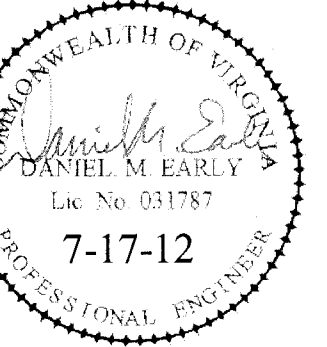




ACS DESIGN

ENGINEERING • SURVEYING
CONSTRUCTION MANAGEMENT

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The Coves at Smith Mountain Lake
Central Sewer System Modifications
Optima Properties-Smith Mountain Lake, LLC
Franklin County, Virginia

DRAWN BY: JSH
DESIGNED BY: DME
CHECKED BY: DME
DATE: 7-17-12
JOB NUMBER: 11038

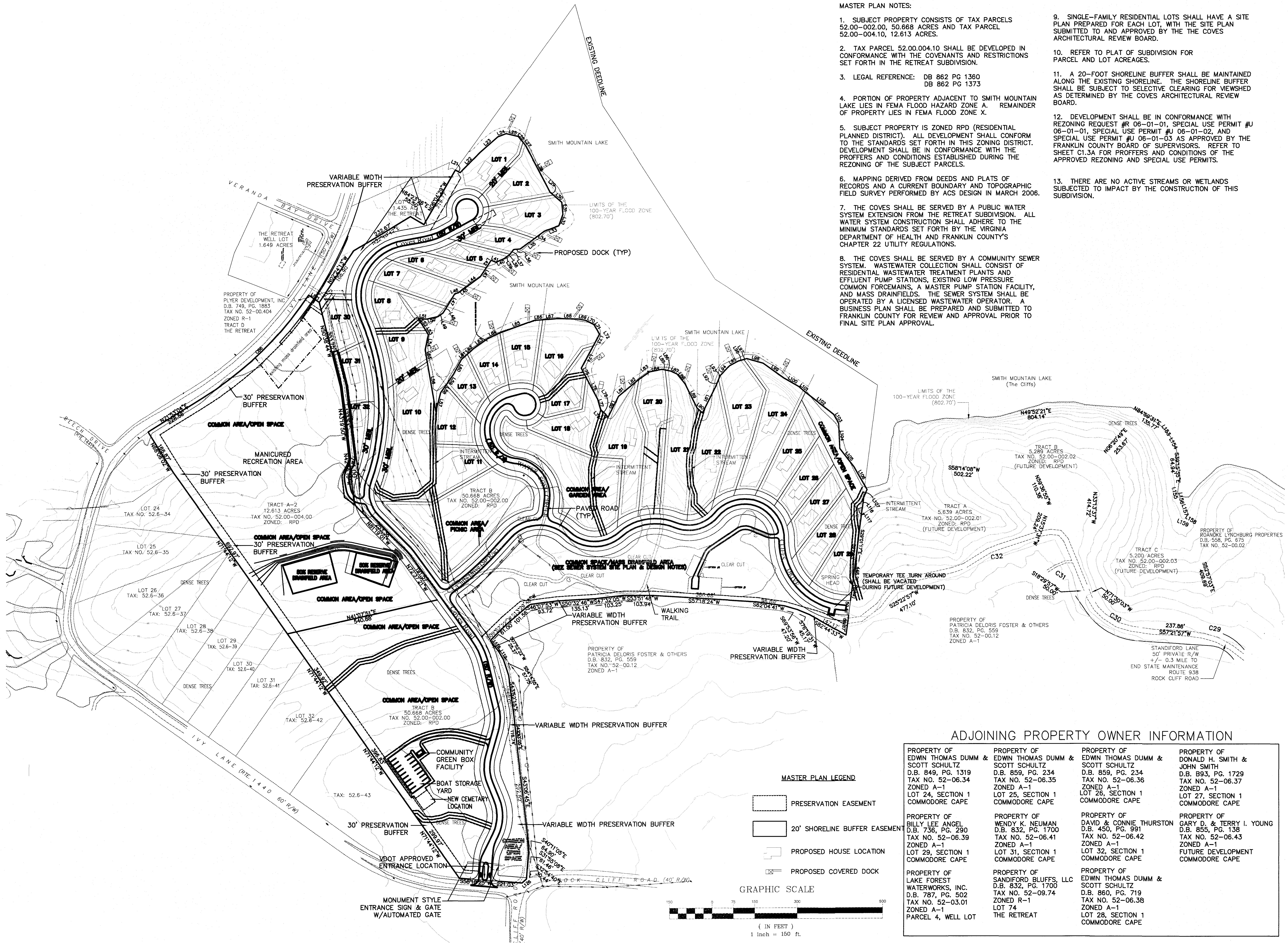
REVISIONS:
No. 1
No. 2
No. 3
No. 4

SHEET NO.:
C101

Master Plan

MASTER PLAN NOTES:

- SUBJECT PROPERTY CONSISTS OF TAX PARCELS 52.00-002.00, 50.668 ACRES AND TAX PARCEL 52.00-004.10, 12.613 ACRES.
- TAX PARCEL 52.00.004.10 SHALL BE DEVELOPED IN CONFORMANCE WITH THE COVENANTS AND RESTRICTIONS SET FORTH IN THE RETREAT SUBDIVISION.
- LEGAL REFERENCE: DB 862 PG 1360
DB 862 PG 1373
- PORTION OF PROPERTY ADJACENT TO SMITH MOUNTAIN LAKE LIES IN FEMA FLOOD HAZARD ZONE A. REMAINDER OF PROPERTY LIES IN FEMA FLOOD ZONE X.
- SUBJECT PROPERTY IS ZONED RPD (RESIDENTIAL PLANNED DISTRICT). ALL DEVELOPMENT SHALL CONFORM TO THE STANDARDS SET FORTH IN THIS ZONING DISTRICT. DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE PROFFERS AND CONDITIONS ESTABLISHED DURING THE REZONING OF THE SUBJECT PARCELS.
- MAPPING DERIVED FROM DEEDS AND PLATS OF RECORDS AND A CURRENT BOUNDARY AND TOPOGRAPHIC FIELD SURVEY PERFORMED BY ACS DESIGN IN MARCH 2006.
- THE COVES SHALL BE SERVED BY A PUBLIC WATER SYSTEM EXTENSION FROM THE RETREAT SUBDIVISION. ALL WATER SYSTEM CONSTRUCTION SHALL ADHERE TO THE MINIMUM STANDARDS SET FORTH BY THE VIRGINIA DEPARTMENT OF HEALTH AND FRANKLIN COUNTY'S CHAPTER 22 UTILITY REGULATIONS.
- THE COVES SHALL BE SERVED BY A COMMUNITY SEWER SYSTEM. WASTEWATER COLLECTION SHALL CONSIST OF RESIDENTIAL WASTEWATER TREATMENT PLANTS AND EFFLUENT PUMP STATIONS, EXISTING LOW PRESSURE COMMON FORCE MAINS, A MASTER PUMP STATION FACILITY, AND MASS DRAINFIELDS. THE SEWER SYSTEM SHALL BE OPERATED BY A LICENSED WASTEWATER OPERATOR. A BUSINESS PLAN SHALL BE PREPARED AND SUBMITTED TO FRANKLIN COUNTY FOR REVIEW AND APPROVAL PRIOR TO FINAL SITE PLAN APPROVAL.
- SINGLE-FAMILY RESIDENTIAL LOTS SHALL HAVE A SITE PLAN PREPARED FOR EACH LOT, WITH THE SITE PLAN SUBMITTED TO AND APPROVED BY THE THE COVES ARCHITECTURAL REVIEW BOARD.
- REFER TO PLAT OF SUBDIVISION FOR PARCEL AND LOT ACRES.
- A 20-FOOT SHORELINE BUFFER SHALL BE MAINTAINED ALONG THE EXISTING SHORELINE. THE SHORELINE BUFFER SHALL BE SUBJECT TO SELECTIVE CLEARING FOR VIEWED AS DETERMINED BY THE COVES ARCHITECTURAL REVIEW BOARD.
- DEVELOPMENT SHALL BE IN CONFORMANCE WITH REZONING REQUEST #R 06-01-01, SPECIAL USE PERMIT #U 06-01-01, SPECIAL USE PERMIT #U 06-01-02, AND SPECIAL USE PERMIT #U 06-01-03 AS APPROVED BY THE FRANKLIN COUNTY BOARD OF SUPERVISORS. REFER TO SHEET C1.3A FOR PROFFERS AND CONDITIONS OF THE APPROVED REZONING AND SPECIAL USE PERMITS.
- THERE ARE NO ACTIVE STREAMS OR WETLANDS SUBJECTED TO IMPACT BY THE CONSTRUCTION OF THIS SUBDIVISION.



ADJOINING PROPERTY OWNER INFORMATION

PROPERTY OF EDWIN THOMAS DUMM & SCOTT SCHULTZ D.B. 849, PG. 1319 TAX NO. 52-06.34 ZONED A-1 LOT 24, SECTION 1 COMMODORE CAPE	PROPERTY OF EDWIN THOMAS DUMM & SCOTT SCHULTZ D.B. 859, PG. 234 TAX NO. 52-06.35 ZONED A-1 LOT 25, SECTION 1 COMMODORE CAPE	PROPERTY OF EDWIN THOMAS DUMM & SCOTT SCHULTZ D.B. 859, PG. 1729 TAX NO. 52-06.37 ZONED A-1 LOT 26, SECTION 1 COMMODORE CAPE	PROPERTY OF DONALD H. SMITH & JOHN SMITH D.B. 893, PG. 1729 TAX NO. 52-06.37 ZONED A-1 LOT 27, SECTION 1 COMMODORE CAPE
PROPERTY OF BILLY LEE ANGEL D.B. 736, PG. 290 TAX NO. 52-06.39 ZONED A-1 LOT 29, SECTION 1 COMMODORE CAPE	PROPERTY OF WENDY K. NEUMAN D.B. 832, PG. 1700 TAX NO. 52-06.41 ZONED A-1 LOT 31, SECTION 1 COMMODORE CAPE	PROPERTY OF DAVID & CONNIE THURSTON D.B. 450, PG. 991 TAX NO. 52-06.42 ZONED A-1 LOT 32, SECTION 1 COMMODORE CAPE	PROPERTY OF GARY D. & TERRY I. YOUNG D.B. 855, PG. 138 TAX NO. 52-06.43 ZONED A-1 FUTURE DEVELOPMENT COMMODORE CAPE
PROPERTY OF LAKE FOREST WATERWORKS, INC. D.B. 787, PG. 502 TAX NO. 52-03.01 ZONED A-1 PARCEL 4, WELL LOT	PROPERTY OF SANDFORD BLUFFS, LLC D.B. 832, PG. 1700 TAX NO. 52-09.74 ZONED R-1 LOT 74 THE RETREAT	PROPERTY OF EDWIN THOMAS DUMM & SCOTT SCHULTZ D.B. 860, PG. 719 TAX NO. 52-06.38 ZONED A-1 LOT 28, SECTION 1 COMMODORE CAPE	

MASTER PLAN LEGEND

- PRESERVATION EASEMENT
- 20' SHORELINE BUFFER EASEMENT
- PROPOSED HOUSE LOCATION
- PROPOSED COVERED DOCK

GRAPHIC SCALE

