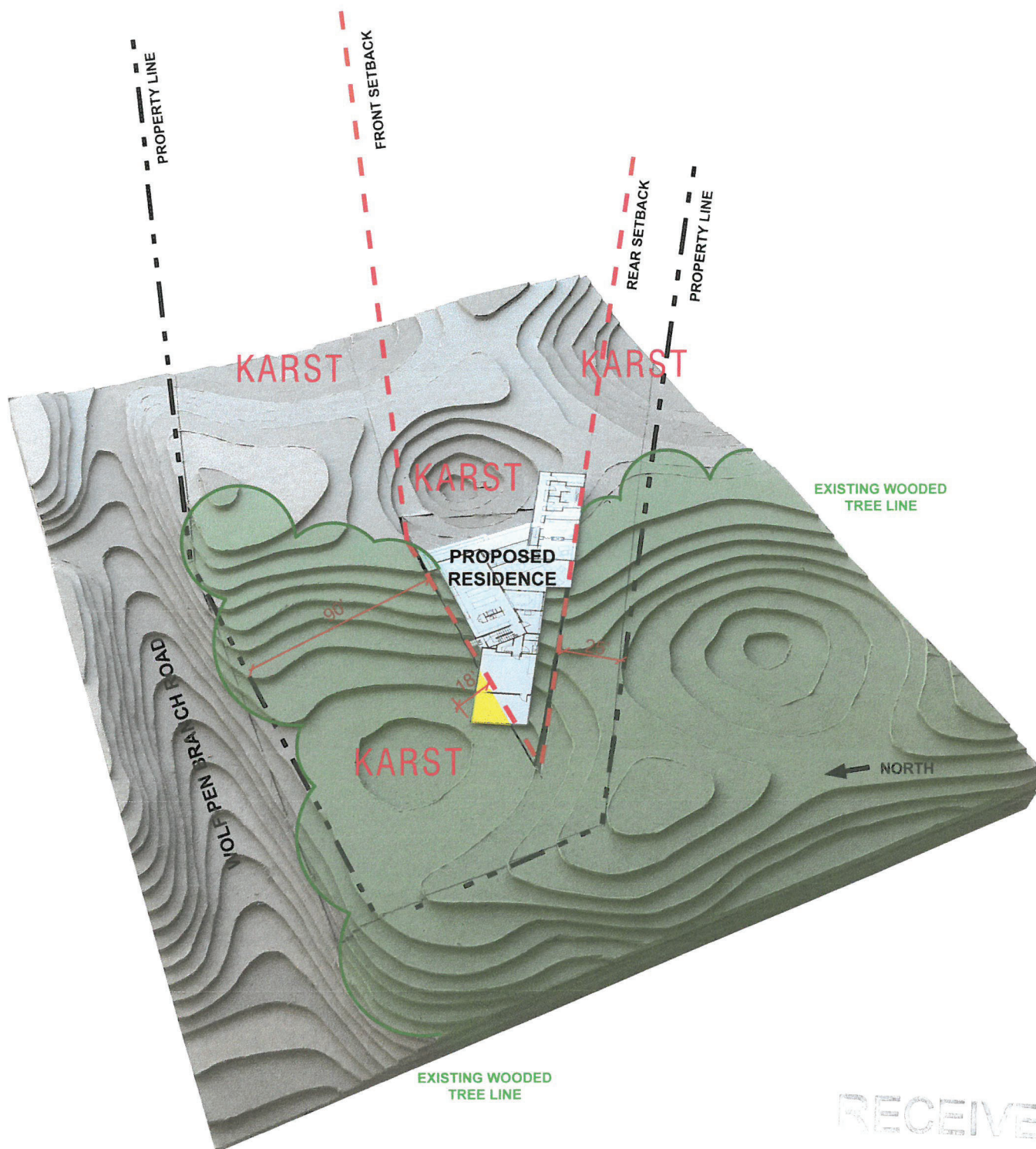


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Partial Topographical Model



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LANDSCAPE ARCHITECTURE & DESIGN SERVICES

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Wolf Pen Branch Neighborhood Plan Analysis

The following excerpts are taken from the Wolf Pen Branch Neighborhood Plan adopted March 28, 2006 and revised July 7, 2012.

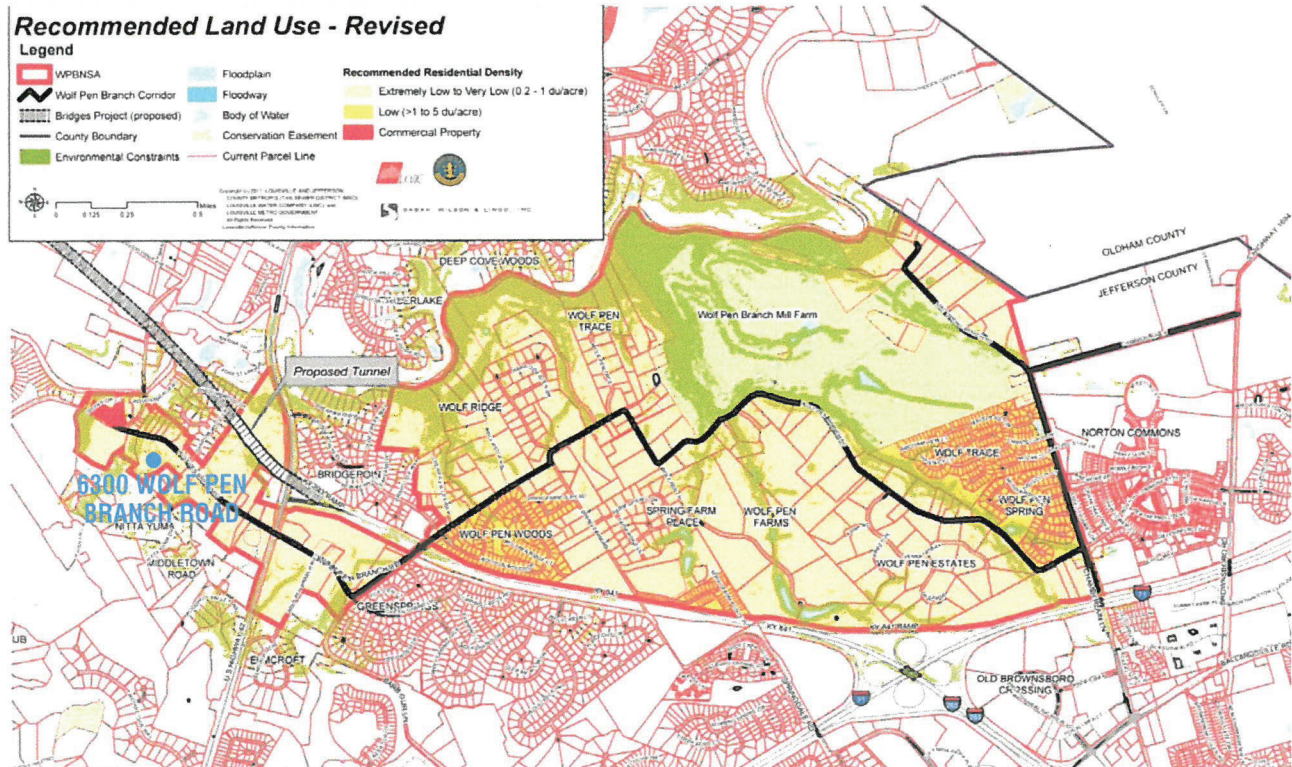
- New development within the neighborhood should conform to the existing scenic roadway alignments, be compatible with the existing rural residential development pattern and safeguard the scenic, environmental, historic and cultural resources of the Wolf Pen Branch Neighborhood. (p. 4)
- Maintain densities not to exceed the very low density threshold of the Comprehensive Plan (1 unit per acre gross density) (p. 4)
- Encourage woodland/tree canopy protection. (p. 4)
- Preserve existing view sheds and vistas on all roadways within the WPBNSA. (p. 4)
- Travel along Wolf Pen Branch Road simulates a series of winding tunnels where high banks and trees envelope the corridor and then open up to rolling hills and awe inspiring vistas. (p. 8)
- Because of varied sight lines, tree canopy and topographic conditions along Wolf Pen Branch Road, a more context-specific approach to buffering and building setbacks would be appropriate, rather than static uniform dimensions. (p. 10)
- Support the Planning Commission's and Health Department's efforts to develop standards...which promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds... (p. 12)
- Maintain densities not to exceed the very low density threshold of the Comprehensive Plan (1 unit per acre gross density)... (p. 12)
- ...the road (Wolf Pen Branch Rd.) functions more as a local road servicing existing residences rather than as a connector. Through traffic is the exception and not the norm. An alternative road classification may be more appropriate given its present function. (p. 14)
- Reclassify Wolf Pen Branch Road from the current Rural Secondary Road classification to one more characteristic of its use as a property access rather than as a through connector. (p. 16)

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Land Use Recommendations



Wolf Pen Branch Neighborhood Plan recommends 0.2 - 1 dwelling unit/acre. Proposed construction represents 0.18 dwelling unit/acre

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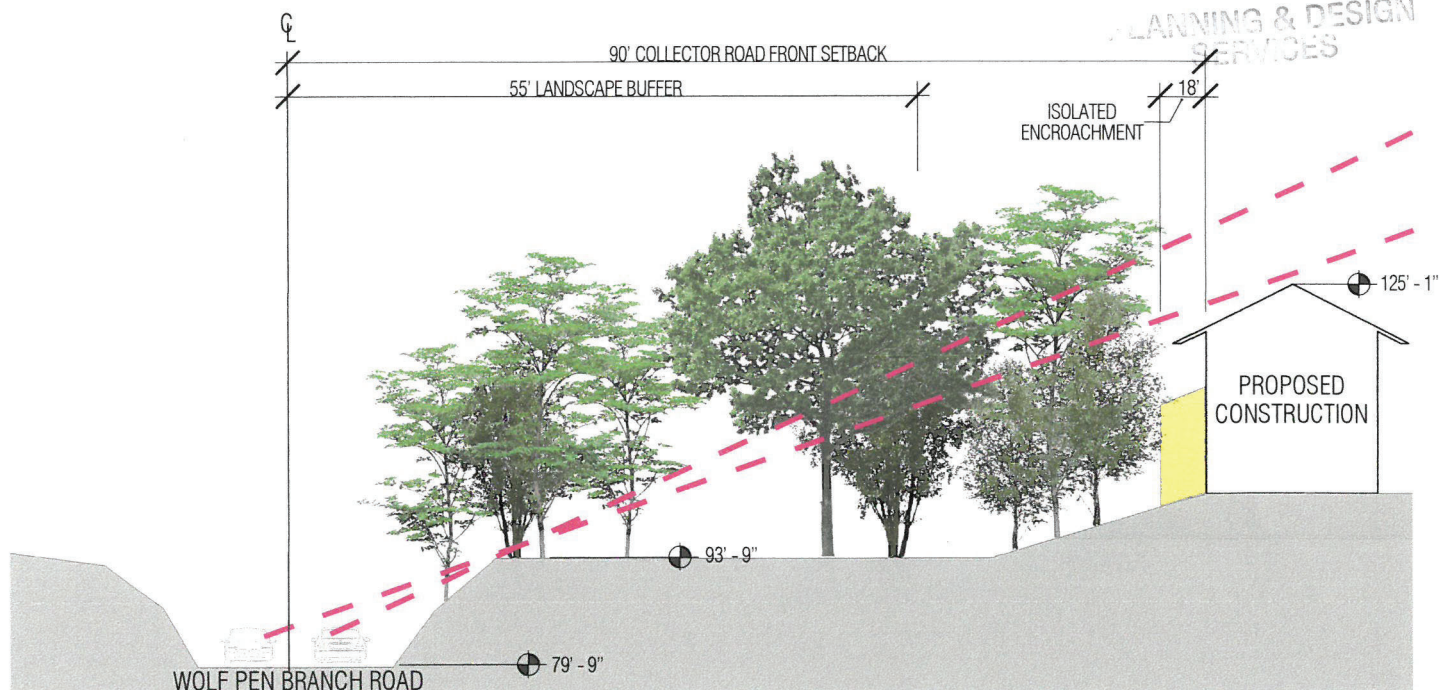
Wolf Pen Branch Neighborhood Plan Analysis

	PHOTO EXAMPLE	TYPICAL SECTION	FIELD CONDITIONS	BUILDING SETBACK ¹	LANDSCAPE BUFFER ^{1, 2, 5}	TREE CANOPY PLANTED
A			Open/No Trees	225'	40'	None
				125'	75'	Category 1 ³
B			Trees in Front/Open Behind	125'	75'	Category 2 ³
				225'	40'	None
C			Wooded	100'	75'	None
D			Slopes Up From Road	75'	55'	Category 3 ³
				Varies ⁴	55'	None
E			Stream Side	Existing requirements for Streamside Buffers apply. See section 4.8.3 of the Land Development Code.		

1. All buffers and setbacks are measured from the center line of the road rather than the right of way.
2. All healthy trees within the required landscape buffer must be preserved.
3. See table 10.2.4 of the LDC for requirements. Screens may consist only of wood four board horse fences, split rail fences, brick or stone walls and shrubs.
4. Setback based on the Matrix Exhibit to prove adjacent building cannot be seen from passing car. Required setback may be reduced by 10 feet where a screen is used. No setback should be less than 55' from the center line of the road.
5. 15' of the landscape buffer may be reserved for future pedestrian hiking trails. The placement of pedestrian hiking trails will integrate into the natural landscape preserving the existing tree canopy and roadside vegetation.

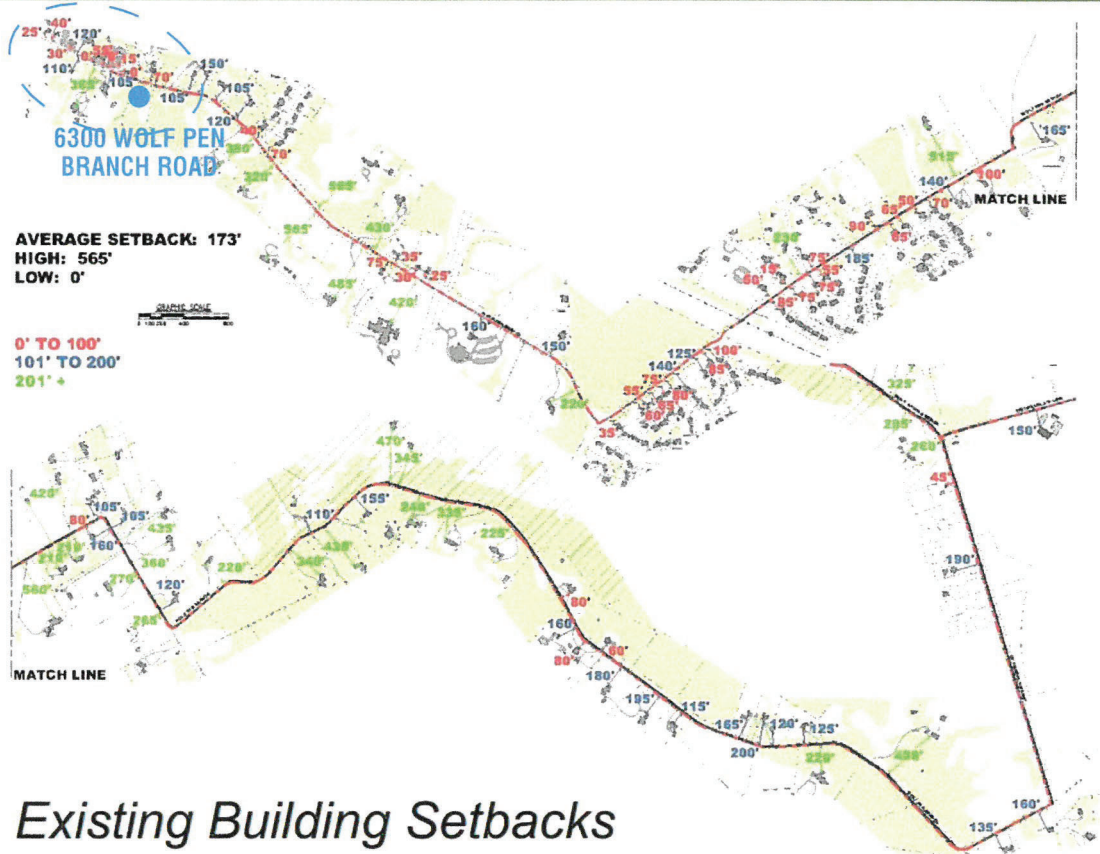


WOLF PEN BRANCH NEIGHBORHOOD PLAN SETBACK RECOMMENDATIONS MATRIX (p. 13)



PROPOSED CONSTRUCTION IN SITE CONTEXT PER WOLF PEN BRANCH NEIGHBORHOOD PLAN MATRIX EXHIBIT

Wolf Pen Branch Neighborhood Plan



Project site occurs in a sub-area of Wolf Pen Branch Neighborhood with average 80' setback.

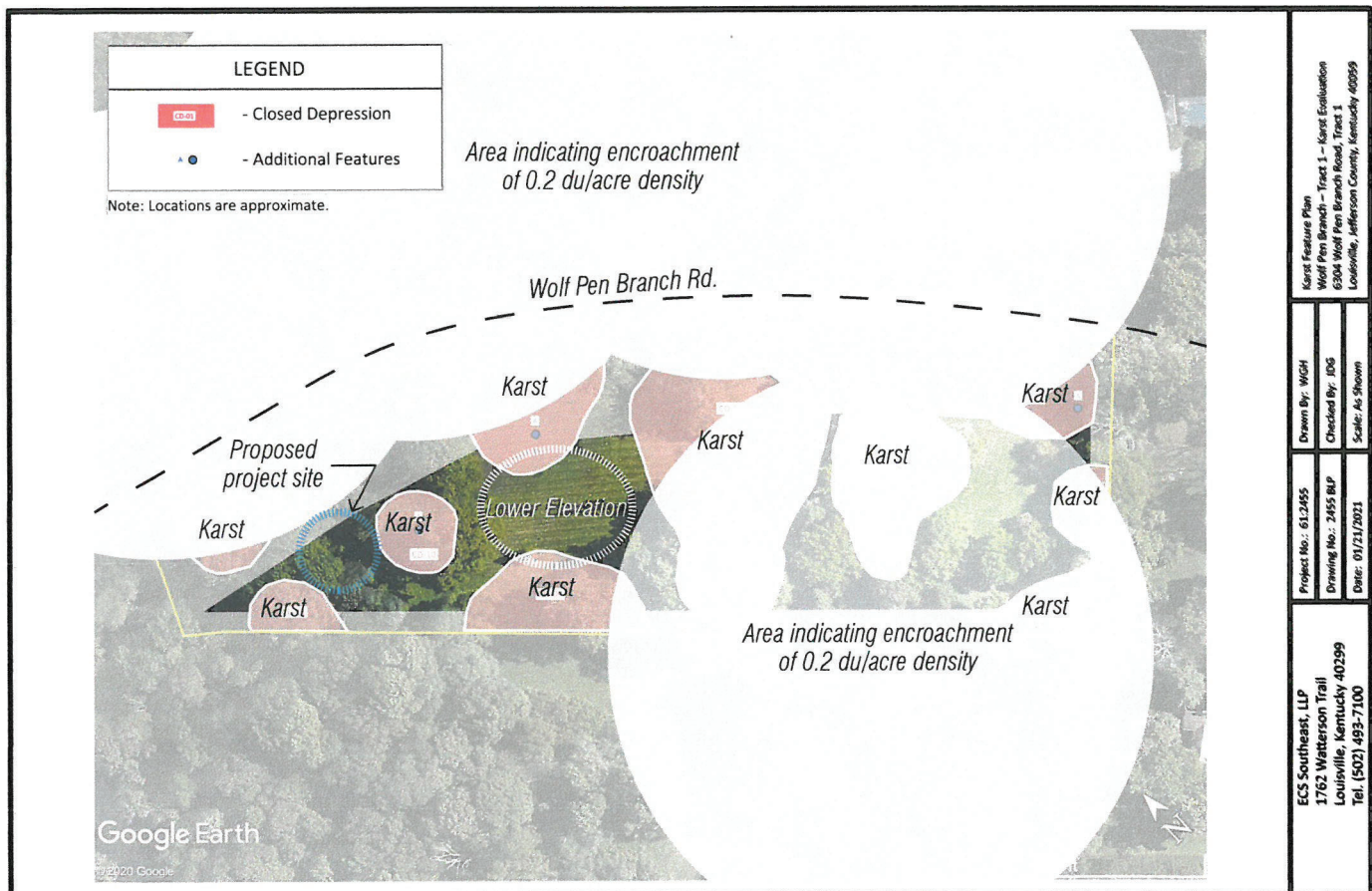
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Supplementary Analysis

UNDUE SITE ENCUMBRANCE FROM KARST TOPOGRAPHY AND LOW BUILDING DENSITY

- 993' 8" of frontage compared with 488' of frontage on a square lot of same area. This results in an overall reduction in buildable area of 26% compared to a square lot of same area.
- Karst features represent a reduction in buildable area of 45%
- Maintaining a low building density of 0.2 dwelling units per acre as prescribed by the Wolf Pen Branch Neighborhood Plan precludes construction in the southeastern half of the site and represents a reduction in buildable area by 28%
- In total, the actual buildable area is 19% of the size of an unencumbered square lot of the same area.
- Of the remaining buildable area, construction in the low-lying sections would require significant site regrading to ensure proper drainage away from the site as well as destruction of existing view corridors.



GEOTECHNICAL REPORT SHOWING KARST TOPOGRAPHY & AREAS OF HIGHER BUILDING DENSITY

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Perspective



PHOTO KEY



VIEW LOOKING NORTH



VIEW LOOKING NORTHWEST FROM SHARED ACCESS DRIVE

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Perspective



PHOTO KEY



VIEW LOOKING SOUTHWEST FROM WOLF PEN BRANCH ROAD TRAVELLING NORTHWEST

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Perspective



PHOTO KEY



VIEW LOOKING EAST



VIEW LOOKING SOUTH FROM WOLF PEN BRANCH ROAD TRAVELING SOUTHEAST (BUILDING NOT VISIBLE)

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