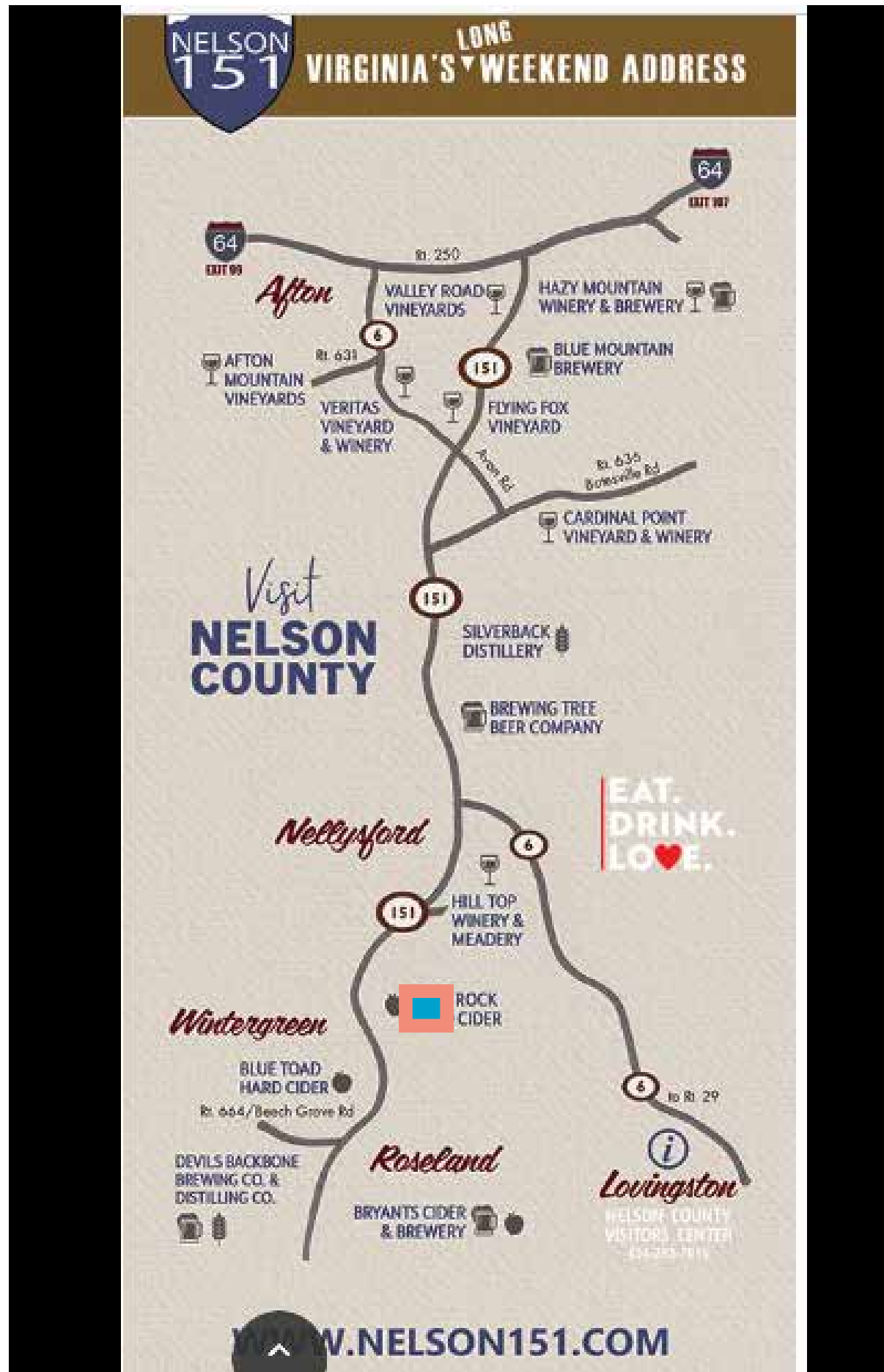


# THE MEETING PLACE

— 825 Rockfish Valley Hwy | Nellysford, Virginia —



**LISTING & SELLING**  
**Virginia Country Living**



# The Perfect Location

This unique property on 16 acres in Nellysford on Route 151, a state-designated scenic byway on the east side of the Blue Ridge Mountains, is surrounded by wineries, breweries, cideries, distilleries, farms, orchards, and local restaurants. Wintergreen Resort and golf courses are a short drive.

Intended initially as a boutique hotel, artist retreat, and teaching hub, this home is quality built with close attention to detail and designed with insight and experience. Entering into a large foyer leading to a great room centered around a fireplace, kitchen, dining, and sunroom, you feel the potential of the living space. A library, billiard room, media room, four ensuite bedrooms, powder room, work room with attached greenhouse, and laundry room/mud room completes the first level.

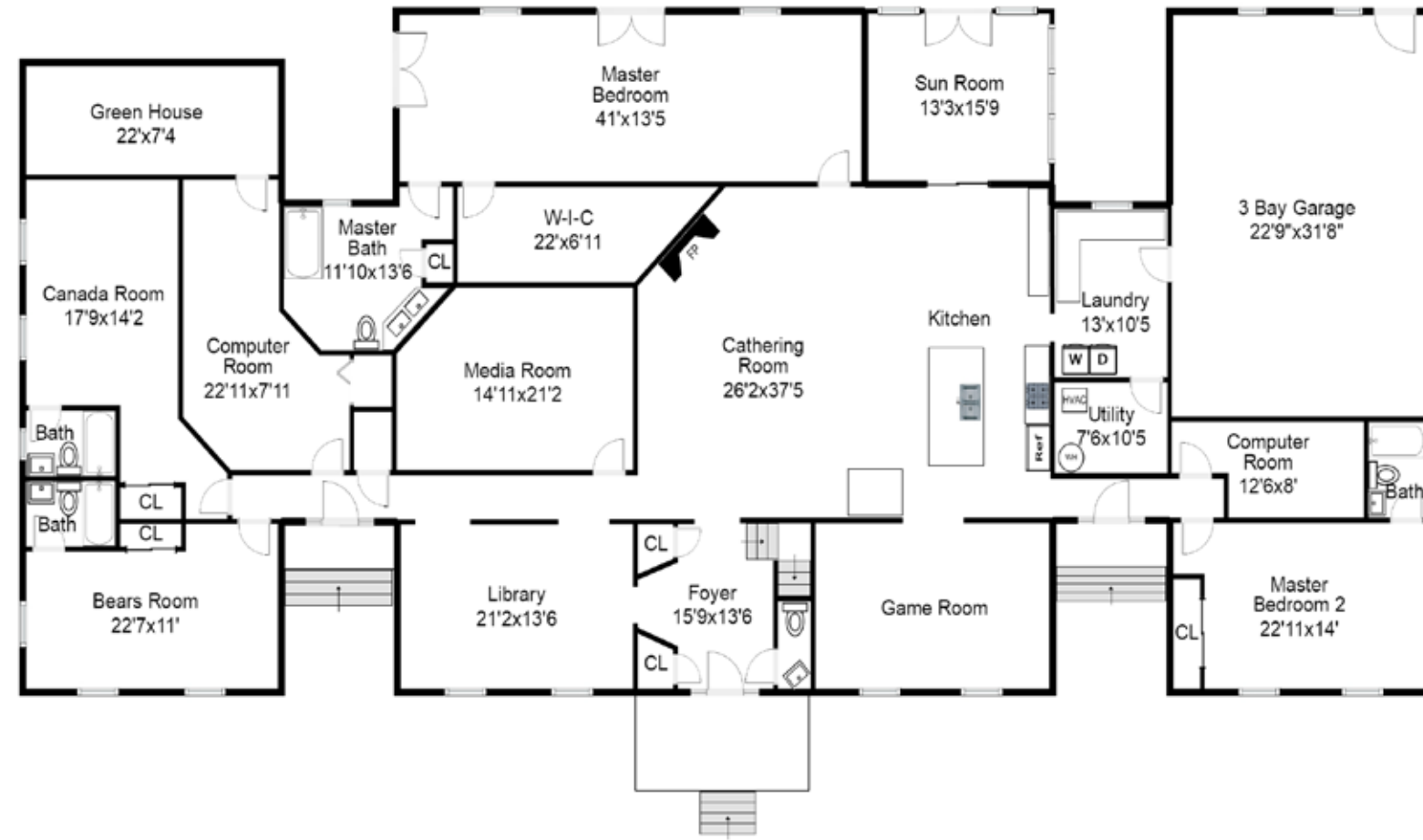
The second level is inviting and spacious, with a wonderful balcony, a large living room, six additional ensuite bedrooms, an exercise room, a conference room, and plenty of storage.

The third level is unfinished with a roughed-in bathroom, windows, and cabinets.

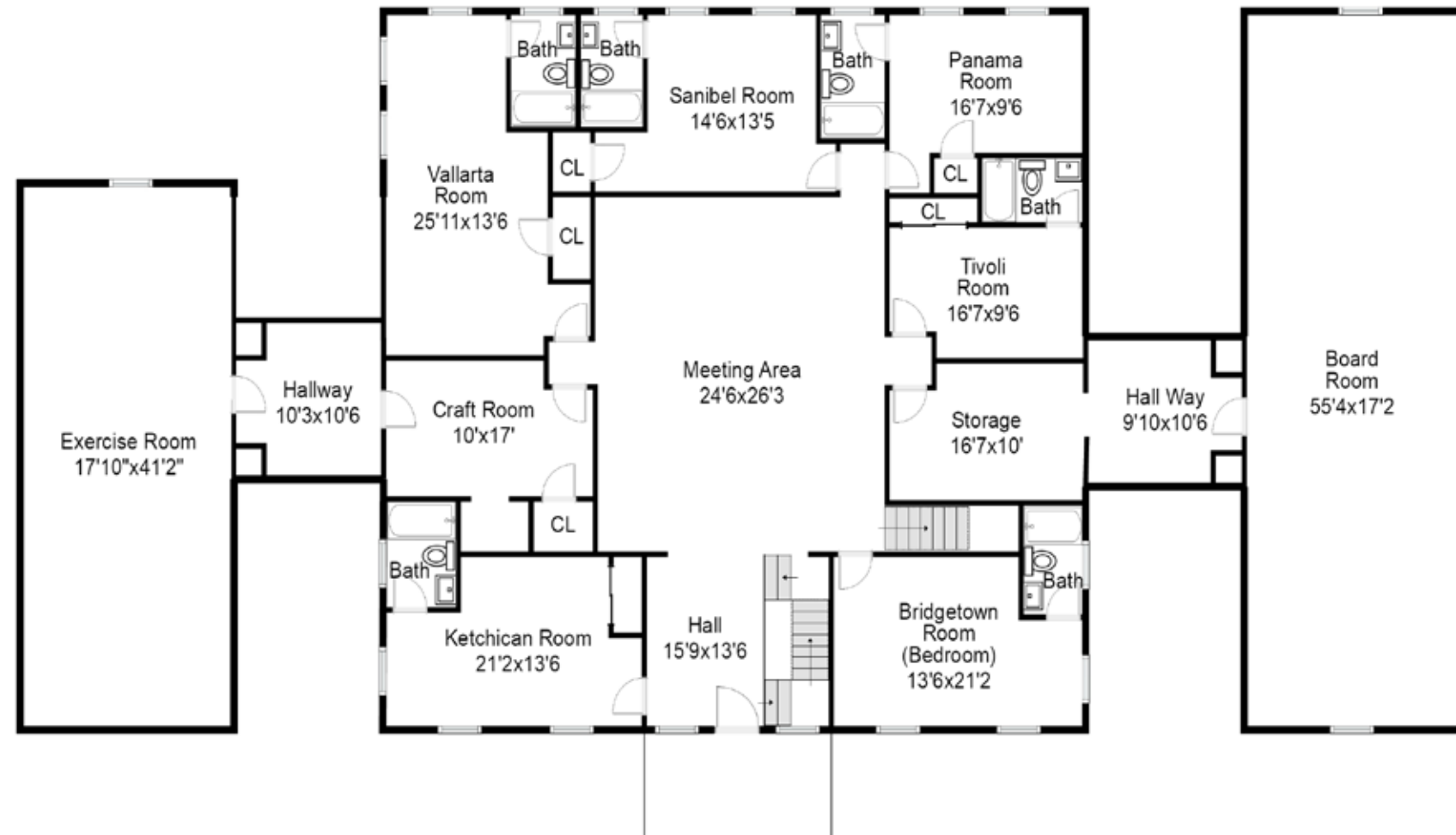
There is an attached three-car garage with entry into the mudroom/laundry room and a detached two-car garage.

The property would make a fantastic retreat for family and friends or boutique hotel due to its size and location. It is also suitable for other businesses with county approval.

# First Level



# Second Level







First Level

**The Foyer**



First Level

**The Gathering Room**





First Level



The Kitchen and Sunroom



First Level

**The Library**



**Billiard Room**





First Level

**Classroom**



**Media Room**



First Level

**Bedroom Suite One**





First Level

**Bedroom Suite Two**



**Bedroom Suite Three**



First Level

**Bedroom Suite Four**



**Laundry Room**



Second Level



Living Room



Second Level

**Bedroom Suite Five**



**Bedroom Suite Six**



Second Level

**Bedroom Suite Seven**



**Bedroom Suite Eight**



Second Level

**Bedroom Suite Nine**



**Bedroom Suite Ten**





Second Level

**Exercise Room  
with seating area**





Second Level

**Conference Room  
with seating area**





Greenhouse





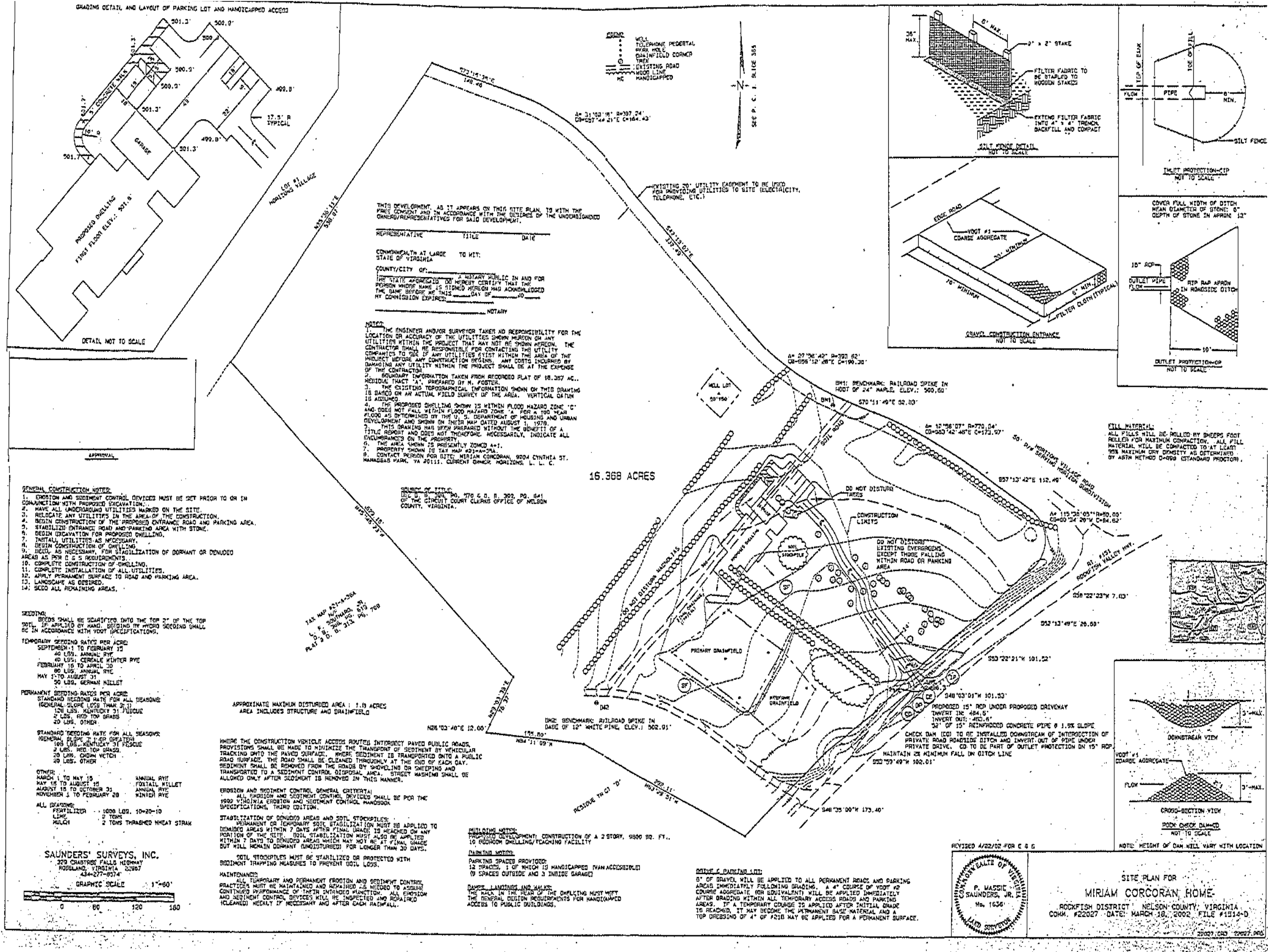
**Attached 3 Car Garage**



**Detached 2 Car Garage**

5/6/2003 Corcoran Residence - DATA/Tele/CATV/Audio

| Room                   | 1-port    | 2-port    | 3-port   | 4-port    | 6-port   | 8-port   | 12-port  | Data       | Tele      | CATV      | Audio     | Fiber    |
|------------------------|-----------|-----------|----------|-----------|----------|----------|----------|------------|-----------|-----------|-----------|----------|
| <b>1st Floor</b>       |           |           |          |           |          |          |          |            |           |           |           |          |
| VCI Bear's Room        | 1         | 1         |          | 1         |          |          |          | 2          | 2         | 1         |           |          |
| Game Room              | 1         |           | 1        |           |          |          |          | 2          | 1         | 1         |           |          |
| Gathering Room/Kitchen | 1         | 1         |          | 2         |          |          |          | 4          | 3         | 1         |           |          |
| Library/Dining Room    | 1         | 2         |          |           |          |          |          | 2          | 2         | 1         |           |          |
| 1st Floor Storage      |           |           |          |           |          |          |          |            |           |           |           |          |
| Master Bedroom         | 1         |           |          | 1         | 2        |          |          | 2          | 2         | 2         | 10        |          |
| Canada Room            |           |           |          | 1         |          |          |          | 2          | 1         | 1         |           |          |
| Exercise Room          | 1         | 1         |          | 1         |          |          |          | 2          | 1         | 1         |           |          |
| Media Center           |           | 6         |          | 3         |          |          | 1        | 6          | 2         | 2         | 8         | 2        |
| Computer Room          |           | 4         | 1        | 6         |          |          |          | 16         | 4         | 2         | 2         | 2        |
| Master Suite           |           | 2         |          | 4         |          |          |          | 4          | 4         | 4         | 8         |          |
| Master Suite Closet    |           |           |          |           |          |          |          |            |           |           |           |          |
| Main Hallway           |           |           |          |           |          |          |          |            |           |           |           |          |
| Enclosed Porch         |           |           |          | 1         |          |          |          | 2          | 1         | 1         |           |          |
| Laundry                |           |           |          |           |          |          |          |            |           |           |           |          |
| Foyer                  |           |           |          |           |          |          |          |            |           |           |           |          |
| Hot Wtr. Htr. Room     |           |           |          |           |          |          |          |            |           |           |           |          |
| Garage                 |           |           | 1        | 1         |          |          |          | 2          | 2         | 1         | 2         |          |
| <b>Sub-Total</b>       | <b>6</b>  | <b>17</b> | <b>3</b> | <b>21</b> | <b>2</b> | <b>0</b> | <b>1</b> | <b>46</b>  | <b>25</b> | <b>18</b> | <b>30</b> | <b>4</b> |
| <b>2nd Floor</b>       |           |           |          |           |          |          |          |            |           |           |           |          |
|                        | 1-port    | 2-port    | 3-port   | 4-port    | 6-port   | 8-port   | 12-port  | Data       | Tele      | CATV      | Audio     | Fiber    |
| Bridgetown Room        | 2         | 1         |          |           |          |          |          | 2          | 1         | 1         |           |          |
| Panama Room            | 1         |           | 1        |           |          |          |          | 2          | 1         | 1         |           |          |
| Tivoli Room            |           | 2         |          |           |          |          |          | 2          | 1         | 1         |           |          |
| Vallarta Room          | 2         | 2         |          |           |          |          |          | 2          | 2         | 2         |           |          |
| Ketchican              | 2         | 1         |          |           |          |          |          | 2          | 1         | 1         |           |          |
| Craft Room             | 1         |           |          |           |          |          |          |            |           | 1         |           |          |
| Sanibel Room           | 1         |           | 1        |           |          |          |          | 2          | 1         | 1         |           |          |
| Meeting Area           | 2         | 5         | 1        |           |          |          |          | 11         | 2         | 3         | 8         | 2        |
| Hall/Top of Stairs     | 1         |           |          |           |          |          |          |            | 1         |           |           |          |
| 2nd Floor Storage      |           |           |          |           |          |          |          |            |           |           |           |          |
| Hall to 2 Wings        |           |           |          |           |          |          |          |            |           |           |           |          |
| Unfinished Storage Lg. | 1         | 2         |          | 4         |          |          |          | 8          | 4         | 4         |           |          |
| Unfinished Storage Sm. | 1         | 2         |          | 4         |          |          |          | 8          | 4         | 4         |           |          |
| <b>Sub-Total</b>       | <b>14</b> | <b>15</b> | <b>3</b> | <b>8</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>39</b>  | <b>18</b> | <b>19</b> | <b>8</b>  | <b>2</b> |
| <b>3rd Floor</b>       |           |           |          |           |          |          |          |            |           |           |           |          |
|                        | 1-port    | 2-port    | 3-port   | 4-port    | 6-port   | 8-port   | 12-port  | Data       | Tele      | CATV      | Audio     | Fiber    |
| Unfinished Room        | 2         | 2         | 2        | 6         |          |          |          | 25         | 4         | 4         |           |          |
| <b>Sub-Total</b>       | <b>2</b>  | <b>2</b>  | <b>2</b> | <b>6</b>  | <b>0</b> | <b>0</b> | <b>0</b> | <b>25</b>  | <b>4</b>  | <b>4</b>  | <b>0</b>  | <b>0</b> |
| <b>Grand Totals</b>    | <b>22</b> | <b>34</b> | <b>8</b> | <b>35</b> | <b>2</b> | <b>0</b> | <b>1</b> | <b>110</b> | <b>47</b> | <b>41</b> | <b>38</b> | <b>6</b> |



**GENERAL CONSTRUCTION NOTES:**

1. EROSION AND SEDIMENT CONTROL DEVICES MUST BE SET PRIOR TO OR IN CONNECTION WITH PROPOSED EXCAVATION.
2. MAINTAIN ALL UNDERGROUND UTILITIES MARKED ON THE SITE.
3. RELOCATE ANY UTILITIES IN THE AREA OF THE CONSTRUCTION.
4. BEGIN CONSTRUCTION OF THE PROPOSED ENTRANCE ROAD AND PARKING AREA.
5. STABILIZE ENTRANCE ROAD AND PARKING AREA WITH STONE.
6. BEGIN EXCAVATION FOR PROPOSED DWELLING.
7. INSTALL UTILITIES AS NECESSARY.
8. BEGIN CONSTRUCTION OF DWELLING.
9. SEED, AS NECESSARY, FOR STABILIZATION OF DORMANT OR DENUDED AREAS AS PER E & S REQUIREMENTS.
10. COMPLETE CONSTRUCTION OF DWELLING.
11. COMPLETE INSTALLATION OF ALL UTILITIES.
12. APPLY PERMANENT SURFACE TO ROAD AND PARKING AREA.
13. LANDSCAPE AS DESIRED.
14. SEED ALL REMAINING AREAS.

**SEEDING:**  
SEEDS SHALL BE SCATTERED INTO THE TOP 2" OF THE TOP SOIL. IF APPLIED BY HAND, SEEDING BY HYDRO SEEDING SHALL BE IN ACCORDANCE WITH VDOT SPECIFICATIONS.

**TEMPORARY SEEDING RATES PER ACRE:**  
 SEPTEMBER 1 TO FEBRUARY 31  
 40 LBS. ANNUAL RYE  
 40 LBS. CEREAL WINTER RYE  
 FEBRUARY 15 TO APRIL 30  
 60 LBS. ANNUAL RYE  
 MAY 1 TO AUGUST 31  
 30 LBS. GERMAN KILLET

**PERMANENT SEEDING RATES PER ACRE:**  
 STANDARD SEEDING RATE FOR ALL SEASONS  
 (GENERAL SLOPE LESS THAN 2:1)  
 120 LBS. KENTUCKY 31 PEGGUE  
 2 LBS. RED TOP GRASS  
 20 LBS. OTHER

**STANDARD SEEDING RATE FOR ALL SEASONS:**  
 (GENERAL SLOPE 2:1 OR GREATER)  
 100 LBS. KENTUCKY 31 PEGGUE  
 2 LBS. RED TOP GRASS  
 20 LBS. OTHER

**OTHER:**  
 MARCH 1 TO MAY 15 ANNUAL RYE  
 MAY 15 TO AUGUST 31 FORTALL KILLET  
 AUGUST 15 TO OCTOBER 31 ANNUAL RYE  
 NOVEMBER 1 TO FEBRUARY 28 WINTER RYE

**ALL SEASONS:**  
 FERTILIZER 1000 LBS. 10-20-10  
 LIME 2 TONS  
 MELCH 2 TONS THRESHED WHEAT STRAW

**SAUNDERS' SURVEYS, INC.**  
 229 CHARLES FALLS HIGHWAY  
 ROSELAND, VIRGINIA 22667  
 434-277-9574

**GRAPHIC SCALE 1"=60'**

0 60 120 180

THIS DEVELOPMENT, AS IT APPEARS ON THIS SITE PLAN, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNOBTAINED OWNERS/REPRESENTATIVES FOR SAID DEVELOPMENT.

| REPRESENTATIVE   | TITLE  | DATE |
|--|--------|------|
| COMMONWEALTH AT LARGE TO WIT:<br>STATE OF VIRGINIA   |        |      |
| COUNTY/CITY OF _____   |        |      |
| I, A NOTARY PUBLIC IN AND FOR THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, MY COMMISSION EXPIRES: _____ |        |      |
|  | NOTARY |      |

**NOTICE:** THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE AREA OF THE PROJECT BEFORE ANY CONSTRUCTION BEGINS. ANY COSTS INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

1. BOUNDARY INFORMATION TAKEN FROM RECORDED PLAT OF 18.357 AC., "SECTION TRACT 'A', PREPARED BY M. FOSTER.

2. THE EXISTING TOPOGRAPHICAL INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY OF THE AREA. VERTICAL DATUM IS ADDED.

3. THE PROPOSED DWELLING SHOWN IS WITHIN FLOOD HAZARD ZONE "C" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS DETERMINED BY THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND SHOWN ON THEIR MAP DATED AUGUST 1, 1979.

4. THIS DRAWING HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

5. THE AREA SHOWN IS PRESENTLY ZONED A-1.

6. PROPERTY SHOWN IS TAX MAP #21-A-23A.

7. CONTACT PERSON FOR SITE: MIRIAM CORCORAN, 9504 CYNTHIA ST., MANASSAS PARK, VA 20111. CURRENT OWNER: HORIZONS, L. L. C.

**SOURCE OF TITLE:**  
 DEED # 2011-001, 170 S. O. B. 300, PG. 641  
 OF THE CIRCUIT COURT CLERK'S OFFICE OF NELSON COUNTY, VIRGINIA.

**APPROXIMATE MAXIMUM DISTURBED AREA: 1.19 ACRES**  
 AREA INCLUDES STRUCTURE AND DRAINFIELD

**WHEN THE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, TRACKING ONTO THE PAVED SURFACE, WHERE SEDIMENT BY VEHICULAR ROAD SURFACE, THE ROAD SHALL BE CLEANED THROUGHOUT AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.**

**EROSION AND SEDIMENT CONTROL GENERAL CRITERIA:**  
 ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE FOR THE 1000 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SPECIFICATIONS, THIRD EDITION.

**STABILIZATION OF DENUDED AREAS AND SOIL STOCKPILES:**  
 PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DENUDED (UNDISTURBED) FOR LONGER THAN 30 DAYS.

**SOIL STOCKPILES MUST BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO PREVENT SOIL LOSS.**

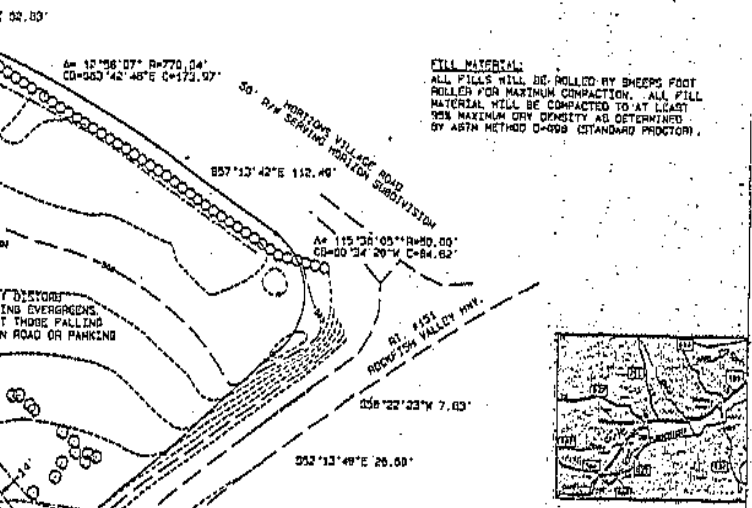
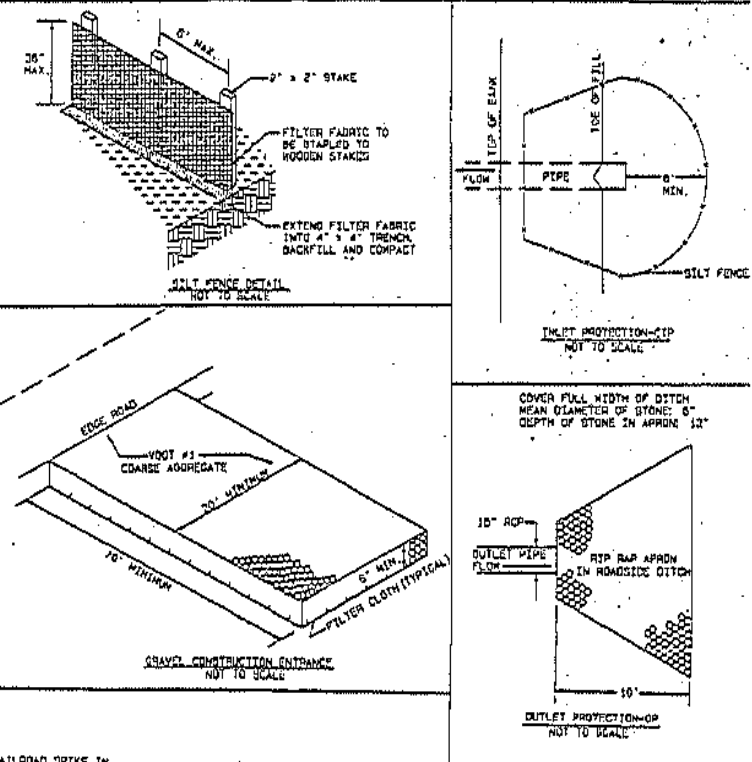
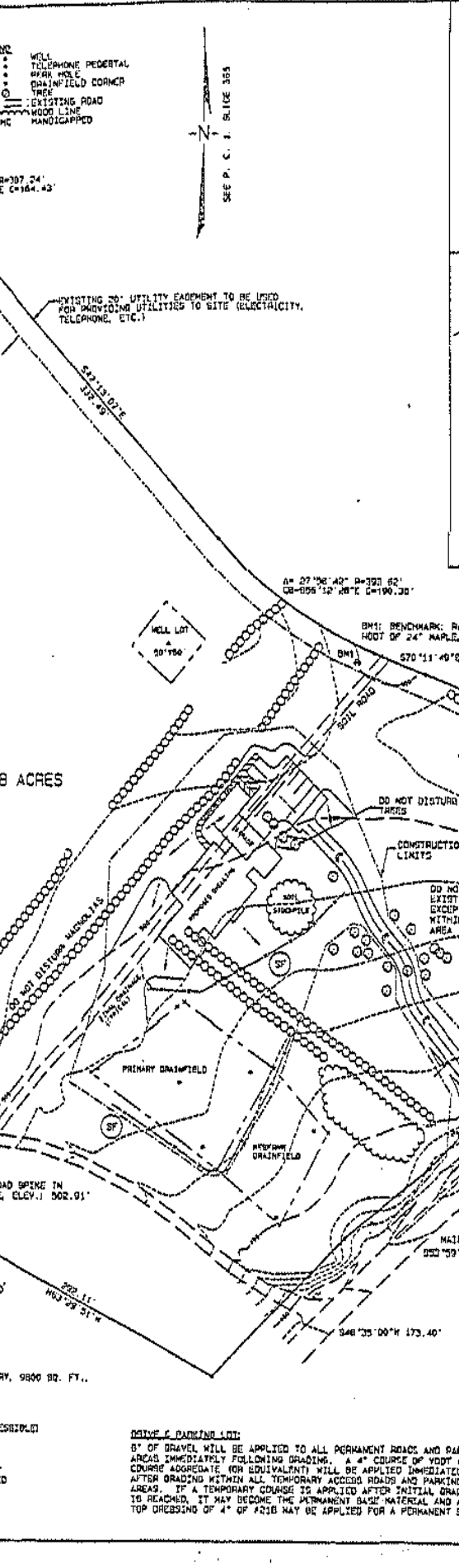
**MAINTENANCE:**  
 ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL EROSION AND SEDIMENT CONTROL DEVICES WILL BE INSPECTED AND REPAIRED (CLEANED) NEARLY IF NECESSARY AND AFTER EACH RAINFALL.

**ILLUSTRATIVE NOTES:**  
 PROPOSED DEVELOPMENT: CONSTRUCTION OF A 2 STORY, 9800 SQ. FT., 10 ROOM DWELLING/TEACHING FACILITY

**PARKING NOTES:**  
 PARKING SPACES PROVIDED:  
 12 SPACES, 1 OF WHICH IS HANDICAPPED (VAN ACCESSIBLE)  
 10 SPACES OUTSIDE AND 3 INSIDE GARAGE

**DAMPS, LANDINGS AND WALKS:**  
 THE WALK IN THE REAR OF THE DWELLING MUST MEET THE GENERAL DESIGN REQUIREMENTS FOR HANDICAPPED ACCESS TO PUBLIC BUILDINGS.

**SEEDING & PAVING NOTES:**  
 8" OF GRAVEL WILL BE APPLIED TO ALL PERMANENT ROADS AND PARKING AREAS IMMEDIATELY FOLLOWING GRADING. A 4" COURSE OF VDOT #2 COURSE AGGREGATE (OR EQUIVALENT) WILL BE APPLIED IMMEDIATELY AFTER GRADING WITHIN ALL TEMPORARY ACCESS ROADS AND PARKING AREAS. IF A TEMPORARY COURSE IS APPLIED AFTER INITIAL GRADE IS REACHED, IT MAY BECOME THE PERMANENT BASE MATERIAL AND A TOP DRESSING OF 4" OF #218 MAY BE APPLIED FOR A PERMANENT SURFACE.



REVISOR 4/22/02 FOR E & S

**P. MASSIE SAUNDERS, JR.**  
 No. 1634  
 LAND SURVEYOR

**SITE PLAN FOR**  
**MIRIAM CORCORAN ROME**  
 ROCKFISH DISTRICT, NELSON COUNTY, VIRGINIA  
 COH. #22027 - DATE: MARCH 18, 2002, FILE #1314-D

20027.CSD 22027.PDF





# The Meeting Place

**VirginiaCountryLiving.com**

**Bridget Archer 434-981-4149**

**Pam Dent 434-960-0161**

**GAYLE HARVEY REAL ESTATE**

Contact your REALTOR  
for a showing appointment.

