

FIELDSTONE FARMS A CONSERVATION NEIGHBORHOOD

Oxford, Mississippi

preserve | protect | immerse

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GUIDING PRINCIPLES

Fieldstone Farms is designed to implement many standards found in the traditional design of a conservation neighborhood. Throughout the planning process, two main design principles were focused on in an attempt to build a neighborhood with a unique “sense of place,” while preserving as much of the existing wooded areas as possible.

The *FIRST DESIGN PRINCIPLE* focuses on the residential products available to the community. Lot sizes and architectural character are key components of the final residential product. Fieldstone Farms provides an array of housing types to cover a diverse range of residential markets. Individuals at many different stages in their lives are able to find the perfect home at Fieldstone Farms. This community is very unique because it offers all the natural amenities only found in a Conservation Neighborhood while being located just 2.5 miles from the Oxford Square.

Three distinct areas work in unison to bring about a diverse range of residential products. The first subset of the neighborhood, *The Cottages*, offers a smaller, single-family detached home with traditional southern porches and a vernacular architecture that addresses the street. In the center of the neighborhood is *The Village*, several clusters of townhomes and parking areas, surrounded by groves of preserved trees with back patio views into the existing natural spaces and the central lake. The last area, *The Preserve*, boasts a larger bungalow style



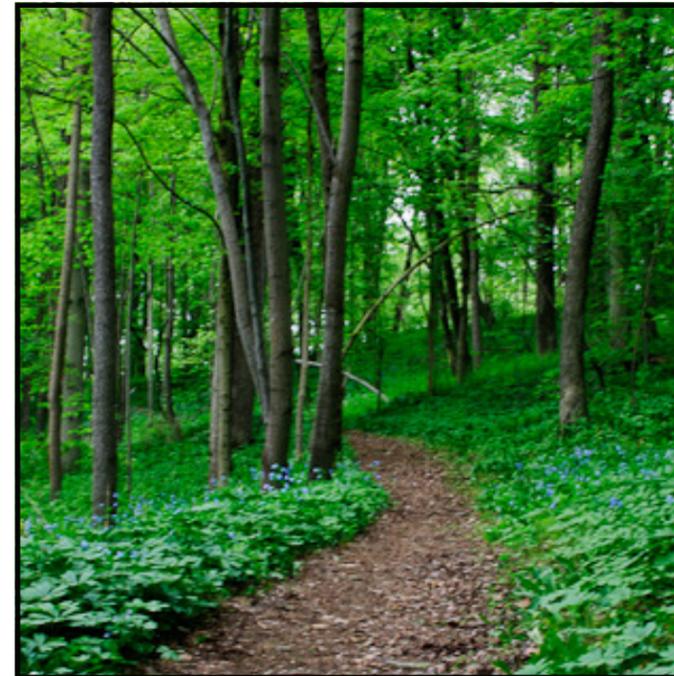
product with backyards immersed in large wooded areas in close proximity to the Ole Miss Golf Course. The different areas located in Fieldstone Farms function cohesively between each other to create a distinct ‘sense of place’ with a warm, overall neighborhood feel. When designing the community, attention was paid to the placement of these three housing types in areas that already exhibited suitable terrain for construction, thus limiting the impact of the building footprint on the natural environment that *Fieldstone Farms* is meant to preserve. Consideration was also given in regards to circulation and the placement of common open space throughout the development to ensure people are provided the opportunity to explore and enjoy the natural and built amenities that Fieldstone Farms provides. All residents will have direct access to the two neighborhood lakes and a golf cart easement that provides access to the adjacent Ole Miss Golf Course.

A *SECOND DESIGN PRINCIPLE* considers the overall design of circulation patterns with regard to pedestrian, vehicular, and alternative modes of transportation. While attention is paid to vehicular traffic and the hierarchy of the road system needed to move that traffic, an equal emphasis is placed upon pedestrian traffic and the pathway system needed for the pedestrian to move freely within Fieldstone Farms. Due to the sites rolling topography, streets meander with the natural features of the property to create visual interest while avoiding existing drainage ways and preserving large areas of

mature existing trees. Narrow roadway corridors pull architectural elements and focal points closer to the streets creating a safer, more inviting environment for pedestrians and vehicles alike. Due to the expanses of natural open space afforded through a Conservation Neighborhood, the pedestrian and vehicular circulation routes are not entirely bound together. Fieldstone Farms offers a unique experience for residents and visitors with a variety of pedestrian pathways that serve to collect and lead people from one neighborhood destination to another in an attempt to provide a more scenic and intimate mode of travel. While sidewalks line the streets of some areas of the development in order to delineate space, other areas offer primitive trails that combine to create an extensive pedestrian network that creates a sense of connectivity not experienced with vehicular thoroughfares.

DEFINING ELEMENTS

Traditionally-planned Conservation Neighborhoods, such as Fieldstone Farms, strive to distinguish themselves from other communities by using a creative approach to design unique defining elements within the natural landscape. These elements make statements that define the character of the development. In this way, Fieldstone Farms will set itself apart from other developments in the surrounding area.



1. An important component of Fieldstone Farms is the wide array of natural amenities and conservation green space maintained within the neighborhood. A main goal in the design process was strategically locating the homes so natural areas could be preserved and all residents could have access to natural spaces and amenities. These conservation areas are joined with winding trails and offer a higher level of connectivity providing easy access to the Ole Miss Golf Course, neighborhood clubhouse, outdoor grilling area/fishing pier, lakes, or simply from one pocket of the neighborhood to the next.



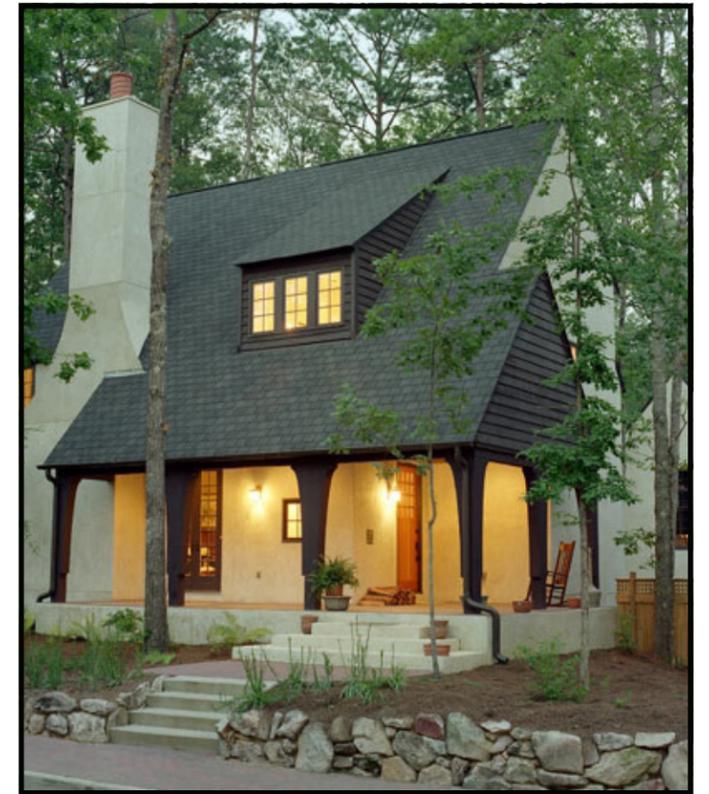
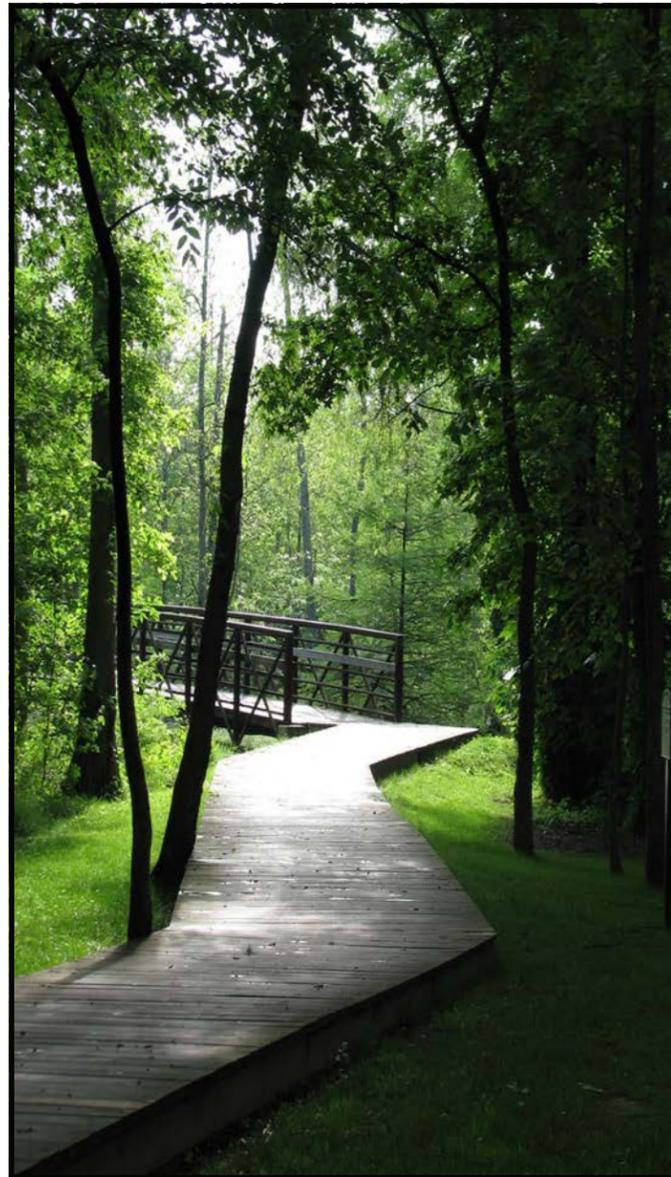
2. To ensure the network of streets creates effective routes and a sound environment, different elements are introduced to streets and streetscapes. The neighborhood's streets are planned to be relatively narrow in places and shaded by rows of trees. In *The Cottages*, homes will have front porches and will be placed closer to the street providing a more inviting pedestrian-friendly streetscape zone. The streets are planned to offer on-street parking and a fully designed roadside with street trees, bump-outs, green strips, and sidewalks. Street trees and on-street parking slows traffic, thus creating an environment suitable for pedestrians and bicycles. In parts of Fieldstone Farms, some streets are routed through densely wooded

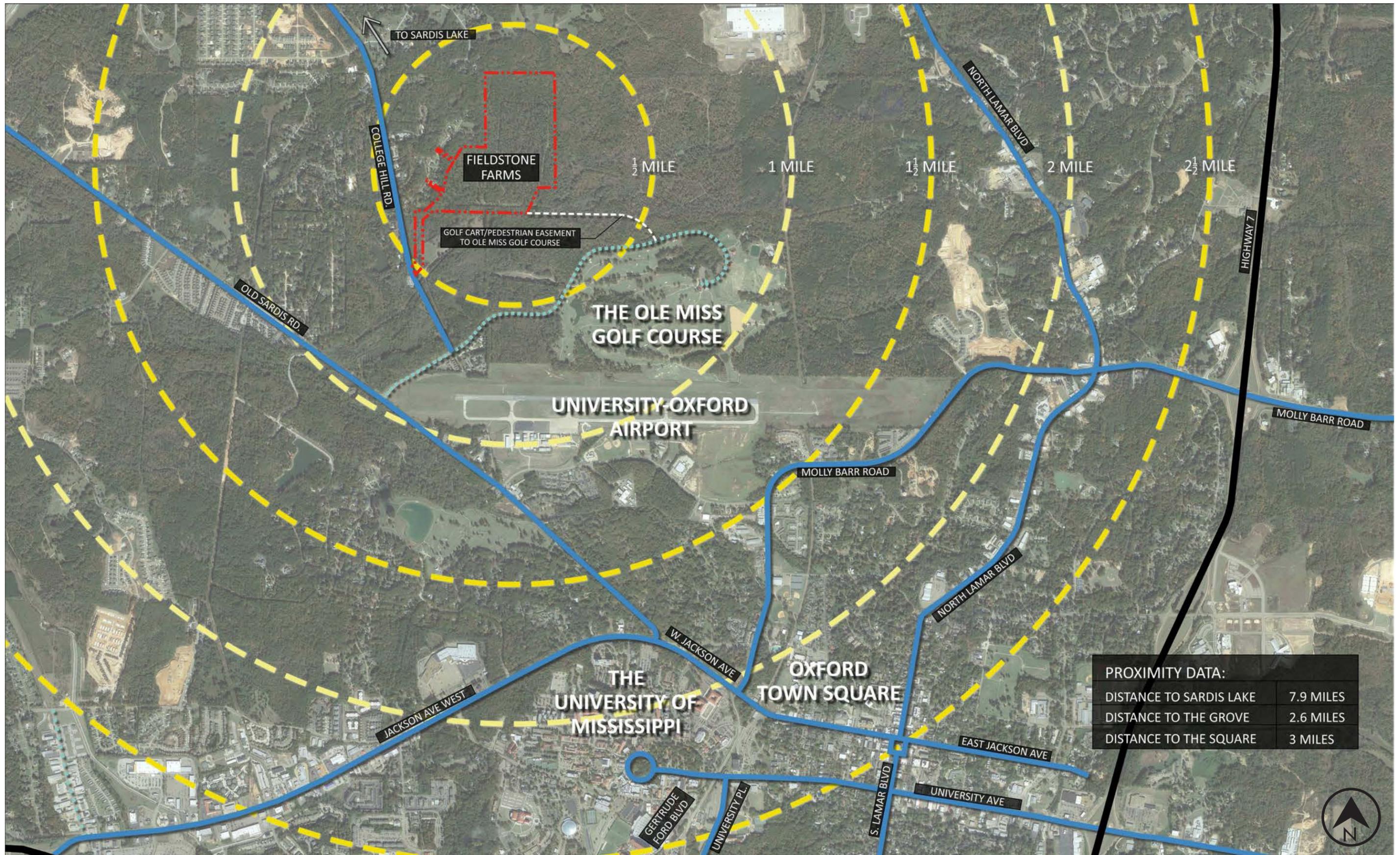


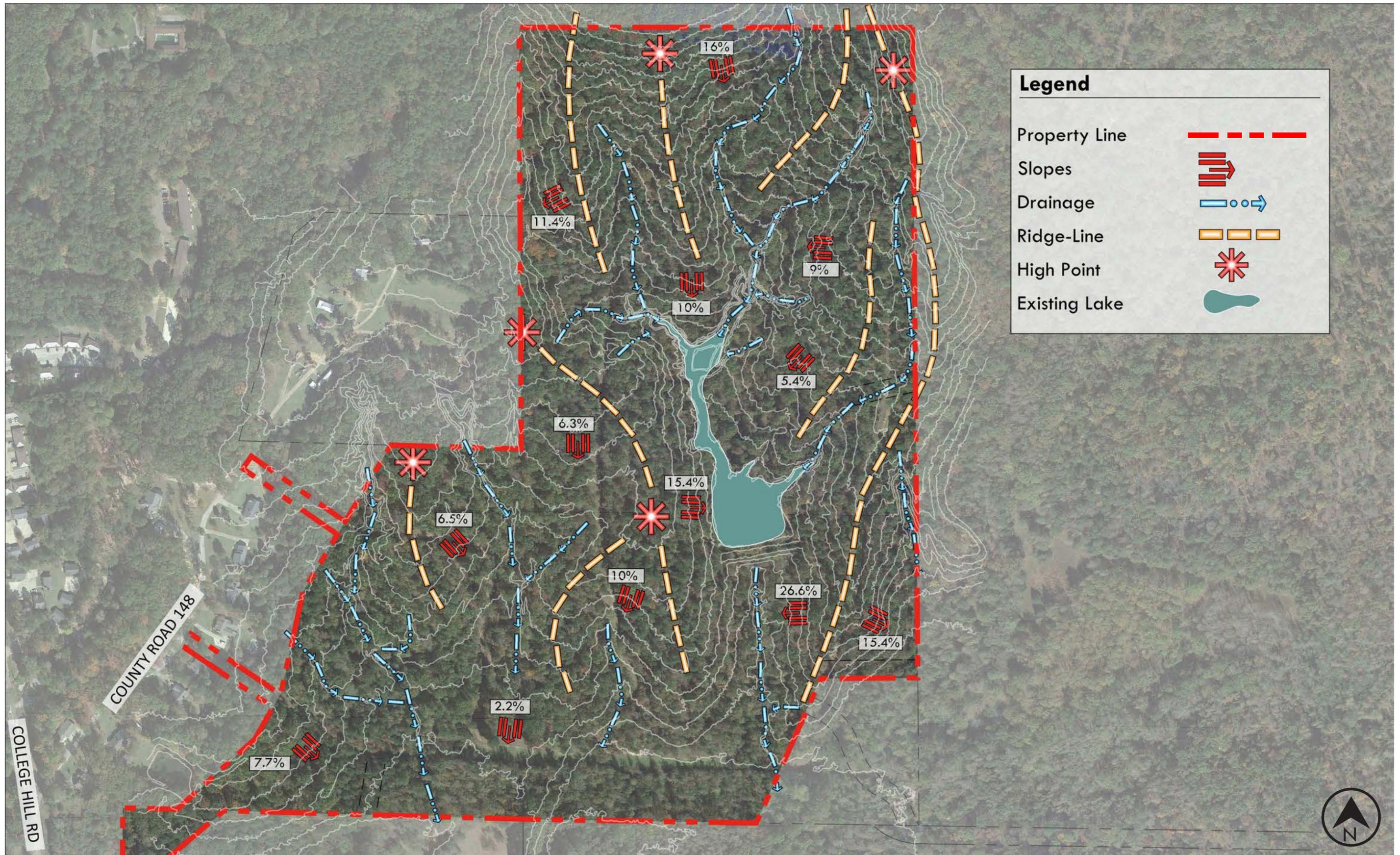
areas. Within natural areas, measures are taken to provide road geometry that saves as many large specimen trees as possible. Some areas are planned to have winding boulevards in an effort to go around large masses of trees.

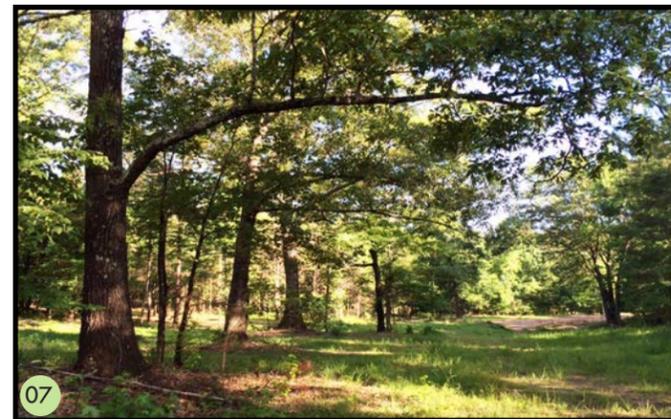
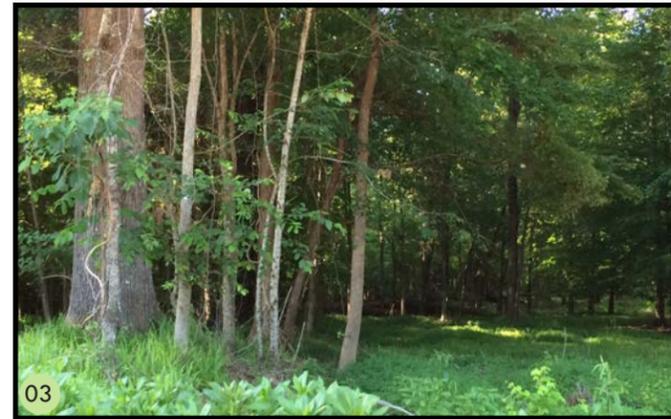
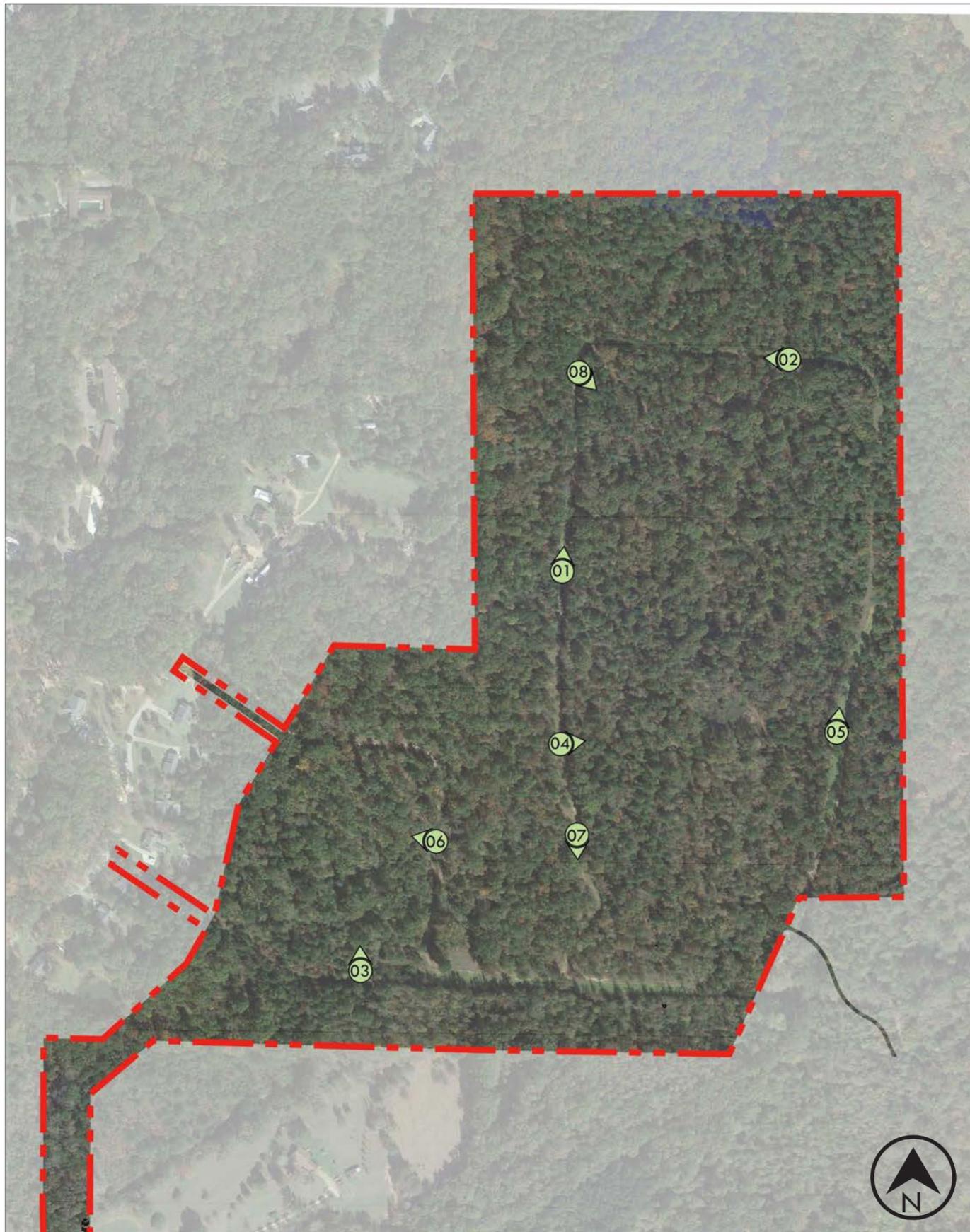
3. Other aesthetics are taken into account through the design process as well. A great effort was made to terminate each street with a pleasing view or vista point where possible and to orient the housing products in a fashion that accentuates the lines of sight created by the natural rise and fall of the terrain. These view sheds and termini create a memorable experience for residents and act as landmarks to reinforce the neighborhood's sense of place. The placement of the neighborhood clubhouse and outdoor area amenities is also meant to highlight the natural beauty of Fieldstone Farms and encourage neighborhood gatherings and social interaction to help build meaningful relationships between neighbors. These conservation areas and gathering spaces are what set certain neighborhoods apart from each other and, in turn, connect the entire community.

All of these design principles and defining elements come together to create the community of Fieldstone Farms, a place where you know not only your neighbor, but also your neighborhood.



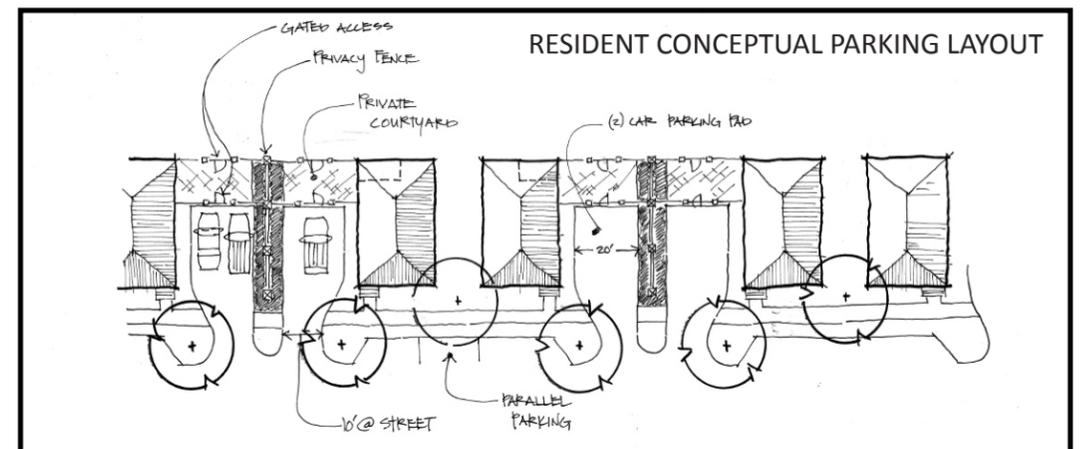


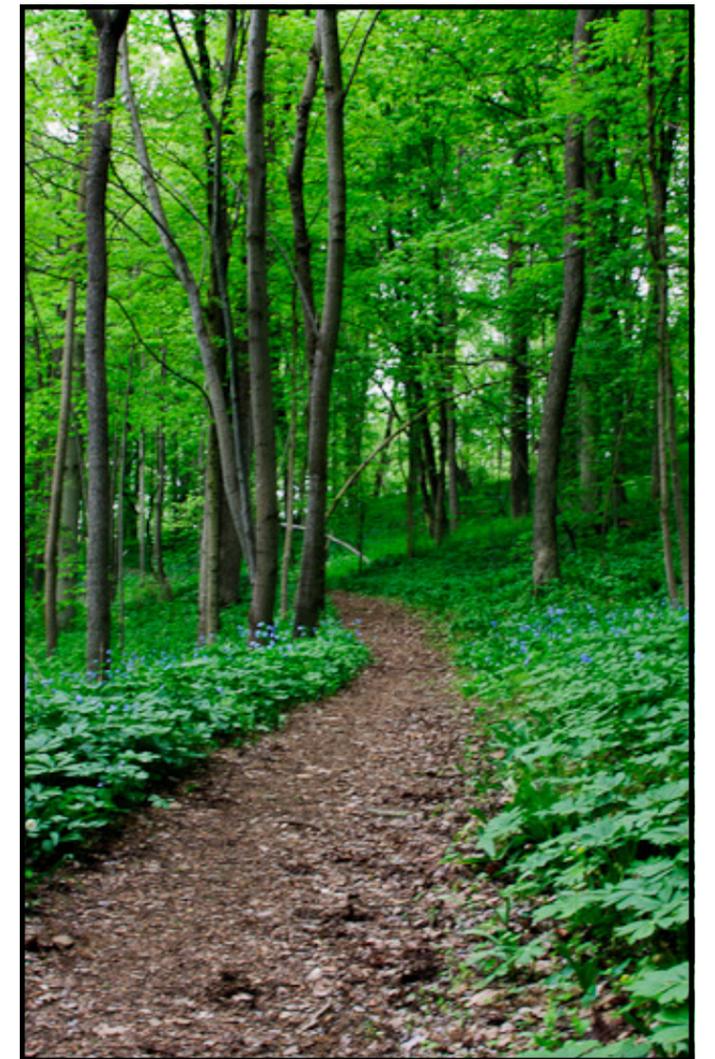




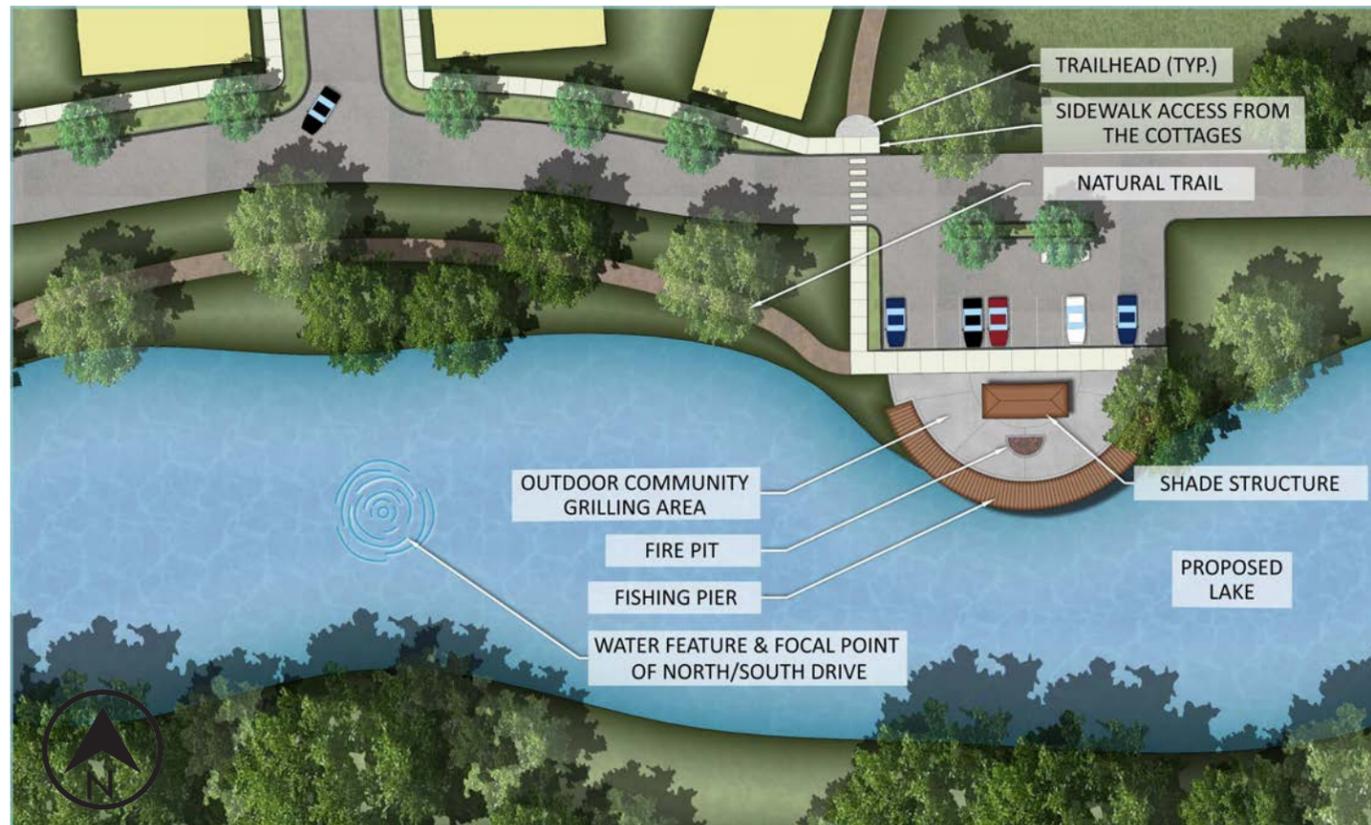
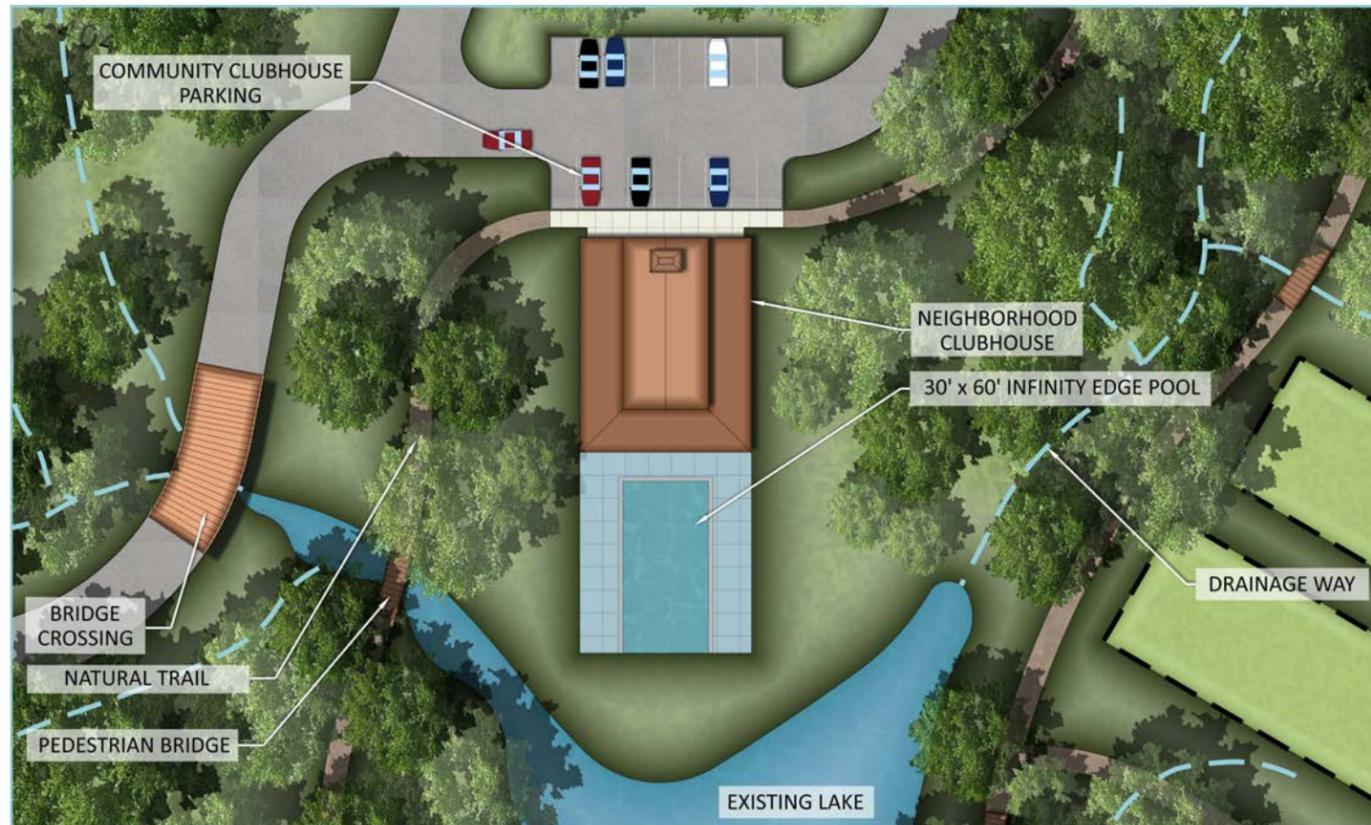


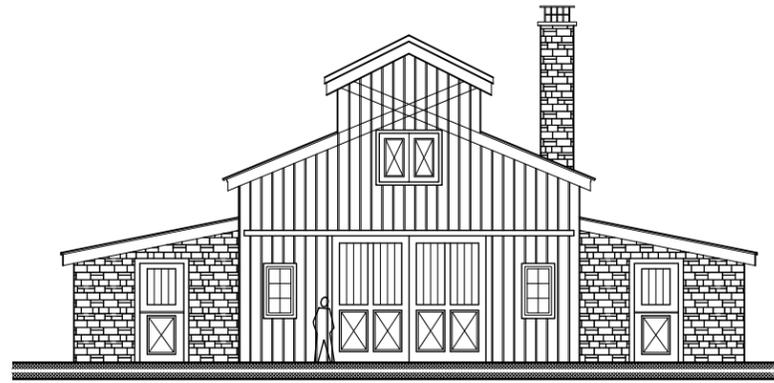




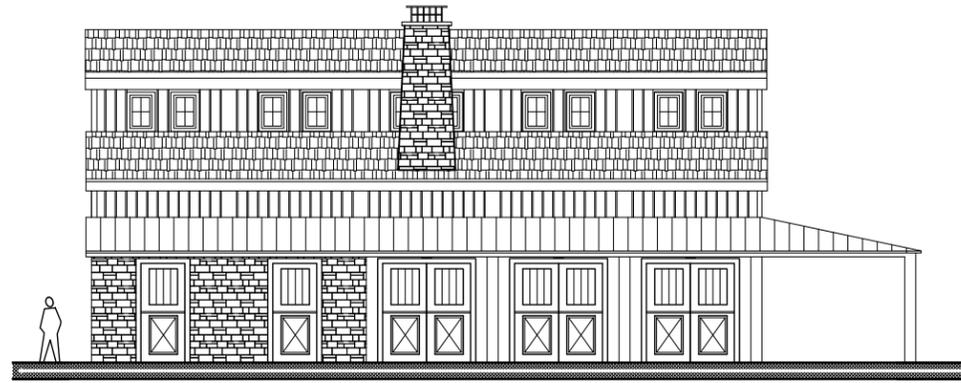




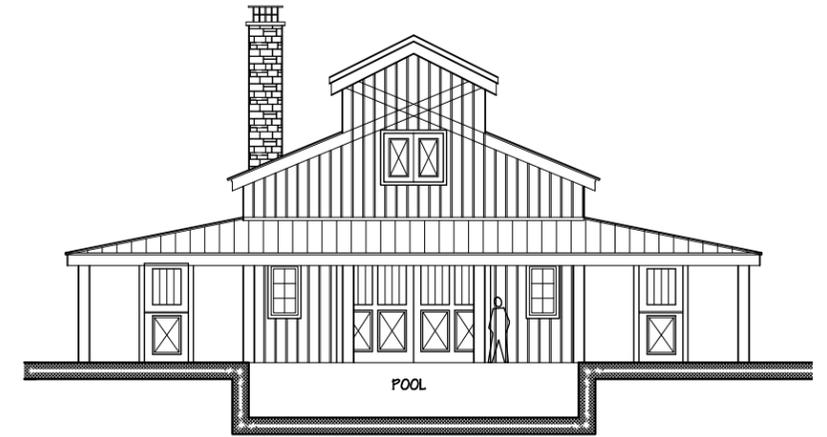




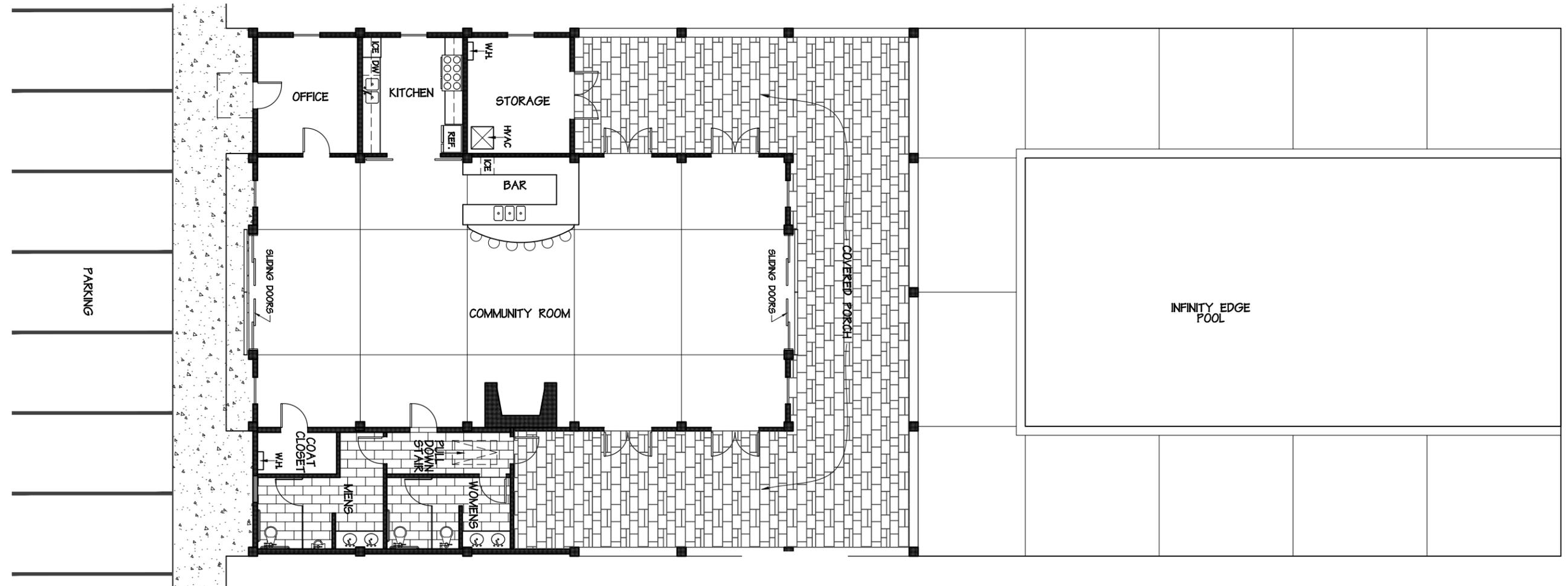
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



NEIGHBORHOOD CLUBHOUSE: FLOOR PLAN



NEIGHBORHOOD CLUBHOUSE: FRONT FACING PERSPECTIVE



NEIGHBORHOOD CLUBHOUSE: REAR FACING INFINITY POOL PERSPECTIVE



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