LEGEND

1. SITE ENTRANCE
2. STORMWATER DETENTION
3. EXISTING INDIAN MILL CREEK COUNTY DRAIN
4. LANDSCAPE BUFFER
5. COMMUNITY OPENSPACE
6. FUTURE NEIGHBORHOOD CONNECTION
7. NEIGHBORHOOD IDENTIFICATION SIGN
8. EXISTING TREES TO REMAIN
9. PLAYGROUNDS
10. MAIL KIOSK
11. COMMUNITY BUILDING WITH SPLASH PAD
12. PICKLE BALL COURTS
13. SEWER EASEMENT AND TEMPORARY SECONDARY GRAVEL ACCESS DRIVE
14. PROPOSED WALKING PATH
15. PRESERVED DRAINAGE PATH

NOTES

Site Location:		2597 4 Mile Road NW Grand Rapids, MI 49544
Site Area	=	208.11 ac.
Current Zoning	=	R1
Proposed Zoning	=	OSN-PUD
Proposed Units	=	538
Proposed Lots	=	317 Lots
Rear Load Villa	=	70 Units
Slab on Grade Villa	=	29 Units
Basement Villa	=	38 Units
Condominium	=	84 Units (42 bldgs)
Allowed Density	=	3.00 Units/Acre
Proposed Density	=	2.59 Units/Acre
Primary Conservation Areas	=	19.35 ac. (842,885 sq.ft.)
Floodplain, Creek, Ponds, Drainway, & Wetland	=	18.77 ac. (817,819 sq.ft.)
Steep Slopes	=	00.57 ac. (25,066 sq.ft.)
Open Space Required	=	35.0% (72.84 ac.)
Open Space Provided	=	35.3% (73.41 ac.)

January 30, 2023

North 0' 100' 200' 400' scale: 1"=200'

WILDER CROSSINGS PUD

ILLUSTRATIVE SITE PLAN

Project number: 21400935

NEDERVELD