DEVELOPMENT PLAN

FOR

SITUATED IN

CAVE SPRING MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA

DATE: 19 MAY 2006

PREPARED FOR

COTTON HILL LAND CO., LC

DEVE LOPM ENT PLAN				
APPRO	AP PRO VED			
FOR CONSTRUCTION				
BY ROANOKE COUNTY				
Department		Date		
Development Review	79}	12/11/6/2		
Engineering	MC	12/11/06		
Water & Sewer	KRB	12/1/06		
Planning & Zoning	72W	12/11/06		

is Dopuk

SITE COLONIAL SITE PARKWAY PARKWAY LOCATION MAP NOT TO SCALE

--INDEX OF DRAWINGS--SHEET No. DESCRIPTION

EEI NO. DESCRIPTION

1. LUMSDEN ASSOCIATES COVER SHEET 2 ROANOKE COUNTY COVER SHEET

3. RECORD PLAT

4 NOTES AND DETAILS

5....DIMENSIONAL LAYOUT

S. GRADING PLAN

DESCRIPTION AND

7. PROFILES AND DETAILS

8.... PROFILES AND DETAILS

9. PROFILES AND DETAILS

10.... EROSION AND SEDIMENT CONTROL PLAN

11. EROSION AND SEDIMENT CONTROL DETAILS
12. EROSION AND SEDIMENT CONTROL DETAILS

13.... WATER DETAILS

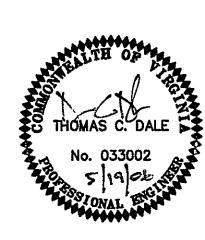
14 SEWER DETAILS

ALSO SEE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR "HAMPSHIRE", DATED: 6 JANUARY 2006



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



RE	VISIONS	
DATE	SHEETS	
6/13/06	5 18	
	- <u>.</u>	
i.		
COMMISSIO	и но: 1995-359	
SHEE	T 1 OF 14	

96.02-1-33, WITHIN WHICH THIS PROJECT IS LOCATED, TO R-1 WAS APPROVED BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA WITH THE FOLLOWING PROFFERED CONDITIONS: "1. DEVELOPMENT OF THE PROPERTY WILL BE LIMITED TO FORTY-FOUR (44) LOTS IN SUBSTANTIAL CONFORMITY WITH THE PLAN ENTITLED "HAMPSHIRE PREPARED FOR

PROFFERED CONDITIONS
(ORDINANCE # 042203-9)

"1. DEVELOPMENT OF THE PROPERTY WILL BE LIMITED TO FORTY—FOUR (44) LOTS IN SUBSTANTIAL CONFORMITY WITH THE PLAN ENTITLED "HAMPSHIRE PREPARED FOR COTTON HILL LAND CO., LC" BY LUMSDEN ASSOCIATES, P.C. UNDER DATE OF JANUARY 8, 2003, ENTITLED "LAYOUT WITH NEW PROFFERS FOR REVISED REZONING REQUEST"; PROVIDED, HOWEVER, THAT SHOULD VDOT REQUIRE THE ENTRANCE TO BE RELOCATED, THE INTERNAL STREET PATTERN MAY BE ADJUSTED TO PROVIDE FOR FORTY—FOUR (44) LOTS.

REZONING OF THE 22.743 ACRE TRACT OF LAND HAVING ROANOKE COUNTY TAX ID

2. OTHER THAN AS NECESSARY FOR THE INSTALLATION OF THE ROAD SYSTEM WITHIN THE PROPERTY, THE INSTALLATION OF UTILITIES, STORM DRAINAGE AND DETENTION BASINS REQUIRED BY THE APPROPRIATE GOVERNMENT OFFICIALS FOR DEVELOPMENT OF THE PROPERTY, AND THE CLEARING AND GRADING FOR THE PROPER USE OF THE BUILDING SITES ON THE LOTS, NO TREES WILL BE REMOVED.

3. DEVELOPER WILL CAUSE TO BE RECORDED AMONG THE LAND RECORDS OF ROANOKE COUNTY COVENANTS WHICH PROHIBIT FUTURE OWNERS OF ANY LOTS FROM REMOVING ANY TREE THAT MEASURES 3 INCHES OR GREATER IN DIAMETER AT A HEIGHT OF 4 FEET ABOVE THE GROUND AS LONG AS SAID TREE IS HEALTHY. SAID COVENANTS SHALL FURTHER INCLUDE PROVISIONS ESTABLISHING AN ARCHITECTURAL REVIEW COMMITTEE WHICH SHALL BE CHARGED WITH THE RESPONSIBILITY OF REVIEWING REQUESTS OF FUTURE OWNERS TO CHANGE THE EXISTING LANDSCAPING AND GROUNDS ON ANY LOT ONCE THE LOT HAS BEEN DEVELOPED AND HAS A HOME CONSTRUCTED ON THAT LOT. SAID ARCHITECTURAL REVIEW COMMITTEE SHALL PROHIBIT THE REMOVAL OF ANY TREES 3 INCHES OR GREATER IN DIAMETER AT A HEIGHT OF 4 FEET ABOVE GROUND UNLESS THE REMOVAL OF SUCH TREE IS IN THE INTEREST OF SAFETY AS DETERMINED BY THE ARCHITECTURAL REVIEW COMMITTEE.

4. NO DRIVEWAYS FOR LOTS WILL BE PERMITTED ON COTTON HILL ROAD, RAINTREE ROAD, OR SYLVAN BROOK ROAD.

5. THE PROPERTY WILL BE ACCESSED BY A SINGLE ENTRANCE FROM COTTON HILL ROAD AT A LOCATION TO BE APPROVED BY VDOT.

6. DEVELOPER AGREES TO DEDICATE IN FEE SIMPLE TO VDOT ALL PROPERTY NECESSARY FOR THE IMPROVEMENTS TO COTTON HILL ROAD UP TO A MAXIMUM AMOUNT AS SHOWN ON THE PLAN DATED MARCH 26, 2003, OR SUCH LESSER AMOUNT AS MAY BE AGREED UPON BETWEEN THE DEVELOPER AND VDOT.

7. DESIGNATED AREAS ALONG RAINTREE AND SYLVAN BROOK ROAD, AS SHOWN ON THE PLAN, SHALL BE LEFT IN THEIR NATURAL, UNDISTURBED STATE.

8. A WATER LINE EASEMENT SHALL BE PROVIDED THROUGH THE PROPERTY TO SYLVAN BROOK ROAD. THE DEVELOPER SHALL INSTALL A WATER LINE WITHIN SAID EASEMENT AND PLACE A FIRE HYDRANT AT SYLVAN BROOK ROAD IN A LOCATION TO BE APPROVED BY THE ROANOKE COUNTY FIRE DEPARTMENT. DEVELOPER SHALL PLANT TREES WITHIN THE AREA WHERE TREES OF ANY SUBSTANCE ARE REMOVED AS A RESULT OF THE INSTALLATION OF THE WATER LINE. THE DEVELOPER AGREES TO USE ITS BEST EFFORTS TO RUN THIS WATER LINE IN SUCH A MANNER SO AS TO DISTURB AS FEW TREES AS POSSIBLE, SUBJECT TO THE APPROVAL OF THE ROANOKE COUNTY FIRE DEPARTMENT.

9. DEVELOPER SHALL INSTALL A 6-FOOT VINYL FENCE AT THE REAR OF LOTS 2
THROUGH 6 AND THROUGH LOT 7 TO THE POINT WHERE RUNYON'S LEFT SIDE
PROPERTY LINE INTERSECTS THE REAR LOT LINE OF LOT 7. THE DEVELOPER SHALL
INCLUDE IN THE OBLIGATIONS OF THE HOMEOWNERS ASSOCIATION THE
RESPONSIBILITY FOR MAINTAINING SUCH FENCE.

10. DEVELOPER SHALL GRADE LOTS 1 THROUGH 44 AS NECESSARY FOR SIGHT DISTANCE APPROVAL AS DETERMINED BY VDOT."

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: