

EXHIBIT
SLIDESHOW

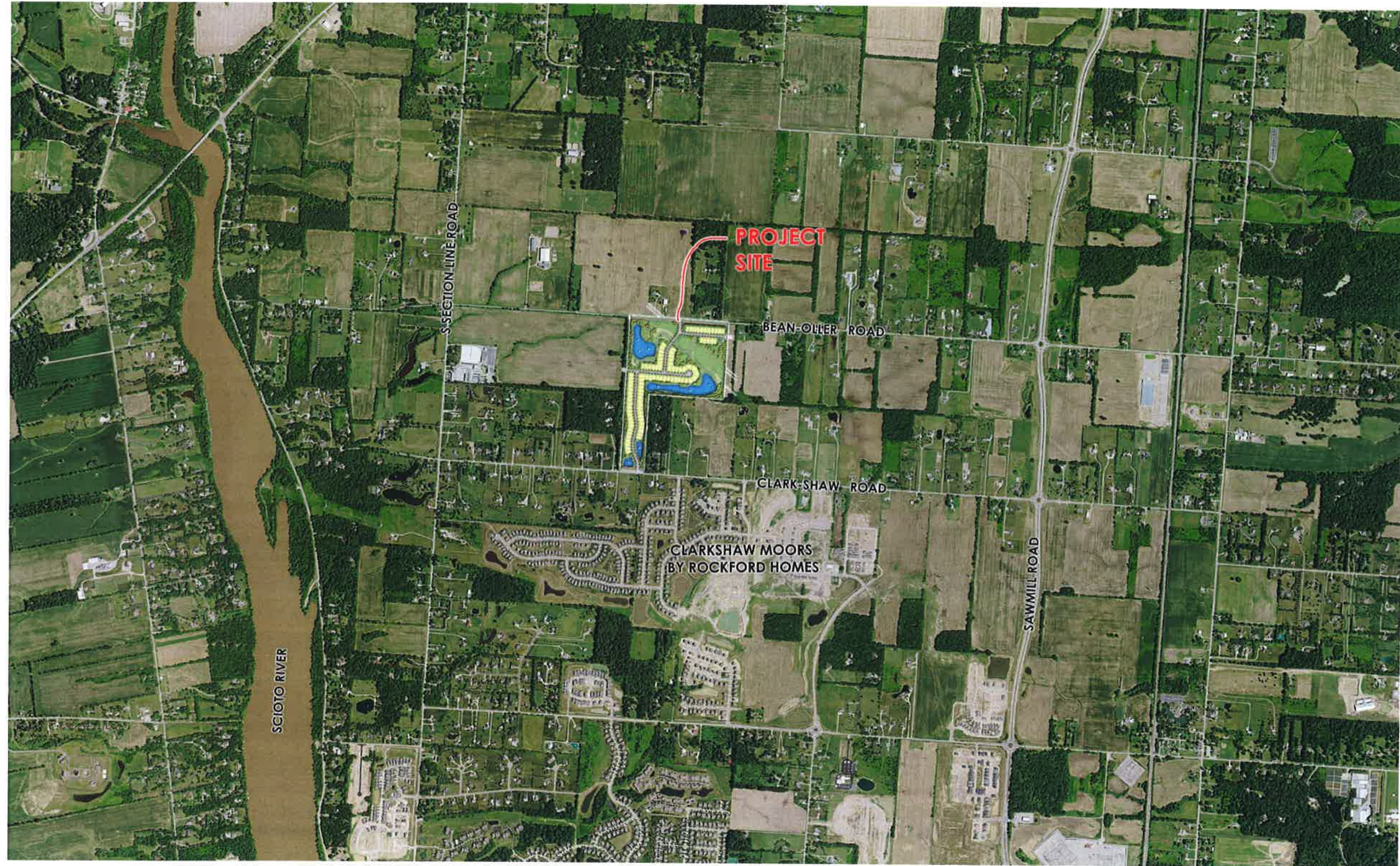


MARONDA
Homes

CLARKSHAW VILLAGE

CONCORD TOWNSHIP, DELAWARE COUNTY
APRIL 2, 2024

REGIONAL PLAN



GENERAL ILLUSTRATIVE PLAN



TWO DIVERGENCES REQUESTED:

- A divergence to section 11.07(d) is requested to allow plant materials to be planted on top of proposed earthen mounds to promote sufficient screening of the development. Specifically, this is in regard to earthen mounding behind development lots on the East and West property lines. Space is minimal and intended to become a protected natural area, maintenance of this area is intended to be minimal to none. Planting on top of the mound adds to the screening ability vs planting at the lower sides of the mound as required by code.
- A divergence to Section 21.09 a.12 is requested to allow driveways to be closer than 100' to an intersection of public roads. All corner lots will require this divergence. This divergence has previously been approved for similar subdivisions in Concord Township and is necessary with corner lots and adjacent T intersections within PRD subdivisions as the lot sizes are under 100 feet. Specific lots that fall within a 100' radius of a centerline intersection include lot numbers 22, 23, 28, 56, 71, 72, 73, & 78.

ILLUSTRATIVE PLAN

EXHIBIT C-3

CLARKSHAW VILLAGE

PREPARED FOR: MARONDA HOMES

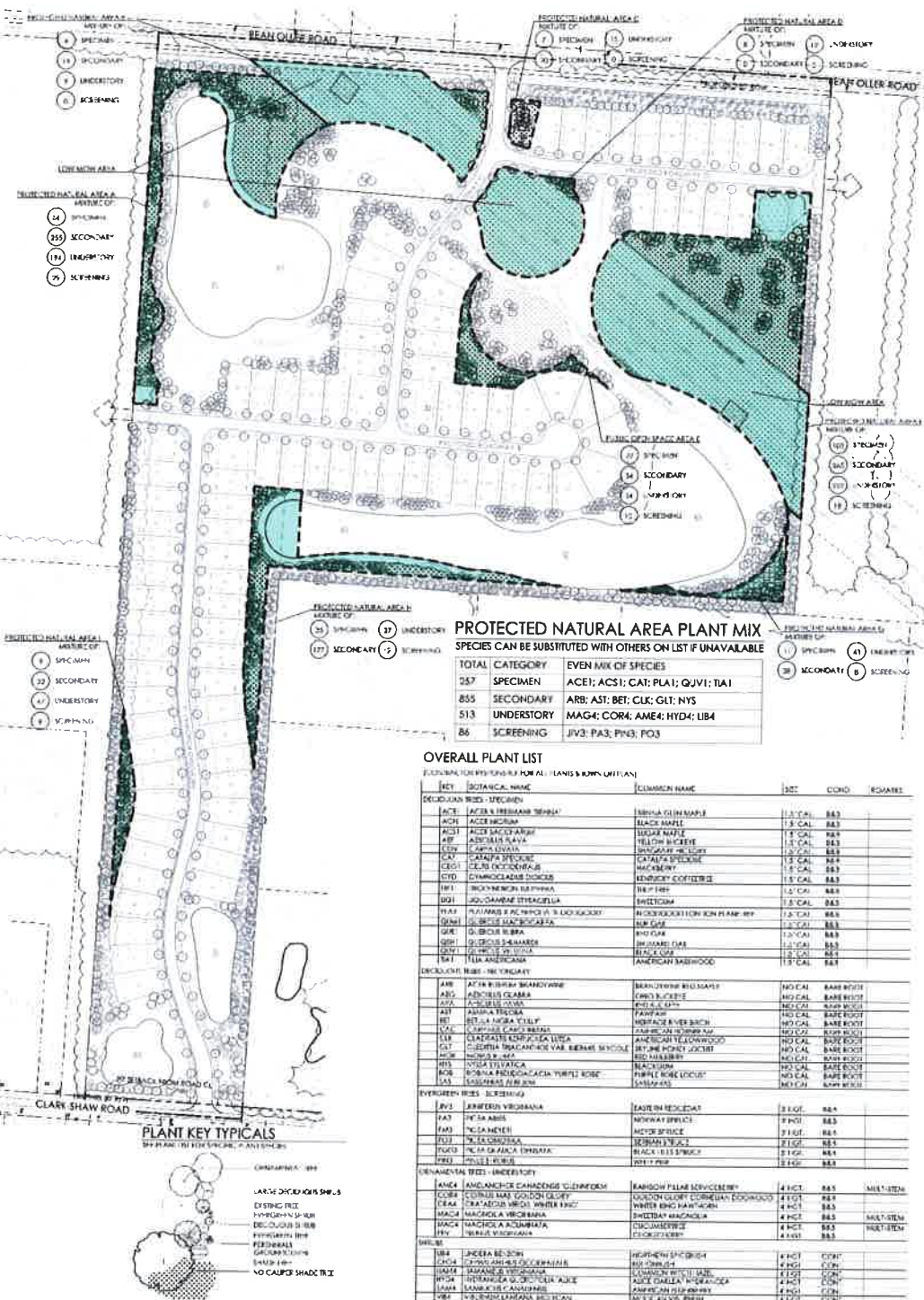
DATE: 8/20/21



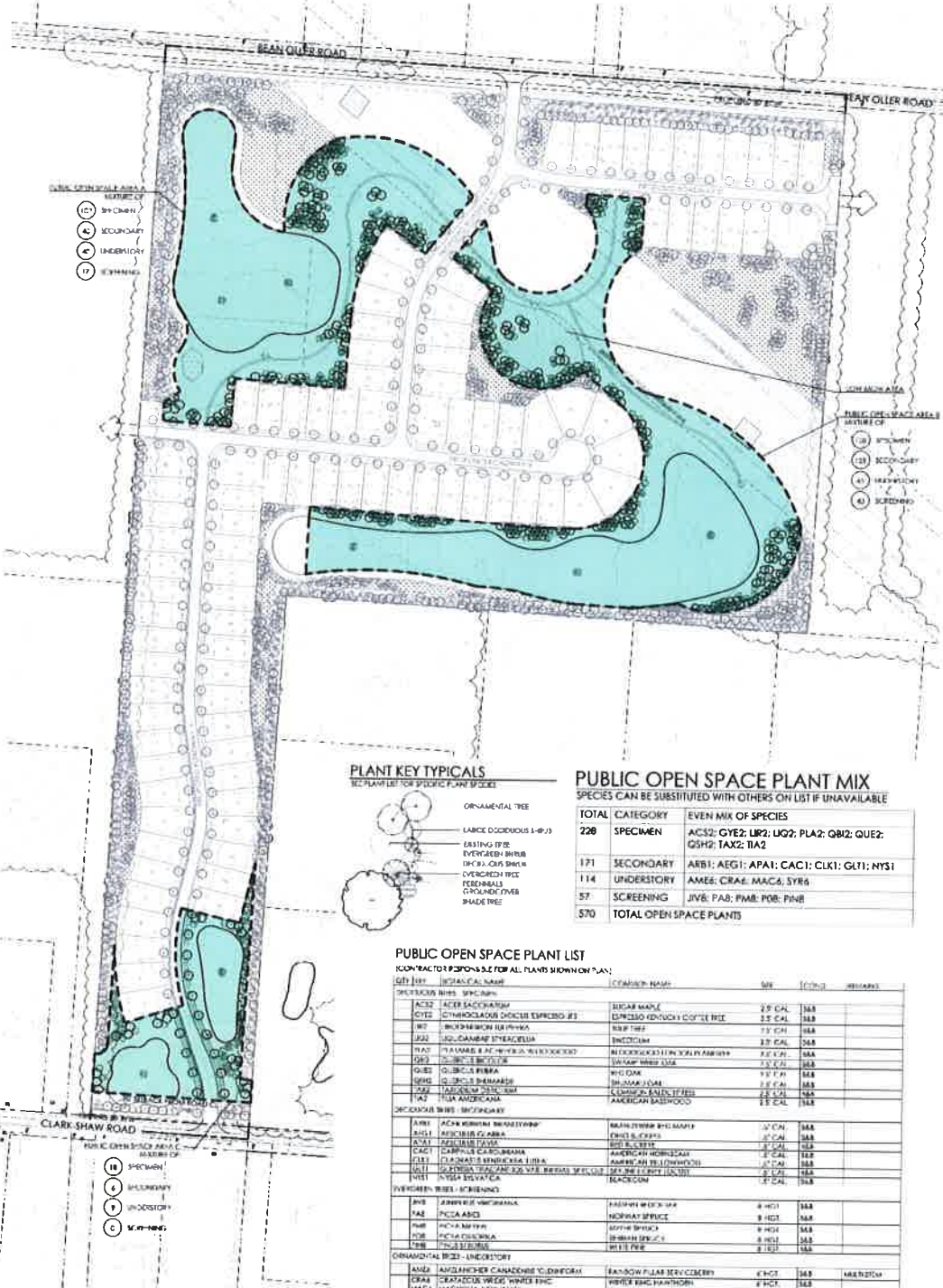
Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
1414 Cambridge Street
Ann Arbor, MI 48106
www.farisplanninganddesign.com

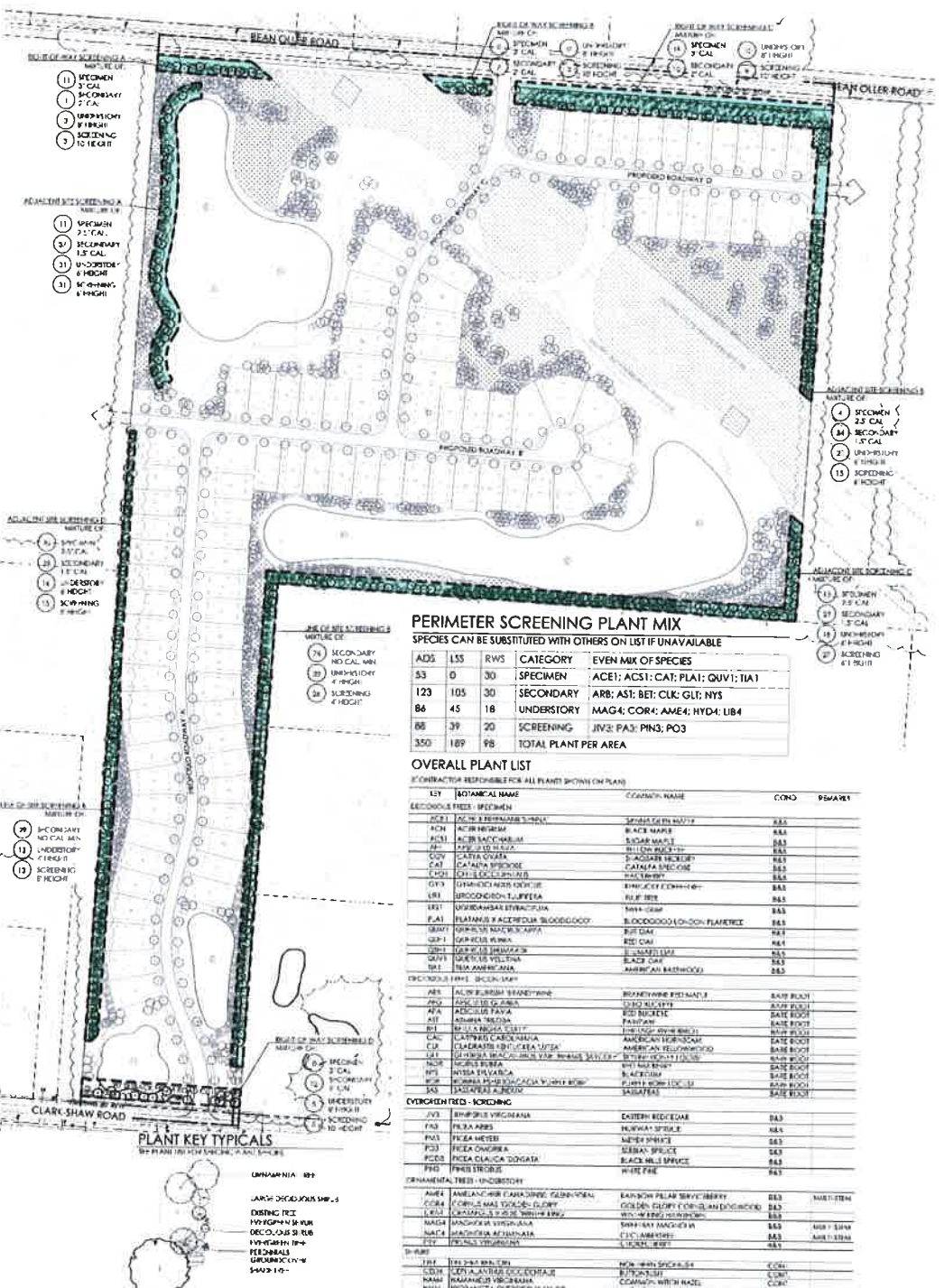
LANDSCAPE PLANNING



PROTECTED NATURAL AREA (PNA) LANDSCAPE PLAN EXHIBIT D-3
CLARKSHAW VILLAGE
 PREPARED FOR: MARONDA HOMES
 DATE: 1/20/24
 Faris Planning & Design



PUBLIC OPEN SPACE (POS) LANDSCAPE PLAN EXHIBIT D-2
CLARKSHAW VILLAGE
 PREPARED FOR: MARONDA HOMES
 DATE: 1/20/24
 Faris Planning & Design



PERIMETER SCREENING AREA (PSA) LANDSCAPE PLAN EXHIBIT D-4
CLARKSHAW VILLAGE
 PREPARED FOR: MARONDA HOMES
 DATE: 1/20/24
 Faris Planning & Design

LANDSCAPE REQUIREMENTS



1 DEVELOPMENT SITE DIAGRAM
SCALE: 1:200

DEVELOPMENT SITE DIAGRAM

DEVELOPMENT SITE AREA (DSA)	
AMENITY OPEN SPACE (AOS)	
PUBLIC OPEN SPACE (POS)	
PROTECTED NATURAL AREA (PNA)	
PERIMETER SCREENING AREA (PSA)	
ADJACENT SITE (ADS)	
EFFECTIVE EXISTING SCREENING (EEF)	
RIGHT OF WAY SCREENING (RWS)	
ADJACENT SITE SCREENING (ADS)	
LINE-OF-SITE SCREENING (LSS)	
OPEN SPACE PRESERVE (OSP)	

CONCORD TOWNSHIP - PLANNED RESIDENTIAL DISTRICT LANDSCAPE STANDARDS WORKSHEET

PROJECT NAME:
PREPARED FOR:

2/7/2024

STEP ONE - PROPOSED DEVELOPMENT SUMMARY

Total Site Area	43.74	Landscaping Development Standards (LDS)	Actual %
DSA	30.6	Good Better Best	
AOS	3.9		18%
POS	11.69	25% 210% 215%	24%
PNA	16.44	220% 225%	18%
PSA	11.38	45% 40%	62%
TOTAL PERCENT OF SITE			
LDS Earned (highlight standard being used)	Good	Better	Best

STEP TWO - REQUIRED PERIMETER SCREENING (RPS)

Screening Standard Applicable (Y/N)	Prop. Line Extent (ft)	% Required Site Screening			Calc. RPS (ft)
		Good	Better	Best	
RWS	Y	2078.32	210%	215%	1,040
ADS	N	3410.8	140%	145%	1,397
LSS	Y	3133.45	270%	275%	841
OSP	N	0	0	0	0
Total Site Property Perimeter (ft)		8,022.7			3,378

STEP THREE - PROPOSED PERIMETER SCREENING (PPS)

Screening Standard	RPS (ft)	Site Screening Summary			PPS TOTAL
		EES	PVS	PES	
RWS	1040	170	185	718	1081
ADS	1397	0	1397	0	1397
LSS	841	0	0	841	841
Total Site Property Perimeter (ft)	3378	Has all the RPS been accounted for (Y/N)			Y

STEP FOUR - PROPOSED VEGETAL SCREENING (PVS)

Screening Standard	PVS	PVS Multiplier			Req. Plant Count (set for better-change formula if other)
		Good	Better	Best	
RWS	183	x1	x1.75	x2	98
ADS	1397	x1.75	x2.5	x3.25	350
LSS	841	x1.5	x2.25	x3	244
Total Vegetal Screening (ft)	1899				448

STEP FIVE - PROPOSED EARTHEN SCREENING (PES)

Screening Standard	PES	PES Multiplier			Req. Plant Count (set for better-change formula if other)
		Good	Better	Best	
RWS	718	x1	x1.5	x2	387
ADS	0	x1.5	x2.25	x3	0
LSS	841	x1	x1.5	x2	189
Total Earthen Screening (ft)	1459				476

PUBLIC OPEN SPACE REQUIREMENTS

Total Property Area (Acres)	43.74	Min Area Public Open Space (Acres)	3.187
Total Lot/Units	95	Trees Required In POS	570

PROTECTED NATURAL AREA REQUIREMENTS

Total Property Area (Acres)	43.74	Min Area Protected Natural Area (Acres)	3.187
Total Lot/Units	95	Trees Required In PNA	1710

ABBREVIATION KEY (SEE CODE FOR DEFINITIONS)

IDS	Landscaping Development Standards
DSA	Development Site Area
AOS	Amenity Open Space
POS	Public Open Space
PNA	Protected Natural Area
PSA	Perimeter Screening Area

RPS	Required Perimeter Screening
RWS	Right-of-Way Screening
ADS	Adjacent Site Screening
LSS	Line of Site Screening
OSP	Open Space Preserve

PPS	Proposed Perimeter Screening
EES	Effective Existing Screening
PVS	Proposed Vegetal Screening
PES	Proposed Earthen Screening

PVS - PLANT LIST VARIETY

Screening Standard	Plant List Mix & Range			
	Speciman	Secondary	Understory	Screening
RWS	30 to 40 (3 IN CAL)	30 to 40 (2 IN CAL)	10 to 20 (8 HGT.)	10 to 20 (10 HGT.)
ADS	53 to 88 (2.5 IN CAL)	123 to 156 (1.5 IN CAL)	53 to 88 (4 HGT.)	53 to 88 (4 HGT.)
LSS	0 to 0 (1.5 IN CAL)	0 to 0 (NO MIN CAL)	0 to 0 (4 HGT.)	0 to 0 (4 HGT.)
Total	82 to 127	162 to 197	63 to 108	63 to 108

Ref. Earthen Screening Height

Screening Standard	Effective Height		
	Good	Better	Best
RWS	8	12	16
ADS	8	10	14
LSS	8	9	12

POS: Planting Requirements & Conditions

	Plant Total Range	Plant Variety	Plant Size
Speciman Trees	228 to 286	Deciduous Shade/Conifer	2.5' Cal Min
Secondary Trees	171 to 229	Deciduous Shade & Clump Varieties	1.5' Cal Min
Understory Trees & Shrubs	114 to 171	Deciduous Ornamental, Clump and Fruit Trees	4' Ht. Min
Screening Trees & Shrubs	67 to 114	Evergreen Conifer	8' Ht. Min

PNA: Planting Requirements & Conditions

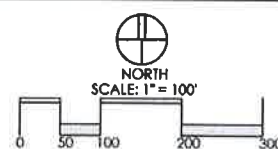
	Plant Total Range	Plant Variety	Plant Size
Speciman Trees	257 to 428	Deciduous Shade/Conifer	1.5' Cal Min
Secondary Trees	855 to 1026	Deciduous Shade & Clump Varieties	No Cal Min
Understory Trees & Shrubs	513 to 684	Deciduous Ornamental, Clump and Fruit Trees	4' Ht. Min
Screening Trees & Shrubs	66 to 257	Evergreen Conifer	3' Ht. Min

LANDSCAPE REQUIREMENT WORK SHEET

EXHIBIT D-1

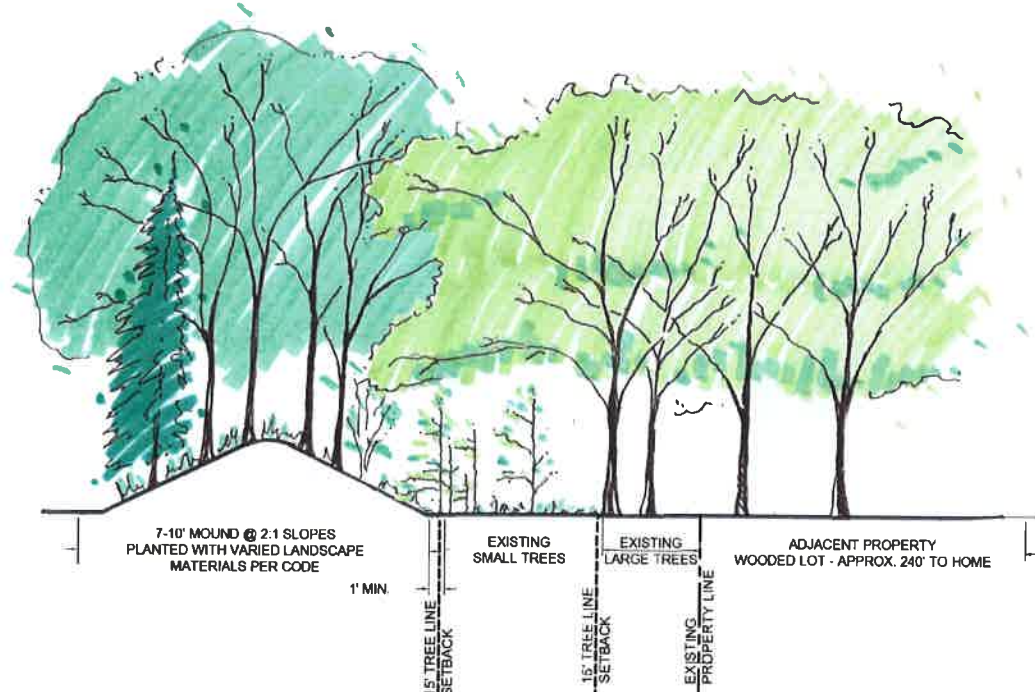
CLARKSHAW VILLAGE

PREPARED FOR: MARONDA HOMES
DATE: 2.20.24

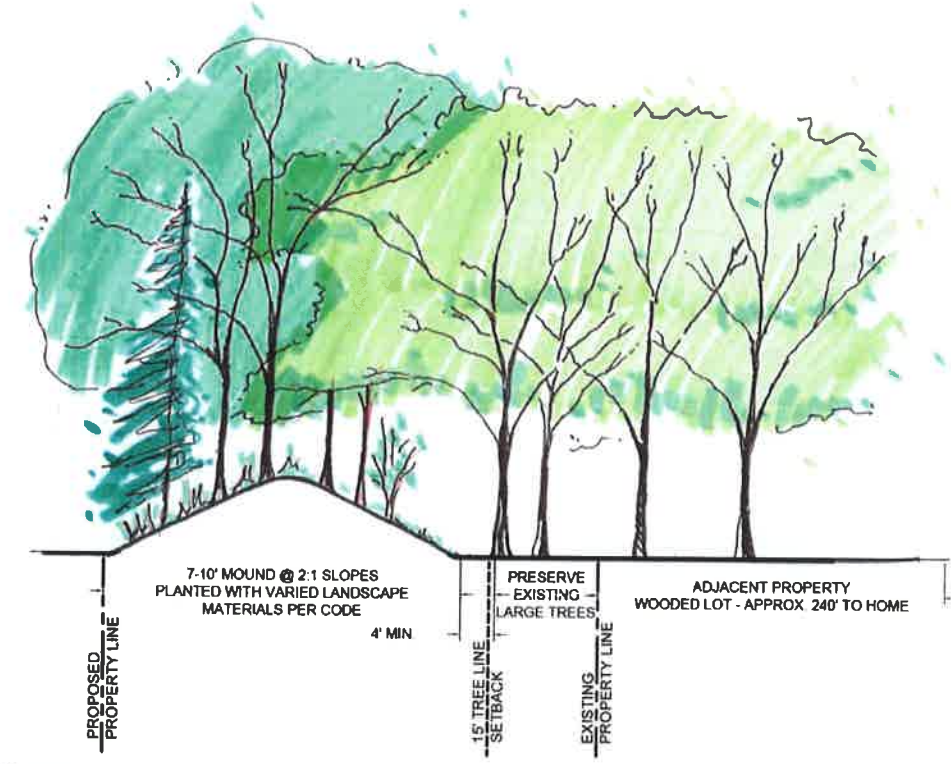


Faris Planning & Design

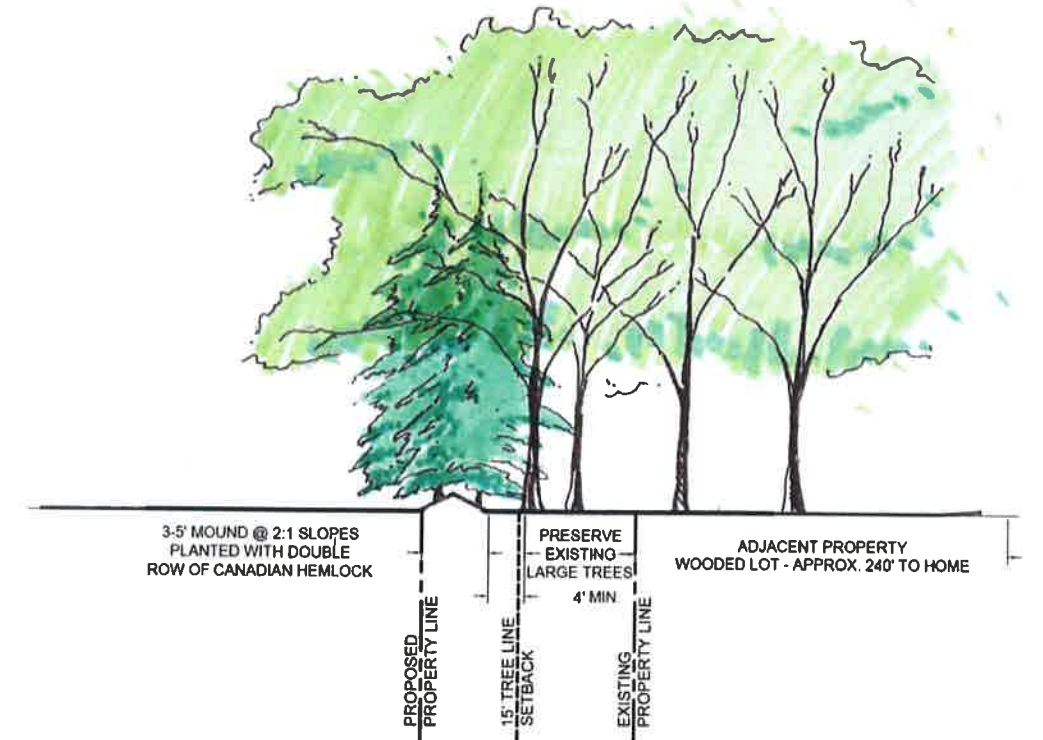
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43024
p (614) 487-1944 www.farisplanninganddesign.com



3 PROPOSED 4-7' MOUNDING & TREE LINE SCREENING AT PROJECT PROPERTY LINE WHERE ALL EXISTING TREES ARE PRESERVED



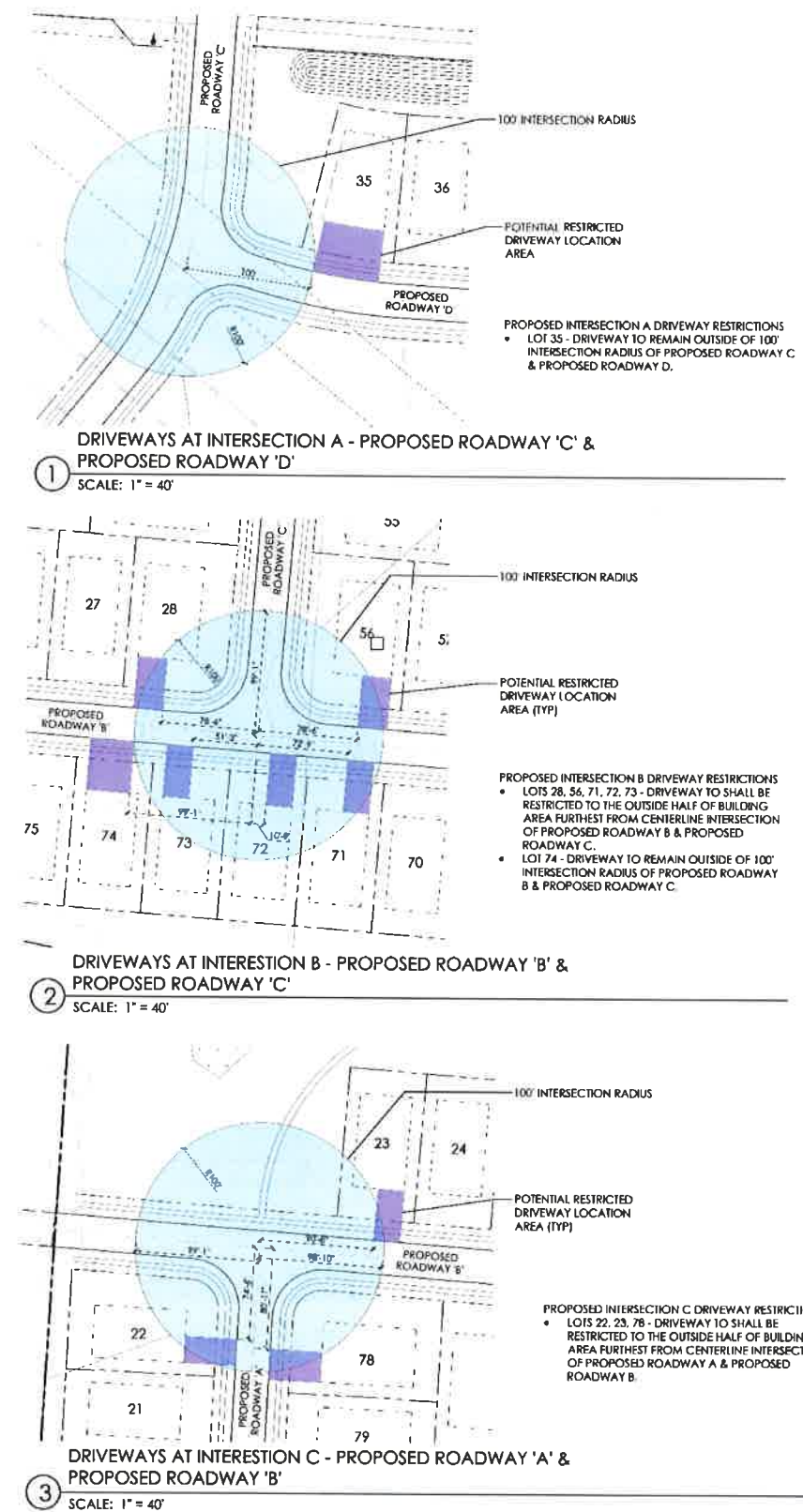
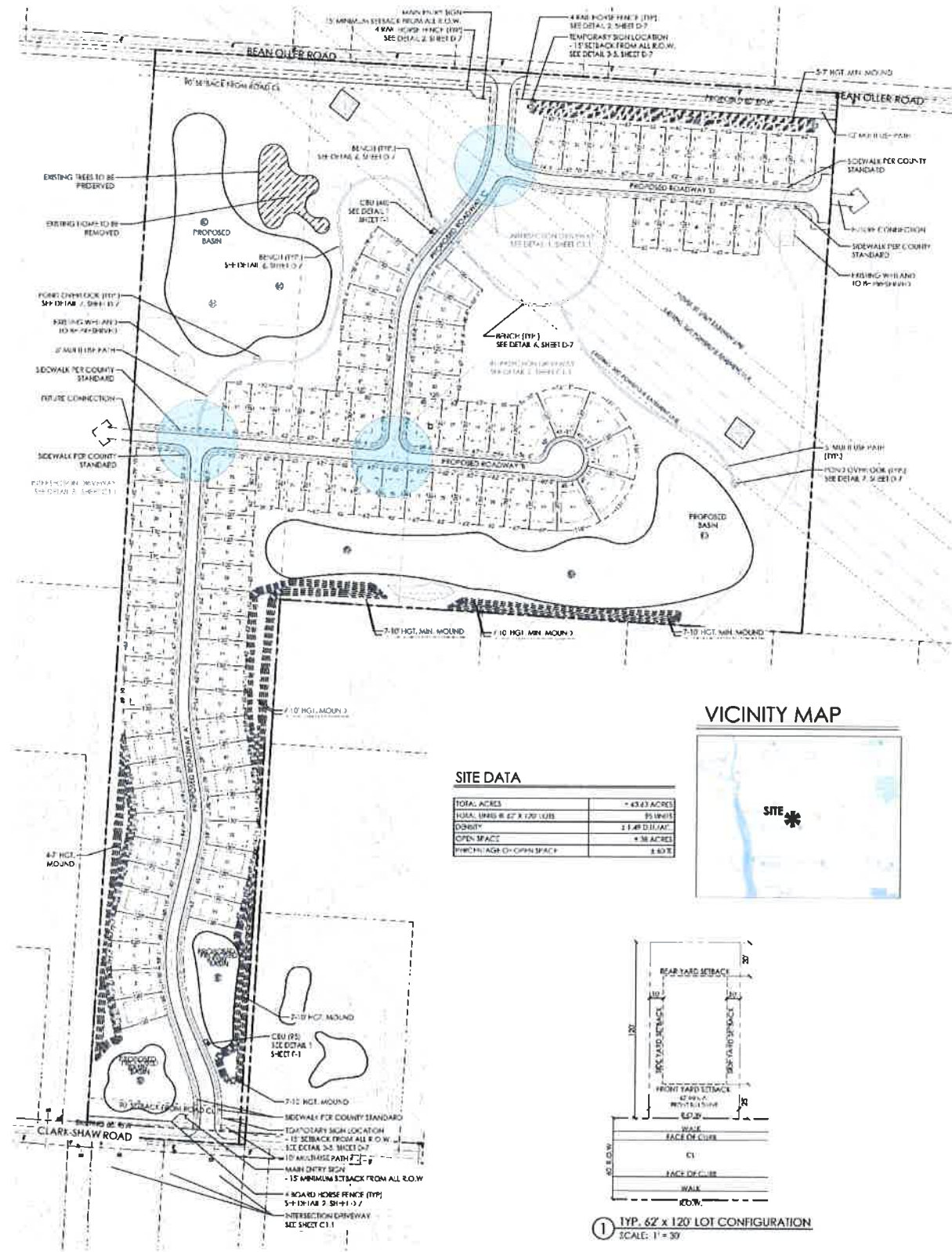
2 PROPOSED TYPICAL 7-10' MOUNDING & TREE LINE SCREENING AT PROJECT PROPERTY LINE



3 PROPOSED TYPICAL 3-5' MOUNDING & TREE LINE SCREENING AT PROJECT PROPERTY LINE

MOUNDING PLAN EAST & WEST PROPERTY LINES

PLANTING ON MOUNDS



PRELIMINARY DEVELOPMENT PLAN

CLARKSHAW VILLAGE

PREPARED FOR: MARONDA HOMES
DATE: 2/20/24

EXHIBIT C-1

Faris Planning & Design



INTERSECTION & DRIVEWAY EXHIBIT PLAN

CLARKSHAW VILLAGE

PREPARED FOR: MARONDA HOMES
DATE: 2/20/24

EXHIBIT C-1.1

Faris Planning & Design



OPEN SPACE PLAN



OPEN SPACE DATA

TOTAL OPEN SPACE (APPROXIMATELY 58% OF SITE)	± 37 ACRES
10' MULTI USE PATH	± 2,068 LINEAL FEET (APPROXIMATELY .4 MILES)
5' WALKWAY THROUGH COMMUNITY	± 2,360 LINEAL FEET (APPROXIMATELY .45 MILES)
SIDEWALKS ADJACENT TO ROADWAY	± 8,908 LINEAL FEET (APPROXIMATELY 1.68 MILES)

- WALKING PATH SYSTEM INTEGRATES SITE AND SURROUNDINGS
- POND SYSTEMS MITIGATE RUNOFF WHILE PROVIDING PLACES TO FISH AND ENJOY VARIOUS HABITATS
- LOW AND NO MOW AREAS PROMOTE ECOLOGICAL DIVERSITY WHILE ATTRACTING WILDLIFE SUCH AS BIRDS, BUTTERFLIES AND BEES



POND VIEWS



MEADOW TRAILS



POND WALKS



OVERLOOKS



LOW MOW vs MOWED

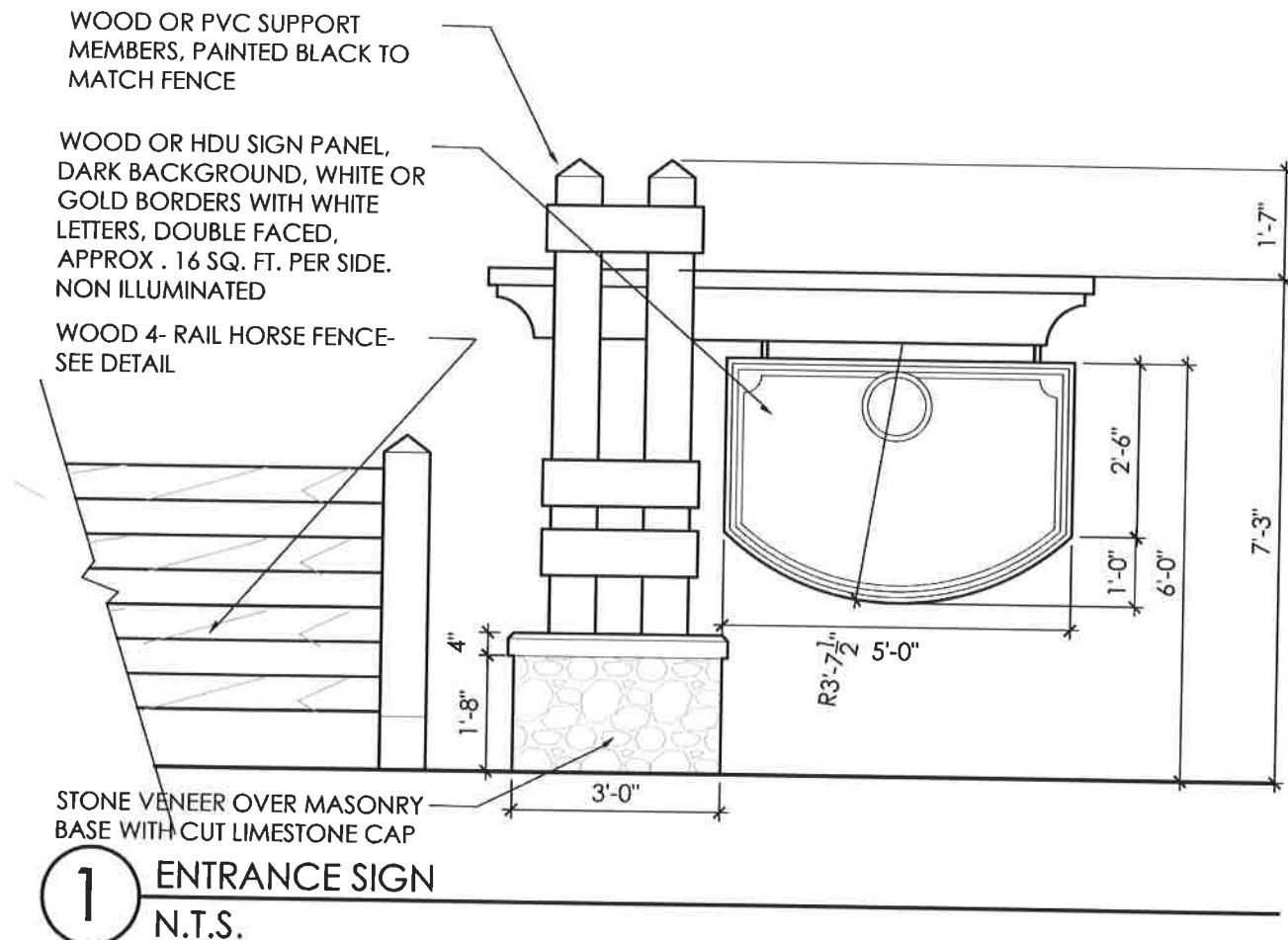


OVERLOOKS

OPEN SPACE PLAN
CLARKSHAW VILLAGE
 PREPARED FOR: MARONDA HOMES
 DATE: 02/2024

EXHIBIT D-8

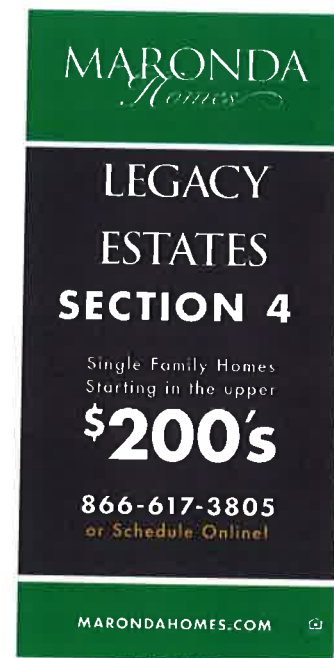
SIGNAGE & SITE DETAILS



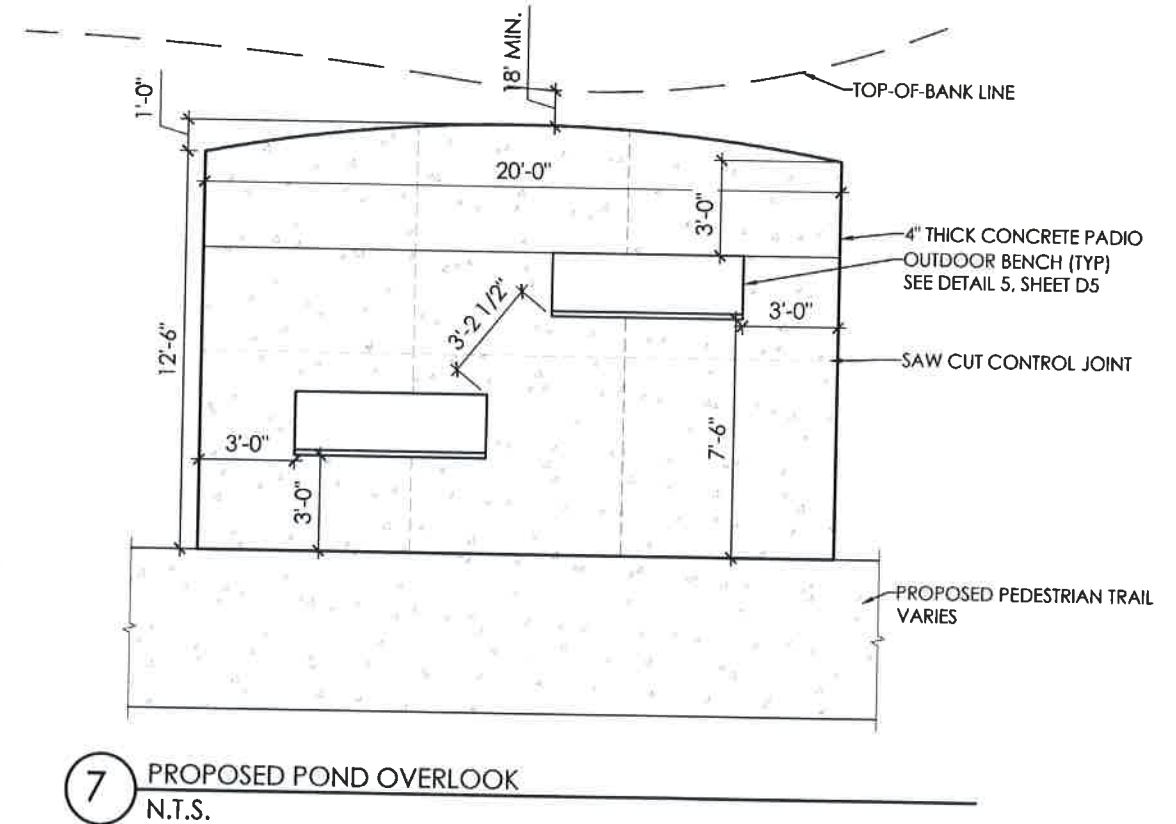
3 MODEL SIGN 2
N.T.S.



4 MODEL SIGN 1
N.T.S.



5 MARKETING COMMUNITY SIGN
SCALE: N.T.S.
8' HGT MAX, 40 SF MAX.





NEWBURY
Elevation G
Americana Series



Optional Victorian Partial Brick Front



Optional Victorian Partial Stone Front



Optional Partial Stone Front



Optional New England Partial Stone Front



Optional Siding Front

EXHIBIT F-2

ARCHITECTURAL ELEVATIONS



CARLISLE
Elevation E
Americana Series



Optional Partial Stone Front



Optional Victorian with Partial Brick



SANIBEL
Elevation E
Heritage Series



Optional Brick Front



Optional Victorian Partial Stone Front



Optional Siding Front



SOMERSET
Elevation B
Americana Series



Optional Siding Front with Covered Porch



ROCKFORD
Elevation A
Americana Series



Optional New England with Partial Brick

OVERALL ILLUSTRATIVE PLAN



ILLUSTRATIVE PLAN
CLARKSHAW VILLAGE
 PREPARED FOR: MARONDA HOMES
 DATE: 2/25/24

EXHIBIT C-3

