



LEGAL REFERENCE: TAX No. 0300005211A; D.B. 907, PG. 1757; P.B. 1060, PG. 86 & TAX No. 0300005211A; D.B. 996, PG. 723
ZONING DISTRICT: PCD (WESTLAKE OVERLAY DISTRICT)
PROPOSED USE: EXPANSION OF EXIST. FACILITY
SITE ACREAGE: NEW LOT = 3.896 ACRES
MAXIMUM LOT COVERAGE: 75% (2.9 ACRES)
EXISTING LOT COVERAGE: 41% (1.6 ACRES)
PROPOSED LOT COVERAGE: 67% (2.6 ACRES)
SETBACK REQUIREMENTS:
FRONT: 10' SIDE: NONE REAR: NONE
MAXIMUM HEIGHT: 70' WHEN ADJACING COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS PROVIDED THAT ALL HEIGHTS IN EXCESS OF 40' ARE SHOWN ON THE APPROVED CONCEPT PLAN.

PARKING

EXIST. ASSISTED LIVING CENTER - 1 SPACE PER BED: 60 BEDS/4 = 20 SPACES
1 SPACE PER 4 EMPLOYEES = 5 SPACES
TOTAL REQUIRED: 25 SPACES PARKING PROVIDED: 68 SPACES INCLUDING 3 HANDICAP SPACES

ASSISTED LIVING CENTER ADDITION -
ADDITIONAL NUMBER OF BEDS = 20/4 = 5 ADDITIONAL SPACES = 30 TOTAL REQ. SPACES
68 EXIST. SPACES + 23 NEW SPACES = 31 SPACES INCLUDING 5 HANDICAP SPACES PROVIDED

GENERAL NOTES

1. OWNER/DEVELOPER: R & P SML FACILITY LLC
PO BOX 15067
LYNCHBURG, VA 24502
(434) 610-0591
2. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
3. TOPOGRAPHY DATA BASED ON FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2017 AND PRIOR FIELD SURVEYS.
4. NO TITLE REPORT WAS FURNISHED FOR THIS PROJECT, AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREIN.
5. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE ACCESSED BY PRIVATE STREETS. NEW STREETS SHOWN ON THE PLANS SHALL BE PRIVATE AND WILL NOT BE MAINTAINED BY VDOT.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, FRANKLIN COUNTY, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY.
8. THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INTERPRETATION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51067G0230 D, DATED JANUARY 6, 2015.
9. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITY. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN WERE ESTABLISHED USING ABOVE GROUND STRUCTURES, MISS UTILITY MARKINGS AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
10. EXTERIOR LIGHT SOURCES FOR THIS PROJECT WILL BE SIMILAR IN SIZE, SHAPE, INTENSITY, ETC. TO PREVIOUSLY APPROVED DEVELOPMENTS WITHIN WESTLAKE TOWNE CENTER. THE LIGHT SOURCES MUST BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTY AND ROADS SO AS NOT TO EXCEED 50 FOOT CANDLE AS MEASURED AT THE PROPERTY LINE. SHOE-BOX, LID STYLE LIGHTING SHOULD BE USED TO ENSURE NO DIRECT VISIBILITY OF BULBS AND GLOBES FROM ADJACENT PROPERTIES AND ROADS. ANY PROPOSED WALL LIGHTING MUST BE PROPERLY SHIELDED.

CONSTRUCTION NOTES

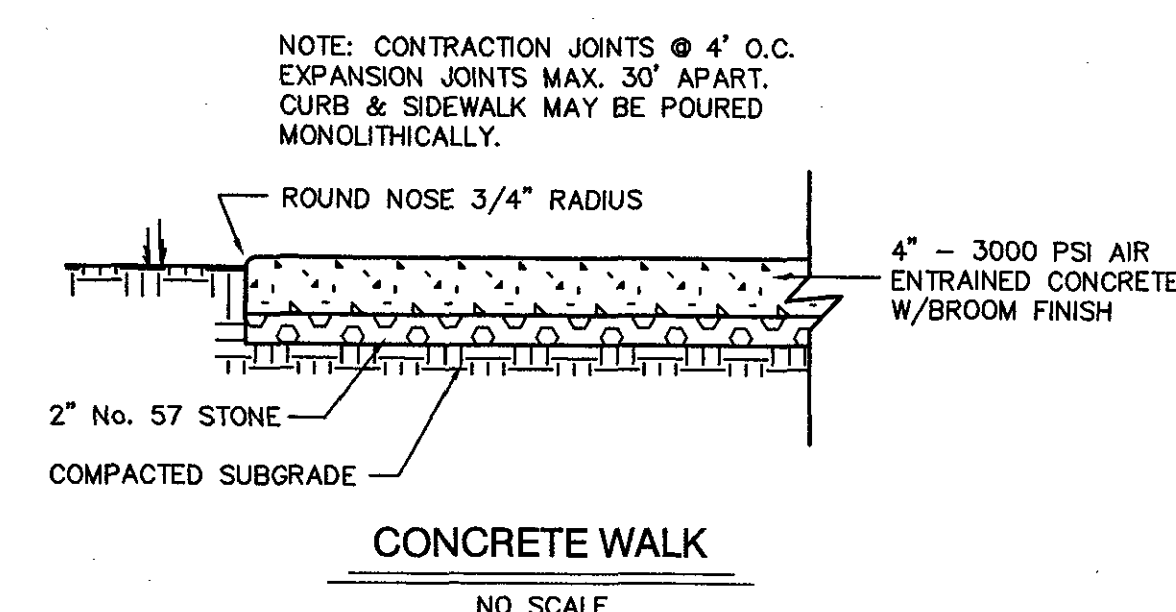
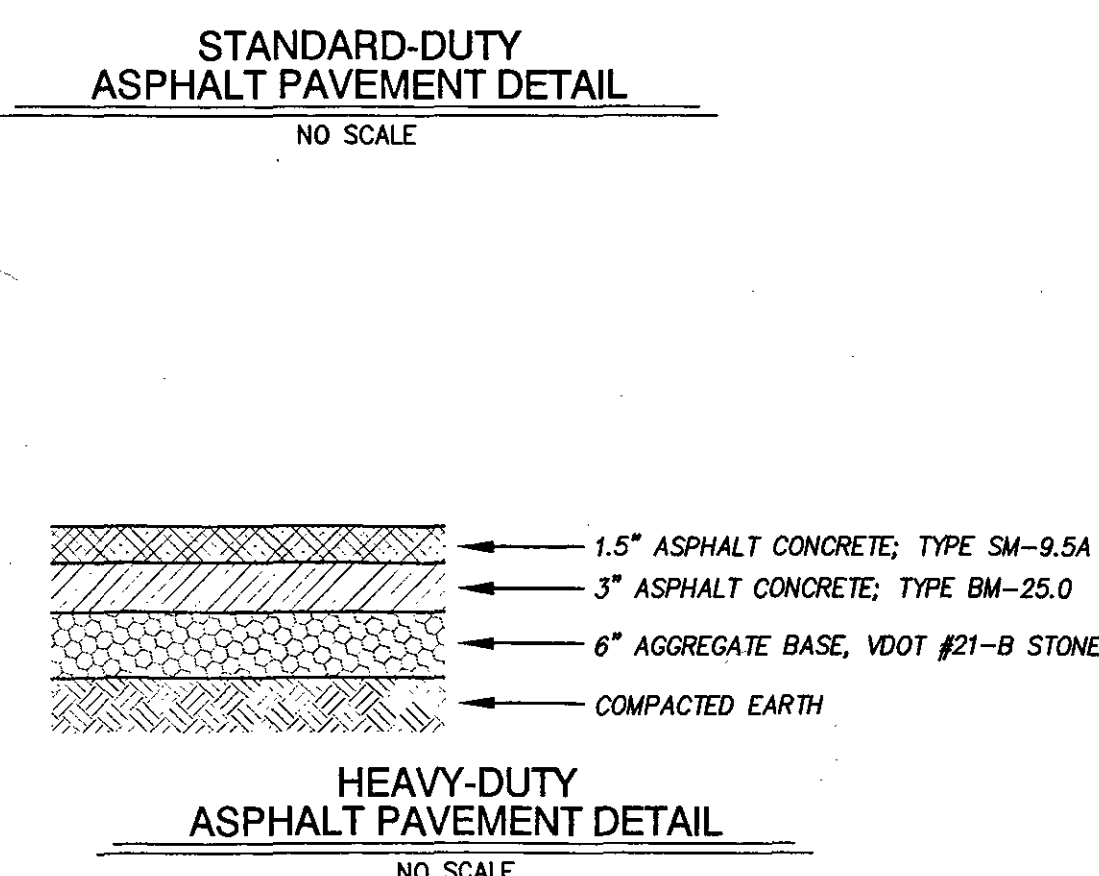
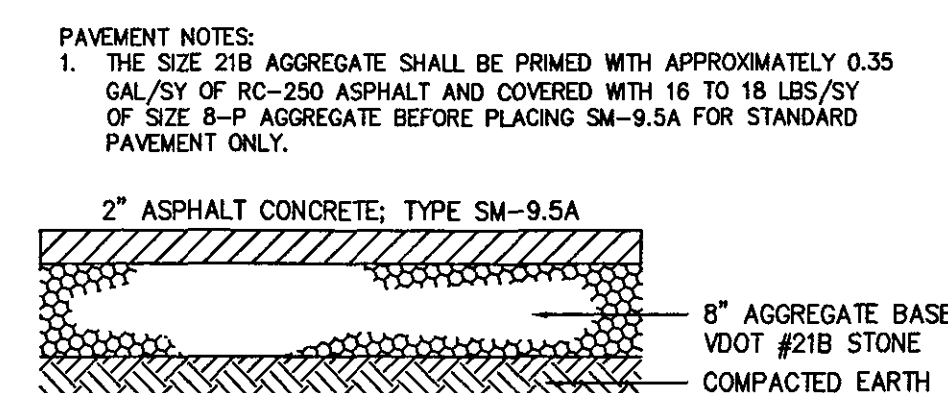
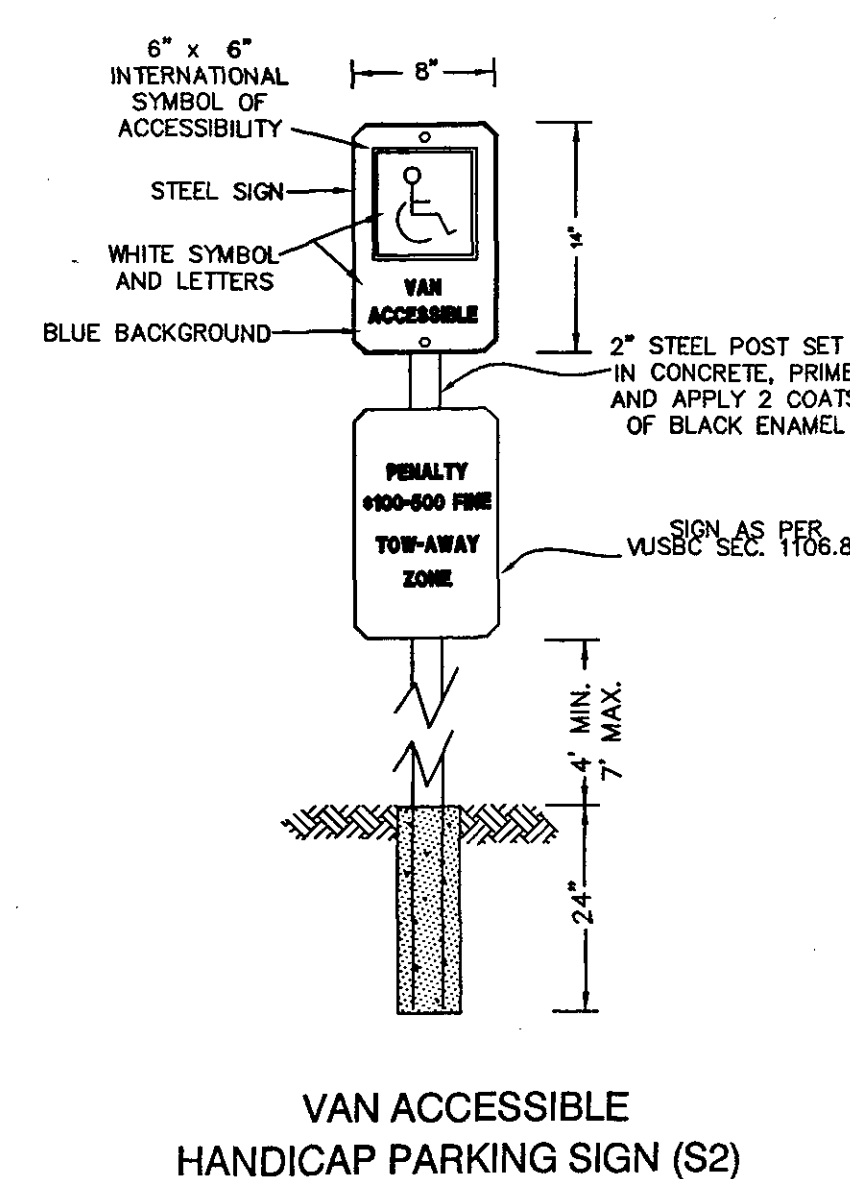
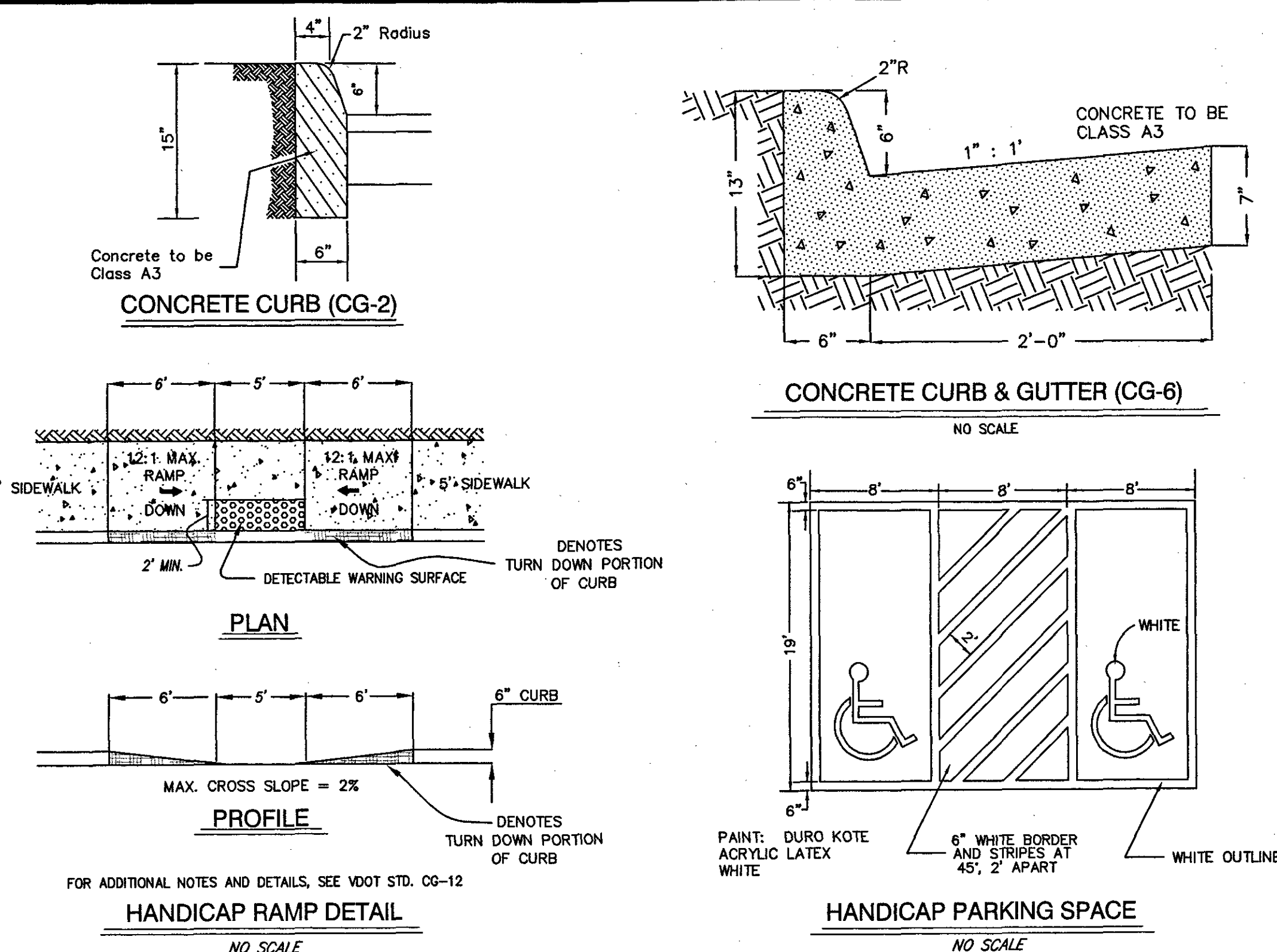
1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FRANKLIN COUNTY AND WESTERN VIRGINIA WATER AUTHORITY STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF THE VDOT ROAD AND BRIDGE STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
5. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
6. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS.
7. BUILDING MATERIAL, ON-SITE RUBBER, AND OTHER MATERIAL SHALL BE STORED PERMITS.
8. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES OR EROSION & SEDIMENT CONTROL MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER, AND APPROVED BY THE FRANKLIN COUNTY.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE. A SEPARATE E & S PLAN SHALL BE REQUIRED FOR OFFSITE STOCKPILES.
3. OFFSITE BORROW OF FILL MATERIAL MUST BE FROM A PERMITTED SITE OR MUST BE MADE PART OF THIS PLAN SET FOR COUNTY REVIEW AND APPROVAL.
4. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
5. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1556. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION LEVELS.
6. NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER. A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.
7. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA FIELD AUTHORITY (WVFA).
8. THE DEVELOPER OR CONTRACTOR SHALL SUPPLY FRANKLIN COUNTY WITH CORRECT AS-BUILT PLANS BEFORE TENTATIVE ACCEPTANCE.
9. FIELD CORRECTIONS SHALL BE APPROVED BY FRANKLIN COUNTY PRIOR TO SUCH CONSTRUCTION.

STANDARD FRANKLIN COUNTY CONSTRUCTION NOTES

1. FRANKLIN COUNTY CASE # 15656
2. THE FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MUST BE NOTIFIED IN WRITING FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING WORK 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. REGISTERED LAND AND DISTURBER (RLD) OR THEIR REPRESENTATIVE WILL BE REQUIRED TO MAINTAIN AND UPDATE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SWMM AS NEEDED. A SWPPP SHALL BE 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 NOTE 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 NOTECHANGES/DATES WILL BE ADDED TO THE SWPPP).
6. APPROVAL OF THESE PLANS BY FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT IS NOT AN PRESENTATION, 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. THESE SWMM SURVEY (LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT) WILL NOT BE FULLY RELEASED UNTIL ALL ITEMS HAVE BEEN APPROVED AS COMPLETED.



SITE OVERVIEW, NOTES & DETAILS

**SITE DEVELOPMENT PLAN
FOR
WESTLAKE ASSISTED LIVING
BUILDING ADDITION
PREPARED FOR
R & P SML FACILITY LLC
SITUATED AT LOS MARQUES COURT
PERKINS (C/O MARY VERNON)**

LA LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24019

PHONE: (540) 774-4411
FAX: (540) 772-9445

COMMONWEALTH OF VIRGINIA
 ANDREW P. LUMSDEN
Andrew P. Lumsden
 Lic. No. 052216
 7/10/17
 PROFESSIONAL ENGINEER

CIATES, P.C.
ORS-PLANNERS

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

DATE: July 10, 2017

SCALE: AS SHOWN

COMMISSION NO. 16-178

SHEET 2 OF 10