



Building? Don't Forget Your Landscape!

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When you plan to build a new home, landscaping is probably the last thing on your mind. You look at neighborhoods and commute time. You consider the size and cost of the lot. You wonder how large of a home you'll be able to build for the money. So budgeting for anything more than planting a few trees and seeding a lawn is far removed from the planning process.

STOP!

Building your home is the most significant investment of your life. Your property is the destination you desire; the place you should look forward to coming home to every day. It will be your solace from a lousy day at work. It will be your comfort when life gets a little rocky. It will be the embodiment of your lifestyle. It will be a place to enjoy the company of your spouse, to raise children, to welcome family and friends, or to spend some quiet time by yourself.

Isn't all of your property - especially the landscaping - part of that dream destination for you and your family?

It should be, and that's why we here at Eco-Building & Forestry want to talk to you about your new place ... before you talk to your builder!

There are several elements to consider when planning your property as more than a house and land but a destination that fits your lifestyle. These are points we want to discuss with you, and then your builder:

1) Does the construction loan include funds for landscaping? Are separate amounts designated for back fill, tree acquisition, paved surfaces, appropriate drainage, and overall landscaping? A landscape that meets your lifestyle requirements could cost as much as \$20,000 or more. A sustainable landscape will be ecologically friendly and easy to maintain for as long as your own your property. One person can maintain our seven acres near Mosinee with roughly two hours of work per week.

2) Do you have a complete set of plans? In addition to the plans for the physical structure, you should have site plans that start with the proper placement and orientation of the house and include utility line placements, well location, septic system, driveway, and culverts.

3) Do you have a landscape plan? Have provisions been made for alternative energy systems, such as a wind turbine? Will there be a place to collect and store rainwater? How will back fill and compacting be done? Will the appropriate soils or fill materials be used around the house? Where do you want trees and shrubs? Do you need play areas for the children or recreational areas for yourself?

4) Is everything going to be functional? To save costs, will your air conditioning unit be parked next to the deck or on the patio? Where will the deck or patio be located, and will you have some privacy there? Will you be entertaining often,

and how easy will it be for your guests to get to and enjoy your outdoors? Will the dryer vent blow lint into the shrubbery? Where will all the vents exhaust? What about the outbuildings and their accessibility?

5) What about the red tape? Do you know what permits you need for building your home or completing the landscaping? Builders often neglect to tell new homebuilders that there might be a separate permit needed for landscaping, back fill, and other elements of completing the homeowner's property.

6) What about the trees? When you find your lot, part of what you like about it is that there are some trees. Some builders like to bulldoze down to bare dirt and start from there. The trees are gone! With a plan designed to fit your lifestyle, the landscaping is arranged prior to construction so fencing is erected and maintained to protect tree root systems and other vegetation. You want to keep them, and they add considerable value to your property, so this is an important step.

Remember, you are the property owner! This is going to be your destination through thick and thin, so why not make it what you want it to be - inside and out? With Eco-Building and Forestry, you get a sustainable landscape that fits your lifestyle - a landscape for life, and for living.

Contact us and we will help achieve your dreams.