

20: Country Club Valley



Location
Valley Township

Tract size
103.62 acres

Open space
52% (54 acres)

Number of units
64 single-family units
92 townhouses

Year approved
1988

Country Club Valley is located in Valley Township east of Country Club Road, just south of the Route 30 Bypass. Upon entering the development from Country Club Road, the treatment of the stormwater management facility stands out as an example of the attention to detail given to certain design elements. The pond is planted to resemble a farm pond or swimming hole, hiding its use as a stormwater management facility. The narrow roadway leads into the townhouses which encompass the western half of the development tract. The surrounding and interspersed areas of open space provide a connection for most of the townhouse units. The treatment of the open space areas is a mix of mowed lawn and wildflower meadow. One drawback in the design is several townhouses are situated in close proximity to Route 30 with only a narrow area of woodland separating the houses from this busy highway.

The single-family dwelling units encompass the eastern portion of the development tract. The average lot size is less than one acre and almost every home overlooks the areas of open space. The use of landscaped islands and culs-de-sac is present throughout the development, reducing the amount of impervious coverage. Side-load garages were used in some of the homes, reducing the visual impact of garage doors from the street. The short setbacks and narrow lot width create an appropriately-scaled streetscape and the absence of curbing and interspersed areas of open space help to create a rural setting

Country Club Valley is an attractive development enhanced by the attention to detail that was given to the treatment of their stormwater management facilities and landscaping. Improvements to the pedestrian circulation facilities, in the form of sidewalks or trails, would further enhance this development.



Areas of meadow and woodland create views for townhouse residents in Country Club Valley.



Side-load garages reduce the visual impact of garage doors on the house facades.