

A REZONING APPLICATION:
PLANNING AND DESIGN DOCUMENTS FOR

WOLF CREEK PLANNED COMMUNITY

COUNTY OF ROANOKE, VIRGINIA

ROANOKE COUNTY'S FIRST PLANNED RESIDENTIAL DEVELOPMENT (PRD)

**WOLF CREEK, INC.,
OWNER & DEVELOPER**

**HILL STUDIO, P.C.,
PLANNER & LANDSCAPE ARCHITECT**

JUNE 23, 1995

UPDATED SEPTEMBER 13, 1995

UPDATED SEPTEMBER 29, 1995

UPDATED OCTOBER 17, 1995

**UPDATING INCORPORATING ONE-YEAR REVIEW & APPROVALS
DECEMBER 01, 2001**

UPDATED FEBRUARY 6, 2009

UPDATED MARCH 20, 2009

PROJECT TEAM

OWNER/DEVELOPER:

Wolf Creek, Inc.
4346 Starkey Rd., SW
Mr. Steve Musselwhite, Pres.

PLANNER AND LANDSCAPE
ARCHITECT:

Hill Studio, PC
20A East Campbell Ave.
Roanoke, VA 24011
540-342-5263

Planning Team: David P. Hill, ASLA
Project Manager, Frank H. Hill, AIA
Kitty Johnson, Melissa Board, Valerie
Birch, AICP, Sandra Gaylord

ENGINEER:

Lumsden Associates, PC
4664 Brambleton Ave., SW
Roanoke, VA 24014
540-774-4411

Keith Rastorfer, Project Manager

DESIGN TEAM ADVISORS:

Janet Shield, AICP, Community Planner,
Roanoke County

NPS Blue Ridge Parkway: Gary Johnson,
Chief, Resource Planning & Professional
Services Division

Carlton Abbott and Partners
Carlton S. Abbott, FAIA

Will Orr, Park Landscape
Architect for the Blue Ridge Parkway

INTRODUCTION

WOLF CREEK CONCEPT

Wolf Creek is a 38-acre planned community of residences adjacent to the Blue Ridge Parkway in Roanoke County, Virginia. The community is proposed as Roanoke County's first Planned Residential Development (PRD) and will offer an alternative to typical subdivision developments which can be designed without regard to the surrounding landscape. Because the design of Wolf Creek is based on a commitment to be a compatible adjacent use to the Blue Ridge parkway, the design responds by incorporating the community into the surrounding agricultural and residential land use patterns.

Vital towns and villages, meadows, fields and farms, and forests compose the cultural landscape of the western Virginia's Blue Ridge parkway corridor. These four elements are incorporated into the design of Wolf Creek.

The massing diagram on page 13 illustrates the four land use types at Wolf Creek. Park lands are the front of the property, and are designed to be meadows visible from the Blue Ridge Parkway. Much of this land was determined to be critical viewshed of the Parkway, and the land is proposed to be ultimately conveyed to the homeowners' association. A second subset of park lands are lands retained by the homeowner's association. These lands include the loop of trails and amenities located in the lowlands and floodplain, with tie-ins to the remainder of the neighborhood.

In the center of the land is the village at Stone Creek with consistent street frontage patterns and landscaped courtyards that will follow in the tradition of nearby towns such as Fincastle, and design guidelines require timeless construction tradition that can be found in much older Virginia towns. This village is designed as a scene visible to the Blue Ridge Parkway. Virginia highland towns, such as Meadows of Dan, provided a similar visual experience for the Parkway visitor.

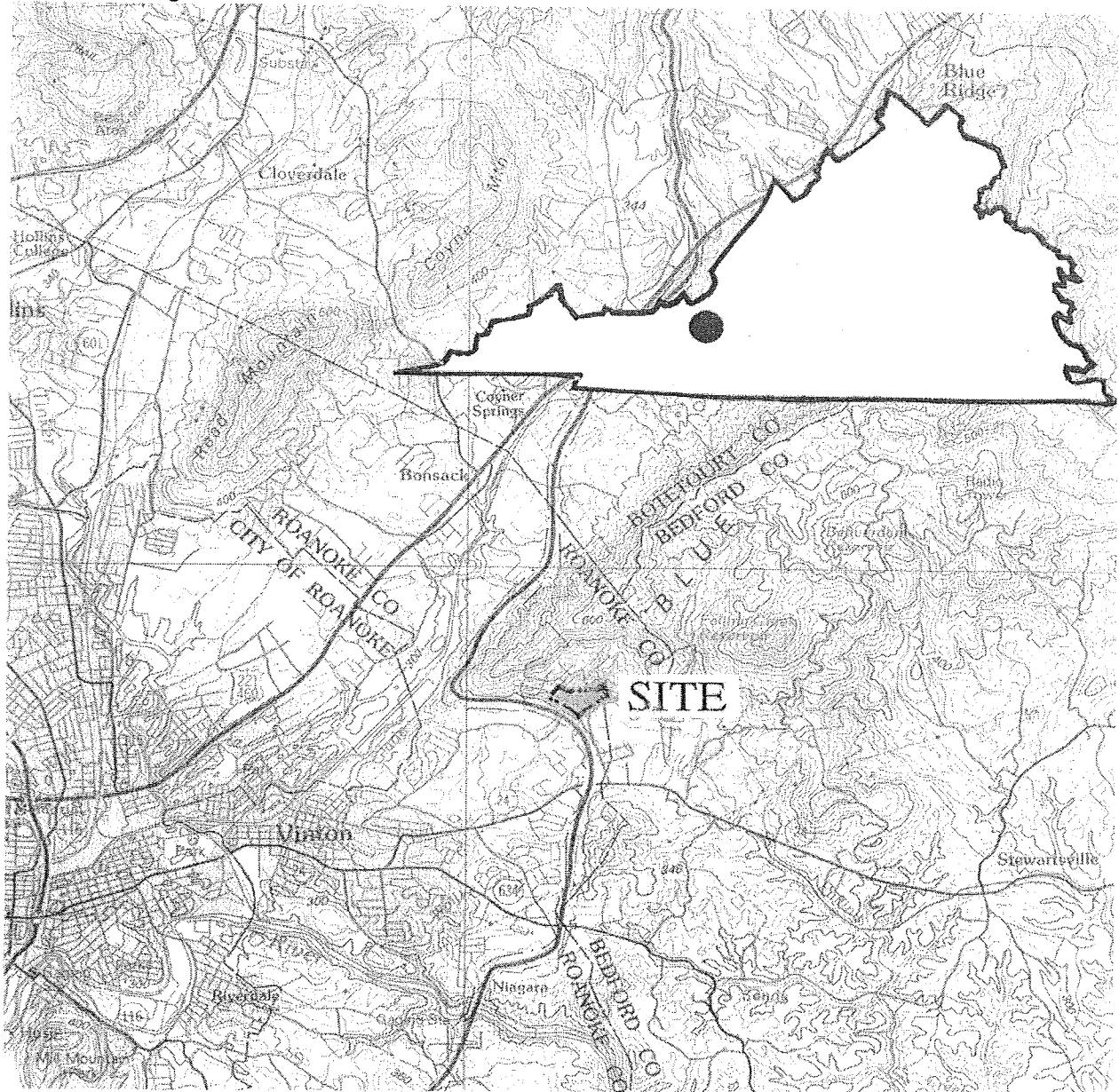
To the south of the Village at Stone Creek is Richard's Wood at the wood's edge and across the dell is Beech Cove. Out of primary view of the Blue Ridge Parkway, these are inwardly-focused toward Muse's Dell.

The remainder of the site is divided into 33 single family lots and one lot containing a stormwater management facility which range in size from ¼ to 1 acre. These are sited in the rear of the field and the woods, in the distant view of the Parkway. They also are designed to be compatible with adjacent lands uses to the north and west.

PROJECT LOCATION

Wolf Creek is located in the eastern half of Roanoke County, 65 yards off of the Blue Ridge Parkway motor road, and ½ mile north of Virginia Route 24. The property is one mile east of Vinton, seven miles east of downtown Roanoke and Interstate 581.

The site's slightly rolling topography is typical of Virginia's Shenandoah Valley and has influenced the form of many Virginia towns. Nearby Fincastle, Lexington, Bedford all exhibit character based on village patterns which have agricultural foregrounds and are sited on rolling terrain.

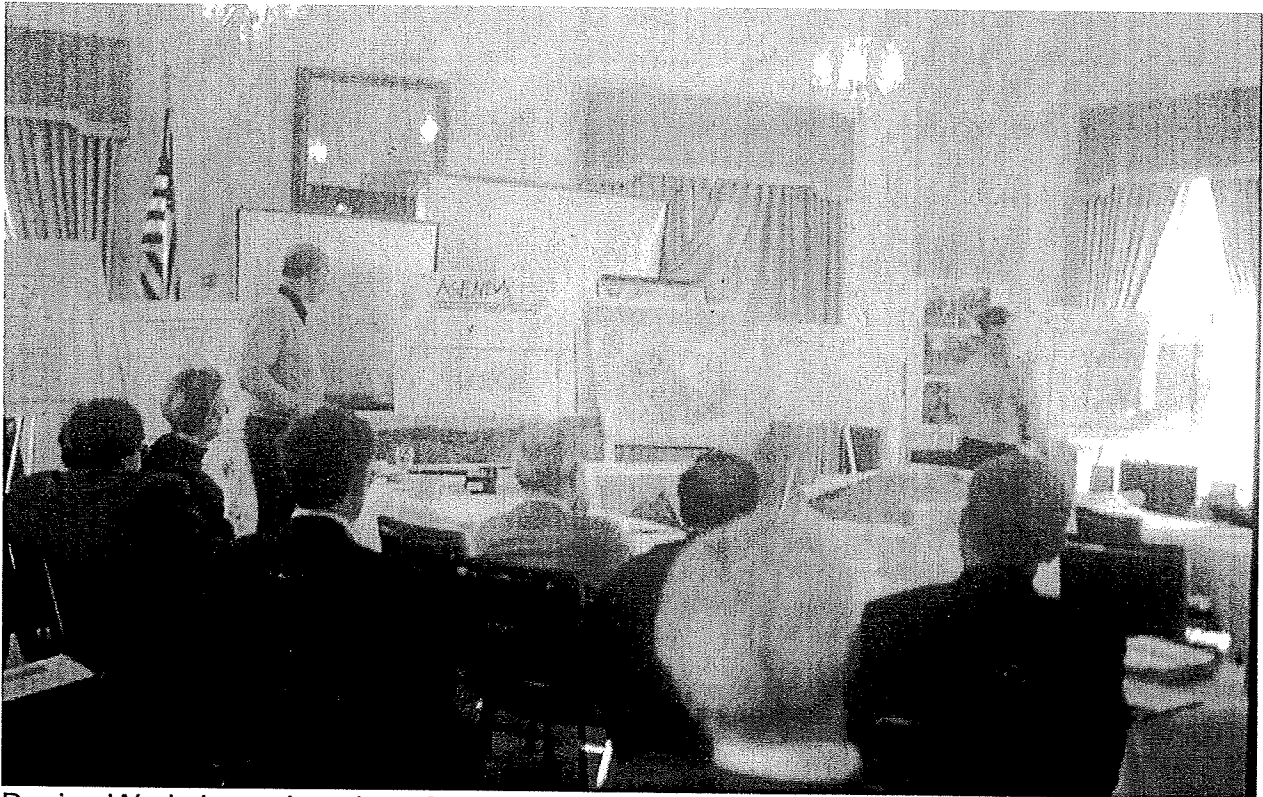


DESIGN PROCESS

Critical to the success of this project is building of consensus toward a solution acceptable to the National Park Service, Roanoke County, Town of Vinton, and adjacent land owners. Realizing the importance of consensus-building, the partners of Wolf Creek, Inc. the project's developer, helped to fund the three day workshop entitled "Partnership Planning for lands adjacent to the Blue Ridge Parkway," held January 25-27, 1995 at the Vinton War Memorial.

This workshop, coordinated by the Coalition for the Blue Ridge Parkway, brought together people of various disciplines from the Coalition, land owners, Roanoke County staff and board members, a private-sector planning team, and staff from the Blue Ridge Parkway. The purpose of the workshop was to create designs and reach consensus on infrastructure issues that face several proposed developments in the Roanoke Valley adjacent to the Blue Ridge Parkway.

The workshop included a series of intense design sessions and presentation/critiques to the collective audience.



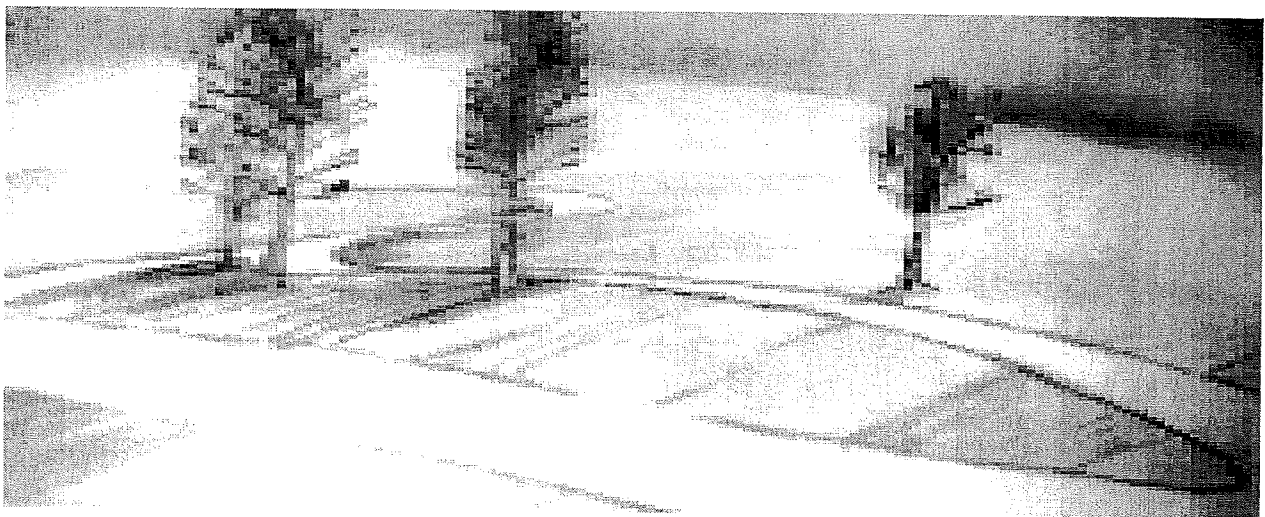
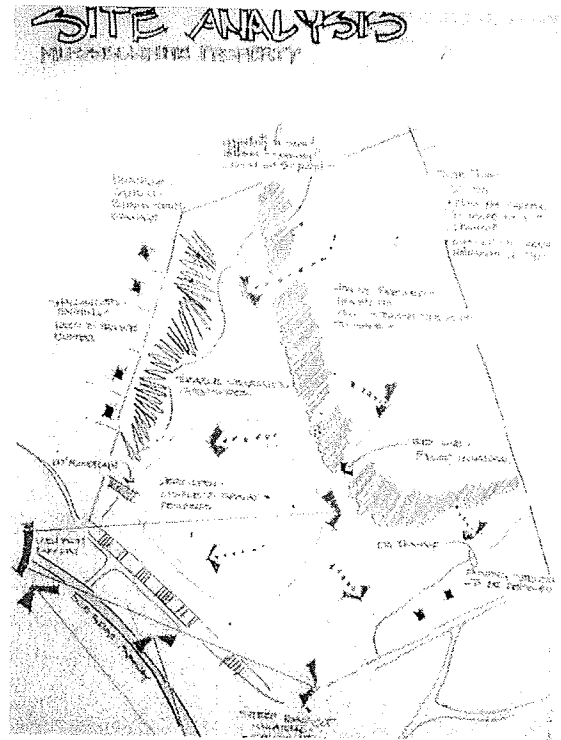
Design Workshop: A series of work sessions and presentations

WOLF CREEK MASTERPLAN & DESIGN GUIDELINES

The workshop format allowed expertise groups to form. Gary Johnson, Chief of Resource Planning and Professional Services, and Will Orr, Park Landscape Architect with the Blue Ridge Parkway, drew an analysis map of the Wolf Creek property, showing the critical viewsheds and the resources that were most important to protect. This is below.

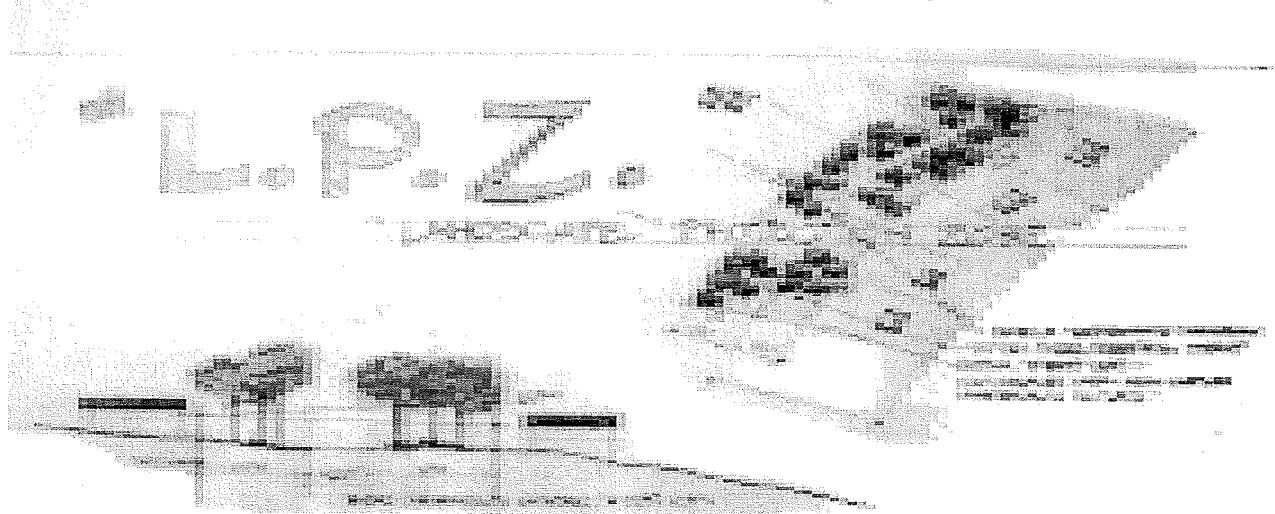
Two site-specific guidelines emerged that are important for the property. The lanes can be split at the entrance, providing quality sense-of-place with landscaping and signage for residents, while ameliorating the view of the entrance as seen from the Parkway. A second objective is to create "Landscape Protection Zones," or LPZs, along the rear property lines and along roadways. These zones utilize the existing tree canopy to partially-screen development scenes in layers parallel to the Parkway.

Steve Musselwhite presented the workshop with his "Report to the Members of the Design Workshop of Lands Adjacent to the Blue Ridge Parkway in Roanoke County Virginia" on January 27. This report provided the basis for design guidelines and planning a community that is both consistent with the Blue Ridge Parkway guidelines and employs traditional building practices that are desirable in home-building today.



Above: Split lanes to minimize visual impact of road.

Below: Original drawing for the LPZ, later incorporated into Design Guidelines



SENSE OF PLACE

Wolf Creek is located in Virginia's Shenandoah Valley. Agrarian fields, pastures and meadows; barns, rail fences and stone walls; vital villages and towns – all with the Blue Ridge and Alleghany mountains in the background – create the Shenandoah Valley's unique sense of place.

The Blue Ridge Parkway drops into the Valley only briefly over its 470 mile length. As described by the Parkway's founding landscape architect, Stanley Abbott, "these dips into valleys provide a few notes of staccato that enhance an otherwise melodious symphony."

By incorporating the characteristics of the Valley's vernacular landscape into the design of Wolf Creek, the Valley's sense of place will be preserved and interpretable for visitors. Architectonic forms in the Valley include those reminiscent of more traditional "old Virginia" building styles in contrast to the "pioneer" style used on the mountain tops. Although there is an attempt to be compatible with the Parkway, the Developer looks to Fincastle and Williamsburg for development comparables, and for examples of sense of place.

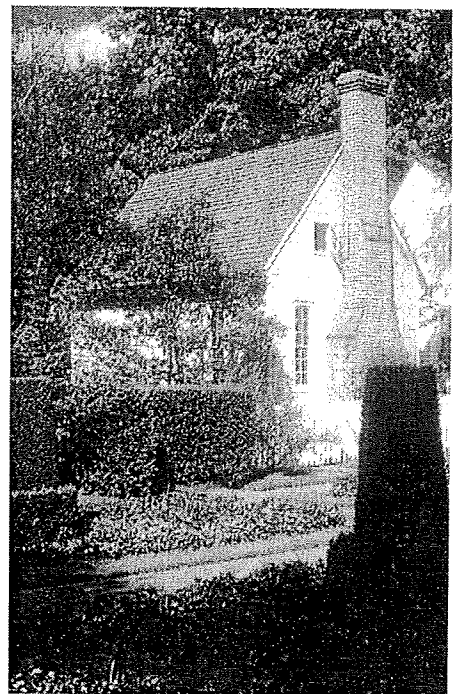
FINCASTLE & WILLIAMSBURG

Fincastle and Williamsburg are models for the home and landscape structure types of Wolf creek. Their vitality is in part due to their streetscapes which create a community oriented, pedestrian-friendly and highly functional environment. The major design elements which contribute to the success of these towns are 1) the linear town pattern, 2) the high density of buildings which create the street's edge, and 3) the courtyard and park spaces woven into the residential fabric. The consistency of details such as gateways, roof slopes and cornices create a rhythm, giving each developed area a unique sense of place.



TIMELESS BUILDING ELEMENTS

These photos depict the character desired for the homes of Wolf Creek. The village sections, Village at Stone Creek, Rockbridge, and Beech Cove, may be the most controlled architecturally, and exhibit these qualities most thoroughly.



SITE AND SITUATION

WATER, VEGETATION AND WILDLIFE

There are 4.77 acres of the site in the flood plain. These areas are in the two swales on the property. In addition to its safety hazard, the floodplain lands provide for a diversity of wildlife. Although these areas of the site have been grazed, the lowlands have the greatest potential for wetlands habitats. A few specimen sycamore and beech trees are in the lowlands.

Upland mixed vegetation forest, consisting of oaks, poplar, beech, and mature maple and Virginia pine covers 20.70 acres of the site. Several large groupings of mountain laurel indicate the woods have been undisturbed for some time.

Meadow makes up 17.45 acres of the site. There is very little tree coverage in the meadow except for a few clumps of locust. These may indicate outcroppings which are difficult to mow and graze.

The Natural Heritage Survey indicates no endangered species are known to exist on the property.

HISTORIC RESOURCES

There are no documented historic resources on the site. An old farmhouse exists off of Laurel Glen Lane, including outbuildings and old pump. None of the artifacts are substantial, and they will be razed as part of construction.

UTILITIES

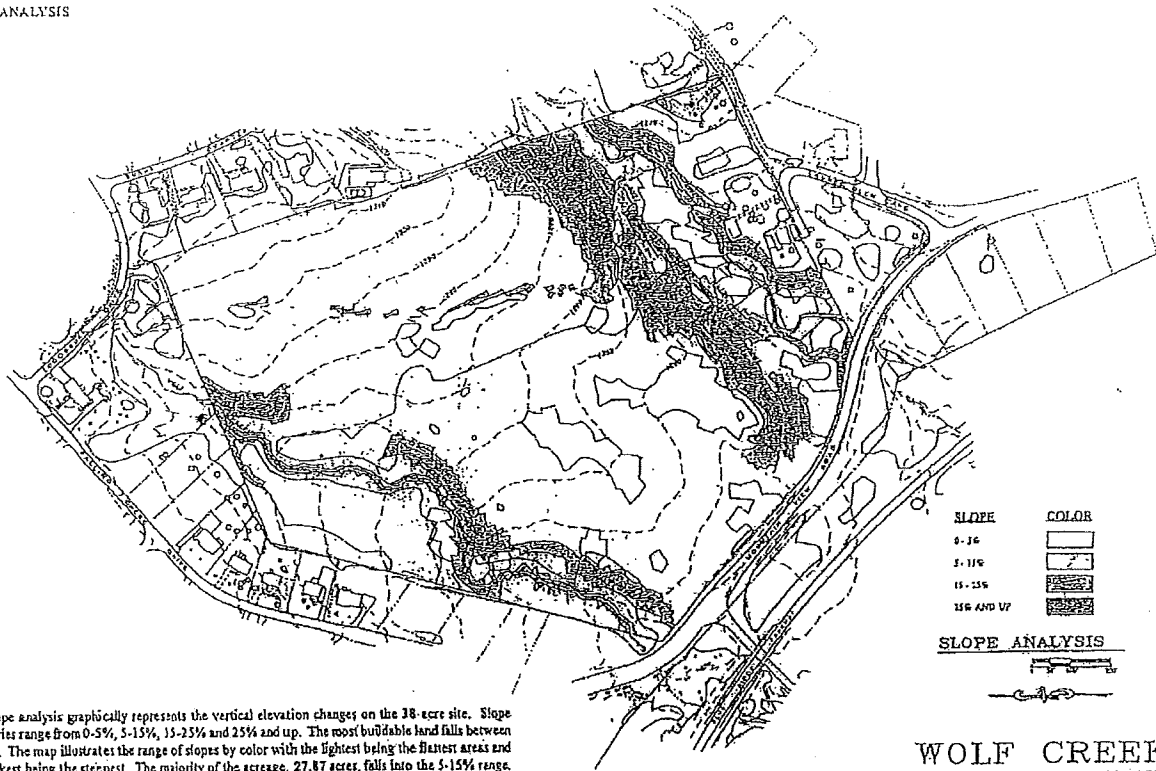
Both public water and sewer, applied-for through the Town of Vinton, are proposed for this development. Sewer requires an off site extension, which will cross under the Blue Ridge Parkway and tie into the existing sewer interceptor at Stonebridge subdivision in the Town of Vinton. An 8" sewer line is proposed. An 8" water line will supply both domestic and fire protection needs. This will be placed off of an existing 6" line on Laurel Glen Road.

Both sewer and water lines will meet the standards of both Town of Vinton and Roanoke County. A larger set of sewer and water plans will accompany the site plan submittal.

With the completion of the National Park Service environmental assessment, it is predicted these services can be in place by spring 1996 and will serve the houses as soon as the first phase is finished construction, summer of 1996.

WOLF CREEK MASTERPLAN & DESIGN GUIDELINES

SLOPE ANALYSIS



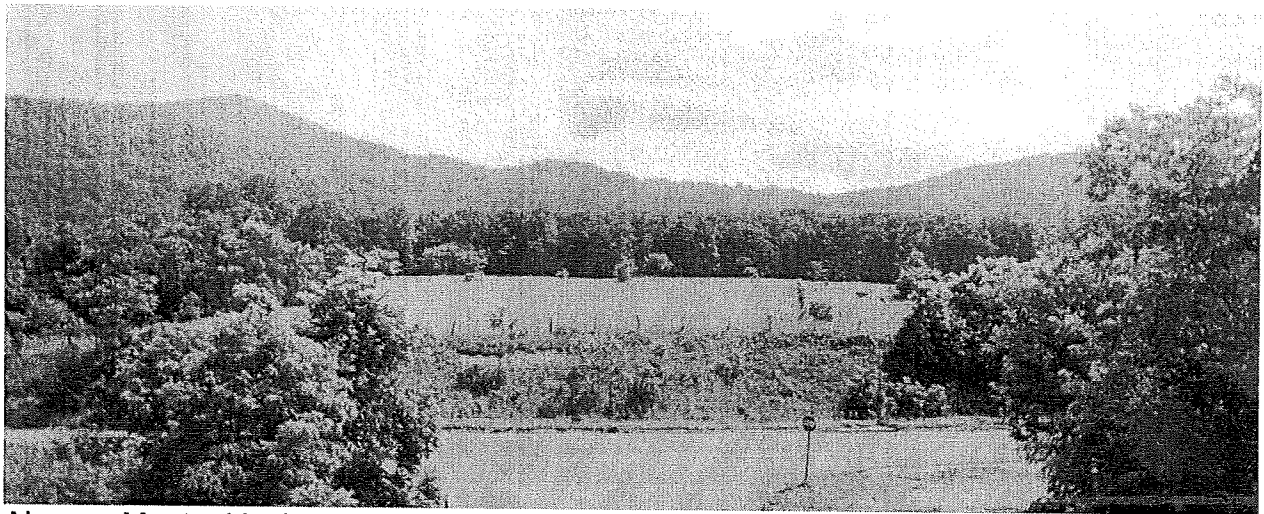
The slope analysis graphically represents the vertical elevation changes on the 38-acre site. Slope categories range from 0-5%, 5-15%, 15-25% and 25% and up. The most buildable land falls between 0-15%. The map illustrates the range of slopes by color with the lightest being the flattest areas and the darkest being the steepest. The majority of the acreage, 27.87 acres, falls into the 5-15% range. 3.24 acres fall into the 0-5% range; 4.11 acres fall into the 15-25% range and only 2.93 acres fall into the 25% and over.

VIEWS

From the site, the most significant views are to the west. The site is generally pitched to the



Above: View from the site: Mill Mountain visible in background.

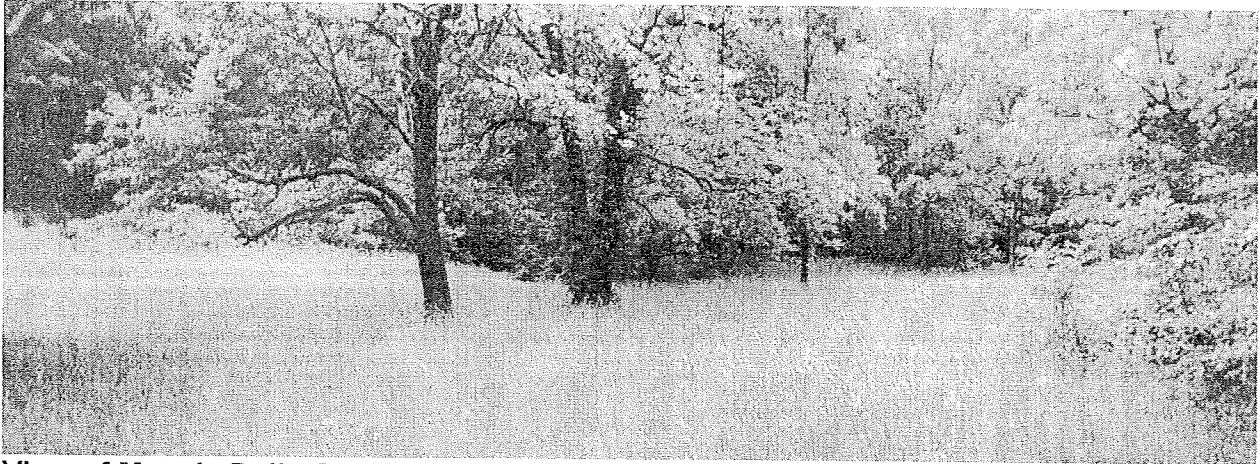


Above: Most critical view to the site from Blue Ridge Parkway overpass.

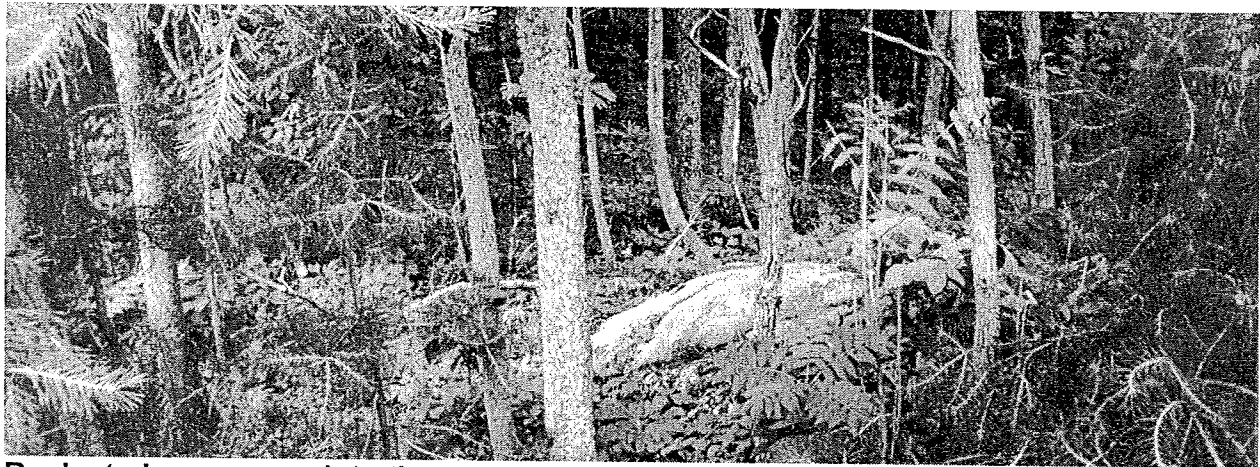
west, and over the Blue Ridge Parkway, the knolls of Vinton compose a foreground view, with downtown Roanoke in the middle ground, surrounded by the mountain bowl west of Salem. Houses and entrance roads will be oriented to take advantage of this view.

INDIVIDUAL SITE RESOURCES

The Map on the following page shows some more detailed site resources of the Wolf Creek site. Where engineering does not require changes, large groves of trees, rock outcroppings and mountain laurel thickets are resources to be preserved. The floodplains show land to be left permanently open. With it's highly visible knobs, the existing field is to be preserved as a meadow.



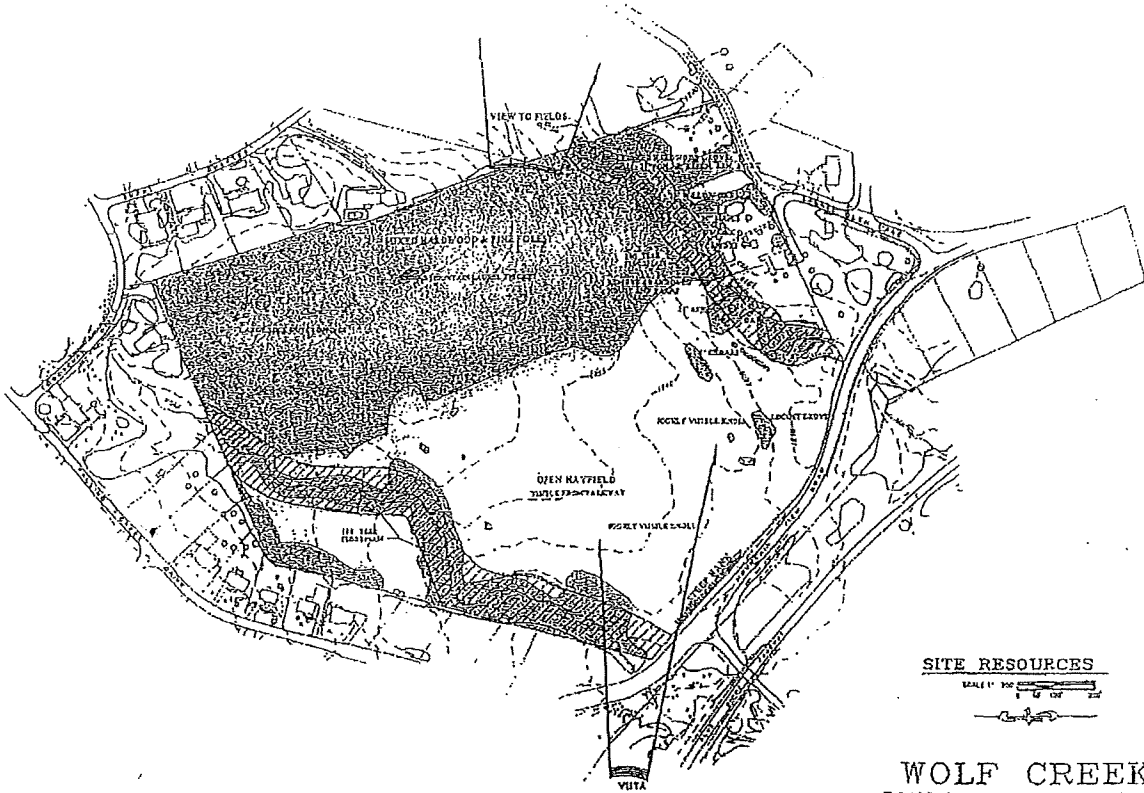
View of Muse's Dell - Specimen Canopy Trees to be preserved, to the extent possible.



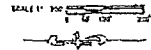
Rocks to be preserved, to the extent possible, in center of Cul-de-sac.

Where large trees (>24" cal.) are required to be removed by retention and utility needs, 3" to 6" caliper trees will replace them to rapidly replace feeling of the dells.

WOLF CREEK MASTERPLAN & DESIGN GUIDELINES



SITE RESOURCES



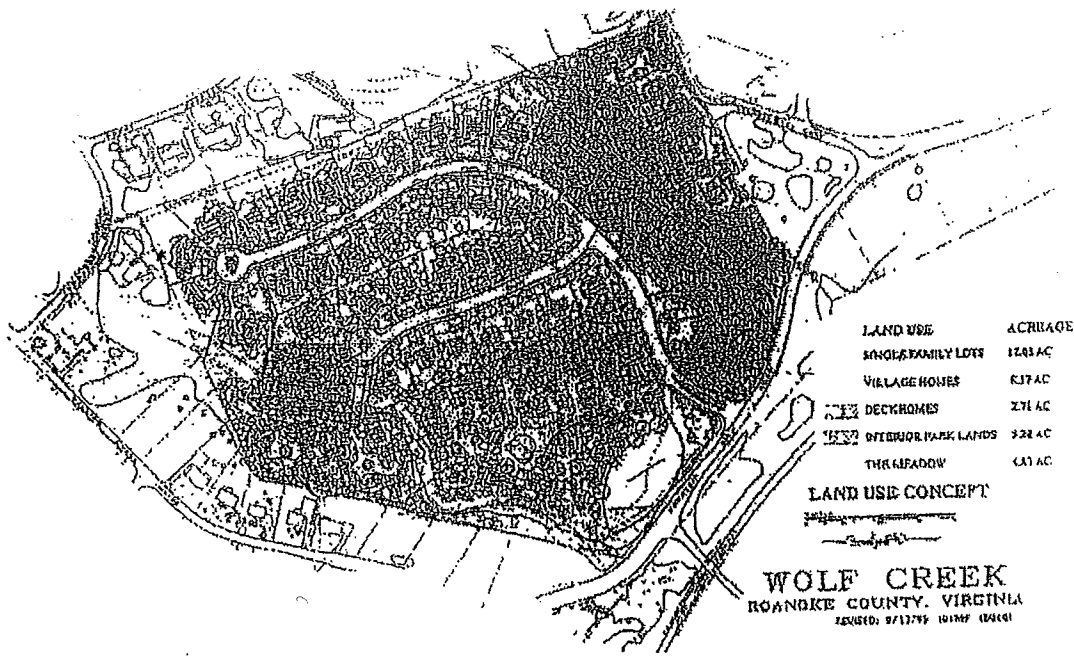
WOLF CREEK
ROANOKE COUNTY, VIRGINIA

LAND USE PLAN

LAND USE

The land use of Wolf Creek will be divided into four categories: 1) Park lands, 2) Village homes (Village at Stone Creek, Rockbridge and Beech Cove), 3) Deck homes (Richard's Wood), and 4) Single-Family homes along Wolf Run and Wolf Crest. The park lands are located on the front of the property and in the floodplain dells. The village homes are in the center to north center of the property. Deck homes are south of Wolf Run. Single family homes are located behind the fields and woods on the north and east sides of the property.

LAND USE	ACREAGE	DEVELOPMENT PERCENTAGE
Single Family Homes (Wolf Run and Wolf Crest)	15.507	40.4
Village Homes (Village at Stone Creek, Beech Cove, Rockbridge)	11.214	29.2
Deck Homes (Richard's Wood)	2.267	5.9
Open Space	6.203	16.2
VDOT Right-of-Way (Wolf Run and Wolf Crest)	3.193	8.3
Total Development Acreage	38.384	100.0



MASTER PLAN

Wolf Creek is designed as a series of neighborhoods responding to site conditions of the property. The neighborhoods are Village at Stone Creek, Rockbridge, Richard's Wood, Beech Cove, Wolf Crest and Wolf Run. Each neighborhood is distinguished by housing type and roadway alignment.

VILLAGE HOME NEIGHBORHOODS

Village at Stone Creek, Rockbridge and Beech Cove are the three village home neighborhoods. Village homes are named for their distinctive placement in an intimate arrangement that draws on the land use patterns of European villages and colonial American development.

Modeled after Williamsburg dwellings, substantial houses (1650 min. sf) of 1 to 2 stories above grade are placed closely together and may have large blocks of common open space adjacent. In the case of colonial precedent, the open spaces were grazing and farmlands. In the case of Wolf Creek, these lands are dedicated park lands, wildflower meadows, and creekside walking trails.

Each village home owns a small patio and has at least one reserved outdoor parking space in a driveway. Most village homes have two-car attached garages. Additional parking areas are provided for visitors. Common areas between homes are maintained by the homeowner's association, which also cares for exterior parking, private streets, sidewalks, and other common areas and park lands.

DECK HOME NEIGHBORHOODS

Richard's Wood is the development's deck home neighborhood. This area is designed to take advantage of the slopes facing Muse's Dell on the southern property. Deck homes are designed to maximize the open land in common open space areas. The entire landscape of the deck home areas is maintained by the Richard's Wood homeowner's association. A maximum of 15 buildable lots are permitted in Richard's Wood.

SINGLE FAMILY NEIGHBORHOODS

Wolf Run and Wolf Crest end in cul-de-sacs, creating neighborhoods of single-family houses. Buyers may purchase lots in these areas and build their own houses. A set of design guidelines enforced by the Architectural Review Committee, will provide substantial influence and require that design concept and quality is maintained.

ACCESS

Access to Wolf Run is from Mountain View Road (State Route 651). From Mountain View Road, a two lane boulevard, Wolf Run, becomes the development's main street along which turns can be made onto Jenny Lane and Stone Creek Path. Wolf Run then narrows to two lanes, and Wolf Crest is accessed before Wolf Run ends in a cul-de-sac. A second entrance to Beech Cove a village home section of the development is off of Laurel Glen Lane.

To ensure the integrity of the above stated design concept, a set of guidelines will direct the design and development of the plan. The Wolf Creek Homeowner's Association will ensure that the guidelines are followed in addition to overseeing maintenance of the development's amenities.

MARKET TARGET

The mix of housing types, high amenity orientation and preservation of natural resources is intended to bring a variety of residents to the site. In addition to young families, it is anticipated that empty nesters and seniors will become site residents.

PARK LANDS

Open space park lands featuring a wildflower meadow, a gazebo, a picnic area, walking trails and landscaped areas will provide residents and visitors of Wolf Creek with the opportunity to enjoy the natural beauty of the Valley. The meadow is intended to be ultimately conveyed to the homeowners' association. Maintenance of the open space areas will be through the homeowner's association.

Streamside trails lead from the meadow with a loop trail for exercise to Muse's Dell. Amenities along the trails include benches, foot bridges, tree labels, and flower plantings. The open space park lands with trails will be semiprivate, in the care of the homeowner's association. The Amenities Plan on page 16B shows the general location of trails and amenities.

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MASTER PLAN DATA	
NEIGHBORHOOD	ACREAGE
BEECH COVE (LOTS & COMMON AREA)	2.856
RICHARD'S WOOD	2.267
ROCKBRIDGE	2.354
VILLAGE AT STONE CREEK	6.004
WOLF CREEK, SECTION NO. 1	15.507
PUBLIC ROADS	
WOLF RUN AND WOLF CREST	3.193
OPEN SPACE	
ROCKBRIDGE	3.147
PARCEL "B1"	1.987
PARCEL "B2"	0.423
RICHARD'S WOOD	0.646
TOTAL OPEN SPACE	6.203
TOTAL DEVELOPMENT ACREAGE	38.384

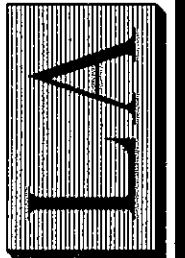
EXHIBIT
16A

MERIDIAN OF SECTION NO. 3
"FALLING CREEK ESTATES"
P.B. 9, PG. 71

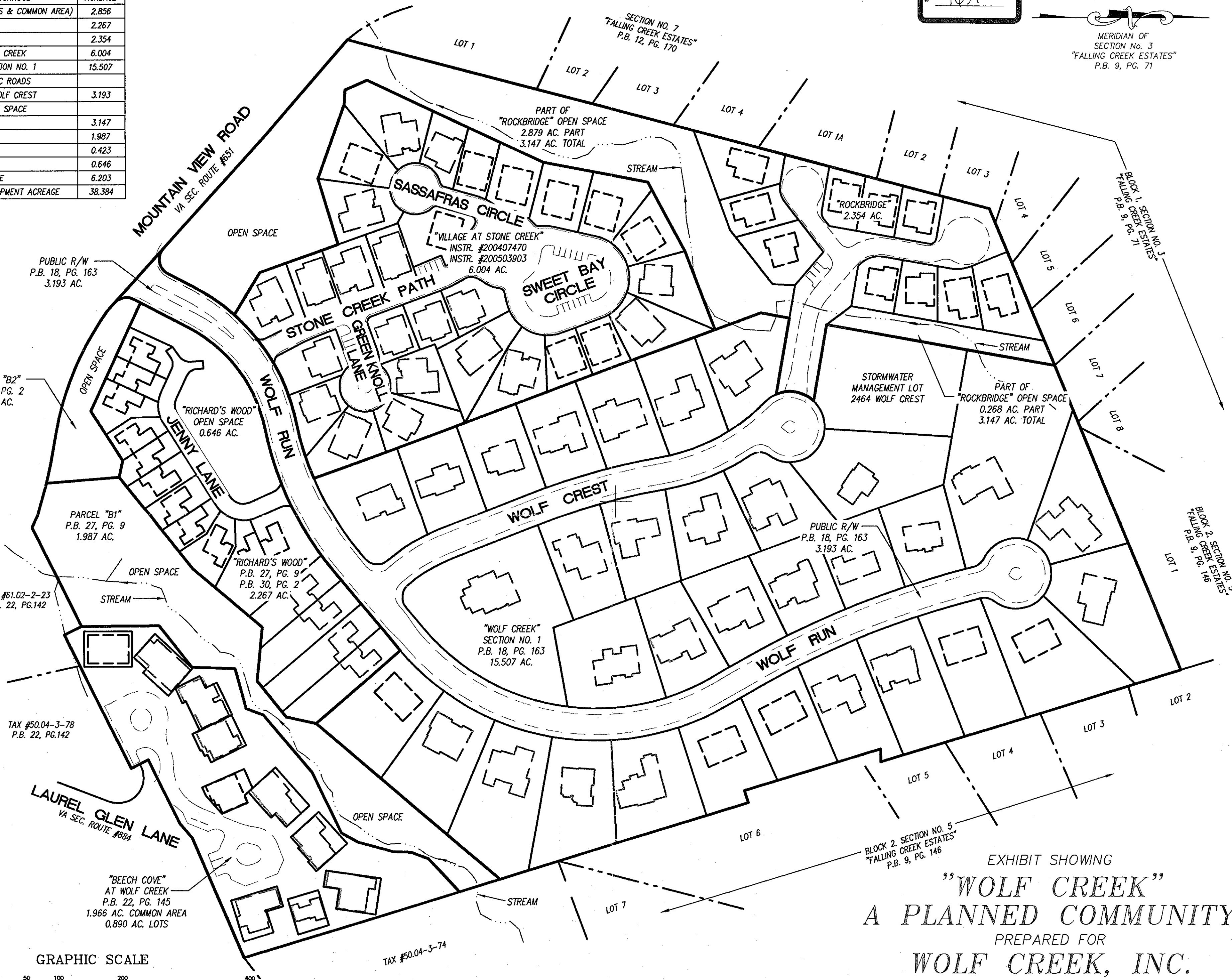
PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: FEBRUARY 5, 2009
COMM. NO.: 94-050
SCALE: 1" = 100'
SHEET 1 OF 1



PUBLIC R/W
P.B. 18, PG. 163
3.193 AC.

PARCEL "B2"
P.B. 30, PG. 2
0.423 AC.

PARCEL "B1"
P.B. 27, PG. 9
1.987 AC.

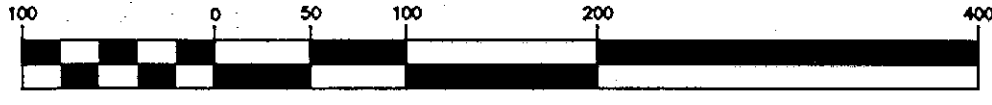
TAX #61.02-2-23
P.B. 22, PG. 142

TAX #50.04-3-78
P.B. 22, PG. 142

LAUREL GLEN LANE
VA SEC. ROUTE #884

"BEECH COVE"
AT WOLF CREEK
P.B. 22, PG. 145
1.966 AC. COMMON AREA
0.890 AC. LOTS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

EXHIBIT SHOWING
"WOLF CREEK"
A PLANNED COMMUNITY
PREPARED FOR
WOLF CREEK, INC.
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

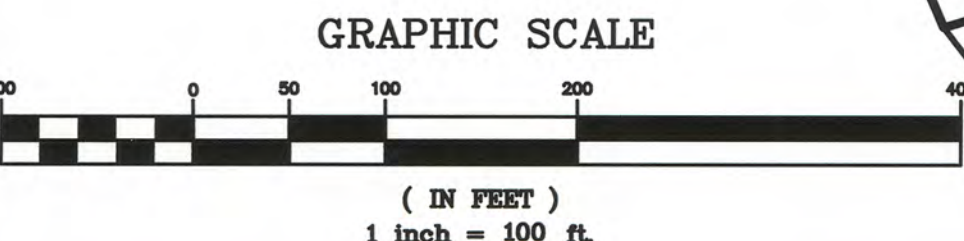
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MASTER PLAN DATA	
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TOTAL OPEN SPACE	6.203
TOTAL DEVELOPMENT ACREAGE	38.384

MERIDIAN OF SECTION No. 3
"FALLING CREEK ESTATES"
P.B. 9, PG. 71

EXHIBIT
16B

LEGEND	
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING TRAIL
	PROPOSED TRAIL
	PROPOSED LANDSCAPING
	PROPOSED MEADOW
	PROPOSED PLANTING BED & SIGN
	EXISTING BENCH
	PROPOSED BENCH
	PROPOSED PICNIC TABLE
	OPTIONAL TRELLIS
	PROPOSED BRIDGE
	EXISTING GAZEBO
	SPECIAL PAVING SURFACE



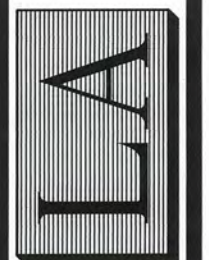
NOTE:
1. FEATURES SHOWN ARE NOT TO SCALE AND ARE REPRESENTATIVE ONLY. NOT ALL FEATURES ARE SHOWN ON THIS MAP

EXHIBIT SHOWING
"WOLF CREEK"
A PLANNED COMMUNITY
PREPARED FOR
WOLF CREEK, INC.
VINTON MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: MARCH 18, 2009
COMM. NO.: 94-050
SCALE: 1" = 100'
SHEET 1 OF 1

WOLF CREEK MASTERPLAN & DESIGN GUIDELINES

<i>Master Plan Data</i>				
NEIGHBORHOOD	HOUSE TYPE	MAXIMUM # BUILDABLE LOTS	ACREAGE	MAXIMUM DENSITY (dwelling units per acre)
Beech Cove (lots and common area)	Village	10	2.856	3.5
Richard's Wood	Deck	15	2.267	6.6
Rockbridge	Village	10	2.354	4.2
Village at Stone Creek	Village	28	6.004	4.7
Wolf Run, Wolf Crest	Single Family	33	15.507	2.1
<i>Total Buildable Lots</i>		96	28.988	<i>Net Density 3.3</i>
PUBLIC ROADS				
Wolf Run and Wolf Crest			3.193	
OPEN SPACE / PARK AREA				
Richard's Wood Open Space			0.646	
Rockbridge Open Space			3.147	
Parcel "B1"			1.987	
Parcel "B2"			0.423	
<i>Total Open Space</i>			6.203	
Total Development Acreage			38.384	Gross Density 2.5

DESIGN CRITERIA

Minimum Setbacks						
HOUSE TYPE		FRONT YARD	SIDE YARD	REAR YARD	STRUCTURE SEPARATION	FLOODPLAIN (VERTICAL)
VILLAGE	Beech Cove	n/a	n/a	n/a	n/a	2'
	Rockbridge	10'	n/a	10'	10'	2'
	Village at Stone Creek	10'	n/a	10'	10'	2'
DECK	Richard's Wood	10'	n/a	10'	10'	2'
SINGLE FAMILY	Wolf Run, Wolf Crest	30'	10'	25'	n/a	2'

Roads and Sidewalks						
ROAD TYPE		ROAD WIDTH	ROAD OWNER	SIDEWALK WIDTH	SIDEWALK MATERIAL	SIDEWALK OWNER
VILLAGE	Beech Cove	20'	Beech Cove HOA	3'	Stamped Concrete, Running Bond Brick Pattern	Beech Cove HOA
	Rockbridge	20'	Rockbridge HOA	3'	Brick Pavers or Stamped Concrete made to look like brick	Rockbridge HOA
	Village at Stone Creek	20'	Village at Stone Creek HOA	n/a	n/a	n/a
DECK	Richard's Wood	18'	Richard's Wood HOA	3'	Brick Pavers or Stamped Concrete made to look like brick	Richard's Wood HOA
SINGLE FAMILY	Wolf Run, Wolf Crest	VDOT	VDOT	n/a	n/a	n/a

OPEN SPACE PLAN

1. Trails will be constructed in the approximate locations shown on the Amenity Map on page 16B. A wildflower meadow in the Rockbridge open space is adjacent to Mountain View Road. With an optional orchard at the rear of this area, it is maintained to appear as a part of the National Park. All trails are constructed of crushed gravel and are universally accessible. The land adjacent to the trail will be mowed more closely.
2. In Muse's Dell in the open space between Wolf Run and Beech Cove, a picnic seating area will be provided with two picnic tables and two park benches.
3. Trail amenities to be installed along the Richard's Wood/Beech Cove trails include two benches. Trail amenities to be installed along the trails included two benches, 1 to 2 foot bridges depending upon trail placement, 3-5 planting beds adjacent to the walking trail measuring 40 sq ft each, tree labels for trees of significance by species placed adjacent to the walking trail, and trail signs located at trail entrances or intersections.

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	Single Family	
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	Plant Palette	

DESIGN GUIDELINES OUTLINE STATEMENT

I. PROJECT DESCRIPTION

Objective

The objective of this project is to create a planned residential community that maximizes site resources and is visually compatible with the adjacent Blue Ridge Parkway. By using the local context of village, meadow and forest as the theme for the community's design; following environmentally sensitive development policies; and interpreting traditional town planning principles in innovative ways to meet the needs of today, Wolf Creek will provide a quality home atmosphere and beautiful setting for new development.

Association

All property owners at Wolf Creek are automatically members of Wolf Creek Homeowners Association, Inc. The members elect the Architectural Committee to resolve design and maintenance issues. Each year the committee can be composed of different members except for the master developer, who will be a member with majority voting power until the last lot is sold. The master developer may appoint another member in his place if he so chooses. The committee's primary function will be to review design proposals. Other responsibilities will include assessing annual dues for maintenance and upkeep of the property, determining the maintenance and capital improvement budget, and deciding community capital improvement and maintenance projects.

Membership Levels

There will be different levels of membership in the Association, depending on type of home or lot purchased. Because of the different levels of maintenance required, there will be different levels of homeowner's association fee assessed to each type of unit. This will be more thoroughly discussed in the declaration of Codes, Covenants and Restrictions, developed during the fall, 1995.

Design Guidelines

The design guidelines are written with the intent to guide the development and maintenance of Wolf Creek. They are meant to establish the overall character of the community as well as to provide a springboard for the design process. All homes constructed in the single-family section of Wolf Creek will be subject to review and approval of the Architectural Committee of the Wolf Creek Homeowners Association, Inc. These guidelines will indicate acceptable and unacceptable construction materials for the primary and related structures, site design and landscaping. These guidelines are not meant to cover all site-specific adaptations, nor should they be used as a substitute for common sense and in each case should be applied to better the objective, described above. The Architectural Review Committee shall review design solutions taking into consideration the overall quality of the design, materials, and colors to be used.

II. CIRCULATION

PRINCIPLES GUIDING CIRCULATION

The main entrance road should be distinct, with landscaped median.

The traditional main street found in many Shenandoah Valley towns provides inspiration for the Village home plan.

Wolf Run - Entrance Area

The entrance area consists of two single lanes with a landscaped median. The sidewalk, along the eastern side of the entrance is setback from the curbs as topography allows. This road will be dedicated to VDOT. Maintenance for the road will be by VDOT. Maintenance for the landscape - both median and adjacent to the roadway - is proposed by the homeowner's association.

Wolf Run and Wolf Crest

The two-lane roads through the single-family parts of the PRD are dedicated to VDOT in 50' rights-of-way. These 30' roads will feature asphalt construction, lined with curb and gutter. Maintenance for these roads will be by VDOT.

Village Streets

Used as the main street in the village home areas of Village at Stone Creek, Rockbridge, and Beech Cove, the asphalt road is constructed with curb and gutter. Except for Village at Stone Creek, a 3' stamped concrete sidewalk or a brick sidewalk is placed behind the curb. A special paving surface will distinguish the entrance areas into these neighborhoods.

Deck Home Streets and Parking

Richards Wood is distinguished by a special entrance paving zone, and will have an 18' wide street. This street will remain private, will have curb and gutter, and will have a stamped concrete sidewalk or a brick sidewalk on the side of the street toward houses. Maintenance for sidewalks and private streets will be by the Homeowners' Association.

Wolf Creek Design Guidelines		
All Homes	Village and Deck Homes Only	Single Family Homes Only
Feature	Acceptable Material	Unacceptable Material
Color Palette		
Color Palette	Martin Senour exterior paint, Williamsburg palette	
	Cabot's O.V.T. solid color stains, original color palette	
	CabotStains semitransparent or semisolid stains	
Exterior Walls*		
Wood Siding	Board and Batten	
	Board on Board	
	Clapboard	
	Tongue and groove	
	Vertical shiplap	
Vinyl or aluminum siding	Synthetic or simulated composite building products that approximate the wood patterns described	Reflective
		Pink
		Bright silver
		Bright red
Brick	Gray Grayish-brown Reddish-brown Dark earth-tone Other dark or grayish earth colors Buff or gray mortars	Bright green
		Bright red
		Orangish-red
		Pink
		Light red
		White
White mortar		
Stone	Native stone with gray or dark mortar	
Wood shingles	(see Color Palette)	
Stucco or synthetic stucco	(see Color Palette)	
Trim	Same as or a compatible tertiary color to the exterior wall colors (see Color Palette)	
* No more than 35% of the houses will be one color		

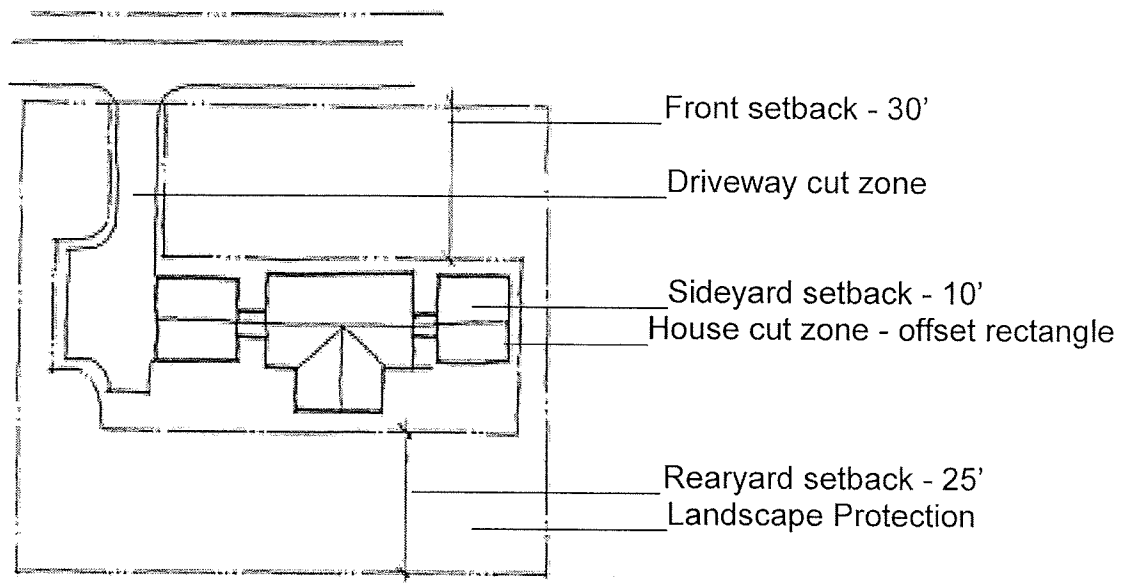
Feature	Acceptable Material	Unacceptable Material
Chimneys		
Brick		
Stone	Native stone with gray or dark mortar	
Roofs		
Roof design	Gable	Flat roofs as the predominant component of the roof system
	Hip	
	Breaking the large mass of one gable roof into several gable roofs	
	Multiple plane	
	Slopes 6:12 or greater	
Wood shakes or shingles	(natural or see Color Palette for stains)	
Copper	Standing Seam	Shiny metal roofs (metal, aluminum or galvanized metal)
Architectural grade fiberglass or asphalt shingles, with texture	Medium to dark gray	Metal shingles
	Charcoal	Stamped metal decorative roofing panels
	Grayish-brown	
	Grayish-buff	
	Dark brown	
	Soft earth tone colors that are of medium to dark value	
Roof vents, chimney caps, plumbing vents	Match color of the roof	
	Black	
	Dark Gray	
	Bronze	
Skylight Trim	Black	
	Bronze	
	Gray	
Dormers	1.5-story houses	
	2-story houses if 1.5 story wings	
Building Mass and Shape		
Porches		
Covered Entries		
Garage doors	Open away from the front	
Grading	Step up and down with natural slope	Forcing unnatural excavation or platforming the lot
		Platform fills of greater than 8'
		Remaining cut-sloped banks higher than 8'
Exterior Appurtenances	5% minimum of the house square footage	

Feature	Acceptable Material	Unacceptable Material
Site Appurtenance Details		
Poles, posts, light stanchions, gates, other site details	Black	Galvanized metal
	Gray	Bright colors
	Grayish-brown	Other visually intrusive materials
	White	Exposed concrete block
	Natural earth tones	Exposed concrete
	(See Color Palette)	Parged cement foundations
Awnings	Medium to dark earth color	
Outbuildings and attached garages	Match the color, texture and material of main house	
Tennis courts	Dark green or dark tan	
	Fencing black vinyl-clad chain-link	
Swimming pools	Hidden to the extent possible	
	Screen with orientation, landscape plantings, board fencing	
	Screen equipment, pumps, utilities and service areas	
Utilities	Underground	
Site Details and Landscaping		
Streets and parking spaces	Asphalt	
Driveways	Concrete	
	Stamped concrete	
	Asphalt	
	Brick	
	Stone	
Screening	Berm landforms	
	Existing vegetation	
	Natural landforms	
Drainage ways	Blend with natural landforms	
Plant materials	(See Plant Palette)	Exotic plant materials
	Native to the area	

Wolf Run and Wolf Crest Single-Family Homes

SETBACK AND THE LANDSCAPE PROTECTION ZONE

1. Houses will be set back 30' from the edge of right-of-way for public roads, 10' for each side yard, and 25' from the rear yard. No site or landscape structures may be built in the back 20' of rear yard.
2. No tree with a diameter of over 6" caliper shall be removed unless necessary for construction of the primary residence. Virginia Pines and other hazard trees may be excluded from this rule. Where possible, a tree survey with all 6" cal. and over trees denoted is required to be reviewed by the Architectural Review Committee and the Roanoke County planning staff prior to the issuance of a building permit. Trees which are so close to the house as to be compromised during construction or present a possible danger after construction despite careful and prudent construction activity, may be excluded from these requirements after review and approval of the Architectural Review Committee and county planning staff.



3. For those lots situated in the woods, no tree above 6" cal. will be removed in the front of the house between house and roadway, except for a swath the desired width for driveway paving, with as much as 3' allowed on each side beyond the edge of pavement. This shall be delineated on the tree survey, mentioned above.

IV. LANDSCAPE GUIDELINES

The landscape of Wolf Creek is integral to its success. Each area composes part of the entire landscape of Wolf Creek. The planted motor courts and courtyards will provide quiet places for resting and relaxing outdoors. The landscape for the *Meadow* will be of a more rural character to blend in with the countryside, and the Blue Ridge Parkway beyond. The ground plane materials shall be brick, stamped concrete made to look like brick, native stone, or brown pebble. Each motor court shall have a minimum of either 2 planting beds (total minimum area = 40 s.f.) or two trees. Maintenance of these will be the responsibility of the homeowners association.

Village Landscape Guidelines

Motor courts

The ground plane materials shall be brick, stamped concrete made to look like brick, native stone or brown pebble. Each motor court shall have a minimum of either 2 planting beds (total minimum area = 40s.f.) or two trees. Maintenance of these will be the responsibility of the homeowners association.

Pedestrian Walkways

Each public pedestrian walkway shall be punctuated with planting beds in areas that do not already feature natural amenities. An Arbor or trellis may be constructed in Beech Cove in the open space across from the entrance. Maintenance of these will be the responsibility of the homeowners association.

Front and Rear yards

Areas for individual expression, there will be a small lot of land which accommodates each village home. Between the fence and the front door, for example, or between the back door and the street, each home has its own plaza, averaging 120 s.f., with adjacent areas for individual gardens, which is the responsibility of the individual homeowner to maintain. Fences, trails, trees, and plantings will be used to create spaces as well as to screen unsightly elements.

Deck Home Landscape Guidelines

In contrast to the wooded quality of the single-family lots and the cultivated quality of the village landscape, the landscape of Richard's Wood is designed to represent a wood's edge environment. Houses are perched to be exactly on the woods edge, with a meadow landscape in front and woodlands in back. Because of this unique and fragile concept, all maintenance in these neighborhoods beyond the building line is the responsibility of the homeowners association.

Several boulders have been placed in a circular arrangement. The area within this circle will be planted with a flowering ground cover. Five flowering dogwood trees and five red maples will be planted randomly between the boulders and gazebo. Ten azalea bushes will be planted on each side of the stone steps to be place from Jenny Lane to the gazebo and six butterfly bushes will be planted around the gazebo. A monument-style

WOLF CREEK MASTERPLAN & DESIGN GUIDELINES

sign identifying Richard's Wood with landscaping surrounding it shall be installed at the intersection of Wolf Run and Jenny Lane(at the 2301 Jenny Lane lot).

Boulders will be used aesthetically throughout the property, or will be removed from the property.

HARDSCAPE PALETTE

Fences in the Deck home, Single-family neighborhoods and the Meadow may be compatible with Blue Ridge Parkway Design Guidelines. Fences in the village, when out-of-view of the Parkway, will be more detailed, inspired by more local precedent (pickets).

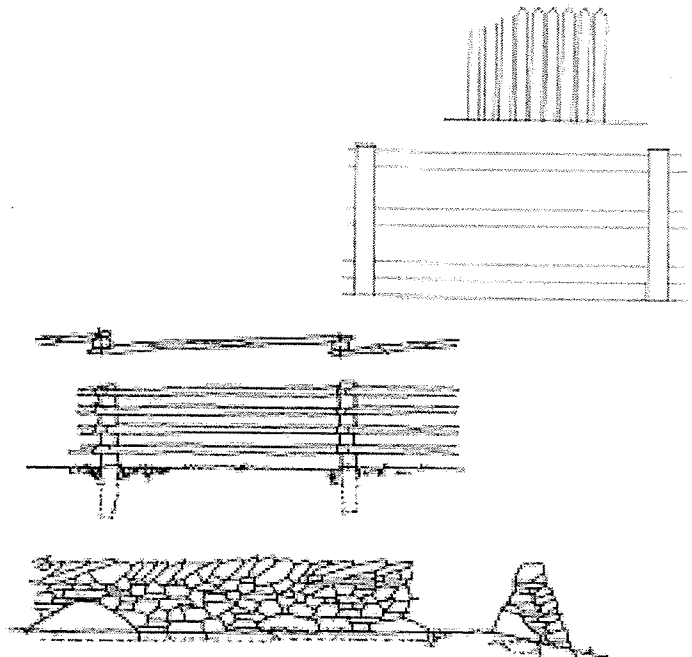
Railings may be made of wood or dark color steel.

Walls may be constructed of brick, decorative concrete block, or field stone and mortar or dry-laid. The field stone may set in an uncoursed roughly squared pattern as below.

Right: Picket Fence for Village

3 Board Fence for Village

Below: Meadow Fences; spiked rail
and fieldstone wall



WOLF CREEK MASTERPLAN & DESIGN GUIDELINES

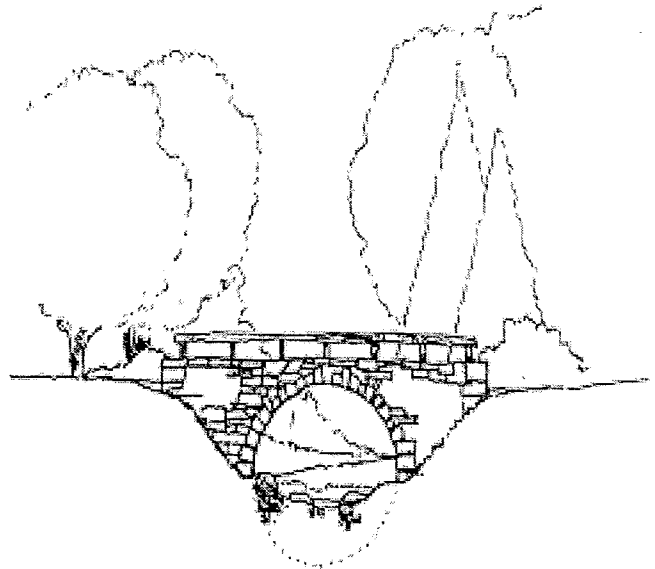
Signage

Wolf Creek development signs shall be of the monument type, those with their base on the ground. The entrance demarcation will be incorporated into a wall. Signs shall include no more than three colors, and one of the colors will be from the palette of Blue Ridge Parkway signage colors.

Trail signage

Shingle signs shall be made of wood and shall be left a natural color or can be painted with approved paint colors. They shall measure a maximum of 2'x 4'.

Should the use of **bridges** be required, they will be modeled on Blue Ridge Parkway precedent, for both vehicular and pedestrian bridges. Below is a concept study for a vehicular bridge over a creek, using a large precast culvert as the interior structure, and arched wingwalls typical on Blue Ridge Parkway bridges. The uncoursed, roughly-squared pattern of masonry will be used.



PLANT PALETTE

This plant palette is meant as a general guideline for the entire planned community. It consists of native plants to the Blue Ridge, with a few introduced species that have been in our region for centuries. Individual site variations occur that make some of these plants better candidates for selection. It is recommended that a Landscape Architect or Horticulturist be consulted to draw detailed planting designs.

Wolf Run Entrance (criteria: large, grand trees)

Liriodendron tulipifera

Fagus grandifolia

Platanus occidentalis

Quercus rubra

Quercus velutina

(Tulip Poplar)

(American Beech)

(Sycamore)

(Red Oak)

(Black Oak)

WOLF CREEK MASTERPLAN & DESIGN GUIDELINES

Village (criteria: detailed and flowering trees)

<i>Liquidambar styraciflua</i>	(American Sweetgum)
<i>Nyssa sylvatica</i>	(Black Gum)
<i>Quercus coccinea</i>	(Scarlet Oak)
<i>Acer rubrum</i>	(Red Maple)
<i>Oxydendrum arboretum</i>	(Sourwood)
<i>Stewartia ovata</i>	(Mountain Stewartia)
<i>Cornus florida</i>	(Flowering Dogwood)
<i>Cercis canadensis</i>	(Eastern Redbud)
<i>Amelanchier Canadensis</i>	(Serviceberry)
<i>Malus & Pyrus species</i>	(Flowering crabapple, apple, & pear)
<i>Hibiscus syriacus</i>	(Rose-of-Sharon)
<i>Magnolia grandiflora</i>	(Southern Magnolia)*

Deck homes (criteria: woods edge)

<i>Acer rubrum</i>	(Red Maple)
<i>Oxydendrum arboreum</i>	(Sourwood)
<i>Stewartia ovata</i>	(Mountain Stewartia)
<i>Cornus florida</i>	(Flowering Dogwood)
<i>Cercis Canadensis</i>	(Eastern Redbud)
<i>Amelanchier Canadensis</i>	(Serviceberry)
<i>Pinus echinata</i>	(Shortleaf Pine)*
<i>Ilex opaca</i>	(American Holly)
<i>Fraxinus Americana</i>	(American Ash)
<i>Cedrus virginiana</i>	(Eastern Red Cedar)

Single Family Lots (criteria: canopy native trees)

<i>Quercus acutissima</i>	(Chestnut Oak)
<i>Quercus falcata</i>	(Southern Red Oak)
<i>Quercus laurifolia</i>	(Laurel Oak)
<i>Quercus phellos</i>	(Willow Oak)
<i>Liriodendron tulipifera</i>	(Tulip Poplar)
<i>Fagus grandifolia</i>	(American Beech)
<i>Acer saccharum</i>	(Sugar Maple)
<i>Nyssa sylvatica</i>	(Black Gum)
<i>Liquidambar styraciflua</i>	(American Sweetgum)
<i>Cornus florida</i>	(Flowering Dogwood)
<i>Cercis canadensis</i>	(Eastern Redbud)
<i>Magnolia virginiana</i>	(Sweetbay Magnolia)
<i>Platanus occidentalis</i>	(Sycamore)

WOLF CREEK MASTERPLAN & DESIGN GUIDELINES

<i>Picea abies</i>	(Norway Spruce)*
<i>Pinus echinata</i>	(Shortleaf Pine)*
<i>Ilex opaca</i>	(American Holly)
<i>Magnolia grandiflora</i>	(Southern Magnolia)

Evergreen shrubs for Courtyards and Detailed Spaces

<i>Kalmia latifolia</i>	(Mountain Laurel)*
<i>Ilex glabra</i>	(Inkberry)
<i>Rhododendron catawbiense</i>	(Catawba Rhododendron)*
<i>Rhododendron carolinianum</i>	(Carolina Rhododendron)

Deciduous shrubs for Courtyards and Detailed Spaces

<i>Ilex verticillata</i>	(Common Winterberry)
<i>Aronia arbutifolia</i>	(Red Chokeberry)
<i>Lindera benzoin</i>	(Spicebush)
<i>Clethra alnifolia</i>	(Summersweet Clethra)
<i>Rhododendron calendulaceum</i>	(Flame Azalea)
<i>Rhododendron indicum</i>	(Indica Azalea)
<i>Rhododendron austrinum</i>	(Karume Azalea)
<i>Sambucus canadensis</i>	(American Elder)

Nonnative favorites to use occasionally in your own garden:

These are encouraged in the village outside of view of the Parkway

<i>Magnolia soulangiana</i>	(Saucer Magnolia)
<i>Magnolia stellata</i>	(star Manolia)
<i>Prunus species</i>	(Flowering cherries)
<i>Albizia Julibrissin</i>	(Mimosa)
<i>Hydrangea arborescens</i>	(Hydrangea)
<i>Buxus sempervirens</i>	(English Boxwood)*
<i>Taxus species</i>	(English Yew)
<i>Syringa Vulgaris</i>	(Common Lilac)

* good for screening