SITE PLAN FOR:

TERRA SIENNA PARCEL SPLITS

PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 7 NORTH, RANGE 10 WEST
ADA TOWNSHIP, KENT COUNTY, MICHIGAN

OWNER:

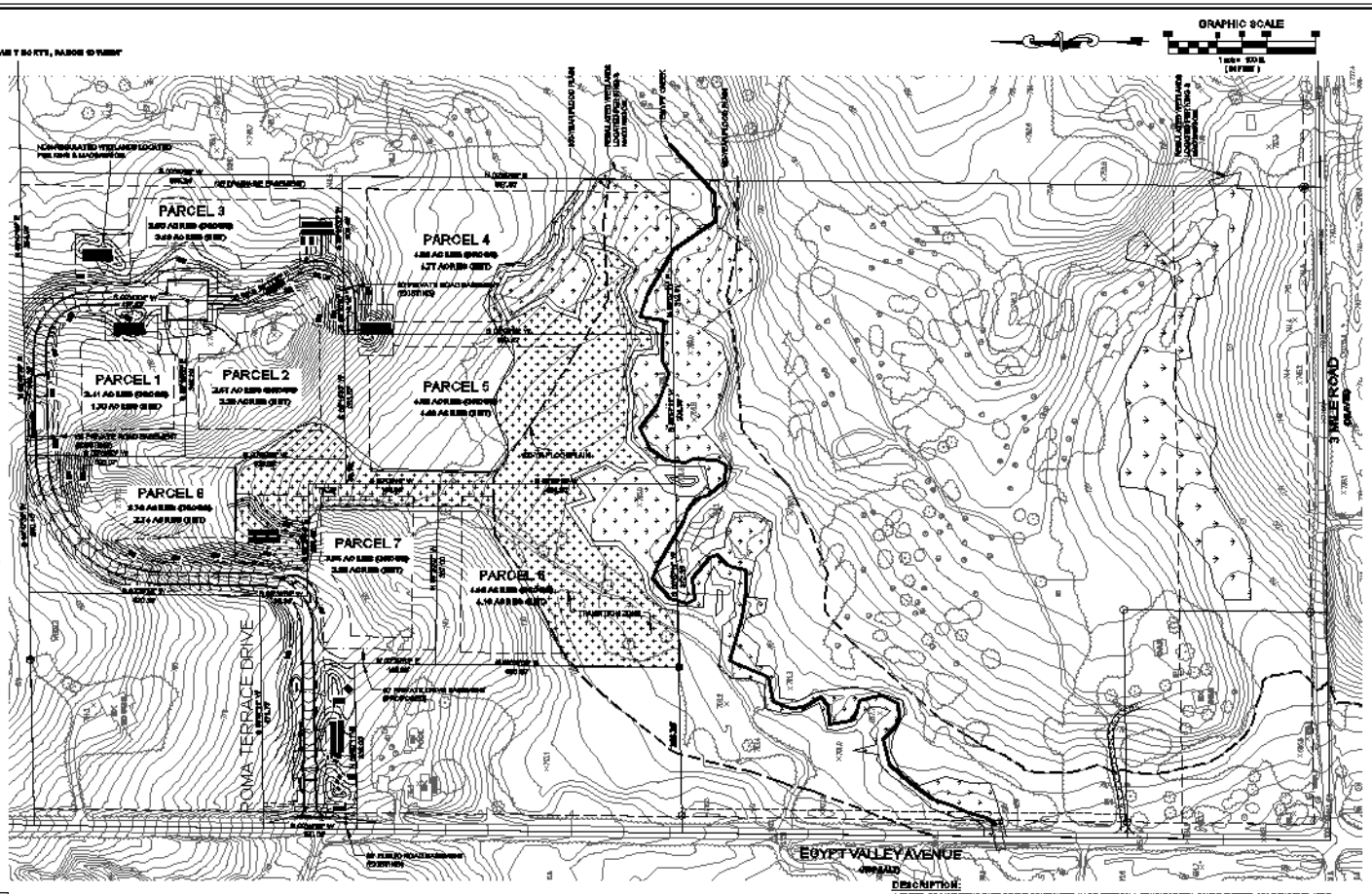
TERRA SIENNA, LLC
[illegible]
ADA, MI 49301
[illegible]
[illegible]

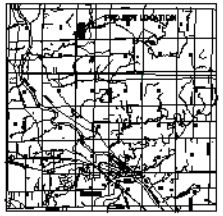
ENGINEER/SURVEYOR:

LATITUDE ENGINEERING & ENVIRONMENTAL, INC.
[illegible]
BYRON CENTER, MI 49315
[illegible]
[illegible]

GENERAL NOTES:

- CURRENT ZONING: AGRICULTURE (AG)
- SURROUNDING ZONING: AGRICULTURE (AG)
- AG ZONING REQUIREMENTS:
  - MINIMUM SETBACKS:
    - FRONT YARD: 97
    - INTERIOR SIDE YARD: 97 TOTAL NO LESS THAN 27 PER SIDE
    - REAR YARD: 97
    - WETLAND: 20'
  - MINIMUM PARCEL DENSITY: 1 PER 3 AC
  - MINIMUM PARCEL WIDTH: 210'
- GROSS ACREAGE-TOTAL PARENT PARCEL: 65.8 AC
- GROSS ACREAGE-NORTH SIDE: 30.0 AC
- NET ACREAGE-NORTH SIDE (MINUS R.O.W.'S): 26.6 AC
- BASED ON A NET 26.6 ACRE PARCEL, 8 PARCEL SPLITS COULD BE PERFORMED AT THE MINIMUM 3 ACRE REQUIREMENT
- THIS DEVELOPMENT WILL BE SERVICED BY WELL WATER AND SEPTIC SEWER
- THE MANAGEMENT OF SURFACE DRAINAGE WILL CONFORM TO K.C.D.C STANDARDS-ZONE A
- PRIVATE ROADS SERVING 4 OR MORE PARCELS TO BE WITHIN A 66' EASEMENT
- PRIVATE ROADS SERVING 3 OR LESS PARCELS TO BE WITHIN A 30' EASEMENT
- ALL SIGNS, LANDSCAPING, LIGHTING AND SCREENING WILL BE INSTALLED PER ADA TOWNSHIP STANDARDS.
- MODERATE VEGETATION ON NORTH HALF - HARDWOODS, HAWTHORN & FRUIT TREES
- MODERATE VEGETATION ON SOUTH HALF - WALNUT, OAK & RED SUMAC
- EXISTING VEGETATION TO BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.





ADA TOWNSHIP
(NOT TO SCALE)

DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 7 NORTH, RANGE 10 WEST, ADA TOWNSHIP, KENT COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE ALONG THE EAST AND WEST 1/4 LINE OF SECTION 4, NORTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 91.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG THE EAST AND WEST 1/4 LINE OF SECTION 4, NORTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, A DISTANCE OF 651.46 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, SOUTH 00 DEGREES 38 MINUTES 46 SECONDS WEST, A DISTANCE OF 2662.7 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4, SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST, A DISTANCE OF 1662.8 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 49 SECONDS EAST, PARALLEL WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4, A DISTANCE OF 481.16 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 49 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4, A DISTANCE OF 484.19 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4, NORTH 00 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF 1062.2 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, NORTH 89 DEGREES 47 MINUTES 11 SECONDS EAST, A DISTANCE OF 1314.56 FEET TO THE WEST LINE OF THE EAST 20 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE ALONG THE WEST LINE OF THE EAST 20 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, NORTH 00 DEGREES 38 MINUTES 28 SECONDS EAST, A DISTANCE OF 1662.21 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, A DISTANCE OF 1320.2 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 4, NORTH 00 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 1320.7 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 49 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, A DISTANCE OF 1320.7 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 49 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, A DISTANCE OF 1320.7 FEET TO THE POINT OF BEGINNING. CONTAINING 65.8 ACRES OF LAND, MORE OR LESS.

PRELIMINARY
SUBJECT TO MUNICIPAL REVIEW AND APPROVALS

SITE LAYOUT

TERRA SIENNA
ADA TOWNSHIP TERRA SIENNA, LLC MICHIGAN

LATITUDE
7650 Byron Center Ave. S.W., Suite D
Byron Center, MI 49315-9225
616.583.9500 Fax 616.583.1505

REVISIONS

DATE	BY	REVISION
[illegible]	[illegible]	[illegible]

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