

Planning and Design Documents for:

**FOUNTAIN HEAD GOLF RESORT  
A PLANNED RESIDENTIAL  
COMMUNITY**

**ROANOKE COUNTY, VA  
VINTON MAGISTERIAL DISTRICT**

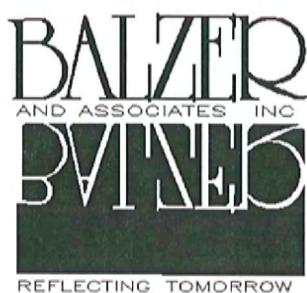
Prepared for:  
Fountainhead Land Company, LLC  
1208 Corporate Circle  
Roanoke, VA 24018

Prepared by:  
Balzer and Associates, Inc.  
1208 Corporate Circle  
Roanoke, VA 24018

Project # R0500234.00

Date: August 17<sup>th</sup>, 2005

Revised:  
August 18<sup>th</sup>, 2005  
August 19<sup>th</sup>, 2005  
August 14, 2009  
October 7, 2009  
November 3, 2010  
November 29, 2010



## Table of Contents:

<b>I.</b>	<b>Table of Contents</b>	Page 2
<b>II.</b>	<b>Introduction</b>	Page 3
<b>III.</b>	<b>Vicinity Map</b>	Page 4
<b>IV.</b>	<b>Site Summary</b>	Page 5
<b>V.</b>	<b>Residential Design Guidelines</b>	Page 7
<b>VI.</b>	<b>Overnight Lodging/Guest Cottages and Clubhouse Design Guidelines</b>	Page 9
<b>VII.</b>	<b>Concept Master Plan</b>	Page 11
<b>VIII.</b>	<b>Boundary and Adjacent Property Map</b>	Page 12
<b>IX.</b>	<b>Adjacent Property Owners</b>	Page 13
<b>X.</b>	<b>Proffered Conditions</b>	Page 19

## **FOUNTAIN HEAD GOLF RESORT**

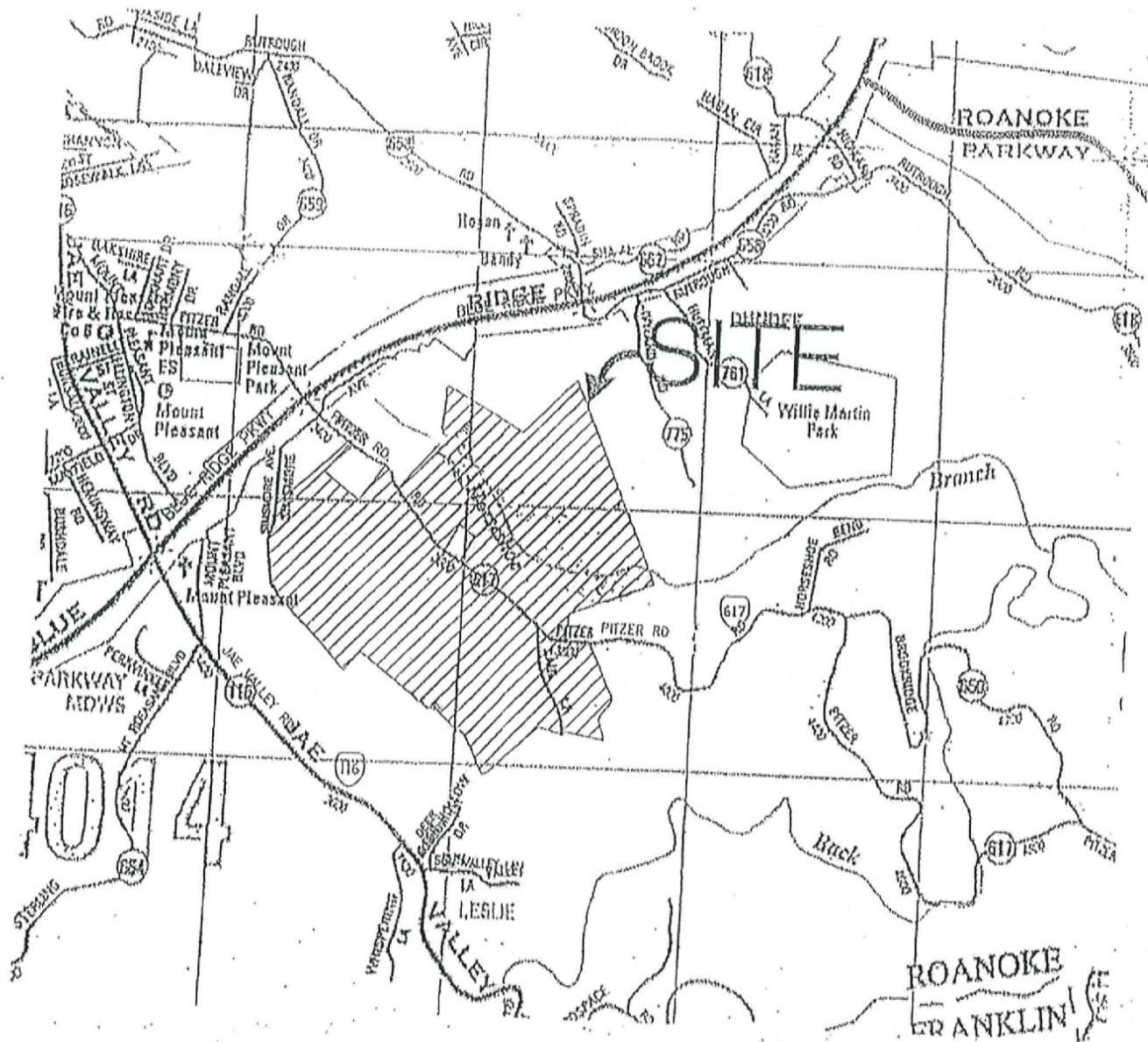
### **INTRODUCTION**

The Fountain Head Golf Club will cater to corporate entities and private individuals that demand and expect a first-class golf experience. First and foremost, Fountain Head will provide the best conditions for golf, on a one-of-a-kind 18 hole golf course with world class instruction and practice facilities. It will also offer up to 60 rooms of simple yet comfortable over night accommodations. The course will be designed to be reminiscent of traditional Scottish or Irish highland courses with long flowing native grasses, few trees and endless views of the Blue Ridge Mountains. A predominantly wooded residential area comprised of 110 lots surrounding the golf course is also anticipated.

The site is extraordinarily similar to the terrain and conditions found in the United Kingdom with over 65% of the site already existing in fescues and orchard grasses. The decision to offer this kind of exceptional golf experience will benefit the entire Roanoke area and region as the only true golf destination. Unlike other golf attractions, Fountain Head will focus on the ultimate golf experience from local shuttle service, over night accommodations in the form of clubhouse rooms or on property cottages, offsite hunting and fishing, exercise and fitness and fine dining.

The golf course will occupy most of the open area and will be designed to take advantage of the site. Native grasses will be used to define and separate the golf holes which will be set on the existing terrain with as little land form disturbance as possible. Bunkers and other hazards will be sculpted from the land to create an old world look and feel. Greens and fairways will be expansive and provide unequaled strategy and challenge, while remaining simple and natural.

Vicinity Map:



## **FOUNTAIN HEAD GOLF RESORT**

### **SITE SUMMARY**

#### **Site Data**

The site consists of tax parcel #'s 79.04-02-10 and 10.03; 79.04-05-01 through 17; 80.00-02-68; 80.03-02-01 through 28. The total site area is 368 +/- acres. The original zoning was AR with a Special Use Permit to allow for the golf course component of this project. Since the original rezoning application, the property has been rezoned to PRD.

The site is located within the Mount Pleasant Community Planning area and within the Vinton Magisterial District.

#### **Existing Conditions**

The site consists of 75% open areas and 25% wooded areas. There is one existing residence with associated out buildings on the property that will be removed. The site consists of rolling topography. The site has slopes on the property ranging from 1% to 50+ %. Horseshoe Branch runs through the eastern portion of the property and an unnamed tributary runs through the southwestern side.

Since the original rezoning application, several improvements have been made on the site. The golf course and three cottages currently exist on the site, as well as temporary office structures and parking areas. The clubhouse is currently under construction just to the south of Pitzer Road. A residential road has been constructed on the property to the north of Pitzer Road to provide access to the Phase I residential lots. Additional property is available to the south of Pitzer Road outside of the golf course area to be developed for residential use.

#### **Adjacent Properties**

Adjacent properties are zoned AR and are single family residences and undeveloped agricultural land.

#### **Public Services**

No public water or sewer is available to this site at this time. No extension of public water or sewer is planned with this project unless otherwise approved by Roanoke County and/or Western Virginia Water Authority.

Fire and rescue is located in Mount Pleasant approximately 1.25 miles from the site.

### **Traffic**

The traffic volume on Pitzer road according to the 2009 VDOT study is 640 vehicle trips per day.

## **Development Design Guidelines**

### **Intent**

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

## **Residential Design Guidelines**

### **Subdivision Streets**

All subdivision streets will be either privately or publicly maintained. All roads will be designed and constructed to state standards.

### **Access**

Access to the property will be from Pitzer Road (State Route 617) and Saul Lane. As approved with the phase I residential plans, existing lots 41 and 42 will access from Pitzer Road. No additional residential lots will access from Pitzer Road.

### **Water and Sewer**

Each lot will be served by a private well and septic system unless otherwise approved by Roanoke County and/or Western Virginia Water Authority.

### **Density**

No more than 110 total residential lots will be developed. 42 residential lots have been created on the north side of Pitzer Road. No more than 68 residential lots will be developed on the south side of Pitzer Road.

### **Lot Size/ Regulations**

All residential lots on the north side of Pitzer Road will be a minimum of 1.00 acre. Minimum frontage on these residential lots shall be 90 feet. Setbacks shall be as follows:

Front yard: 30 feet for principal and accessory structures  
Side yard: 15 feet for principal and accessory structures  
Rear yard: 25 feet for principal structures and 10 feet for accessory structures

All residential lots on the south side of Pitzer Road will be a minimum of 0.70 acres. Minimum frontage on these residential lots shall be 50 feet. Setbacks shall be as follows:

Front yard: 30 feet for principal and accessory structures  
Side yard: 15 feet for principal and accessory structures  
Rear yard: 25 feet for principal structures and 10 feet for accessory structures  
15 feet for principal structures where rear yard adjoins the golf course

### **Housing Regulations**

The minimum house size shall be 2,000. All homes shall be constructed of brick, wood, synthetic wood products, or stone. No vinyl siding will be permitted. No manufactured or modular homes will be permitted.

An architectural review board will be established to review all house plans and elevations prior to construction.

### **Storm Water Management**

The storm water management for the residential portion of this development will be designed in accordance with Roanoke County requirements. The storm water management may be incorporated into the overall golf course design if found to be a feasible option during the design phase of the project.

### **Preservation Area / Open Space**

The residential development of this property will be limited to the perimeter areas of the site. The golf course and associated improvement will essentially be open space that will encompass 210 acres +/- of the property. The golf course design will take advantage of the natural terrain and will preserve the majority of the site as open space. The minimum open space provided for the development shall be 50% of the site. The golf course is included in this open space calculation. The majority of wetlands areas will be preserved and these areas will be incorporated into the golf course design.

## **Overnight Lodging/Guest Cottages and Clubhouse Design Guidelines**

### **Clubhouse and Training Facility**

The Overnight Lodging and Clubhouse will be an amenity of the Golf Course and will not be stand alone commercial uses.

The Clubhouse and Training Facility will be similar in style to that proffered with the original Special Use Permit. The materials shall be synthetic wood, wood, brick, and/or stone. The clubhouse will feature a full service restaurant, locker rooms, pro shop and possibly some overnight accommodations.

### **Overnight Lodging/Guest Cottages**

Guest Cottages shall be defined as a building or groups of buildings for temporary residential occupancy or lodging, regardless of ownership, for use by members and guests of the golf course facilities. These buildings may be multi-family but shall not include manufactured homes.

The over night lodging will consist of small guest cottages grouped throughout the golf course. The cottages will vary in size from 2- 4 bedrooms and will be no more than one story tall. The cottages will be designed with a similar rustic traditional architectural style to that of the clubhouse and will be constructed of synthetic wood, wood, brick, and/or stone.

No more than 20 cottages will be constructed with this development. No more than 6 bedrooms will be located in the clubhouse building and no more than 10 bedrooms will be located in the training facility. No more than 60 total bedrooms will be constructed.

### **Parking and Internal Drives**

All internal parking and drive aisles associated with the Golf Course will be in accordance with Roanoke County Design Standards.

The access for the clubhouse will be from Pitzer Road. The access for the cottages will be from a network of internal driveways and cart paths with the exception of one possible entrance off of Pitzer Road. All entrances will be in accordance with VDOT and Roanoke County Standards.

A golf cart/pedestrian crossing will be required on Pitzer Road to access the entire golf course.

## **Lighting**

All lighting shall be residential in scale and style (i.e. post mounted lighting) and will not exceed 15' in height. The lighting shall be arranged so it will not cast glare on adjacent properties nor will more than 0.5-foot candles cross any adjacent property line

## **Setbacks**

The clubhouse and all cottages will be setback a minimum of 30 feet from all adjoining road right of ways and 50 feet from all adjacent properties.

**Petitioner:** Fountainhead Land Company, LLC  
3609 Pitzer Road  
Roanoke, VA 24014

**Request:** Property was rezoned from ARCS/ARS to PRD with original application. The current request is to amend the previously approved PRD document.

**Property:** TM #: 79.04-02-10 and 10.03, 80.00-02-68.00, 79.04-02-17

**Property Owner:** Fountainhead Land Company, LLC  
3609 Pitzer Road  
Roanoke, VA 24014

The following are proffered conditions for the above referenced Zoning Case.

***Proffered Conditions:***

1. The developer hereby proffers substantial compliance with the PRD rezoning document titled "Fountain Head Golf Resort, A Planned Residential Community", Prepared by Balzer and Associates, Inc. dated 8-17-05 and last revised 11-29-10.
2. The developer hereby proffers substantial compliance with the golf cart crossing sketch shown as Exhibit 'A' attached to this rezoning document, prepared by Balzer and Associates, Inc. dated 8-14-09 and last revised 11-29-10. The developer reserves the right to replace the at-grade cart crossing with a tunnel under Pitzer Road in the future.



Jonathan Ireland

**Adjacent Property Owners:**

**Northern Property Boundary:**

Alfred E & Patsy G Saunders  
3530 Simsmore Ave.  
Tm# 79.04-02-01  
Zoning: AG3  
1.6 AC.

Curtis R Dillon  
0 Rutrough Rd.  
Tm# 80.00-02-02  
Zoning: AR  
32.01 AC.

**Western Property Boundary:**

Robert W & Peggy S Bradley  
3456 Mt. Pleasant Rd.  
Tm# 79.04-02-42  
Zoning: AR  
2.029 AC.

Cathy E Cummings  
3401 Pitzer Rd.  
Tm# 79.04-02-18  
Zoning: AR  
22.35 AC.

Lisa Ann Cummings  
3403 Pitzer Rd.  
Tm# 79.04-02-12.02  
Zoning: AG3  
5.53 AC.

Gerald W & Patricia M Sink  
0 Pitzer Rd.  
Tm# 79.04-02-12.01  
Zoning: AG3  
2.34 AC.

Gerald W & Patricia M Sink  
3431 Pitzer Rd.  
Tm# 79.04-02-16  
Zoning: AG3  
0.98 AC.

Margaret R Baker et al.  
0 Pitzer Rd.  
Tm# 79.04-02-09  
Zoning: AG3  
25.23 AC.

Gerald W & Patricia M Sink  
0 Pitzer Rd.  
Tm# 79.04-02-13  
Zoning: AG3  
5 AC.

Gerald W & Patricia M Sink  
0 Pitzer Rd.  
Tm# 79.04-02-14  
Zoning: AG3  
1.13 AC.

Tommy L & Lela E Blewett  
3521 Simsmore Ave.  
Tm# 79.04-02-05  
Zoning: AG3  
8.07 AC.

**Southern Property Boundary:**

Betty T Sink  
3550 Jae Valley Rd.  
Tm# 89.00-01-08.04  
Zoning: AR  
26.49 AC.

Gregory A Craighead  
3536 Jae Valley Rd.  
Tm# 89.00-01-08  
Zoning: AR  
13.47 AC.

Gregory A Craighead  
0 Jae Valley Rd.  
Tm# 89.00-01-08.01  
Zoning: AR  
5 AC.

Gerald E & Irene B Tribbett  
3492 Jae Valley Rd.  
Tm# 89.00-01-01  
Zoning: AR  
27.84 AC.

Ronald D & Jennie P Wood  
0 Saul Ln.  
Tm# 90.00-03-01  
Zoning: AG1  
0.7 AC.

Jeffrey Y & Cheryl W Bennett  
3900 Saul Ln.  
Tm# 89.00-01-13  
Zoning: AG3  
13.17 AC.

Larry D & Mary E Wheeler  
3898 Saul Ln.  
Tm# 89.00-01-12  
Zoning: AG3  
0.89 AC.

Archie R Key Jr. & Linda W Carter  
0 Sun Valley Ln.  
Tm# 89.00-01-08.02  
Zoning: AG3  
11.28 AC.

**Eastern Property Boundary:**

Reaves-Diggs-Parham & Associates LLC  
3039 Marys Way Ln.  
Tm# 80.00-07-03  
Zoning: AR  
1.34 AC.

Larks Ridge Estates LLC  
3045 Marys Way Ln.  
Tm# 80.00-07-04  
Zoning: AR  
1.19 AC.

Barry Griffin  
3069 Marys Way Ln.  
Tm# 80.00-07-05  
Zoning: AR  
1.00 AC.

Larks Ridge Estates LLC  
3093 Marys Way Ln.  
Tm# 80.00-07-06  
Zoning: AR  
1.7 AC.

Joseph A & Mary W Keaton  
0 Ivyland Rd.  
Tm# 80.00-02-10  
Zoning: AR  
10.01 AC.

Clay N Leftwich  
0 Ivyland Rd.  
Tm# 80.00-02-12  
Zoning: AR  
3.56 AC.

Clay N Leftwich  
0 Ivyland Rd.  
Tm# 80.00-02-13  
Zoning: AR  
1.78 AC.

Clay N Leftwich  
0 Ivyland Rd.  
Tm# 80.00-02-14  
Zoning: AR  
1.78 AC.

Ronald J Minor  
3299 Ivyland Rd.  
Tm# 80.00-02-15  
Zoning: AR  
3.56 AC.

Carl E & Evelyn L Furrow  
0 Pitzer Rd.  
Tm# 80.00-03-09  
Zoning: AR  
5.29 AC.

Susan D Rodkey  
3908 Pitzer Rd.  
Tm# 80.00-03-79  
Zoning: AR  
3.11 AC.

Dewey M & Thelma J Gillenwater  
3902 Pitzer Rd.  
Tm# 80.00-03-78  
Zoning: AR  
2.43 AC.

Travis R & Maira C Morrison  
3892 Pitzer Rd.  
Tm# 80.00-03-77  
Zoning: AR  
1.32 AC.

Brian M Bower  
3884 Pitzer Rd.  
Tm# 80.00-03-76  
Zoning: AR  
1.29 AC.

X  
3876 Pitzer Rd.  
Tm# 80.00-03-75  
Zoning: AR  
1.39 AC.

Rodney D & Billie Jo L Nipper  
3868 Pitzer Rd.  
Tm# 80.00-03-74  
Zoning: AR  
1.28 AC.

Michael S Stephenson  
3858 Pitzer Rd.  
Tm# 80.00-03-73  
Zoning: AR  
1.55 AC.

John F & Janet Corcoran  
3852 Pitzer Rd.  
Tm# 80.00-03-72  
Zoning: AR  
1.01 AC.

Daryle D & Melissa P Tolley  
3842 Pitzer Rd.  
Tm# 80.00-03-71  
Zoning: AR  
0.9 AC.

James E Gillenwater  
3877 Pitzer Rd.  
Tm# 80.00-03-70.01  
Zoning: AR  
0.68 AC.

E C Pace III & Mark R Pace  
0 Pitzer Rd.  
Tm# 80.00-03-62  
Zoning: AR  
33.07 AC.

**Interior Property Boundary:**

Johnny D Lambert  
3612 Pitzer Rd.  
Tm# 79.00-01-02  
Zoning: AR  
2.47 AC.