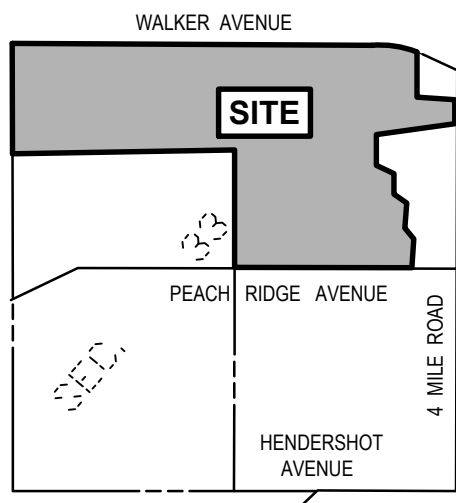


The East 1/2 of the Northeast 1/4 of Section 33 and that part of the Southeast 1/4 of Section 33, Town 8 North, Range 12 West, Alpine Township, Kent County, Michigan, described as: Commencing at the South 1/4 corner said Section 33; thence N00°03'17" E 148.22 feet along the North-South one-quarter line to the Point of Beginning; thence N00°03'17" E 2426.35 feet along North-South one-quarter line to the Center of said section; thence S86°07'13" E 1287.90 feet along the East-West 1/4 line of said section; thence N00°16'34" E 2645.02 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section; thence S86°21'32" E 1288.56 feet along the North line of said section to the Northeast corner of said section; thence S00°17'50" E 2650.34 feet along the East line of said section to the East 1/2 corner of said section; thence S01°36'35" E 1536.30 feet along the East line of said section and centerline of Walker Avenue to the Point of Beginning; thence S89°03'17" E 147.00 feet along the East line of said section to the center of the curve of a circular arc of 30°00'22" and a chord bearing S31°05'55" W 387.22 feet; thence S27°48'22" E 276.93 feet; thence N85°32'36" W 301.49 feet; thence S55°18'23" W 67.92 feet; thence N14°08'20" E 311.11 feet; thence S87°54'10" W 275.00 feet; thence S02°40'45" W 273.90 feet to the South line of said section; thence N83°11'40" W 228.40 feet along said South line; thence S00°45'25" W 463.30 feet; thence N87°54'10" W 137.00 feet; thence S57°13'27" W 222.79 feet; thence S55°46'45" W 131.67 feet; thence N87°54'10" W 200.00 feet; thence S67°52'42" W 162.95 feet; thence N87°54'10" W 463.80 feet; thence N00°03'17" E 123.07 feet; thence N87°54'10" W 130.57 feet; thence S00°32'40" W 90.00 feet; thence S24°28'29" W 70.25 feet; thence N87°20'20" W 100.73 feet to the point of beginning.

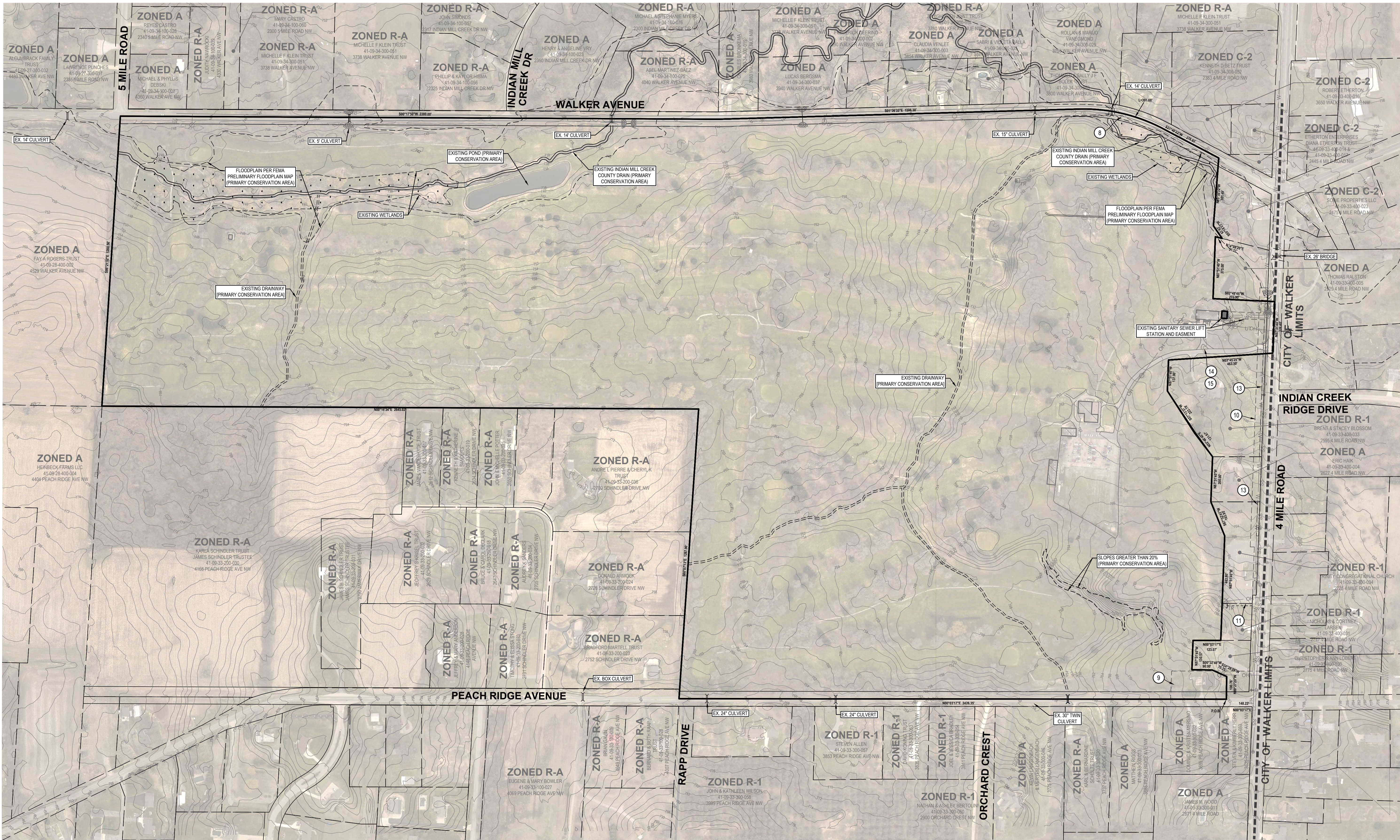
EXCEPT Commencing at the Southeast corner said Section 33; thence N87°54'10" W 930.69 feet along the South line of said section; thence N02°06'20" W 240.00 feet to the Point of Beginning; thence N86°14'28" W 32.00 feet; thence N03°45'32" E 24.00 feet; thence S86°14'28" E 32.00 feet; thence S03°45'32" E 14.00 feet to the point of beginning.

Contains 213.85 acres. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for Walker Avenue over the most Easterly 33 feet thereof; subject to highway right-of-way for a 4 Mile Road over the most Southerly 33 feet thereof; and subject to highway right-of-way for Peach Ridge Avenue over the most Westerly 33 feet thereof.

- (8) 8. Release of Right of Way in favor of the County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 144 of Miscellaneous Records, page 481.
- (9) 9. Right of Way in favor of Consumers Power Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1502, page 363.
- (10) 10. General Easement and Right-of-Way in favor of Township of Alpine and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 4147, page 676.
- (11) 11. Easement in favor of Michigan Bell Telephone Company, a/k/a Ameritech Michigan and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 5029, page 1315. First Amendment to Easement recorded in Instrument No. 20080312-0021090.
- (13) 13. Utility Easement Agreement in favor of the County of Kent and the Covenants, Conditions and Restrictions contained in instrument recorded in Instrument No. 20080621-007653. Assignment of Easements recorded in Instrument No. 20091228-0113017.
- (14) 14. Terms and Conditions contained in Access Easement Agreement as disclosed by instrument recorded in Instrument No. 20110504-0038992.
- (15) 15. Easement for ingress and egress over subject property as referenced by survey dated February 4, 2008, prepared by Prein&Newhof, being Job No. 2070131, recorded in Instrument No. 20110504-0038992.



LOCATION MAP
NOT TO SCALE



GWCC Holdings LLC
Howie Hehrer

3115 Railway Drive SW
Byron Center, MI 49315
Phone: 616.916.8895

Title: Preliminary PUD Submittal Drawn: DC	Checked: RP	Date: 2021.10.1
Title: Revised Preliminary PUD Plans Drawn: DC	Checked: RP	Date: 2021.11.0
Title: Revised Preliminary PUD Plans Drawn: DC	Checked: RP	Date: 2022.04.0
Title: Revised Preliminary PUD Plans Drawn: JW	Checked: RP	Date: 2022.04.1
Title: Revised Preliminary PUD Plans Drawn: JW	Checked: RP	Date: 2022.09.3
Title: Revised Per Township Engineer Review Drawn: JW	Checked: RP	Date: 2022.10.0
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Title: Revised Preliminary PUD Plans Drawn: DCJW	Checked: RP	Date: 2022.11.0
Title: Planning Commission Comments Drawn: DCJW	Checked: RP	Date: 2022.12.0
Title: Preliminary PUD Submittal Drawn: DCJW	Checked: RP	Date: 2023.01.3

WILDER CROSSINGS PUD

Existing Site Conditions Plan

2337 4 MILL ROAD
PART OF THE E 1/2 OF SECTION 33, T8N, R12W,
ALPINE TOWNSHIP, KENT COUNTY, MICHIGAN

STATE OF MICHIGAN
★
RICHARD A. PULASKI
ENGINEER
No.
52618
★
LICENSED PROFESSIONAL ENGINEER

Richard A. Pulaski

PROJECT NO:
21400935

C-201

REVISIONS:

Title: Preliminary PUD Submittal	Checked: RP	Date: 2021.10.18
Drawn: DC	Checked: RP	Date: 2021.10.18
Title: Revised Preliminary PUD Plans	Checked: RP	Date: 2021.10.18
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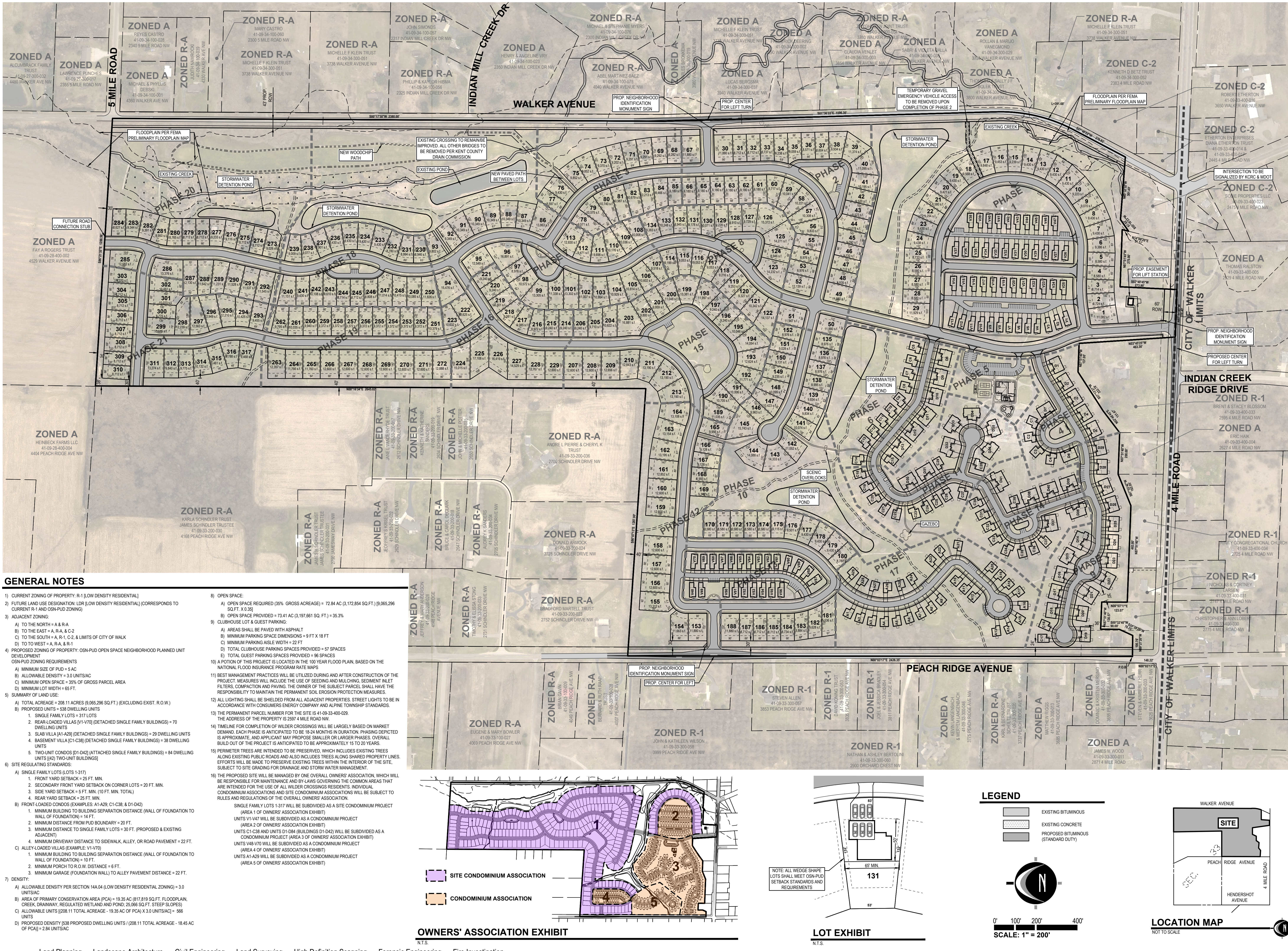
WILDER CROSSINGS PUD
Overall Site Layout Plan
2897 4 MILE ROAD
PART OF THE E 1/2 OF SECTION 33, T8N, R12W,
ALPINE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

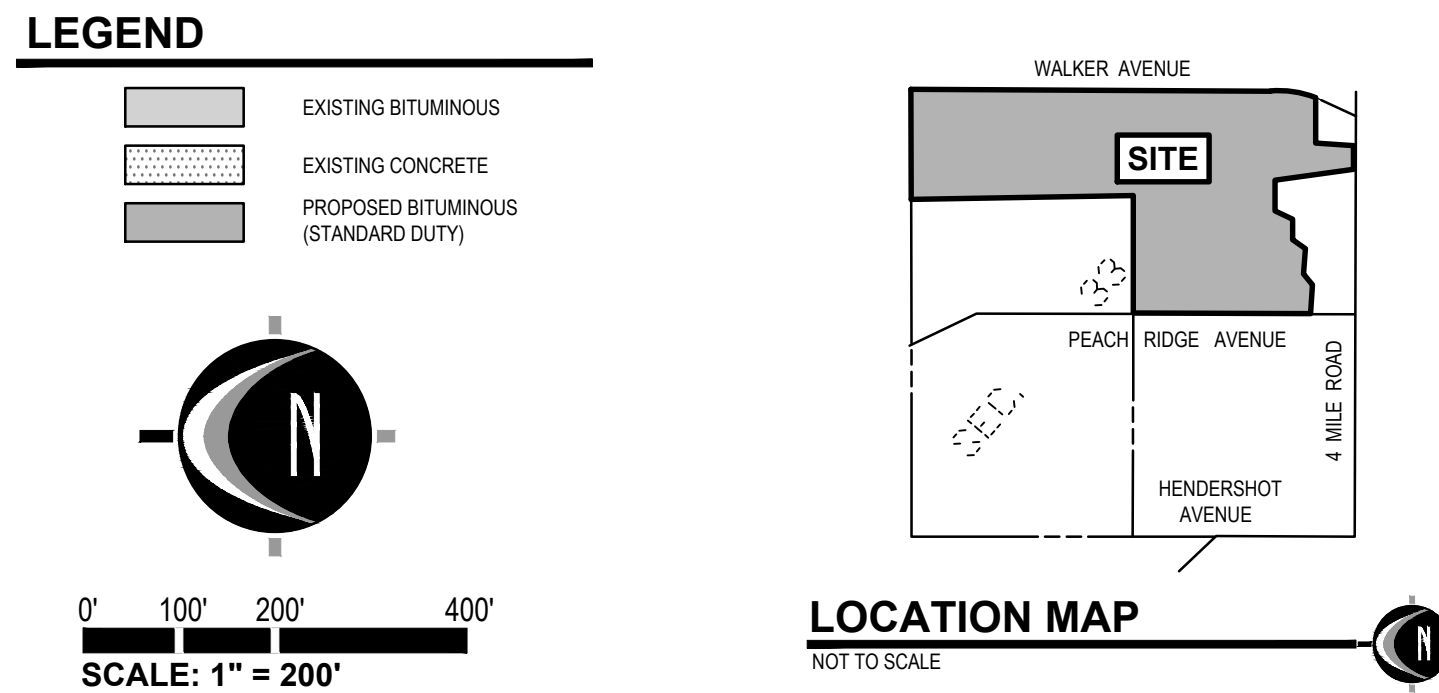
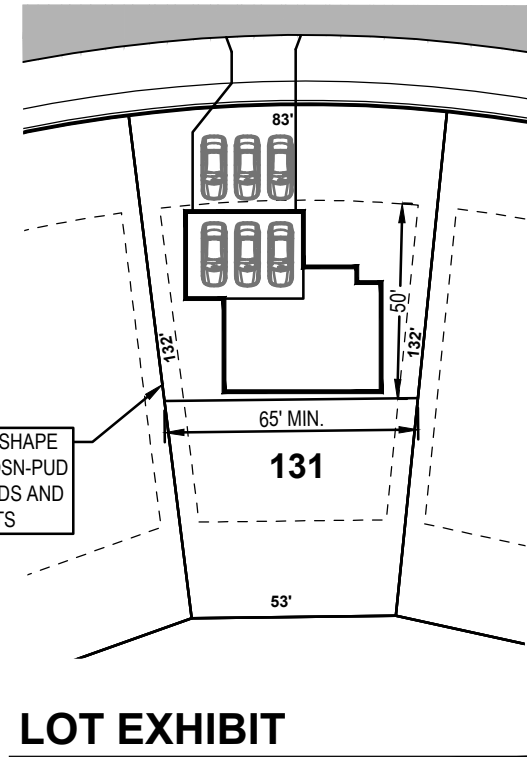
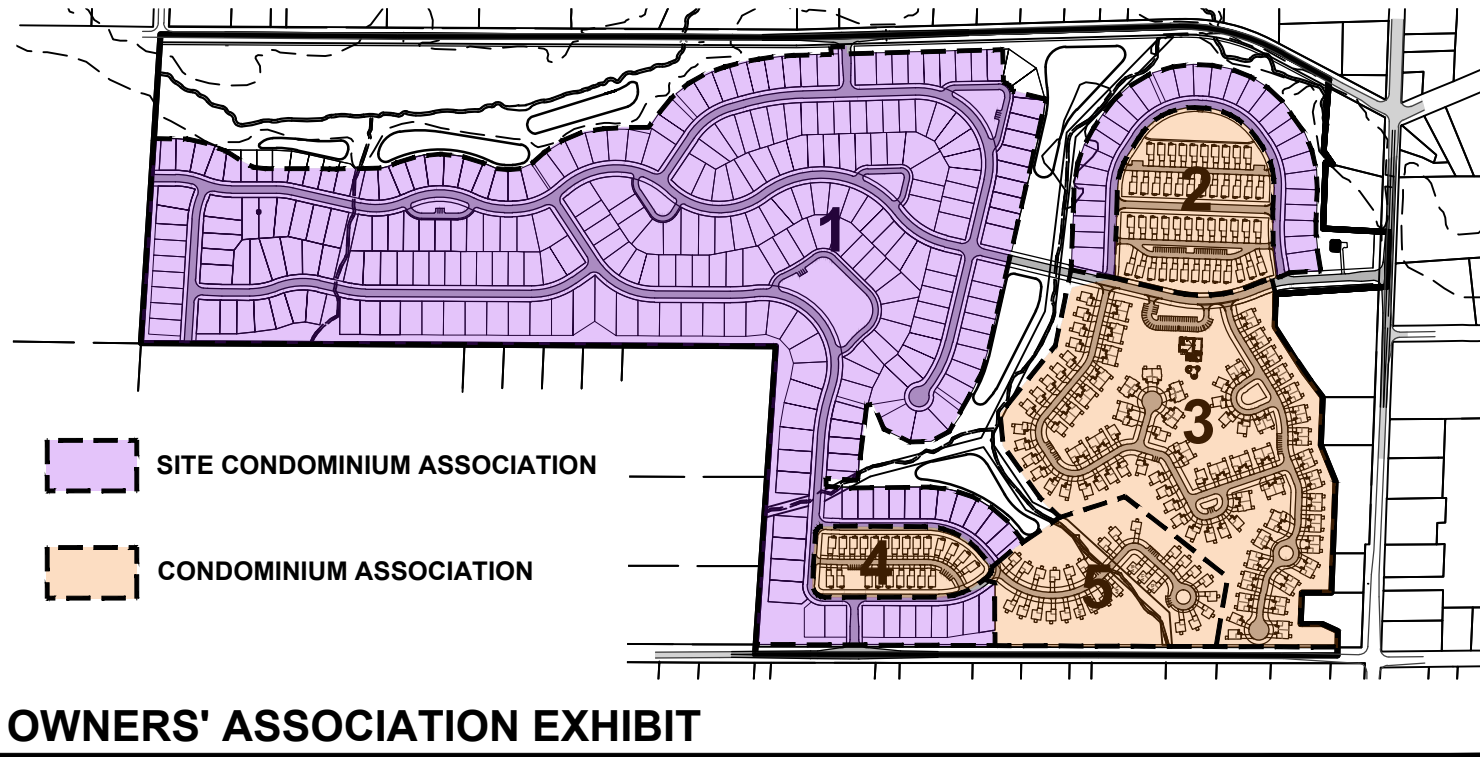
STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

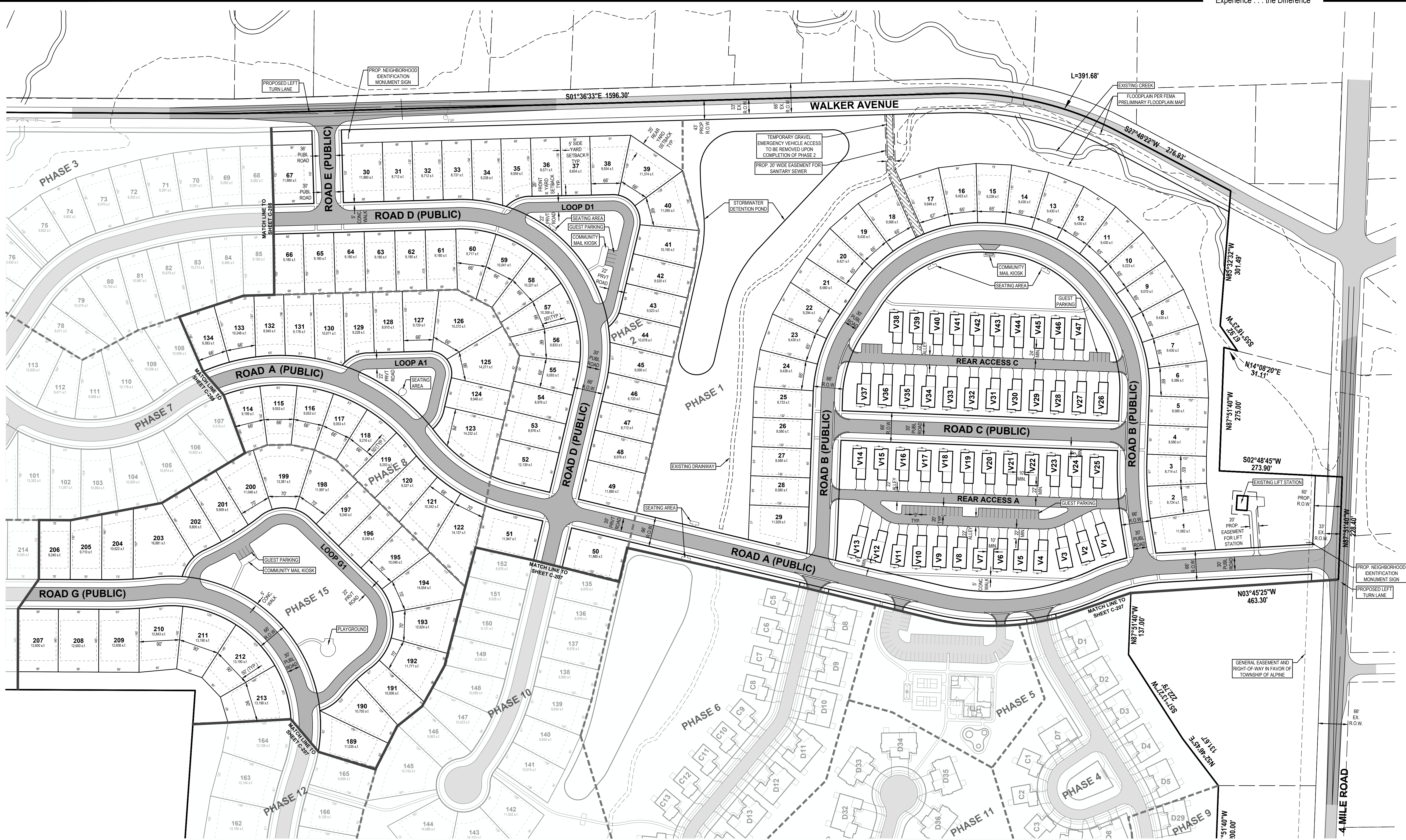
PROJECT NO:
21400935

SHEET NO:
C-205



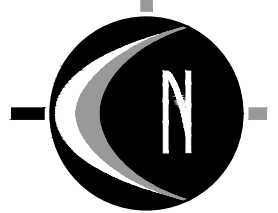
- GENERAL NOTES**
- CURRENT ZONING OF PROPERTY: R-1 [LOW DENSITY RESIDENTIAL]
 - FUTURE LAND USE DESIGNATION: LDR [LOW DENSITY RESIDENTIAL] (CORRESPONDS TO CURRENT R-1 AND OSN-PUD ZONING)
 - ADJACENT ZONING:
 - A) TO THE NORTH = A & R-A
 - B) TO THE EAST = A, R-A, & C-2
 - C) TO THE SOUTH = A, R-1, C-2, & LIMITS OF CITY OF WALK
 - D) TO THE WEST = A, R-A, & R-1
 - PROPOSED ZONING OF PROPERTY: OSN-PUD OPEN SPACE NEIGHBORHOOD PLANNED UNIT DEVELOPMENT
 - OSN-PUD ZONING REQUIREMENTS
 - A) MINIMUM SIZE OF PUD = 5 AC
 - B) ALLOWABLE DENSITY = 3.0 UNITS/AC
 - C) MINIMUM OPEN SPACE = 35% OF GROSS PARCEL AREA
 - D) MINIMUM LOT WIDTH = 66 FT.
 - SUMMARY OF LAND USE:
 - A) TOTAL ACREAGE = 208.11 ACRES (9,065,296 SQ. FT.) (EXCLUDING EXIST. R.O.W.)
 - B) PROPOSED UNITS = 538 DWELLING UNITS
 - 1. SINGLE FAMILY LOTS = 317 LOTS
 - 2. REAR-LOADED VILLAS (V1-V70) (DETACHED SINGLE FAMILY BUILDINGS) = 70 DWELLING UNITS
 - 3. SLAB VILLA (A1-A29) (DETACHED SINGLE FAMILY BUILDINGS) = 29 DWELLING UNITS
 - 4. BASEMENT VILLA (C1-C38) (DETACHED SINGLE FAMILY BUILDINGS) = 38 DWELLING UNITS
 - 5. TWO-UNIT CONDOS (D1-D42) (ATTACHED SINGLE FAMILY BUILDINGS) = 84 DWELLING UNITS (42 TWO-UNIT BUILDINGS)
 - SITE REGULATING STANDARDS:
 - A) SINGLE FAMILY LOTS (LOTS 1-317)
 - 1. FRONT YARD SETBACK = 25 FT. MIN.
 - 2. SECONDARY FRONT YARD SETBACK ON CORNER LOTS = 20 FT. MIN.
 - 3. SIDE YARD SETBACK = 5 FT. MIN. (10 FT. MIN. TOTAL)
 - 4. REAR YARD SETBACK = 25 FT. MIN.
 - B) FRONT-LOADED CONDOS (EXAMPLES: A1-A29, C1-C38, & D1-D42)
 - 1. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (WALL OF FOUNDATION TO WALL OF FOUNDATION) = 14 FT.
 - 2. MINIMUM DISTANCE FROM PUD BOUNDARY = 20 FT.
 - 3. MINIMUM DISTANCE TO SINGLE FAMILY LOTS = 30 FT. (PROPOSED & EXISTING ADJACENT)
 - 4. MINIMUM DRIVEWAY DISTANCE TO SIDEWALK, ALLEY, OR ROAD PAVEMENT = 22 FT.
 - C) ALLEY-LOADED VILLAS (EXAMPLE: V1-V70)
 - 1. MINIMUM BUILDING TO BUILDING SEPARATION DISTANCE (WALL OF FOUNDATION TO WALL OF FOUNDATION) = 10 FT.
 - 2. MINIMUM PORCH TO R.O.W. DISTANCE = 6 FT.
 - 3. MINIMUM GARAGE (FOUNDATION WALL) TO ALLEY PAVEMENT DISTANCE = 22 FT.
 - DENSITY:
 - A) ALLOWABLE DENSITY PER SECTION 14A.04 (LOW DENSITY RESIDENTIAL ZONING) = 3.0 UNITS/AC
 - B) AREA OF PRIMARY CONSERVATION AREA (PCA) = 19.35 AC (817,819 SQ. FT., FLOODPLAIN, CREEK, DRAINWAY, REGULATED WETLAND AND POND, 25,066 SQ. FT. STEEP SLOPES)
 - C) ALLOWABLE UNITS [(208.11 TOTAL ACREAGE - 19.35 AC OF PCA) X 3.0 UNITS/AC] = 566 UNITS
 - D) PROPOSED DENSITY [538 PROPOSED DWELLING UNITS / (208.11 TOTAL ACREAGE - 18.45 AC OF PCA)] = 2.84 UNITS/AC
 - OPEN SPACE:
 - A) OPEN SPACE REQUIRED (35% GROSS ACREAGE) = 72.84 AC (3,172,854 SQ. FT.) [9,065,296 SQ. FT. X 0.35]
 - B) OPEN SPACE PROVIDED = 73.41 AC (3,197,661 SQ. FT.) = 35.3%
 - C) CLUBHOUSE LOT & GUEST PARKING:
 - A) AREAS SHALL BE PAVED WITH ASPHALT
 - B) MINIMUM PARKING SPACE DIMENSIONS = 9 FT X 18 FT
 - C) MINIMUM PARKING AISLE WIDTH = 22 FT
 - D) TOTAL CLUBHOUSE PARKING SPACES PROVIDED = 57 SPACES
 - E) TOTAL GUEST PARKING SPACES PROVIDED = 96 SPACES
 - A PORTION OF THIS PROJECT IS LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
 - BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
 - ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. STREET LIGHTS TO BE IN ACCORDANCE WITH CONSUMERS ENERGY COMPANY AND ALPINE TOWNSHIP STANDARDS.
 - THE PERMANENT PARCEL NUMBER FOR THE SITE IS 41-09-33-400-029.
 - THE ADDRESS OF THE PROPERTY IS 2897 4 MILE ROAD NW.
 - THE TIMEFRAME FOR COMPLETION OF WILDER CROSSINGS WILL BE LARGELY BASED ON MARKET DEMAND. EACH PHASE IS ANTICIPATED TO BE 18-24 MONTHS IN DURATION. PHASING DEPICTED IS APPROXIMATE, AND APPLICANT MAY PROPOSE SMALLER OR LARGER PHASES. OVERALL BUILD OUT OF THE PROJECT IS ANTICIPATED TO BE APPROXIMATELY 15 TO 20 YEARS.
 - PERIMETER TREES ARE INTENDED TO BE PRESERVED, WHICH INCLUDES EXISTING TREES ALONG EXISTING PUBLIC ROADS AND ALSO INCLUDES TREES ALONG SHARED PROPERTY LINES. EFFORTS WILL BE MADE TO PRESERVE EXISTING TREES WITHIN THE INTERIOR OF THE SITE, SUBJECT TO SITE GRADING FOR DRAINAGE AND STORM WATER MANAGEMENT.
 - THE PROPOSED SITE WILL BE MANAGED BY ONE OVERALL OWNERS' ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR MAINTENANCE AND BY-LAWS GOVERNING THE COMMON AREAS THAT ARE INTENDED FOR THE USE OF ALL WILDER CROSSINGS RESIDENTS. INDIVIDUAL CONDOMINIUM ASSOCIATIONS AND SITE CONDOMINIUM PROJECT (AREA 3) OF OWNERS' ASSOCIATION RULES AND REGULATIONS OF THE OVERALL OWNERS' ASSOCIATION.
 - SINGLE FAMILY LOTS 1-317 WILL BE SUBDIVIDED AS A SITE CONDOMINIUM PROJECT (AREA 1 OF OWNERS' ASSOCIATION EXHIBIT)
 - UNITS V1-V47 WILL BE SUBDIVIDED AS A CONDOMINIUM PROJECT (AREA 2 OF OWNERS' ASSOCIATION EXHIBIT)
 - UNITS C1-C38 AND UNITS D1-D42 (BUILDINGS D1-D42) WILL BE SUBDIVIDED AS A CONDOMINIUM PROJECT (AREA 3 OF OWNERS' ASSOCIATION EXHIBIT)
 - UNITS V48-V70 WILL BE SUBDIVIDED AS A CONDOMINIUM PROJECT (AREA 4 OF OWNERS' ASSOCIATION EXHIBIT)
 - UNITS A1-A29 WILL BE SUBDIVIDED AS A CONDOMINIUM PROJECT (AREA 5 OF OWNERS' ASSOCIATION EXHIBIT)





LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)



0' 50' 100' 200'
SCALE: 1" = 100'

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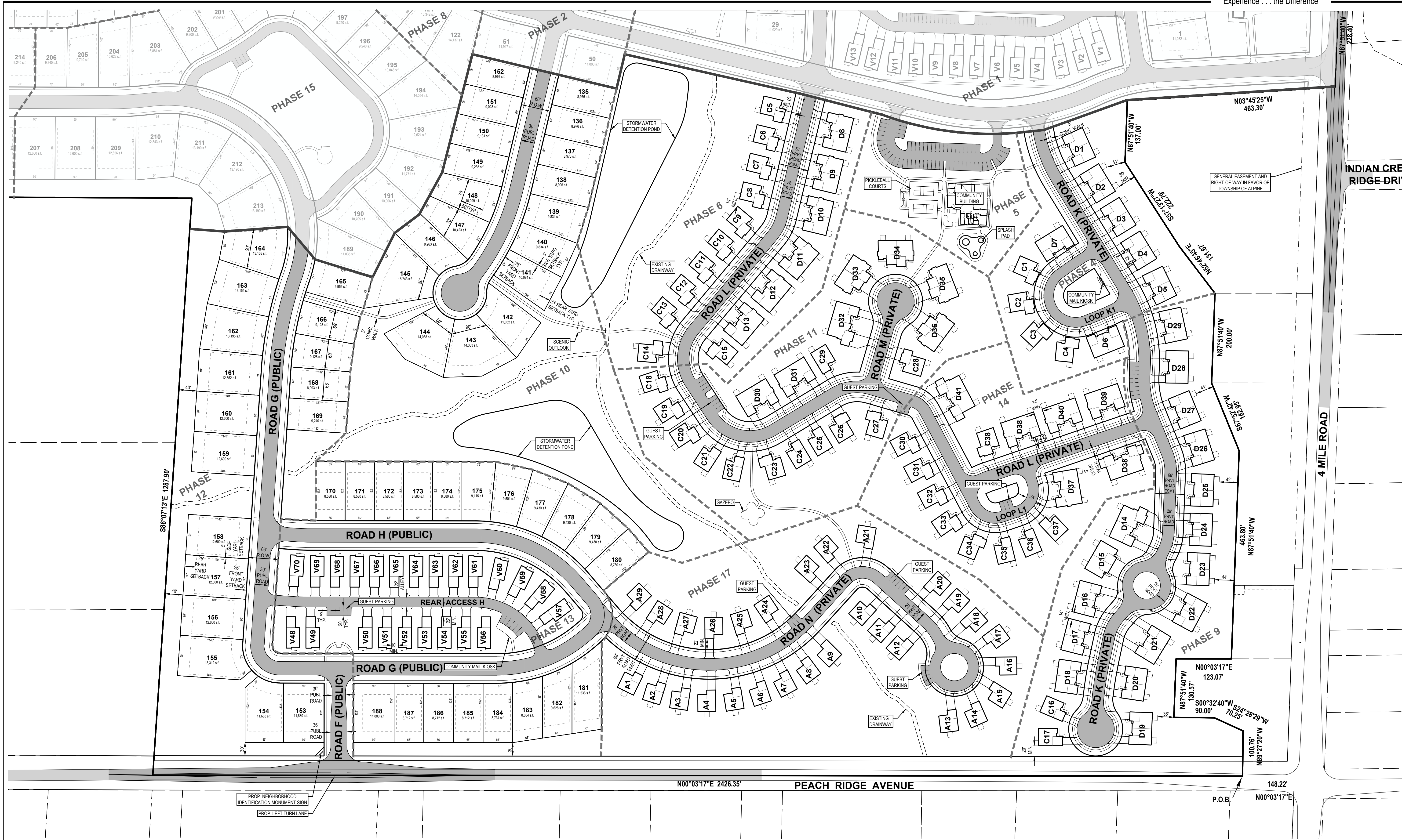
PREPARED FOR:
GWCC Holdings LLC
Howie Hehrer
3115 Railway Drive SW
Byron Center, MI 49315
Phone: 616.916.8895

REVISIONS:

Title: Preliminary PUD Submittal	Checked: RP	Date: 2021.10.18
Drawn: DC	Checked: RP	Date: 2021.11.08
Title: Revised Preliminary PUD Plans	Checked: RP	Date: 2022.04.08
Drawn: DC	Checked: RP	Date: 2022.04.08
Title: Revised Preliminary PUD Plans	Checked: RP	Date: 2022.04.15
Drawn: JW	Checked: RP	Date: 2022.09.30
Title: Revised Preliminary PUD Plans	Checked: RP	Date: 2022.10.07
Drawn: JW	Checked: RP	Date: 2022.10.25
Title: Revised Preliminary PUD Plans	Checked: RP	Date: 2022.11.04
Drawn: DCJW	Checked: RP	Date: 2022.12.08
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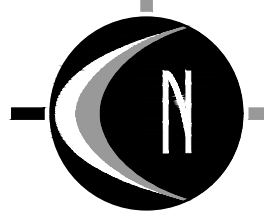
WILDER CROSSINGS PUD
Site Layout Plan
2597 4 MILE ROAD
PART OF THE E 1/2 OF SECTION 33, T8N, R12W,
ALPINE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER
Richard A. Pulaski
PROJECT NO:
21400935
SHEET NO:
C-206



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)



0' 50' 100' 200'
SCALE: 1" = 100'

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Howie Hehrer
3115 Railway Drive SW
Byron Center, MI 49315
Phone: 616.916.8895

REVISIONS:

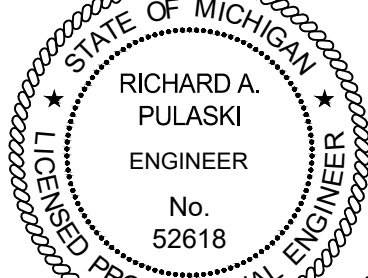
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Title: Preliminary PUD Submittal	Drawn: DC/JW	Checked: RP	Date: 2023.01.30

WILDER CROSSINGS PUD

Site Layout Plan

2597.4 MILE ROAD
PART OF THE E 1/2 OF SECTION 33, T8N, R12W,
ALPINE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:



PROJECT NO:
21400935

SHEET NO:
C-207

GWCC Holdings LLC
Howie Hehrer

3115 Railway Drive SW
Byron Center, MI 49315
Phone: 616.916.8895

Title: Preliminary PUD Submittal			
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Title: Revised Preliminary PUD Plans			
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Title: Preliminary PUD Submittal			
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Site Layout Plan

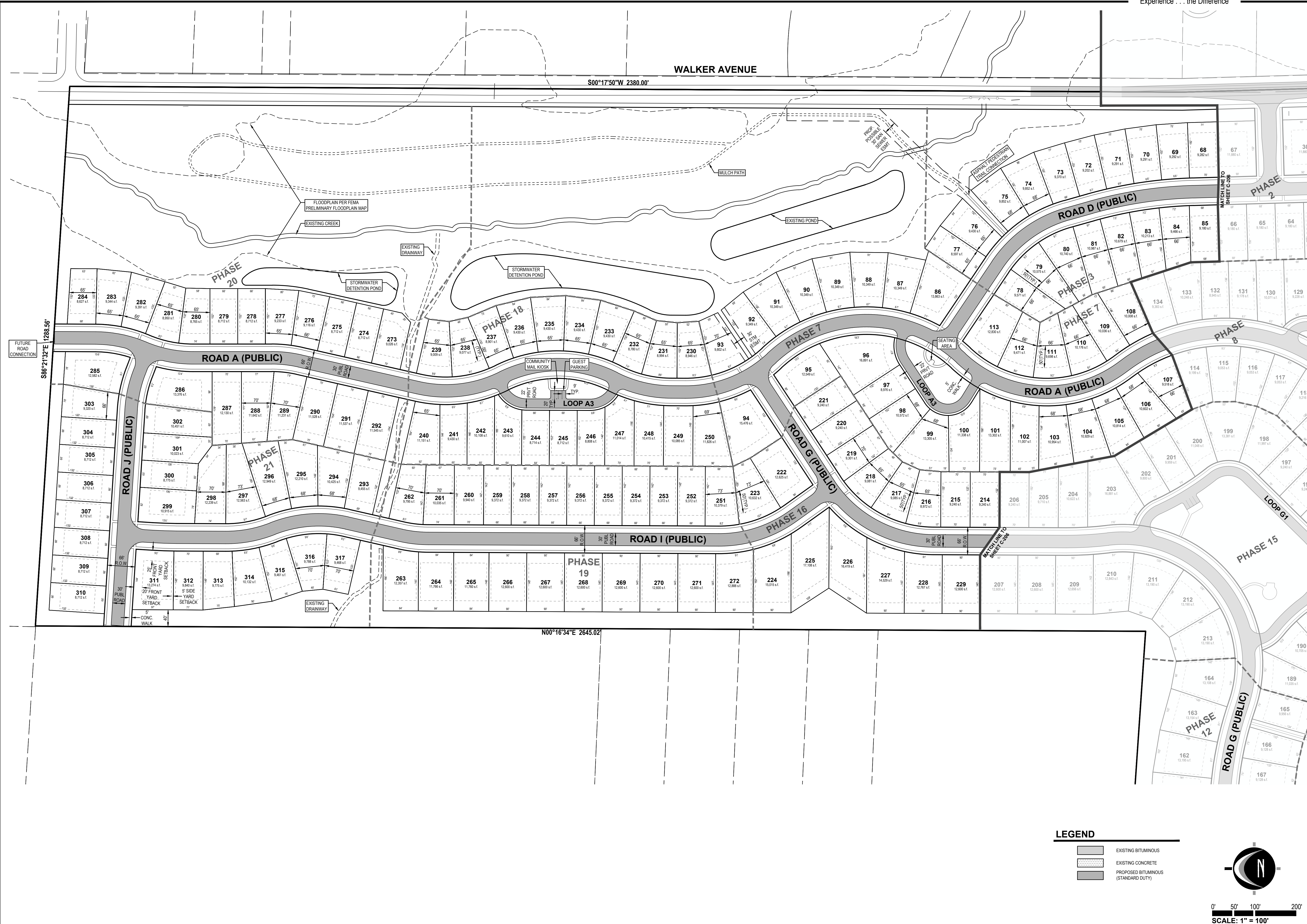
2597 4 MILE ROAD
PART OF THE E 1/2 OF SECTION 33, T8N, R12W,
ALPINE TOWNSHIP, KENT COUNTY, MICHIGAN

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

Myrtle Parker

PROJECT NO:
21400935

C-208





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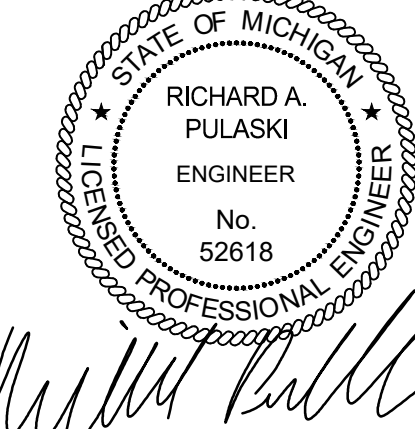
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Drawn: DC/JW	Checked: RP	

WILDER CROSSINGS PUD

Open Space Exhibit Plan

2897 4 MILE ROAD
PART OF THE E 1/2 OF SECTION 33, T8N, R12W,
ALPINE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:

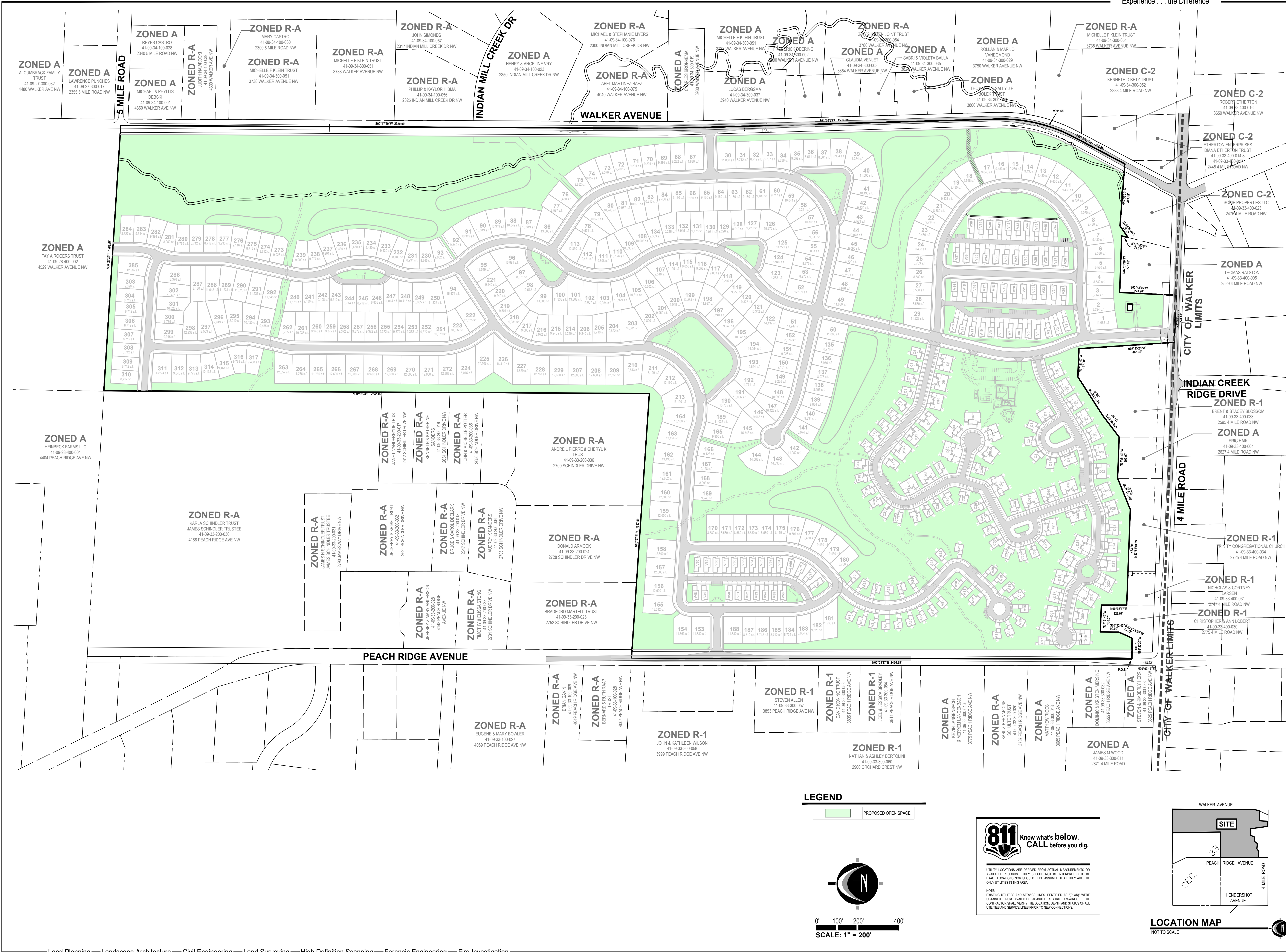


PROJECT NO:
21400935

SHEET NO:

C-209

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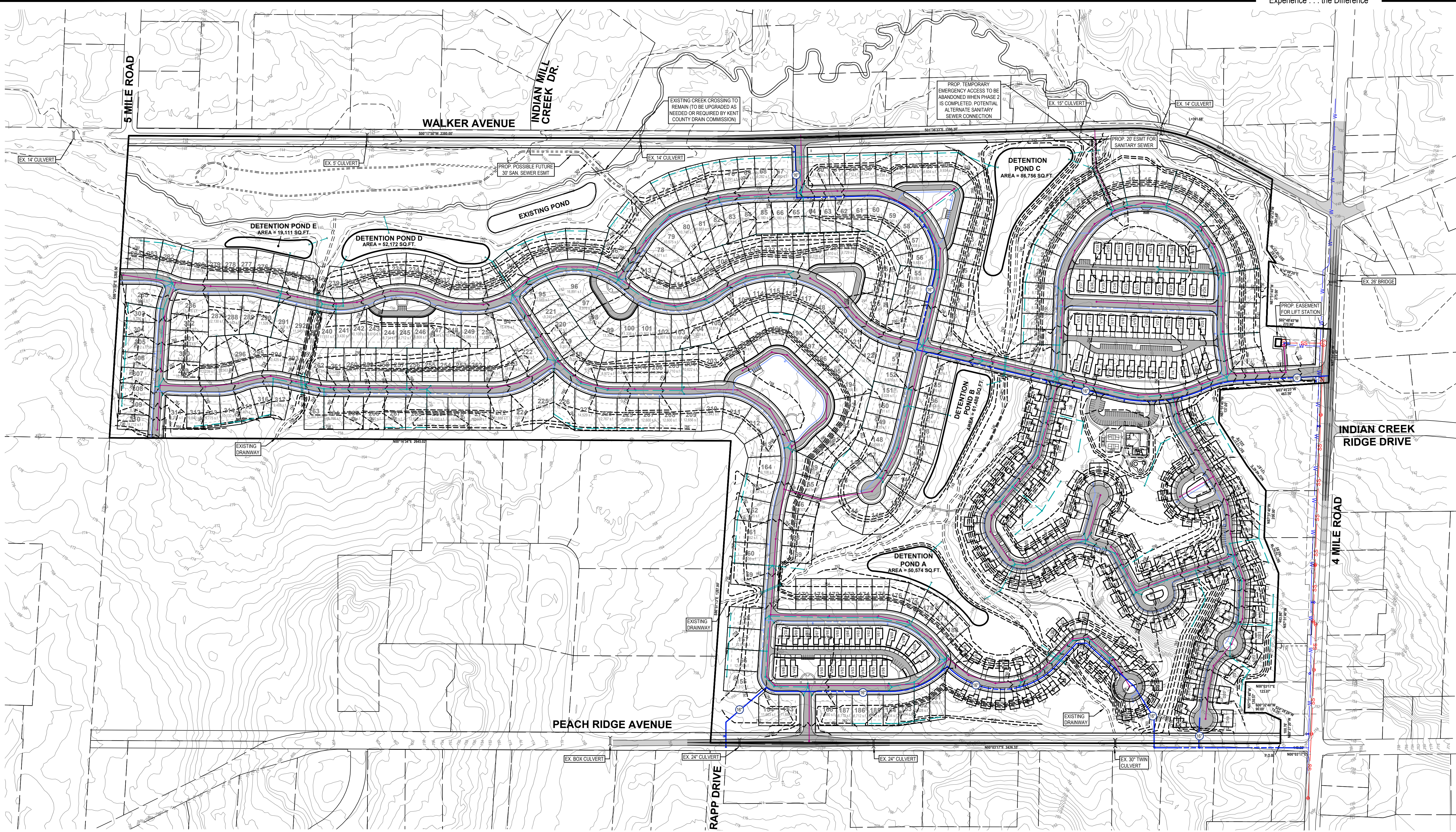


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Drawn: DC/JW	Checked: RP	Date: 2023.01.30	

WILDER CROSSINGS PUD
Preliminary Grading & Utilities Plan
2897 4 MILE ROAD
PART OF THE E 1/2 OF SECTION 33, T8N, R12W,
ALPINE TOWNSHIP, KENT COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21400935
SHEET NO:
C-300



LEGEND

- EX. BITUMINOUS
- EX. CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- SS EX. SANITARY SEWER
- EX. SANITARY MANHOLE
- W EX. WATERMAIN
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATERMAIN
- PROP. 16" WATERMAIN

