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OCT 18 2021

ALPINE TOWNSHIP

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PLANNING COMMISSION APPLICATION

Date Filed: 10-18-21
Fee Paid: \$1000
Escrow Paid: \$5000
Check #: #1007 + #1008
Re'vd by: SB

5255 Alpine Ave. NW • Comstock Park, MI 49321 • (616) 784-9090 • Fax (616) 7841234 • www.alpinetwp.org

Applicant's Name: GWCC Holdings LLC ATTN: Howie Hehrer

Mailing Address: 3115 Railway Drive, SW, Byron Center, MI 49315
Street City Zip

Phone: 616-916-8895 Fax:

Other Phone: 616-419-7945 cell E-mail: hhehrer@jtbhomes.com

Property Owner(s), if other than applicant: Gracewil Country Club Inc.

Mailing Address: 2555 4 Mile Road, NW, Grand Rapids, MI 49544
Street City Zip

Phone: 616-784-2455 Fax:

Other Phone: E-mail:

Engineer/Architect: Rick Pulaski, PE Firm: Nederveld, Inc.

Mailing Address: 217 Grandville Avenue, SW; Ste 302, Grand Rapids, MI 49503
Street City Zip

Phone: 616-575-5190 Fax:

Other Phone: 616-437-5039 cell E-mail: rpulaski@nederveld.com

Project Manager (required): Howie Hehrer Firm: GWCC Holdings LLC

Mailing Address: 3115 Railway Drive, SW, Byron Center, MI 49315
Street City Zip

Phone: 616-916-8895 Fax:

Other Phone: 616-419-7945 E-mail:

Project Name: Gracewil

Property Address: 2555 4 Mile Road, NW, Grand Rapids, MI 49544

Permanent Parcel Number: 41-09- 33-400-02 Total Acres: approx 208.04 Acres

Current Zoning and Use: R-1 Current use is a golf course

Briefly Describe Request: A multi-type residential community meeting the requirements of the OSPUD District.

<b>Identify the Proposed Project:</b>			
Select (✓)	Project Type	Application Fee	Escrow Deposit*
	Site Plan Review	\$1,000	\$2,000
	Special Land Use (Different fees apply for mining renewal and special land use for day care homes caring for 7-12 children)	\$1,000	\$2,000
	Rezoning in compliance with the Master Plan	\$300	May be required
	Rezoning <i>not</i> in compliance with the Master Plan	\$700	May be required
<b>X</b>	Planned Unit Development	\$1,000	\$2,000
	Site Condominium or Plat	\$1,000	\$2,000
	Fill Permit or Natural Resource Removal Permit	\$1,000	\$2,000
	Special meeting	\$400	NA

\*Escrow funds must be deposited at the time of application. At no time shall the balance of the escrow account fall below \$1,500. The application review process will not proceed nor will building permits be issued until the escrow account is replenished. Please call the Treasurer if you have any questions.

**Please Attach the Following Items to this Application:**

1. Legal description of the property
2. If the Applicant is not the Property Owner, the Applicant must provide the lease, purchase agreement or written authorization from Property Owner(s)
3. A separate detailed written statement fully explaining the request
4. A site plan with the professional seal of the preparer  
Development Review Meeting = 4 full-sized, folded site plans, 1 digital copy

*After the Development Review meeting, submit the following number of copies:*

Site Plan Review Committee = 7 full-sized, folded site plans and 1 ledger-sized copy  
 Planning Commission = 11 full-sized, folded site plans and 1 ledger-sized copy  
 1 digital copy of the site plan, email to [s.becker@alpinetwp.org](mailto:s.becker@alpinetwp.org)

For all projects impacting storm water, applicants are strongly encouraged to complete a Storm Water Permit Application at the same time as this application.

**DECLARATION:**

I, the applicant, do hereby declare that I am the owner or the authorized agent of the owner of the above described property on which this application is made, and that the answers given herein are true to the best of my knowledge.

I have completed this application, attached the completed and signed *Alpine Township Site Plan Review Requirements Checklist*, attached all other appropriate materials and fees for a complete application, and agree to the Alpine Township Escrow Policy.

By virtue of my application, I do hereby declare that the appropriate appointed officials and Township staff responsible for the review of my application are given permission to visit and inspect the property in order to determine the suitability of the request.


Applicant's Signature:  Date: 10-13-2021

Applicant's Name and Title: HOWARD D. HEPPER

## ALPINE TOWNSHIP SITE PLAN REVIEW REQUIREMENTS CHECKLIST

Site plans will NOT be accepted without the professional seal of the preparer and this checklist completely filled out and signed by the preparer. Additional information in the Zoning Ordinance is available in the office or at [www.alpinetwp.org](http://www.alpinetwp.org) including Chapter 18, Site Plan Review Standards and Chapter 21, Special Land Use Standards.

Requirement	Check(√) when complete	Requirement	Check (√) when complete
Vicinity map of location in Township	X	Location and size of existing and proposed water, sanitary sewer and storm water lines	X
Scale of not more than 1" = 200'	X	Location of all existing and proposed fire hydrants	X
Date site plan was prepared	X	Locations of all existing and proposed catch basins	X
Name, address, and seal of preparer	X	Location of all wells, septic tanks and drain fields	X
North arrow	X	Location of all utility easements	X
Current legal description	X	Direction of storm water runoff and how storm water will be handled. Storm water management calculations and design per the Alpine Twp. Storm Water Ordinance.	*
Property lines and dimensions	X	Location of all existing wetlands	X
Description of zoning on adjacent parcels	X	Location of existing or proposed county drains and drainage easements	X
All structures and lot lines within 100' of site	X	Location of all significant natural resources such as woodlots, water courses, ponds, steep slopes, etc.	X
USGS topographical lines at 2 foot intervals	X	Location and specs for all existing and proposed hazardous materials storage tanks or facilities	n/a
Proposed topographical lines at 2 foot intervals	X	Location of all utility poles, transformers, etc.	X
Existing/ proposed topo lines to 10 feet outside of the project	X	Location of all dumpsters/trash disposal units	n/a
Location of existing and proposed buildings	X	Location, type and height of all light fixtures (photometric plan & fixture cut sheets)	*
All building setbacks	X	Location and size of all freestanding signs	X
Intended use and dimensions of all buildings, including building height	X	Location and size of walls, fences or screens	X
Square footage of all buildings	X	Parking lot configuration, number of spaces, dimensions of spaces and aisles and surface material	X
Use group and construction type for all buildings	X	Location of parking blocks or timbers	n/a
Elevation drawings of building façades and description of building materials and colors	X	Location of parking islands	X
Locations of abutting street right-of-ways	X	Location of handicap spaces and access ramps	*
Locations of service drives and curb cuts	X	Location of loading areas	n/a
Location of access easements	X	Location of all existing and proposed sidewalks	X
Location of driveways opposite the site and within 100 feet on either side	X	Location of all bike paths, trails and walkways	X
		Location of existing vegetation & indications what vegetation is to remain	X
		Landscaping Plan to Township guidelines including material types and planting sizes	X

<b>Preparer's Signature:</b>		* = further info to be provided at Final Site Development Plan review
<b>Preparer's Name and Firm:</b>	Rick Pulaski, PE - Nederveld, Inc.	
<b>Date Submitted:</b>	10/18/2021	