

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



RESPONSE DATE	05/05/2023
PER WVA COMMENTS	05/05/2023
PER COUNTY COMMENTS	08/17/2023
PER COUNTY COMMENTS	11/02/2023
PER WVA/CURT CONFERENCE	12/04/2023

SCALE:	1" = 60'
ASD JOB #:	2022-478
FILE #:	2022-478 SITE
PARCEL ID:	030000109; 030000110
DATE:	SEPTEMBER 13, 2023

C-4
SITE AND UTILITY
PLAN

LEGEND

---	PROPERTY LINE
▒	PROPOSED BUILDING
▒	PROPOSED ASPHALT
▒	CONCRETE
▒	PROPOSED GRAVEL
---	PROPOSED FENCE
---	SWM FACILITY LOCATION

UTILITY NOTES:

- EXISTING AND PROPOSED SERVICE CONNECTIONS SHALL NOT BE USED FOR DEMOLITION, GRADING, LANDSCAPING, OR ANY CONSTRUCTION PURPOSE UNTIL APPROPRIATE BACKFLOW DEVICES HAVE BEEN INSTALLED. TESTED AND TEST RESULTS HAVE BEEN APPROVED BY THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT.
- IF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS ARE DISCOVERED RELATIVE TO EXISTING OR PROPOSED PUBLIC WATER OR SEWER CONNECTIONS, THE FRANKLIN COUNTY PUBLIC UTILITIES DEPARTMENT SHALL BE NOTIFIED IMMEDIATELY.
- LANDSCAPING AND/OR OTHER SITE FEATURES SHALL NOT BE SUCH THAT THEY IMPACT THE REQUIRED ALLOWANCES FOR ANY RPE AND/OR RPOA FOR BACKFLOW NOW OR IN THE FUTURE.
- UTILITY CONTRACTOR SHALL FIELD LOCATE EXISTING WATER AND SEWER LINES PRIOR TO RELOCATION/ABANDONMENT. ACCUPPOINT SURVEYING AND DESIGN SHALL BE NOTIFIED OF ANY CONFLICTS WITH PROPOSED STORM SEWER.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR W-7 VAULT WITH FIRE AND DOMESTIC WATER [SEE DETAIL ON SHEET D-3] FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

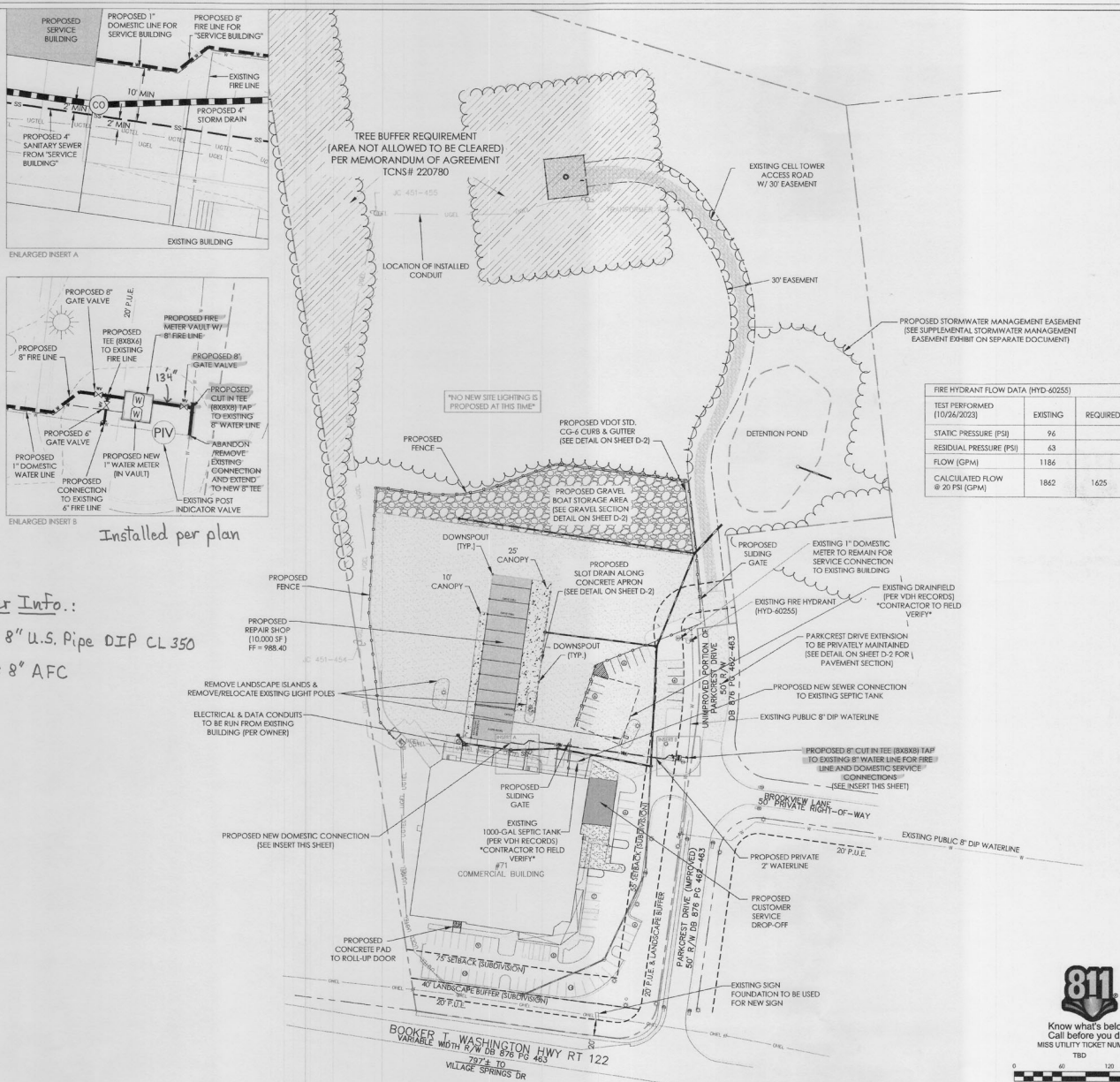
FIRE FLOW CALCULATIONS

MIN. FLOW (10,000 SF) @ 2.5% W/ SPRINKLER SYSTEM	562.5 GPM
MIN. FLOW (40,000 SF) @ 2.5% W/ SPRINKLER SYSTEM	1062.5 GPM
TOTAL (@ 20 PSI)	1625 GPM

PARKING TABULATION

SPACE TYPE	EXISTING	PROPOSED (NEW)
STANDARD (10'x20')	130	18
ADA	5	0
SPACES REMOVED	70	0
TOTAL	65	18
TOTAL	83	

*PER SEC 25-82(4) OF THE FRANKLIN COUNTY ORDINANCE: FOR USES WHICH ARE NOT COVERED, THE MINIMUM PARKING REQUIREMENT SHALL BE DETERMINED BY THE PLANNING COMMISSION. A DEVIATION TO 83 PARKING SPACES FROM THE EXISTING 130 PARKING SPACES WAS REVIEWED AND APPROVED BY THE PLANNING COMMISSION ON DECEMBER 13, 2022 BASED ON COMPARABLE CONDITIONS TO THE EXISTING "ROCK OUTDOOR" FACILITY LOCATED IN WINSTON-SALEM, NC.



Inspector's As-Built K. Winslow 6.21.24