

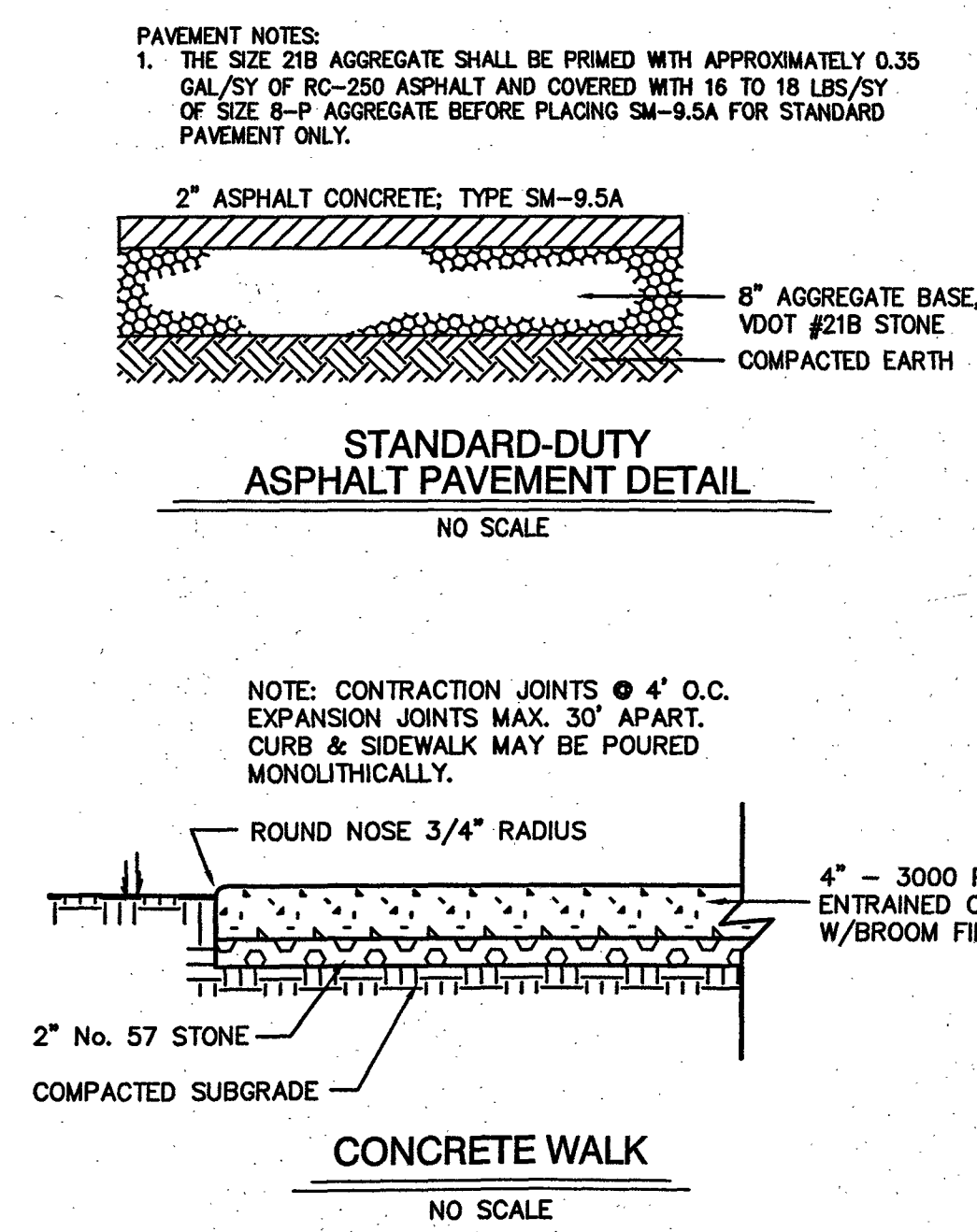
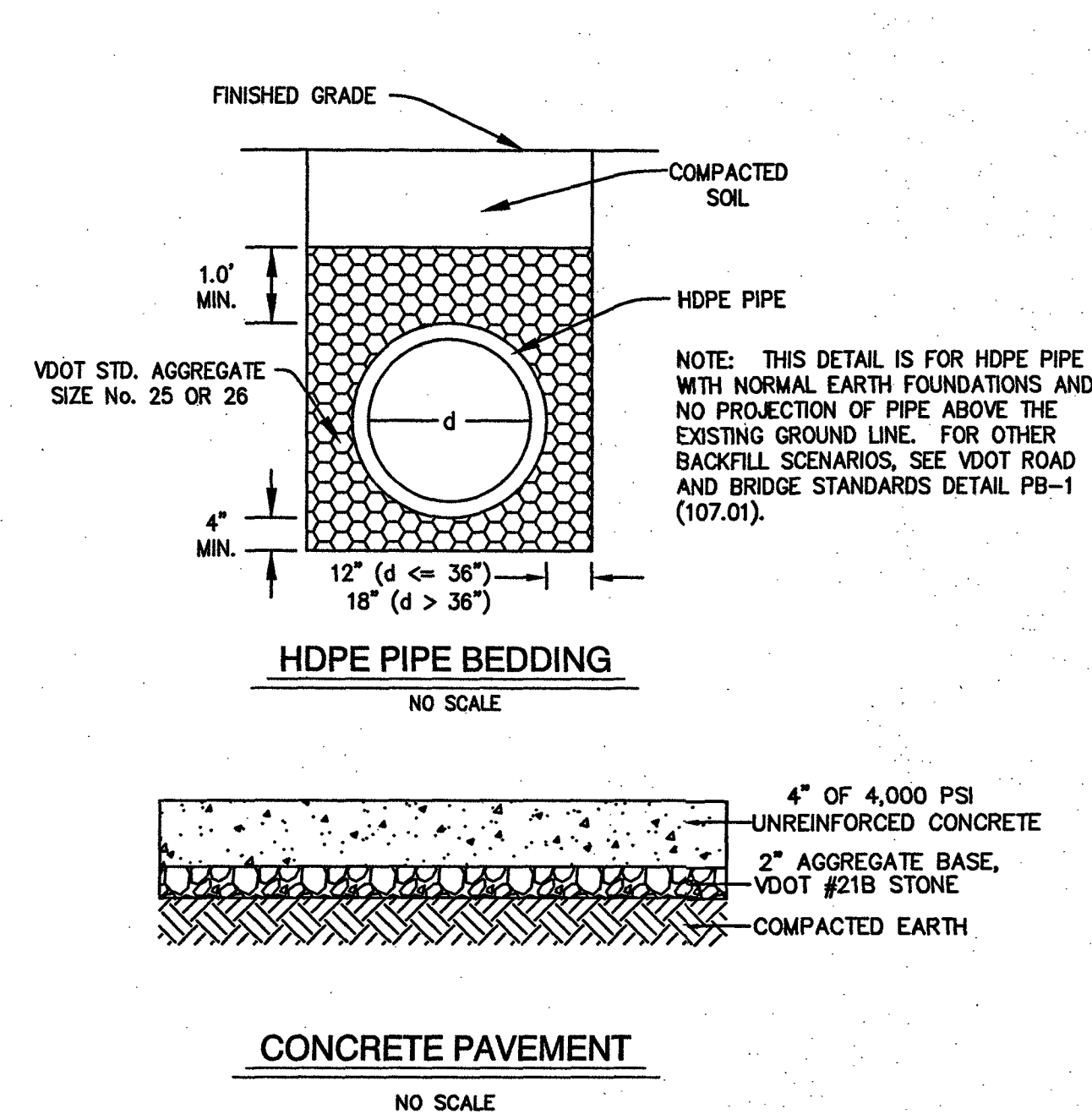
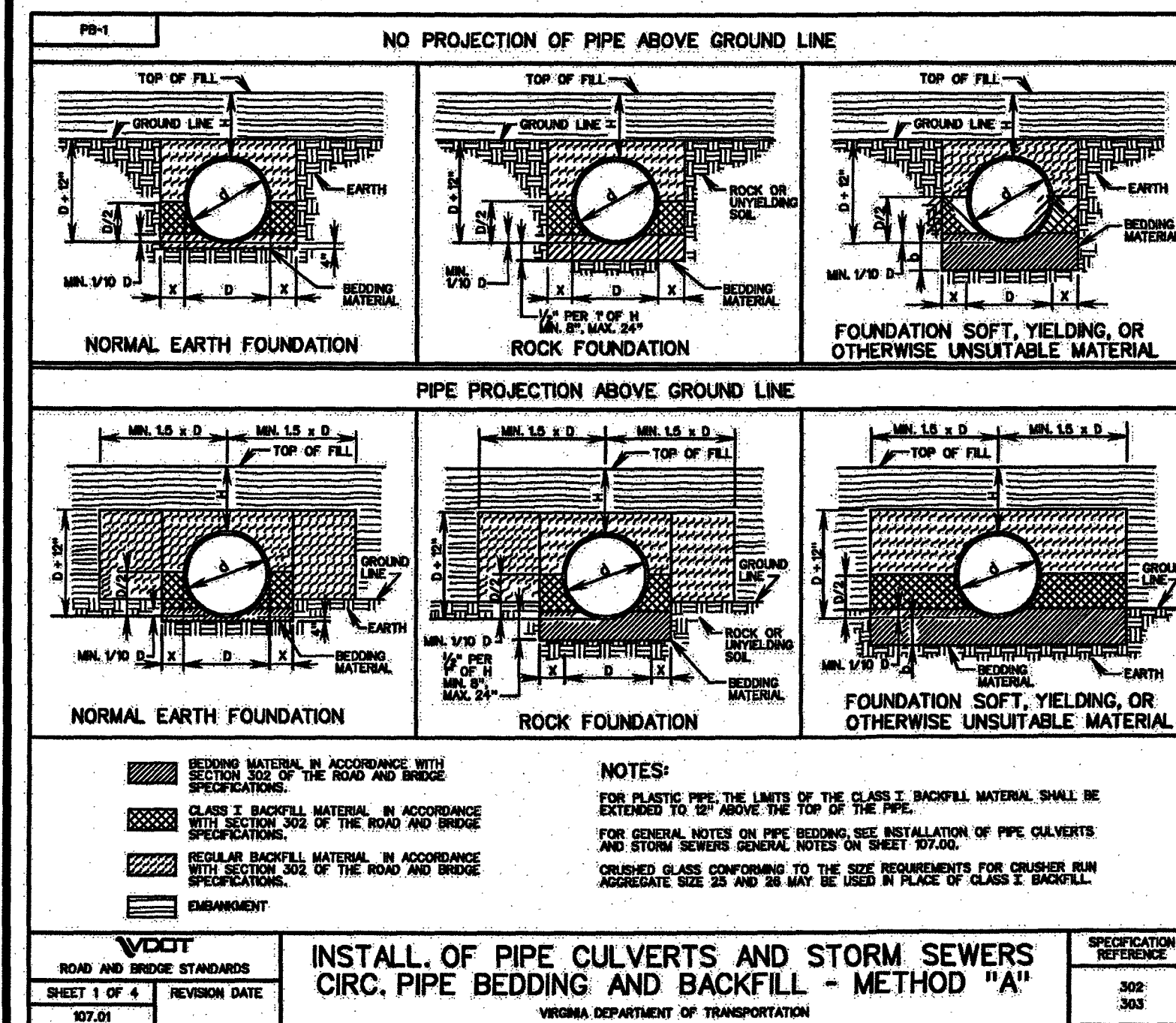
PLAN REVISION No. 1 (PR-1) NOTES:

- REMOVED CDS UNIT FROM PLANS.
- INLET "10" WAS REVISED TO A DI-1 & LOWERED.
- RELOCATED ALIGNMENT OF NEW SS (1) THRU (3) AND ASSOCIATED SS EASEMENT.
- SHORTENED LENGTH OF PROP. ACCESS ROAD.
- REMOVED PORTIONS OF THE SIDEWALK & CG-2 CURBING.
- REVISED WATER LINE SIZE FROM 6" TO 2".

PLAN REVISION No. 2 (PR-2) NOTES:

- RELOCATED BUILDINGS 9 & 10 WITH ASSOCIATED GRADING AND IMPROVEMENTS TEN FEET (10') TO THE WEST.
- RELOCATED ALIGNMENT OF NEW SS (1) THRU (3) AND ASSOCIATED SS EASEMENT.
- RELOCATED SD (BB) THRU (DD).
- EXTENDED WATER LINE TEN FEET (10') TO THE WEST.

SITE OVERVIEW



SITE AND ZONING TABULATIONS

LEGAL REFERENCE: TAX No. 0300005211; D.B. 907, PG. 1757; P.B. 1060, PG. 86 & TAX No. 0300005210; D.B. 667, PG. 367; P.B. 907, PG. 1752

ZONING DISTRICT: PCD (WESTLAKE OVERLAY DISTRICT)

PROPOSED USE: INDEPENDENT LIVING DUPLEX COTTAGES

SITE ACREAGE: 19.11 ACRES

MAXIMUM LOT COVERAGE: 75%

PROPOSED LOT COVERAGE: 1.6%

SETBACK REQUIREMENTS:

- FRONT: 10'
- SIDE: NONE
- REAR: NONE

MAXIMUM HEIGHT: 70' WHEN ADJOINING COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS PROVIDED THAT ALL HEIGHTS IN EXCESS OF 40' ARE SHOWN ON THE APPROVED CONCEPT PLAN.

GENERAL NOTES

- OWNER/DEVELOPER: RUNK & PRATT OF SML, LLC.
20212 LEEVILLE ROAD
LYNCHBURG, VA 24502
(434) 610-0581
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- TOPOGRAPHY DATA BASED ON FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2015 AND PRIOR FIELD SURVEYS.
- NO TITLE REPORT WAS FURNISHED FOR THIS PROJECT, AND ENCUMBRANCES MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
- 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.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, FRANKLIN COUNTY, AND/OR THE WESTERN VIRGINIA WATER AUTHORITY.
- THIS PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE MAP NUMBER 51067C0230 D, DATED JANUARY 6, 2010, ZONE "X" (UNSHADED).
- 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 WERE FIELD LOCATED. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
- 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 0.5 FOOT CANDLES 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

- 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.
- 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.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
- THE CONTRACTOR AND/OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ONE-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- 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 FRANKLIN COUNTY.
- HOPE PIPE MATERIAL SHALL BE ADS N-12 OR APPROVED EQUAL.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE. A SEPARATE E & S PLAN SHALL BE REQUIRED FOR OFFSITE STOCKPILES.
- 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. BORROW SITE FILL MATERIAL SHALL BE PROVIDED FROM ADJACENT PROPERTY (TRACT 10-A) AS DETAILED ON SHEET 5A.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
- 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 D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
- 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.

WESTERN VIRGINIA WATER AUTHORITY GENERAL NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE WESTERN VIRGINIA WATER AUTHORITY (WVWA).
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY AND FRANKLIN COUNTY INSPECTORS.
- THE DEVELOPER OR CONTRACTOR SHALL SUPPLY FRANKLIN COUNTY AND THE WESTERN VIRGINIA WATER AUTHORITY WITH CORRECT AS-BUILT PLANS BEFORE TENTATIVE ACCEPTANCE.
- FIELD CORRECTIONS SHALL BE APPROVED BY FRANKLIN COUNTY AND THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.

STANDARD FRANKLIN COUNTY CONSTRUCTION NOTES

- Franklin County Case # 15402.
- The Franklin County Department of Planning and Community Development must be notified in writing five (5) business days prior to commencing construction to schedule a pre-construction meeting. See the Sequence of Construction for details. Failure to do so constitutes a violation of the proposed plans.
- The Registered Land Disturber (RLD) or their site representative will be required to maintain and update the Stormwater Pollution Prevention Plan (SWPPP) as necessary. The SWPPP must remain available for inspection at all times.
- 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).
- 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 not changes/dates will be added to the SWPPP).
- Approval of these plans by Franklin County Department of Planning and Community Development does not represent a guarantee or warranty of any kind and shall create no liability upon the County, its officials or employees.
- Approved plans remain valid for the current 2014 Virginia Department of Environmental Quality Permit Cycle only (5-year permit cycle).
- 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. The ESC/SWM surety (letter of credit, performance bond, or escrow account) will not be fully released until all items have been approved as constructed.

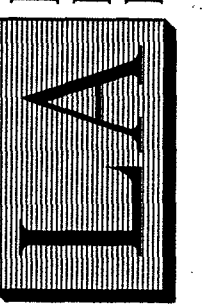
ABBREVIATIONS

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

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		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND COMMUNICATIONS		
DRAINAGE SHEET FLOW DIRECTION		
PARKING SPACE COUNT		
SPOT ELEVATION		

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



HOWARD P. BOGGS, II
Lic. No. 000920
2/2/17
LANDSCAPE ARCHITECT

SITE OVERVIEW,
NOTES & DETAILS

SITE DEVELOPMENT PLAN
FOR
WESTLAKE ASSISTED LIVING
NEW COTTAGES 9 & 10
PREPARED FOR
RUNK & PRATT SENIOR LIVING COMMUNITIES
SITING ALONG CAREFREE COURT
FRANKLIN COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	9/29/2016	SEE PLAN REVISION NOTES
2	11/10/2016	SEE PLAN REVISION NOTES
3	2/2/2017	SEE PLAN REVISION NOTES

DATE: September 12, 2016

SCALE: AS SHOWN

COMMISSION NO.: 15-168

SHEET 2 OF 7