

Wilshire

A Planned Residential Development
Roanoke County, Virginia

July 6th
TA. 243
SCB

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6/17/2012
J.H. SCB



COUNTY OF ROANOKE
DEPT. OF PLANNING AND ZONING
3738 Brambleton Ave. SW
P.O. Box 29800
Roanoke, VA 24018
(703) 772-2068 FAX (703) 772-2030

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

Applicant's name: Boone, Boone & Loeb, Inc.
P. O. Box 8156

Phone: 772-9246

Address: Roanoke, VA

Zip Code: 24014

Owner's name: See Attached
Address:

Phone:
Zip Code:

Location of property:

See Attached

Tax Map Number:

Magisterial District:

Community Planning Area:

Size of parcel (s):

Existing Zoning:

See Attached

302+ acres
sq.ft.

Existing Land Use:

REZONING AND SPECIAL USE PERMIT APPLICATIONS

Proposed Zoning: PRD

For Staff Use Only
Use Type:

Proposed Land Use: Mixed Use 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 _____

VARIANCE APPLICANTS (V)

Variance of Section(s) _____ of the Roanoke County Zoning Ordinance in order to:

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

R	S	V

Consultation
Application
Justification

R	S	V

8 1/2" x 11" concept plan
Metes and bounds description
Water and sewer application

R	S	V

Application fee
Proffers, if applicable
Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

Owner's Signature: See Attached

1.a.

SCB

Application of Rezoning

Owner's name and address: (the following are various owners of records as well as contractual owners)

Nicholas H. Beasley and Susan Beasley
5949 Coleman Rd., SW P.O. Box 21004 S03
Roanoke, VA 24018
703-774-0204

Boone, Boone & Loeb, Inc.
P. O. Box 8156
Roanoke, VA 24014
703-772-3887

Palm Land Company, L.C.
P. O. Box 8156
Roanoke, VA 24014
703-772-3887

Cotton Hill Land Company, L.C.
P. O. Box 8156
Roanoke, VA 24014
703-772-3887

Location of Property:

PRD Property located on the north side of the Blue Ridge Parkway is accessed from Cotton Hill Road onto Monet Drive and begins at the end of "The Gardens of Cotton Hill" Subdivision but does not include Section 1 of The Groves and Section 2, Ashmont in the Groves. Tax Map Number: 96.07-1-6, the northerly portion of 96.02-01-46 (all of this property that is on the north side of the Blue Ridge Parkway).

Magisterial District: Cave Spring Magisterial District

PRD Property located on south side of the Blue Ridge Parkway accesses directly off Cotton Hill Road, with a portion of the property fronting on Cotton Hill Road. Tax map numbers are 96.02-01-01, 96.02-01-02, 97.03-02-05, the southerly portion of 97.01-02-17 (all of this property that is on the south side of the Blue Ridge Parkway), and the southerly portion of 96.02-01-46 (all of this property that is on the south side of the Blue Ridge Parkway)

Magisterial District: Cave Spring Magisterial District

Existing Zoning:

All property located on the north side of the Blue Ridge Parkway, is currently zoned R-1, with conditions, with the exception of approximately 8 acres which is zoned AG-1 with conditions.

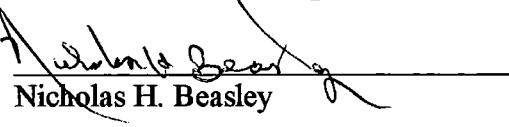
All property located on the south side of the Blue Ridge Parkway, is currently zoned AR with the exception of approximately 12-15 acres, which is zoned AG-1.

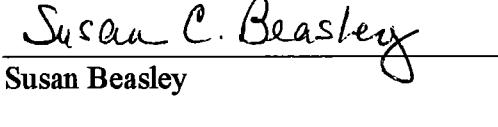
Existing Land Uses:

Property located on the north side of the Blue Ridge Parkway: approximately 13 acres have been subdivided into residential lots and the balance of the land is mostly being used for agricultural purposes.

Property located on the south side of the Blue Ridge Parkway: a small portion of the property is currently being used to graze cattle and the balance of it is wooded with no current use.

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 it be rezoned as a PRD with the attached proferred conditions.

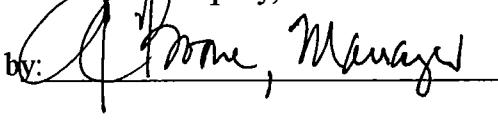

Nicholas H. Beasley


Susan Beasley

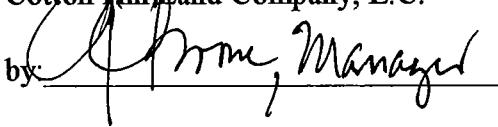
Boone, Boone & Loeb, Inc.

by 
John, V.P.

Palm Land Company, L.C.

by 
John, Manager

Cotton Hill Land Company, L.C.

by 
John, Manager

John
J.H.
J.H.B.
SCB
1.C.

UTILITY DEPARTMENT

**APPLICATION FOR WATER OR SEWER SERVICE
TO
PROPOSED DEVELOPMENT**

Date: September 1, 1995

Name of Applicant: Boone, Boone & Loeb, Inc. Phone: 772-3887

Address of Applicant: P.O. Box 8156, Roanoke, VA 24014

Name of Developer: Boone, Boone & Loeb, Inc. Phone: 772-3887

Address of Developer: P. O. Box 8156, Roanoke, VA 24014

Name of Developer: Palm Land Company, L.C. Phone: 772-3887

Address of Developer: P. O. Box 8156, Roanoke, VA 24014

Name of Developer: Cotton Hill Land Company, L.C. Phone: 772-3887

Address of Developer: P. O. Box 8156, Roanoke, VA 24014

Name of Design Engineer: Lumsden Associates Phone: 774-4411

Address of Design Engineer: 4664 Brambleton Ave., S.W., Roanoke, VA 24018

Name of Contact Person: Len Boone

Name of Proposed Development: Wilshire

Type of Development and proposed number of units:

Planned Residential Development (PRD) with up to 1008 residences comprised of single family detached, zero lot line houses, cluster homes (detached and two unit homes), townhouse, apartments and condominiums with 5.5 acres of Community Services.

Location of proposed development: Southwest Roanoke County off Monet Drive and Cotton Hill Road

Size of proposed development in acres: 302+ Acres

Give minimum and maximum elevation (Use USGS Elevations) at which the individual water/sewer service connections would be located:

Minimum 1200 feet MSL. Maximum 1590 feet MSL

Is this application for a development that will be a part or section of a larger future development? X No _____ Yes _____

Boone, Boone & Loeb, Inc., by J. A. Boone, V.P.
Signature of Applicant

MA.

Legal Description of Property located on
the north side of the Blue Ridge Parkway

Comm: 94-84

Description for Roanoke County tax parcel 96.02-1-46.4 being 52.221 acres of land lying at the easterly terminus of Monet 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 in the southerly right-of-way of Monet Drive and the northeasterly corner of Lot 16, Block 3, Section 1, The Groves as recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Plat Book 17, Page 89;

Thence with the line common to the southerly right-of-way of Monet Drive and the herein described property, S 53° 17' 56" E, 87.58 feet to corner #2, said corner being the most southerly point of Monet Drive;

Thence with the line common to the right-of-way of Monet Drive and the herein described property, N 36° 42' 04" E, 50.00 feet to corner #3, said corner being the most easterly point on Monet Drive and a point in the southerly line of Lot 15, Block 2, Section 1, The Groves;

Thence with the southerly line of Lot 15, S 53° 17' 56" E, 26.09 feet to corner #4, said corner being a point of curvature on the southerly line of Lot 15;

Thence with a line common to said Lot 15 and the herein described property with a curve to the left whose radius = 452.46 feet, length = 28.51 feet, tangent = 14.26 feet, delta = 03° 36' 39", a chord bearing and distance of S 55° 06' 16" E, 28.51 feet to corner #5, said corner being the southerly corner of Lot 15;

Thence with a line common to Lot 15 and the herein described property, N 33° 05' 25" E, 64.80 feet to corner #6, said corner being the easterly corner of Lot 15 and the southerly corner of Lot 14, Block 2, Section 1, The Groves;

Thence with a line common to Lot 14, Block 13 and Lot 12, Block 2, Section 1, The Groves and the herein described property, N 85° 25' 07" E, 246.31 feet to corner #7, said corner being the easterly corner of Lot 12;

Thence with a line common to Lots 12, and 11, Block 2, Section 1, The Groves and the herein described property, N 08° 12' 06" W, 182.21 feet to corner #8, said corner being a corner to Lot 11;

Thence with a line common to Lots 11 and 10, Block 2, Section 1, The Groves and the herein described property, N 23° 15' 13" W, 164.11 feet to corner #9, said corner being the northeasterly corner of Lot 10, Block 2, Section 1, The Groves and the southeasterly corner of Lot 10, Block 1, Section 2, Ashmont in the Groves as recorded in the aforesaid clerk's office in Plat Book 17, Page 90;

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Thence with a line common to said Lots 10, 9 and 8, Block 1, Section 2, Ashmont in the Groves and the herein described property, N 31° 42' 51" E, 177.36 feet to corner #10, said corner being the easterly corner of Lot 8, Block 1, Section 2, Ashmont in the Groves and being a point on the westerly property line of Property of Carl E. Boothe and Mary J. Boothe as recorded in the aforesaid clerk's office in Deed Book 921, Page 444;

Thence with the line common to the Boothe property and the herein described property, the following 3 courses and distance S 22° 06' 16" E, 123.28 feet to corner #11, said corner being the southerly corner of Boothe property;

Thence N 64° 04' 44" E, 218.00 feet to corner #12, said corner being a corner on the southeasterly property line of Boothe property;

Thence N 48° 19' 44" E, 421.00 feet to corner #13, said corner being the easterly corner of Boothe property and being a corner on the southwesterly line of Tract B as shown on 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;

Thence with a line common to Tract B and the herein described property for the following 5 courses and distances; S 39° 43' 16" E, 152.45 feet to corner #14, a corner on the southwesterly line of Tract B;

Thence S 34° 13' 11" E, 237.12 feet to corner #15, the southerly corner of Tract B;

Thence N 40° 13' 25" E, 166.14 feet to corner #16, a corner on the southeasterly line of Tract B;

Thence N 28° 32' 11" E, 32.99 feet to corner #17, a corner on the southeasterly line of Tract B;

Thence N 09° 04' 38" E, 103.52 feet to corner #18, said corner being the most easterly corner of Tract B and being a point in the line of property of Eugene M. Martin, Et Als as recorded in the aforesaid clerk's office in Will Book 46, Page 586;

Thence with a line common to the Martin property and the herein described property, S 77° 28' 40" E, 357.11 feet to corner #19, said corner being the southeasterly corner of Martin property and the southwesterly corner of property of Albert Akers Martin and Elizabeth F. Martin as recorded in the aforesaid clerk's office in Will Book 36, Page 602;

Thence with a line common to Martin property and the herein described property, S 77° 42' 34" E, 251.61 feet to corner #20, said corner being a point on the southerly line of Martin property and the northwesterly corner of property of Nicholas H. Beasley and T. Howard Beasley, III as recorded in the aforesaid clerk's office in Will Book 43, Page 826;

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7/4/93
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Thence with a line common to Beasley property and the herein described property, the following 6 courses and distances; S 13° 36' 37" E, 120.41 feet to corner #21, said corner being an existing iron pin on the westerly line of the Beasley property;

Thence S 21° 34' 35" E, 182.76 feet to corner #22, said corner being an existing iron pin at the southwesterly corner of the Beasley property;

Thence S 80° 09' 10" E, 343.73 feet to corner #23, said corner being a point on the southerly line of the Beasley property;

Thence N 86° 57' 03" E, 225.71 feet to corner #24, said point being an existing iron pin, in the southerly line of the Beasley property;

Thence S 83° 35' 59" E, 120.41 feet to corner #25, said corner being a point on the southerly line of the Beasley property;

Thence S 84° 49' 00" E, 497.56 feet to corner #26, said corner being the southeasterly corner of Beasley property at a point on the westerly line of property of James Bradley Carr and Tammy Knapp Carr, as recorded in the aforesaid clerk's office in Deed Book 1440, Page 195;

Thence with a line common to Carr property and the herein described property, S 22° 45' 35" W, 124.81 feet to corner #27, said corner being a point on the westerly line of the Carr property;

Thence S 18° 34' 35" W, 100.00 feet to corner #28, said corner being an existing iron pin at the southwesterly corner of Carr property and the northwesterly corner of property of T. D. Steele and Elbert H. Waldron as recorded in the aforesaid clerk's office in Deed Book 1327, Page 918;

Thence with a line common to Steele and Waldron property and the herein described property, S 18° 12' 27" W, 295.76 feet to corner #29, said corner being an existing concrete monument at the southwest corner of Steele and Waldron property and a corner to property of the United States of America (Blue Ridge Parkway);

Thence with a line common to said property of United States of America (Blue Ridge Parkway) and the herein described property, the following 3 courses and distances, S 87° 51' 23" W, 605.11 feet to corner #30, said corner being a point on the northerly right-of-way of property of the United States of America (Blue Ridge Parkway);

Thence N 82° 43' 37" W, 946.60 feet to corner #31, said corner being an existing concrete monument on the northerly right-of-way of said property of the United States of America (Blue Ridge Parkway);

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J.A. 1440
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Thence S 72° 13' 53" W, 450.29 feet to corner #32, said corner being a point on the northerly right-of-way line of property of the United States of America (Blue Ridge Parkway) and the southeasterly corner of a pump station lot as shown on Plat Showing the Resubdivision of Tract A, Property of Nicholas H. Beasley, dated December 15, 1994, as recorded in the aforesaid clerk's office in Plat Book 17, Page 101;

Thence with the line common to the pump station lot and the herein described property for the following 2 courses and distances, N 17° 46' 07" W, 100.00 feet to corner #33, said corner being the northeasterly corner of the pump station lot;

Thence S 72° 13' 53" W, 181.41 feet to corner #34, said corner being the northwesterly corner of the pump station lot and a point in the northerly right-of-way of property of the United States of America (Blue Ridge Parkway);

Thence with a line common to said property of the United States of America (Blue Ridge Parkway) and the herein described property for the following 3 courses and distances, N 25° 58' 07" W, 169.51 feet to corner #35, said corner being an existing concrete monument;

Thence S 44° 25' 15" W, 768.80 feet to corner #36, said corner being an existing concrete monument;

Thence S 84° 12' 14" W, 397.35 feet to corner #37, said corner being an existing concrete monument on the northerly right-of-way line of said property of the United States of America (Blue Ridge Parkway) and the southeasterly corner of property of Strauss Construction Corporation as recorded in the aforesaid clerk's office in Deed Book 1445, Page 1985 and Plat Book 16, Page 129;

Thence with a line common to said property of Strauss Construction Corporation and the herein described property for the following 3 courses and distances, N 45° 03' 11" E, 325.62 feet to corner #38;

Thence N 00° 49' 07" E, 252.82 feet to corner #39, said corner being a point in the easterly line of Strauss Construction Corporation property;

Thence N 53° 17' 57" W, 231.83 feet to corner #40, said corner being a point on the northeasterly line of property of Strauss Construction Corporation and being the southeasterly corner of Lot 16, Block 3, Section 1, The Grove;

Thence with a line common to Lot 16 and the herein described property, N 36° 42' 04" E, 140.00 feet to the Point of Beginning, containing 52.221 acres and being part of the remaining portion of Tract C and the remaining portion of Tract A, 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.

J.A. B.W. 7/14/93
SCB

Description of that portion of Roanoke County tax parcel 96.07-1-6 lying to the north of Ashmont Drive being 14.620 acres of land lying directly north of the intersection of Sedgewick Drive and Ashmont Drive 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 of curvature in the westerly line of Sedgewick Drive (50' R/W) and the northeast corner of Lot 2, Block 1, Section 1, The Groves as recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Plat Book 17, Page 89;

Thence with the line common to Lots 1 and 2, Block 1, Section 1, The Groves and the herein described property, S 73° 03' 36" W, 170.96 feet to corner #2, said corner being the northwest corner of said Lot 1, Block 1, Section 1, The Groves and also being the point on the easterly line of Lot 25, Block 1, Section 2, The Gardens of Cotton Hill as recorded in the aforesaid clerk's office in Plat Book 17, Page 53;

Thence with the line common to said Lot 25, Block 1, section 2, The Gardens of Cotton Hill, Lots 21, 20, 19, 18, and 17, Block 1, Section 1, The Gardens of Cotton Hill as recorded in the aforesaid clerk's office in Plat Book 16, Page 157 and the herein described property, N 12° 41' 43" W, 548.83 feet to corner #3, said corner being an existing iron pin at the northeast corner of said Lot 17, Block 1, Section 1, The Gardens of Cotton Hill and the southeast corner of Lot 16, Block 1, Section 1, The Gardens of Cotton Hill;

Thence with the line common to said Lots 16, 15, and 14, Block 1, Section 1, The Gardens of Cotton Hill and the herein described property, N 07° 12' 49" W, 258.30 feet to corner #4, said corner being the easterly corner of said Lot 14, the southwesterly corner of property of Strauss Construction Corporation as recorded in the aforesaid clerk's office in Deed 1445, Page 1985 and Plat Book 16, Page 129 and the southwesterly corner of the property of Mary C. Williams as recorded in the aforesaid clerk's office in Deed Book 1322, Page 460;

Thence with the line common to said Williams property and the herein described property, N 73° 32' 16" E, 839.06 feet to corner #5, said corner being an existing fence post on the southerly line of the aforesaid Williams property and the northwesterly corner of the property of Janet P. Scull as recorded in the aforesaid clerk's office in Deed Book 1284, Page 988;

Thence with the line common to the aforesaid Scull property and the herein described property, S 22° 21' 06" E, 506.32 feet to corner #6, said corner being an existing iron pin at the southwesterly corner of the said Scull property and the northwesterly corner of property of Carl E. Boothe and Mary J. Boothe, as recorded in the aforesaid clerk's office in Deed Book 1078, Page 106;

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Thence with the line common to said Boothe property and the herein described property, S 22° 06' 16" E, 181.79 feet to corner #7, said corner being a point on the westerly line of said Boothe property and the northerly corner of Lot 7, Block 1, Section 2, Ashmont in the Groves as recorded in the aforesaid clerk's office in Plat Book 17, Page 90;

Thence with the line common to said Lots 7, 6 and 5, Block 1, Section 2, Ashmont in the Groves and the herein described property, S 67° 53' 44" W, 201.20 feet to corner #8, said corner being the northwesterly corner of said Lot 5, Block 1, Section 2, Ashmont in the Groves and the northeasterly corner of Lot 4, Block 1, Section 2, Ashmont in the Groves;

Thence with the line common to said Lots 4 and 3, Block 1, Section 2, Ashmont in the Groves and the herein described property, N 79° 36' 55" W, 85.21 feet to corner #9, said corner being the northerly corner of Lot 3;

Thence with the line common to said Lots 3, 2 and 1, Block 1, Section 2, Ashmont in the Groves and the herein described property, S 86° 01' 57" W, 218.78 feet to corner #10, said corner being the northwesterly corner of Lot 1, Block 1, Section 2, Ashmont in the Groves;

Thence with the line common to said Lot 1 and the herein described property, a curve to the right whose radius = 285.44 feet, length = 93.22 feet, tangent = 47.03', delta = 18° 42' 47", a chord bearing and distance of S 03° 06' 55" W, 92.81 feet to corner #11, said corner being a point on the northerly right-of-way of Ashmont Drive (50' R/W);

Thence with the line common to the right-of-way of said Ashmont Drive and the herein described property, the following 5 courses and distances; N 77° 31' 41" W, 50.00 feet to corner #12, said corner being a point on the northerly right-of-way of Ashmont Drive;

Thence with a curve to the right whose radius = 235.44 feet, length = 6.86 feet, tangent = 3.43 feet and delta = 01° 40' 09", a chord bearing and distance of S 13 18' 23" W, 6.86 feet to corner #13, said corner being a point of compound curvature on the northerly right-of-way of Ashmont Drive;

Thence with a curve to the right whose radius = 25.00 feet, length = 36.58 feet, tangent = 22.45 feet and delta = 83° 50' 18", a chord bearing and distance of S 56° 03' 37" W, 33.40 feet to corner #14, said corner being a point of reverse curvature on the northerly right-of-way of Ashmont Drive;

Thence with a curve to the left whose radius = 285.44 feet, length = 168.24 feet, tangent = 86.65 feet, delta = 33° 46' 17", a chord bearing and distance of S 81° 05' 37" W, 165.82 feet to corner #15, said corner being a point of reverse curvature on the northerly right-of-way of Ashmont Drive;

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Thence with a curve to the right whose radius = 25.00 feet, length = 39.21 feet, tangent = 24.94 feet, delta = $89^\circ 51' 53''$, a chord bearing and distance of N $70^\circ 51' 35''$ W, 35.31 feet to corner #16, said corner being a point of compound curvature on the easterly right-of-way of said Sedgewick Drive;

Thence with a line common to the right-of-way of said Sedgewick Drive and the herein described property the following four courses and distances; a curve to the right whose radius = 475.00 feet, length = 3.70 feet, tangent = 1.85 feet, delta = $00^\circ 26' 49''$, a chord bearing and distance of N $25^\circ 42' 14''$ W, 3.70 feet to corner #17, said corner being the northeasterly corner of the right-of-way of Sedgewick Drive;

Thence S $64^\circ 31' 10''$ W, 50.00 feet to corner #18, said corner being the northwesterly corner of the right-of-way of said Sedgewick Drive;

Thence with a curve to the left whose radius = 525.00 feet, length = 23.98 feet, tangent = 11.99 feet, delta = $02^\circ 37' 03''$, a chord bearing and distance of S $26^\circ 47' 21''$ E, 23.98 feet to corner #19, said corner being a point on the westerly right-of-way line of said Sedgewick Drive;

Thence S $28^\circ 05' 53''$ E, 119.11 feet to the Point of Beginning, containing 14.620 acres 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.

DMH
2/4/95
SCB

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 89;

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 acrest 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.

*M.H. 6/13/94
SCB*

**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

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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 Hammond, 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 Shartzler 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

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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

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° 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° 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° 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° 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° W. to a marked white oak at "11"; thence down the hollow N. 88° 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.

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Existing Zoning, Land Use and Ownership

Existing Zoning:

All property located on the north side of the Blue Ridge Parkway, is currently zoned R-1, with conditions, with the exception of approximately 8 acres which is zoned AG-1 with conditions.

All property located on the south side of the Blue Ridge Parkway, is currently zoned AR with the exception of approximately 12-15 acres, which is zoned AG-1.

Existing Land Uses:

Property located on the north side of the Blue Ridge Parkway is mostly being used for agricultural purposes.

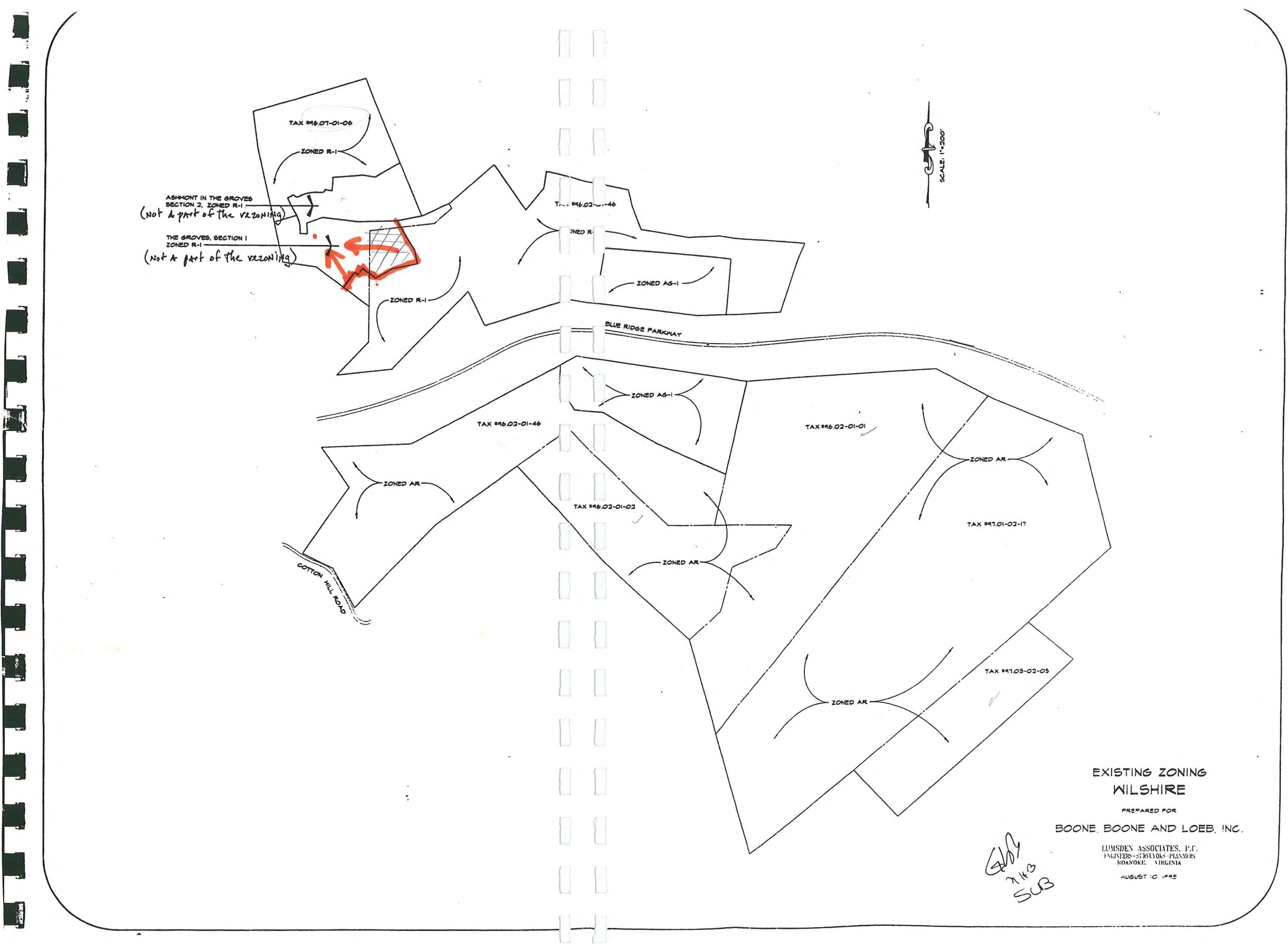
Property located on the south side of the Blue Ridge Parkway; a small portion of the property is currently being used to graze cattle and the balance of it is wooded with no current use.

Ownership of the property on the north side of the Blue Ridge Parkway:

The property on the north side of the Blue Ridge Parkway is titled in the name of Palm Land Company, L.C.

Ownership of the property on the south side of the Blue Ridge Parkway:

The current title owner of record is Nicholas H. Beasley and Susan Beasley; however, Boone, Boone & Loeb, Inc. has a contract to purchase this property and the property will ultimately be conveyed to Cotton Hill Land Company, L.C.



Statement of Objectives

There are approximately 302 acres identified by the Roanoke County tax numbers listed in this application that make the proposed PRD development named "Wilshire" (Developer reserves the right to change this name at a later date), hereinafter referred to as the "PRD". The Blue Ridge Parkway intersects the PRD. Approximately sixty-seven acres of the PRD are located on the north side of the Blue Ridge Parkway, hereinafter referred to as property on "north side", which is currently being developed and is call "The Groves" The remaining approximately two hundred and thirty-five acres of the PRD are located on the south side of the Blue Ridge Parkway, hereinafter referred to as property on the "south side". Ownership of the property as it is developed will be in either the name of Boone, Boone & Loeb, Inc., Palm Land Company, L.C.; Cotton Hill Land Company, L.C. or their assigns who hereinafter will be referred to as "developer".

The PRD would be developed and built over the next twenty-five years. The character of the PRD is predominately residential. Because there is an extended development period, it is anticipated that the types, styles and forms of housing could substantially be altered from today's housing needs due to the social, demographic and economic conditions that may evolve. This plan of development provides the flexibility to offer all forms of residences from traditional detached housing, to zero lot line homes, townhomes, condominiums, apartments or cluster homes. In addition there would be a limited amount of commercial space at the entrance to the property located on the south side of the Blue Ridge Parkway off Cotton Hill Road, which would serve to meet such neighborhood needs as convenience stores/gas station, office and institutional, neighborhood branch bank, day care center and other types of commercial entities that would relate to a residential surrounding. Since the PRD is split by the Blue Ridge Parkway, a great deal of attention has been given to the land use design to ensure that any impact on a visitor of the Blue Ridge Parkway would be found to be pleasing and in harmony with the environment of the Parkway itself. In order to achieve this harmonious relationship with the Blue Ridge Parkway, housing densities have been shifted to areas outside of the view of a Parkway traveler and what development does occur within the view of a visitor has been restricted in its placement, architectural design, and material and color selections.

The portion of the PRD located on the north side of the Blue Ridge Parkway is currently either owned by Boone, Boone & Loeb, Inc. or Palm Land Company, L.C. The portion of the PRD located on the south side of the Blue Ridge Parkway currently has ownership of record in the name of Nicholas H. Beasley and Susan Beasley. That property is currently under contract to purchase with Boone, Boone & Loeb, Inc. and would be ultimately conveyed to Cotton Hill Land Company, L.C.

The types of residences that will be developed will appeal to a variety of markets from first time home buyers to move up buyers as well as the empty nester buyer. Amenities within the PRD shall include an existing 25 year old farm pond stocked with fish, a tot lot play ground for younger children, a recreational amenity area that would provide a community swimming pool and its needed out buildings and there is the likelihood that tennis facilities would be included. Access to these areas can be reached by walking trail easements through open green space areas which would allow residents from one side of the parkway to access the amenities on the other side of the parkway by a walking trail that would travel under the parkway over an existing farm road through an existing 10' x 10' concrete culvert without there ever being the need to travel across the Blue Ridge

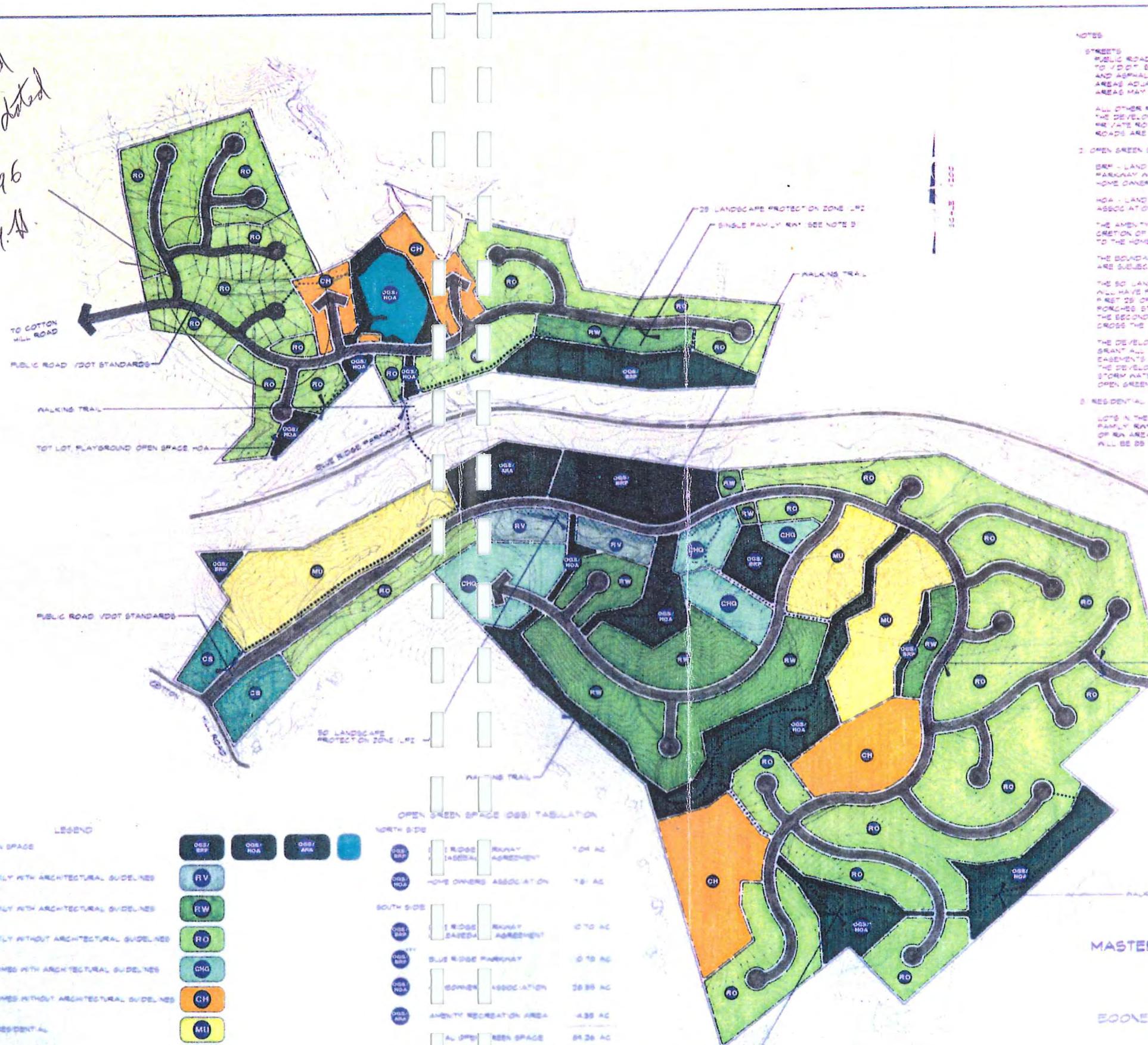
Parkway. A total of approximately 59.26 acres will be open green space. All open green space, with the possible exception of the amenity recreation area, shall be owned by a homeowner's association for the benefit of the residents or conveyed to the Blue Ridge Parkway to insure protection of the Parkway with a lease back provision to the homeowner's association.

Susan C. Beasley
Signature

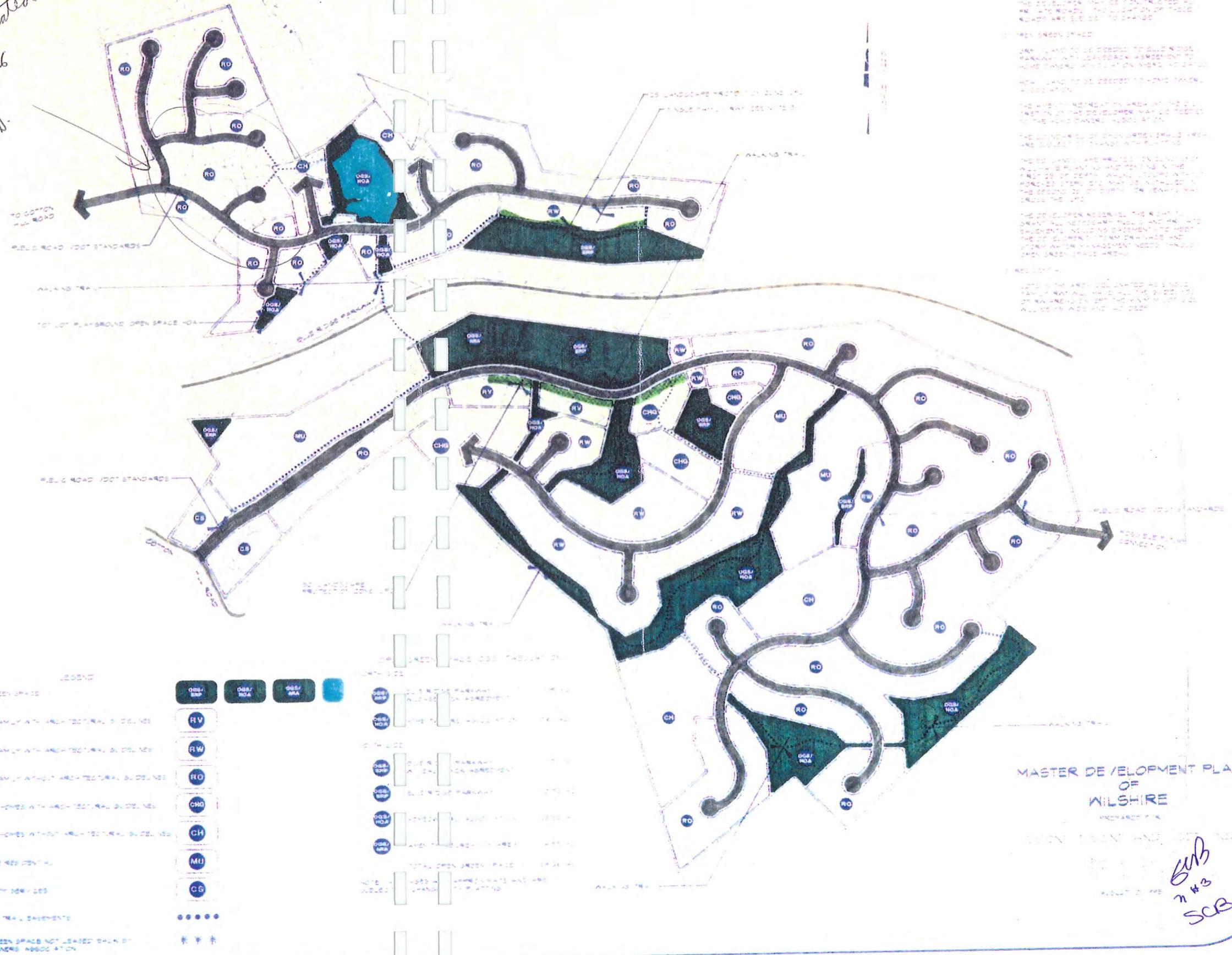
Revised 2/29/96, 3/26/96

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Plan revised
by plan dated
3/26/96
J.A.



Plow revised
by Polar dated
3/26/96
J. A.



MASTER DEVELOPMENT PLAN
OF
WILSHIRE

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REVISED PUBLIC ROAD YARD STANDARD YARDS

These arrows indicate roads entering level lots intended for cluster homes, they are not thru accesses to adjoining property

This block contains a hand-drawn map of a residential area with street names like Wilshire, Sycamore, and Birchwood. A large, irregularly shaped plot is highlighted in the center. Handwritten text on the map states: "Plot dated March 26, 1996" and "Plot revised by [unclear] 1996". To the right of the map is the title "MASTER DEVELOPMENT PLAN OF WILSHIRE" in a bold, sans-serif font. Below the title, the text "BOONE, BOONE AND LOEB INC." is written. At the bottom right, there is a stamp for "HUNTER ASSOCIATES, P.C. ENGINEERS & PLANNERS, ROANOKE, VIRGINIA". A small number "4-9-57-6-009" is also present at the bottom right.

Revised 11/29/95

Existing Site Conditions

A topographical map has been included with the exhibits of this application. There are no known architectural or historic resources located on the PRD. There are several existing streams on the property located on the south side of The Blue Ridge Parkway. Some of these water sources are not wet year round while others are. The farm pond located on the portion of the PRD on the north side of the Blue Ridge Parkway is fed by two existing creeks. There is limited flood plane area adjacent to these creeks. The property located on the north side of the Blue Ridge Parkway is basically open with very little of it wooded. The property located on the south side of the Blue Ridge Parkway is approximately 85% wooded. The only unique natural feature on the property would be certain views seen by visitors to the Blue Ridge Parkway. The developer has worked in conjunction with the staff of the Blue Ridge Parkway, Friends of the Blue Ridge Parkway, The Coalition of the Blue Ridge Parkway and the Planning Department Staff of Roanoke County employing the talent of Carlton S. Abbott, Landscape Architect, to insure great care was given to protect these views.

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Land Use Designations/Development Regulations

The portion of the PRD on the south side of the Blue Ridge Parkway shall be developed at a gross density not to exceed 3.5 dwelling units per acre (approximately 823 dwelling units). The portion of the PRD on the north side of the Blue Ridge Parkway shall be developed at a density not to exceed 185 dwelling units. Gross acreage for the PRD shall include all acreage within the limits of the PRD including all acreage dedicated as open green space or conveyed to the Blue Ridge Parkway/National Park Service or noted as community services property. No more than 1008 dwelling units shall be constructed within the 302 acre PRD. Specific communities within the PRD shall be permitted a net density in excess of 3.5 dwelling units per acre.

Property designated as "Cluster Homes" areas on the south side of the Blue Ridge Parkway shall be developed at a gross density not to exceed 6.0 dwelling units per acre. The total amount of dwelling units that could be built in any one area designated "Cluster Homes" could exceed a density of 6.0 dwelling units per acre, however, the total number of dwelling units that can be built in all areas designated "Cluster Homes" on the south side of the Blue Ridge Parkway shall not exceed the total number of acres designated "Cluster Homes" on the south side of the Blue Ridge Parkway times six (6).

Property designated as "Multi-Use" areas shall be developed at a gross density not to exceed 15.0 dwelling units per acre. The total amount of dwelling units that could be built in any one area designated "Multi-Use" could exceed a density of 15.0 dwelling units per acre, however, the total number of dwelling units that can be built in all areas designated "Multi-Use" shall not exceed the total number of acres designated "Multi-Use" times fifteen (15).

The total number of dwelling units that could be built on the above mentioned "Cluster Homes" areas and "Multi-Use" areas could exceed gross densities of 6.0 dwellings per acre and 15.0 dwellings per acre respectively if: a) all the remaining land in the PRD has been developed or conveyed to a homeowner's association for benefit of the residents of Wilshire and the amount to which densities exceed do not exceed the gross density of 3.5 dwelling units per acre for all the land on the south side of the Blue Ridge Parkway, or b) the owner of all undeveloped land legally commits in writing to Roanoke County to a plan for the development of the remaining undeveloped property that provides for all land to be utilized or conveyed to a homeowner's association for the benefit of the residents of Wilshire and the amount to which densities do not exceed the gross density of 3.5 dwelling units per acre for all the land on the south side of the Blue Ridge Parkway. Option "b" shall not be considered until such time as 60% of all lands not noted "Multi-Use, " "Cluster Homes", "Commercial Services" or "Open Green Space" have had their plans for development recorded with Roanoke County.

The owner/developer of the PRD shall be required to submit to the County, with each subdivision plat or development plan submitted for approval, a summary chart showing the

*Mr. Beale
Susan C. Beale
G.B.*

Revised 12/27/95, 2/29/96, 3/6/96, 3/26/96

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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.

The PRD shall contain a community service area in a location as is generally shown on the preliminary master plan. The size of the community service area is 5.5 acres. This area will be limited to Community Services Uses listed in Exhibit C. These allowable uses are permissible pursuant to Section 30-47-2 (B) of the PRD district and is less than the 31 acres allowed by the code.

All community services uses proposed shall comply with standards contained in Section 30-47-3 (A) 7. of the PRD district. No construction within the community services area shall begin until twenty-five percent of the dwelling units within the total PRD (252 units) have been completed.

Site development standards for residential areas within the PRD shall be as designated on Exhibits A1, A2, and A3.

Yard and Setback Requirements.

Required yards shall remain free of all uses or structures except for the following:

1. Fences, walls and landscaping shall be allowed in yards provided that sight triangles are maintained per Section 30-100-8. Driveways and parking areas shall also be allowed.
2. Eaves, cornices, window sills, belt courses, bay windows and chimneys may project into a required yard a distance not to exceed two (2) feet. Cantilevered building overhangs shall not be allowed to project into a required setback area.
3. Patios, decks and stoops shall be allowed within all required setback areas.


1/16/96
Susan C. Beasley



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Revised 12/27/95, 2/19/96, 3/6/96

***Landscape buffer will be provided where cluster home land backs up to lots of Briar Ridge Subdivision

EXHIBIT A2

Townhouse

(A) Intent - The purpose of the following design standards is to provide an alternative to conventional arrangements of yards and buildable areas.

(B) General standards:

1. All townhouses shall be served by public sewer and water.
2. The facades of townhouses in a group shall be varied by changed front yards so that no more than two abutting townhouses will have the same front yard setback.
3. The minimum separation between any building containing a group of six or more townhouse units shall be 30 feet from any other townhouse building. The minimum separation between any building containing a group of five or less townhouse units shall be 15 feet from any other building containing a group of five or less townhouses.
4. The height of all townhouses shall be limited to 45 feet. Accessory buildings shall not exceed 15 feet.
5. Accessory structures for townhouse units shall be permitted only in rear yard areas and shall be no larger than 10 feet by 10 feet in area.
6. Only one yard, either the front yard or the rear yard, or in the case of an end unit, the side yard, shall be improved with a driveway or other impermeable surface intended for the storage of motor vehicles or for access to a garage, or other parking areas.
7. No public streets required.
8. No maximum unit density is imposed providing the gross density of the PRD is not violated.
9. Minimum parcel size: 1000 sq. ft. for each unit.
10. Front yard setbacks for each group of townhouse units: an average of 12 feet, and not be less than 10 feet for any individual townhouse unit.
11. A side yard setback of 15 feet shall be provided for each end residence in any group of townhouses adjoining a property boundary of the development. Where a group of townhouses adjoin a private drive or parking area intended for the common use of townhouse occupants, the side yard setback shall be 10 feet.
12. Minimum rear yard setback: 20 feet.
13. Minimum lot size for individual townhouse lots: 1000 square feet
14. Minimum width for individual townhouse lots: 16 feet, measured from center of wall to center or wall or outside end wall.
15. Maximum number in a group or block of townhouses: 8 townhouse units.
16. Maximum coverage for townhouse developments
 - a. Building coverage: 50 percent
 - b. Lot coverage: 75 percent
17. No landscape buffer is required where property adjoins property of a different zoning.

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EXHIBIT A3

Multi-Family

(A) Intent - The following minimum standards are intended to accommodate multi-family dwellings (either condominiums or apartments), ensuring adequate separation and other design characteristics to create a safe and healthy residential environment while protecting adjoining uses which are less intensive.

(B) General standards:

1. Minimum front yard setback: 20 feet from any street right-of-way for all structures.
2. Minimum side yard setback: 10 feet for principal structures
3. Minimum rear yard setback: 20 feet for principal structures.
4. No Landscape Buffer is required where property adjoins property of a different zoning.
5. Each multi-family building shall be separated by 20 feet between facing living areas.
6. Where buildings are placed at right angles (90 degrees) to one another the minimum separation of buildings shall be 20 feet.
7. No open space or recreational areas are required.
8. Additional standards
 - a. No minimum lot size is required
 - b. No maximum density is required as long as maximum density for PRD is not violated.
 - c. The property shall be served by public sewer and water.
 - d. No common open space or recreational areas are required.
 - e. Building coverage cannot exceed 60%
 - f. Lot Coverage cannot exceed 75%
 - g. Building height cannot exceed 45 feet
9. Streets are to be private

EXHIBIT C
**SUMMARY LISTING OF
 PERMITTED USES**

	<u>RO</u>	<u>RW</u>	<u>RV</u>	Cluster Homes	Multi Use Residential	Commercial Services
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AGRICULTURAL AND FORESTALL USES

Agriculture	-	-	-	-	-	-
Commercial Feedlots	-	-	-	-	-	-
Farm Employee Housing	-	-	-	-	-	-
Forestry Operations	-	-	-	-	-	-
Stable, Private	S	S	-	-	-	-

Stable, Commercial	-	-	-	-	-	-
Wayside Stand	-	-	-	-	-	-
RESIDENTIAL						

Accessory Apartment	S	S	S	S	P	-
Home Beauty/Barber Salon	S	S	S	S	S	-
Home Occupation, Type I	P	P	P	P	P	P
Home Occupation, Type II	-	-	-	-	-	-
Kennel, Private	S	S	-	-	P	P

Manufactured Home, Class A	-	-	-	-	P	P
Manufactured Home, Class B	-	-	-	-	-	-
Manufactured Home, Class C	-	-	-	-	-	-
Manufactured Home Accessory	-	-	-	-	-	-
Manufactured Home, Emergency	P	P	P	P	P	P

Manufactured Home, Subdivision	-	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-	-
Multi-Family Dwelling (condo or apartment)	-	-	-	-	P	P
Residential Human Care Facility	-	-	-	-	P	P
Residential RO	P	P	P	P	P	P

Residential RW	-	-	-	-	-	-
Residential RV	-	-	-	-	P	P
Townhouse	-	-	-	-	P	P
Two Family Dwelling	-	-	-	-	P	P
Cluster Homes	-	-	-	-	P	P

KEY: P = Permitted

S = Special Use Permit Required

- = Prohibited Use

Revised 12/22/95, 2/19/96, 3/6/96

*Can only be built in areas without architectural guidelines
 **Restricted to the second floor of constructed structures only

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EXHIBIT C
SUMMARY LISTING OF
PERMITTED USES

CIVIC USES	USE TYPES					Commercial Services
	RO	RW	RV	Cluster Homes	Multi Use Residential	
Administrative Services	-	-	-	-	-	P
Cemetery	-	-	-	-	-	-
Clubs	P	P	P	P	P	P
Community Recreation	-	-	-	-	-	-
Correctional Facility	-	-	-	-	-	-
Crisis Center	S	S	S	S	S	P
Cultural Services	-	-	-	-	-	P
Day Care Center	-	-	-	-	-	P
Educational Facilities, College/University	-	-	-	-	-	P
Educational Facilities, Primary/Secondary	S	S	S	S	S	P
Family Day Care Home	P	P	P	P	P	P
Guidance Service	-	-	-	-	-	P
Halfway House	-	-	-	-	-	P
Home for Adults	-	-	-	-	-	P
Life Care Facility	-	-	-	-	-	P
Nursing Homes	-	-	-	-	-	P
Park and Ride Facility	P	-	-	-	-	P
Post Office	-	-	-	-	-	P
Public Assembly	-	-	-	-	-	P
Public Maintenance and Service Facilities	-	-	-	-	-	-
Public Parks and Recreational Areas	P	P	P	P	P	P
Religious Assembly	S	-	-	S	S	S
Safety Services	-	-	-	S	S	P
Utility Services, Minor	P	P	P	P	P	P
Utility Services, Major	S	-	-	S	S	P

KEY: P = Permitted

S = Special Use Permit Required

-- = Prohibited Use

Revised 12/22/95, 3/6/96

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EXHIBIT C
**SUMMARY LISTING OF
 PERMITTED USES**

<u>USE TYPES</u>	<u>RO</u>	<u>RW</u>	<u>RV</u>	<u>Cluster Homes</u>	<u>Multi Use Residential</u>	<u>Commercial Services</u>
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OFFICE USES

Financial Institutions	P
General Office	P
Medical Office	P
Laboratories	P

COMMERCIAL USES

Agricultural Services	P
Antiques Shops	P
Automobile Dealership, New	P
Automobile Dealership, Used	P
Automobile Repair Services, Major	P
Automobile Repair Services, Minor	P
Automobile Rental/Leasing	P
Automobile Parts/Supply, Retail	P
Bed and Breakfast	P
Boarding House	P
Business Support Services	P
Business or Trade Schools	P
Campgrounds	P
Car Wash	P
Clinic	P
Commercial Indoor Amusement	S
Commercial Indoor Entertainment	S
Commercial Indoor Sports and Recreation	S
Commercial Outdoor Entertainment	P
Commercial Outdoor Sports and Recreation	P

KEY: P = Permitted

S = Special Use Permit Required

- = Prohibited Use

Revised 12/27/95, 3/6/96

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EXHIBIT C
**SUMMARY LISTING OF
 PERMITTED USES**

USE TYPES	RO	RW	RV	Cluster Homes	Multi Use Residential	Commercial Services
COMMERCIAL USES (CONT)						
Communications Services	-	-	-	-	-	-
Construction Sales and Services	-	-	-	-	-	-
Consumer Repair Services	-	-	-	-	-	P
Convenience Store	-	-	-	-	-	P
Dance Hall	-	-	-	-	-	P*
Equipment Sales and Rental	-	-	-	-	-	-
Funeral Services	-	-	-	-	-	S
Garden Center	-	-	-	-	-	P
Gasoline Station	-	-	-	-	-	P
Golf Course	-	-	-	-	-	-
Hospital	-	-	-	-	-	-
Hotel/Motel/Motor Lodge	-	-	-	-	-	-
Kennel, Commercial	-	-	-	-	-	-
Laundry	-	-	-	-	-	-
Manufactured Home Sales	-	-	-	-	-	-
Mini-Warehouse	-	-	-	-	-	-
Pawn Shop	-	-	-	-	-	P
Personal Improvement Services	-	-	-	-	-	-
Personal Services	-	-	-	-	-	P
Recreational Vehicle Sales and Service	-	-	-	-	-	P
Restaurant, General - not to exceed 3,000 sq. ft.	-	-	-	-	-	-
Restaurant, Family	-	-	-	-	-	P
Restaurant, Drive-In and Fast Food*	-	-	-	-	-	P
Retail Sales	-	-	-	-	-	P
Studio, Fine Arts	-	-	-	-	-	P
*No drive thru windows shall be allowed in any restaurant	-	-	-	-	-	-
Surplus Sales	-	-	-	-	-	P
Truck Stop	-	-	-	-	-	P
Veterinary Hospital/Clinic	-	-	-	-	-	S

KEY: P = Permitted

S = Special Use Permit Required

- = Prohibited Use

Revised 11/29/95, 12/27/95, 3/6/96

***Limited to no more than four island with eight stations.**

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EXHIBIT C
SUMMARY LISTING OF
PERMITTED USES

<u>USE TYPES</u>	<u>RO</u>	<u>RW</u>	<u>RV</u>	Cluster <u>Homes</u>	Multi Use <u>Residential</u>	Commercial <u>Services</u>
INDUSTRIAL USES						
Asphalt Plant	-	-	-	-	-	-
Construction Yards	-	-	-	-	-	S
Custom Manufacturing	-	-	-	-	-	-
Industry, Type I	-	-	-	-	-	-
Industry, Type II	-	-	-	-	-	-
Industry, Type III	-	-	-	-	-	-
Landfill, Construction Debris	-	-	-	-	-	-
Landfill, Rubble	-	-	-	-	-	-
Landfill, Sanitation	-	-	-	-	-	-
Meatpacking and Related Industries	-	-	-	-	-	-
Railroad Facilities, Minor	-	-	-	-	-	-
Recycling Centers and Stations-	-	-	-	-	-	-
Resource Extraction	-	-	-	-	-	-
Scrap and Salvage Services	-	-	-	-	-	-
Transfer Station	-	-	-	-	-	-
MISCELLANEOUS USES						
Transportation Terminal	-	-	-	-	-	-
Truck Terminal	-	-	-	-	-	-
Warehousing and Distribution	-	-	-	-	-	-
Aviation Facilities, Private	-	-	-	-	-	-
Aviation Facilities, General	-	-	-	-	-	-
Broadcasting Tower	-	-	-	-	-	-
Outdoor Gatherings	-	-	-	-	-	-
Parking Facility	-	-	-	-	-	-
Shooting Range, Outdoor	-	-	-	-	-	-
KEY: P = Permitted	S = Special Use Permit Required	- = Prohibited Use				
Revised 12/27/95, 3/6/96						

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Signage

Signage throughout the PRD (except signage required by VDOT or Roanoke County, which shall be their standard design) shall use stone and/or parkway type fencing as a back drop on which to mount the actual signage. Actual signage shall be either applied lettering, sand blasted wood or mounted plaque.

Main entrance signage to the north side property that shall be located where Monet Drive enters the property after passing through the Gardens of Cotton Hill Subdivision cannot exceed 50 square feet, however; there can be as many as two signs if located one on each side of Monet Drive with each sign not exceeding 50 square feet. Maximum sign height shall be fifteen (15) feet.

Main entrance signage to the south side property shall be located where the main road to the south side enters the property off Cotton Hill Road. This signage can be located anywhere within the commercial services property or anywhere on the adjoining RO or Multi-Use property. Actual signage cannot exceed 50 square feet, however; there can be as many as two signs if located one on each side of the main road with each sign not exceeding 50 square feet. Maximum sign height shall be fifteen (15) feet.

Signage denoting a separate residential neighborhood within the PRD can be used but this signage cannot exceed a) 30 square feet per sign within areas noted RO, RV, RW, or Cluster; b) 50 square feet per sign within areas noted Multi-Use. The areas shall have a maximum sign height of 12 feet. Multiple signs within a separate neighborhood can be used.

Signage within commercial services areas cannot exceed 0.5 square feet of sign area per one (1) lineal foot of lot frontage. Maximum height for signs not attached to a building in commercial services area shall be ten (10) feet. Signs not attached to a building shall either be monument or post mounted in the form of a hanging shingle. No translucent back lit signs shall be allowed.

No signage can be closer than ten (10) feet from a lot line adjoining a publicly dedicated right of way.

Circulation Plan

Main road systems have been located on the map submitted with this application. There will be additional individual streets located in certain housing areas which would conform to the housing needs of that specific area. Walking trail easements through green space areas are planned to allow the residents of each side of the Parkway to access and enjoy the amenities of the other side of the Parkway over an existing old farm road and through a 10' x 10' existing concrete culvert underneath the Parkway. Additionally these walking trail easements shall allow access to the perimeter of the farm pond, the tot lot, the amenity recreational area as well as open green space areas designated.

Public and Private road standards for new roads within the PRD shall be as designated on Exhibit B.

Vehicle access to land uses within the PRD shall be as shown on the preliminary master plan. Access roads designated as VDOT standards shall be public roads designed and constructed in accordance with VDOT public street standards. Islands shall be placed in the entrance road off Cotton Hill Road for the distance of approximately 1200 feet (breaks in these islands will occur based on the final development design of the adjoining properties) provided approved by the Virginia Department of Transportation. Any future extensions of these two roads to adjoining offsite properties, as shown on the preliminary master plan, shall also be public and designed to the same standards. All public roads shall be designed and constructed to VDOT standards with curb and gutter, and an asphalt/blacktop surface of sufficient design to comply with expected traffic volumes. With the exception of curb and gutter (except where the Blue Ridge Parkway has requested no curb and gutter provided approved by VDOT) and surface standards, no public road shall be required to comply with Roanoke County street standards where these standards differ from VDOT standards. All VDOT standard roads shown on the Master Development Plan are approximate in their location and may need to be shifted slightly based on detailed final engineering. All other roads can be adjusted in location by developer. Any road may, as indicated on Master Development Plan, be adjusted to provide a connection to adjoining property for the purpose of providing an additional access to the PRD and developer agrees to provide such an adjustment and connection at the request of Roanoke County.

Prior to recording individual subdivision record maps that collectively produce lots and/or building sites that would exceed 50% of the maximum number of residential units that could be constructed on the property on the south side of the Blue Ridge Parkway, the Developer shall have constructed the roads on the south side to a point that includes the "possible future connection" road to where it abuts the eastern edge of the south side property which is shown on the Master Development Plan of Wilshire prepared by Lumsden & Associates, P.C. dated August 10, 1995 and revised on March 26, 1996. However, should roads at another location have been constructed that provide access through the south side property from the Cotton Hill Road to Merriman Road then the Developer would not be required to complete the connection described above.

All private driveways and commercial access points for land uses within the PRD shall be from roads developed as part of the PRD with the exception of the commercial service

property at the corners created by the road entering the PRD on the south side and Cotton Hill Road.

All other roads within the PRD may be public or private at the sole discretion of the property owner/developer.

If Roanoke County requires adjoining south side property owners to extend public roads (possible location shown on Master Development Plan) to the boundary of the PRD, the developer agrees, with the development of the appropriate section or phase, to extend a public road to the PRD boundary so that a through public road connection can be established.

The traffic from development of the property located on the north side of the Blue Ridge will travel through the "Gardens of Cotton Hill" subdivision (this road was designed to accommodate the traffic) onto Cotton Hill Road and from there a short distance to Route 221. This short portion of Cotton Hill Road is in good repair and is also slated for further improvement in Roanoke County's six year plan. Route 221 is currently slated to be improved and upgraded to a four lane road from the existing four laning to beyond Cotton Hill Road.

The traffic from the development of the property on the south side of the Blue Ridge Parkway will go onto Cotton Hill Road and the majority will travel to Route 221. As this property is developed, there are adjoining parcels that the developer may be able to acquire and if such occurred provide access from the community at another location. Also the possibilities exists that adjoining property owners may develop their land and in doing so provide the opportunity for this developer to tie in to their road system. Currently Cotton Hill Road is in Roanoke County's six year plan for improvement up to where the Parkway crosses, the short distance from the Parkway to the entrance of the PRD property on the south side has not been included in the six year plan. If this 235 acre tract were developed today with its current zoning (approximately 220 acres zoned AR and 15 acres zoned AG-1) 329 homes could be constructed with a public water system (requiring no easements from the Blue Ridge Parkway). This property is not anticipated to be developed until the year 2000 and the anticipated initial development will be for single family homes where the absorption is projected to be 35 to 40 homes per year. Using this absorption rate, somewhere between the year 2008 and half way through 2009 the traffic on Cotton Hill Road would exceed (under the proposed PRD zoning) the traffic that could be generated under its present zoning.

Developer agrees to donate at no cost the right-of-way land needed to improve Cotton Hill Road; however, it is agreed by Roanoke County that after this right-of-way land is donated there shall still remain 5.5 acres of Commercial Service land. The set back for the Commercial Service land shall be from the right-of way that will exists after Cotton Hill Road is approved.

EXHIBIT B
Road Standards

Publicly Dedicated

All roads that are publicly dedicated shall be determined at sole discretion of developer except roads that are noted to be public on the Master Development Plan shall be publicly dedicated. Publicly dedicated roads shall be constructed to Virginia Department of Transportation's standards and no additional standards shall be required by Roanoke County except the roads shall have curb, except where the Blue Ridge Parkway has requested no curb and gutter, provided approved by VDOT and be finished with a blacktop surface.

Private Road

Developer shall have the right to construct any road within the property as a private road with the exception of roads noted on the attached Master Development Plan to be publicly dedicated. Any road designated to be private shall have provisions for maintenance by a homeowner's association and shall be of blacktop surface (thickness and composition of the road base shall be to VDOT standards based on the amount of traffic projected to travel that road) if serves more than three homes (blacktop surfaced shall only be required to a point where two or more residences are served from the same common drive). Right of ways for private roads must have a width of no less than 20 feet (widths in excess would be at sole discretion of developer) and minimum outside edge of pavement (or curb) to outside edge of pavement (or curb) shall be 16 feet (widths in excess would be at sole discretion of developer). Developer shall have the right but not obligation to install curb and gutter on private roads. Developer shall have the right to install private streets off publicly dedicated streets in areas of like housing types if developer so desires in addition to signifying private streets exclusively to a housing type area.

In areas (except areas where apartments are constructed or "Commercial Service" areas) that are to have private roads the following will occur:

- Dwellings constructed within these areas shall have a homeowner's association that shall maintain the exterior of all residences constructed and their grounds and landscaping.
- Roads shall be designed so as not to be to VDOT design specifications except as mentioned above.
- Signage will be placed at the entrance of that road noting it is a private road.
- A homeowner's association shall repair and maintain all private roads
- Private streets shall be accessible to all emergency vehicles
- The homeowner's association's fees shall be budgeted and include monies for the repair and replacement of these private roads.
- The homeowner's association's documentation will require it to be managed by a professional property management company to insure proper budgeting
- Individual subdivisions within the PRD shall have any private roads noted on the record plat
- Virginia law requires by Section 55-512 of the code of Virginia that the developer of property (and upon resale the then owner) within a homeowner's association neighborhood that has monetary fees, as will this PRD will have, disclose certain documentation to a new purchaser. The documents of this PRD would disclose where private streets exist putting future purchaser of resale homes on notice so later they cannot claim they were unaware of private streets.

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Public Services/Utilities

The portion of the PRD located on the north side of the Blue Ridge Parkway currently has water, sewer, electrical, natural gas and cable television capacity to serve the entire development. The portion of the PRD located on the south side of the Blue Ridge Parkway would have access to water and sewer line extensions over an existing farm road and through the existing 10' x 10' concrete culvert under the Parkway to where the utilities are located on the developer's property on the north side of the Blue Ridge Parkway. Other utilities needed for the property on the south side of the Blue Ridge Parkway would be accessed off Cotton Hill Road.

All development within the PRD shall be connected to public water and sewer systems. No land use shall be allowed to use wells, septic systems, or any other private means of water supply or waste disposal. The cost of the development of water and sewer facilities within the PRD shall be the responsibility of the developer of the PRD, in accord with Roanoke County law.

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 to any property within the PRD.

All development within the PRD shall comply with Roanoke County erosion control and stormwater management criteria in effect at the time of the proposed development.

Prior to conveying any open green space property to the Blue Ridge Parkway outlined in Section 11 of this document, the Developer shall have the right to reserve for the Developer, residents and/or homeowner's association within Wilshire walking trail easement (which shall allow for the installation of surface materials to facilitate pedestrian travel) water line easements, sewer line easements, storm drainage and/or detention easements, cable TV easements, gas line easements, construction and/or slope easements or any other type of easement necessary to allow development of the PRD as outlined in this document.

Open Green Space Plan

The portion of the PRD located on the north side of the Blue Ridge Parkway shall have as open green space the pond and the surrounding perimeter of the pond which would be designated as walking trail easements, two small areas to the south of the pond and another area where a tot lot playground shall be located. These green space areas shall be conveyed to a homeowner's association, which would continue their maintenance.

Approximately 7 acres adjoining the Blue Ridge Parkway shall be conveyed to the Blue Ridge Parkway by the developer at such time as the developer develops the adjoining property to this land (see Section 11). This conveyance shall be under a lease back agreement whereby the homeowner's association would lease back this property for a nominal sum from the Blue Ridge Parkway to allow the homeowner's association to maintain the property. This open green space property shall not be maintained in a manicured state but more in a state consistent with property located along the Blue Ridge Parkway. The intent of this conveyance is to protect the Blue Ridge Parkway and allow a format whereby the residents would have restricted access and the community homeowner's association could maintain it so it would not become an expense for the Parkway.

The portion of the PRD that is located on the south side of the Blue Ridge Parkway shall have an amenity recreation area where a community pool would be build along with pool facilities. It is also contemplated that tennis courts may be added to this facility. In addition, this amenity parcel of land shall either be owned by the homeowner's association or retained by an entity affiliated with the developer. There are several parcels of land that shall be conveyed to a homeowner's association that will remain open green space. Also, there are approximately 11.5 acres shall be conveyed to the Blue Ridge Parkway with 10.7 of these acres on a lease back arrangement whereby the residents shall have restricted access and the homeowner's association will maintain them in a state consistent with the Blue Ridge Parkway. Various walking trails easements shall be placed in a number of locations on this open green space property on both sides of the Blue Ridge Parkway. Specific walking trail easements shall be established to allow perimeter access to the farm pond, the tot lot, the pool amenity area and the open green space areas. A walking trail easement shall be located to allow residents of property on each side of the Blue Ridge Parkway to go from one side to the other over an existing farm road and through an existing 10' x 10' concrete culvert under the Parkway to enjoy the amenities and open green space areas of the other side.

Open green space areas proposed to be dedicated to the Blue Ridge Parkway/National Park service are shown on the Master Development Plan, designated as OGS/BRP. These areas incorporate 18.57 acres.

Open green space shown on the Master Development Plan, that is to be dedicated to the Blue Ridge Parkway/National Park Service, shall be dedicated as several individual parcels with individual parcels being conveyed in conjunction with the recordation of the

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subdivision plat of certain adjoining property to the area to be conveyed (see Section 11 for specific time frames for conveyance).

Common open green space/recreational areas within the PRD shall be a minimum of 15 percent of the gross area of the PRD, and shall be generally located as shown on the Master Development Plan. Common open green space shall include all areas dedicated to the Blue Ridge Parkway/National Park Services, recreational amenity areas, and all other open green spaces owned and maintained by the property owner associations within the PRD.

All open apace areas shall at a minimum, meet the criteria of PRD district as established in Section 30-47-3 (A) 4 a. - d.

All walking trail easements shall be noted with signage throughout the north and south side properties. In addition, walking trails shall either be hard surfaced, mulched or blazed foot paths depending on their location. The trails and the signage shall be installed by the developer of the adjoining section and maintained by the community's homeowner's association.

Recreational areas may include, but not be limited to, facilities such as club houses, tennis courts, swimming pools, and other similar type facilities designed as an integral part of the PRD. Any such recreational facility shall be operated for the primary benefit of the residents of, and owners within, the PRD.

The following is a breakdown of the areas to be open green space that shall be maintained by the homeowner's association, open green space that shall be conveyed to the Blue Ridge Parkway/National Park Service and leased back to the homeowner's association and amenity recreation areas:

North Side

Blue Ridge Parkway with lease back agreement	7.09 acres
Homeowner's Association	7.61 acres

South Side

Blue Ridge Parkway with lease back agreement	10.70 acres
Blue Ridge Parkway no lease back	0.78 acres
Homeowner's Association	28.53 acres
Amenity Recreation Area	<u>4.55 acres</u>
Total Open Green Space	59.26 acres

Revised 3/6/96, 3/26/96

*Mr. Deon
Susan C. Beasley
G.D.*

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Architectural and Community Design Guidelines

The following architectural guidelines are proferred for areas of the PRD that are noted on the Master Development Plan to have architectural guidelines, areas not so noted are to have no architectural guidelines. These architectural guidelines have been created to protect important areas visible to the Blue Ridge Parkway through the cooperative efforts of the staff of the Blue Ridge Parkway, The Coalition of the Blue Ridge Parkway, Friends of the Blue Ridge Parkway, the Planning Staff of Roanoke County, Carlton S. Abbott, landscape architect and the developer-- they are as follows:

1. House Building Materials of Exterior Walls

Acceptable Materials

- Board and batten wood siding (stained)
- Board on board wood siding (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 approximate the wood patterns described above except these types of materials shall not be used in RV areas.
- Color for the materials listed above shall be a medium gray, dark gray, grayish-brown, dark gray-brown, grayish-buff, buff dark brown and soft muted earth colors
- Gray brick with gray mortar
- Brick that is gray-ish brown, gray, reddish-brown and other dark or grayish earth colors. All of these shall have buff or gray mortars
- Stone that is native to the area
- White windows with buff-gray or earth color trim, except no white windows in the RV area

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 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
- White trim on windows and doors

2. Roof Materials

Acceptable Roofing Material

- Wood shakes 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. Skylights cannot be placed on the front of homes in RV area.

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

3. 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
- White columns or porticos with columns cannot be used
- Garage doors shall be oriented to face away from the parkway in areas noted RV
- 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 platforming of the mountainside

4. Building Details

- Awnings shall be medium to dark earth color. White, stripped patterns, and colors that attract attention shall not be used
- In the RV area greenhouses shall be oriented away from the parkway and be fabricated with gray, bronze, black or other dark trim. 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.

5. Recreational Facilities

- Any tennis courts and playcourts shall be oriented, landscaped or screened so that the surface and fencing is not visible from the parkway.
- Tennis court and playground night lighting shall not be allowed
- Tennis courts shall use dark green or dark tan colors
- Tennis court fencing shall be black vinyl-clad chain link fence. Galvanized chain link fence cannot be used
- Swimming pools shall not be visible from the parkway. Site plan orientation, landscape plantings and board fencing shall be used to visually screen the swimming pool from the parkway.
- Swimming pool equipment, pumps, utilities and service areas shall also be screened from the parkway
- Poles, posts, light stansions, gates and other site details will be black, gray, grayish-brown or natural earth tones in color. White, galvanized metal, bright colors and other visually intrusive materials cannot be used
- Pumphouses shall be designed to be in character with the development and would not stand out, but rather should be subdued in character.

1. A. *SCB*
12. G. *SCB*

6. Site Details and Landscaping

- Driveways shall be surface treatment, gravel, bituminous. Concrete cannot be used.
- Roads, service roads and parking areas shall be gravel, bituminous or dark gray concrete. White or light 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
- Plant materials shall be used that are native to the area and to the Blue Ridge Parkway Corridor in the vicinity
- Exotic plant materials shall not be used
- Blend cut and fill slopes into the natural topography where possible
- "Engineered" edges in the final landform shall be avoided where possible
- Mail boxes will be dark earth colors, black or gray. Shiny aluminum, white or metal mail boxes cannot be used
- Split rail (natural weathered earth color) with two, three or four rails, picket fences of earth tone color (naturally weathered, stained or painted colors), snake fences (natural weathered earth color), and board rail fences (naturally weathered earth color) are the only types of fencing that shall be used
- Shiny or exposed galvanized chain-link fences, white plastic fences, and plastic, vinyl or rubber fences cannot be used
- Landscape protection zones (LPZ) have been established on the Master Development Plan in order to preserve green belts. The 25 foot LPZ on the north side of the PRD shall have trees native to the area installed by developer within 12 months of recording the subdivision plat that includes any of the adjoining RW property. The 50 foot LPZ on the south side of the PRD shall have fencing and trees native to the area installed by developer within 12 months of recording a subdivision plat that includes the adjoining RV or cluster property (since there are two RW properties and one cluster property, installation of the LPZ planting and fencing shall be installed in three parts with each part installed within 12 months of recording the subdivision plat that includes a specific adjoining property. All LPZ's and their plantings and fencing shall be maintained by the homeowner's association.

7. Residential Design

- Cluster home areas noted to have architectural guidelines shall be limited to one story or one and one-half story designs but shall be allowed to have basements that may be above grade in certain areas due to topography.
- RV areas noted shall be limited to designs of one story, one and one-half story and two-story homes with wrap porches but shall be allowed to have basements that may be above grade certain areas due to topography.

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8. Miscellaneous

- 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
- No satellite dishes, TV antennas or external antennas of any kind shall be visible from the Blue Ridge Parkway road.
- Street lights maintained by the homeowner's association may be used in areas with no architectural guidelines but shall not be used in areas with architectural guidelines as noted on the Master Development Plan. In ground signage lighting can be used in these areas.

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**Architectural And Design Guidelines
For
Commercial Services Property**

The following guidelines are proffered for areas of the PRD that are noted on the master plan to be community services. These guidelines are intended to create a commercial services environment that reflect a residential flavor and an appearance that is in keeping with the residential communities within the PRD while at the same time providing services that are beneficial and important to the residents.

1. Building Materials of Exterior Walls

Accepted Materials

- Board and batton wood siding (painted or stained)
- Board on board wood siding (painted or stained)
- Clap board wood siding (painted or stained)
- Beaded wood siding (painted or stained)
- Tongue and groove vertical wood side (painted or stained)
- Shiplap vertical wood siding (painted or stained)
- Wood shingles (natural, painted or stained)
- Synthetic or simulated composite building materials, such as hardboard, vinyl siding, etc. that approximates the wood patterns described above may be used
- Brick with buff or gray mortars
- Stone that is native to the area
- Windows with divided lite grills or simulated grills

Unacceptable Materials

- Dryvit or stucco
- Metal siding that is exposed, galvanized, aluminum or other shiny metal materials
- Tile faced or ceramic faced masonry units
- Varnished, epoxy-finished or otherwise shiny or orangish log structures
- Mortars other than buff or grayish in color that present a bold appearance
- Windows that do not have grills

2. Roof Materials

Acceptable Roof Materials

- Wood shakes that are allowed to weather naturally
- Treated wood shingles or shakes which have natural gray, grayish-green or brownish-green color

- Standing seam metal roofs, copper which is allowed to weather naturally or 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 medium to dark value. Low reflectivity
- Fiberglass or asphalt shingles
- Slate or simulated slate of medium gray or charcoal color
- Textured concrete shingles in gray or buff gray color
- 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. Skylights can not be placed on the front of structures visible from the street.

Unacceptable Roofing Materials

- Shiny metal roofs
- Shiny metal, exposed aluminum or exposed galvanized metal roofs
- Metal roofs of the following colors: white, pink, red, maroon, light blue, medium blue, dark blue, orange
- Ceramic or synthetic ceramic tile roofs
- Metal shingles or stamped decorative roofing panels
- Flat roofs
- Plastic, or other highly visible synthetic roofs
- Shiny metal roof vents, fireplace stacks, plumbing vents or other pipes that are not colored as noted above.

3. Building Mass and Shape

- Flat roof shall not be used
- Gable, hip roofs, gambrel roofs shall be used
- Porches can be used
- Minimum roof pitch would be 6/12 on the main structure
- Single plane pitched roofs shall not be used on the main structure but can be used on wings
- Steep gable roofs like "Swiss chalet" shall not be used (pitches in excess of 12-14)

4. Building Details

- Canvas awnings may be used
- Any out buildings, storage sheds, garages or secondary structures must match the color, texture and material of the main structure

5. Site Details and Landscaping

- All driveways and parking areas must be blacktopped. Concrete cannot be used except in areas where required due to the function of the business.
- Except at driveway crossovers there will be a minimum of 20 feet from the edge of any property line abutting any VDOT right-of-way to any blacktopping.
- The commercial service property on each side of the entrance road will have a unified development plan for each side. The unified development plan will be provided for a given side with the sale or development of the first parcel of land on that side.
- Building heights shall not exceed 45 feet.
- Building lines shall not be closer than 30 feet of a property line that abuts a VDOT street.
- Side property building set back lines shall be 10 feet.
- Rear property building set back lines shall be 15 feet.

J.H.
John
Mr. Beasley
Susan C. Beasley

Development Schedule

Development has begun on the portion of the PRD located on the north side of the Blue Ridge Parkway. Development in the north side will continue for approximately five to six more years. The areas to be developed during this time frame are to be to the north of Section 2, Ashmont in the Groves and to the east of Section 1, The Groves. Both of these areas would process simultaneously with sales progress.

Development of the portion of the PRD on the south side of the Blue Ridge Parkway is not anticipated to begin for five years (year 2000). Development would begin off Cotton Hill Road with the residential area on the right of the entrance road noted RO, from this area development would extend to the area noted RV and from there continue in either an easterly direction or southern direction through areas noted RO or RW. It is unlikely cluster home areas or multi-use areas would be developed within five to seven years from the beginning of development of the south side property, generally this type housing evolves only after the area has begun to build up substantially. Community service areas at the entrance to the property on Cotton Hill Road would not be developed until at least 25% of the residential units allowed to be developed in the PRD had been completed.

On the north side: the tot lot playground shall be constructed by the end of 1997; the pond and property across from the pond shall be conveyed to the homeowner's association at such time as all the adjoining cluster homes property is developed; the open green space land to be conveyed to the Blue Ridge Parkway shall be conveyed at such time as the property noted RW adjacent to it is developed.

On the south side: the open green space property to be conveyed to the Blue Ridge Parkway adjacent to the multi-use property close to Cotton Hill Road shall be conveyed upon development of any of the multi- use property; the open green space property to be conveyed to the Blue Ridge Parkway adjacent to the RV property shall be conveyed at development of the the eastern most piece of the RV property; the open green space property to be conveyed to Blue Ridge Parkway adjacent to the cluster homes shall be conveyed at such time as the road on which the open green space property fronts is developed; the open green space property to the south of the RV property shall be conveyed to the homeowner's association at such time as the RW property adjoining it is developed; the open green space property adjacent to the multi-use property shall be conveyed to the homeowner's association at such time as the multi-use property is developed; the open green space property to the southwest of the multi-use property shall be conveyed to the homeowner's association at such time as the southern most cluster home area is developed; the final small piece of open green space property to be conveyed to the Blue Ridge Parkway shall be conveyed when the adjoining RW property is developed; the remaining open green space property shall be conveyed to the homeowner's association at such time as all adjoining RO property to a certain piece is developed.

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For purposes of clarification the term "developed" as used in the two paragraphs above shall mean upon recordation with Roanoke County of a subdivision plat of the specific property mentioned.

The amenity recreation area on the north side would begin development before 25% of the residences to be constructed on the south side property are completed.

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