

DEVELOPMENT PLANS
FOR
SOUTH POINTE CONDOMINIUMS
AT THE WATERFRONT - BUILDING 400

*SITUATED IN
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA*

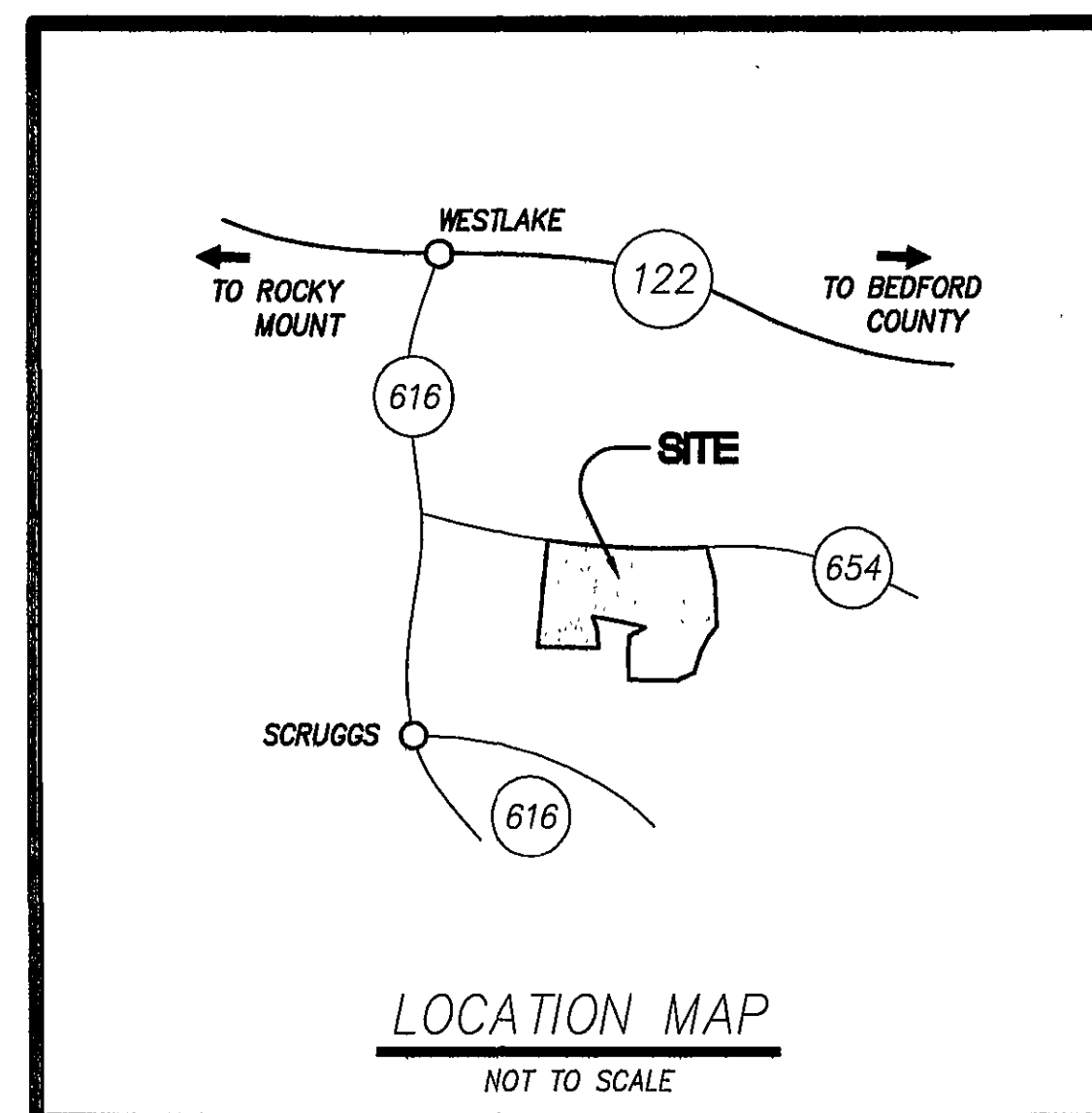
DATE: 04 MARCH 2005

PREPARED FOR

WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.

PROFFERS

1. THE APPLICANT WILL ADHERE TO ALL THE REQUIREMENTS SET FORTH IN THE RESIDENTIAL PLANNED-UNIT DEVELOPMENT DISTRICT AS SET FORTH IN THE FRANKLIN COUNTY ORDINANCE.
2. PRIOR TO THE START OF CONSTRUCTION OR CLEARING THE APPLICANT WILL COORDINATE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) RESIDENT ENGINEER AND WILL OBTAIN APPROVAL FOR A COMMERCIAL ENTRANCE PERMIT. APPLICANT WILL ABIDE BY ALL VDOT REGULATIONS IN REGARDS TO DEVELOPING CONSTRUCTING ROADS WITHIN THE DEVELOPMENT.
3. THE APPLICANT WILL DEVELOP THE PROPERTY IN SUBSTANTIAL CONFORMANCE WITH THE CONCEPT PLAN DRAWN BY LUMSDEN AND ASSOCIATES, DATED JUNE 19,2002.
4. APPLICANT WILL COMPLY WITH CHAPTER 7 EROSION AND SEDIMENT CONTROL REGULATIONS.
5. APPLICANT WILL MINIMIZE THE REMOVAL OF EXISTING WOODED AREAS AND WILL RETAIN A SUITABLE BUFFER BETWEEN ADJACENT PROPERTIES.
6. APPLICANT WILL DEVELOP DOCKS AS SET FORTH IN THE CONCEPT PLAN. IN ADDITION, APPLICANT WILL ABIDE BY THE FRANKLIN COUNTY ORDINANCE ON BOAT DOCKS, AND WITH ALL OTHER STATE AND FEDERAL AGENCY REGULATIONS TO INCLUDE VDO DETAILED DRAWINGS OF THE BOAT SLIPS WILL BE SUBMITTED TO THE PLANNING AND COMMUNITY DEVELOPMENT OFFICE PRIOR TO THE START OF CONSTRUCTION.
7. ALL DEBRIS CURRENTLY ON SITE, TO INCLUDE EXISTING DWELLING, WILL BE REMOVED AND PROPERLY DISPOSED.
8. ALL DUMPSTERS WILL BE SCREENED WITH AN EIGHT (8) FOOT FENCE AND PLACED ON A CONCRETE OR PAVED PAD.



--INDEX OF DRAWINGS--

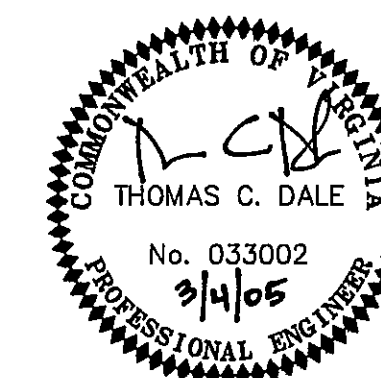
SHEET No.	DESCRIPTION
1.	LUMSDEN ASSOCIATES COVER SHEET
2.	FRANKLIN COUNTY COVER SHEET
3.	NOTES AND DETAILS
4.	DIMENSIONAL LAYOUT
5.	GRADING PLAN
6.	PROFILES
7.	WATER SPECIFICATIONS
8.	LANDSCAPE PLAN
9.	EROSION AND SEDIMENT CONTROL PLAN
10.	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS



LUMSDEN ASSOCIATES, P.C.
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REVISIONS	
DATE	SHEETS

COMMISSION NO: 2001-389

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