DEVELOPMENT PLAN FOR

SITUATED IN

GILLS CREEK MAGISTERIAL DISTRICT

DATE: OCTOBER 02, 2007

VIRGINIA

FRANKLIN COUNTY,

- THE DEVELOPER SHALL RECORD A DOCUMENT IN THE LAND RECORDS OF THE CLERK OF THE CIRCUIT COURT PRIOR TO RECEIVING SITE PLAN OR GRADING APPROVAL, OBLIGATING THE PROPERTY OWNER'S ASSOCIATION TO PAY FOR UPKEEP AND MAINTENANCE OF THE PRIVATE ROADS ON A
- PRO-RATA BASIS OR OTHER BASIS AS DETERMINED.

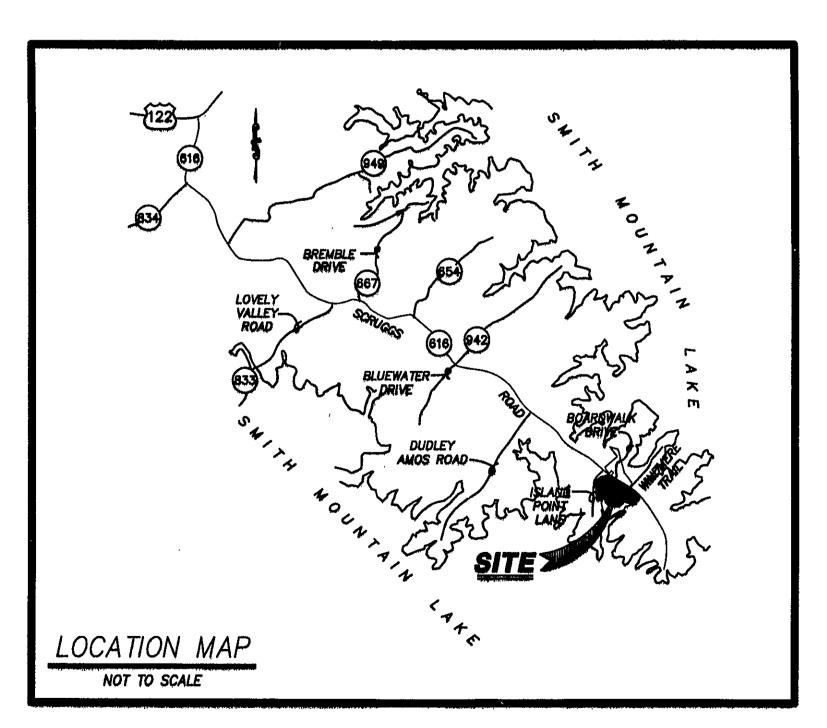
 NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED PRIOR TO AN INITIAL COAT OF SURFACE TREATMENT BEING PLACED ON THE PRIVATE ROAD.

 FINAL ASPHALT SURFACE COAT SHALL BE PLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE LAST DWELLING TO BE SE
- HAS RECEIVED A CERTIFICATION FROM AN INDIVIDUAL LICENSED BY THE COMMONWEALTH OF VIRGINIA TO PROVIDE SUCH SERVICE STATING THAT THE CONSTRUCTION OF THE ROAD MEETS GRADE AND PAVEMENT CONSTRUCTION REQUIREMENTS CONSISTENT WITH VIDOT SUBDIVISION STREET REQIREMENTS

- LOW IMPACT DEVELOPMENT TECHNIQUES SUCH AS, BUT NOT LIMITED TO, MINI BIO—RETENSION PONDS, DRY WELLS, AND PERVIOUS SWALES SHALL BE DESIGNED TO PROVIDE ADEQUATE STORAGE AND INFILTRATION FOR A RUNOFF VOLUME EQUAL TO 1/2 INCH ON ALL IMPERVIOUS SURFACES. INDIVIDUAL LOTS SHALL FRONT ON INTERNAL ROADS. DRIVEWAYS CONNECTING TO STATE ROUTE 616 SHALL BE PROHIBITED. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

- 1. DEVELOPER/ONNER SHALL EXECUTE THE GRADING OPERATIONS PER APPROVED PLANS ENTILITLED AS "GRADING AND EROSION AND SEDIMENT CONTROL

PREPARED FOR RKL HOLDINGS, LLC



I AM CERTIFIED BY THE STATE OF VIRGINIA AS A "RESPONSIBLE LAND DISTURBER". I SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN AS SHOWN.

SIGNATURE:	
PRINTED NAME:	
CERTIFICATE No.:	
EXPIRATION DATE:	
TELEPHONE No.:	
ADDRESS:	
· · · · · · · · · · · · · · · · · · ·	., .

LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS

4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018

PHONE: (540) 774-4411 FAX: (540) 772-9445 E-MAIL: MAIL@LUMSDENPC.COM

--INDEX OF DRAWINGS--

SHEET No. DESCRIPTION

- 1. . . . LUMSDEN ASSOCIATES COVER SHEET 2....FRANKLIN COUNTY COVER SHEET
- 3....NOTES AND DETAILS
- OVERALL CONCEPT PLAN AND SHEET LAYOUT
- 5 DIMENSIONAL LAYOUT & UTILITIES PLAN
- 6 DIMENSIONAL LAYOUT & UTILITIES PLAN
- 7. . . . DIMENSIONAL LAYOUT & UTILITIES PLAN
- GRADING PLAN
- 9. GRADING PLAN
- 10 GRADING PLAN
- 11. OFFSITE WATER PLAN
- 12 ROAD PROFILES & SPOT ELEVATIONS
- 13. ROAD PROFILES & SPOT ELEVATIONS
- 14 ROAD & STORMDRAIN PROFILES & SPOT ELEVATIONS
- 15 ROAD & STORMDRAIN PROFILES & SPOT ELEVATIONS
- 16 WATER PROFILES
- 17. BIO-RETENTION LANDSCAPPING PLAN & SPECIFICATIONS
- 18. EROSION AND SEDIMENT CONTROL PLAN
- 19 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
- 20 WELL No. 4 DETAILS
- 21. WATER DETAILS
- 22 WATER SPECIFICATIONS

2005-213 SHEET 1 OF 22