

LANDSCAPE BUFFEREING SCHEMATICS

The accompanying renderings are two versions of Developer's attempt to appropriately address the landscape buffering concerns of adjacent property owners, particularly those to the north of the Project site in the Countrywood subdivision. Unfortunately, Developer has had little success in engaging those adjoining Countrywood property owners in any constructive dialogue regarding the specifics of any mounding and landscaping alternatives for that 30' wide area; this despite Developer's several attempts to do so, including two community meetings hosted by Developer.

Therefore, operating somewhat in the dark as to specific neighboring property owners' desires on this subject, Developer has looked to suggestions from APC Staff and the extensive experience of several architects, engineers and landscape professionals. The two accompanying schematics both envision significant mounding (no less than 5' high) as well as 10' evergreens. One envisions a continuous row of mounding extending the entire 925' linear feet of the Project's northern boundary, while the other employs rural style fencing interspersed between mounded areas. Both include well over one hundred 10' high evergreens to provide year round screening.

Another approach, which is difficult to create in a rendering, is to leave all existing foliage and other growth within the 30' wide buffer area (approximately 700 linear feet starting at the east end of the northern Project boundary and heading west to where the foliage line ends), inserting mounding and additional trees within the existing growth, and erecting 5' mounding and 10' evergreens and/or fencing all along the remaining 225' linear feet of that northern Project boundary.

Developer is willing to work extensively with the adjoining Countrywood neighbors to arrive at a solution that addresses their concerns. Unfortunately, Developer's attempts to engage in that dialogue have not to-date been well received.

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