

1. SUBJECT PROPERTY CONSISTS OF TAX PARCELS  
52.00-002.00, 50.668 ACRES AND TAX PARCEL  
52.00-004.10, 12.613 ACRES.

2. TAX PARCEL 52.00.004.10 SHALL BE DEVELOPED IN CONFORMANCE WITH THE COVENANTS AND RESTRICTIONS SET FORTH IN THE RETREAT SUBDIVISION.

3. LEGAL REFERENCE: DB 862 PG 1360  
DB 862 PG 1373

4. PORTION OF PROPERTY ADJACENT TO SMITH MOUNTAIN  
LAKE LIES IN FEMA FLOOD HAZARD ZONE A. REMAINDER  
OF PROPERTY LIES IN FEMA FLOOD ZONE X.

5. 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.

6. MAPPING DERIVED FROM DEEDS AND PLATS OF RECORDS AND A CURRENT BOUNDARY AND TOPOGRAPHIC FIELD SURVEY PERFORMED BY ACS DESIGN IN MARCH 2006

7. 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.

8. THE COVES SHALL BE SERVED BY A COMMUNITY SEWER SYSTEM. WASTEWATER COLLECTION SHALL CONSIST OF RESIDENTIAL GRINDER PUMP STATIONS, LOW PRESSURE COMMON FORCEMAINS, A WASTEWATER TREATMENT PLANT 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.

9. THE DEVELOPERS RESERVE THE RIGHT TO CONSTRUCT A GATED ENTRANCE TO SERVE THE PRIVATE STREET SYSTEM CONTAINED WITHIN THE COVES. ENTRANCE CONDITIONS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY FRANKLIN COUNTY AND VDOT.

10. SINGLE-FAMILY RESIDENTIAL LOTS SHALL HAVE A SITE PLAN PREPARED FOR EACH LOT, WITH THE SITE PLAN SUBMITTED TO AND APPROVED BY THE CITY COVES ARCHITECTURAL REVIEW BOARD. EACH SITE PLAN SHALL INDICATE SPECIFIC SOIL AND EROSION CONTROL MEASURES AS MAY BE DEEMED NECESSARY FOR EACH SPECIFIC LOT. EACH LOT SHALL INCLUDE A STORMWATER COLLECTION AND DETENTION SYSTEM. OPERATION OF THE DETENTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

11. STORMWATER CONVEYANCE SYSTEMS SHALL UTILIZE LOW IMPACT DEVELOPMENT AND STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES, WHERE APPLICABLE AND PRACTICAL, TO PROTECT AND IMPROVE STORMWATER RUNOFF QUALITY.

12. REFER TO PLAT OF SUBDIVISION FOR  
PARCEL AND LOT ACREAGES.

VERANDA

THE RETIREMENT WELL LOT  
1.649 ACRE

TRACT D

TRACT E

PROPERTY OF  
PLYER DEVELOPMENT, INC.  
D.B. 749, PG. 1883  
TAX NO. 52-00.404  
ZONED R-1

13. DOCK DESIGN AND CONSTRUCTION SHALL ADHERE TO THE LATEST REGULATIONS SET FORTH BY AMERICAN ELECTRIC POWER.

14. DEVELOPMENT ALONG SMITH MOUNTAIN LAKE SHALL CONFORM TO THE REGULATIONS SET FORTH IN THE SMITH MOUNTAIN LAKE SHORELINE MANAGEMENT PLAN, LATEST EDITION.

15. A 20-FOOT SHORELINE BUFFER SHALL BE MAINTAINED ALONG THE EXISTING SHORELINE. THE SHORELINE BUFFER SHALL BE SUBJECT TO SELECTIVE CLEARING FOR VIEWSHED AS DETERMINED BY THE COVES ARCHITECTURAL REVIEW BOARD.

16. PRIVATE ROADS, COMMON AREAS, PICNIC AREAS, AND COMMUNITY BOAT SLIPS SHALL BE OWNED AND MAINTAINED BY THE COVES HOMEOWNERS ASSOCIATION. HOA DOCUMENTS SHALL BE PREPARED AND SUBMITTED TO THE FRANKLIN COUNTY ATTORNEY PRIOR TO FINAL SITE PLAN APPROVAL.

17. 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.

18. PLANS FOR THE PROPOSED COMMUNITY ENTRANCE SIGN SHALL BE SUBMITTED TO THE FRANKLIN COUNTY PLANNING DEPARTMENT AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SIGNAGE SHALL ADHERE TO THE CONDITIONS SET FORTH IN THE REZONING PLAN AND CURRENT FRANKLIN COUNTY ZONING ORDINANCES.

19. THE PRIVATE STREETS PROPOSED FOR CONSTRUCTION AS SHOWN WITHIN THE SITE PLAN FOR "THE COVES AT SMITH MOUNTAIN LAKE" WILL NOT BE CONSTRUCTED TO THE MINIMUM SUBDIVISION STREET STANDARDS SET FORTH BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IF STREETS ARE NOT CONSTRUCTED TO THE MINIMUM STANDARDS OF THE STATE OF VIRGINIA, THE STREETS WILL NOT BE INCLUDED IN THE SYSTEM OF STATE HIGHWAYS AND WILL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY APPROVING THE SUBDIVISION. THE STREETS WILL NOT BE ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.

20. THE EXISTING CEMETARY LOCATED AT THE END OF COVES ROAD SHALL BE RELOCATED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE CEMETARY SHALL BE PROPERLY RELOCATED AND INSPECTED BY FRANKLIN COUNTY PRIOR TO THE RECORDATION OF THE SUBDIVISION FOR LOTS 1, 2, 3, AND 4. CONSTRUCTION OF THE CUL-DE-SAC FOR COVES ROAD SHALL NOT COMMENCE UNTIL THE CEMETARY RELOCATION HAS BEEN CERTIFIED BY FRANKLIN COUNTY.

21. THERE ARE NO ACTIVE STREAMS OR WETLANDS  
SUBJECTED TO IMPACT BY THE CONSTRUCTION OF THIS  
SUBDIVISION.

22. NO STREET LIGHTING IS PROPOSED FOR THIS PROJECT. IF STREET LIGHTING IS PROPOSED FOR CONSTRUCTION, THE DEVELOPER SHALL SUBMIT A PROPOSED STREET LIGHTING AND PHOTOMETRIC PLAN. ALL LIGHTING SHALL BE DOWNWARD FACING AND SHALL NOT EXCEED THE MINIMUM LIGHTING STANDARDS SET FORTH IN THE FRANKLIN COUNTY ZONING ORDINANCE. DETAIL SHEETS INDICATING PROPOSED STREET LIGHTING EQUIPMENT SHALL BE SUBMITTED TO FRANKLIN COUNTY PLANNING AND BUILDING PRIOR TO INSTALLATION.

23. THE SITE PLAN FOR THE COVES AT SMITH MOUNTAIN LAKE SHALL BE SUBJECT TO REVIEW FOR COMPLIANCE WITH ALL CURRENT STATE AND LOCAL STORMWATER MANAGEMENT AND DRAINAGE ORDINANCES.

24. ALL DRAINAGE EASEMENTS SHALL BE MADE TO FUNCTION AND EXTEND TO A NATURAL WATERCOURSE. ALL DRAINAGE EASEMENTS SHALL BE SUBJECT TO FIELD REVIEW BY FRANKLIN COUNTY AND IF DEEMED INSUFFICIENT RELATIVE TO EROSION CONTROL OR SCOUR, WILL BE SUBJECT TO CORRECTIVE MEASURES AS ENFORCED BY LOCAL AND STATE AGENCIES.

25. HEIGHT OF SIGN STRUCTURE: 10 FEET AS MEASURED FROM THE AVERAGE GRADE PLANE TO THE TOP OF STRUCTURE. MINIMUM SETBACK FOR SIGN STRUCTURES SHALL BE 15 FEET FROM COVE ROAD PROPERTY LINE AND 15 FEET FROM THE IVY LANE PUBLIC RIGHT OF WAY LINE.

26. A DIMENSIONAL DOCK PLAN SHALL BE PREPARED AND FILED WITH FRANKLIN COUNTY PLANNING RELATIVE TO PROCUREMENT OF BUILDING PERMITS FOR INDIVIDUAL DOCKS. THE DOCKS INDICATED HEREIN ARE DEPICTED AS DUAL SLIP DOCKS WITH A MAXIMUM SQUARE FOOTAGE AREA OF 1480 SQUARE FEET.

COMMONWEALTH OF VIRGINIA  
*Daniel M. Early*  
 DANIEL M. EARLY  
 No. 031787  
 10/20/06  
 PROFESSIONAL ENGINEER

# ACS DESIGN

**ENGINEERING • SURVEYING**  
**LANDSCAPE ARCHITECTURE**  
**CONSTRUCTION MANAGEMENT**

2203 PETERS CREEK ROAD  
ROANOKE, VIRGINIA 24017  
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**The Coves at Smith Mountain Lake  
Optima Properties-Smith Mountain Lake, LLC  
Franklin County, Virginia**

DRAWN BY:	dme
DESIGNED BY:	dme
CHECKED BY:	
DATE:	15 May 2006
JOB NUMBER:	05271

REVISED:	
No. 1	8/18/06
rev Master Plan per FC, VDOT, ACS	
No. 2	
No. 3	
No. 4	

SHEET NO.  
C1.3

## Master Plan

