

6. Site Plan Discussion

The following site drawings cover the existing conditions, proposed zoned use areas, and a preliminary layout and landscape plan. Sections of untouched areas will remain and some of this area is planned to be used as a park and trails.

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 two- and three-trees deep with staggered placement and the variable width buffer ranges from 50 feet to 100 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 meet the long-term objective of a shaded and stable landscape.

The final landscape plan will include a number of pedestrian amenities including 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 for the enjoyment and benefit of the public.

The developer has agreed to restrict the development to the following requirements: 1) The buildings and parking may be moved around in order to accommodate specific users as they are identified. 2) The development will be held to the number and location of street or driveway connections to the perimeter of the property lines as shown on the plans. 3) The development will be held to specific conditions listed in the application and on the plans. 4) The development will be held to specific setbacks and buffers as shown on the approved plans. 5) The development will be held to the general location and amount of landscaping shown on the plans but will be able to adjust landscaping as needed to accommodate site plan revisions necessary to fit specific users in the site.