

December 19, 2003

Rezoning/ Revisions to PRD Master Development Plan Application For:



Developer:



Radford & Company  
2772 Electric Road, Suite 1  
Roanoke, Virginia 24018  
540-343-5000

Prepared By:



Land Planning & Design Associates, Inc.  
310 E. Main Street, Suite 200  
Charlottesville, Virginia 22902  
434-296-2108

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**County of Roanoke  
Community Development  
Planning & Zoning**

5204 Bernard Drive  
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Roanoke, VA 24018-0798  
(540) 772-2068 FAX (540) 776-7155

**For Staff Use Only**

Date received:	Received by:
Application fee:	PC/BZA date:
Placards issued:	BOS date:
Case Number	

**ALL APPLICANTS**

Check type of application filed (check all that apply)

Rezoning       Special Use       Variance       Waiver       Administrative Appeal

Applicant's name/address w/zip \_\_\_\_\_  
Land Planning & Design Associates \_\_\_\_\_  
310 E. Main St. Suite 200 \_\_\_\_\_  
Charlottesville, Virginia 22902 \_\_\_\_\_  
Phone: 434-296-2108  
Work: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax No.: 434-296-2109

Owner's name/address w/zip \_\_\_\_\_  
Radford & Company \_\_\_\_\_  
2772 Electric Road, Suite 1 \_\_\_\_\_  
Roanoke, Virginia 24018 \_\_\_\_\_  
Phone #: 540-343-5000 \_\_\_\_\_  
Work: \_\_\_\_\_  
Fax No. #: \_\_\_\_\_

Property Location (See attached)	Magisterial District: Cave Springs
	Community Planning area: Cave Springs
Tax Map No.: (See attached)	Existing Zoning: (See attached)
Size of parcel(s): Acres: see attached	Existing Land Use: (See attached)

**REZONING SPECIAL USE PERMIT AND WAIVER APPLICANTS (R/S/W)**

Proposed Zoning: Major Revision to PRD (modifications to existing PRD plan for this property)  
Proposed Land Use: Mixed residential development

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?

Yes  No       **IF NO, A VARIANCE IS REQUIRED FIRST.**

Does the parcel meet the minimum criteria for the requested Use Type? Yes       No   
**IF NO, A VARIANCE IS REQUIRED FIRST**      \*

If rezoning request, are conditions being proffered with this request?      Yes       No

\* Preexisting pledge of property  
to the Western Virginia Land  
Trust expressed, not proffered in  
this request.

**VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)**

Variance/Waiver of Section(s) \_\_\_\_\_ of the Roanoke County Zoning Ordinance in order to:

Appeal of Zoning Administrator's decision to \_\_\_\_\_

Appeal of Interpretation of Section(s): \_\_\_\_\_ of the Roanoke County Zoning Ordinance

Appeal of Interpretation of Zoning Map to \_\_\_\_\_

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

## CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:

### ALL APPLICANTS

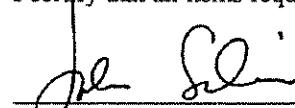
- a. Applicant name and name of development
- b. Date, scale and north arrow
- c. Lot size in acres or square feet and dimensions
- d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
- e. Physical features such as ground cover, natural watercourses, floodplain, etc.
- f. The zoning and land use of all adjacent properties
- g. All property lines and easements
- h. All buildings, existing and proposed, and dimensions, floor area and heights
- i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
- j. Dimensions and locations of all driveways, parking spaces and loading spaces

### *Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS*

- k. Existing utilities (water, sewer, storm drains) and connections at the site
- l. Any driveways, entrances/exits, curb openings and crossovers
- m. Topography map in a suitable scale and contour intervals
- n. Approximate street grades and site distances at intersections
- o. Locations of all adjacent fire hydrants
- p. Any proffered conditions at the site and how they are addressed
- q. If project is to be phased, please show phase schedule

\* Preexisting pledge of property to the Western Virginia Land Trust expressed, not proffered in this request.

I certify that all items required in the checklist above are complete.



John Schmidt, ASLA

Signature of applicant

12-19-03

Date

Application for Approval of Revisions to PRD Final Master Development Plan

Owners name and Address: The Following are owners of records as wells as contractual owners.

Nicholas H. Beasley & Susan Beasley  
5489 Crystal Creek Drive  
Roanoke, Virginia 24018

Houghton Enterprises LP  
6846 Briar Ridge Circle  
Roanoke, Virginia 24018

Radford & Company  
2772 Electric Road, Suite 1  
Roanoke, Virginia 24018  
540-343-5000

We hereby certify that the following individuals or entities own or have a contractual interest in the property listed in this application and are requesting that the Mason's Crest PRD with the attached proffered conditions be approved as the revised Final PRD Master Development Plan.

Nicholas H. Beasley  
Nicholas H. Beasley

Susan C. Beasley  
Susan Beasley

C. W. Houghton  
C. W. Houghton

David F. Radford  
David F. Radford

Legal description for Mason's Crest PRD

Being the portion of Wilshire PRD, Legal Description of Property Located on the South Side of the Blue Ridge Parkway (see attached).

In addition to approximately 31.14 acres currently owned by Houghton Enterprise LP being tax parcel number 097.03-02-02.00-000. Less and except approximately 6.3 acres being pledged to the Western Virginia Land Trust, and less and except the approximately 15.66 acres conveyed to Cotton Hill Land Company LC by Nicholas Beasley, see plat dated 2-12-03, prepared by Lumsden Associates, P.C., recorded plat book 26 page 93.

Legal Description of Property Located on  
South Side of the Blue Ridge Parkway

PARCEL I

BEGINNING at a point at #1, corner to the "Flag Meadow" tract and tract No. 4 of the partition of the lands of T. M. Starkey, which point is S.  $4^{\circ} 30'$  W. 16-1/2 feet from a 20 inch white oak; thence with the line of the "Flag Meadow" tract S.  $14^{\circ} 14'$  E. 1031.5 feet to corner #2, a stake by marked oaks and maples, and corner to tract No. 6 of said partition; thence with the dividing line between tracts Nos. 5 and 6 of said partition N.  $50^{\circ} 02'$  E. 3390 feet to corner #3; thence N.  $11^{\circ} 48'$  W. 1051.3 feet to corner #4, 10-1/2 feet in an easterly direction from a large white oak; thence N.  $75^{\circ} 18'$  E. 1089 feet to corner #5 in the middle of Back Creek, approximately 25 feet in a westerly direction from an old marked sycamore tree; thence with Back Creek, N.  $41^{\circ} 52'$  W. 603.3 feet to corner #6; thence still with the creek N.  $25^{\circ} 31'$  W. 406.3 feet to corner #7, in the middle of Back Creek; thence leaving the creek S.  $69^{\circ} 54'$  W. 788 feet to corner #8, a fence post corner of the southerly side of an old road; thence S.  $12^{\circ} 36'$  E. 247.5 feet to corner #9, a fence post corner; thence with the division line between tracts Nos. 4 and 5 of said partition, S.  $41^{\circ} 30'$  W. 3682 feet to the PLACE OF BEGINNING, containing 112.7 acres, as shown by a map of C. B. Malcolm, State Certified Engineer, dated August 12, 1941, attached to and recorded with Deed in Deed Book 311, page 253; and "BEING the westerly portion of tract No. 5 of the partition of the lands of T. M. Starkey, a plat of which, made by Joseph R. Woods, Surveyor of Roanoke County, dated August, 1901, is of record in the Clerk's Office of the Circuit Court of Roanoke County, in Surveyor's Record 4, page 32; and

LESS AND EXCEPT a conveyance of 9.50 acres "Parcel 2," as recorded in Roanoke County Deed Book 444, page 438; and

THERE IS FURTHER EXCEPTED therefrom that portion of the above described property which lies north of the Blue Ridge Parkway.

PARCEL II

BEGINNING at a stake at a fence corner, designated on annexed plat as Corner #1, said corner being Corner #2, as described in that certain conveyance of 107.5 acres from Mrs. Henrietta P. Starkey to David Wade, by deed of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 29, page 345; thence with the westerly line of the property of said David Wade, S.  $39^{\circ} 0'$  E. crossing an old road in a hollow, at 205 feet, in all 26.4 poles (435.6 feet) to a stake at Corner #2 (this corner #2 is S.  $29^{\circ} 0'$  E. 16 feet from a marked 22" pine); thence with a northerly line of said David Wade's land, S.  $51^{\circ} 0'$  W. crossing a hollow at 670 feet, and crossing another hollow at 1100 feet in all 94 poles (1551 feet) to a 7" marked sourwood tree at Corner #3; thence with the line of David Wade N.  $39^{\circ} 0'$  W. crossing a hollow at 252 feet and passing 2 1/2 feet easterly from a double 8" maple at 419-1/2 feet, in all a total distance of 26.4 poles (435.6 feet) to a stake at corner #4 on the original southerly boundary line of the original Tract #5, of the T. M. Starkey land partitioned to

*AB*  
*2. e. scb*

Mrs. Eliza B. Smith; thence with the said southerly boundary line of the property of said Mrs. Eliza B. Smith, now owned by the Harris Hardwood Company, Inc., N.  $51^{\circ} 0'$  E. 94 poles (1551 feet) to the PLACE OF BEGINNING, and containing 15.75 acres;

PARCEL III

BEING all of the land and property of E. Murray Hammond, et ux lying and situate along, adjacent to, and south of the tract or parcel of land containing 19.17 acres, more or less, conveyed to the Commonwealth of Virginia by the said E. Murray Hammmond, et ux for the Blue Ridge Parkway by deed dated August 29, 1951, and duly recorded in the Office of the Clerk of the Circuit Court of Roanoke County, which land and property hereby conveyed is further described as BEGINNING at the extreme southeast corner of the said tract or parcel of land containing 19.17 acres, more or less, which is the extreme northeast corner in the said land and property hereby conveyed, and in the property line between the E. Murray Hammond, et ux and Thomas H. Beasley, et ux; thence along said property line, S.  $39^{\circ} 56' 30''$  W. 3102.27 feet to a corner in the property line of Arthur; thence with the last named property line N.  $17^{\circ} 11' 00''$  W. 716.8 feet to a corner in the property line of Harvey; thence with the last named property line five courses: (1) N.  $49^{\circ} 12' 00''$  E. 297.0 feet; (2) N.  $17^{\circ} 51' 00''$  E. 269.0 feet; (3) N.  $68^{\circ} 12' 00''$  E. 339.9 feet; (4) N.  $34^{\circ} 34' 00''$  E. 216.2 feet; (5) N.  $87^{\circ} 00' 00''$  W. 604.5 feet to a corner in the property line between E. Murray Hammond, et ux and Thomas H. Beasley, et ux; thence with the last named property line, N.  $13^{\circ} 28' 00''$  E. 1046.2 feet to a corner in the said tract or parcel of land containing 19.17 acres, more or less, conveyed to the Commonwealth of Virginia by E. Murray Hammond, et ux; thence with the last named tract or parcel of land three courses: (1) N.  $86^{\circ} 13' 00''$  E. 898.01 feet; (2) N.  $84^{\circ} 01' 30''$  E. 525.04 feet; (3) S.  $60^{\circ} 19' 00''$  E. 459.77 feet to the BEGINNING and containing 59.04 acres, more or less, and being further shown on a photo copy of a plat entitled "Map of Residue Parcel of E. Murray Hammond Showing Relationship to Land Acquired from same for the Blue Ridge Parkway," a copy of which is attached with deed recorded in Deed Book 467, page 119; and

PARCEL IV

BEGINNING at gum Redoak and White oak pointers corner to the late J. M. Starkey tract known as the Shartzer tract represented on plat by "1" thence with said Starkey line, S.  $46 1/4^{\circ}$  E. 1138.50 feet to two chestnuts at 2; thence S.  $89 1/2^{\circ}$  E. 891.0 feet to hickory and black oak pointers at 3 on a ridge; thence the old division line up the Ridge S.  $35 1/2^{\circ}$  W. 217.8 feet to two dead black oaks to 4; thence S.  $66 1/2^{\circ}$  W. 334.95 feet to dogwood sourwood and white oak pointers at 5; thence S.  $16 1/4^{\circ}$  W. 280.5 feet to a sourwood and dogwood pointers at 6; thence S.  $47 1/4^{\circ}$  W. 297.0 feet to red oak and dogwood pointers at 7; (the above is copied from Deed dated February 21, 1938 of conveyance to Lillie May Harvey by Deed of record in the Clerk's Office of the Circuit Court for Roanoke County, Virginia, in Deed Book 271, page 340 and is identical except for changing poles to feet to conform with partial survey and balance of description), now being evidenced by a 24" red oak

*E.W.M.*  
*E.W.M.*  
2.F.1.B

and being corner to fenced lines extending to west and southeast; thence leaving corner 7 and with a new staked line across the Lillie May Harvey (widow) property whose bearing on the Deed meridian is N. 45° W. and whose magnetic bearing in 1965 is N. 42° W. passing the interior parcel line in the Harvey property at about 1704 feet more or less, passing a 24" white oak with gate hinge on line at 1807.6 feet in all a total distance of 1821.2 feet to new Corner 11 on the northwest line of the 34 acre and 34 pole Harvey tract; thence with the northwest line of same passing old corner 10 at about 65 feet in all a total distance of 419.9 feet to the PLACE OF BEGINNING, containing 22 acres more or less and being the greater northeasterly portion of the 34 acre and 17 pole parcel and a small northeasterly portion of the 34 acre and 34 pole parcel conveyed to Lillie May Harvey of record as aforesaid, and being shown on a plat of partial survey by C. B. Malcolm and Son, Engineers, dated July 30, 1965, a copy of which is attached and recorded with Deed in Deed Book 780, page 520; and

PARCEL V

(A) All that certain tract or parcel of land lying on the south side of the Starkey and Back Creek Road about one-half miles west of Starkey and about six miles southwest of Roanoke, in Roanoke County, Virginia, and described as follows: BEGINNING at a point in the center of the Back Creek and Starkey Road corner to the 44.07 acre tract recently sold to F. C. Collings; thence along the center of said road the following courses and distances: N. 58° 50' W. 7.51 poles; thence S. 80° 30' W. 22.37 poles; thence S. 75° W. 10.75 poles; thence N. 81° 50' W. 4.94 poles; thence N. 75° W. 13.51 poles; thence N. 43° 45' W. 2.12 poles to a point in center of road at corner marked No. 1 on map, corner to Cunningham (now Wiseman) land; thence leaving the road and with Cunningham's line passing just on the west side of a large rock on the north side of Back Creek; S. 34° 40' W. crossing the creek at 4 1/2 poles, in all 65.75 poles to a chestnut at "2" corner to the Muse land; thence with line of same, S. 60° 55' W. 71 poles to a stake where a black oak stump stood inside of lot at "3"; thence according to the survey made by J. P. Woods, S.R.C., August, 1901, S. 18° 30' E. 48 poles to a stake at "4"; thence S. 1° 30' E. 22 poles to a stake, a pine and white oak marked as pointers at "5"; thence S. 85° W. 4 poles to a white oak and maple at "6"; corner to the James Harris (now Harvey); and thence with the line of same, S. 45° 8' E. 68.5 poles to two chestnuts and gum at "7"; thence S. 88° 15' E. 18 poles to a stake and maple and chestnut marked as pointers at "8" corner to (No. "4") now D. William Good's land; thence with the same, N. 12° 45' E. 63.5 poles a part of the way through the woods and along a fence to a stake on the west side of fence to "9" (76); thence N. 38° 52' E. 14.9 poles to a stake by the fence at "10" a corner to the 44.07 acre tract sold to Collings; thence according to the survey made by G. L. Poage, S.R.C., May 1, 1922, N. 19° 50' E. 763 feet to an iron ping; thence N. 24° E. 1603 feet to the POINT OF BEGINNING and being a part of the same land conveyed to H. B. Mercerau and Z. B. Hancock by Dr. George B. Lawson and wife by deed dated September 9, 1919, and recorded in the Clerk's Office of

AB 1  
AB 2  
2.g. AB  
4B

the Circuit Court for Roanoke County, Virginia, in Deed Book 99, page 388; and

(B) All that certain tract or parcel of land lying south of Back Creek, about two miles west of Starkey, in the County of Roanoke, Virginia, bounded and described as follows: BEGINNING at a stone by a white pine at "A" corner to the 35.82 acres laid off to Henry Wiseman and the land known as the White tract; thence with line of same, S.  $61^{\circ}$  W. 55 poles to a stake at "2"; thence S.  $17^{\circ} 30'$  E. 48 poles to stake at "3"; thence S.  $00^{\circ} 30'$  E. 22 poles to a stake at "4"; thence S.  $86^{\circ}$  W. 4 poles to a stake, a white oak and maples marked as pointers at "5" corner to John Harvey's land; thence with the line of his land S.  $48^{\circ} 45'$  W. 132 poles crossing the branch and public road to a stake south of a marked gum at "6", corner to Martin's land, and with line of same, N.  $56^{\circ} 45'$  W. 34 poles to a stake two feet south of a pine at "7" corner to B. S. Harris land; thence with the line of same N.  $51^{\circ}$  E. 54 poles crossing the branch 30 feet to a stake at "8"; thence N.  $27^{\circ} 30'$  W. 49 poles crossing two branches to a sourwood and black oak at "9" corner on E. M. Harris line; thence with his line N.  $47^{\circ}$  E. 38.5 poles to a stake at "10"; thence N.  $00^{\circ} 30'$  W. passing E. M. and B. S. Harris property line at 37.5 poles in all 45 poles to a point in a hollow 8 feet S.  $50^{\circ}$  W. to a marked white oak at "11"; thence down the hollow N.  $88^{\circ}$  E. 28 poles to a stake south of the hollow at "12"; thence N.  $44^{\circ} 30'$  E. 12 poles to a stake at "13"; thence N.  $22^{\circ} 30'$  W. 2.3 poles to a rock, corner to the 35.82 acre tract surveyed for Henry Wiseman at "14"; thence with line of same crossing the branch at 30 feet, N.  $49^{\circ} 30'$  E. 27.5 poles to a black pine at "15"; thence S.  $75^{\circ} 45'$  E. 61 poles to the BEGINNING, containing 83.02 acres according to a survey made by G. L. Poage S.R.C. July 6, 1920, and being the same land conveyed to H. B. Mercerau and Z. B. Hancock by Henry Wiseman and wife by deed dated July 1, 1920, recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 106, page 390; and

PARCELS "(A)" and "(B)" as hereinabove described are LESS AND EXCEPT THE FOLLOWING:

1. 37.93 acres as conveyed in Deed Book 444, page 438, shown as "Parcel 3."
2. That certain 2.93 acre parcel as conveyed in Deed Book 465, page 500.
3. That portion of the above described property which lies north of the Blue Ridge Parkway.

THERE IS ALSO CONVEYED as an appurtenance to the property hereinabove described, a road 10 feet in width as described under the "Eighth" paragraph of deed of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 444, page 438.

*1/1 GJB  
2.h. GJB*

Description for that portion of Roanoke County tax parcel 96.07-1-6 lying to the south of Ashmont Drive being 0.423 acres of land lying at the southeasterly intersection of Sedgewick Drive (50' R/W) and Ashmont Drive (50' R/W) in the Cave Spring Magisterial District of Roanoke County, Virginia, and being more particularly described as follows:

BEGINNING at corner #1, said corner being a point on the southerly right-of-way of said Ashmont Drive and the northwesterly corner of Lot 17, Block 1, Section 2, Ashmont in the Groves as recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Plat Book 17, Page 90;

Thence with the line common to said Lot 17 and the herein described property, S 17° 52' 25" E, 138.44 feet to corner #2, said corner being the southwesterly corner of said Lot 17 and the northerly corner of Lot 3, Block 2, Section 1, The Groves, as recorded in the aforesaid clerk's office in Plat Book 17, Page 39;

Thence with the line common to said Lot 3 and the herein described property, S 70° 36' 21" W, 121.11 feet to corner #3, said corner being a point on the easterly right-of-way of Sedgewick Drive and the northwesterly corner of said Lot 3;

Thence with the line common to the right-of-way of Sedgewick Drive and the herein described property for the following 3 courses and distances; a curve to the left whose radius = 285.44 feet, length = 89.41 feet, tangent = 45.07 feet, delta = 17° 56' 49", chord bearing and distance of N 19° 07' 29" W, 89.04 feet to corner #4, said corner being a point of tangency on the easterly right-of-way of Sedgewick Drive;

Thence N 28° 05' 53" W, 36.06 feet to corner #5, said corner being a point of curvature on the easterly right-of-way of Sedgewick Drive;

Thence with a curve to the right whose radius = 25.00 feet, length = 40.72 feet, tangent = 26.49 feet, delta = 93° 18' 54", a chord bearing and distance of N 18° 33' 34" E, 36.36 feet to corner #6, said corner being a point of compound curvature on the southerly right-of-way of Ashmont Drive;

Thence with the line common to Ashmont Drive and the herein described property, a curve to the right whose radius = 235.44 feet, length = 109.47 feet, tangent = 55.74 feet, delta = 26° 38' 28", a chord bearing and distance of N 78° 32' 15" W, 108.49 feet to the Point of Beginning, containing 0.423 acre(s) and being part of the remaining portion of Tract C, as shown on the plat of Resubdivision of Property of Nicholas H. Beasley and Strauss Construction Corporation, dated August 2, 1994, as recorded in the aforesaid clerk's office in Plat Book 17, Page 3.

*6/8  
JH 7/4/94  
ASB*

### Location of Property

The property is located on the south side of the Blue Ridge Parkway, and is bounded by Merriman Road to the east and the parcel on Cotton Hill Road to the west and is accessed from Merriman Road. The most western parcel of the property that is adjacent to Cotton Hill Road is not included in this project. The properties currently owned by Nicholas Beasley include Tax Map Numbers: 096 02-01-02.00-0000, 096.02-01-01.00-0000, 097.01-02-17.00-0000, 097.03-02-05.00-0000. These properties are internal to the site and were a part of the original PRD. These properties are currently zoned PRD\*. Parcel Number: 097.03-02-02.00-0000 fronts on Merriman Road and is owned by Houghton Enterprises L.P. This parcel will be added to the Mason's Crest PRD and is currently zoned R1-C.

### Existing Land Uses

An existing site conditions map has been included with the attached exhibits for this application. There are no known architectural or historic resources located on the PRD. A large portion of the property is wooded. The topography of the site results in several drainages with water sources intermittent and perennial, including a small farm pond. The riparian areas for the water sources are generally small. The topography affords the opportunity for stormwater management facilities when development occurs. There is an existing farm pond on site, which is maintained by two creeks.

Critical views are located along the Blue Ridge Parkway on the western portion of the property. Preservation of these views is considered essential to this project. The developers of Radford & Company have worked closely with staff of the Blue Ridge Parkway to determine the specific location of critical views and to insure that the critical views from Blue Ridge Parkway into this PRD receive minimal or no visual impacts.

\*Property adjoining the area encompassed by this petition, all of parcel number 096.02-01-02.00-000 and a portion of parcel number 096.02-01-01.00-000, has been pledged by the developer to the Western Virginia Land Trust. The exact portion of parcel 096.02-01-01.00-000 to be pledge will be determined following final platting but collectively the portion of parcel 096.02-01-01.00-000 and all of parcel 096.02-01-01.00-000 shall be approximately 63 acres. This pledge is not, however, proffered as a part of this petition and should be considered as independent of same. The approximately 63 acres contained in the pledge are not covered by this amended petition and shall remain as part of the original Wilshire PRD.



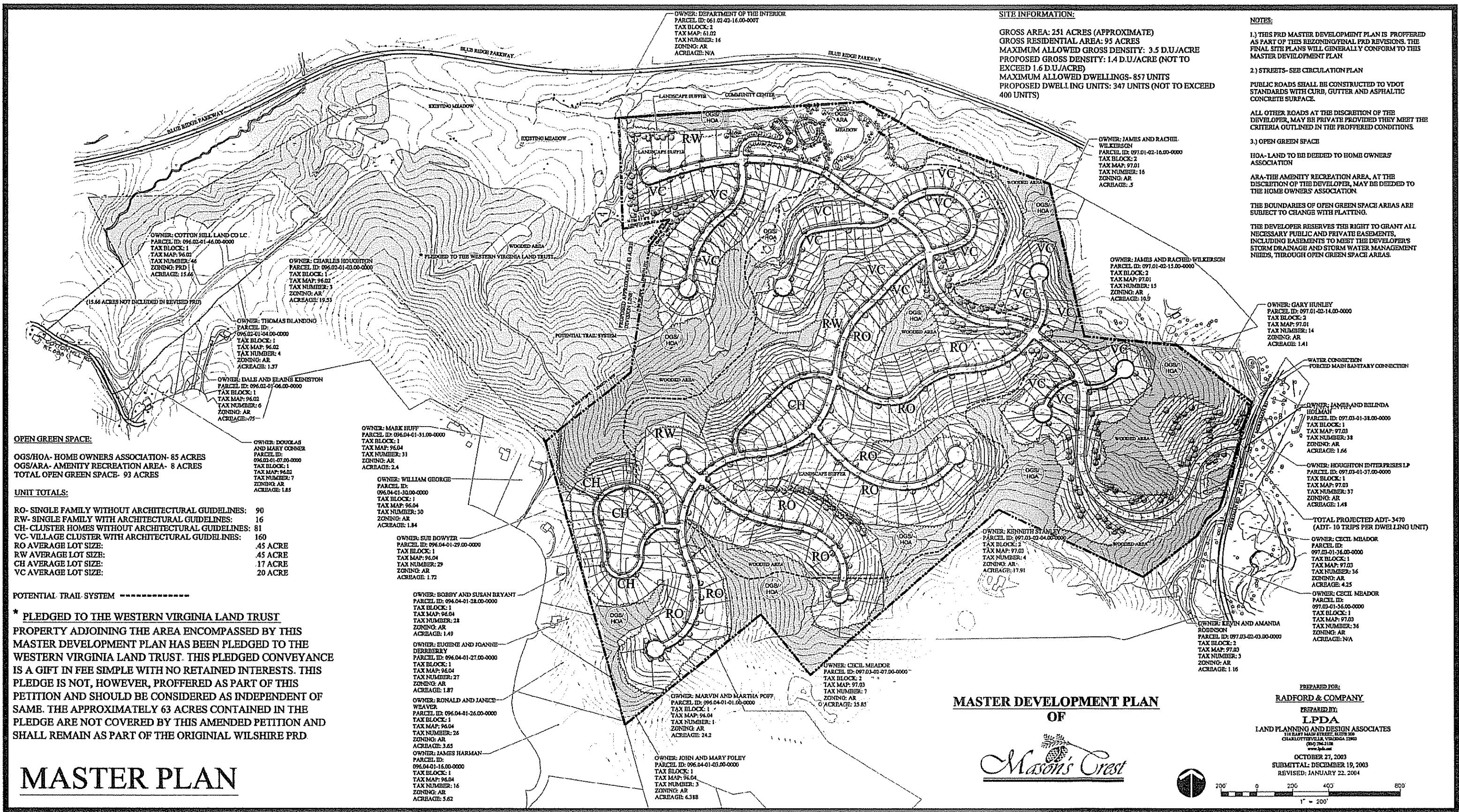
## Statement of Objectives

### Revisions to Planned Residential Development (PRD)

The revised Mason's Crest PRD Master Development Plan began with careful review of the original PRD Master Development Plan of Wilshire, dated 8-30-99. The Wilshire PRD has a proposed density not to exceed 3.5 dwelling units per acre with no more than 823 dwelling units constructed within 235 acres. The revised PRD, Mason's Crest, has a proposed density approximately 1.8 units per acre with a total unit amount estimated at 347 dwelling units. The dwelling units will be developed within the 188 acre revised PRD. The exact number of dwelling units will be determined following the development of the final site plans, however it is anticipated that it will not vary significantly from the final Mason's Crest PRD Master Development Plan and will not exceed 400 total units at 2.1 units per acre.

The Mason's Crest PRD will provide specific communities within the PRD for different housing types. The gross acreage for the PRD includes all acreage within the limits of the PRD. The revised PRD does not include the 15.66 acre parcel on the west side, adjacent to and fronting on Cotton Hill Road. This is not a part of the revised PRD\*. The total revised PRD property includes acreage dedicated as open green space as part of the homeowners association. In an effort to understand the potential visual impacts of development on the Blue Ridge Parkway, the developer's consultant created a detailed 3-dimensional computer model of the complete project that depicts the following: preliminary grading of roads and lots, scaled models of all unit types located on each potential building lot, existing vegetation to remain and proposed buffers. Still renderings and animations were created from the point of view of someone traveling along the Blue Ridge Parkway to proof the PRD layout. Examples of the computer model simulations are included as attached exhibits.

\* The revised PRD also does not include approximately 6.3 acres pledged to be conveyed to the Western Virginia Land Trust in fee simple with no retained interest. This is not apart of the Revised PRD and has not been utilized in the calculations of openspace. This pledge is not proffered as a part of this petition and should be considered as independent of same.



## Land Uses

The owner/developer of the revised PRD shall be required to submit to the County, with each subdivision plat or development plan submitted for approval, a summary chart showing the current gross density of the PRD, the proposed density of the section or phase proposed for development, and the gross density of the PRD upon completion of the current section or phase.

## Land Use Designations

The PRD contains three different residential land uses throughout the property.

### 1. RO/RW Single Family

RW- Single Family Residential with architectural guidelines

RO- Single Family Residential with without architectural guidelines

The lot development standards for the RO/RW unit types in the revised PRD are derived from the standards from the Wilshire PRD Master Development plan and are attached as an exhibit. RO and RW are conventional single family detached housing as indicated in the Wilshire PRD. Although the attached exhibit indicates that RO lots may be a minimum of 6000 sq ft, but it is anticipated that all RO and RW single family lots shall be a minimum lot size of 7200 sq ft.

### 2. Cluster Homes (Attached homes) CH

CH- Cluster Homes without architectural guidelines. The CH are attached homes that have zero lot line side yard setback requirements. The CH is primarily attached in pairs but there may be a small proportion of three building unit configurations. The lot development standards for the CH unit type in the revised PRD shall be developed using the standards from the Wilshire PRD Master Development plan and are attached as an exhibit.

### 3. VC, Village Cluster Reduced lot width Single Family

VC - Single family reduced lot traditional neighborhood style homes with architectural Guidelines. The VC, Village Cluster, is new single family housing type to the revised PRD and was originally derived from the housing type used for the Wolf Creek Subdivision, in Roanoke County. The VC specific lot development standards are attached as an exhibit. The VC is an attempt to provide single family housing with a strong neighborhood identity and pedestrian focus. The VC housing type is a detached home with minimal side yard and front yard setbacks. The VC housing will strive to have a look and feel of a typical traditional neighborhood.

The MU (multi-family housing) housing type, RV Residential Lots and Townhomes proposed in the original master development plan are not being developed in the revised PRD.

Residential Areas Outside Architectural Guideline Areas Noted RO			Residential Areas Within Architectural Guideline Areas Noted RW			Residential Areas Within Architectural Guideline Areas Noted VC			Cluster Home Areas		
<u>Min. Lot Size</u>	6000 sq. ft.	7200 sq. ft.	<u>Min. Lot Frontage</u>	50 ft.	60 ft.	<u>Max. Width To Depth Ratio</u>	None	4100 sq. ft.	<u>Min. Lot Frontage</u>	2500 sq. ft.	2500 sq. ft.
<u>Min. Lot Frontage</u>	50 ft.	60 ft.						45 ft.	28 ft.		
<u>Max. Width To Depth Ratio</u>	None	None						None	None		
<u>Min. Set Back Requirements</u>											
Front	20 ft.	18 ft.									
Side	8 ft. but not closer than 16 ft. of next house	8 ft. but not closer than 16 ft. of next house									
Rear	20 ft.	25 ft.									
<u>Accessory Buildings</u>											
Behind front building line	10ft.	10 ft.									
Behind rear building line	3 ft.	3 ft.									
<u>Max. Coverage %</u>											
Building Coverage	50%	30%									
Lot Coverage	70%	50%									
Accessory Bldg. Coverage	7%	7%									
<u>Max. Bldg. Height</u>											
Principal Bldg.	35 ft.	35 ft.									
Accessory Bldg.	25 ft.	25 ft.									
<u>Landscape Buffer Required To Adjoin Property Of Different Zoning Publicly Dedicated Streets Required</u>											
<u>Additional Requirements</u>											

### Yard Requirements

See exhibits for each specific units yard setbacks. Yards for all unit types shall remain free of all uses or structures except for the following:

- Fences, walls and landscaping shall be allowed in yards provided that site triangles are maintained per VDOT standards.
- Driveways/parking areas shall be allowed.
- Eaves, cornices, windowsills, belt courses, bay windows and chimneys may project into a required yard a distance not to exceed two feet.
- Cantilevered building overhangs shall not be allowed to project into a required setback area.
- Patios, decks, and stoops shall be allowed within all required setback areas.

## Open Green Space

The open green spaces identified in the original Wilshire Master Development Plan has been maintained as open green space in the revised Mason's Crest PRD Master Development Plan. The total open green space area will comprise approximately 93 acres of the property, or 49.5% of the total site. There are two different types of open green space:

- Home Owners Association (OGS/HOA), 85 acres.
- Amenity Recreation Areas (OGS/ARA), 8 acres.

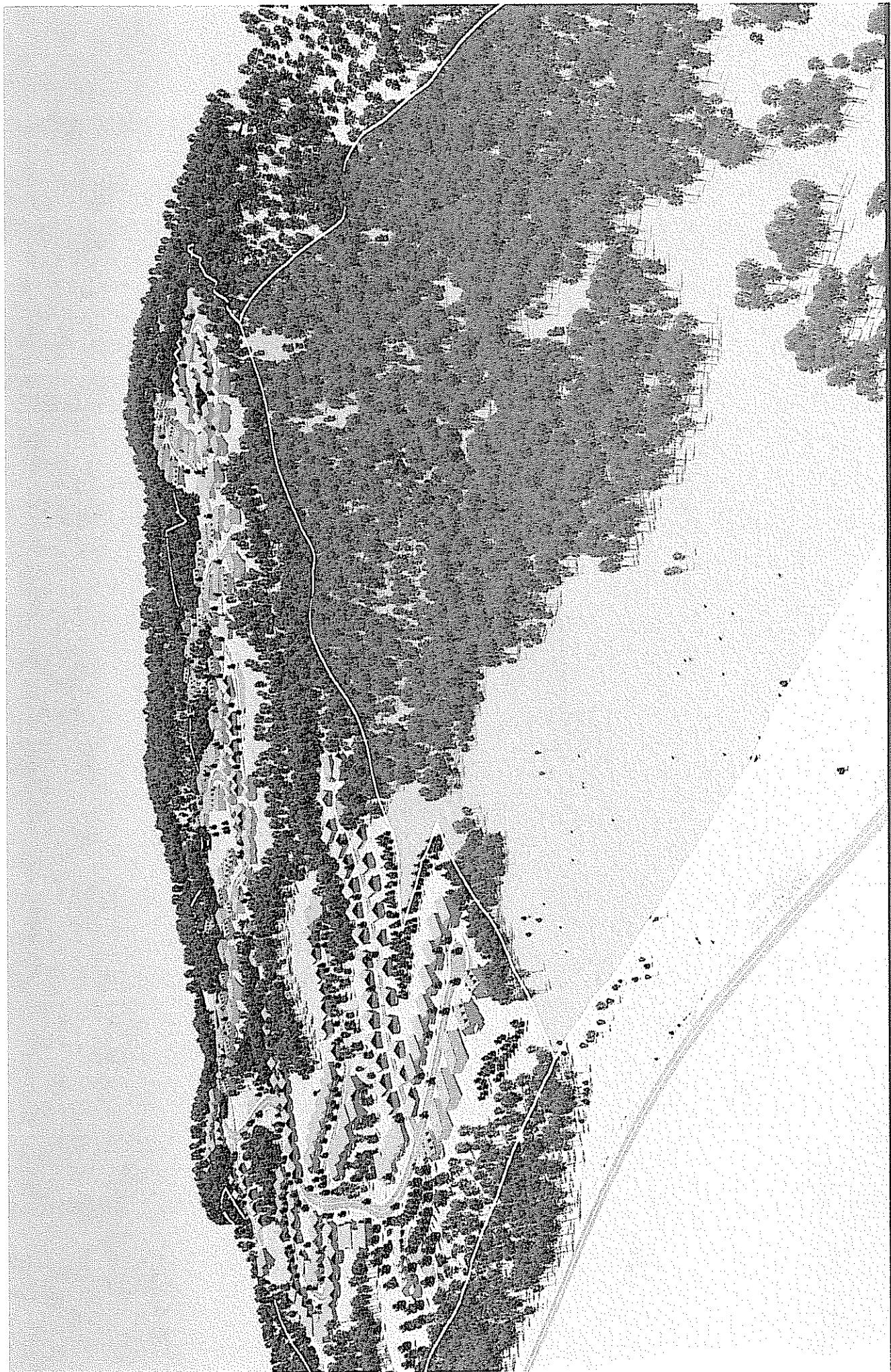
The open green spaces are an important component of preserving the critical views from the Blue Ridge Parkway. The Home Owners Association and Amenity Recreation Open Green Space areas may fluctuate slightly in size following the development of the final lot plans. The National Park Service supplied the developer GIS mapping studies that identified the visual sensitivity zones. This information was overlayed onto the PRD to identify the specific visual impact areas within the PRD. The visual sensitivity zones overlay and the detailed 3-dimensional computer model served a key role in determining the extent of area to be set aside as viewshed protection for National Park Service.

Approximately 63 acres adjoining the area encompassed by this petition has been pledged by the developer to the Western Virginia Land Trust. This pledged conveyance is a gift in fee simple with no retained interests. The pledge is not, however, proffered as a part of this petition and has been expressly removed from this revised petition and should be considered as independent to same.

The homeowners association open green space shall not be maintained in a manicured state but will be a natural area.

The revised PRD contains an amenity recreation area that is approximately 8 acres in size. The amenity recreation area will contain uses for the residents living in the PRD including but not limited to: community center building, community center parking and access road, pool and patio, tennis courts, community gazebo, open lawn area and trail system. The community center building shall follow the architectural guidelines.

A series of trails are shown on the Master Development Plan. The developer has the discretion to develop some of the trails as hard surface, multi-use trails or woodland soft-surface pedestrian only trails. The intent is to develop the lower portions of the trail system as hard surface trails connecting to the amenity recreation area.



Computer Simulation  
Mason's Crest, Roanoke County, Virginia

View From 900' Over Blue Ridge Parkway

LPDA

## Circulation and Road Guidelines

### Circulation Plan

The road systems, trail systems and potential sidewalks have been identified on the attached Circulation Plan. The road guidelines are consistent with the original Wilshire Master Development Plan. Public and private roads are also shown on the Circulation Plan.

The main intersection and sole state road connection is at Merriman Road and shall be developed to and constructed in accordance with VDOT public road standards and shall meet VDOT approvals for turn lanes, site distances and grades. A large portion of the entrance road corridor is undeveloped due to steep topography. Rustic stonewalls and entry signage is proposed at the main entry with woodland and slope restoration planting.

All other roads within the property may be public or private at the discretion of the developer. The Circulation Plan is a guide as to potential internal PRD public and private road designations. All roads shown in the Final Master Development Plan are approximate in location and elevation and may be adjusted slightly in the final engineering plans.

The sidewalks shown in the Circulation Plan are guides to the potential location for sidewalks along public and private roads within the PRD. The developer has the discretion as to the specific locations of the sidewalks. The intent of the sidewalks is to provide effective pedestrian connections within and between each neighborhood or block, and also provide the opportunity for connections to the trail system.

A trail system runs throughout the open green space areas of the site. This trail allows residents access to all amenities within the site including the amenity recreation area, the farm pond, connections to each open green space area, and potential connections to existing development to the north. The developer has the discretion to develop some of the trails as hard surface, multi-use trails or woodland soft-surface pedestrian only trails.

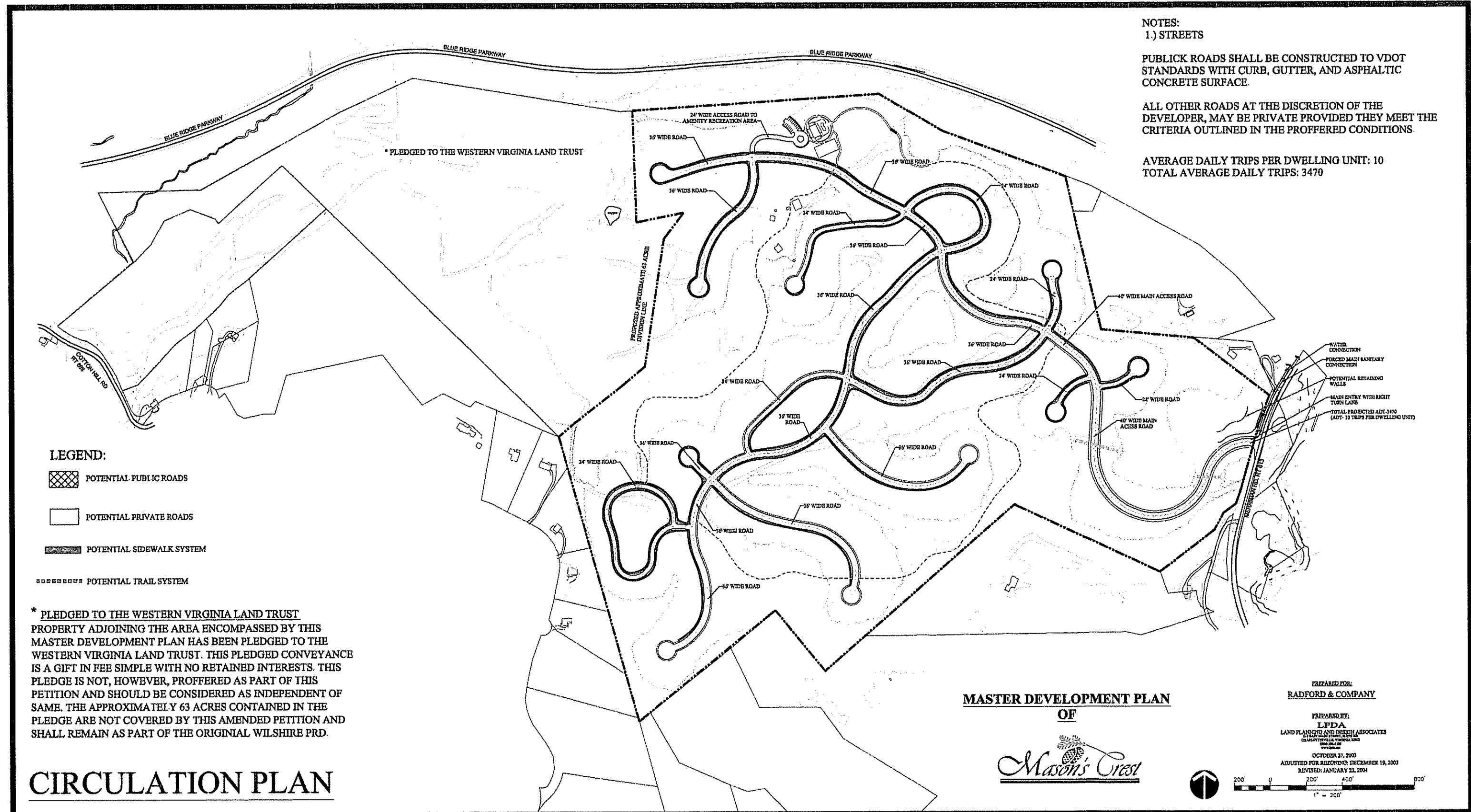
### Road Standards

All roads within the property may be public or private at the discretion of the developer. The main entrance road from Merriman Road to the first main intersection of the PRD is shown as 40' from curb to curb with a 48 minimum foot ROW and shall be public or private road constructed in accordance with VDOT public road standards. This will include curb and gutter, asphalt/blacktop surface with a base. The base and surface shall be sufficient in depth to meet expected traffic volume and also meet VDOT standards. Publicly dedicated roads shall be constructed to VDOT standards and no additional standards shall be required by Roanoke County. Any roads designated to be private shall have provisions for maintenance by the homeowners association of Mason's Crest and shall be a blacktop surface and base sufficient for projected traffic volumes and meet VDOT standards. Right of ways for private roads shall be a minimum of 28' and a road width minimum of 20', curb to curb. The developer has the discretion of installing curb and gutter on private streets. Private roads shown on the Final

Master Development plan vary from 24' to 36', curb to curb, and are shown as a guide only and may change in the final engineering plans.

The following shall apply to areas with private roads:

- Signage will be placed at the entrance of private roads identifying private roads.
- The Mason's Crest homeowners association shall repair and maintain all private roads and fees shall be budgeted to cover the repair and replacement of private roads.
- Private streets shall be accessible to emergency vehicles.
- The Mason's Crest homeowners association management shall be provided by a professional property management company or management individual(s) with experience in residential homeowner association management in the State of Virginia.
- Private roads shall be noted on the record plats.
- Per Section 55-512 pf of the code of Virginia, Virginia law requires that the developer of property and the owner of any property for sale or resale within the a homeowners association neighborhood that has a fee system, such as Mason's Crest will, disclose documentation outlining the covenants, restrictions and homeowners fees including identifying private roads, to the new purchaser. This is required to be disclosed to the purchaser prior to closing on the property so later the purchaser cannot claim they were unaware of private roads and the fees required.



### Public Services and Utilities

The revised PRD shall have access to water and sewer extension along Merriman Road. Pump stations and forced main sanitary line may be required within portions of the PRD and along Merriman Road. All development within the revised PRD shall be connected to public water and sewer systems and shall not use wells, septic systems, or any other private means of water supply or waste disposal.

The cost of the development of the water and sewer system within the PRD shall be the responsibility of the developer. Detailed engineering plans shall determine the extent of forced main and gravity sewer as well as specific locations for sewer and other specific storm and utility connections.

The developer has the discretion of using any existing wells on site, if they exist, for homeowners association non-potable uses only, such as irrigation or maintaining the pond level, and will not connect the wells to the public water system, as long as the use of the wells does not negatively effect the normal stream flow or private wells within the area.

All new electric, telephone and cable television service within the limits of the PRD shall ultimately be underground at completion of development. The developer shall have the option of providing natural gas service within the PRD.

All development shall comply with Roanoke County and Virginia erosion and sediment control and stormwater management criteria in effect at the time of final engineering plan submittal.

The developer shall have the right to reserve easements within the Mason's Crest homeowners association open green space for the use of walking trails, water, sewer, storm drainage, storm detention, cable, gas, phone, electric, construction easements or any other type of easement necessary to allow the development of the revised PRD outlined in this document.

## Architectural and Community Design Guidelines

The following architectural guidelines are preferred for areas of the PRD that are noted on the Mason's Crest Master Development Plan to have architectural guidelines. These architectural guidelines are derived from the original Wilshire PRD but have been amended and modified.

### Architectural Guidelines

#### Acceptable Materials:

- Board and batten wood siding (stained).
- Board on board wood (stained).
- Clapboard wood siding (stained).
- Tongue and Groove vertical wood siding (stained).
- Shiplap vertical wood siding (stained).
- Wood Shingles (natural or stained).
- Log Structures (grayish-brown, medium gray or dark brown).
- Synthetic or simulated composite building products, such as hard board, vinyl siding, etc., that approximates the wood patterns described above.
- Color for the materials listed above shall be a medium gray, dark gray, grayish-brown, dark gray-brown, dark green, grayish buff, buff dark brown, and soft muted earth colors
- Brick that is grayish brown, gray, reddish-brown, and other dark or grayish earth colors. All brick shall have a buff or gray mortar.
- EFIS (Exterior finish insulation system) as building accents only, in soft muted earth colors.
- Stone that is native to the area or manufactured stone that is similar in color, form and texture to native stone.
- Windows with white, buff-gray or earth color trim.

#### Unacceptable Materials

- Brick that is bright red, orangish-red, pink, light red, white, or other colors.
- Metal siding that is exposed, galvanized, aluminum or other shiny metal materials.
- Siding that is white, whitish-gray, pink, bright silver, red, bright green blue or other colors that would draw attention or be otherwise visually out of character with the parkway corridor.
- Tile-faced or ceramic-faced masonry units.
- Varnished, epoxy-finished or otherwise shiny or orangish log structures.
- White mortar.

#### Roof Materials:

##### Acceptable Roofing Material

- Wood shingles that are allowed to weather naturally.

- Treated wood shingles or shakes which have natural gray, grayish-green or brownish-green color.
- Standing seam copper roofs that are allowed to weather naturally.
- Architectural grade (includes dimensional shingles) fiberglass or asphalt shingles with texture. The colors of these shingles shall be medium to dark gray, charcoal, grayish-brown, grayish-buff, or dark brown. Generally, soft earth tone colors that are of medium to dark value.
- Slate or simulated slate of medium gray or charcoal color.
- Textured concrete shingles in gray or buff-gray color.
- Standing seam metal roofs, which are medium gray, dark gray, grayish-brown, black, charcoal-gray, dark grayish brown, dark greenish-black, or very dark green. Generally colors that are soft earth tone and that are of medium to dark value. Low reflectivity.
- Roof vents, metal chimneys, metal chimney caps, and plumbing vents shall match the color of the roof or would be black, dark gray, or bronze in color
- Skylights shall have black, bronze, or gray trim.

#### Unacceptable Roofing Materials:

- Shiny metal roofs.
- Shiny metal, exposed aluminum or exposed galvanized metal roofs.
- Metal roofs of the following colors: white, light gray, light tan, pink, red, maroon, light blue, medium blue, dark blue, bright green, medium gray, orange, brownish-orange, etc. Metal roofs that attract attention by their color, contrast, brightness and reflectivity.
- Ceramic or synthetic ceramic roofing tiles.
- Metal shingles or stamped metal decorative roofing panels.
- Flat roofs.
- Plastic, vinyl or other high visibility synthetic roofs.
- Shiny metal roof vents, fireplace stacks, plumbing vents, or other pipes.

#### Building Mass and Shape

- Flat roofs shall not be used.
- Gable roofs and hip roofs shall be used.
- Chimneys can be used but not required.
- Porches on homes can be used.
- Roofs shall have a minimum pitch of 6/12 on the main structure.
- Roofs on the main structure of a residence shall have at least a six inch overhang.
- Gambrel roofs cannot be used.
- Single plane pitched roofs for houses shall not be used on the main house but can be on wings.
- Steep gable roofs like the “Swiss Chalet” shall not be used (pitches in excess of 12/14).
- Where possible, it is preferred that buildings step up and down with the natural slope rather than to force unnatural excavation or plat forming of the mountainside.
- The developer/builder is encouraged to provide porches forward of the garage face for all unit types particularly within the VC areas but it is not a requirement.

## Building Details

- Awnings shall be medium to dark earth color. White, stripped patterns, and colors that attract attention shall not be used.
- White and shiny aluminum shall not be used in any architectural guideline area.
- Outbuildings, storage sheds, garages, and other secondary structures must match the color, texture, and material of the main house.

## End of Architectural Guidelines

## Recreational Facilities

- Tennis courts and playcourts shall be oriented, landscaped and screened so that the surface and fencing is not visible from the Blue Ridge Parkway.
- Night lighting of tennis courts and playgrounds shall not be allowed.
- Tennis court fencing shall be black vinyl-clad chain link fence, bare galvanized is not allowed.
- Swimming pools shall not be visible from the parkway and pool orientation, landscape screening shall be provided as necessary to visually screen the pool, including pool equipment, pumps and utilities from the Blue Ridge Parkway.
- Poles, posts, light stansions, gates and other site details shall be black, gray, grayish brown, dark green or natural dark earth tone colors. White, bare metal, bright colors or other visually intrusive materials cannot be used.
- Utility pumphouses shall be designed to be in character with the development and should not stand out.

## Site Details and Landscaping

- Driveways shall be surface treatment, gravel, bituminous or tinted/stamped concrete and stained concrete. White or standard plant colored concrete cannot be used.
- Roads, service roads and parking areas shall be gravel, bituminous or dark gray concrete. White or standard plant colored concrete cannot be used.
- Natural landforms and existing vegetation shall be utilized where possible to screen new buildings from parkway view.
- Drainage shall be engineered to blend with natural landforms where possible.
- “Engineered” edges in the final landform shall be avoided where possible.
- Mailboxes will be dark earth colors, dark green, black or gray. Shiny aluminum, white or metal mail boxes cannot be used.
- Fences: Split rail with two, three, or four rails, picket fences, snake fences and board rail fences can be used. If fences are wood they shall have naturally weathered, stained or earth color painted finish. If fences are metal they shall have dark earth colors, dark green, black or gray finishes. If fences are plastic they shall have earth color finishes.
- Shiny or exposed galvanized chain-link fences, white or bright colored fencing cannot be used.

Landscaping:

- Plant materials shall be used that are native to the region or non-native commercially cultivate varieties that are adapted for the USDA growing zone of the Roanoke area.
- Blend cut and fill slopes into the natural topography where possible.
- Landscape Buffers: Three landscape buffers are shown in the Mason's Crest PRD Master Development plan; buffers C, D, and E. The intent of the buffers is to provide supplemental screening of specific home locations potentially most visible from the Blue Ridge Parkway.
  - All buffers shall be planted immediately following the completing of site grading operations in each specific location.
  - All buffers shall be 50' in width, lengths and specific locations for each buffer as shown on the Master Development Plan.
  - Each buffer shall contain a equal mixture of large canopy deciduous trees medium canopy deciduous trees and large evergreen trees and shall be planted in staggered rows in natural groupings to blend with the existing wooded areas.
  - Large canopy trees shall be minimum 2 ½" caliper at planting a maximum of 25' apart. Medium canopy trees shall be 2 ½" caliper at planting a maximum of 15' apart. Evergreen trees shall be a minimum of 6-8 feet at time of planting and a maximum of 15' apart.
  - A final landscape buffer planting plan shall be submitted with the final engineering plans to Roanoke County prior to installation.

Residential Design:

- Recreational vehicles (RV's) and boats on trailers shall not be stored in any area visible from the parkway.
- Pre-fabricated above-surface swimming pools shall not be allowed, spas shall be screened from the parkway.
- Tents, pre-fab summer houses, and pre-fab storage sheds shall not be allowed.
- No tarps shall be allowed.
- Satellite dishes, TV antennas or external antennas shall be placed to avoid visibility from the Blue Ridge Parkway.
- Streetlights may be maintained by the homeowner's association or AEP. Street lights shall be residential in character, provide only the minimum photometric requirements and provide shields and cut-off optics to avoid overlighting. In ground signage lighting shall have shield and/or cut-off optics.

Signage:

- The main entrance signage off of Merriman Road shall not exceed 50 square feet for the actual sign area. Maximum sign height shall be 15 feet. The attached exhibit or a representation of the potential main entry sign. The final signage location and design may change due to engineering constraints.

- Signage in different neighborhoods within the PRD can be used but cannot exceed 30 square feet for the actual sign area. Neighborhood signage, excluding signage required by VDOT or Roanoke County, shall be rustic in nature with either a stone or rough wood base. Actual signage will be determined in final design and could be applied, sand blasted or plaque mounted lettering to wood, high-density painted urethane, masonry or stone. Bright colors shall not be permitted in signage. Maximum sign height for neighborhood signs shall be 10'. Multiple signs within a neighborhood can be permitted. Neighborhood signs shall be placed to not conflict with minim corner sight distances per VDOT standards.

EPDA

# MASON'S CREST