

**Wilder Crossings Recognizable Benefits Table**

Benefit	Proposed OSN-PUD Plan	Current R-1 Standards: Requirement / Likely Result
Open Space	35% Provided. Lots of green space, especially significant, contiguous area in NE corner of site along Walker.	None – all land controlled by individual landowners, with no regulation of natural areas by the condominium documents.
Stormwater Management Style	Preserve natural flowpaths, organic / rural approach.	Redirects offsite water through pipes and ditches.
Mid-Block Sidewalk, Natural Paths	Provided. Expansive network of interconnected walking paths plus natural trail through open space.	Not Required.
Manicured Landscape Parks (10+)	Provided	No common parks or green spaces.
Attractive Street Designs	Stylistic / Curvilinear. Includes terminating views and rear-loaded garages for nicer streetscape presentation. Attractive eyebrow 'bubbles'.	Efficiency /grid systems typical of single family developments.
Active Amenities (clubhouse, splash pad, playground, community pavilions)	Provided. It is shown that active amenities build community pride and maintain property values.	Not provided.
Concentration of Uses	Serves multiple buyers, less sprawl.	To serve additional buyers will require more developments.
No Lots on Walker / Peach Ridge	No lots or driveways proposed on Walker or Peach Ridge. All proposed homes are served by internal roads, preserving the perimeter trees and rural character of these corridors.	Lots will be placed up and down Walker and Peach Ridge.
Internal Trees	Trees removed as necessary internally on a rolling basis. Enhanced landscaping of common areas and street tree plan ensures new tree plantings will exceed R-1 requirements. Existing signature trees and vegetation in ungraded open space to be preserved where possible.	Mass grading of site requires internal trees will be removed to accommodate lots.
Perimeter Trees	Preserved in permanent open space. Only a few gaps created for public road access. No individual homes or driveways proposed along Walker or Peach Ridge.	No preservation required.
Lots that back-up to Schindler	90' wide lots plus a 40' open space strip between uses. Open space strip preserves trees and pushes the backyards further away from Schindler lot property lines.	90' wide lots back directly up to Schindler lots, creating more shared borders with new residents.
Entry Landscaping	Professional Landscaping and attractive, maintained entrances.	Not provided.
Wetland Preservation and Naturalized Prairie	Preserved in Open Space	Part of Lot, controlled by individual landowners.
Senior Housing	Full-service condos that meet the needs of many 55+ buyers (available options include zero-step entry, villas, and duplexes).	Not Provided.

## Wilder Crossings Street Improvements

### Per Included Traffic Study

*Traffic Study requirements reviewed by Township Staff, Township Consultants, Kent County Road Commission.*

*Developer agrees to all required improvements.*

Improvement	Responsible Party
Dedicated right-turn lane from eastbound 4-mile onto southbound Walker	Kent County and MDOT
Signalization of Walker and 4 Mile Intersection	Kent County and MDOT
100' left-turn lane from southbound Peach Ridge onto eastbound 4 Mile	Developer
Center-For Left at Peach Ridge development entrance	Developer
Entry Tapers at Peach Ridge development entrance	Developer
Center-For Left at 4 Mile development entrance	Developer
Entry Tapers at 4 Mile development entrance	Developer
Center-For Left at Walker development entrance	Developer
Entry Tapers at Walker development entrance	Developer