

FENTON MILL

A Planned Residential Community

DESIGN GUIDELINES MANUAL

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York County, Virginia
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Conceptual streetscape view of townhomes.

ACKNOWLEDGEMENTS

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Conceptual streetscape view of single family homes.



Conceptual streetscape view from entry drive.

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MASTER PLAN

Fenton Mill creates a framework for an inclusive, sustainable community aspiring to a high environmental standard and quality of life for its residents, unique in its identity while remaining integrated with the Williamsburg and upper York County community. The development is a Planned Development Residential (PDR) community that consists of single family homes, townhomes and age restricted housing nestled in a woodland setting. Associated community amenities are provided throughout to enhance a cohesive and attractive benefit for the community's health and connectivity. Special emphasis has been placed on the design and layout of the community elements to provide preservation of the site's extensive natural areas. Public access walkways and a series of trails will connect within the community, providing access to parks, trails, recreation centers, and future County facilities.

The most valued resource in a good community is its open space. The proposed open space, including areas left undisturbed will take full advantage of the topography and natural features while maintaining existing vistas and view sheds. The open space offers a variety of programs and functions for the residents by providing small pocket parks that combine both passive and active recreation.

The design guidelines provided in this manual delineate the basic variety in design form expected for Fenton Mill. The combination of land uses, building typology, streetscape and quality of public spaces outlined in this manual will make this new community an identifiable and unique addition to York County. The following design principles provide the framework for the development and are the basis for the Design Guidelines.



Fenton Mill Master Plan

PEDESTRIAN CONNECTIVITY & PARK DESIGN

PEDESTRIAN CONNECTIVITY, or walkability, is often valued for active recreation purposes and ease of access to community amenities. Sidewalks and trails will provide safe access to every corner of the community.

Sidewalk material shall be consistent throughout the site and shall be constructed of a brushed concrete within the public right of way. In limited areas the sidewalk will not be constructed on one side of a street to minimize impervious coverage. All sidewalks throughout the community will be compliant to Virginia Department of Transportation (VDOT) regulations for accessibility and curb ramp access. Sidewalks within the private open space areas can be either a brushed concrete finish or asphalt.

The lead walks for the townhome units will tie directly into the main pedestrian travel ways therefore a change in material to interlocking permeable pavers may be used to signify that they are private walks. Private lead walks for the single family units tie into the individual driveways. The walks may be of a material that compliments the architecture and builders.

PARKS in communities are often the most cherished spaces for the community's residents and visitors. They build community connections and social equity to foster strong relationships and create sustainable communities. Parks throughout Fenton Mill have been programmed to provide adequate recreational resources as well as passive assets to the community. In the townhouse areas, parks are programmed to support a broader range of community uses where greater needs for outdoor recreation exist. In the single family neighborhoods, parks are provided to be more passive and create a place to gather among neighbors.



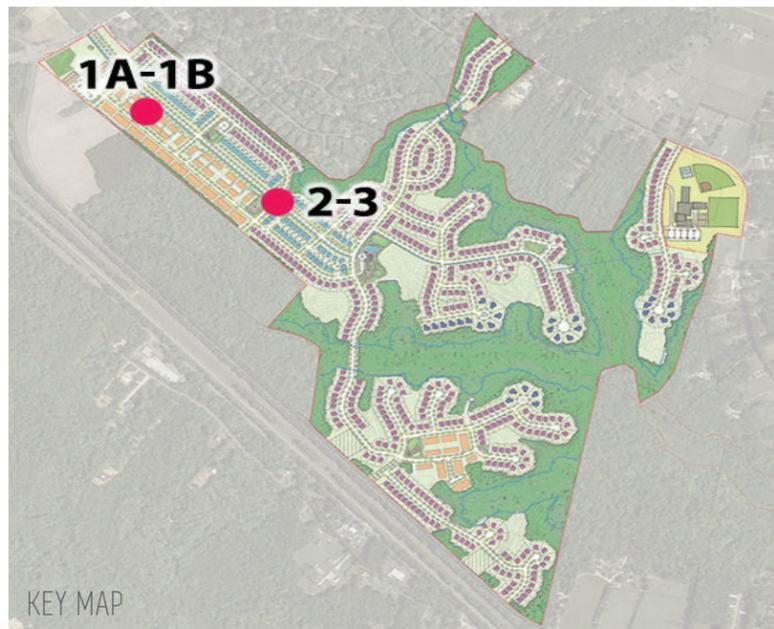
Fenton Mill Amenity Key and Pedestrian Circulation Map

BOULEVARD PARKS

THE Boulevard Parks enhance visual interest and appeal while providing proven programming to support mixed density residential communities. Programming includes:

- Seating and gathering areas
- Game lawns and open space
- Shade and picnic shelters
- Playgrounds for different age groups
- Enhanced landscape and community garden

These parks are located along the entrance boulevard in the community, connected by the trail into a comprehensive park system for the residents with different needs. These areas provide recreational space, site furnishing, and enhanced landscape, presenting a welcoming gateway to Fenton Mill community.



Example of wavy play field.



Harmans Ridge playground, LPDA



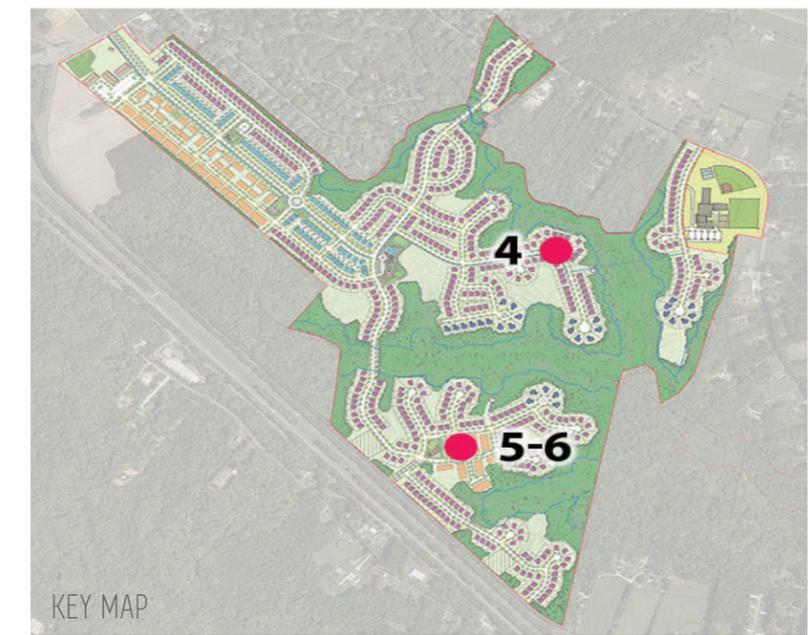
Example of rows of planting.

NEIGHBORHOOD PARKS

NEIGHBORHOOD parks provide recreational and congregation space to evoke community involvement and socialization. These spaces provide central active area for community events and gathering, and passive recreational space for a peaceful moment in nature.

Proposed for the Neighborhood Parks are:

- Tot lots
- Game lawn and open space
- A Youth U8 Soccer Field
- Seating and gathering area
- Shade and picnic shelters
- Enhanced landscaping



COMMUNITY CLUBHOUSE

THE Community Clubhouse is the central and most visual community amenity. The architectural style merges modern materials in a familiar, front porch setting to capitalize on the community's natural setting. The Fenton Mill Clubhouse will be a 4,000 – 5,000 square foot facility featuring:

- Community meeting space
- Pre-packaged food preparation area
- Fitness center
- Supportive pool facilities
- Porch and outdoor living space

The facility will be designed to provide 12-month access and encourage use outside of the pool season.



Example of a beach entry pool.

The pool will be designed to support a fully accessible program by providing beach entry and lounging areas. Other features such as shade structures and picnic facilities will be provided to encourage length of stay.

The rest of the clubhouse area provides amenities including open space, shade shelter and pavilions, children's playground, dog park, and a meandering path following the terrain into nature. Drop off and parking lot are also provided for convenient access to the clubhouse. The parking lot serves easy loading and unloading for community events like farmer market to take place at the plaza. The community clubhouse area is an integrated central recreation space for all residents to enjoy.



W. O. Riley Park playground, LPDA.



Creekside Village dog park, LPDA.

ACTIVE ADULT CLUBHOUSE



Sentra Regional Cancer Center Healing Garden, LPDA



Example of bed plantings around courtyard.



Example of event lawn.



THE Active Adult Clubhouse is designed for the residents in the active adult units in the community. It features:

- Clubhouse for community meeting space
- Outdoor seating in a garden
- Enhanced landscape
- Event lawn / optional pool space
- Drop off and Parking lot

The active adult clubhouse provides passive recreational space and gathering space for friends and families. Drop off area and parking lot offers easy access to the garden, clubhouse and green space.

COMMUNITY ENTRANCE

THE location of the site is a classic merge of transitional suburban and highway supportive land uses and rural landscapes. Immediately adjacent to Interstate 64 the site is extremely well located for commuters in and around the Peninsula and broader Hampton Roads region. The gateway into the community must provide a link to the heritage of the area while providing a statement into the community. Inspired by the rural landscape, the large entrance feature combines the rustic elements of field stone, wood, and metal into a modern twist of farm style signage. The background of the entrance feature includes a mill house sitting at the edge of stormwater pond, with rows of ornamental grasses planted to mimic a working farm field. Together the entrance feature pays tribute to Fenton Mill's farming history while signifying the development of a new community.



Community entrance sign perspective.



Community entrance sign top view.

GENERAL LANDSCAPE GUIDELINES

LANDSCAPE material selections shall respond to the surrounding architecture and shall reinforce and define the public open space within the site. In general, street tree species shall correspond to the specific street type they are located on. This will help define the overall hierarchy of street connections and create clear pedestrian and vehicular zones. Overall, landscape selections will be based on year round interest, the ecology of the site, the need to define spaces, and the theme of the design.

To the extent possible, regional indigenous species are to be integrated into the planting designs, particularly in the forest conservation zones of the site. Plant materials shall be resistant to disease and damage by deer and other fauna of the area. There shall be a diverse mix of plant species to avoid monoculture and ensure seasonal interest. All plant beds shall be fully prepared as per the plan specifications.

1. Street Trees shall be provided along all internal thoroughfares.
2. Landscape Plantings for individual homes should consist of a limited variety of trees, shrubs, and groundcovers to create an attractive well-organized cohesive landscape. Shrubs and groundcovers should be planted in masses of a single species or cultivar in sufficient numbers to create beds or drifts of plants.
3. Landscape plantings for the townhome blocks should have a consistent garden theme that will encourage massing of species for color and texture.
4. Plants shall be selected based on their ultimate height, width, and growth habit in relation to the space where they will be planted. When planted adjacent to buildings, plantings should not obscure the building's architectural features.



Quercus coccinea, Scarlet Oak



Quercus palustris, Pin Oak



Pinus taeda, Loblolly Pine



Magnolia virginiana, Sweetbay Magnolia



Lupinus perennis, Lupine



Echinacea purpurea, Coneflower



Cornus florida, Flowering Dogwood



Cercis canadensis, Eastern Redbud



Myrica cerifera, Bayberry



Clethra alnifolia, Sweet Pepperbush



Schizachyrium scoparium, Little Bluestem

Proposed Plant Palette Sampling

CANOPY TREES:

Red Maple
Scarlet Oak
White Oak
Pin Oak
Blackgum

ORNAMENTAL TREES:

Canada Serviceberry
Eastern Redbud
White Fringetree
Flowering Dogwood
American Hornbeam

EVERGREEN TREES:

Loblolly Pine
American Holly
Sweetbay Magnolia
Virginia Pine
Baldcypress

SHRUBS:

Red Chokeberry
Sweet Pepperbush
Witch Hazel
Inkberry
Sweetspire
Bayberry
Low Bush Blueberry

PERENNIALS & GRASSES:

Blue Star
Columbine
Coneflower
Lupine
Cardinal Flower
Purple Lovegrass
Little Bluestem

GENERAL BUILDING GUIDELINES

BUILDING design guidelines seek to create a distinct yet coherent architecture that will foster a unique identity for Fenton Mill and form the backdrop to a rich street level experience. These guidelines will significantly help distinguish the community, help define its character and eventually raise its value in the marketplace. The following set of principles will be applied to each of the buildings, irrespective of its use or location.

1. Build in the tradition of simple yet elegant designs. Building architecture and elevations promote a more contemporary nature through the use of simple unifying roof and window lines and careful selection of materials. The building aesthetic should emerge from elevation components and building details rather than from mere ornamentation.

2. Variety- Each consecutive group of three or more adjacent attached homes shall have different and distinct elevations. In addition single family homes immediately adjacent to another shall have distinct and different elevations. No identical color schemes for single family detached houses shall be repeated within three consecutive lots.



Example of Single Family Architecture: HHHunt, Dawson, Bungalow A



Example of Townhome Architecture: HHHunt, Davenport, Farmhouse D

3. Use traditional, high quality and durable materials throughout the community.- When walls are constructed of more than one material, changes in material shall be permitted along a horizontal or vertical line and should reinforce a base, middle and top for the building. Building walls shall be of the following materials:

- Brick- A variety of traditional brick colors and modules and bonding variations are encouraged
- Stone- Natural stone and stone veneer are permitted and shall be laid predominantly rectilinear stones in a horizontal pattern. Cast stone shall be permitted as sills, headers and accents.
- Siding- Cement or fiber board siding or high quality vinyl or its equivalent is the prescribed siding material where brick or stone is not utilized. Aluminum siding is not permitted. A variance in color and texture is encouraged.

4. Emphasize main entries of each home regardless of elevation. The main entrance to each home should be easily identifiable from the main travel ways through the use of materials and forms.

ARCHITECTURE: SINGLE FAMILY

THE architecture shown herein is a representation of builders' architecture that may be built in Fenton Mill, but does not represent the full sampling of architecture that may be provided.



Example of Single Family Architecture: HHHunt, Taylor, European A



HHHUNT
BLAKELY
BUNGALOW A



HHHUNT
BLAKELY
HERITAGE A



HHHUNT
BRADSHAW
BUNGALOW B



HHHUNT
BLAKELY
BUNGALOW A(V)



HHHUNT
BLAKELY
HERITAGE A(V)



HHHUNT
BRADSHAW
HERITAGE A



HHHUNT
BRADSHAW
BUNGALOW A



HHHUNT
BRADSHAW
BUNGALOW A(V)



HHHUNT
BRADSHAW
HERITAGE B



HHHUNT
CHATHAM
BUNGALOW A



HHHUNT
CHATHAM
EUROPEAN A



HHHUNT
CHATHAM
HERITAGE D



HHHUNT
CHATHAM
BUNGALOW B



HHHUNT
CHATHAM
EUROPEAN B



HHHUNT
DAWSON
BUNGALOW A



HHHUNT
CHATHAM
BUNGALOW C



HHHUNT
CHATHAM
HERITAGE B



HHHUNT
DAWSON
BUNGALOW B



HHHUNT
DAWSON
BUNGALOW C



HHHUNT
GRAYSON
BUNGALOW B



HHHUNT
GRAYSON
EUROPEAN B



HHHUNT
DAWSON
EUROPEAN A



HHHUNT
GRAYSON
BUNGALOW C



HHHUNT
GRAYSON
EUROPEAN C



HHHUNT
GRAYSON
BUNGALOW A



HHHUNT
GRAYSON
EUROPEAN A



HHHUNT
GRAYSON
HERITAGE A



HHHUNT
GRAYSON
HERITAGE B



HHHUNT
STEWART
BUNGALOW A(V)



HHHUNT
STEWART
HERITAGE A(V)



HHHUNT
GRAYSON
HERITAGE C



HHHUNT
STEWART
BUNGALOW B



HHHUNT
STEWART
HERITAGE B



HHHUNT
STEWART
BUNGALOW A



HHHUNT
STEWART
HERITAGE A



HHHUNT
TAYLOR
BUNGALOW A



HHHUNT
LEXINGTON
BUNGALOW A



HHHUNT
LEXINGTON
HERITAGE A



HHHUNT
LEXINGTON
EUROPEAN A



HHHUNT
LEXINGTON
HERITAGE D



HHHUNT
LEXINGTON
HERITAGE A



HHHUNT
TAYLOR
HERITAGE B



STANLEY MARTIN
CHLOE A



STANLEY MARTIN
CHLOE D



STANLEY MARTIN
CHLOE G



STANLEY MARTIN
CHLOE B



STANLEY MARTIN
CHLOE E



STANLEY MARTIN
CHLOE H



STANLEY MARTIN
CHLOE C



STANLEY MARTIN
CHLOE F



STANLEY MARTIN
RANDALL A



STANLEY MARTIN
RANDALL B



STANLEY MARTIN
RANDALL K



STANLEY MARTIN
RANDALL F



STANLEY MARTIN
JAYMES M



STANLEY MARTIN
JAYMES L



STANLEY MARTIN
JAYMES N



RYAN HOMES
HUDSON



RYAN HOMES
POWELL



RYAN HOMES
LEHIGH



RYAN HOMES
ROANOKE



RYAN HOMES
PALLADIO RANCH



RYAN HOMES
ROBERT FROST



RYAN HOMES
ALLEGHENY



RYAN HOMES
COLUMBIA



RYAN HOMES
BEAMANTE RANCH



RYAN HOMES
CUMBERLAND



RYAN HOMES
BRAMANTE RANCH



RYAN HOMES
GENOA



RYAN HOMES
SENECA



RYAN HOMES
SALINGER



RYAN HOMES
ST LAWRENCE



RYAN HOMES
SAVANNAH RANCH



RYAN HOMES
YORK

ARCHITECTURE: TOWNHOMES

THE architecture shown herein is a representation of builders' architecture that may be built in Fenton Mill, but does not represent the full sampling of architecture that may be provided.



Example of Townhome Architecture: HHHunt, Denville D



HHHUNT
AUGUSTA A



HHHUNT
AUGUSTA D



HHHUNT
AUGUSTA B



HHHUNT
BELMONT B



HHHUNT
AUGUSTA C



HHHUNT
DAVENPORT
FARMHOUSE A



HHHUNT
DAVENPORT
FARMHOUSE B



HHHUNT
DAVENPORT
FARMHOUSE C



HHHUNT
DAVENPORT
FARMHOUSE D



HHHUNT
DENVILLE A



HHHUNT
DENVILLE B



HHHUNT
DENVILLE C



STANLEY MARTIN
WILLIAMS F,G,H,L,K



STANLEY MARTIN
PAXTON E,J,K,L,G,H



STANLEY MARTIN
WILSON K,E,A,L,G,H



STANLEY MARTIN
MONROE E,F,G,H



STANLEY MARTIN
ARMFIELD E,F,G,H,J



STANLEY MARTIN
BALFOUR B,C,D,L,M



STANLEY MARTIN
BALFOUR E,M,F



RYAN HOMES
CALVERT



RYAN HOMES
COMPOSER II
2 STORY RL



RYAN HOMES
COMPOSER II
3 STORY FL



RYAN HOMES
GRIFFIN HALL
FL



RYAN HOMES
COMPOSER II
3 STORY RL



RYAN HOMES
VANDORN
RL



Prepared for Fenton Mill Associates, LLC by:



Community entrance sign perspective.