

**Eveline Township**  
**Waterfront Greenbelt Landscaping Plan Review**

**Case:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_

**Property Owner's Name and Address (If Not the Applicant):**

\_\_\_\_\_

**Address of Property:**

\_\_\_\_\_

**Parcel ID:** \_\_\_\_\_

**Parcel Size:** \_\_\_\_\_

**Water Frontage Width:** \_\_\_\_\_

**Property Description:** \_\_\_\_\_

**Reviewer:** \_\_\_\_\_

**Reviewer Recommendation:** \_\_\_\_\_

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\_\_\_\_\_

**Approval Standards**

- The proposed alterations within the waterfront greenbelt area comply with all requirements of Section 4.6.A of this Ordinance.
- The proposed alterations within the waterfront greenbelt area will not create a significantly adverse impact on fish, birds, wildlife, native vegetation, and general water quality.
- The proposed alterations within the waterfront greenbelt area will not create a significantly adverse impact on water quality by increased erosion and sedimentation going into the water.
- The proposed alterations within the waterfront greenbelt area will not have a significantly adverse impact on the natural character and aesthetic value of the shoreline and on the visual impact of the development.

**Parcels with less than 100 feet of water frontage**

Zoning Administrator Action:

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**Parcels with 100 feet or more of water frontage**

Planning Commission Action:

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**Conditions of Approval:** \_\_\_\_\_

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**Application Requirements Checklist**

- Two (2) complete sets of plans for Zoning Administrator review or seven (7) complete sets for Planning Commission review.
- Show placement of any buildings or other structures, delineates a perimeter line encompassing all proposed activities, identifies the location and extent of the shoreline waterfront greenbelt boundary, and proposed land changes including plantings.
- All shoreline types and coastal resources, including but not limited to, bluff ridges, wetland boundaries, ordinary high water mark, existing vegetation inventory (trees, shrubs and ground cover, including a written list of species trees, shrubs and ground cover, with notes as to the locations of native and non-native species) are identified and submitted with the WGLP.
- All trees 10” and larger in diameter at 4.5 feet above ground are shown on a map, and will include the species, diameter and condition.
- A plan for controlling traffic to the lakefront, detailing construction and maintenance of paths, stairs or boardwalks.
- Detailed drawings and descriptions of all temporary and permanent soil erosion and sedimentation control measures, and bank stabilization measures as submitted to the Soil Erosion Control Enforcement Officer.
- Photographs of existing waterfront greenbelt and detailed photographs of the proposed waterfront greenbelt alteration area that show all plants (trees and shrubs) marked for removal. After the project is completed the applicant shall submit detailed photographs of the waterfront greenbelt alteration area.
- Detailed drawings delineating the waterfront greenbelt alteration area before and during development activities, with area calculations and descriptions of the vegetation to be removed, and detailed drawings and descriptions of proposed vegetation restoration for those same areas.
- Detailed drawings that show the location of existing structures on the property, as well as dwellings on neighboring parcels.
- The WGLP identifies the location of property, including a full tax identification number, location of the nearest public road intersection, the high water mark, a north arrow and map scale.
- The WGLP has the name, address, professional status, license number (if applicable), and phone number of the person who prepared the plan along with the date of the original drawing and the date of the most recent revision.

Comments: \_\_\_\_\_  
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## Waterfront Greenbelt Landscaping Plan Review

- The natural vegetation cover, (native trees, shrubs and herbaceous plants) will be maintained on at least seventy-five percent (75%) of the lake or stream frontage within the entire waterfront greenbelt area.

Comments: \_\_\_\_\_  
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- The trees on the remaining twenty-five percent (25%) may be cleared for a single view corridor, or selective trees removed to provide for a filtered view throughout the frontage, provided the cumulative total of the trees removed does not exceed the allowed twenty-five percent (25%) of the frontage. Any existing cleared areas of the waterfront shall be calculated and subtracted from the maximum of 25% allowed. Any cleared areas on a lot shall be separated by a minimum of 50 feet and shall be located no less than 25 feet from the side lot line. For larger parcels with water frontage of more than 100 feet any cleared areas shall be limited to 25 feet for each 100 feet of water frontage.

Comments: \_\_\_\_\_  
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- The natural ground cover will be preserved to the fullest extent feasible and where removed it will be replaced with vegetation that is equally effective in retarding runoff, preventing erosion, and preserving natural beauty.

Comments: \_\_\_\_\_  
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- Where shoreline areas are restored, it will be landscaped with native or non-invasive landscaping species.

Comments: \_\_\_\_\_  
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- A combination of grasses, shrubs, and trees will be planted where native shoreline vegetation does not exist.

Comments: \_\_\_\_\_  
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Invasive and exotic species will not be used. Examples: purple loosestrife, reed canary grass, Phragmites, crown vetch, white and yellow sweet clover, Russian Olive, Autumn Olive, and Tartarian honeysuckle.

Comments: \_\_\_\_\_

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Ground cover and shrub plantings in the view corridor are spaced to provide complete ground cover in two years.

Comments: \_\_\_\_\_

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A manicured lawn is not allowed within the waterfront greenbelt.

Comments: \_\_\_\_\_

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Significant trees (12 inches and larger in diameter measured at breast height) will be preserved.

Comments: \_\_\_\_\_

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Trees and shrubs marked for removal will be cut flush with the ground and stumps will not be removed.

Comments: \_\_\_\_\_

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No alterations will be made to the area between the All Time High Water Mark and the water's edge.

Comments: \_\_\_\_\_

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No supplemental plant nutrients will be applied in the waterfront greenbelt area.

Comments: \_\_\_\_\_

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If grading, excavation, filling or stump removal is proposed within the waterfront greenbelt

area, have necessary permits from county and state agencies been obtained?

Comments: \_\_\_\_\_  
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- The remaining trees and shrubs may be trimmed and pruned to create filtered views to the water from the property. Pruning and removal activities shall be inspected at the discretion of the Zoning Administrator.

Comments: \_\_\_\_\_  
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- A view corridor may be established through selective cutting only after the principal structure has been sufficiently constructed to locate windows, decks or other structural features intended to provide a water view. Prior to cutting or removal of these trees and vegetation, these changes shall be marked by the applicant and approved by the Zoning Administrator as being in compliance with the WGLP.

Comments: \_\_\_\_\_  
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- Tree-topping and clear cutting within the waterfront greenbelt area is prohibited.

Comments: \_\_\_\_\_  
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- Dead trees may be removed but the stumps shall not be removed.

Comments: \_\_\_\_\_  
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- Hazard trees meet the criteria and will be removed. The stumps of cut trees will not be removed.

Comments: \_\_\_\_\_  
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