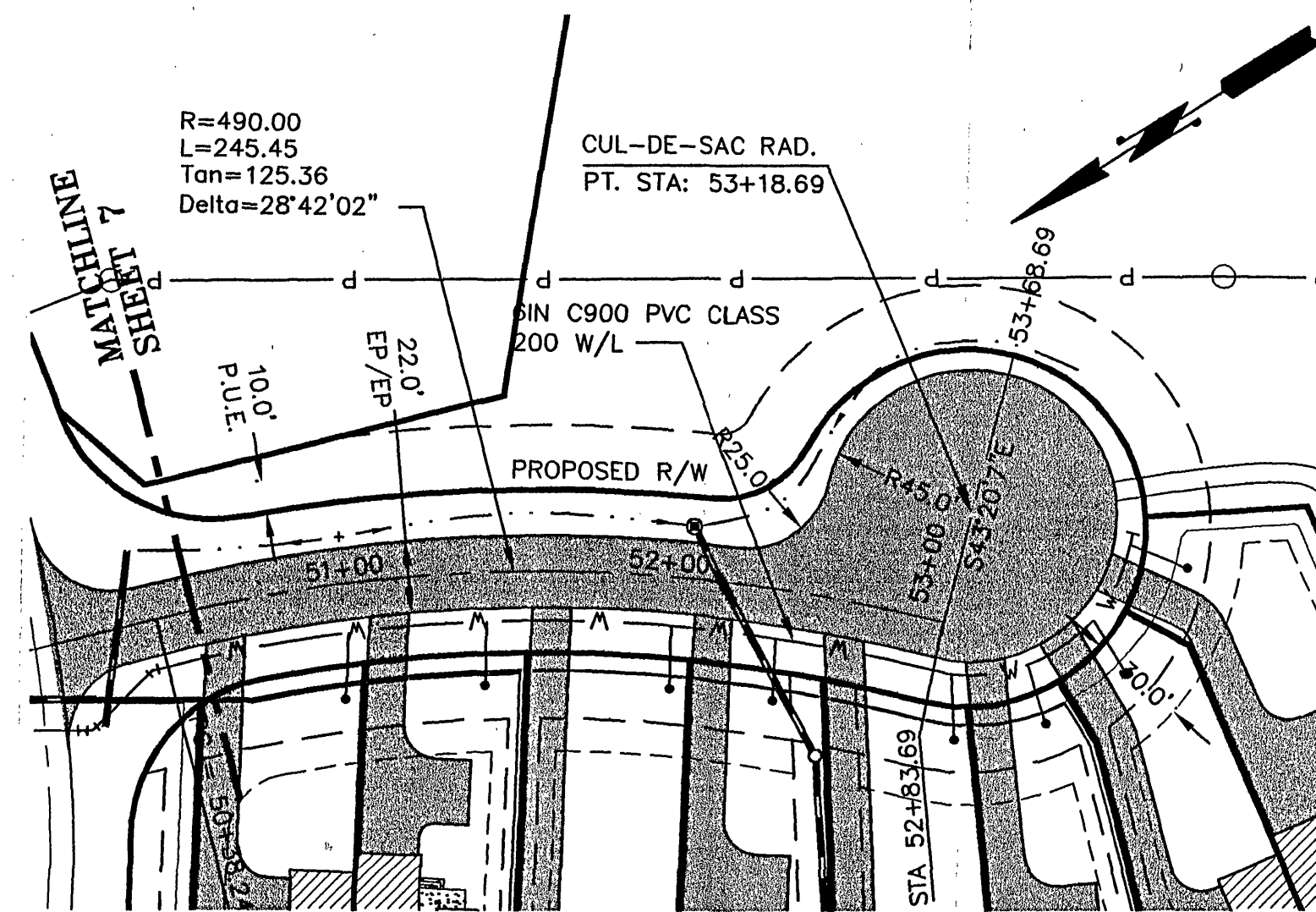
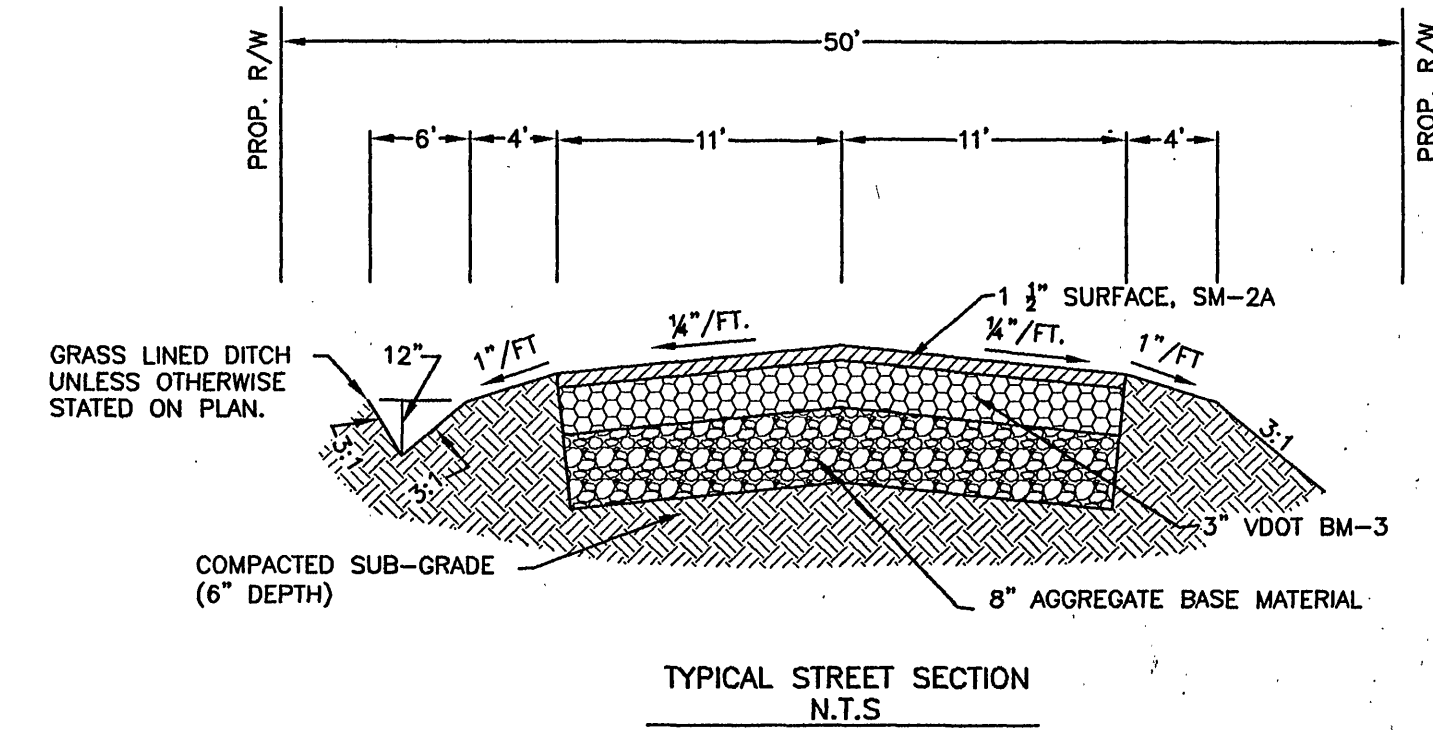


BROOKE DRIVE PLAN



PATRICK PLACE PLAN



ROAD CONSTRUCTION NOTES

QUALITY CONTROL:

Streets to be graded, paved and all structural components erected in accordance with the most current Virginia Department of Transportation Road and Bridge Specifications and Road Design Standards. All materials used shall be tested in accordance with standard policies. The developer must contact the office of the Resident Engineer prior to beginning any construction of which time an inspection and Testing Procedure Policy will be drawn. The developer will produce test reports from approved independent laboratories at the developer's expense.

The pavement designs shown are based on a subgrade rating of CBR8 or greater. The subgrade soil is to be tested by an independent laboratory and the results submitted to the Virginia Department of Transportation prior to pavement construction. Should the subgrade CBR values be less than CBR8, additional base material will be required in accordance with departmental specifications.

The subgrade must be approved by the Virginia Department of Transportation prior to placement of the base. Base must be approved by the Virginia Department of Transportation for depth, template and compaction before surface is applied.

GENERAL:

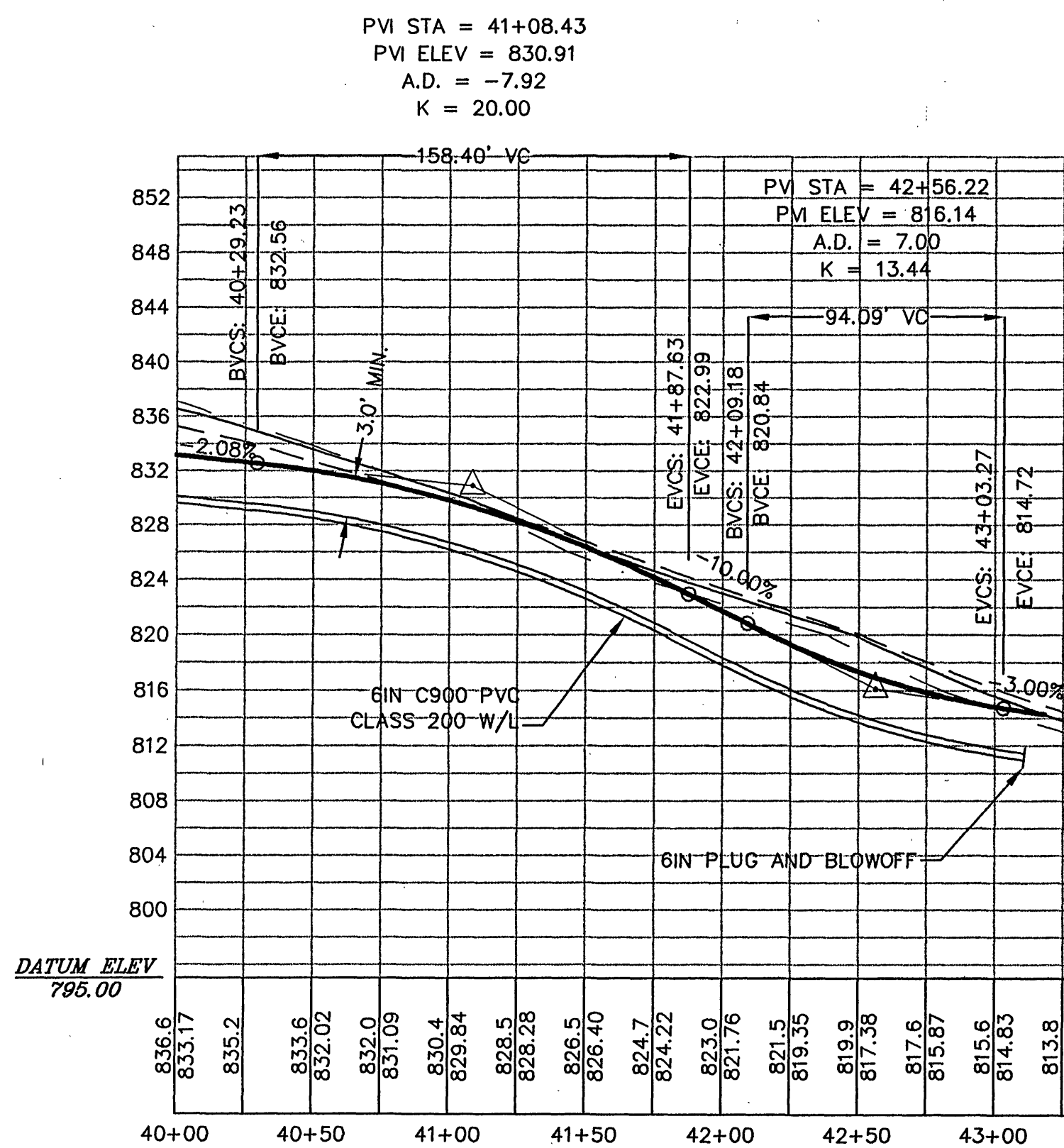
Standard guardrail with safety and sections may be required on fills as deemed necessary by the VDOT engineer. After completion of rough grading operations, the office of the Resident Engineer, Virginia Department of Transportation, shall be notified so that a field review may be made of the proposed locations.

Field review will be made during construction to determine the need and limits of paved gutter and/or ditch stabilization treatments, to determine the need and limits of additional drainage easements. All drainage easements must be cut and made to function as a natural watercourse. Any erosion problems encountered in an easement must be corrected by whatever means necessary prior to subdivision acceptance.

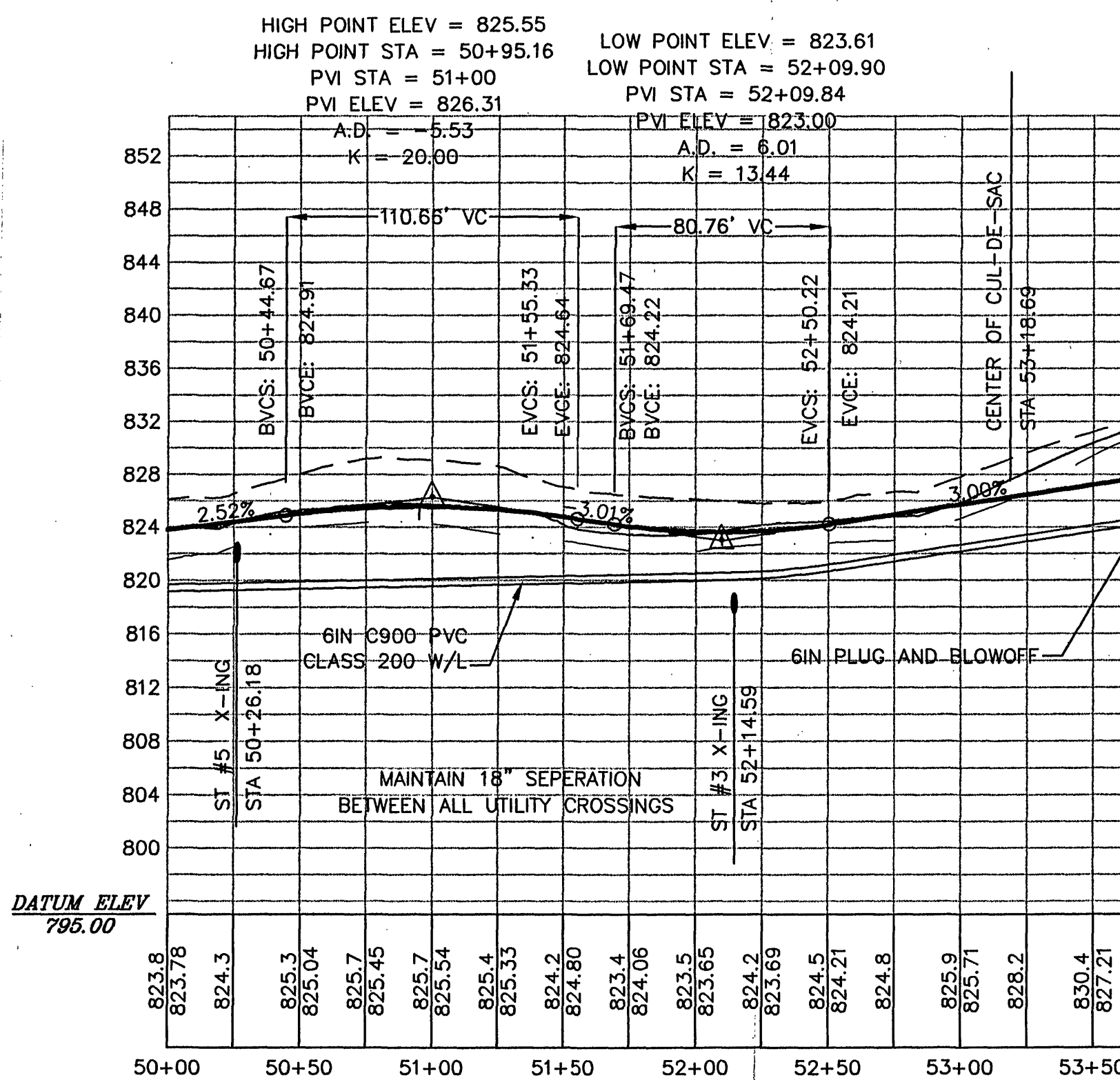
An inspector will not be furnished except for periodic progress inspection, the above mentioned field reviews and checking of required stone depths. The developer will be required to post a surety to guarantee the road free of defects for one year after acceptance by the Department of Transportation.

The streets must be properly maintained until acceptance. At such time as all requirements have been met for acceptance, another inspection will be made to determine if the street has been properly maintained.

In order to meet public service requirements, all streets must serve a minimum of three occupied dwellings prior to acceptance.



BROOKE DRIVE PROFILE



PATRICK PLACE PROFILE

SEEDING SPECIFICATIONS:

A. GENERAL
 - KENTUCKY 31 OR TURF TYPE TALL FESCUE 90-100%
 - IMPROVED PERENNIAL RYEGRASS* 0-10%
 - KENTUCKY BLUEGRASS 0-10%

B. GENERAL SLOPE (3:1 OR LESS)
 - KENTUCKY 31 FESCUE 128 LBS.
 - RED TOP GRASS 2 LBS.
 - SEASONAL NURSE CROP** 20 LBS.
 - CROWN VETCH*** 170 LBS.

C. LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)
 - KENTUCKY 31 FESCUE 128 LBS.
 - RED TOP GRASS 2 LBS.
 - SEASONAL NURSE CROP** 20 LBS.
 - CROWN VETCH*** 170 LBS.

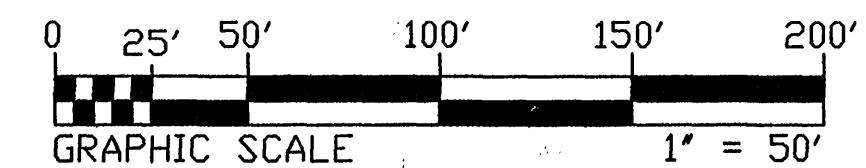
*PERENNIAL RYEGRASS WILL GERMINATE FASTER AND AT LOWER SOIL TEMPERATURES THAN FESCUE, THEREBY PROVIDING COVER AND EROSION RESISTANCE FOR SEEDBED.

**USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:
 MARCH, APRIL - MAY 15 ANNUAL RYE
 MAY 16 - AUGUST 15 FOXTAIL MILLET
 AUGUST 16 - OCTOBER ANNUAL RYE
 NOVEMBER - FEBRUARY WINTER RYE

***IF FLATPEA IS USED, INCREASE TO 30 LB/ACRE. ALL LEGUME SEED MUST BE PROPERLY INOCULATED. WEEPING LOVEGRASS MAY ALSO BE INCLUDED IN ANY SLOPE OR LOW-MAINTENANCE MIXTURE DURING WARMER SEEDING PERIODS: ADD 10-20 LB/ACRE IN MIXES.

LIME:
 PULVERIZED AGRICULTURAL GRADE LIMESTONE 2 TONS/ACRE (90 LBS/1000 SF)

FERTILIZER:
 10-20-10 OR EQUIVALENT NUTRIENTS 1000 LBS/ACRE (23 LBS/1000 SF)



SCALE
 HOR: 1"=50'
 VERT: 1"=10'

| REVISIONS | | DESCRIPTION | DATE | APPROVAL |
|-----------|---------|------------------------------------------------------|------|----------|
| NO. | DATE | | | |
| 1 | 2-16-03 | REVISION FOR VDOT, VDOT AND FRANKLIN COUNTY COMMENTS | | |
| 2 | 9-09-03 | REVISION FOR VDOT | | |

| | |
|-------------|--|
| DESIGN: SRB | |
| DRAFT: SRB | |
| CHECK: RDS | |

| | |
|------------------------------------|--|
| PLAN AND PROFILE | |
| THE COTTAGES AT CONTENTMENT ISLAND | |
| LOCATED ON SMITH MOUNTAIN LAKE | |
| UNION HALL MAGISTERIAL DISTRICT | |
| FRANKLIN COUNTY, VIRGINIA | |

| |
|-------------------|
| DATE: 10-04-02 |
| SCALE: AS SHOWN |
| SHEET 9 OF 12 |
| PROJECT NO. 02023 |