

This is an alternative landscape plan for a new development that is a new concept to the township. It follows the history of previously approved development on the site.

The plan is designed to give the development a visually appealing look, control groundwater and erosion, and limit maintenance for the condo and its association members.

The impervious calculations are well below the 70% allowance.

Adjacent properties include a driving school with a very large paved area (east), hobby farm and field (South west), treed land (north), vacant land and existing storage condo plat (south).

The driveway of the private development is at the end of a cul-de-sac and is the only point of entry/exit. No building is within 15 feet of the road. There are no parking lots in the proposed development. Detention ponds will be landscaped with maples.

Planting beds in front of each unit will be with river rock for low maintenance. Between each unit, there is a holding tank and LP tank which make it difficult to landscape around as well as along the buildings as these are grassy areas that need room for a lawnmower to pass. They are not visible from the main entrance. An evergreen tree will be planted at the private drive side between each unit to hide any visibility of the LP tank and holding tank cover. There is also limited sunlight between each unit given they are 20 feet apart. The south and north sides of the units along the private development roads would be landscaped with trees including evergreen species. Along the front veranda of each unit, a flower bed with shrubs would be planted for aesthetics with a river rock screening bed. There is a buffer zone to the West to hwy 76 with a water line and utility line with transformer boxes right of way. Maple tree species would be planted in the area behind each unit to provide cover of the unit as well and block out the dusk to dawn service door lights. This would also be a grassy area and is the drainage for storm water. Between the back-to-back units also serves as the right of way for water and utility lines and will be kept as a grassy area and managed storm water drainage. We have placed evergreens in other areas to increase the aesthetic appeal of the neighborhood.

Please see the attached proposed landscape plan provided by our Landscape team for the final phase of the project.