

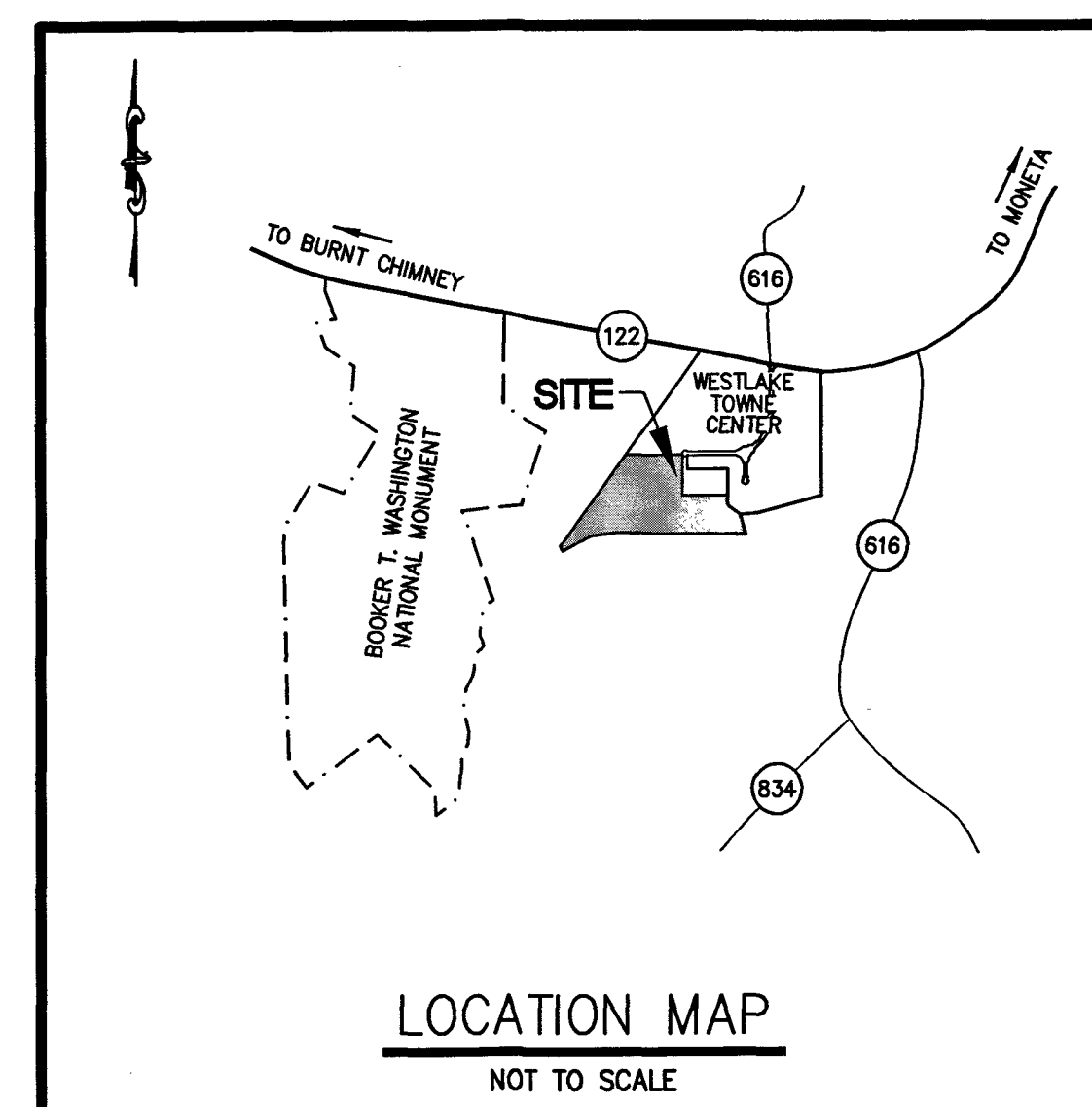
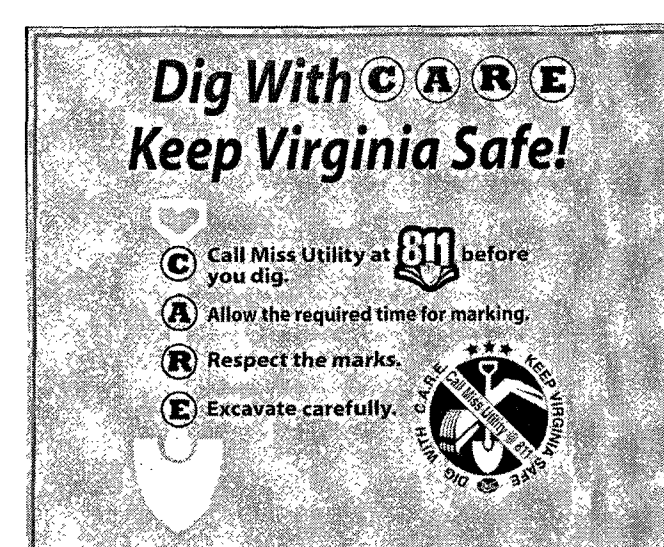
15168comp-01-cv01.plt

# DEVELOPMENT PLAN FOR WESTLAKE ASSISTED LIVING CENTER NEW COTTAGES 9 & 10

SITUATED IN  
GILL CREEK MAGISTERIAL DISTRICT  
FRANKLIN COUNTY, VIRGINIA

DATE: September 12, 2016  
PLAN REVISION DATE: September 29, 2016

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
5A. . . . .	EROSION & SEDIMENT CONTROL PLAN (BORROW AREA GRADING)
6. . . . .	EROSION & SEDIMENT CONTROL NARRATIVE, NOTES & DETAILS
7. . . . .	CONSTRUCTION DETAILS

APPROVED  
Franklin County  
Planning & Zoning  
by: [Signature]  
date: 9/29/16

APPROVED  
Franklin County  
Planning & Community Development  
Erosion & Sediment Control  
Signature: [Signature]  
Date: 9/29/16  
Borrow Site Case # 12047  
Randy Hodges

### 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.

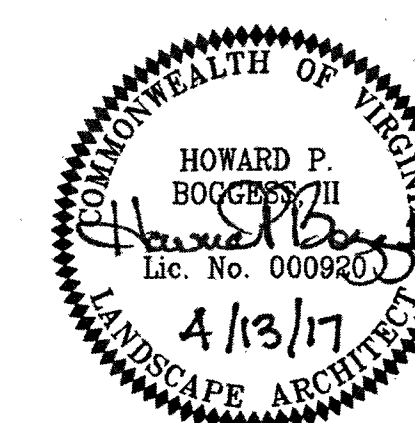
IN ADDITION TO ALL OTHER PROFFERS PREVIOUSLY APPROVED, DEVELOPMENT OF THE PROPERTY SHALL CONFORM TO THE CONCEPTUAL PLAN FOR WESTLAKE TOWNE CENTER PREPARED BY LUMSDEN ASSOCIATES, P.C. DATED MARCH 3, 2016 (SHEETS 1 THRU 3), INCLUDING ALL NOTES CONTAINED ON SHEET 3 PERTAINING TO PERMITTED USES WITHIN EACH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

PHONE: (540) 774-4411  
FAX: (540) 772-9445  
E-MAIL: MAIL@LUMSDENPC.COM



Western Virginia Water Authority  
Availability Letter Number: 16-227, 16-228, 16-229, 16-230

EXISTING DEQ STORMWATER GENERAL PERMIT # VAR100498

RESPONSIBLE LAND DISTURBER  
Printed Name: JANE H. CRAWFORD RLD # 13579 Expires: 03/14/2017  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

REVISIONS	
DATE	SHEETS
8/28/2016	1 thru 5A
11/09/2016	1 thru 5
2/21/2017	1 thru 5
4/13/2017	1, 3 thru 5
COMMISSION NO: 15-168	
SHEET 1 OF 7	

As-Built 6.27.17 Substantial Completion RECEIVED APR 14 2017 K. Winslow