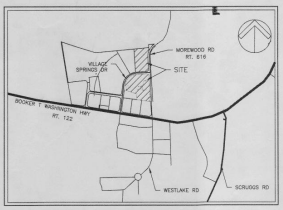
WESTLAKE VILLAGE APARTMENTS, PHASE 1

VILLAGE SPRINGS DRIVE
GILLS CREEK DISTRICT
FRANKLIN COUNTY, VA



VICINITY MAP
1" = 1000'

STANDARD FRANKLIN COUNTY CONSTRUCTION NOTES

1. FRANKLIN COUNTY CASE #16266 – PARCEL #0300000103 & 0300000103A
2. THE FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MUST BE NOTIFIED IN WRITING FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. SEE THE SEQUENCE OF CONSTRUCTION FOR DETAILS. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
3. THE REGISTERED LAND DISTURBER (RLD) OR THEIR SITE REPRESENTATIVE WILL BE REQUIRED TO MAINTAIN AND UPDATE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS NECESSARY. THE SWPPP MUST REMAIN AVAILABLE FOR INSPECTION AT ALL TIMES.
4. THE FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT EROSION AND SEDIMENT CONTROL/STORMWATER MANAGEMENT (ESC/SWM) SITE INSPECTOR MUST BE NOTIFIED IN WRITING FORTY-EIGHT (48) HOURS IN ADVANCE OF THE CONSTRUCTION OF ANY CRITICAL COMPONENTS OF ALL ESC/SWM INSTALLATIONS (AND NOTED DATES IN THE SWPPP).
5. FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT RESERVES THE RIGHT TO ALTER THESE PLANS, DURING THE CONSTRUCTION PHASE AND AS FIELD CONDITIONS MAY WARRANT. CHANGES TO THE CONSTRUCTION PLANS MUST HAVE FRANKLIN COUNTY APPROVAL PRIOR TO THE WORK BEING DONE (AND NOTED CHANGES/DATES WILL BE ADDED TO THE SWPPP).
6. APPROVAL OF THESE PLANS BY FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT IS NOT A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
7. APPROVED PLANS REMAIN VALID FOR THE CURRENT 2014 VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT CYCLE ONLY (5 YEAR PERMIT CYCLE).
8. WHERE APPLICABLE, AN AS-BUILT/RECORD PLAN SHALL BE PROVIDED TO THE FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT WITHIN SIXTY (60) DAYS AFTER COMPLETION OF CONSTRUCTION FOR APPROVAL. THE ESC/SWM SURETY (LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT) WILL NOT BE FULLY RELEASED UNTIL ALL ITEMS HAVE BEEN APPROVED AS CONSTRUCTED.

SHEET INDEX

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ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	RR	RAILROAD
APPROX	APPROXIMATE	EW	ENDWALL	RYS	REAR YARD SETBACK
ASPH	ASPHALT	EXIST	EXISTING	SAN	SANITARY
BC	BACK OF CURB	FDN	FOUNDATION	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FF	FINISHED FLOOR	SD	STORM DRAIN
BLDG	BUILDING	FG	FINISH GRADE	SECT	SECTION
BLK	BLOCK	GBE	GRADE BREAK ELEVATION	SE	SLOPE EASEMENT
BM	BENCHMARK	GBS	GRADE BREAK STATION	SS	SANITARY SEWER
BS	BOTTOM OF BOTTOM STEP	HOA	HOMEOWNERS ASSOCIATION	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	STA	STATION
BW	BOTTOM OF WALL	INTX	INTERSECTION	STD	STANDARD
CB	CINDER BLOCK	INV	INVERT	STO	STORAGE
C&G	CURB & GUTTER	IP	IRON PIN	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBR	TO BE REMOVED
COR	CORNER	MH	MANHOLE	TC	TOP OF CURB
DBL	DOUBLE	MIN	MINIMUM	TEL	TELEPHONE
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DI	DROP INLET	MON	MONUMENT	TS	TOP OF TOP STEP
DIA	DIAMETER	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	TYP	TYPICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	PVMT	PAVEMENT	VERT	VERTICAL
ENTR	ENTRANCE	R	RADIUS	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	RT	RIGHT	YD	YARD
EVCE	END VERT. CURVE ELEV.	R.O.W.	RIGHT OF WAY		
		REQD	REQUIRED		

LEGEND

EX. INTRMDT. CONTOUR	PROP. INTRMDT. CONTOUR
EX. INDEX CONTOUR	PROP. INDEX CONTOUR
EX. SPOT ELEVATION	PROP. SPOT ELEVATION
EX. WATER LINE	PROP. WATER LINE
EX. SANITARY SEWER	PROP. SANITARY SEWER
EX. STORM PIPE	PROP. STORM PIPE
EX. EDGE OF PAVEMENT	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
EX. CONCRETE	PROP. CONCRETE
EX. PAVEMENT	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
EX. GRAVEL	PROP. GRAVEL
PAVEMENT REPLACEMENT	PROP. PAVERS
EX. POWER POLE	PROP. POWER POLE
EX. SANITARY SEWER MANHOLE	PROP. MANHOLE
EX. STORM SEWER MANHOLE	SIGN
CLEANOUT	WATER METER
EX. LIGHT POLE	PROP. GATE VALVE
WATER LINE REDUCER	BLOW-OFF VALVE
EX. TELEPHONE	BENCHMARK
EX. GAS LINE	PROP. GAS LINE
EX. OVERHEAD CABLE	PROP. OVERHEAD CABLE
EX. FENCE	PROP. UNDERGRND POWER LINE
EX. TREE LINE	PROP. FENCE
ADJOINING PROPERTY LINE	PROP. TREE LINE
EXISTING ROAD MONUMENTS	SITE PROPERTY LINE
WETLAND AREA	INLET PROTECTION

OWNER / DEVELOPER CERTIFICATION

I, Dylan cole 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.

Dylan cole
OWNER / DEVELOPER

APPROVAL BLOCK

Steven M. Sandy 10/8/22
FRANKLIN COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT DATE

APPROVED
Franklin County
Planning & Community Development
Stormwater Management
Signature: Ronald Hylton
Date: 10-7-2022

SITE INFORMATION

OWNER:	WESTLAKE HOLDINGS, LLC 1617 A CRYSTAL SHORES DRIVE MONETA, VA 24121
DEVELOPER:	WESTLAKE APARTMENT HOMES, LLC P.O. BOX 20889 ROANOKE, VA 24018 PHONE: (540) 204-4247 EMAIL: rfralin@frecorp.com
EXISTING USE:	VACANT
ZONING:	PCD – PLANNED COMMMERCIAL DEVELOPMENT *MULTI FAMILY SPECIAL USE PERMIT *WESTLAKE VILLAGE CENTER OVERLAY DISTRICT
PARCEL ID:	0300000103 & 0300000103A
TOTAL PROPERTY AREA:	5.86 AC (PHASE 1)
TOTAL DISTURBED AREA:	279,000 SF (±6.4 AC)
TOTAL MULTI-FAMILY AREA (PER REZONING):	15.8 AC

ZONING REGULATIONS

PROPOSED USE:	MULTI-FAMILY DWELLINGS
MIN. LOT AREA:	NONE
MAXIMUM NUMBER OF UNITS (PER REZONING):	250 UNITS (15.8 UNITS/AC)
PROPOSED NUMBER OF UNITS:	96 UNITS (16.3 UNITS/AC)
MINIMUM LOT WIDTH:	100 FT
MINIMUM YARDS:	FRONT: 55' TO CENTERLINE OF PUBLIC R.O.W., 30' TO EDGE OF PUBLIC R.O.W. FOR NON-PRIMARY ROAD SIDE: NONE REAR: NONE
MAXIMUM BUILDING HEIGHT:	70'
PROPOSED BUILDING HEIGHT:	36'

PARKING CALCULATIONS:

PARKING REQUIRED:	1.5 SPACES PER UNIT 96 UNITS PROPOSED = 144 SPACES REQUIRED
PARKING PROPOSED:	144 TOTAL SPACES PROPOSED
HANDICAP PARKING REQUIRED:	5 SPACES
HANDICAP PARKING PROPOSED:	8 SPACES

SPECIAL USE PERMIT CONDITIONS

1. THE PROJECT SHALL GENERALLY CONFORM TO THE DESIGN ELEMENTS AND STANDARDS PRESENTED AS A PART OF THE SUBMITTED PCD CONCEPT PLAN (REZONING EXHIBITS A–C), DATED AUGUST 3, 2018 AND THE WESTLAKE VILLAGE CENTER OVERLAY DISTRICT. HOWEVER, MAXIMUM ALLOWED SINGLE-FAMILY UNITS SHALL BE 25 UNITS. WHERE CONFLICTS MAY EXIST BETWEEN THESE TWO DOCUMENTS, THE MORE STRINGENT STANDARD SHALL APPLY.
2. NO TRAFFIC GENERATED BY MULTI-FAMILY UNITS SHALL HAVE DIRECT VEHICLE ACCESS TO MOREWOOD ROAD (STATE ROUTE 616). ALL INTERNAL MULTI-FAMILY TRAFFIC WILL USE VILLAGE SPRING DRIVE AS A POINT OF INGRESS AND EGRESS.
3. WALKWAYS WILL BE DESIGNED AND DEVELOPED TO (1) INTERCONNECT BUILDINGS AND OPEN SPACE AREAS IN THE MULTI-FAMILY AREAS (2) CONNECT THE MULTI-FAMILY AND SINGLE FAMILY AREAS, AND (3) CONNECT THE RESIDENTIAL AREAS WITH THE COMMERCIAL AREAS ALONG ROUTE 122. WALKWAYS WITHIN OR ADJACENT TO A PUBLIC RIGHT-OF-WAY SHALL BE CONCRETE SIDEWALKS WITH A WIDTH CONSISTENT WITH OTHER SIDEWALKS IN THE AREA. WALKWAYS THAT INTERCONNECT BUILDINGS AND OPEN SPACE AREAS SHALL BE CONSTRUCTED OF A LOW MAINTENANCE SURFACE MATERIAL SUCH AS COMPACTED GRAVEL OR PAVEMENT.
4. SURETY IN THE FORM OF A BOND OR LETTER OF CREDIT FOR ROAD IMPROVEMENTS WILL BE POSTED FOR THE PORTION OF VILLAGE SPRINGS DRIVE LOCATED BETWEEN MOREWOOD ROAD AND BROOKVIEW LANE BASED ON AN ENGINEERING ESTIMATE FOR IMPROVING ROAD AND PROVIDING CONCRETE SIDEWALKS TO CURRENT VDOT STANDARDS BEFORE ANY BUILDING PERMIT IS ISSUED ON PROPERTY DESCRIBED AS TAX ID #0300000103A OR TAX ID # 0300000103C. WITHIN THREE MONTHS OF THE FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED THE PROPERTY OWNER SHALL PETITION VDOT TO ACCEPT THIS PORTION OF VILLAGE SPRINGS DRIVE INTO THE STATE MAINTENANCE PROGRAM. BUILDING PERMITS SHALL BE LIMITED TO NO MORE THAN 72 MULTI-FAMILY DWELLING UNITS UNTIL SUCH TIME AS THIS PORTION OF VILLAGE SPRINGS DRIVE IS ACCEPTED BY VDOT. ADDITIONAL BUILDING PERMITS FOR TWENTY-FOUR (24) ADDITIONAL DWELLING UNITS MAY BE ISSUED DURING THE WARRANTY PERIOD FOR THE ROADWAY. BUILDING PERMITS FOR DWELLING UNITS ABOVE NINETY-SIX (96) WILL NOT BE APPROVED UNTIL SUCH TIME AS AN UPDATED TRAFFIC STUDY HAS BEEN COMPLETED TO DETERMINE ANY NECESSARY ROAD IMPROVEMENTS AND THE REMAINDER OF VILLAGE SPRINGS DRIVE HAS BEEN ACCEPTED INTO THE VDOT SYSTEM. PHYSICAL TURNING RESTRICTIONS OF PHASE 1 DEVELOPMENT SHALL BE REMOVED BY OWNER WITHIN SIX (6) MONTHS OF ALL OF VILLAGE SPRINGS DRIVE BEING ACCEPTED IN THE VDOT SYSTEM.
5. TWENTY-FIVE PERCENT (25%) OF ALL GROUND LEVEL MULTI-FAMILY AND SINGLE-FAMILY DWELLINGS SHALL INCORPORATE AT LEAST (3) THREE FEATURES OF THE UNIVERSAL VISITABILITY STANDARDS OR INCLUDE AT LEAST (3) THREE ACCESSIBILITY FEATURES IN ACCORDANCE WITH THE VIRGINIA LIMABLE HOME TAX CREDIT PROGRAM. ALL ACCESSIBILITY AND UNIVERSAL VISITABILITY FEATURES MUST BE COMPLETED IN CONFORMITY WITH THE PROVISIONS OF VIRGINIA'S UNIFORM STATEWIDE BUILDING CODE. THIS DEVELOPMENT SHALL MEET THE FOLLOWING STANDARDS OF VISITABILITY:
   A. ACCESSIBLE ROUTE TO ZERO-STEP ENTRANCE ON A FIRM SURFACE NO STEEPED THAN 1:12 FROM A DRIVEWAY OR PUBLIC SIDEWALK
   B. ZERO-STEP ENTRANCE
   C. DOORS WITH AT LEAST 32 INCHES OF CLEAR WIDTH
   D. HALLWAYS AND PASSAGES WITH AT LEAST 36 INCHES OF CLEAR WIDTH
   E. ACCESSIBLE LIGHT SWITCHES, ELECTRICAL OUTLETS, AND ENVIRONMENTAL CONTROLS
   F. ACCESSIBLE BATHROOM
   G. ACCESSIBLE AND USABLE KITCHEN FACILITIES
6. ARCHITECTURAL PROFFERS:
   A. ALL "STREETSCAPES" SHALL BE DEVELOPED IN GENERAL CONFORMITY WITH THE "ILLUSTRATIVE ARCHITECTURAL STYLE" AS SHOWN IN REZONING EXHIBIT "C" DATED 8/3/18.
   B. THE BUILDING SHALL HAVE ARCHITECTURAL FACADES LIKE THE EXISTING WESTLAKE TOWNE CENTER.
   C. VERTICAL METAL SIDING SHALL BE PROHIBITED ON ANY FACADE.
   D. THE DESIGN OF ANY FUTURE BUILDING SHALL RELATE TO ADJACENT DEVELOPMENT THAT IS CONTRIBUTING TO THE CHARACTER OF WESTLAKE-HALES FORD VILLAGE AREA USING COMPLEMENTING FORMS AND MATERIALS TO CREATE CONTINUITY WITHIN THE VILLAGE AREA. MATERIALS FOR EXTERIOR WALLS MAY INCLUDE (BUT NOT LIMITED TO) MASONRY, COMMERCIAL GRADE VINYL AND OTHER LOW MAINTENANCE FACADES. STRUCTURES SHALL CONTAIN MASONRY MATERIALS ON AT LEAST TWENTY PERCENT (20%) OF THE ENTIRE STRUCTURE AND ALL SIDES OF STRUCTURES FACING PUBLIC STREETS SHALL HAVE MASONRY MATERIALS.
   E. ROOFING MATERIALS FOR PITCHED ROOFS SHALL BE METAL OR COMPOSITE SHINGLE. FLAT ROOFS SHALL HAVE A PARAPET WALL TALL ENOUGH IN HEIGHT TO SCREEN ANY ROOF MOUNTED MECHANICAL EQUIPMENT. BUILDINGS WITH FLAT ROOFS SHALL HAVE A DECORATIVE CORNICE AT THE TOP OF ALL WALLS.
   F. ARCHITECTURAL DETAILS SHALL CLOSELY RESEMBLE THOSE SHOWN IN EXHIBIT "C" OR PROVIDE SIMILAR FEATURES.
   G. BUILDING ELEVATIONS SHALL BE INCLUDED WITH ANY SITE PLAN SUBMISSION.
7. PROPERTY OWNER SHALL SUBMIT A PLAN TO ENSURE THE PERPETUAL AND PROPER CARE AND MAINTENANCE OF PROPERTY, PARKING AREAS, BUILDINGS, LANDSCAPING AND STORM WATER MANAGEMENT FACILITIES PRIOR TO SITE PLAN APPROVAL. SUCH PLAN SHALL BE REVIEWED AND APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO APPROVAL OF SITE PLAN. PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. GRASS AND VEGETATION, IN AREAS OF THE SITE THAT HAVE BEEN DEVELOPED OR USED FOR RECREATION, ARE KEPT AT A HEIGHT NO GREATER THAN (8) EIGHT INCHES.
   B. NO INOPERABLE OR UNLICENSED VEHICLES SHALL BE LOCATED ON THE PROPERTY.
   C. BUILDINGS, SIDEWALKS AND PARKING LOTS ARE ALWAYS IN GOOD REPAIR AND SAFE FOR PUBLIC.

BALZER & ASSOCIATES
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ENGINEERS / SURVEYORS
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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 47330
9/28/2020
PROFESSIONAL ENGINEER

Use these Plans Approved Set (Field Copy)
Ph. 1A Schwarz 11.1.22

WESTLAKE VILLAGE APARTMENTS
PHASE 1
COVER SHEET
GILLS CREEK DISTRICT
FRANKLIN COUNTY, VIRGINIA

DRAWN BY	CPB
DESIGNED BY	CPB
CHECKED BY	BTC
DATE	4/30/2019
SCALE	N/A
REVISIONS	
	7/11/2019
	8/30/2019
	10/30/2019
	12/11/2019
	3/24/2020
	9/28/2020

RECEIVED SEP 29 2

C1

PROJECT NO. 04180116.00

Ph. 1B Inspector's As-Builts K. Winslow 4.1.24

Ph. 1A Inspector's As-Builts K. Winslow 11.1.22