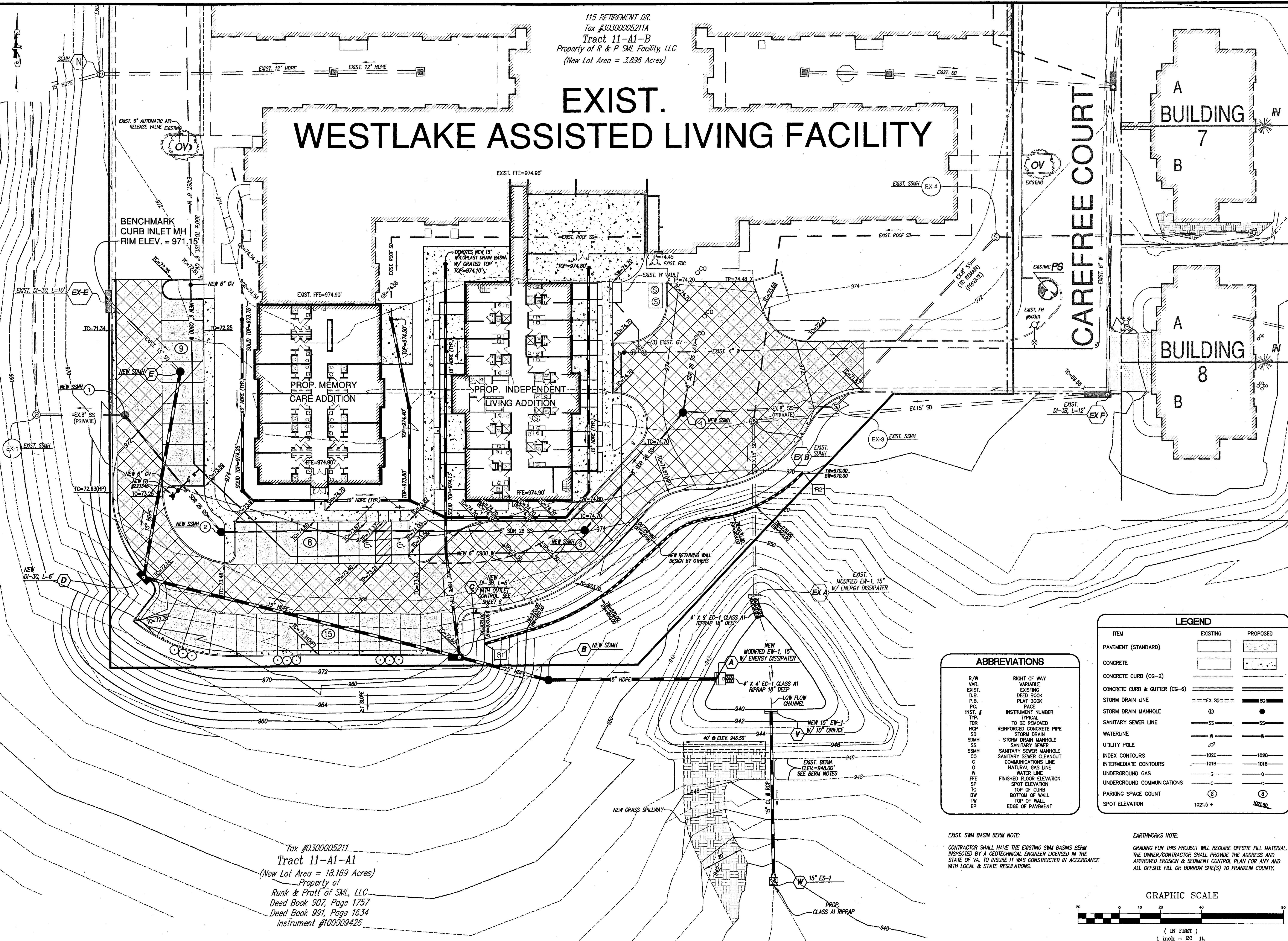


115 RETIREMENT DR.
Tax #30300005211A
Tract 11-A1-B
Property of R & P SML Facility, LLC
(New Lot Area = 3.896 Acres)

EXIST. WESTLAKE ASSISTED LIVING FACILITY



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

ABBREVIATIONS

R/W RIGHT OF WAY
VAR. VARIABLE
EXIST. EXISTING
D.B. DEED BOOK
P.B. PLAT BOOK
PG. PAGE
INST. # INSTRUMENT NUMBER
TYP. TYPICAL
TBR TO BE REMOVED
RCP REINFORCED CONCRETE PIPE
SD STORM DRAIN
SDMH STORM DRAIN MANHOLE
SS SANITARY SEWER
SSMH SANITARY SEWER MANHOLE
CO SANITARY SEWER CLEANOUT
C COMMUNICATIONS LINE
W WATER LINE
FFE FINISHED FLOOR ELEVATION
SP SPOT ELEVATION
TC TOP OF CURB
BW BOTTOM OF WALL
TW TOP OF WALL
EP EDGE OF PAVEMENT

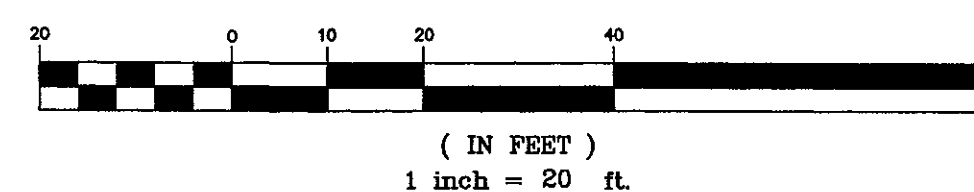
EXIST. SWM BASIN BERM NOTE:
CONTRACTOR SHALL HAVE THE EXISTING SWM BASINS BERM INSPECTED BY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF VA. TO INSURE IT WAS CONSTRUCTED IN ACCORDANCE WITH LOCAL & STATE REGULATIONS.

EARTHWORKS NOTE:
GRADING FOR THIS PROJECT WILL REQUIRE OFFSITE FILL MATERIAL. THE OWNER/CONTRACTOR SHALL PROVIDE THE ADDRESS AND APPROVED EROSION & SEDIMENT CONTROL PLAN FOR ANY AND ALL OFFSITE FILL OR BORROW SITE(S) TO FRANKLIN COUNTY.

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE	---	---
STORM DRAIN MANHOLE	⊙	⊙
SANITARY SEWER LINE	---	---
WATERLINE	---	---
UTILITY POLE	⊙	⊙
INDEX CONTOURS	1020	1020
INTERMEDIATE CONTOURS	1018	1018
UNDERGROUND GAS	---	---
UNDERGROUND COMMUNICATIONS	---	---
PARKING SPACE COUNT	⑧	⑧
SPOT ELEVATION	1021.5+	1021.50

GRAPHIC SCALE



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

ANDREW P. LUMSDEN
Lic. No. 062216
7/10/17
PROFESSIONAL ENGINEER

GRADING PLAN

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

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

DATE: July 10, 2017

SCALE: 1" = 20'

COMMISSION NO. 16-178

SHEET 5 OF 10