

Neighborhood Plan Book for the Pitt and Lippe Property - Single Family Detached & Townhomes

Carrollton, VA

September 5, 2019

By East West Partners of Virginia,
Incorporated

Community Narrative

The Pitt & Lippe property will be developed into a planned, Active Adult/Age Restricted neighborhood offering a diverse mix of single-family and townhome housing styles demonstrating high quality architecture. The network of streets, pedestrian sidewalks and paths will connect the homes to neighborhood open spaces and amenities. The community will also provide easy access via sidewalks, pedestrian trails and a local road network to commercial, retail, healthcare and restaurant services along Route 17/Carrollton Blvd and Eagle Harbor.

- Minimum lot area, width, frontage and bulk regulations shall comply with the minimums stated within the Neighborhood Plan Book in accordance with the flexibility offered by the PD-MX zoning district regulations.
- The architecture of the residential areas, along with the planned landscape and hardscape features, will complement the already existing residential neighborhoods in close proximity.
- A diversity of homes will be offered consisting of 3, 4 and 5-plex townhome units along with smaller, single family detached homes built to accommodate design characteristics desired by 55+, Active Adult buyers.
- Extensive Architectural Guidelines for residential development will be created for implementation and oversight by the Homeowners' Association.

Community Narrative

Continued

- The Master Plan shows a designated Flex Use area. This area has been identified to allow for flexibility to react to market conditions with the appropriate mix of single family lots or townhome units. The unit mix may be adjusted between the two product types in the Flex Use area accordingly.
- The maximum number of units is 340 consisting of a mix of single family detached and townhome units.
- All streets, other than the area noted as a private bridge, will be public within the community, local in nature and built to VDOT standards.
- Sidewalks will be built to VDOT standards when constructed within the right of way and will be maintained by the community's homeowners' association.
- Other pathways will provide connectivity to community open space, amenities, retail and other commercial services.

The Pitt & Lippe Master Plan

The Pitt & Lippe Master Plan

Isle of Wight County, Virginia
June 12, 2019 - Rev. Sept. 5, 2019

SITE DATA:

Property Address: Route 17, Isle of Wight
Current Zoning: RAC & GC

Proposed Zoning: PD-MX

Total Site Area: +/- 118 a.c.
RPA & Wetlands: +/- 46 a.c.
Net Usable: +/- 72 a.c.

Units Provided:
Single Family: +/-165
Townhomes: +/-175
Total Units Not to Exceed: 340

AREA SUMMARY:

Total Site Area: 118 a.c. 100%

Phase 1: +/- 26.88 a.c. 23%
Townhomes: +/-11.89 a.c. 10%
Clubhouse: +/-2.15 a.c. 2%
Open Space: +/-12.89 a.c. 11%
Units Proposed: +/-83 Units
Density: 3 du/ac

Phase 2: +/- 18.12 a.c. 15%
Single Family: +/-12.22 a.c. 10%
Open Space: +/-5.90 a.c. 5%
Units Proposed: +/-61 Units
Density: 3.4 du/ac

Phase 3: +/- 17.51 a.c. 15%
Townhomes: +/-9.23 a.c. 8%
Open Space: +/-8.28 a.c. 7%
Units Proposed: +/-28 Units
Density: 1.6 du/ac

Phase 4: +/- 19.07 a.c. 16%
Single Family: +/-10.55 a.c. 9%
Open Space: +/-8.41 a.c. 7%
Units Proposed: +/-59 Units
Density: 3 du/ac

Phase 5: +/- 36.32 a.c. 31%
Flex Use: +/-18.24 a.c. 16%
(Townhomes or Single Family Residential)
Open Space: +/-18.08 a.c. 15%
Units Proposed: +/-109 Units
Density: 3 du/ac

Notes: The RPA located between the commercial units. During the site design and review process, the RPA location will be further evaluated for potential potential approval opportunity and that location modified as appropriate, and, if available, to achieve regulatory compliance.
Phases and unit counts to be located in the field to achieve total response.
***Developer may select proposed bridge to be a private structure to be maintained by the home owners association.



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Open Space and Pedestrian Plan

The Pitt & Lippe Open Space & Pedestrian Plan

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LEGEND:

-  RPA
-  Open Space
-  Wetlands
-  Proposed Pond Locations
-  Pedestrian Connections/Sidewalks, Trails, Nature Paths

"Trails and nature paths to be located in the RPA to ensure least impacts"



Single Family 50' Wide Lots

- Min Lot Width:.....50' (measured at Front Yard Setback)
- Min Lot Area:.....5,500 s.f.
- Min House Size:...One-story 1,400 sq ft/ Two-story 1,600 sq ft
- Front Yard Setback:.....20'
- Rear Yard Setback.....15'
- Rear Yard Setback for RPA lots...5' Min./Average 10'
- Side Yard Setback:.....5'
- Side Yard Setback to ROW.....20'

Encroachments:

- *Porches and steps may encroach up to 5' within the front yard setback. Bay windows may also extend up to 2' into the front yard setback.
- *On front load garages, a decorative, single garage door will be used that incorporates cottage or traditional window panels and decorative hinges.
- *Accessory structures shall be set back a minimum of 5' from the rear yard property line.

Townhomes

- Min Lot Width:.....28'
- Min Lot Depth.....N/A
- Min Lot Area:.....N/A
- Min House Size:.....1,000 sq. ft.
- Front Yard Setback:.....20'
- Rear Yard Setback.....15'
- Rear Yard Setback for RPA lots...5' Min./average 10'
- Building Separation.....15'
- Side Yard Setback to ROW.....20'

Encroachments:

- Porches and steps may encroach up to 5' and bay windows up to 2' into the front yard setback.
- *On front load garages, decorative garage doors will be used incorporating window panels and decorative hinges.
- The garage door may extend further forward on the lot than the front door of the unit. The staggered front setback will not vary from unit to unit. Varied front elevation planes and broken roof lines created through the use of hip and gabled roof construction provides a architecturally pleasing façade.
- The architectural guidelines will require an enhanced landscape package featuring foundation plantings, vertical landscaping anchoring at building corners and an enhanced street tree program.
- Parking requirements may be met via on-street parking, within the designated garage and driveway space provided for each unit.

Architectural Concepts for Single Family Detached and Townhome Units



- The Architectural Guidelines for residential development shall include, but not be limited to, the following:
- House styles will reflect timeless elegance that comes from the careful use of classical design elements in the facades. Home designs will promote a strong visual sense of community in the streetscape and front yards. House styles will be designed in a harmonious blend of architectural styles such as Classic Southern Style, American Traditional, American Craftsman, and Coastal Cottage to name a few.
- Through careful planning, and the application of the Architectural Guidelines, homes on adjacent and nearby lots shall be harmonious with one another reflecting diversity in architectural design features, colors and materials.
- Each type of home must meet minimum landscape requirements as specified in the Architectural Guidelines and adhere to the minimum requirements of Article VIII of the County Zoning Ordinance.
- Corner lots will have the side elevation closest to the street landscaped with the same care and detail as the front elevation.
- An average of one street tree, complying with VDOT standards, will be provided for every two townhome lots.
- A minimum of one tree will be located in the yard space outside of the right of way for every single family lot.

Architectural Concepts for Single Family Detached and Townhome Units



- Detached units shall be built on raised slab or crawl space foundations. Masonry foundations will be used on the front elevation (and side elevation on a corner lot) of all detached units and shall be brick form, brick or stone. The remaining elevations may be parged and painted to match the front elevation foundation.
- Construction on a concrete slab surface shall be limited to townhome units to comply with handicap accessibility requirements.
- Stoops on front elevations shall be treated with masonry and finished with brick form, brick or stone.
- Brick, wood, clapboard, cement siding (James Hardie or other similar brand), vinyl, natural and cultured stone, smooth finish stucco, or other various sidings can all be used for exterior walls.
- Vinyl siding or vinyl accent areas will consist of a .44 gauge, premium vinyl product.
- Generally roofs must have at least an 8/12 pitch or greater unless a lesser pitch is appropriate given the architectural style of the home.

Concept Rendering for Townhome Units



Community Features

- The Open Space and Pedestrian Plan identifies an open space and trail network to provide residents walkable opportunities for recreation, community activities and access to retail and commercial businesses.
- The amenities will include a recreation center consisting of a clubhouse, pool and walking trails designed for 55+ living.
- Site furniture such as benches, lighting, trash receptacles and decorative street signs will be used to complement the site architecture.
- Raised timber pedestrian crossings will provide neighborhood connectivity as well as a walking connection to the amenity center.
- Additional amenities may include community gardens, passive parks suitable for active adults and welcoming community entrances.



Concept Landscape/Hardscape





