

ROCK OUTDOORS

71 & 113 PARKCREST DRIVE
FRANKLIN COUNTY, VIRGINIA
ORIGINAL SUBMITTAL: SEPTEMBER 13, 2023
REVISED SUBMITTAL: NOVEMBER 2, 2023

GENERAL NOTES

NOTES:

1. THIS PLAN WAS PREPARED AT THE REQUEST OF EASTER CREEK PARTNERS.
2. NO DELINEATION OF WETLANDS WAS REQUESTED OR MADE AS PART OF THIS PLAN.
3. BY GRAPHIC SCALING ONLY, THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY FEMA AND SHOWN ON THEIR MAP NUMBER 51067C0200D BEARING AN EFFECTIVE DATE OF JANUARY 6, 2010.
4. THIS PROPERTY IS ZONED PCD - PLANNED COMMERCIAL DISTRICT.
5. THIS PARCEL IS CURRENTLY SERVED BY PUBLIC WATER AND A PRIVATE SEPTIC SYSTEM.
6. EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS; CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL CONTACT FRANKLIN COUNTY AND MISS UTILITY (811) AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION ACTIVITY AND ADVISE THE NATURE AND LOCATION OF WORK.
8. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS AND COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
9. THE CONTRACTOR SHALL BE FULLY LIABLE FOR ANY DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY CONSTRUCTION OPERATION AND SHALL RESTORE DAMAGED PROPERTY TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER OR ENGINEER.
10. ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND PROTECTED WITH EROSION CONTROL PRACTICES AND AS SHOWN ON THE PLAN HEREIN.
11. VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED BEFORE EXCAVATION BEGINS.
12. THE CONTRACTOR SHALL REPLACE ALL DISTURBED SURFACES IN KIND, INCLUDING PAVEMENT, STONE, DITCHES, MAILBOXES, SHRUBS, ETC. AND/OR AS SHOWN ON THIS PLAN.
13. ALL PROPERTY PINS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR.
14. HORIZONTAL CONTROL IS BASED ON NAV 83 VA SOUTH ZONE. VERTICAL CONTROL IS BASED ON NAVD83 GEOID 18.
15. MAINTAIN OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, AND GAS SERVICES AND ALL OTHER UNDERGROUND UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. OUTAGES WILL NOT BE ALLOWED. SHOULD OUTAGES BECOME NECESSARY, CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
16. ANY SITEWORK AND DETAILS NOT COVERED BY THESE PLANS SHALL CONFORM TO FRANKLIN COUNTY & THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, CURRENT EDITIONS.
17. THIS ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE PROJECT AREA BEFORE CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
18. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH FRANKLIN COUNTY AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, CURRENT EDITIONS.
19. IF DURING DEMOLITION OR CONSTRUCTION, ANY CONFLICTS OR DISCREPANCIES ARE NOTED WITH REGARD TO ANY PUBLIC WATER SERVICE CONNECTION, THE ENGINEER AND THE FRANKLIN COUNTY PUBLIC UTILITIES SHALL BE NOTIFIED, THIS INCLUDES, BUT NOT LIMITED TO, CONNECTIONS WHICH NEED TO BE ADDED, ABANDONED, CHANGED, OR RELOCATED.
20. IF ANY BACKFLOW PREVENTION ASSEMBLIES ARE FOUND DURING DEMOLITION OR WHILE OTHER WORK IS BEING PERFORMED FOR THIS PROJECT, THEY SHALL NOT BE REMOVED, RELOCATED, OR REPLACED WITHOUT ADVANCE AUTHORIZATION FROM THE FRANKLIN COUNTY PUBLIC UTILITIES.
21. NO SITE WORK, LOGGING, GRUBBING, OR GRADING IS PERMITTED PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT.
22. ALL EXPOSED SOILS SHALL BE PERMANENTLY SEEDED AND STABILIZED IN ACCORDANCE WITH VIRGINIA EAS REGULATIONS IMMEDIATELY AFTER REACHING FINISHED GRADE. FINISHED GRADE IS FINAL GRADE OF THE SITE AFTER EXCAVATING OR FILLING WHICH CONFORMS TO THE APPROVAL FINAL GRADING PLAN. THE FINISH GRADE IS ALSO THE GRADE AT THE TOP OF A PAVED SURFACE.
23. APPROXIMATE EARLY QUANTITIES MAY DIFFER FROM ACTUAL CONDITIONS AND THE CONTRACTOR SHALL ENSURE PROPER SHRINK FACTORS.
24. SOIL MATERIALS SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONABLE MATERIALS. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION, BACKFILL AND FILL MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1143, NO. 200 SIEVE.
25. CONTRACTOR SHALL HAVE A CONTRACT WITH A LICENSED REFUSE HAULER, WHOM IS REGISTERED WITH THE COUNTY, FOR REMOVAL OF ALL REFUSE FROM THE SITE.



VICINITY MAP
SCALE: 1" = 500'

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OWNER / DEVELOPER CERTIFICATION

I, _____, HEREBY ACKNOWLEDGE THE SITE IMPROVEMENTS IMPOSED BY THIS PLAN AND FRANKLIN COUNTY. I HEREBY AGREE TO DEVELOP THE SUBJECT PROPERTY IN COMPLIANCE WITH THIS PLAN AND WILL SUBMIT ANY PLAN REVISIONS TO FRANKLIN COUNTY FOR APPROVAL. I AGREE TO POST ALL REQUIRED BONDS WITH THE COUNTY FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE TOWN'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

OWNER/DEVELOPER

APPROVED

Franklin County
Planning & Community Development
Stormwater Management
Signature: _____
Date: 4/26/2024

APPROVED
Franklin County
Planning & Community Development
Stormwater Management
Signature: _____
Date: 4/26/2024

SITE DATA:

OWNER INFORMATION:

NAME: EASTER CREEK PARTNERS
ADDRESS: 1340 CREEKSHIRE WAY, SUITE 210
WINSTON SALEM, NC 27103

DESIGNER INFORMATION:

NAME: ACCUPOINT SURVEYING & DESIGN, LLC
ADDRESS: 6200 FORT AVENUE
LYNCHBURG, VA 24502

PROJECT DESIGNER: AMY K. IGARTA-SEPP, PE
REGISTRATION NUMBER: 036952
PHONE: 434-610-4334
E-MAIL ADDRESS: ASEPP@ACCUPOINTSURVEYING.COM

SOURCE OF SURVEY:

ACCUPPOINT SURVEYING & DESIGN, LLC

SOURCE OF TOPOGRAPHY:

LIDAR

COUNTY/CITY, STATE:

FRANKLIN COUNTY, VIRGINIA

ACREAGE:

4.5 ACRES (71 PARKCREST DR)
11.72 ACRES (113 PARKCREST DR)

TAX MAP REFERENCES:

PARCEL ID: 0300000103 (71 PARKCREST DR)
D.B. 878, PG. 594
P.B. 878, PG. 463
PARCEL ID: 0300000103 (113 PARKCREST DR)
D.B. 1142, PG. 304
P.B. 1116, PG. 2
INSTRUMENT #: 4564

ZONING:

PCD (PLANNED COMMERCIAL DISTRICT)

MAGISTERIAL DISTRICT:

GILLS CREEK

OVERLAY DISTRICT:

WESTLAKE VILLAGE CENTER

EXISTING PROPERTY USE:

(71 PARKCREST) RETAIL BUILDING WITH APURTENANT PARKING
(113 PARKCREST) CELL TOWER

PROPOSED PROPERTY USE:

RETAIL/SHOWROOM WITH ACCESSORY SERVICE BUILDING,
PARKING, ROTATING INVENTORY BOAT STORAGE,
AND STORMWATER MANAGEMENT

SETBACKS:

(PER SUBDIVISION RESTRICTIONS)
(DB 876 PG 463)
FRONT = 75 FT
SIDE = 55 FT
REAR = 55 FT
LANDSCAPE BUFFER = 40 FT

RESPONSIBLE LAND DISTURBER:

BRIAN LUCAS
EASTER CREEK PARTNERS
71 PARKCREST DRIVE
HARDY, VA 24101
336-995-6877
blucas@EastercreekPartners.com

CERTIFICATION #:

RD20502

EXPIRATION DATE:

10/17/2026

LIMITS OF DISTURBANCE:

4.76 ACRES (207,459.46 SQ FT)

GENERAL INFORMATION

ACCUPPOINT
SURVEYING & DESIGN
SURVEYORS & ENGINEERS & SOIL EVALUATORS
6200 FORT AVENUE, LYNCHBURG, VA 24502
PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SITE DEVELOPMENT PLAN
FOR
ROCK OUTDOOR
71 PARKCREST DRIVE
FRANKLIN COUNTY, VIRGINIA



REVISION/DATE	11/02/23
PER WWW COMMENTS: 05/05/2023	
PER COUNTY COMMENTS: 08/17/2023	
PER COUNTY COMMENTS: 11/02/2023	
SCALE: 1" = 500'	
ASD JOB #: 2022-478	
FILE #: 2022-478 SITE	
PARCEL ID: 0300000103; 0300000103	
DATE: SEPTEMBER 13, 2023	

RECEIVED
NOV 9 6 2023



C-1
COVER SHEET

Inspector's As-Builts K. Winslow 6.21.24