

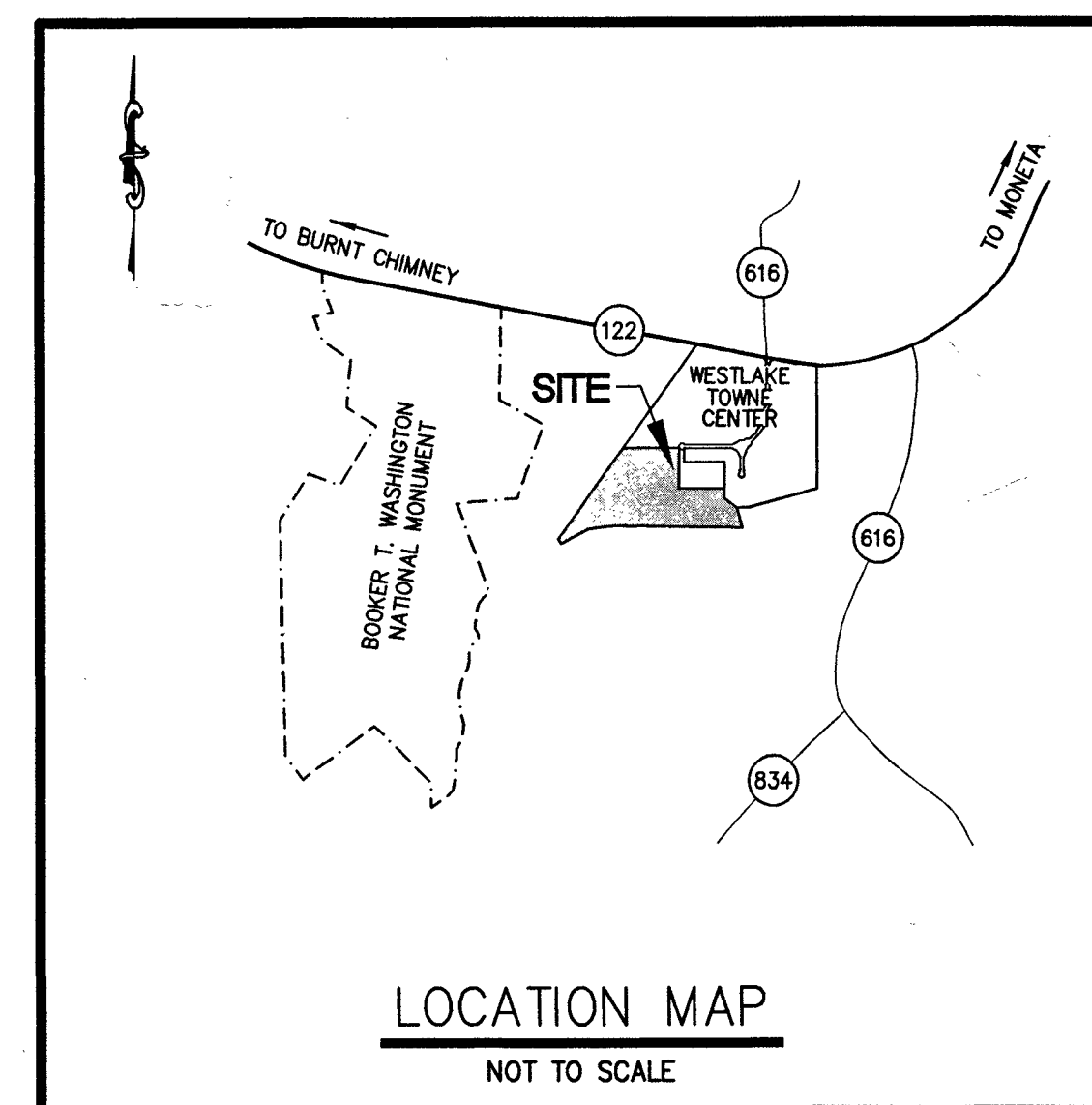
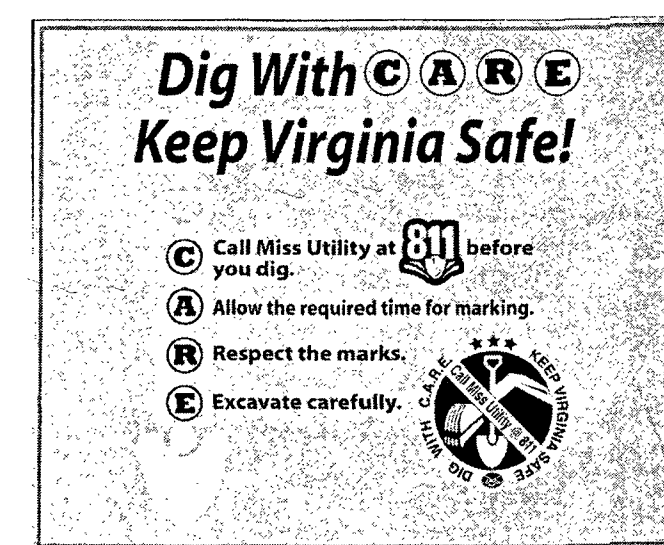
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DEVELOPMENT PLAN FOR WESTLAKE ASSISTED LIVING CENTER BUILDING ADDITION

SITUATED IN
GILL CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

DATE: July 10, 2017

PREPARED FOR
R & P SML FACILITY LLC



--INDEX OF DRAWINGS--

SHEET No.	DESCRIPTION
1.	LUMSDEN ASSOCIATES COVER SHEET
2.	SITE OVERVIEW, NOTES & DETAILS
3.	DEMOLITION PLAN
4.	DIMENSIONAL PLAN
5.	GRADING PLAN
6.	PROFILES AND STORMWATER DETAILS
7.	WATER LINE PLAN & PROFILE
8.	EROSION & SEDIMENT CONTROL PLAN
9.	EROSION & SEDIMENT CONTROL NARRATIVE, NOTES & DETAILS
10.	WWVA DETAILS

PROFFERS AND CONDITIONS

APPLICABLE PROFFERS FROM REZONING OF TAX MAP PARCEL #30-1.4 AND 52 FROM A-1 AND M-1 TO PCD, PLANNED COMMERCIAL DISTRICT, GRANTED AT PUBLIC HEARING HELD ON NOVEMBER 21, 2000:

1. DEVELOPER SHALL COMPLY WITH THE SIGN REGULATIONS OF THE FRANKLIN COUNTY ZONING ORDINANCE. FURTHERMORE, NO OFF-PREMISE SIGNS (BILLBOARDS) FRONTING ON ROUTE 122 WEST OF THE EXISTING WESTERN ROUTE 122 / 616 INTERSECTION ARE PERMITTED.
2. DEVELOPER SHALL OBTAIN NECESSARY APPROVALS FROM THE VIRGINIA DEPARTMENT OF HEALTH AND SHALL INSURE THAT THE DEVELOPMENT COMPLIES WITH CHAPTER 22 OF THE FRANKLIN COUNTY CODE.
3. DEVELOPER WILL COMPLY WITH COUNTY REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT.
4. DEVELOPER SHALL HAVE A LANDSCAPE PLAN THAT DETAILS PERIMETER AND INTERNAL PARKING LOT LANDSCAPING.

APPLICABLE CONDITIONS FROM OBTAINING OF SPECIAL USE PERMIT FOR TAX MAP PARCEL #30-1.4 FOR THE PURPOSE OF A NEW FOOD CENTER, GASOLINE SERVICE CENTER, SHOPPING CENTER, AND MOVIE THEATER, GRANTED AT PUBLIC HEARING HELD ON SEPTEMBER 17, 2002:

1. DEVELOPER WILL COMPLY WITH ALL PROFFERS OF THE (PCD) PLANNED COMMERCIAL DISTRICT REZONE (SEE ABOVE).
2. DEVELOPER WILL ABIDE BY ALL VDOT REGULATIONS IN REGARDS TO DEVELOPING AND CONSTRUCTING ROADS WITHIN THE DEVELOPMENT. APPLICANT WILL APPLY FOR A CONSTRUCTION ENTRANCE PERMIT WITH VDOT.

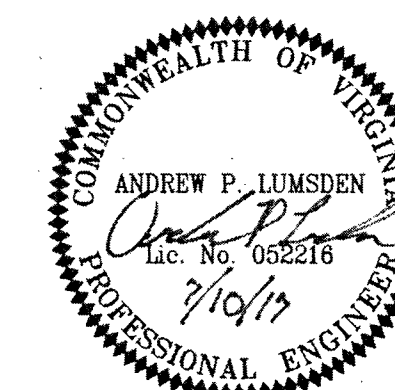
IN ADDITION TO ALL OTHER PROFFERS PREVIOUSLY APPROVED, DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE CONCEPTUAL PLAN FOR WESTLAKE TOWNE CENTER PREPARED BY LUMSDEN ASSOCIATES, P.C. DATED MARCH 3, 2016 (SHEETS 1 THRU 3), INCLUDING ALL NOTES CONTAINED ON SHEET 3 PERTAINING TO PERMITTED USES WITHIN EACH DEVELOPMENT TRACT AREA AND ALL NOTES REQUESTING APPROVAL OF DEVIATIONS TO DEVELOPMENT STANDARDS.



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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PROJECT INFORMATION	
TAX MAP No.	0300005211A
LEGAL REFERENCE:	D.B. 996, PG. 723
OWNER/DEVELOPER:	R & P SML FACILITY LLC 20212 LEESVILLE ROAD LYNCHBURG, VA 24502 (434) 610-0591 (ATTN: BRIAN RUNK)

FRANKLIN COUNTY CASE # 15665

EXISTING DEQ STORMWATER GENERAL PERMIT # VAR100498

WESTERN VIRGINIA WATER AUTHORITY
AVAILABILITY LETTER NUMBER: NA

REVISIONS	
DATE	SHEETS
COMMISSION NO.	16-178
SHEET	1 OF 10

As-Built 2.7.19 K. Winslow

RECEIVED JUL 11 2017

As-Built 2.7.19 Ken Winslow