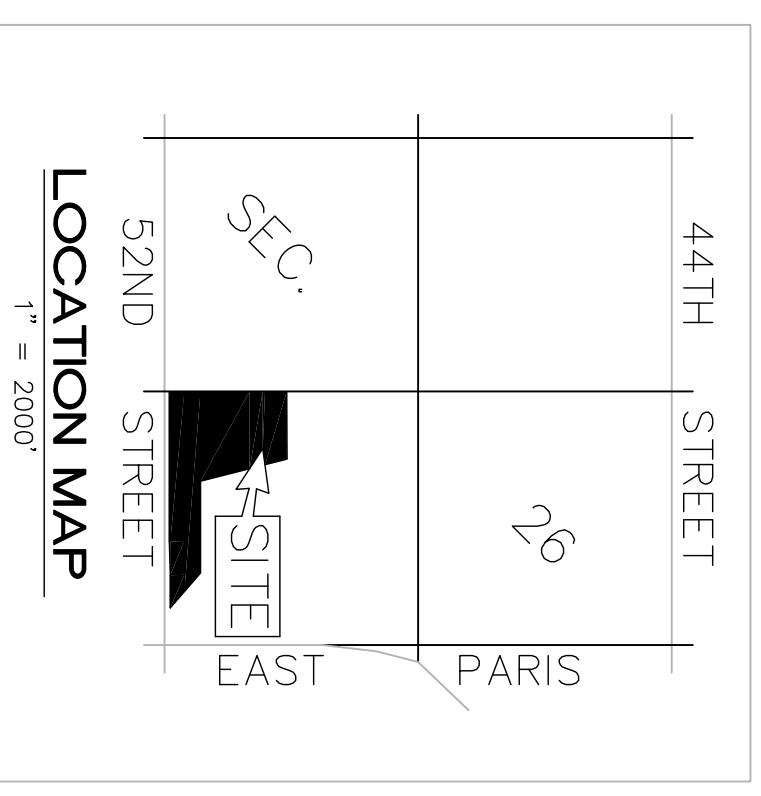


R-1A ZONING

R-1A ZONING

**GENERAL NOTES**

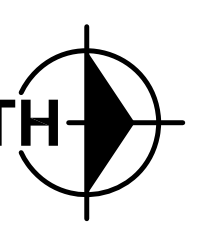
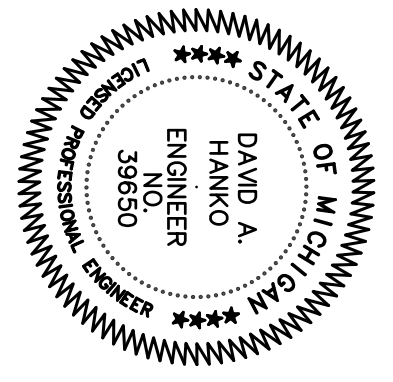
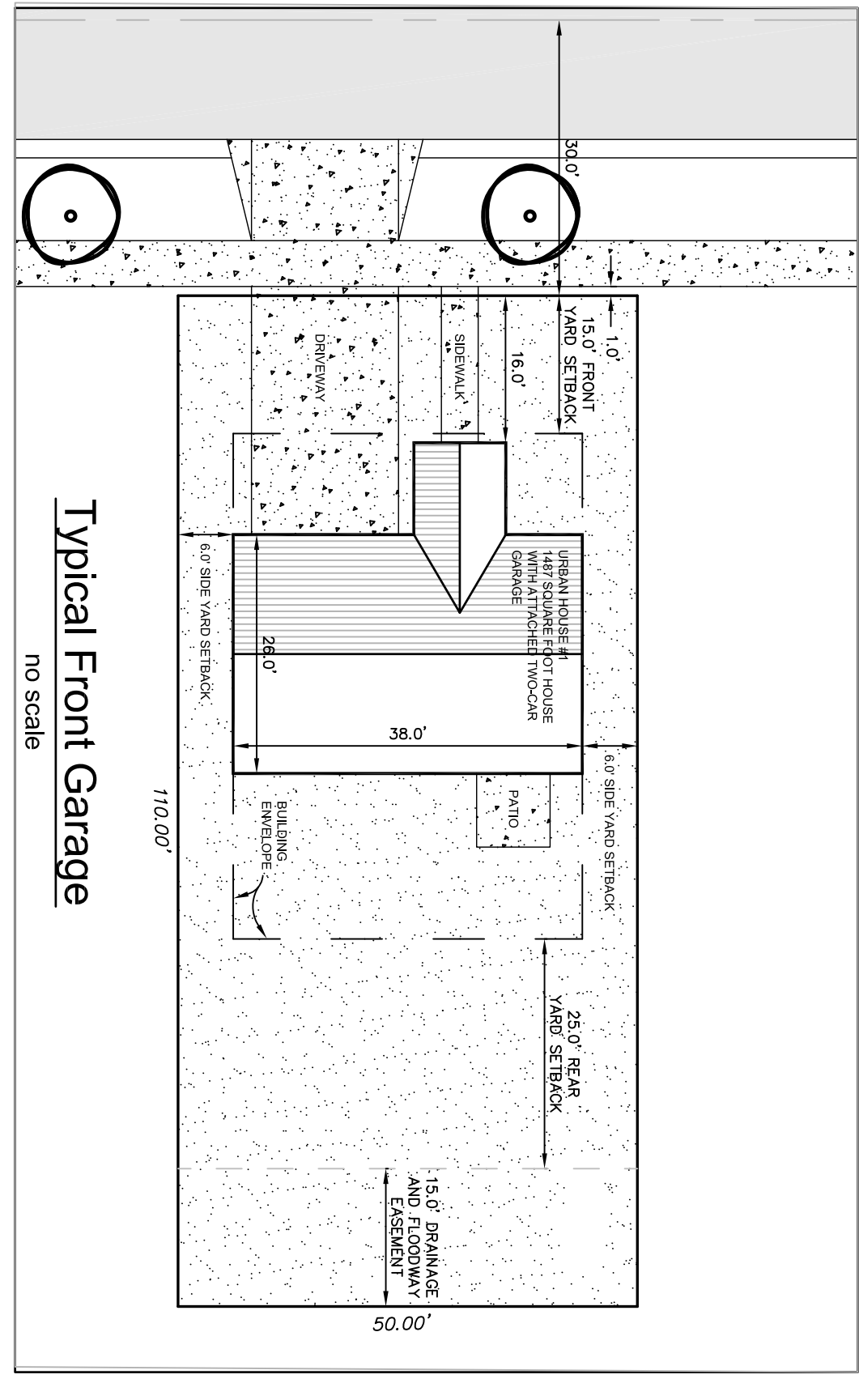
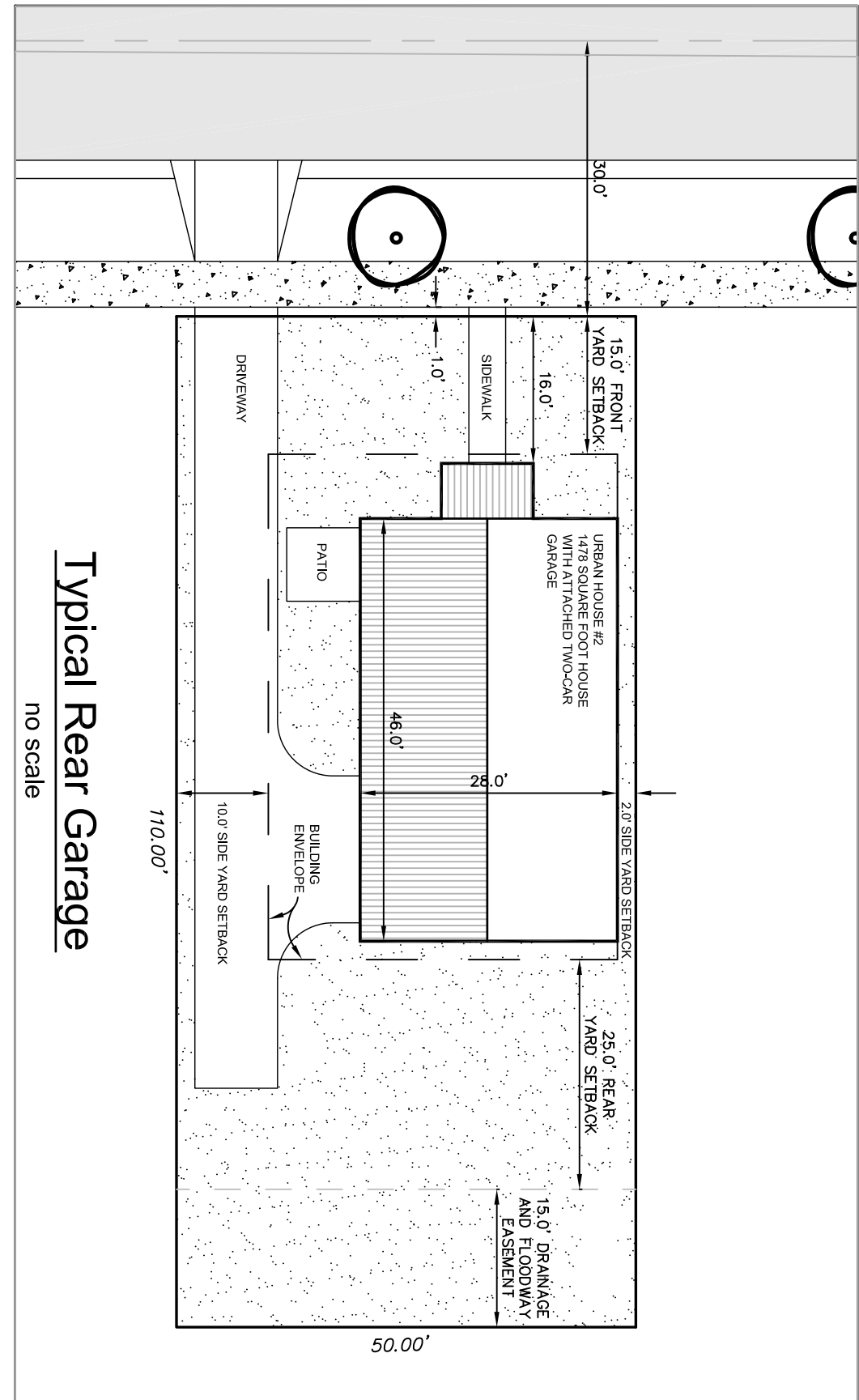
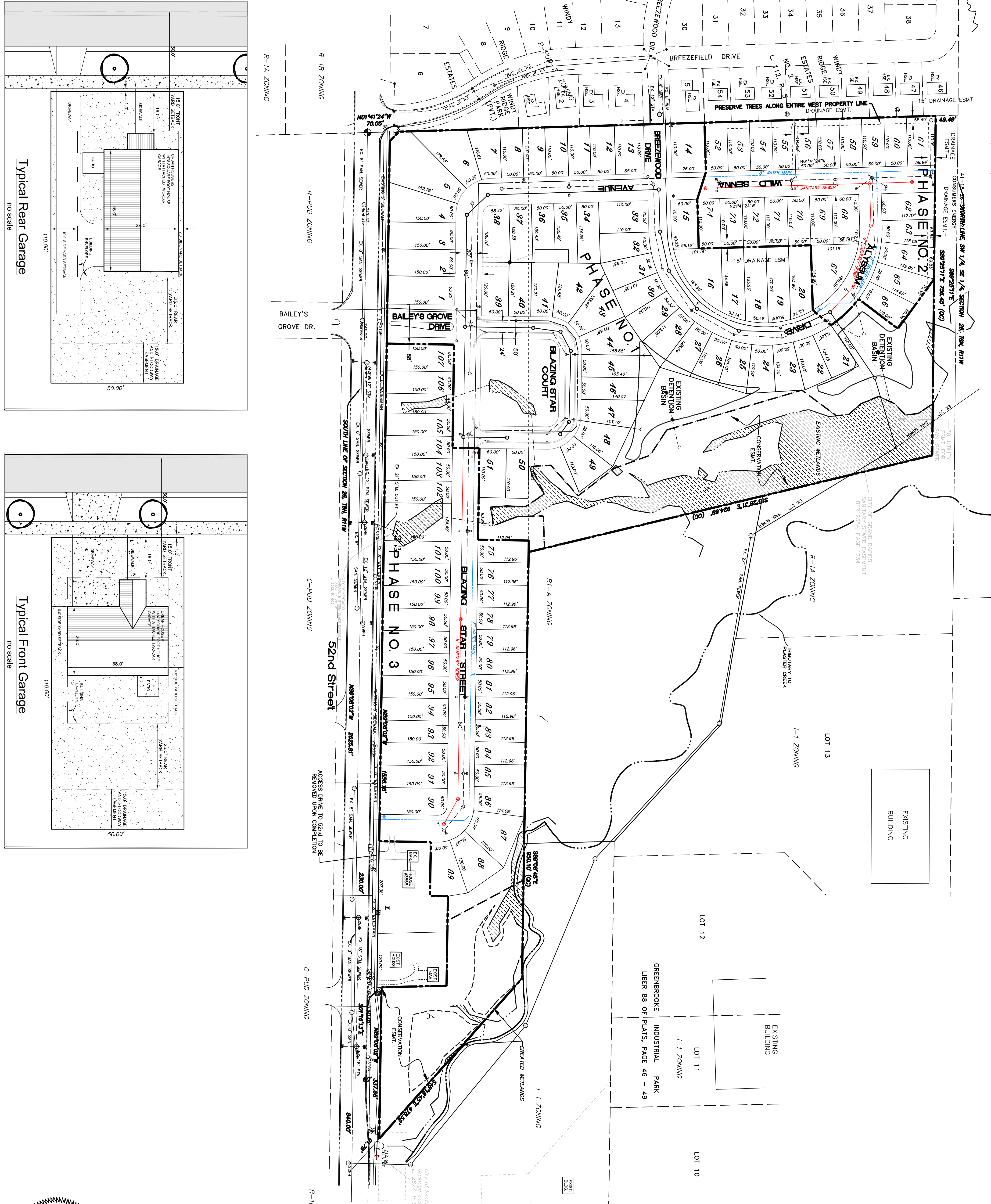
- 1) Description  
Parcel No. 41-18-26-451-005, 5083 Wild Senna Ave SE  
Part of SE 1/4, Section 26, T6N, R11W, City of Kentwood, Kent County, Michigan described as: Commencing 751.2 feet N01°41'24"W along North and South 1/4 line, thence N88°18'36"E 110.0 feet; thence S72°24'00"E 63.57 feet; thence N88°18'36"E 110.0 feet; thence N01°41'24"W 250.0 feet; thence N88°18'36"E 144.66 feet; thence N13°21'14"E 66.17 feet; thence Northwestly 55.11 feet along a 260 foot radius curve to the left, the long chord bearing N46°50'22"W 55.0 feet; thence N37°05'19"E 110.0 feet; thence N53°58'54"W 136.74 feet; thence N89°25'11"W 353.84 feet to the North and South 1/4 line; thence South along North and South 1/4 line to the Point of Beginning. Contains 4.29 acres or 187,008 sq. ft.
- 2) Current RPUD-2 Zoning requirements  
Minimum lot area = 5,500 sqft  
Minimum lot width = 50 ft  
SETBACKS  
Front yard = 15 ft  
Side yard = 2/10 ft (12 ft. total)  
Rear yard = 20 ft  
Side yard setback on corner lots shall be 10 feet from the right-of-way for the adjacent street.
- 3) General Requirements  
a) All lots are intended for single family use only.  
b) All streets will be public and constructed to the City of Kentwood standards and specifications.  
c) This plat will be serviced by public utilities - sanitary sewers, storm sewers, water, buried electrical, telephone, cable tv and gas.  
d) Each lot shall have one tree in the right of way between the sidewalk and the street.  
e) Signage will be in accordance with City of Kentwood Zoning Ordinance Chapter 16.  
f) The stormwater detention pond was constructed in Phase 1. The pond will be surveyed and the volume certified.



**Amended PUD Plan - Phase 2  
WILDFLOWER CREEK**  
PART OF THE SE 1/4, SECTION 26, T6N, R11W  
CITY OF KENTWOOD, KENT COUNTY, MICHIGAN

FOR:  
**BOSCO CONSTRUCTION INC**  
4910 68TH STREET  
CALEDONIA, MI 49316

**FEENSTRA & ASSOCIATES**  
Civil Engineers  
and Surveyors  
7482 Main Street  
Jenison, MI 49428  
Phone: 616.457.7050  
Fax: 616.457.8680  
www.feenstrainc.com



SCALE: 1" = 100'

Date	Issued For
12/17/14	PLANNING APPROVAL
02/03/15	PER KENTWOOD COMMENTS
OVERALL PUD PLAN	
Sheet	File No.