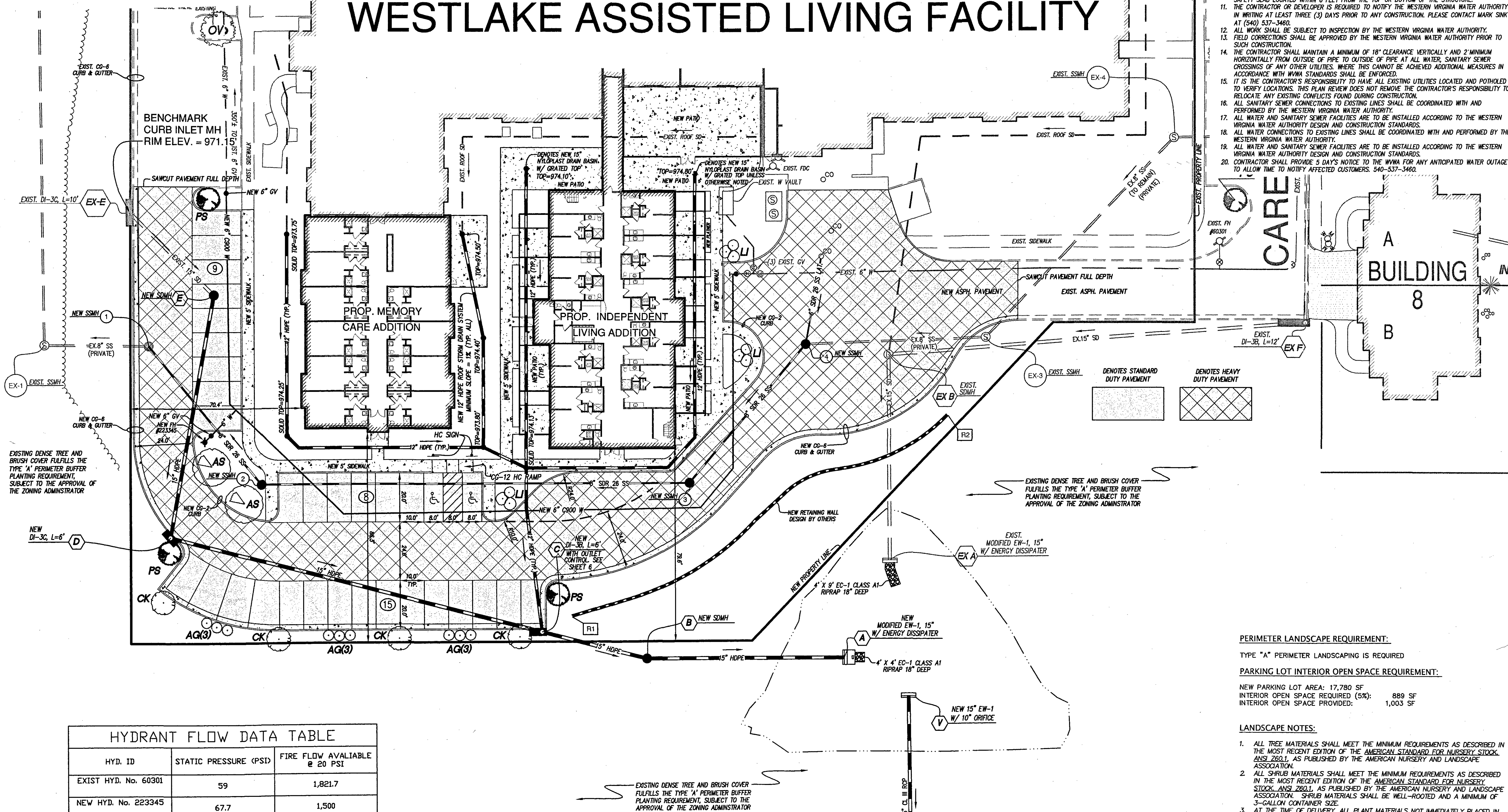


115 RETIREMENT DR.
Tax #30300005211A
Tract 11-A1-B
Property of R & P SML Facility, LLC
(New Lot Area = 3.896 Acres)

EXIST. WESTLAKE ASSISTED LIVING FACILITY



HYDRANT FLOW DATA TABLE

HYD. ID	STATIC PRESSURE (PSI)	FIRE FLOW AVAILABLE @ 20 PSI
EXIST HYD. No. 60301	59	1,821.7
NEW HYD. No. 223345	67.7	1,500

LANDSCAPE MATERIALS

SYMBOL & KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (MIN.)	CONTAINER	QUANTITY
TREES					
AG	<i>Abelia x grandiflora</i>	GLOSSY ABELIA	12"	#3	9
AS	<i>Acer saccharum 'Bonfire'</i>	'BONFIRE' SUGAR MAPLE	1-1/2" CAL.	B&B	2
CK	<i>Cornus kousa 'Greensleeves'</i>	'GREENSLEEVES' KOUSA DOGWOOD	1" CAL.	B&B	4
LI	<i>Lagerstroemia x 'Natchez'</i>	'NATCHEZ' GRAPENUTLE	1" CAL.	B&B/#7	3
PS	<i>Prunus serrulata 'Kwanzan'</i>	'KWANZAN' FLOWERING CHERRY	1" CAL.	B&B	3

UTILITY NOTES:

1. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT'S ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS.
2. ALL WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 3.0 FEET OF COVER.
3. ALL SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE PVC SDR-26.
4. CONNECTION TO EXISTING SANITARY SEWER MANHOLE WILL BE BY MEANS OF A CORE DRILL WITH NEW RUBBER BOOT INSTALLED. A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR MUST BE ON-SITE DURING CONNECTION TO MANHOLE. 48 HOUR NOTICE REQUIRED.
5. NEW WATERLINE MAIN PIPE MATERIAL SHALL BE C900 PVC DR14 WATERLINES, UNLESS OTHERWISE INDICATED, OR APPROVED EQUAL.
6. ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH VDOT STANDARDS.
7. HOPE PIPE SHALL BE ADS, N-12 OR APPROVED EQUAL.
8. ALL NEW DROP INLETS AND STORM DRAIN MANHOLES SHALL HAVE VDOT STD. IS-1, INLET SHAPING.
9. ALL DRAINAGE STRUCTURES DEEPER THAN 4.0 FEET SHALL HAVE STEPS (VDOT STD. ST-1) INSTALLED.
10. SAFETY SLABS (VDOT STD. SL-1) ARE REQUIRED IN ALL NEW DRAINAGE STRUCTURES WITH A DEPTH OF 12.0 FEET OR GREATER. THE SPACING OF THE SLABS SHOULD BE 8 TO 12 FEET WITH NO SAFETY SLAB LOCATED WITHIN 6 FEET FROM THE TOP OR BOTTOM OF THE STRUCTURE.
11. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT MARK SINK AT (540) 537-3460.
12. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
13. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
14. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2" MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES, WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.
16. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
17. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
18. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
19. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
20. CONTRACTOR SHALL PROVIDE 5 DAY'S NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW TIME TO NOTIFY AFFECTED CUSTOMERS. 540-537-3460.

CARE

BUILDING
8

PERIMETER LANDSCAPE REQUIREMENT:

TYPE "A" PERIMETER LANDSCAPING IS REQUIRED

PARKING LOT INTERIOR OPEN SPACE REQUIREMENT:

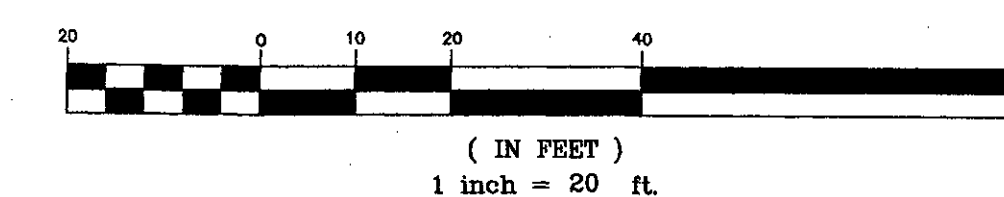
NEW PARKING LOT AREA: 17,780 SF
INTERIOR OPEN SPACE REQUIRED (5%): 889 SF
INTERIOR OPEN SPACE PROVIDED: 1,003 SF

LANDSCAPE NOTES:

1. ALL TREE MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. ALL SHRUB MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUB MATERIALS SHALL BE WELL-ROOTED AND A MINIMUM OF 3-GALLON CONTAINER SIZE.
3. AT THE TIME OF DELIVERY, ALL PLANT MATERIALS NOT IMMEDIATELY PLACED IN THEIR FINAL PLANTING LOCATION MUST BE STORED IN A SHADED LOCATION WITH ADEQUATE AIR CIRCULATION, AND BE KEPT MOIST.
4. THIS PLAN IS TO SATISFY THE MINIMUM REQUIREMENTS OF THE FRANKLIN COUNTY ZONING ORDINANCE. THE DEVELOPER MAY INCREASE PLANTING DENSITY BEYOND THE MINIMUM REQUIREMENTS.

Tax #0300005211
Tract 11-A1-A1
(New Lot Area = 18.169 Acres)
Property of
Runk & Pratt of SML, LLC
Deed Book 907, Page 1757
Deed Book 991, Page 1634
Instrument #100009426

GRAPHIC SCALE



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

COMMONWEALTH OF VIRGINIA
ANDREW P. LUMSDEN
Lic. No. 065216
7/10/17
PROFESSIONAL ENGINEER

DIMENSIONAL PLAN

SITE DEVELOPMENT PLAN
FOR
WESTLAKE ASSISTED LIVING
BUILDING ADDITION
PREPARED FOR
R & P SML FACILITY LLC
SITUATED ALONG CAREFREE COURT
FRANKLIN COUNTY, VIRGINIA

REVISES	DESCRIPTION	DATE
NO.	DATE	
1		
2		
3		
4		
5		
DATE: July 10, 2017		
SCALE: 1" = 20'		
COMMISSION NO.: 16-178		
SHEET 4 OF 10		