

SMITH MOUNTAIN LAKE

SHEET 3

SHEET 5

SHEET 6

APPROXIMATE LOCATIONS OF DOCKS. NO DOCK SHALL EXTEND MORE THAN 120' FROM 795' CONTOUR OR 1/3 OF THE COVE WIDTH. (TYPICAL)

APPROXIMATE LOCATION OF SEPTIC TANK AND PUMP CHAMBER. (TYPICAL)

EDGE OF WATER (795' CONTOUR)

NOW OR FORMERLY
TRAVIS R. & BERNICE J. HEDRICK
DB 684 PG 1421
TAX NO. 48.8-52

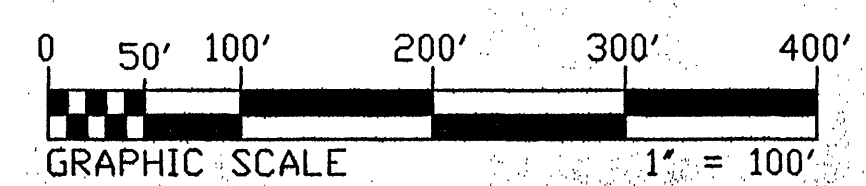
NOW OR FORMERLY
GEORGE C. & REBECCA W. EDMUNDS
DB 684 PG 1634
TAX NO. 48.8-51

NOW OR FORMERLY
RALPH & VIRGINIA ZAHN
DB 383 PG 137
TAX NO. 48.8-49

DRAINFIELD LOCATIONS (TYPICAL)

- = PROPOSED WILDLIFE PRESERVE
- = EXISTING WILDLIFE PRESERVE

PROJECT SUMMARY
NAME: THE COTTAGES AT CONTENTMENT ISLAND
TAX NUMBER: 48-56
TOTAL AREA: 41.959AC
ZONE: RESIDENTIAL PLANNED DEVELOPMENT (RPD)
NUMBER OF UNITS: 62, 3 BEDROOM EACH
MINIMUM LOT SIZE: 5500SF
MINIMUM LOT FRONTAGE: 20'
AVE. LOT WIDTH: 50'
TOTAL OPEN SPACE: 25.830AC OR 61%
DEVELOPED OPEN SPACE
WALKING TRAIL: 0.86±AC
POOL AMENITIES: 1.43±AC
TOTAL: 2.29±AC OR 6%
SETBACKS
FRONT: 30'
SIDE: 10'
REAR: 20'
UTILITIES:
WATER: PUBLIC, EXISTING WATERWORKS
SEWER: PRIVATE, INDIVIDUAL DRAINFIELD
ELECTRIC, CABLE, TELEPHONE: PUBLIC, UNDERGROUND



NOW OR FORMERLY
WINDSTAR PROPERTIES, LLC
DB 707 PG 285
LANDS END RPD
TAX NO. 51-12

EXISTING CLUB HOUSE, POOL, AND TENNIS FACILITY

PROPOSED INDIVIDUAL SEWER FORCE MAINS

TEMPORARY CONSTRUCTION ENTRANCE

PROPOSED BOAT STORAGE AREA

20' BUFFER CONSISTING OF 2 STAGGERED ROWS OF 1 LARGE DECIDUOUS TREE EVERY 50 FEET SPACING THE LENGTH OF THE DRAINFIELDS.

NOW OR FORMERLY
CONTENTMENT ISLAND
PROPERTY OWNERS ASSOC.
DB 588 PG 589
TAX NO. 48-56.3

NOW OR FORMERLY
VIRGINIA CAROLINA
DEVELOPEMENT CORP.
DB 443 PG 129
TAX NO. 48.11-78

NOTE:
IN ACCORDANCE WITH SECTION 25-311(c) OF THE FRANKLIN COUNTY ZONING ORDINANCE, THE APPLICANT REQUESTS THAT A DEVIATION BE GRANTED REGARDING SECTION 25-298(b), WHICH STATES THE REQUIRED MINIMUM SETBACK SHALL BE 10' TEN PERCENT OF THE ROAD FRONTAGE WITH A MINIMUM OF 10' OR A MAXIMUM OF 12'. THE CONCEPT PLAN SHOWS NO SETBACK BETWEEN THE UNITS SHARING A COMMON PARTY WALL.

REVISIONS

- 12-17-02: AS PER COMMENTS MADE AT THE 12-10-02 PLANNING COMMISSION MEETING AND CINTENTMENT ISLAND HOMEOWNERS ASSOCIATION MEETING HELD 12-13-02.
1. TEMPORARY CONSTRUCTION ENTRANCE ADDED ON STATE RT 957.
 2. A 40-UNIT BOAT/TRAILER STORAGE YARD HAS BEEN ADDED TO BENEFIT BOTH MAINLAND AND ISLAND HOMEOWNERS. THE AREA SHOWN IS APPROXIMATE AND MAY BE RELOCATED TO AN OFFSITE LOT AT A LATER DATE IF ADDITIONAL LAND IS ACQUIRED.
 3. REMOVAL OF LAST 4-SLIP BOAT DOCK SITED CLOSEST TO PELICAN POINT AND RELOCATING 2 SLIPS TO THE NEXT CLOSEST 4-SLIP DOCK.
 4. ILLUSTRATED THE LOCATION OF THE EXISTING 9.7 ACRE PARCEL DESCRIBED AS A WILDLIFE PRESERVE. AN ADDITIONAL 16.9± ACRES OF PROPOSED OPEN SPACE EAST OF HALEY SCOTT DRIVE WILL BE PROPOSED TO BE DESCRIBED AS A WILDLIFE PRESERVE AND DEEDED AS SUCH TO THE P.O.A. OF THE COTTAGES AT CONTENTMENT ISLAND. THIS AREA SHALL ALLOW FOR DEVELOPEMENT OF THE 1.43± AC DEVELOPED OPEN SPACE AREA, BOAT STORAGE AREA, AND ANY PUBLIC UTILITY.
 5. A 20' BUFFER HAS BEEN ADDED ALONG SUMMERWIND DRIVE CONSISTING OF 2 STAGGERED ROWS OF LARGE DECIDUOUS TREES SPACED EVERY 50 FEET SPACING THE LENGTH OF THE DRAINFIELD AREA.

OVERALL PLAN

THE COTTAGES AT CONTENTMENT ISLAND
LOCATED ON SMITH MOUNTAIN LAKE
UNION HALL MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

DATE: 10-04-02
SCALE: 1"=100'
SHEET 2 OF 12
PROJECT NO. 02023

REVISIONS	
DESCRIPTION	DATE
1 REVISION FOR VDH, VDOT, AND FRANKLIN COUNTY COMMENTS	2-18-03
2 REVISION FOR VDH	9-09-03

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Rocky Mount, Virginia 24151
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