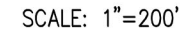


DECIDUOUS TREES: 2" CAL. AT TIME OF PLANTINGS
EVERGREEN CONIFERS: 5' HT. AT TIME OF PLANTING
SHRUBS: 24" HT. AT TIME OF PLANTING.

PERIMETER PLANTINGS FOR SUBDIVISIONS: PERIMETER PLANT MATERIAL SHALL BE PROVIDED ON THE PERIMETER OF SUBDIVISIONS DEVELOPMENTS WHEN ADJACENT TO A PUBLIC WAY. 20 FOOT LANDSCAPING AREA ADJACENT TO THE ROAD OR RIGHT-OF-WAY, DESIGNATED AS A COMMON AREA. TREES SHALL BE PROVIDED AT MINIMUM RATE OF (6) TREES PER 100 LF OF PERIMETER PLANTING. SHALL BE ROUGHLY AN EVEN MIX BETWEEN DECIDUOUS AND EVERGREEN TREES. SHRUBS SHALL BE PROVIDED AT (10) SHRUBS PER 100 LF. TREES SHALL BE PLANTED IN CLUSTERS OR IRREGULAR PATTERNS, AND COMBINED WITH PERIMETER FENCES/WALLS/MOUND. MOUND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITH A MAXIMUM SIDE SLOPE OF 3:1

NORTH PERIMETER = 700LF (NOT INCLUDING THE UTILITY EASEMENT)
 REQUIRED: (42) TREES, (70) SHRUBS
 PROVIDED: (42) TREES, (77) SHRUBS

STREET TREES: EACH LOT SHALL HAVE A 2" CAL. STREET TREE PLANTED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY IN THE FRONT YARD. ADDITIONALLY, EACH LOT SHALL HAVE A MINIMUM OF ONE 2" CAL. SHADE OR ORNAMENTAL TREE AND TEN 24" SHRUBS IN THE FRONT YARD AT TIME OF HOME CONSTRUCTION.



EXISTING SITE ZONING:	R2.5
PROPOSED SITE ZONING:	PUD
GROSS AREA:	±50.00 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±10.16 AC (20.3%)
COMMON AREA:	±13.49 AC (27.0%)
NORMAL POOL POND AREA:	±3.72 AC (7.4%)
POWER LINE EASEMENT AREA:	±4.10 AC (8.2%)
TOTAL LOT AREA:	±26.35 AC (52.7%)
TOTAL LOTS:	139
52'-WIDE LOTS:	78
60'-WIDE LOTS:	60
GROSS DENSITY:	2.8 LOTS/ACRE
AVERAGE LOT SIZE:	8,260 SF
COUNTY ROAD 600 N FRONTAGE:	991 LF
COUNTY ROAD 700 E FRONTAGE:	1,896 LF
LOCAL ROAD LENGTH:	6,382 LF
TYPICAL BUILDING PAD SIZE:	42'x60'
MIN. INTERIOR LOT SIZE:	52'x120'
MIN. EXTERIOR LOT SIZE:	60'x120'
MIN. LOT AREA:	6,240 SF
MIN. FRONT YARD:	30'
MIN. SIDE YARD (50'/60'):	5'
MIN. REAR YARD:	15'
TYPICAL R/W WIDTH:	70' (COUNTY ROAD 600 N) 80' (COUNTY ROAD 700 W) 60' (LOCAL ROAD) 54' (LOCAL SUBDIVISION)
PASSING BLISTER, ACCEL/DECEL LANES REQUIRED	

* REAR REQUIREMENT

○ CORNER LOT REQUIREMENT

ALONG 600N, THERE WILL BE A MIXTURE OF DECIDUOUS AND EVERGREEN TREES DESIGNED TO CREATE A NATURAL SETTING THAT WILL ACT AS A BUFFER BETWEEN VEHICULAR TRAFFIC AND THE NEIGHBORHOOD. A SERIES OF BERMS WITH SHRUBS AND NATIVE GRASSES WILL ALSO BE PROVIDED TO SCREEN THE IMPACT OF TRAFFIC NOISE AND HEADLIGHTS TO THE NORTH, CREATING A STRONG SEPARATION FROM THE RESIDENTIAL AREA AND THE BUSY ROADWAY ADJACENT TO THE SITE. THE NATURAL SETTING WILL EXTEND ALONG THE RETENTION AREA TO THE NORTH OF THE SITE AS WELL, USING NATIVE GRASSES, SHRUBS, AND OTHER VEGETATION TO DETER WATERFOWL FROM ACCESSING THE POND WITHIN THE SITE. OVERALL, THE LANDSCAPE WILL BE DESIGNED TO ESTABLISH A LOW-MAINTENANCE SCREEN USING HARDY PLANT MATERIAL TO ENHANCE THE CHARACTER OF THE BORDERING OPEN SPACE, AS WELL AS PROVIDE AN ATTRACTIVE SETTING ALONG THE WALKWAYS AT THE PERIMETER OF THE SITE.

TREE SPECIES PLANTED ALONG THE PERIMETER OF THE NORTHWEST POND WILL INCLUDE, BUT ARE NOT LIMITED TO:

SHADE TREES:
 QUERCUS RUBRA (RED OAK) H:60' W:60'
 NYSSA SYLVATICA (BLACK GUM) H:36' W:25'
 ACER SACCHARUM (SUGAR MAPLE) H:40' W:40'
 BETULA NIGRA (RIVER BIRCH) H:40' W:40'

ORNAMENTAL TREES:
 AMELANCHIER CANADENSIS (SERVICEBERRY) H:28' W:16'
 MALUS X (CRABAPPLE) H:16' W:16'



DATE:
10/07/2019
PROJECT PHASE:
CONCEPTUAL

[illegible]

YIELD PLAN

EX1