

Vision of Eagle's Rest

Mission:
A family-friendly place where people can see, hear and experience the reality of God in the midst God's Creation (Psalm 19:1-7).

Vision:
To set apart and create places where various outdoor activities can be experienced in order that the mission may be fulfilled.

Values:
1. God focused.
2. Create a safe family-friendly atmosphere in the midst of God's creation.
3. Treasure and protect the beauty of God's creation in the New River Valley.
4. Healthy and vibrant relationships, relationship with God and others.

Develop:
Facilities: Virginia – 23 Rental Cabins, Central Reception Hall, Wedding & Reception Venue, General Store, and Restaurant
West Virginia - Campground (50 campsites), Central Reception Hall, Cabins/Yurts, Wedding & Reception Venues
Activities: Horseback Riding, Hiking, Fishing, Hunting, Weddings, Family Reunions & Related Activities, Outdoor Retreat Facilities, activities in conjunction with the New River.
Staff: Professionally trained and certified staff that help people of all ages safely experience the various aspects of God's creation.

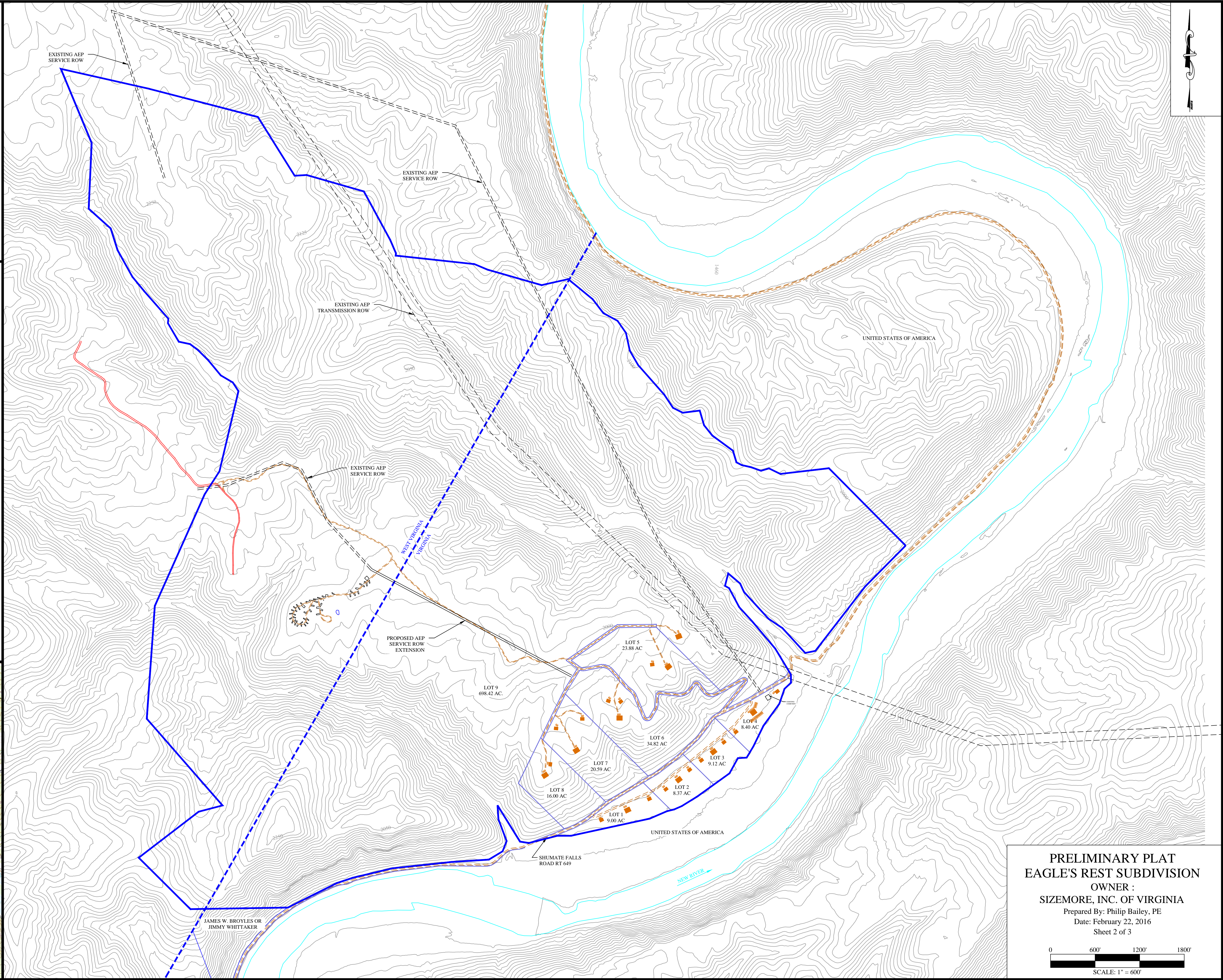
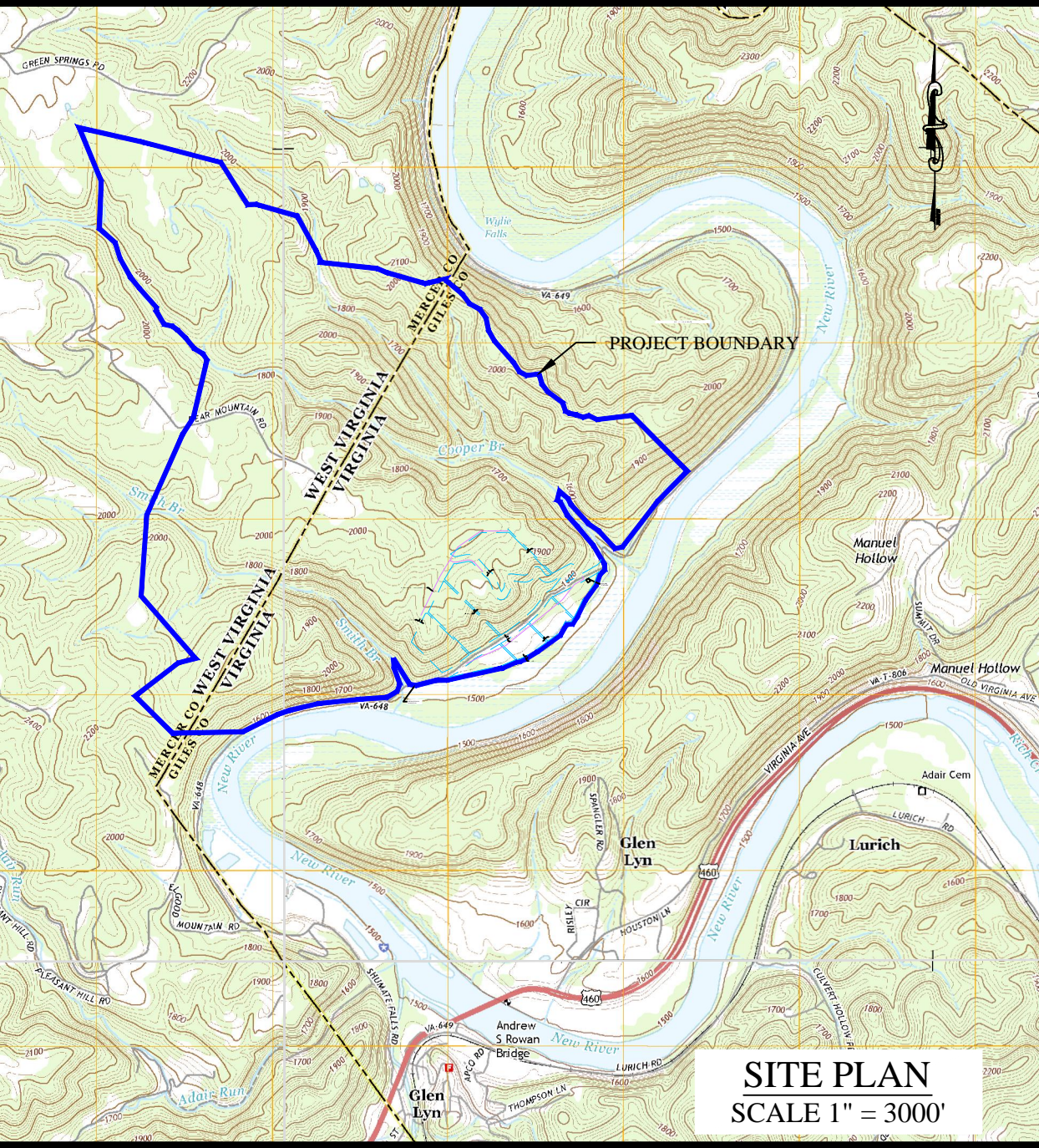
Process:
The end goal of this project is to develop a ministry that can fulfill the mission to all ages, with a specific focus on the next generation. However, it takes significant resources to purchase and maintain this property, so we are looking to engage in projects that both minister the Gospel of Jesus Christ in the midst of creation and generate resources.

PRELIMINARY PLAT GENERAL NOTES:

- The proposed subdivision is based on Large-Lot Subdivision Criteria, SECTION 3-2.5.
- The proposed subdivision road Right-of-Way widths are 40 feet.
- The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Department of Transportation or the County of Giles and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board. Prior to any future request for their addition to the state highway system they shall be constructed in full compliance with Virginia Department of Transportation requirements in effect at that time.
- Perimeter property lines taken from Keith Niday survey titled, "G.A. Shumate Estate", dated April 29, 1990.
- Land use consist of rental cabins and open space recreational activities.
- The drainage plan will maintain existing drainage patterns with culverts installed at natural swales. Erosion and sediment controls will be installed as per Virginia Code requirements.
- The landscape plan consists of maintaining existing trees and vegetation, except in the areas where roads and structures are constructed and areas of select clearing to enhance the view of the river valley.
- Preliminary Development Schedule:**

May 7, 2016:	Evaluation of opportunities
June 15, 2016:	Open camp ground (WV side)
July 2016:	Approval of site plan on Virginia side
July 2016:	Develop cabin sites on West Virginia side
August 2016:	Build first cabin on the Virginia side as a point of entrance to the Property

Development will occur within the scope of success of the riding trails, campground, developed cabins and family venues.
- The intent is to maintain this development as a rental use area to support the Mission.
- The following is proposed in Giles County (sq ft size is maximum livable area):
 - 1 – 4,500 sq ft Central Reception Hall / General Store / Restaurant
 - 8 – 4,500 sq ft Rental Cabins / Tourist Cabins
 - 14 – 2,000 sq ft Rental Cabins / Tourist Cabins
- The 833 acres in Giles County will be subdivided into 9 parcels ranging in size from 7.5 acres to 35 acres with the ninth parcel containing 698 acres.
- The percentage of developed space is approximately 5% with the remaining 95% open space.
- Access to the property is from Shumate Falls Road, Rt. 649, any required approvals from the Virginia Department of Highways will be obtained during the design process.
- Giles County Health Department approvals for the septic systems and wells will be obtained once the Conceptual plan is approved. Each of the 23 structures will have separate septic systems and the plan is one well on each lot for the 2 or 3 structures on that lot.
- The use of this property is governed by a Conservation Easement with the Virginia Outdoors Foundation, dated December 19th, 2005.
- Pending approval of the Conceptual Plan, SWPP and E&S plans will be submitted meeting the requirements of the VESC Handbook and other applicable regulations.



PRELIMINARY PLAT
EAGLE'S REST SUBDIVISION
OWNER :
SIZEMORE, INC. OF VIRGINIA
Prepared By: Philip Bailey, PE
Date: February 22, 2016
Sheet 2 of 3

0 600' 1200' 1800'
SCALE: 1" = 600'