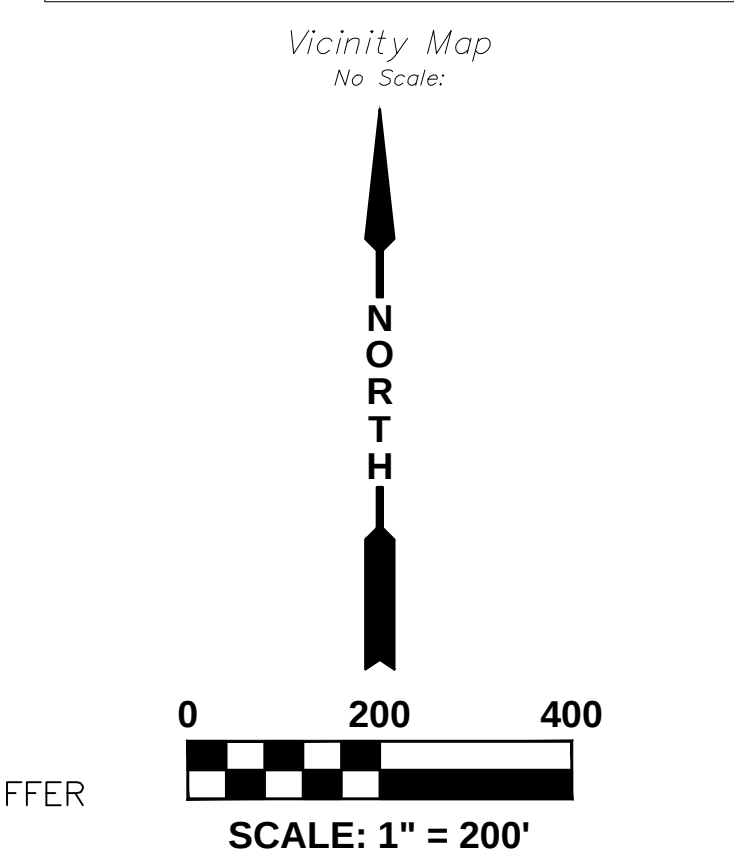
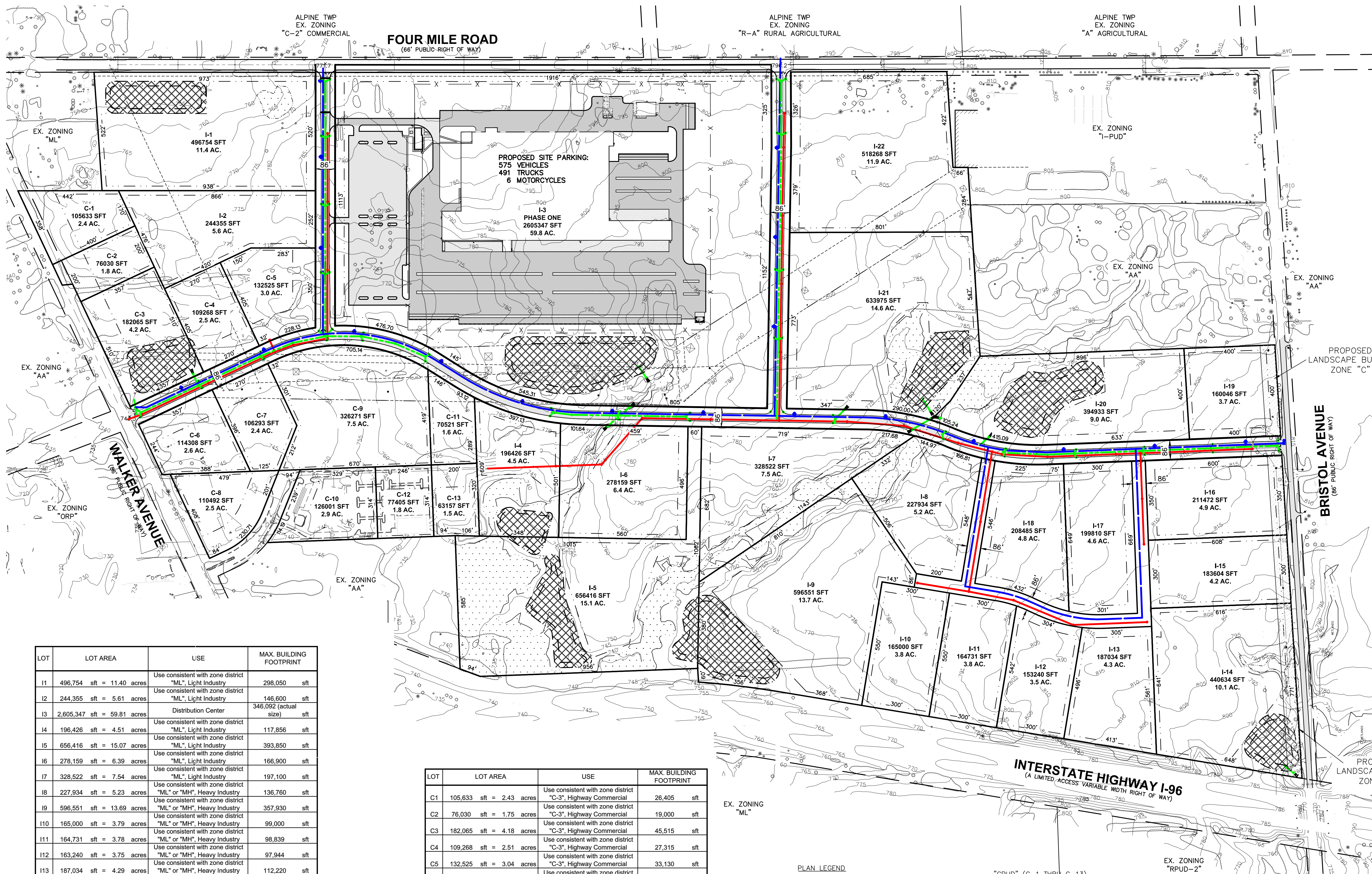




- GENERAL NOTES:
1. OUTDOOR SALES ARE NOT ANTICIPATED, BUT WILL BE EVALUATED DURING FINAL AREA SITE PLAN APPROVAL.
 2. LOT AND SETBACK LINES AS SHOWN DEMONSTRATE A POTENTIAL DEVELOPMENT. ACTUAL LINES MAY BE MODIFIED FROM STANDARD ZONING REQUIREMENTS SUBJECT TO FINAL AREA SITE PLAN APPROVAL.
 3. A DEVELOPMENT 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 ASSOCIATION(S), 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
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	148,600 sft
I3	2,605,347 sft = 59.81 acres	Distribution Center	346,092 (actual size) sft
I4	196,426 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-3", Highway Commercial	26,405 sft
C2	76,030 sft = 1.75 acres	Use consistent with zone district "C-3", 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	70,521 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

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: 25%

"IPUD" (I-1 THRU I-18)
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

PLAN REVISIONS

PRELIMINARY AREA SITE PLAN
FOR
WALKERVUE
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.mbce.com

FIELD SURVEY / DATE:	2003
DESIGNED BY:	JFL/WGK
DESIGN DRAWN BY:	FEF
CHECKED BY:	JFL
PLAN DATE:	02-09-15
PROJECT NO.:	130139.01
SHEET NUMBER	1 OF 1