

Mr. John Bolen
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selected units have the benefit of being constructed with 2' of difference in finish floor elevations between units within the same building.

Final plans of course, will re-evaluate and refine this plan for optimum fit and utilization of the land.

3. Due to the superb existing native forest, utmost caution will be utilized in clearing and grubbing operations on the site. Field adjustments will be made to work around existing specimen hardwoods and other trees of landscape value. Grading and clearing plans plus staking plans will be developed before any construction. Desired horizontal and vertical location of all facilities will be shown as well as drainage. The drainage and storm sewer plan will consider all run-off from site and the drainage basin of Rocky Creek. Appropriate engineering recommendations will be made and implemented. Landscape architects and engineers will field adjust as implementations occur to preserve valuable flora of the site.

5. The retention ponds will be implemented following engineering data derived from a complete site storm water analysis. Ponds will be constructed so as to screen from view with berms and plant material and/or utilized as a site amenity in the overall landscape plan. The final solution will be based on recommendations of the landscape architect and engineer. Maintenance of these and all other amenities will be by the Horizontal Property Regime.

6. Building setbacks for all buildings are as indicated on the attached plan. Please note that a front setback of 125' is exceeded in all places and a rear and side setback of 30' is exceeded in all places.

7. Pedestrian access to Shadow Oak Racquet Club will be as indicated on the attached drawing.

8. Proposed buffer strips are as indicated on the attached drawing. In all buffers existing native forest will be maintained. Only those plants hazardous or nuisance such as poison ivy or kudzu would be removed. The buffers will remain in their natural state including the forest floor and as indicated on the drawings additional native evergreen material will be utilized as necessary to insure closing views. Myrica is the shrub considered for this since it also tends to seed itself in a natural state in addition to being excellent landscape material. The buffer strip along Pelham Road at the existing house site will receive additional

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