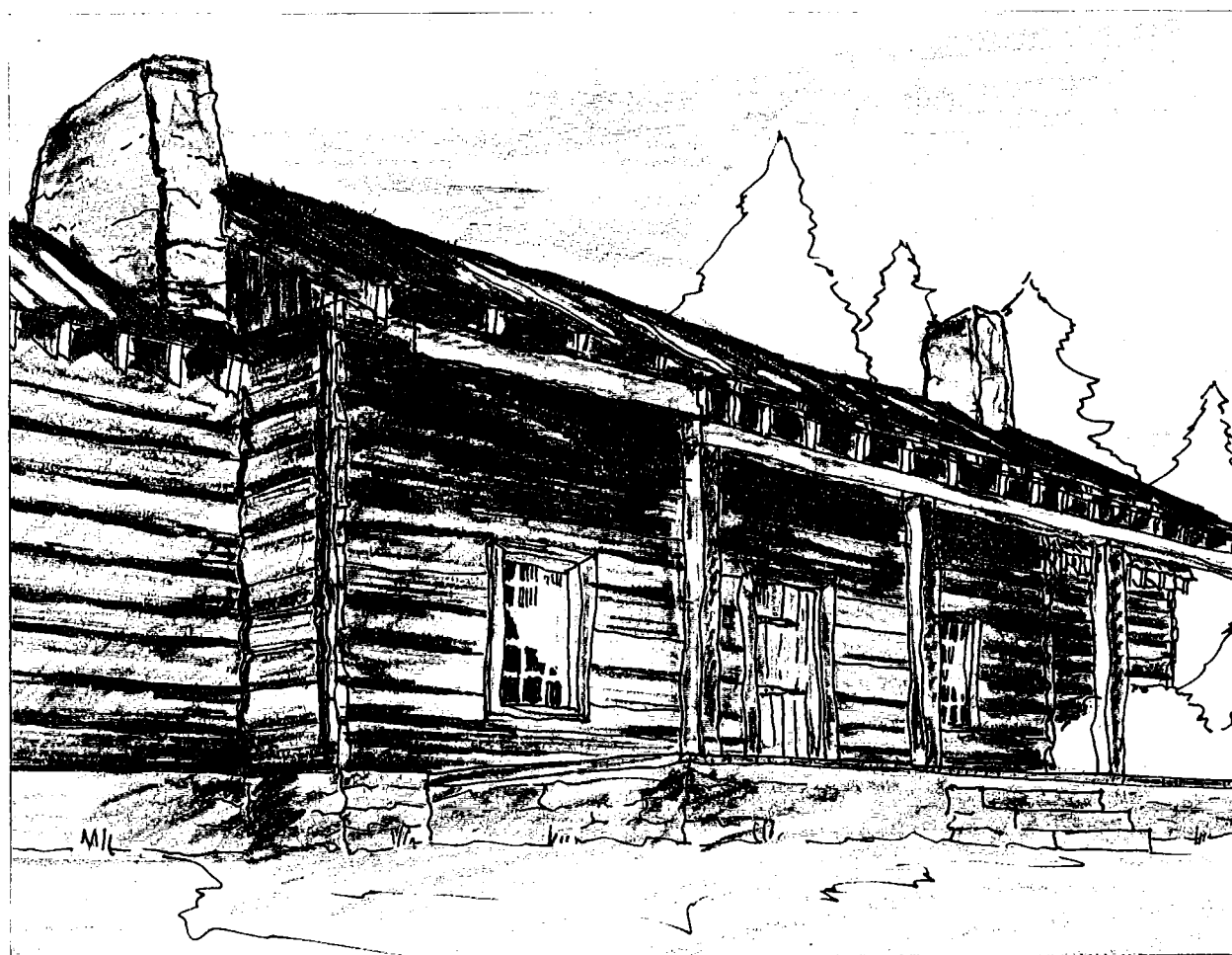


The Village at Virginia Mountain Country



- 1. A LEGAL DESCRIPTION AND PLAT SHOWING THE SITE BOUNDARIES,
AND EXISTING STREET LINES, LOT LINES AND EASEMENTS.**

State Tax \$ 25
County Tax \$ 25
Transfer Fee \$ 1.16
Clerk's Fee \$ 5.00
Plate \$
Total \$ 700

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 5th day of May, 1967, this instrument was presented, and with the Certificate of acknowledgment thereto annexed, admitted to record at 11:25 o'clock A.M.
Teste: [Signature] Clerk
By [Signature] Dep. Clerk

1923

THIS DEED made and entered into this the 4th day of May, 1967, by and between THE COLONIAL-AMERICAN NATIONAL BANK OF ROANOKE, Roanoke, Virginia, as Executor of the Estate of James Lot Craig, deceased, Grantor, and ALBIN B. HAMMOND, Grantee,
WITNESSETH THAT

WHEREAS James Lot Craig died testate on the 11th day of January, 1967, seized and possessed of the hereinafter described property which he acquired by partition deed dated June 12, 1941, and of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 287, page 439; and

WHEREAS the Grantor qualified as Executor of the Estate of James Lot Craig in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, on the 20th day of January, 1967; and

WHEREAS by his will probated in said Clerk's Office and of record in Will Book 21 at page 499, James Lot Craig gave the power of sale of real estate to the Grantor; and

WHEREAS the Grantor has contracted to sell and convey the hereinafter described real estate to the Grantee for the sum of \$23,666.00 cash.

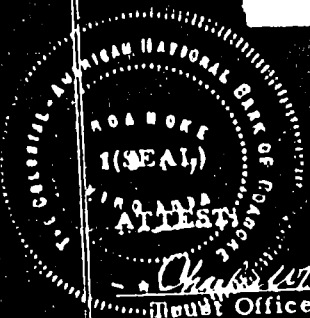
NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of TWENTY-THREE THOUSAND SIX HUNDRED SIXTY-SIX DOLLARS (\$23,666.00), cash in hand paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY, with Covenants of SPECIAL WARRANTY of TITLE, unto the Grantee, a certain tract or parcel of land lying and being in the Big Lick Magisterial District of Roanoke County, Virginia, containing 88.53 acres, more or less, and more particularly described as follows, to-wit:

BEGINNING at McDonald's corner large old white oak, thence with his line S. 83 degs. E. 1219 feet to a corner post, N. 29 degs. E. 126 feet to a corner post, N. 79 degs. 45' E. 825 feet to a large corner locust fence post in a branch, thence with Lot No. 1, crossing said branch

WITNESS the following signatures and seals:

THE COLONIAL-AMERICAN NATIONAL
BANK OF ROANOKE, Roanoke, Virginia,
as Executor of the Estate of James Lot
Craig, deceased

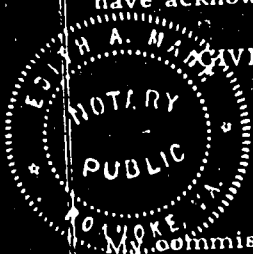
By J. Lewis Thurman
Vice President



Charles W. Walker
Trust Officer

STATE OF VIRGINIA)
CITY OF ROANOKE) To-wit:

I, the undersigned Notary Public, in and for the City of Roanoke, State of Virginia, do hereby certify that J. LEWIS THURMAN and CHARLES W. WALKER, Vice President and Trust Officer, respectively, of THE COLONIAL-AMERICAN NATIONAL BANK OF ROANOKE, Roanoke, Virginia, whose names as such are signed to the foregoing deed bearing date of May 4, 1967, have acknowledged the same before me in my jurisdiction aforesaid.



GIVEN under my hand this the 5th day of May, 1967.

Edith A. Mann
Notary Public

My commission expires:

June 3, 1968

LAW OFFICES
WOODS, ROGERS,
HUSE, WALKER
& THORNTON
ROANOKE, VA.

State Tax \$ 35.55
County Tax \$ 11.85
Transfer Fee \$ 5.00
Clerk's Fee \$ 5.00
Plats \$ 52.40
Total \$ 52.40

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 5 day of May 1967 this deed was presented, and with the certificate of acknowledgement therein annexed, admitted to record at 11:45 o'clock 9 AM. Having affixed thereto duly canceled United States Internal Revenue Stamps of the value of \$ 26.40

Teste: M. C. Rogers Clerk
By Therese Hahn Deputy Clerk

00" E., 10.0 ft. to a corner in the line of Appalachian Electric Power Company, and with the same: (1) N. 40 degs. 58' 15" E. 69.63 ft.; (2) N. 6 degs. 03' 00" E. 164.3 ft.; (3) N. 51 degs. 32' 00" E., 129.3 ft.; and (4) N. 7 degs. 13' 00" W., 80.0 ft. to a corner in the line of the Heirs of W. H. Muse, Jr., deceased, and with the same: (1) S. 88 degs. 17' 00" E., 50.71 ft.; (2) N. 41 degs. 34' 00" E., 60.0 ft.; (3) N. 1 deg. 11' 00" W. 127.0 ft.; (4) N. 47 degs. 34' 00" E., 94.0 ft.; (5) N. 62 degs. 34' 00" E., 89.0 ft. to a point in or near said centerline at or near sta. 459+80; (6) N. 0 degs. 56' 00" W., 50.0 ft.; (7) N. 34 degs. 26' 00" W., 144.0 ft.; (8) N. 3 degs. 56' 00" W. 117.0 ft.; (9) N. 42 degs. 34' 00" E., 210.0 ft.; (10) N. 5 degs. 34' 00" E., 105.0 ft.; (11) N. 57 degs. 04' 00" E., 75.0 ft.; (12) N. 11 degs. 49' 00" E. 145.0 ft.; (13) N. 29 degs. 34' 00" E. 143.0 ft.; and (14) N. 80 degs. 04' 00" E., 148.0 ft. to a corner in said line of McDonald, and with the same S. 82 degs. 46' 00" E. (ahead) = S. 82 degs. 41' 45" E. (back), 460.05 ft., to the BEGINNING, crossing said centerline at 61.05 ft. at sta. 449+61;

The 88.53 acres herein conveyed BEING a portion of the same property acquired by James Lot Craig and Mary E. Schaaff by deed from James P. Woods, Special Commissioner, dated April 3, 1939, and of record in Deed Book 263, page 592, the undivided one-half interest of Mary E. Schaaff being conveyed to James Lot Craig by a deed of partition dated June 12, 1941, and of record in Deed Book 287, page 439.

And for the same consideration aforesaid, the Grantor does further grant to the Grantee, his heirs, alienees, and assigns, the perpetual right of ingress and egress held in common with Mary E. Schaaff over the private roadway extending from the iron rod at the extreme easterly corner of the property herein conveyed in an easterly direction to the roadway running from the Blue Ridge Church lot in a southerly direction to the property of Mary E. Schaaff, and also the common right of ingress and egress over the last mentioned roadway in a northerly direction to the public road.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns, forever in fee simple.

This conveyance is expressly made subject to any and all recorded conditions, restrictions and easements which may affect the title to the property hereinabove described.

several times S. 53 degs. E. 184 feet to a persimmon on the north bank of the branch, S. 9 degs. E. 362 feet to an iron rod, S. 86 degs. W. 1124 feet to an iron rod, S. 28 degs. 30' W. 538 feet to the west bar post, thence along a fence S. 78 degs. 30' E. 945 feet to a point 3 feet south of a large white oak, thence along a road N. 50 degs. E. 40 feet, N. 20 degs. 30' E. 400 feet, N. 57 degs. 30' E. 117 feet, N. 75 degs. 30' E. 67 feet to "B", thence off from road S. 72 degs. 30' E. 29 feet to a locust, S. 3 degs. 45' W. 226 feet to a gum about 12 feet east of a spring, S. 28 degs. W. 114 feet to a poplar, S. 7 degs. 45' W. at 385 feet passing a poplar, in all 398.5 feet to a stone in Tinsley's line, thence with his line N. 48 degs. 30' W. 316 feet to a stone, S. 4 degs. E. 1741 feet to the center of the Virginian Railroad, thence along the center of the railroad (distant 50 feet southwardly from the boundary line of the James land), N. 86 degs. 24' W. 194 feet, N. 78 degs. 30' W. 200 feet, N. 70 degs. 30' W. 200 feet, N. 64 degs. 16' W. 200 feet, N. 63 degs. W. 1700 feet, N. 68 degs. W. 200 feet, N. 75 degs. 31' W. 130 feet, N. 83 degs. 29' W. 156 feet, thence off and up Rough Branch as it meanders N. 27 degs. E. 156 feet, N. 6 degs. W. 96 feet, N. 39 degs. E. 148 feet, N. 27 degs. 15' E. 137 feet, N. 41 degs. 30' E. 60 feet, N. 1 deg. 15' W. 127 feet, N. 47 degs. 30' E. 94 feet, N. 62 degs. 30' E. 89 feet, N. 1 deg. W. 50 feet, N. 34 degs. 30' W. 144 feet, N. 4 degs. W. 117 feet, N. 42 degs. 30' E. 210 feet, N. 5 degs. 30' E. 105 feet, N. 57 degs. E. 75 feet, N. 11 degs. 45' E. 145 feet, N. 29 degs. 30' E. 143 feet, thence off N. 80 degs. E. 148 feet to the BEGINNING; containing 109.03 acres;

The metes and bounds here given include a portion of the Virginia Railroad right-of-way, which is not included in the area given of 109.03 acres, which is net area exclusive of the railroad;

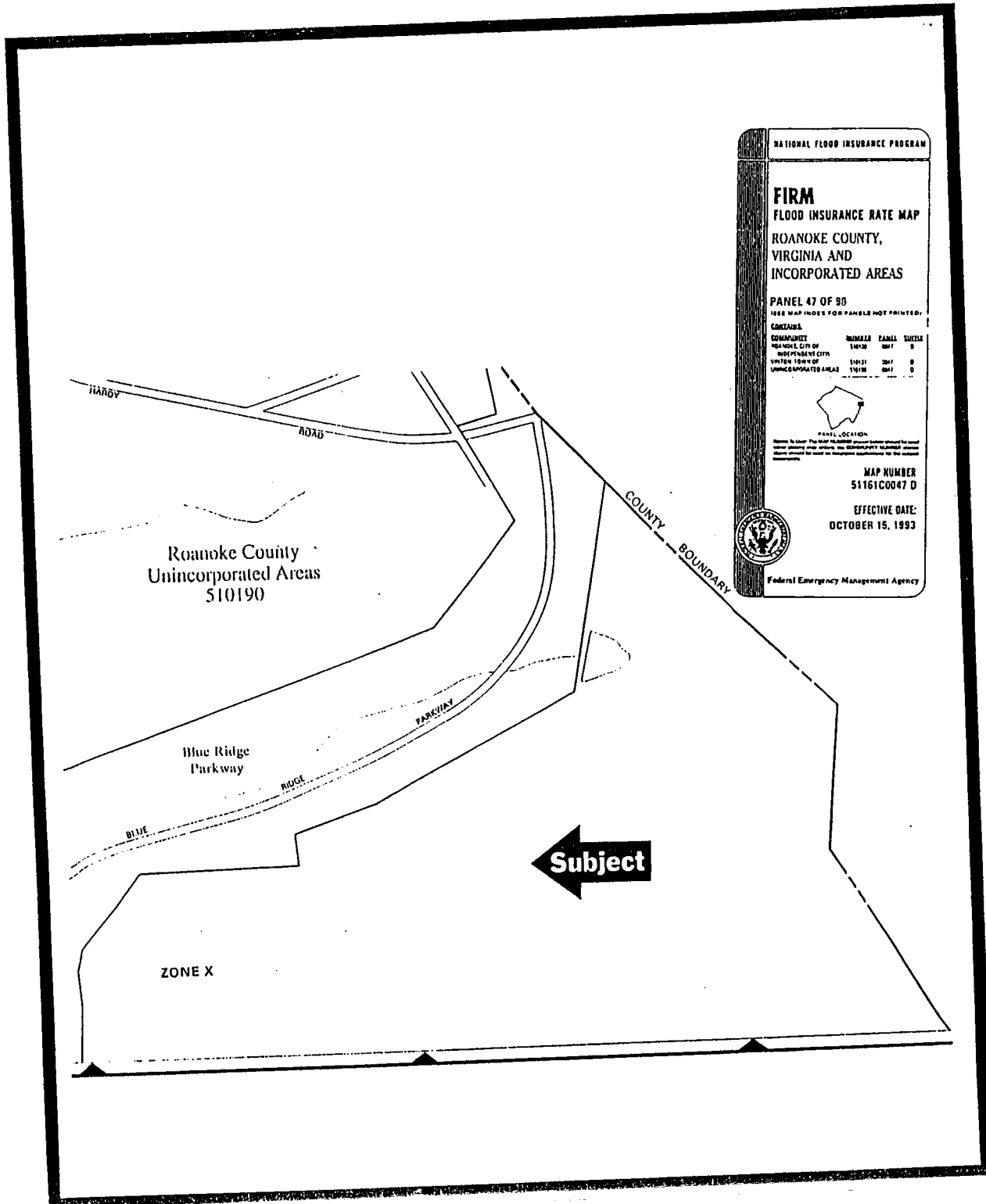
LESS, HOWEVER, a tract containing 20.5 acres, more or less, conveyed by James Lot Craig to Commonwealth of Virginia by deed dated April 12, 1950, and of record in said Clerk's Office in Deed Book 454 at page 289, and more particularly described as follows:

BEGINNING at a point in the line of McDonald; thence with new lines: (1) S. 47 degs. 42' 30" W. 539.76 ft.; (2) S. 8 degs. 37' 30" W., 1079.73 ft.; (3) S. 46 degs. 49' 45" E., 552.1 ft.; and (4) S. 20 degs. 55' 45" W., 99.62 ft. to a point in the north right-of-way line of the Virginian Railway Company, and with the same: (1) N. 62 degs. 26' 00" W. 540.76 ft.; (2) N. 65 degs. 25' 00" W. 255.57 ft.; (3) N. 78 degs. 20' 00" W., 318.12 ft., crossing Parkway centerline at 191.12 ft. at sta. 465 +69.7 and (4) N. 4 degs. 59'

FLOOD MAP

File No.

Borrower/Client N/A
 Property Address 2393 Hammond Drive
 City Roanoke County Roanoke County State VA Zip Code 24179
 Lender NationsBank



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP
 ROANOKE COUNTY,
 VIRGINIA AND
 INCORPORATED AREAS

PANEL 47 OF 90
 SEE MAP INDEX FOR PANELS NOT PRINTED:

COMMUNITY	NUMBER	PANEL	SHEET
ROANOKE CITY OF	510130	001	0
UNINCORPORATED AREAS	510130	001	0

PANEL LOCATION

MAP NUMBER
 51161C0047 D

EFFECTIVE DATE:
 OCTOBER 15, 1993

Federal Emergency Management Agency

2. EXISTING ZONING, LAND USE AND OWNERSHIP OF EACH PARCEL PROPOSED FOR THE DISTRICT.

The entire 88.7 acre tract is under the ownership of Albin B. Hammond. It is presently Zoned AG-3 and is under land use designation.

Ownership will not change with this project. However, a corporate structure to some extent could be beneficial in the future.

Management in the first year will be under the direction of A.B. Hammond and Nancy Williams. Negotiations are under way with several nationally known operators of outdoor sports schools for management and promotion after this year.

3. A GENERAL STATEMENT OF PLANNING OBJECTIVES TO BE ACHIEVED BY THE PCD DISTRICT, INCLUDING A DESCRIPTION OF THE CHARACTER OF THE PROPOSED DEVELOPMENT, THE EXISTING AND PROPOSED OWNERSHIP OF THE SITE, THE MARKET FOR WHICH THE DEVELOPMENT IS ORIENTED, AND OBJECTIVES TOWARDS ANY SPECIFIC HUMAN-MADE AND NATURAL CHARACTERISTICS LOCATED ON THE SITE.

One of the goals of this project is to create a good use of the property instead of construction of a 600 home development, to maintain open spaces and view shed protection for the Blue Ridge Parkway and to create a destination unique and complementary to this mountain country and local area. By coordinating activities with a nationally known and well promoted company, this area will be widely considered as a destination. The facilities will be compatible with the Blue Ridge Parkway design standards but will not be visible from the Blue Ridge Parkway.

As indicated in Exhibit 1, this property has been under consideration since 1987 as a location for a Visitor Center to service the Blue Ridge Parkway in Virginia. The site was identified as the location for the Visitor Center and passed the environmental impact phase as reported in the National Park Service Record of Decision September 30, 1992. In addition to a Visitor Center used by visitors who are already here, an equal, if not more important goal is to attract additional visitors to the area. This was to be accomplished by coordinating activities of tourism professionals in the mountain half of Virginia with the State's Directors of Tourism and Economic Development. This effort would promote this whole area as a destination to gain a fairer share of the state tourism budget and to have an important base to facilitate its success. This coordinated effort has started and is most important to keep going.

The decision has been made to construct a Visitor Center in a manner to complement the Roanoke River Parkway and Explore. This presents the opportunity to concentrate on creating visitor experience to complement the area attractions; to bring visitors to this area; to promote the mountain half of Virginia and its outdoor activities.

BACKGROUND

This half of Virginia has one thing in common that is unique. It is bisected by what many feel is the most beautiful Valley and Mountain Range in the country. In addition it is blessed by two unique and beautiful parkways—the Skyline and Blue Ridge—approximately 300 miles in distance and the country's first national park. As noted later, our state neighbors to the south get over twice the economic benefit from their half of the Blue Ridge Parkway and their national park as does Virginia.

There are 55 counties in Virginia that are all or part within one hour's drive of the Blue Ridge Parkway and Shenandoah National Park corridor and nine in West Virginia. There are many effective visitor bureaus and economic development departments in these counties to offer information and a visitor experience to those visiting this area. However, the urgent need is for a base to accumulate, coordinate, disseminate and communicate a reason for visitors to come to Virginia's Mountain Country as a destination—especially for all the activity to enhance an extended stay—instead of traveling through to destinations to the south and north. They must first have a reason to come here to stop here.

This goal was addressed in January 1988 in a memorandum of agreement between the Commonwealth of Virginia, Virginia Department of Transportation, Department of Interior, National Park Service and Federal Highway Administration whereby a part of the demonstration Project DE0121(801) Public Law 100-17 HR2 April 2, 1987, a major visitor center was designated to be part of the New Roanoke River Parkway for the Blue Ridge Parkway. This road is now under construction.

It is most important to the economic potential of this half of Virginia to also make a reality of the Visitor Center and in addition a Resource and Operations Center for the Blue Ridge Parkway without further delay. The facts indicate delay is costly in unrealized potential in job creation, tax revenue and a realization of the visitor and economic potential of one-half of the Commonwealth of Virginia.

4. A DESCRIPTION AND ANALYSIS OF EXISTING SITE CONDITIONS, INCLUDING INFORMATION ON TOPOGRAPHY, HISTORIC RESOURCES, NATURAL WATER COURSES, FLOODPLAINS, UNIQUE NATURAL FEATURES, TREE COVER AREAS, KNOWN ARCHEOLOGICAL RESOURCES, ECT.

The tract is almost equally divided into crop land and forest land. The forest land consists of mature oak, pine, poplar and a unique hemlock stand. The crop land consists of alfalfa fields, small grains and game feed patches. The land is gently rolling with some steep forested areas that contain wet weather springs. The property was under study by the National Park Service as a potential site of a Visitor Center and was approved as meeting all ecological and environmental requirements. There are barns and sheds on the property and a farm shop.



Existing Conditions

Virginia Mountain Country Center

County of Roanoke, Virginia

Wood Swofford & Associates Architects
Architecture

Robert McGinnis Landscape Architect
Site Planning and Landscape Architecture

October 1994

**5. THE PROPOSED CONCEPTUAL LOCATION AND NUMBER OF
STRUCTURES WITHIN EACH LAND USE OF THE PROPOSED
DEVELOPMENT.**



6. THE GROSS SQUARE FOOTAGE FOR EACH USE TYPE PROPOSED IN THE PCD.

The first phase of the project will include 3 hand hewn log homes - 1800 square feet each - produced by Old Virginia Hand Hewn Log Homes, Inc. of Pennington Gap, Virginia. These homes are flexible, providing either 3 bedrooms or meeting/school/seminar areas. There are facilities for a B & B type breakfast.

Phase two will involve construction of 7 log homes with 1500 square feet each with 2 bedrooms and separate entry and porches with a common area for a B & B style breakfast and family usage.

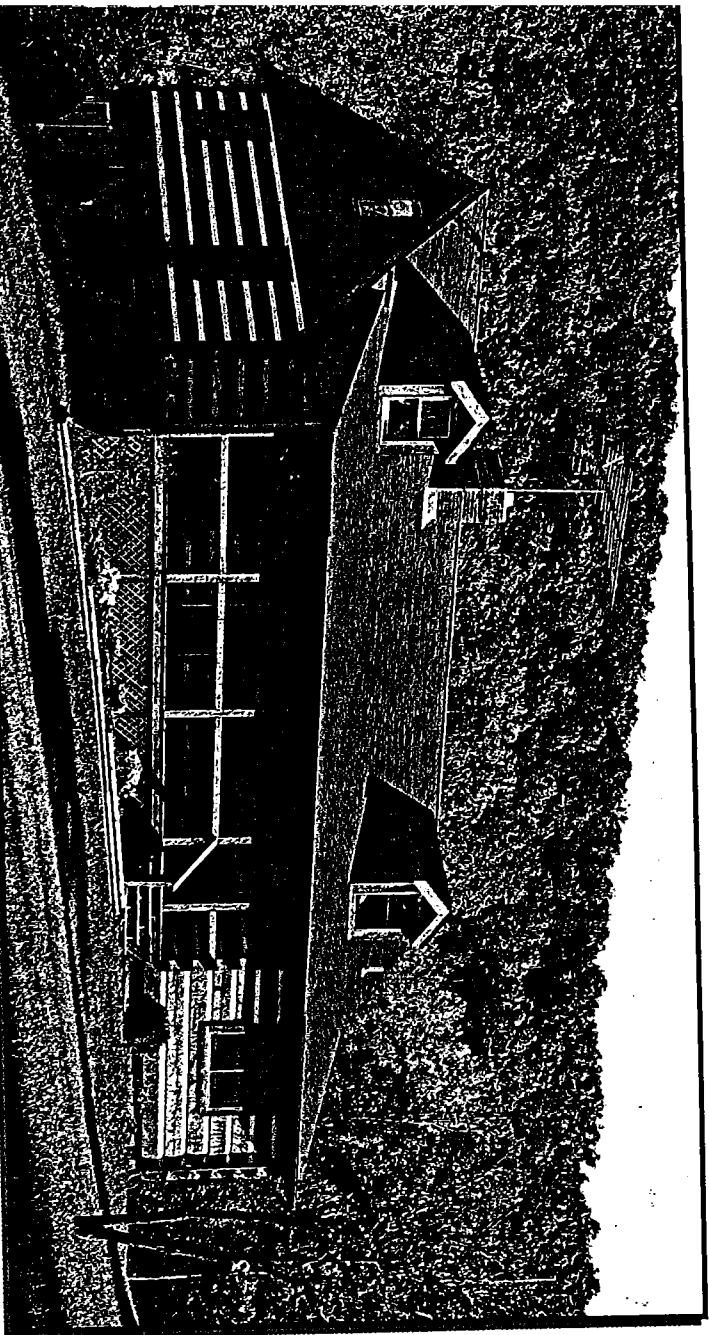
Water is provided from a present well on the property but county water is also available on Hardy Road. This area perks well and individual septic systems will be used to start. Sewer and county water is located nearby for possible future use.

All utilities will be underground and woods, roads, etc., will be maintained in a natural state.

The farm will continue as a working farm and all buildings will be renovated to create a safe environment for visitors.

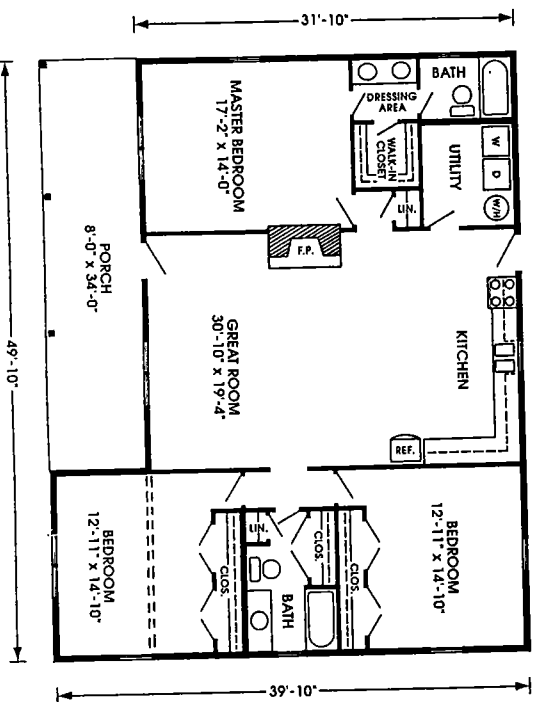
Maximum height of buildings will be under 25 feet.
Maximum height of any towers will be under 25 feet.

THE CUMBERLAND

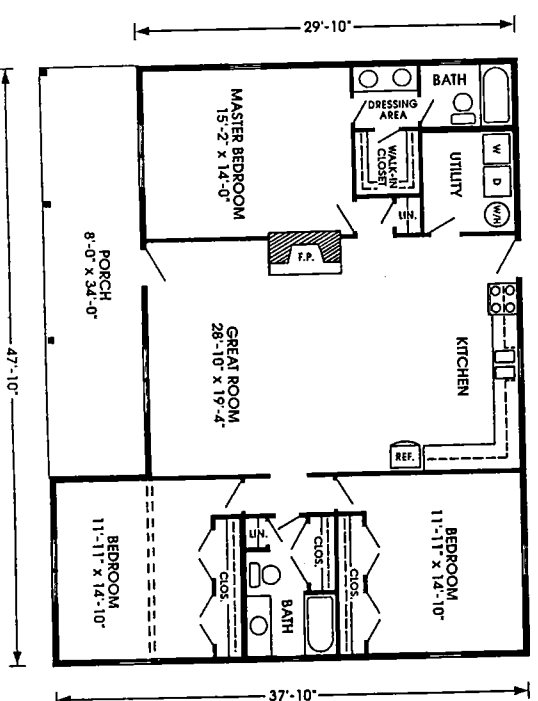


The Cumberland could be the cozy home you're looking for. The three-bedroom, two-bath home is all on one level – there are no stairs to climb! Both floor plans shown feature a central great room with cathedral ceiling. The master bedroom features a full bath, double sink, dressing area, and spacious walk-in closet. The two additional bedrooms offer plenty of closet space and ready access to the second full bath with linen and storage closet. In the great room, the spacious open kitchen is conveniently arranged. Utility room just off the kitchen, means fewer steps to complete household tasks. Model A dimensions are two feet greater in length and depth than Model B. Both models feature a large front porch for pleasant summer evenings. Optional dormers are available.

THE CUMBERLAND – Eagle System. (Optional dormers are not included in price.)



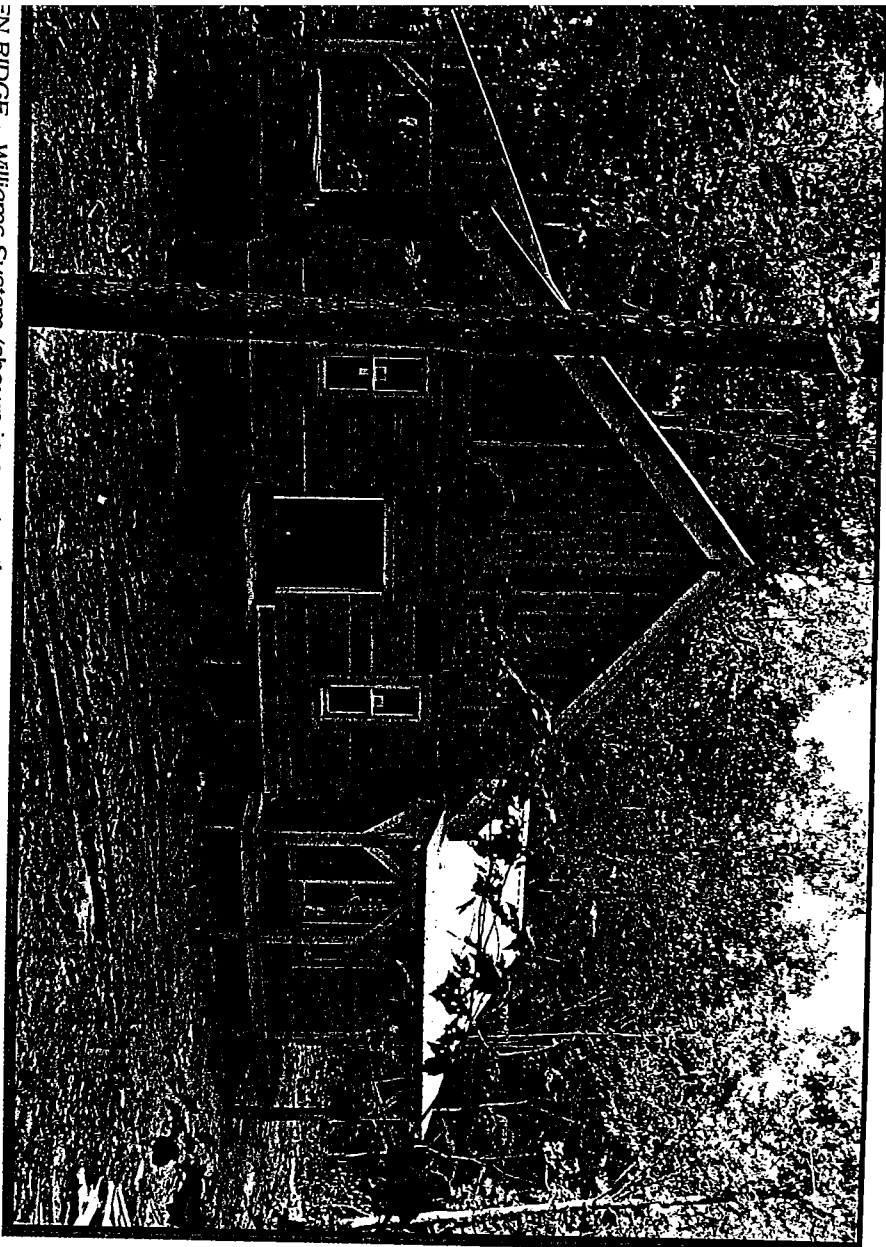
CUMBERLAND A



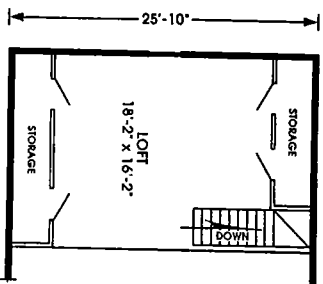
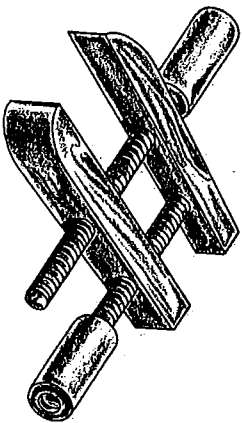
1 STORY • 3 BEDROOMS • 2 BATHS

CUMBERLAND B

THE WALLEN RIDGE

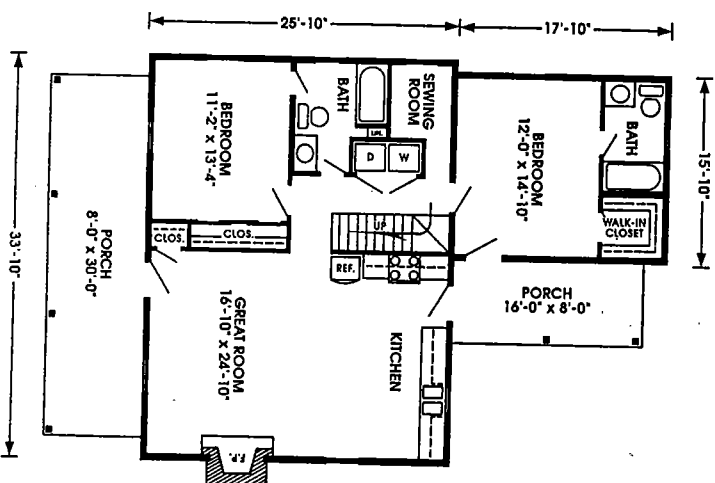


EN RIDGE - Williams System (shown in construction stage). V-groove inside & out. Same plan as at others.



Spacious and functional the Wallen Ridge features a great room and exposed beams. Each of the two bedrooms has its own bath and large closet. For added convenience, a washer and dryer nook and sewing room are included in the plan. The fireplace in the living room lends a cozy warmth and decorative touch. Front and rear porches are especially nice for spring and summer evenings. The staircase leads upstairs to a spacious loft. A full size window and storage closet lend versatility to this area. Perfect for study, recreation, studio or as an extra bedroom.

1-1/2 STORY • 2 BEDROOMS • 2 BATHS



7. THE PROPOSED SIZE, LOCATION AND USE OF OTHER PORTIONS OF THE TRACT, INCLUDING LANDSCAPING AND PARKING.

This plat is a partial of a 285 acre farm which will continue to operate as a working farm. Present barns will be renovated to provide facilities for visitors with horses. Visitors will be encouraged to use the 10 or so miles of horse trails at adjoining Explore Park, generating income for that attraction.

State of the art fly fishing, sport shooting schools and conference facilities will be developed to attract national interest in the outdoor possibilities in our mountain area. It is anticipated an extended visit to our area will result from the school or meeting experience. By having overnight accommodations spouses are more likely to join and also visit our local shops. There could be opportunities to display and promote merchandise complementary with the school and meeting/training sessions for purchase from local stores.

There will be picnic facilities along the Roanoke River, other areas for leisure activities and many walking trails.

Overnight accommodations will be available at minimal cost for quarterly meetings of the Tourism & Economic Development personnel in this half of the state and State Directors to continue in their efforts in promoting the area for the common good.

- 8. A TRAFFIC CIRCULATION PLAN, INCLUDING THE LOCATION OF ACCESS DRIVES, PARKING AND LOADING FACILITIES, PEDESTRIAN WALKS AND THE RELATIONSHIP OF EXISTING AND PROPOSED EXTERNAL STREETS AND TRAFFIC PATTERNS. GENERAL INFORMATION ON THE TRIP GENERATION, OWNERSHIP, MAINTENANCE AND PROPOSED CONSTRUCTION STANDARDS FOR THESE FACILITIES SHOULD BE INCLUDED. A TRAFFIC IMPACT ANALYSIS MAY BE REQUIRED BY THE ADMINISTRATOR.**

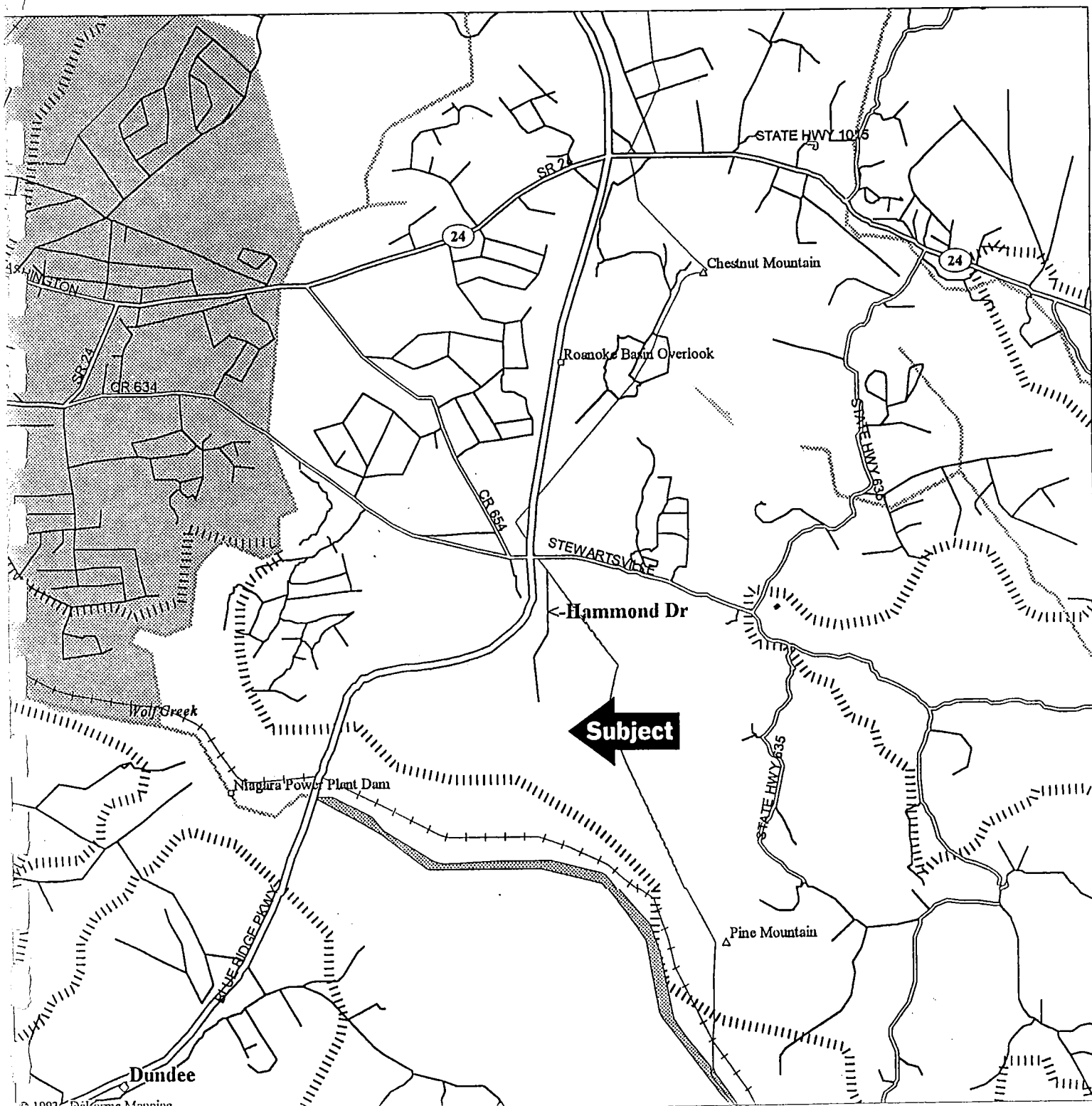
Access to the project will be via Hardy Road - Rt. 634 & Hammond Drive. A landscaped drive with split rail fence through a working farm to the facility will be gated and provide limited access and high security.

Roads are unpaved gravel roads in keeping with a farm setting. They are 15 feet wide of 50 feet right of way ditched and fenced. In the future, they may be shot.

LOCATION MAP

File No.

Borrower/Client	N/A				
Property Address	2393 Hammond Drive				
City	Roanoke	County	Roanoke County	State	VA
				Zip Code	24179
Lender	NationsBank				



9. IF A REDUCTION TO THE NUMBER OF PARKING SPACES IS REQUESTED, A JUSTIFICATION FOR THIS REQUEST SHALL BE SUBMITTED. BASED ON ADEQUATE JUSTIFICATION, THE COMMISSION MAY RECOMMEND, AND THE BOARD MAY APPROVE SUCH A REDUCTION.

NOT APPLICABLE

10. RESERVED

11. THE PROPOSED SCHEDULE OF SITE DEVELOPMENT. AT MINIMUM, THE SCHEDULE SHOULD INCLUDE AN APPROXIMATE COMMENCEMENT DATE FOR CONSTRUCTION AND A PROPOSED BUILD-OUT PERIOD.

First priority will be to complete state of the art sport school facilities. One should be completed by the Fall of 1996. The first 3 log homes - The Cumberland - are scheduled for completion in the Spring of 1997, along with utilities, roads, fences, etc.

The fly fishing arena will not be completed until the Spring of 1997. The balance of the first phase will be completed in 5 years or sooner depending on how soon need is developed.

Future development potential consists of additional log cabins and a lodge, meeting, school facility as identified on the site plan of approximately 20,000 square feet. It is so designed to be expanded if there is demand and at the same time maintaining the theme of The Village.

There is a natural area for an amphitheater that would be used to show case the mountain and gospel music of this Mountain Country with additional possible uses as Lime Kiln type productions.



Virginia Mountain Coun

County of F

Wood Swofford &

Robert McGinn
Site Plannin

12. GENERALIZED STATEMENTS PERTAINING TO ARCHITECTURAL DESIGN PRINCIPALS AND GUIDELINES SHALL BE SUBMITTED IN SUFFICIENT DETAIL TO PROVIDE INFORMATION ON BUILDING DESIGNS, ORIENTATIONS, STYLES, LIGHTING PLANS, SIGNAGE PLANS, LANDSCAPING, ECT.

The hand hewn log lodges incorporated into the Village, while offering every modern convenience, are not a luxury hotel.

It is still essentially a farm. The rooms are unique and exceptionally comfortable - even cozy, each furnished with charming country antiques and artifacts. You will not find room service, nor a television - unless you request one. Each lodge has a fully equipped eat-in kitchen and great room and a fire place - to be used - that warms you on cool evenings. On warmer evenings, the front porch of your lodge is the perfect place to sit and watch the sunset fade behind the mountains. The bedrooms with mountain crafted quilts and comforters is a perfect end to the day. No alarm clocks please!

Mornings at the Village start out with freshly ground coffee, homemade breads and jellies, made from the bounty of our mountain home.

The Village is unique in that it's created for the kind of person to whom superficial trappings are old hat, one who yearns for the slower country and farm style living. The accommodations provide a relaxed atmosphere for meeting, study and conferences. The Village, nestled in Virginia's Mountain Country with it's changing seasons, provides the perfect environment for the person who wants a welcome change from marble lobbies and formal atmosphere.

At the Village you will visit with wild turkeys, deer, ducks and farm critters.

Retail uses are limited to items used in schools such as dry and wet flies. There will be displays of products and services available in the area and promotions of local attractions such as Explore.

You will find an atmosphere and environment conducive to thought and learning. Meetings, conferences, training - whether they be sales or production, board of directors or as an escape from them, and a unique way to experience new opportunities for R&R after a productive day. Learn the art of fly fishing - lake, river and stream - and sport shooting - wing and clays - from the countries premier instructors. Top of the line equipment - rods, clothing and outdoor gear - are also available in the Village.

D R A F T

VISUAL QUALITY GUIDELINES

**For the Encouragement of
Sensitive Landscape and Architectural Design
on Properties
Adjacent to the Blue Ridge Parkway**

October 12, 1993

LANDSCAPE DESIGN GUIDELINES

- Select driveway surfaces that are consistent in texture and in color to the development access road. Promote the consistency and unity of road surfaces. Avoid the use of light colored, highly-visible concrete driveways and pads.
- Preserve the edges of forests, lakes, meadows and other natural features and integrate those features into overall site planning schemes.
- Plant new trees, shrubs, ground covers, and grasses that are native to the area. Avoid the introduction of exotic plants.
- Plant evergreen screens where necessary to shield unsightly conditions from the Parkway.
- Use tree wells, fertilization, pruning and other landscape techniques to help preserve existing trees and to help damaged ones to survive.
- Ask the local or state conservation agency to identify the soil type as that information will assist in the understanding of plants that grow well in certain soils.
- Preserve the character of the natural ridge lines as seen from the Parkway. Restore critical tree lines disrupted by construction.
- Restore all disturbed terrain to a natural appearance.
- Blend the edges of cuts and fills into the existing contours and avoid unnatural finished contours and unnatural planes.
- Slope new slopes in a way that allows the moisture to support stabilizing re-vegetation. Make sure that new landscape plantings are suitable for the type of finished slope retained.
- Develop an understanding of Blue Ridge Parkway environment and develop landscape designs that reinforce that environment and compliment the overall natural theme of the Parkway and of the traditional, cultural landscape.
- Discourage the use of above-ground planters.
- Use fences that are typical to the Parkway corridor. Coordinate the type of fence with its intended use. Consider the slope of the land, the slope of the fenced area, the soil conditions, gate locations, maintenance responsibilities and aesthetics. Use the established weathered gray colors of the Parkway for the fence rails and posts. Avoid white or colored fences and gates.

- Build driveways that are suitable for the property and the house to be constructed. Avoid placing driveways on steep slopes that require awkward and unnatural grading. Design driveways that grade out gracefully with the natural slopes of the property.
- Limit the use of large earth moving equipment in areas where access is difficult. Select the appropriate earth moving equipment for the job at hand. Protect adjacent trees, root mats, drainage ways, and other special environments from construction equipment damage. Delineate the out line of construction access ways and construction sites with adequate flags or markers.
- Restore damaged woodland edges where they have been cut back. Consider carefully the natural character and environment of the woods edge and restore damaged edges in a natural way using native plant materials. Enlist the assistance of an arborist or a landscape architect when possible.
- Allow no signage that can be seen from the Parkway.

SITE PLANNING GUIDELINES

- Retain the natural land forms adjacent to and visible from the Parkway. Develop roads and site buildings so that they do minimal disruption to the existing topography.
- Respect natural drainage ways. Reshape disturbed swales and drainage channels so that they look and function naturally. Use good engineering practices, but avoid the straight, manmade-ditch look.
- Organize cooperative approaches between neighbors in order to develop practical approaches to site drainage. Avoid the tendency to put a straight ditch at the property line.
- Install all electric power lines, telephone lines and cable TV lines underground.
- Plan developments with road systems that lead to logical buildable sites. Layout roads, utilities, drainage ways and even property lines that encourage structures on the most logical and best building sites. Solicit the assistance of professional landscape architects and engineers for this task. Make an effort to delete types of construction or improvements that do not fit on slopes.

ARCHITECTURAL GUIDELINES

- Minimize the amount of grading on sloped land by building houses or structures that have an architecture suitable for hillside locations.
- Avoid forcing a "flatland" style of architecture onto sloped land where it will look awkward. Consider styles of architecture that are adaptable to sloped land. Use building plans that use split levels or that have building shapes that step down.
- Locate driveways and building entrances, if possible, where the slope of the site allows an easy and single access without requiring awkward grading of expensive retaining walls.
- Use roof shapes that relate to the historic tradition of buildings along the Blue Ridge Parkway corridor.
- Orient barbecues, air conditioning units, propane tanks, swimming pools and other outdoor recreational gear on the side of the building that is least visible from the Parkway.
- Promote the visual consistency of fences for adjacent properties. Utilize established fence styles, detailing, and color.
- Consider the use of traditional building volumes with the addition of porches and sheds. Avoid large single volume buildings.
- Use "weathered gray" wood siding on buildings. Stand against the use of white or colored buildings.
- Install real wood siding patterns such as board and batten, board on board, clapboard, tongue and groove, and other wood siding patterns and details typical to the architecture of the Parkway. Avoid plastic look-a-likes and other synthetic materials. Promote the authentic use of natural materials in architecture.
- Use windows with a gray, brown or black frame. Avoid the use of white or shiny aluminum window frames. Restrict the use of mirrored glass.
- Utilize outdoor light fixtures that have a concealed light source. Use light poles and fixtures that have a gray, dark bronze, black or natural finish. Use no shiny aluminum, white or colored light poles or fixtures.
- Use roof materials that are gray, grayish brown, dark gray, or charcoal in color. Avoid the use of green, hot browns, red, blue and other high-visibility colors.

- Encourage the construction of roofs finished with sustainable materials such as copper, terne, and slate where possible.
- Allow metal roofs with factory painted roofs that are in the gray, charcoal gray, and black range of colors. Stand firm against aluminum or shiny metal roofs and colored roofs on houses. Allow the traditional galvanized or aluminum roof on barn structures where a precedence has been established.
- Build chimneys of native stone where possible. Clad prefab chimneys in wood. Use brick only where it can not be seen from the Parkway. Paint wood stove pipe chimneys black, dark gray or grey. Avoid shiny metal fittings.
- Plant new trees and shrubs that reinforce the native beauty of the Parkway environment. Consider spring and fall color in the selection of plant materials.
- Encourage the use of "weathered gray" wood and stone for the sides of buildings. Discourage the use of brick, stucco, aluminum, vinyl or other synthetic materials.
- Plan and build screened, fenced or buffered compounds for the storage of recreational vehicles, motor boats on trailers, and other such auxiliary vehicles common to today's modern living.
- ~~Prohibit~~ ^{Avoid} the installation of external T.V. and communications antennas. Encourage the installation of antennae in attic spaces. Conceal all satellite antennae from Parkway view.
- Discourage the construction of new "bright brown", varnished, or "new look" log cabins. Encourage the construction of the authentic "weathered gray" log cabin that have a similar appearance, scale and construction of original structures of the Parkway.
- Encourage the use of wood shakes and hand split shingles as the most desirable roof.
- Encourage the use of textured synthetic shingles of the heavier weights because they most closely resemble the existing textures of the wood shakes used along the Parkway.
- Include roof overhangs, porches and other details that relate to the architecture of the region and the Parkway.
- Build simple, traditional building shapes and roof configurations.
- Consider houses of one story, or a story and a half, as the most desirable.

13. SIGNAGE IN THE PROPOSED PCD SHALL BE IN ACCORDANCE WITH THIS ORDINANCE.

No signage is being proposed on this site with the exception of directional signs.