DATE: PROJECT NO.: SHEET NUMBER: 2 OF 7
	MOORE & BRUGINK, INC. Consulting Engineers 2020 Monroe Avenue N.W. Grand Rapids, Michigan 49505-6298 Phone: (616) 363-9801 Web: www.mbrce.com	

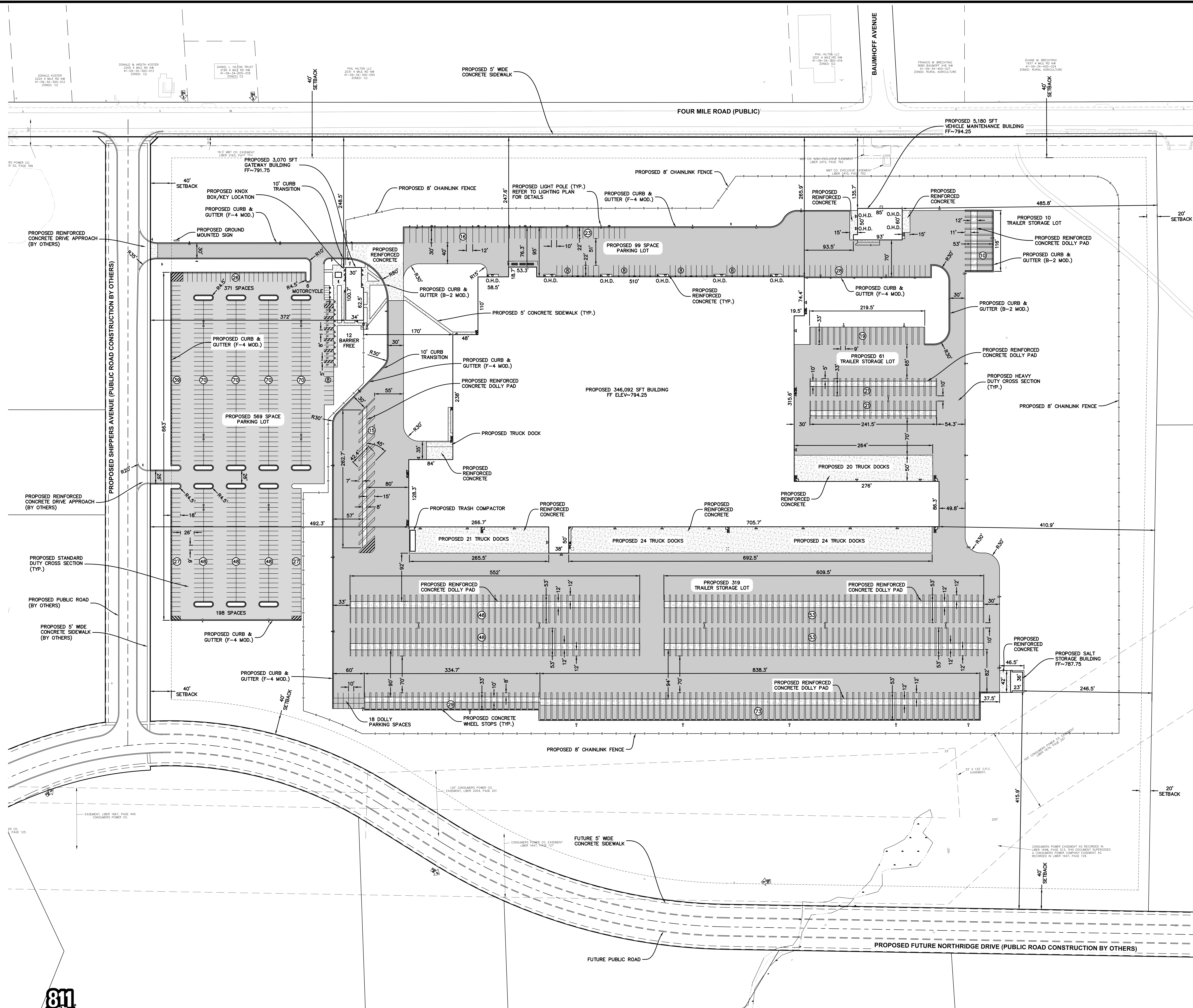
M:\42028\DWG\42028-01.dwg, 2 SITE LAYOUT PLAN, 9/18/2015 10:29:39 AM JAK



Know what's below.
Call before you dig.



Utility locations are approximate only.
Please contact "Miss Dig" three working
days prior to the start of construction
for exact locations. (1-800-482-7171)



SITE PLAN GENERAL NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND SURETY AS PART OF THIS WORK.
 2. THE CONTRACTOR SHALL CALL MISS DIG 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL FURNISH AND PLACE THE DRIVE APPROACH WITHIN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE CITY OF WALKER STANDARD CONSTRUCTION SPECIFICATIONS.
 4. ALL STORM SEWER PIPE SHALL BE ADS 12-12 PLASTIC PIPE UNLESS OTHERWISE SPECIFIED.
 5. ALL CATCH BASINS AND MANHOLES SHALL BE MINIMUM 4' DIAMETER PRECAST CONCRETE, UNLESS NOTED OTHERWISE.
 6. THE PAVED AREAS SUBJECT TO TRUCK TRAFFIC SHALL BE CONSTRUCTED WITH:
 - 12" MOOT CL-2 SAND SUBBASE (C.I.P.)
 - 8" 22-A GRAVEL BASE (C.I.P.)
 - 1 1/2" 30-HMA WEARING COURSE
 - 1 1/2" 40-HMA WEARING COURSE
 7. ALL OTHER PAVED AREAS SHALL BE CONSTRUCTED WITH:
 - 12" MOOT CL-2 SAND SUBBASE (C.I.P.)
 - 6" 22-A GRAVEL BASE (C.I.P.)
 - 1 1/2" 30-HMA WEARING COURSE
 - 1 1/2" 40-HMA WEARING COURSE
 8. ALL REINFORCED CONCRETE AREAS SHALL BE CONSTRUCTED WITH:
 - 8" MOOT CL-2 SAND SUBBASE (C.I.P.)
 - 8" MOOT GRADE P1 OR S2 3500 PS 28 DAY CONCRETE,
 - 55-75 AIR ENTRAINED, BROOM FINISHED
 - #5 BARS @ 18" O.C. EACH WAY, CENTER OF SLAB
 9. THE CONTRACTOR SHALL BED AND BACKFILL ALL UNDERGROUND PIPING WITH MOOT CL-2 SAND TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557.
 10. PERFORMANCE STANDARDS FOR SOUND, VIBRATION, ODOUR, CASES, GLARE AND HEAT, LIGHT, ELECTROMAGNETIC RADIATION, SMOKE, DUST, DIRT, FLY ASH, DRIFTED AND BLOWN MATERIAL AND RADIOACTIVE MATERIALS WILL BE MET PER ARTICLE XV OF THE ZONING ORDINANCE.
 11. THIS SITE PLAN SHALL NOT BE USED TO STAKE THE LOCATION OF PROPOSED BUILDING COLUMN LINES. THE SURVEYORS ARE TO USE THE BUILDING FOUNDATION PLANS.
 12. THE DRIVEWAY CUT AND SIDEWALK SHALL BE STAKED AND INSPECTED BY THE CITY OF WALKER. ALL WORK IN THE RIGHT-OF-WAY REQUIRES A PERMIT AND MUST BE DONE BY A LICENSED, BONDED CONTRACTOR WITH THE CITY OF WALKER. CALL 791-6854 FOR STAKING AND INSPECTIONS.
 13. THE CONTRACTOR SHALL PLACE AND COMPACT FILL UNDER THE PROPOSED BUILDING AREA TO A MINIMUM OF 95% MAXIMUM DRY DENSITY PER ASTM-1557. ALL OTHER AREAS SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DRY DENSITY.
 14. THE CONTRACTOR SHALL PIPE ALL BUILDING ROOF WATER TO THE STORM WATER DETENTION POND AS SHOWN AND SPECIFIED.
 15. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING BY FAX USING THE MOORE & BRUGGINK, INC. CONTRACTORS CONSTRUCTION STAKING REQUEST FORM. ONLY COMPLETED REQUESTS WILL BE SCHEDULED. NOTE THE PROJECT OWNER WILL PAY THE SURVEYOR TO PLACE STAKES ONLY ONCE. ALL LOST AND DAMAGED STAKES ARE THE CONTRACTORS RESPONSIBILITY.
 16. ANTICIPATED PERMITS:
 - SECC (CITY OF WALKER)
 - STORM WATER (CITY OF WALKER)
 - NOTES (STATE OF MICHIGAN)
- SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 20'
- PARKING REQUIREMENT:
1 SPACE/15,000 SFT
OR
1 SPACE/EMPLOYEE, WHICHEVER IS GREATER
- 1 SPACE/EMPLOYEE x 562 EMPLOYEES = 562 SPACES REQUIRED
668 SPACES PROVIDED
- TRAILER STORAGE: 390 SPACES

SHEET SCHEDULE	
1 - EXISTING SITE SURVEY	
2 - SITE LAYOUT PLAN	
3 - SITE GRADING & SOIL EROSION CONTROL PLAN	
4 - SITE UTILITY PLAN	
5 - STORM SEWER PLAN	
6 - SITE LANDSCAPING PLAN	
7 - SITE DETAILS	

PLAN REVISIONS	
09/04/15	PERMIT SET

SITE LAYOUT PLAN
FOR
FEDEX FASP
CITY OF WALKER, KENT COUNTY, MICHIGAN
MOORE & BRUGGINK, INC.
Consulting Engineers
2020 Monroe Avenue N.W.
Grand Rapids, Michigan 49505-6298
Phone: (616) 363-9801 Web: www.mbc.com

PREPARED FOR: ALJ VENEKLAZEN, INC. 5000 KENDRICK ST. SE GRAND RAPIDS, MI 49512 PH: 616-957-0725	FIELD SURVEY / DATE: 2003 / 2014 DESIGNED BY: WOK / JFL DESIGN DRAWN BY: FEZ / JAK CHECKED BY: WOK PLAN DATE: JULY 20, 2015 PROJECT NO.: 140228.1 SHEET NUMBER: 2 OF 7
---	---



paradigm
design

paradigm
design





