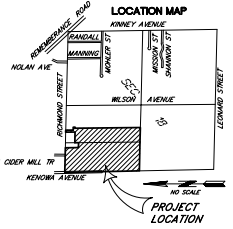


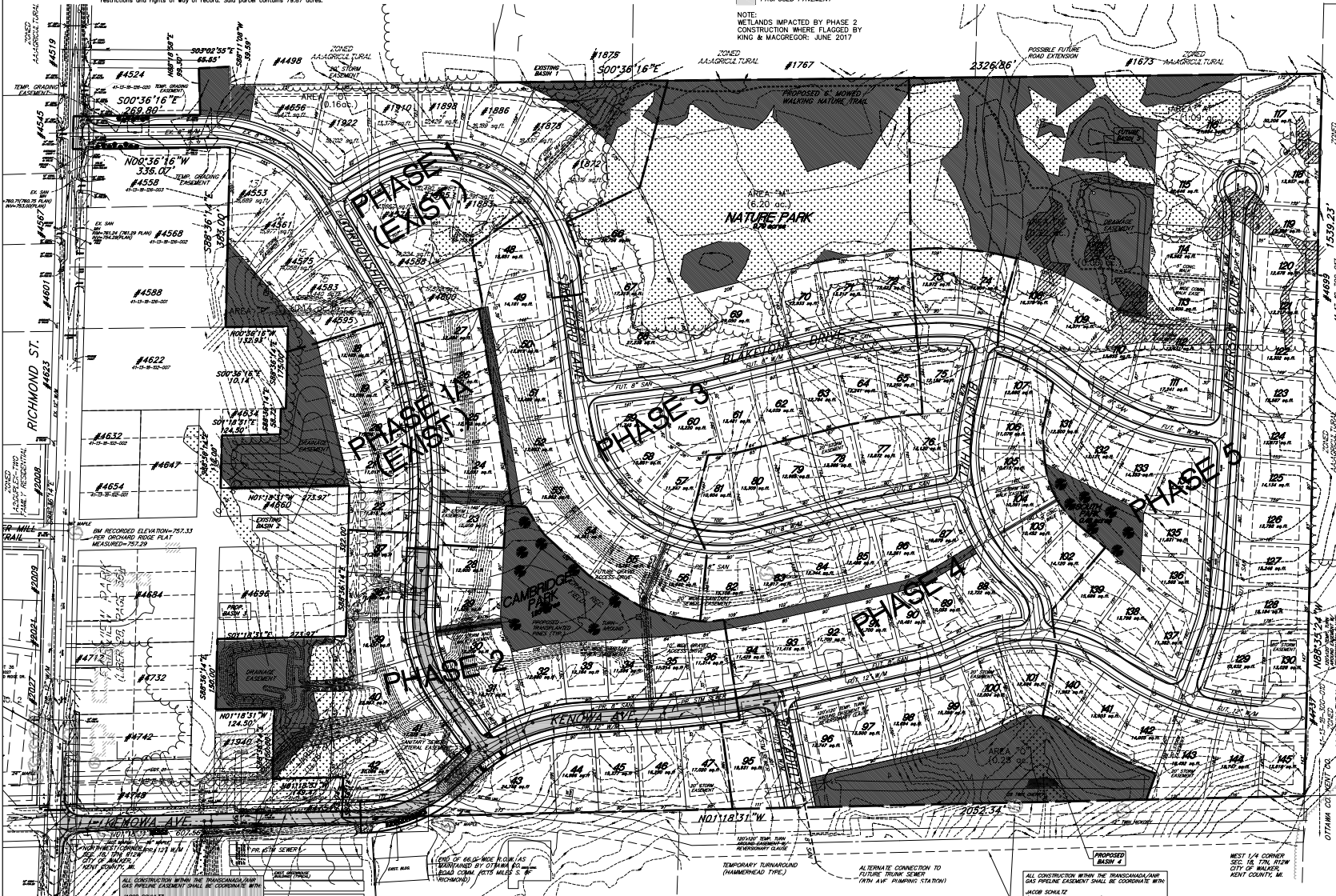
OVERALL PUD BOUNDARY DESCRIPTION:
 Part of the Northwest 1/4 of Section 18, T17N, R12W, Kent County, Michigan, described as: Beginning of the West 1/4 corner of said Section; thence N01°18'31"W 2052.34 feet along the West line of said Section to the centerline of said Street (the Porter Street); thence S88°35'14"E 83.04 feet along the centerline of said Street; thence N01°18'31"W 149.47 feet along the West line of Lot 21, Block C and its Southerly extension thereof; Fairview Park, as recorded in Liber 28 of Plats, on Page 30, Kent County Records, to the Northwest corner of said Lot 21; thence S88°35'14"E 150.00 feet along the North line of Lots 21, 20 and 19, Block C, of said Fairview Park to the Northwest corner of said Lot 19; thence N01°18'31"W 124.50 feet along the West line of Lot 5, Block C, of said Fairview Park to the Northwest corner of said Lot 5; thence S88°35'14"E 150.00 feet along the North line of Lots 5, 6, and 7, Block C, of said Fairview Park to the Northeast corner of said Lot 7; thence S01°18'31"E 273.97 feet along the East line of Lots 7 and 16, Block C, and its Southerly extension thereof; of said Fairview Park to the centerline of Port Street (the Porter Street); thence S88°35'14"E 322.00 feet along the centerline of said street; thence N01°18'31"W 273.97 feet along the West line of Lots 10 and 2, Block D and their Southerly extension thereof; of said Fairview Park to the Northwest corner of said Lot 2; thence S88°35'14"E 112.00 feet along the North line of Lot 2 and 3, Block D, of said Fairview Park to the Northwest corner of said Lot 3; thence S01°18'31"E 124.50 feet along the East line of said Lot 3 to the Southeast corner of said Lot 3; thence S88°35'14"E 58.72 feet along the North line of Lot 6, Block D, of said Fairview Park to the Northeast corner of said Lot 6; thence S00°36'16"E 10.14 feet along the East line of said Lot 6 to the Northwest corner of Lot 7, Block D, of said Fairview Park; thence S88°35'14"E 175.00 feet along the North line of Lots 7, 6, and 5, Block D, of said Fairview Park to the Northeast corner of said Lot 5; thence N00°36'16"W 132.93 feet along the East line of the West 1/2 of the Northwest 1/4 of said Section to a point being 330.07 feet South of the North line of said Section; thence S88°35'14"E 363.00 feet parallel with the North line of said Section; thence N00°36'16"W 330.07 feet to the North line of said Section of a point which is 383.00 feet East along the North line of said Section from the Northwest corner of the East 1/2 of the Northwest 1/4 of said Section; thence S88°35'14"E 70.00 feet along the North line of said Section; thence S00°36'16"E 269.80 feet parallel with the East line of the West 1/2 of the Northwest 1/4 of said Section; thence N01°18'31"E 99.10 feet to a point 294.3 feet South of the North line of said Section; thence S00°36'16"E 63.55 feet to a point 505.14 feet East of the West 1/8 line of said Section; thence S88°11'08"W 39.59 feet to a point 331.87 feet South of the North line of said Section; thence S00°36'16"E 239.96 feet parallel with the East line of the West 1/2 of the Northwest 1/4 of said Section to the East-West 1/4 line of said Section; thence N89°52'24"E 1539.21 feet along the East-West 1/4 line of said Section to the Point of Beginning. Subject to the easements, restrictions and rights of way of record. Said parcel contains 79.87 acres.

LEGEND

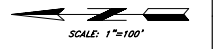
- GENERAL COMMON ELEMENT / OPEN SPACE
 - REGULATED WETLAND AREA AS Delineated BY KING & MACGREGOR (CONFIRMED BY M.D.E.C.)
 - UNREGULATED WETLAND AREA AS Delineated BY KING & MACGREGOR (CONFIRMED BY M.D.E.C.)
 - PROPOSED PAVEMENT
 - PROPOSED WALKING TRAIL
 - EXISTING TREE LINE
 - BLDG. ENVELOPE
 - PROPOSED LANDSCAPING (TRANSPLANTED PINE TREES)
 - PROPOSED CLEARING LIMITS
- NOTE: WETLANDS IMPACTED BY PHASE 2 CONSTRUCTION WHERE FLAGGED BY KING & MACGREGOR: JUNE 2017



- SITE PLAN NOTES
- SUBJECT PROPERTY IS CURRENTLY ZONED AGR-1.
 - PROPOSED PUD SETBACK REQUIREMENTS ARE:
 - FRONT YARD: 35 FEET (DOME 30')
 - SIDE YARD: 15 FEET TOTAL (7' MIN.)
 - REAR YARD: 25 FEET
 - PROJECT STATISTICS:
 - 145 UNITS
 - TOTAL ACRES IS 79.87
 - DENSITY 1.8 UNITS/ACRE
 - OPEN SPACE ACREAGE IS 18.76 AC.
 - PERCENTAGE OF OPEN SPACE IS 23.5%
 - MINIMUM LOT AREA IS 8,500 SQ. FT.
 - MINIMUM FRONTAGE IS 90 FEET.
 - THIS PROJECT WILL BE SERVED BY PUBLIC SEWER AND WATER PER THE REQUIREMENTS OF THE CITY OF WALKER AND THE CITY OF GRAND RAPIDS.
 - A 10 FOOT PUBLIC UTILITY EASEMENT ALONG ROAD R.O.W. IS PLANNED.
 - THE PROPOSED DRIVEWAY WILL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY WALKER ROAD LENGTHS: TOTAL BLVD FEET TO THE SOUTH END OF KENOWA AVENUE: RIGHT-OF-WAY=68', ROADWAY=30' FACE OF CURB TO FACE OF CURB
 - STORMWATER FACILITIES WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF WALKER STORMWATER ORDINANCE.
 - MITIGATION WETLAND WILL NOT LIKELY BE REQUIRED BY MDEQ. WILL VERIFY.
 - THIS PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AS ILLUSTRATED ON THE SITE PLAN. PHASE 1 AND 1A HAVE BEEN CONSTRUCTED.
 - THE MAINTENANCE OF THE ACTIVE RECREATION FACILITIES AND TRAILS SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM ASSOCIATION.
 - ALL UNITS ARE FOR SINGLE FAMILY RESIDENTIAL STRUCTURES.
 - STREET LIGHTS WILL BE PROVIDED. THE "CONTEMPORARY STYLE" FIXTURE WILL BE USED.
 - PRELIMINARY EARTHWORK CALCULATIONS INDICATE THAT NO FILL MATERIALS EXCEPT FOR SAND & GRAVEL SHALL BE REQUIRED TO BE IMPORTED.
 - ALL REGULATED WETLAND AREAS NOT IMPACTED BY CONSTRUCTION TO BE PROTECTED AS A CONSERVATION EASEMENT.



CAMBRIDGE GROVE PUD SITE CONDOMINIUM



Nov. 9, 2018 - For Bid
 June 8, 2018 - Submitted to City of Walker

As-Built Prepared by _____
 Name _____
 Firm _____
 Date _____

SURVEYED & DESIGNED BY:

 Roosien & Associates
 SURVEYING AND ENGINEERING
 4000 PLANNERS PKW. SE
 HAMILTON, MI 49420
 TEL: (269) 941-1222
 FAX: (269) 941-1222

City of Walker
 Engineering Department

FINAL AREA SITE PLAN
 APPROVED ON SEPTEMBER 6, 2017

Drawn by _____
 Check Field _____
 Check Office _____

Sheet No.
 2 of 11

P:\2018\181718 - Cambridge Grove Phase 2 (RESTRUCTURED)\Construction Plans - Walker (Storm and Grading)\111718-2.dwg, 11/09/2018 2:55:26 PM