

LOBLOLLY MILL ESTATES DESIGN GUIDELINES

SITE SUMMARY

Site Data

The site consists of 104.455 acres.

Zoning Ordinance Compliance

Loblolly Mill Estates is in compliance with the Roanoke County Zoning Ordinance and furthers the intent of the AG-3 Agricultural/Rural Preserve District (See 30-30) while protecting and preserving the sensitive natural and historic features of the land. It also has a limit on the density of less than one residence per three acres, which is the density allowed in the AG-3 zoning. Finally, Loblolly Mill Estates has minimized the demand on public services with privately maintained roads and individual well and septic systems.

Community Plan Compliance

Loblolly Mill Estates is located within the Mount Pleasant Community Area, and caters to the community's values and respects the key natural and historic resources that are strongly promoted within the Mount Pleasant Community Planning Area. This development has preserved significant natural areas including streams, a 1.75 acre pond, and steep slopes. There has been no impact on the view shed of the Blue Ridge Parkway from this development. The developers have preserved and restored two significant historic structures that provide a link to the traditions of the local residents. Through quality planning and an environmentally sensitive site design, Loblolly Mill Estates promotes and preserves the rural characteristics of the Mount Pleasant Area and its residents.

Existing Conditions

The site is comprised of a series of wooded knolls that border the property. The knolls are focused centrally on a 1.75 acre pond. Slopes on the property range from 2% to 50%, and the elevations range from 892 to 1100 feet. A network of streams filter between the knolls and ultimately drain to the Turner Branch. The Turner Branch runs west to the east through the property. The setting that is created by these natural features is one that feels completely isolated from any adjoining property.

An historic covered bridge and grist mill are located on the Turner Branch in the northwest portion of the property. Both of these structures have been restored, preserved and incorporated into the common areas of the development.

Utilities

Water and Sewer will be provided through individual well and septic systems by each property owner.

Access/Traffic

Access to the property is from Sterling Road.

Site Design Guidelines

Intent

These design guidelines are written with the intent to guide the development of Loblolly Mill Estates. They are intended to develop the overall character of the community. These guidelines are not meant to cover all site-specific issues or alterations and should be applied as a guide to meet the development goals of the project.

Association

All property owners at Loblolly Mill Estates will automatically be members of the Homeowners Association for this development. The Homeowners Association will be established to maintain all common open space, conservation/recreation areas, trails, roads and site amenities. Roanoke County is not obligated to provide trash and bulk services on private streets. If Roanoke County does not provide these services, the Homeowners Association shall be responsible for bulk and trash services. In addition, weekly landscape maintenance and snow removal will be included as part of the Homeowners Association services to property owners.

Preservation Areas

A minimum of 50% of the site has been preserved as open space and conservation/recreation areas. A minimum of 15% of the site is dedicated common open space and the remainder of the preserved area is comprised of conservation/recreation easements. The conservation/recreation easements have been established for the benefit of the residents within the community and serve the same functions as the dedicated open space. All common open space and easements has been recorded with the subdivision plat. The main areas of conservation are the most environmentally sensitive portions of the site including streams, the pond, and some of the steepest slopes. No residence or road will be allowed within any open space or conservation/recreation area. The covered bridge has been incorporated into the design as a foot bridge. The grist mill remains as a scenic and interpretive backdrop for the development.

Site amenities and utility crossings will be allowed within the open space and conservation/recreation easements.

The following Amenities may be developed within the community held open space: hiking trails, tennis courts, playgrounds, open play fields, historic grist mill, covered bridge, picnic areas, pond, and fishing/boat dock. All of these amenities will be maintained and owned by the homeowners association at their sole discretion.

The following Amenities will be allowed within the conservation/recreation easements located on privately owned property: hiking trails and picnic areas. The cutting of trees within these easements will be prohibited. No disturbance other than trail or picnic area construction shall occur in the area designated as "open space and conservation/recreation easements."

Development Areas

The primary areas used for the construction of the proposed homes will be along or near the top of the existing knolls. The placement of the homes will allow for the preservation of the most sensitive portions of the site.

Buffer Yard

A 50 foot natural buffer shall be maintained along all adjacent property lines except; wherever a house, driveway or drainfield on the property is located fifty feet (50') or closer to an adjacent property line and a natural fifty foot (50') buffer is not maintained, as shown on the Master Plan, two (2) rows of evergreen trees shall be planted as an additional buffer. In no case shall there be a natural buffer between houses on the property and an adjacent property line of less than twenty feet (20'). All proposed evergreen trees shall be a minimum of 6 feet high at the time of planting.

Roads

All roads within Loblolly Mill Estates are private. The Homeowners Association will maintain all roads and signs.

Hiking Trails

A network of pedestrian hiking trails are provided. These trails are through out the development and connect the separate development areas with the open space, historic features and any other site amenities.

Landscaping

Each residential home will be professionally landscaped with sufficient foundation landscaping and additional trees where sufficient growing space is available. All signage will be monument style and will be incorporated into the design of the entrance. The general design will be such that it incorporates natural materials and the mountain village theme into the design.

Tree Preservation

The maximum allowable area to be cleared for any home site shall be 16,500 sf exclusive of any drain field areas required. Any additional clearing shall be approved by the zoning administrator.

Lot Size

The minimum lot size shall be 0.50 acres. The minimum Lot frontage shall be 30 feet on the cul-de-sacs and 100 feet otherwise.

Minimum Building Size

The minimum building size shall be 3,000 sf.

Maximum Building Height

The maximum building height will be 45 ft.

Accessory Buildings

All accessory buildings must be located behind the front building line.

Setbacks

The minimum front setback will be 25 feet from any private road.

The minimum side setback will be 10 feet from any internal lot.

The minimum rear setback will be 10 feet from any internal lot.

The minimum setback from any adjoining owners property line or from any public right-of-way will be 35 feet.

Lighting

All lighting emanating from the outside of any house located on a lot on the property will include a shield on top that causes the light to shine down, not up or out. Dusk to dawn lights will not be permitted. All lights on the outside of any house on a lot on the property will not exceed 100 watts.

All lighting shall be arranged so it does not cast glare on adjacent properties and so that no more than 0.5-foot candles cross any adjacent property line.

Utilities

All utilities shall be placed underground and all heat pumps and other appurtenances shall be screened from view of the roads or adjacent property owners.

Trash Collection

Trash collection will be individual can pick up and will be collected internally within the development. No cans or collection areas will be allowed along Sterling Road. It is understood that Roanoke County is not obligated to provide trash services to this development. If Roanoke County does not provide trash pick up then trash collection will be provided by a private vendor at the expense of the Homeowners Association.

Fire Protection

A dry hydrant has been installed at the pond located on the property for use by the County's Fire Department to benefit homes within the development as well as any other property within the vicinity. The hydrant location and design has been approved by the Roanoke County Fire Marshall prior to installation.

Development Schedule

The intent of this project is to disturb as little as possible. Therefore, the developer will initially only install roads, shared driveways and develop the amenities. The lots will be developed as they are sold so that only the trees required for the construction of each house and drain field will be removed.

Loblolly Mill Estates Architectural Requirements

The following information will serve as guidelines for the architectural styling of each home.

Architectural Review Board: A review committee appointed by the developer will review and approve any and all improvements on the lots to maintain harmony with other improvements and to reject proposed improvements that would otherwise adversely affect the atmosphere and values of the development. A review fee of \$2,500 will be charged to each homeowner. This would include review and approval of all house plans, elevations and exterior colors.

Exterior Materials: All exterior siding material shall be wood, synthetic wood, brick, or stone, and or synthetic stone. All roofing material will be either metal standing seam roof, natural shingles or architectural asphalt shingles.

Colors: All exterior colors shall match the James Hardie color samples available through the Architectural Review Board.

Accessory Structures: All accessory structures will be reviewed and approved by the Architectural Review Board prior to installation and/or construction. All accessory structures will be constructed to match the primary residence on each site. A fee of \$100. shall be charged for each review required by a homeowner.