



SITE DEVELOPMENT NOTES

VICINITY
1" = 2000' - 0"

1.  **Building Envelope:** Construction of all "hard" improvements (buildings, drives, pools, terraces, walls, walks, garden structures, fences, outdoor lighting above ground utilities, etc.) shall remain entirely within the limits of the "Building Envelope" as delineated. In addition, all existing healthy native trees 10" or greater in caliper shall be preserved and protected in as much as is practical. Where substantial native trees are not present, the introduction of mature trees may be required. The predominate landscape treatment within the "Building Envelope" shall reflect the naturalistic patterns and materials of the native forest within Frederica. Managed lawns may be allowed; however, informal landscape composition and character is encouraged.
2.  **Access Corridor:** Access drives shall be limited to the approximate areas delineated. Within these limits a single driveway with a twelve (12) foot maximum width shall be allowed along with associated clearing, grading, and planting, subject to specific design approval. The alignment of "Access Corridors" should reflect a gentle or graceful curve, discouraging direct views into the Building Envelope.
3.  **Streetside Buffer:** Intended to preserve or create a continuous, unifying forested curtain along all roadways in Frederica Township, the street side buffer shall be composed of native or introduced trees and understory shrubs and perennials. In the absence of native vegetation, the street side buffer shall be planted with naturalistic compositions of native or native appearing trees, shrubs, and groundcovers. Lawn areas shall be limited to predominantly those areas adjoining the right-of-way near the Access Corridor. The management of this buffer zone shall be limited to occasional trimming and bush-hogging until planted materials reach stability and maturity.
4.  **Sideyard Buffers:** Intended to provide separation between adjacent lots, sideyard buffers shall be composed of native plant materials augmented with additional native or native-appearing evergreen plantings to achieve substantial opacity. Subject to specific design approval, the edges of this buffer may be modulated by managed lawns associated with the landscape treatment of the Building Envelope. Otherwise this buffer shall be composed of trees, shrubs and groundcovers, only. Above-ground hard improvement shall not be allowed within this buffer zone, except for appliances associated with irrigation systems or utilities. Normal or routine landscape maintenance shall be allowed.
5.  **Golf Course Buffer:** Intended to provide a veiled concealment of structures and improvements from without while allowing course views from within, the golf course buffer shall be composed of naturalistic patterns of native trees above managed lawns, shrubs and groundcovers. No above ground hard improvements shall be allowed within this buffer zone except for those associated with irrigation systems, or landscape lighting, subject to plan approval. The common areas along the course edge shall be incorporated within the landscape improvement plans of the individual lot owners as well as within routine maintenance also provided by the lot owner. While lawns shall be allowed within the golf course buffer zone, they shall not predominate. The owner may be required to supplement existing vegetation, where native conditions do not provide ample screening of views from the golf course. The overall design character of this buffer zone shall be naturalistic, thereby providing a unifying element along all course edges within Frederica. Routine maintenance that complies with the naturalistic design principal shall be allowed.

**PRE - DESIGN SITE ANALYSIS:
FREDERICA**

LOT 56

DATE: 10.25.05
SCALE: 1" = 100' - 0"

