## DEVELOPMENT PLAN

FOR

# WESTLAKE ASSISTED LIVING CENTER COTTAGE 14

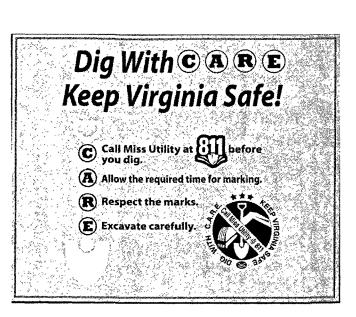
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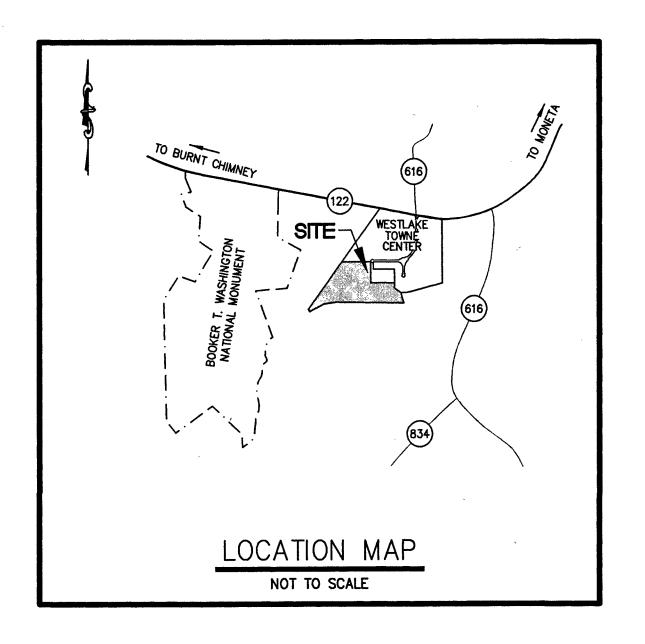
GILL CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

DATE: February 14, 2017

PREPARED FOR

## RUNK & PRATT SENIOR LIVING COMMUNITIES





#### --INDEX OF DRAWINGS--

#### SHEET No.

#### DESCRIPTION

1. . . . LUMSDEN ASSOCIATES COVER SHEET 2. . . . . SITE OVERVIEW, NOTES & DETAILS

3 . . . . . . SITE PLAN

4 . . . . . PROFILES AND STORMWATER DETAILS

5....EROSION & SEDIMENT CONTROL PLAN
6....EROSION & SEDIMENT CONTROL NARRATIVE, NOTES & DETAILS

7. . . . . . CONSTRUCTION DETAILS

8....APPROVED DEVELOPMENT PLAN SHEET 5A FROM WESTLAKE ASSISTED LIVING CENTER NEW COTTAGES 9 & 10 DATED SEPTEMBER 12, 2016 AND REVISED LAST ON NOVEMBER 9, 2016. (FOR REFERENCE ONLY)

#### 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.
- 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.

  DEVELOPER WILL COMPLY WITH COUNTY REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT.

DEVELOPER SHALL HAVE A LANDSCAPE PLAN THAT DETAILS PERIMETER AND INTERINAL PARKING LOT LANDSCAPING.

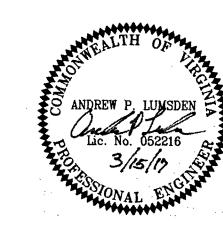
PPLICABLE CONDITIONS FROM OBTAINING OF SPECIAL USE PERMIT FOR TAX MAP PARCEL #30-1.4 FOR THE PURPOSE OF A NEW DOD CENTER, GASOLINE SERVICE CENTER, SHOPPING CENTER, AND MOVIE THEATER, GRANTED AT PUBLIC HEARING HELD ON

DEVELOPER WILL COMPLY WITH ALL PROFFERS OF THE (PCD) PLANNED COMMERCIAL DISTRICT REZONE (SEE ABOVE).
 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.



4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018 PHONE: (540) 774-4411 FAX: (540) 772-9445 E-MAIL: MAIL@LUMSDENPC.COM



### Western Virginia Water Authority Availability Letter Number: 16-393 & 16-394

EXISTING DEQ STORMWATER GENERAL PERMIT # VAR10049

<u>RESPONSIBLE LAND DISTURBER</u>		
Printed Name:	RLD #Expires:	
Signature:	Date:	

	3/15/2017	all sheets	
198			
-			
	COMMISSION NO: 15-168		
	SHEE	T 1 OF 8	

REVISIONS

DATE SHEETS

Franklin County Planning & Zoning

4-7-17

**APPROVED** 

Franklin County
Planning & Community Development

Stormwater Management

Signature: Rangli Milana Date: 417/17

As-Built 1.18.18 K. Winslow

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