



HANDY BOSTON/Staff photographer

Decks off the back of the Legends condominiums afford a view of the man-made and the natural.

Landscaping comes into its own

Continued from Page 1

brick work, decks, ponds, gazebos," Crimboli said. "You're starting to see more and more waterfalls, reflective ponds, all serene and peaceful. Things people are looking for when they go to lodge at night or come home."

MUNICIPALITIES RESPONDED to concerns about overbuilding in the '90s by setting minimum landscaping requirements.

Livonia, for instance, now requires that 15 percent of the total area de-

veloped for commercial or office use be set aside for landscaping.

In multiple-family residential areas like condominiums or apartments, specific landscape plans including tree varieties and sizes are reviewed and approved.

Troy requires a 10-foot wide greenbelt from commercial lot lines plus landscaping of an additional 10 percent of a site area counted only from the front and side of buildings. At least one tree is required for every 30 feet of frontage.

West Bloomfield now requires

berming or screening at condominium and apartment developments along all major thoroughfares and a minimum of three tree plantings per unit.

"YOU DON'T WANT, quote, asphalt jungle. You want it aesthetically pleasing," said Ben Fliglin, a planning technician in Troy. "Trees, grass, flowers, shrubs, water are very pleasing."

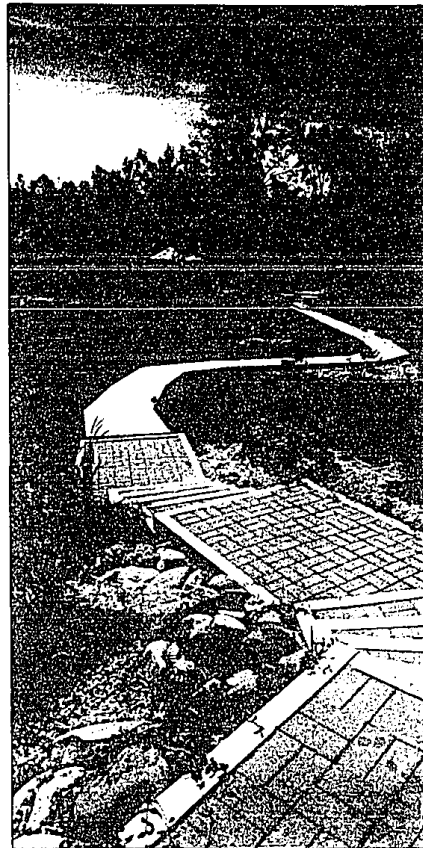
"There's greater attention being paid to ecology, the environment and aesthetics in general," said John

Nagy, Livonia city planner.

"I think requirements a community has have a lot to do with the landscaping provided," said Thomas Bird, senior planner in West Bloomfield.

"We have to try to bring elements that symbolize the country... so people, quote, don't have to escape to the country or escape to the mountains every weekend," Allen said.

Landscaping can set a mood in commercial and office settings as well as the home front, Allen said.



RANDY BOSTON/Staff photographer

Paths allow the Legends' residents access to the natural areas.

Developer capitalizes on natural look

Continued from Page 1

"I have friends who came here for the first time told me, 'When you drive in, it's beautiful,'" said Lou Kuchan, another Greenpointe resident.

DENNIS CRIMBOLI, owner of a landscaping company, said he suspects that landscaping has a subcon-

scious effect on would-be buyers or tenants.

"I'm not sure the consumer is demanding it. It's a draw, an attraction," he said.

Marilyn Funk, who developed and built The Legends condominiums in Farmington Hills with husband Jim, said nature has always been important to her from the days she lived in the northern Michigan.

"We did everything to give back to nature rather than take away," she said of the project. "Residents really seem to enjoy it."

Jim has gone so far as to don waders and plant lily pads in three ponds on the site, build a gazebo by hand and place some duck nesting boxes in trees.

But the crowning glory is a meadow of wildflowers that was seeded

this spring.

"The natural look doesn't come naturally," Jim said. "There's a lot of hard work and attention. For Marilyn and me, it's a labor of love."

"When you have clients in the \$250,000 range, they expect to have something for that money," Marilyn said. "Not just something that's there one night and goes away."

West Bloomfield

ROYAL POINTE

Luxurious Executive Homes
MAPLE ROAD • WEST OF FARMINGTON ROAD

4 bedroom brick 2 story executive home with walk-out lower level, 3 car garage and security system. This unique plan consists of a living room, library and natural fireplace opening to life style room and formal dining room. A spacious gourmet kitchen with island, large breakfast room and butler pantry are also included. The entry foyer features a 2-story ceiling and open staircase to the second floor. Double doors lead to the master bedroom suite, which is enhanced by a fireplace. Two walk-in closets and designer bath with Roman step tub and glassed shower. Approximately 3400 sq. ft.

\$349,900

For more information, contact
Cranbrook Park Development Co.
851-8940

ONLY 1 LEFT

Builder's Close-Out!!! "Luxury Homes"

FARMINGTON GLEN

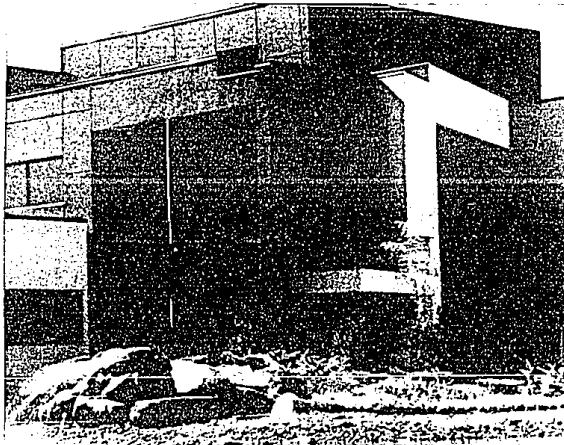
One Model and Two Spec Homes Available

Priced from Low '200's
N. off 13 Mile • One block W. of Halsted

For more information
Call...661-9210
Built by Singh/Shapiro

Who Do You Know?

Know someone who wants to deliver The Observer & Eccentric Newspapers?
Call 591-0500 for route details



BILL DRESLER/Staff photographer

A waterfall, boulders and planting materials decorate the entrance of the Radisson.

APPLEGATE II OF NOVI

A peaceful lifestyle of Cluster Home living. From **\$97,500**

- RANCHES
- COLONIALS
- Rock Solid Investment
- QUALITY MATERIALS
- Oak Cabinetry • Wood Windows
- Natural Stained Trim
- R-15 & R-38 insulation • Central Air • Plush Carpeting • Garages • And Much More

The Prudential
Harry S. Wolfe, REALTORS® Marketing Agent

New Home Division 421-5660
MODELS 473-0490
HOURS 1-6 DAILY • CLOSED THURS.

Grand River
10 MI

Chestnut Ridge

FARMINGTON HILLS
PRESTIGIOUS ADDRESS

Final Phase NOW Under Construction
Limited Number of Units Left

Chestnut Ridge Condominiums offers you a dramatic club house view from the highest vantage point in Farmington Hills.

Located on Halsted 1/4 mile North of 12 Mile is designed to provide the convenience of condominium living with privacy of a single family home. Only 3 miles from 12 Oaks Mall the largest shopping area in Michigan, Chestnut Ridge is conveniently located to major expressways and recreational facilities.

Features Included:

- 1,800 to 2,300 Sq. Ft., 2 and 3 bedrooms with den, 2 1/2 baths, 2 car garage
- Master bath with extra large 3'x6' tub and separate shower with glass enclosure
- Appliances, including built-in electric cook top, self-cleaning oven, microwave and dishwasher
- Solid masonry wood-burning fireplace with brick or marble finish
- Recessed lighting
- Enclosed, private brick courtyard

Priced From \$175,000

mv building company
Custom Builders

MODEL OPEN
11:30-5 Daily
12-5 Sunday
Closed Thursday

MODEL PHONE
489-7177

Map showing location of Chestnut Ridge on Halsted 1/4 mile North of 12 Mile.