



## **DEER VALLEY**

### **Landscape Concept for Lakeshore, Stream Corridor and Associated Common Area Tracts**

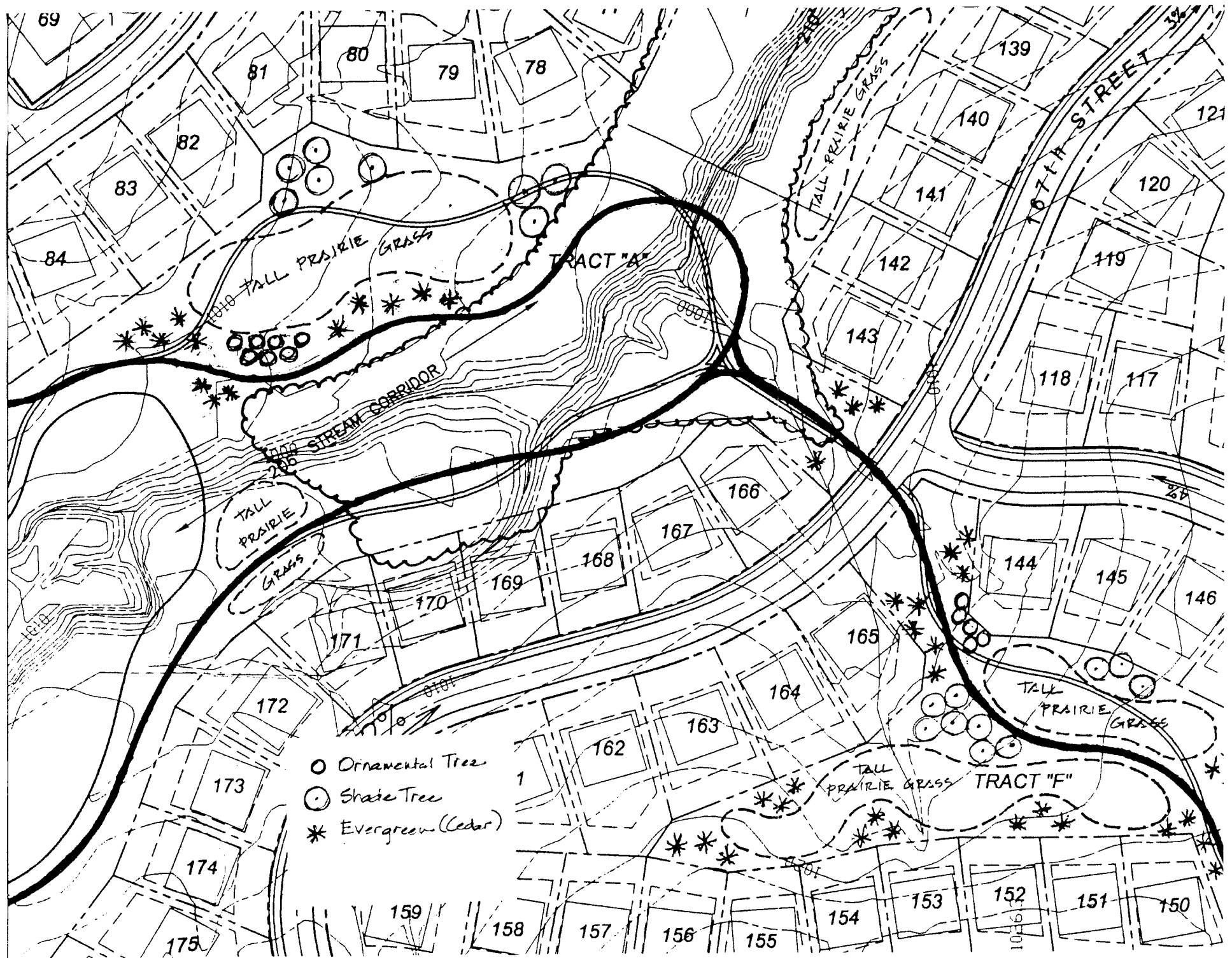
#### **LAKESHORE**

- The shoreline of the lake from the permanent water pool elevation to the limits of saturation will be vegetated with native wetland plants. To provide a barrier for goose control, shoreline vegetation will not be cut during the growing season. Dead vegetation may be cut after the growing season to improve appearance.
- In some areas between trails and the lakeshore, wider belts of native vegetation may be established.
- Irrigation will be installed in the common area on the north side of the lake within about 100 feet of 162<sup>nd</sup> Street. A grass blend of turf-type fescue and bluegrass will be established in this area and maintained with regular mowings.

#### **STREAM CORRIDOR AND ASSOCIATED COMMON AREA TRACTS**

- Planting plans for the relocated stream corridor within Tract D will be submitted to the city for approval. Most of the tract will be planted with native grasses and forbs, with isolated groves of native trees and shrubs.
- Along the edges of the stream corridor adjacent to lots and streets, a strip of land 10-15' in width will be planted with a fescue/bluegrass mix or low-growing native grasses such as Buffalo Grass or Little Bluestem to serve as a transition buffer between maintained lawns and tall, natural vegetation. These strips of low grasses will be mowed periodically to maintain grass at a height of 12" or less.
- The lake dam will be seeded and maintained in the manner described above.
- All of the existing woods within the stream corridor below the lake will be preserved, except for limited areas cleared for construction of sanitary sewers, storm sewers and utilities. Areas within the stream corridor which were disturbed by construction will be seeded and mulched. These areas may be mowed for the first few growing seasons after planting to control the growth of tall annual weeds until perennial grasses and understory growth become established. Trash and other debris in the streamway corridor will be removed. Some dead trees may be removed, and some live trees may be trimmed to improve healthy or appearance. Certain noxious or disease-prone tree species such as Osage Orange, American Elm or Thorny Locust may be removed to enhance the vigor of surrounding trees.
- Large beds of tall native prairie grasses and forbs will be established in open areas within the stream corridor. Tall grasses may be mowed in the winter to improve appearance, suppress fire and invigorate plants. The first 2-4 years after planting, beds of prairie grasses may be also mowed in late May-early June to control competition from annual weeds.

- Trails through the stream corridor will be 6-8 feet wide and made of wood chips, compacted gravel or asphalt. A strip of mowed grass 5-10' wide will be maintained on the sides of the trail. A low-water crossing built of limestone ledge rock, or a pedestrian bridge will be built where the trail crosses the creek. Select trees may be removed as needed to build the trail.
- Efforts will be made to minimize construction impacts to existing woods and efforts will be made to preserve specimen trees.
- Site features within the stream corridor may include benches, picnic tables and the like. A decorative fountain may be located in the lake. Playground equipment may be located in the vicinity of the pool (Tract E) and in Tract F, located south and east of the stream corridor.



APR. 5. 04

DEER VALLEY ILLUSTRATIVE. IMAGE IS MARKED FOR REVIEW  
TITLE BLOCK HAS BEEN CUT.

CONCEPT #1 2:00PM

