

6. Site Plan Discussion

The following site drawings cover the existing conditions, proposed zoned use areas, and a preliminary layout and landscape plan. The development will be constructed on-grade, which means that the site will not be leveled and graded to accommodate the buildings. Large sections of untouched areas will remain and the construction will be blended to these sites.

Buffers will be made up of existing undisturbed areas (including much of the stream's 50 foot buffers and additional 10 foot construction setback areas), trees, and shrub plantings. The buffer along US 15-501 will be a mix of tree types, the majority of which will be willow oaks. This buffer is planned to be three-trees deep with staggered placement. The variable width buffer ranges from 50 feet to 75 feet. The buildings along US 15-501 are not in line -- as with the tree placement, the buildings are also staggered. This method of off-center placement of trees and buildings will have the effect of naturalizing the project. The developer does not plan to use an inordinate amount of foundation and bed plantings, but instead will plant most disturbed areas with trees. This approach is best when the objective is to establish the initial effect of a treed appearance and the long-term objective of a shaded and stable landscape.

The final landscape plan will include a number of pedestrian amenities such as water structures that are tied into the water reuse and stormwater management systems. It is the intention of this developer to showcase the practical and aesthetic applications of these aggressive environmental initiatives.