



**APPLICATION FOR APPROVAL OF LAND DIVISION
(Creating 3 or more lots, exclusive of remainder parcel)**

Applicant Information:

Name: Michael Bieker of The Michael C. Bieker Trust, Manager/Trustee

Address: 3050 Pettis Ave Ada MI 49301

Phone Number: 616 813 6416

Email: Mike@BiekerCapital.com

Property Owner Name(s) and Address (if different than above): Same

Permanent Parcel No.(s): 41-15-05-300-028¹⁰²⁵ Property Address: 3050 Pettis + 3046

Parent Parcel Size: 100,213 with Lot M or 95,213 without. Zoning District: RP-1

This application must contain the following information, as required by PA 591 of 1996, and the Ada Township Zoning Ordinance, unless it is determined, in consultation with the Zoning Administrator, that the information is not applicable to the proposed division:

A survey of the property must contain the following information:	YES	NO	N/A
Date of survey, north arrow and scale	✓		
Boundaries, including bearings and dimensions of existing & proposed parcels	✓		
Size of each proposed parcel, both inclusive of & <u>exclusive</u> of public and private road right-of-way	✓		
Existing and proposed access and utility easements	✓		
Zoning of the subject property and abutting properties	✓		
Setback lines and lot width measurements for all proposed lots, or boundaries of allowable building envelopes	✓		
Existing topographic contours, at 10-foot intervals or less	✓		
Woodland boundaries and other predominant vegetative cover on the subject Property	✓		
Wetland boundaries, regardless whether subject to State regulation			✓
Planned location of future driveways, shared driveways and private roads that will provide access to proposed lots	✓		
Other Information that may be required for Land Division approval:	YES	NO	N/A
Accurate legal description for each parcel proposed to be created			
Proof that all due and payable taxes or installments of special assessments are paid in full			

Applicant Signature: [Signature]

Date: 7/30/20

Owner Signature(s): [Signature]

Date: 7/30/20

REVIEW AND APPROVAL PROCEDURE:

- If the proposed land division creates three (3) or more new parcels, not counting the remainder of the parent parcel, the review for compliance with the provisions of the Zoning Ordinance is carried out by the Planning Commission, rather than by the Zoning Administrator. Please contact the Planning department regarding the scheduled date of the Planning Commission meeting at which the application will be reviewed.
- A signed copy of the application form and a confirming cover letter will be sent to you following completion of the review process.

APPLICATION FEE:

An application fee in the amount of \$250.00 must accompany this application.

TO BE COMPLETED BY ADA TOWNSHIP

Application Received: 7-30-20 Initial: eb
mm / dd / yy

App. Fee of \$ 250⁰⁰ Received: 7/30/20 Initial: [Signature] Check # 2268 Receipt # 295183
mm/ dd / yy *Peter Faber*

Land Division Tax Payment Certification Form from the Kent County Treasurer's office received? Yes: No:

CERTIFICATION AS TO COMPLIANCE WITH THE LAND DIVISION ACT (ACT 288 OF 1967, AS AMENDED):

Approved by Assessor Signature: _____ Date: _____

CERTIFICATION AS TO COMPLIANCE WITH THE ADA TOWNSHIP ZONING ORDINANCE:

Planning Commission review required? Yes: No:

If yes, date of Planning Commission meeting: _____

Zoning Administrator's Signature: _____ Date: _____

Approval is denied by the Assessor Zoning Administrator Planning Commission,
for the following reasons: _____

Updated 11/19

**SITE LAYOUT PLAN FOR BIEKER FARMS
LAND DIVISION - PARCELS**

FOR: MR. MIKE BIEKER
3050 PETTIS AVE NE
ADA, MI 49301

IN: PART OF THE W 1/2, SECTION 5, T7N, R10W,
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

REVISIONS:

08/14/20 REV PER TOWNSHIP (JSD)

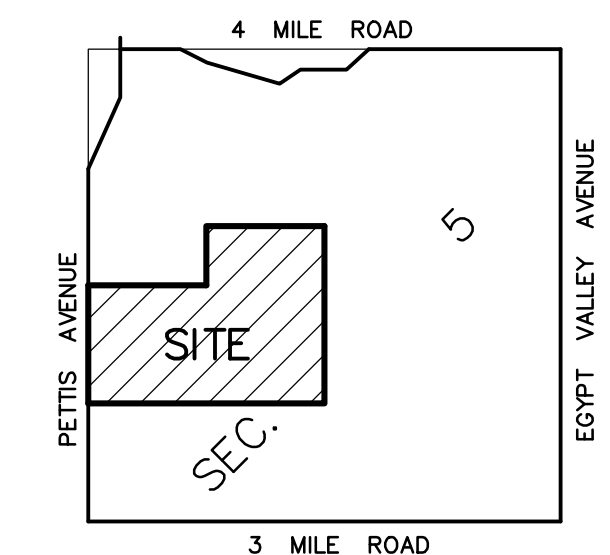


DRAWN BY: MK
APPROVED BY: DJS
FILE NO.: 072229E

PROJ. ENG.: DDG
PROJ. SURV.:
DATE: 05-28-20

SHEET
1 of 1

TEST HOLE NO. A1 (GEO PROBE) 0.0' - 0.8' SANDY TOPSOIL 0.8' - 3.0' LOAMY SAND, FINE, DAMP 3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL 5.0' - 7.0' SANDY CLAY LOAM, W/ GRAVEL 7.0' - 9.0' SANDY CLAY LOAM, FINE 9.0' - 14.0' SAND, W/ GRAVEL	TEST HOLE NO. D2 0.0' - 0.7' TOPSOIL 0.7' - 4.0' LOAMY SAND, LIGHT BROWN 4.0' - 6.0' SANDY CLAY LOAM, W/ GRAVEL 6.0' - 10.0' COARSE SAND, TAN MOTTLED AT 2'0"	TEST HOLE NO. H2 0.0' - 1.0' TOPSOIL 1.0' - 4.0' LOAMY SAND, MED/COARSE 4.0' - 8.0' LOAMY SAND, W/ GRAVEL, COARSE 8.0' - 12.0' SAND, W/ GRAVEL, COARSE	TEST HOLE NO. L3 0.0' - 0.8' TOPSOIL 0.8' - 2.0' LOAMY SAND, LIGHT BROWN 2.0' - 6.0' FINE SAND, MED/COARSE, TAN 6.0' - 8.0' SAND, MED/COARSE, TAN
TEST HOLE NO. A2 (GEO PROBE) 0.0' - 1.0' SANDY TOPSOIL 1.0' - 3.0' SANDY LOAM, W/ GRAVEL 3.0' - 5.0' SANDY CLAY LOAM, W/ GRAVEL 5.0' - 9.0' SAND, MED/COARSE, TAN 9.0' - 14.0' SAND, W/ GRAVEL	TEST HOLE NO. D3 0.0' - 1.0' TOPSOIL 1.0' - 3.0' SANDY CLAY LOAM, FINE 3.0' - 4.0' CLAY LOAM, GREY/BROWN 4.0' - 7.0' LOAMY SAND, W/ GRAVEL 7.0' - 6.0' GRAVEL MOTTLED AT 3'0"	TEST HOLE NO. I2 0.0' - 1.0' TOPSOIL 1.0' - 4.0' LOAMY SAND, SOME CLAY 4.0' - 8.0' SAND, W/ GRAVEL, COARSE 8.0' - 12.0' SAND, W/ GRAVEL, COARSE	TEST HOLE NO. L4 0.0' - 1.0' TOPSOIL 1.0' - 4.0' SANDY CLAY LOAM, LIGHT BROWN 4.0' - 8.0' LOAMY SAND, LIGHT BROWN 8.0' - 12.0' SAND, MED/COARSE, TAN 12.0' - 16.0' SAND, MED/COARSE, TAN
TEST HOLE NO. B1 (GEO PROBE) 0.0' - 1.0' SANDY TOPSOIL 1.0' - 3.0' SANDY LOAM, COARSE, BROWN 3.0' - 4.0' SANDY CLAY LOAM, W/ GRAVEL 4.0' - 9.0' SAND, FINE/MED, BROWN	TEST HOLE NO. F1 0.0' - 1.0' TOPSOIL 1.0' - 7.0' CLAY/LOAMY SAND, FINE, BROWN 7.0' - 10.0' SAND, MED/COARSE, TAN	TEST HOLE NO. J2 0.0' - 1.0' TOPSOIL 1.0' - 3.0' LOAMY TOPSOIL 3.0' - 6.0' SANDY CLAY LOAM, W/ WOODS 6.0' - 10.0' SAND, COARSE, TAN 10.0' - 14.0' SAND, COARSE, TAN	TEST HOLE NO. K1 (GEO PROBE) 0.0' - 0.8' SANDY TOPSOIL 0.8' - 3.0' LOAMY SAND, FINE 3.0' - 5.0' SANDY CLAY LOAM, BROWN 5.0' - 9.0' SAND, W/ GRAVEL, FINE, TAN 9.0' - 14.0' SAND, W/ GRAVEL, FINE, TAN
TEST HOLE NO. B2 (GEO PROBE) 0.0' - 0.8' SANDY TOPSOIL 0.8' - 3.0' SANDY LOAM, COARSE, BROWN 3.0' - 4.0' SANDY CLAY LOAM, W/ GRAVEL 4.0' - 9.0' SAND, FINE/MED, BROWN	TEST HOLE NO. G1 (GEO PROBE) 0.0' - 1.0' TOPSOIL 1.0' - 7.0' SANDY CLAY LOAM, W/ GRAVEL 7.0' - 15.0' SAND, W/ GRAVEL, FINE, TAN 15.0' - 20.0' SAND, MED/COARSE, TAN MOTTLED AT 1'0"	TEST HOLE NO. K2 (GEO PROBE) 0.0' - 1.0' TOPSOIL 1.0' - 3.0' LOAMY TOPSOIL 3.0' - 5.0' SANDY CLAY LOAM, BROWN 5.0' - 9.0' SAND, W/ GRAVEL, FINE, TAN 9.0' - 14.0' SAND, W/ GRAVEL, FINE, TAN	TEST HOLE NO. L1 0.0' - 1.0' TOPSOIL 1.0' - 4.0' LOAMY SAND, BROWN, MED 4.0' - 8.0' SANDY LOAM, FINE, GREY/BROWN 8.0' - 12.0' SAND, FINE, BROWN 12.0' - 15.0' CLAY LOAM, GREY MOTTLED AT 4'0"
TEST HOLE NO. C1 0.0' - 0.8' TOPSOIL 0.8' - 4.0' LOAMY SAND, LIGHT BROWN 4.0' - 8.0' COARSE SANDY LOAM, RED/BROWN 8.0' - 12.0' SANDY CLAY LOAM, BROWN/GREY MOTTLED AT 1'0"	TEST HOLE NO. E1 (GEO PROBE) 0.0' - 1.0' TOPSOIL 1.0' - 1.0' SANDY CLAY LOAM, W/ GRAVEL 1.0' - 12.0' SANDY CLAY LOAM, BROWN/GREY MOTTLED AT 1'0"	TEST HOLE NO. L2 0.0' - 1.0' TOPSOIL 1.0' - 2.0' LOAMY SAND, LIGHT BROWN 2.0' - 4.0' SANDY LOAM, COARSE 4.0' - 6.0' SANDY CLAY LOAM, COARSE 6.0' - 7.0' SAND, COARSE, TAN MOTTLED AT 3'0"	TEST HOLE NO. M1 0.0' - 1.0' TOPSOIL 1.0' - 2.0' LOAMY SAND, LIGHT BROWN 2.0' - 4.0' SANDY LOAM, COARSE 4.0' - 6.0' SANDY CLAY LOAM, FINE 6.0' - 7.0' SAND, COARSE, TAN MOTTLED AT 3'0"



LOCATION MAP
SCALE: 1" = 200'

Description :
Part of the NW 1/4 and part of the SW 1/4 of Section 5, T7N, R10W, Ada Township, Kent County, Michigan, described as:
Beginning at the West 1/4 corner of said Section 5; thence N88°39'42"E 1337.17 feet along the East-West 1/4 line of said Section; thence N00°34'26"E 628.42 feet along the West line of the SE 1/4 of the NW 1/4 of said Section; thence N88°38'06"E 1337.38 feet parallel with the North line of the SE 1/4 of the NW 1/4 of said Section; thence S00°35'29"W 629.05 feet along the North-South 1/4 line of said Section to the Center of said Section; thence S00°35'29"W 1319.52 feet along the North-South 1/4 line of said Section; thence S88°38'56"W 2670.31 feet along the South line of the North 1/2 of the SW 1/4 of said Section; thence N00°24'59"E 1319.98 feet along the West line of said Section to the Place of Beginning. Subject to road right of way for Pettis Avenue over the West 33.00 feet thereof.

- TOTAL SITE = 100.213 ACRES
- EXISTING ZONING : RP-1
- SITE REQUIREMENTS :
5.0 ACRES MINIMUM
270' MINIMUM AT BUILDING SETBACK LINE
30' MINIMUM AT EASEMENT LINE
- RESIDENTIAL SETBACKS :
FRONT = 50' MINIMUM
REAR = 50' MINIMUM
SIDE = 50 TOTAL, 20' MINIMUM

