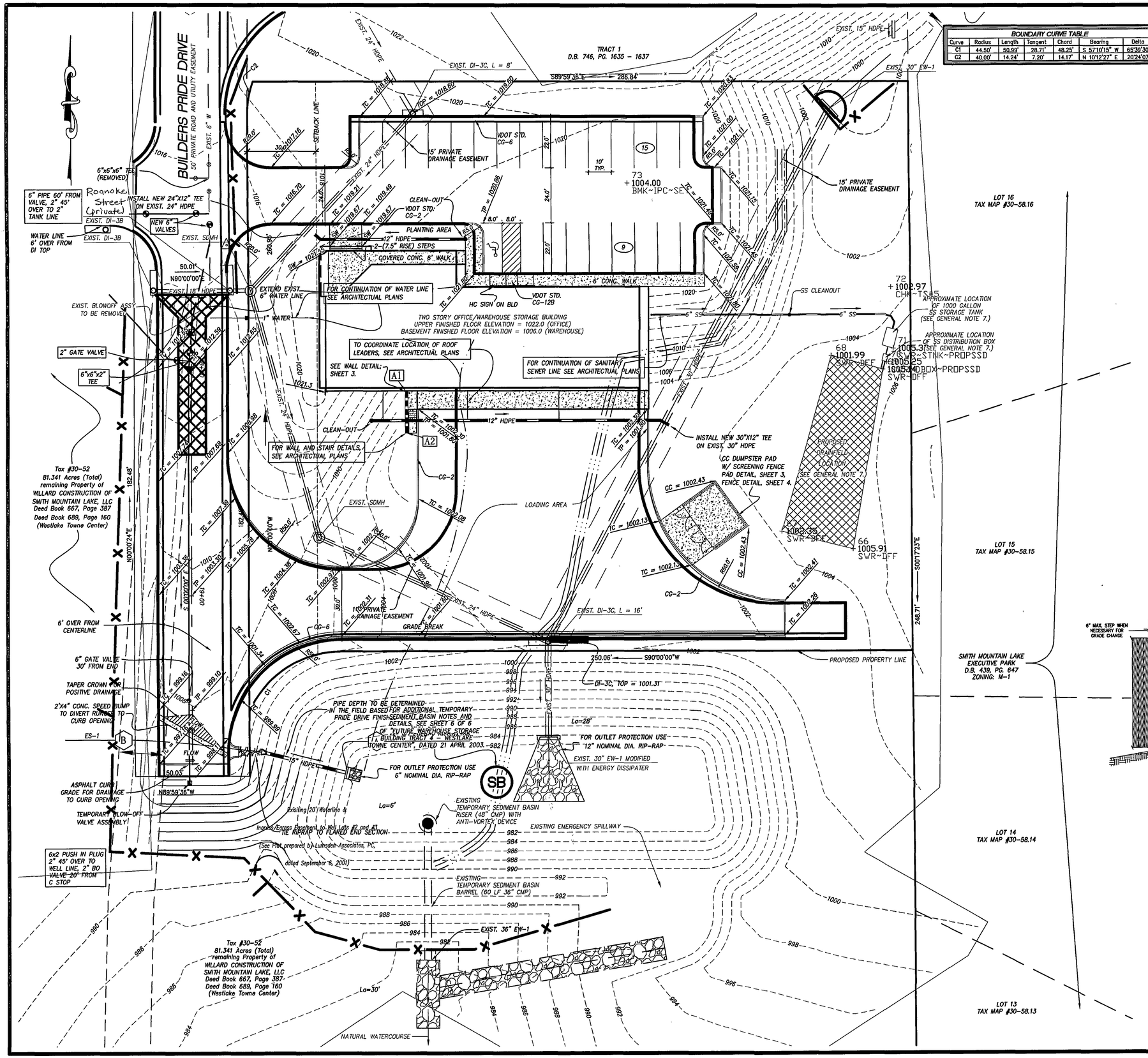


BOUNDARY CURVE TABLE						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	44.50'	50.99'	28.71'	48.25'	S 57°0'15" W	65°39'30"
C2	40.00'	14.24'	7.20'	14.17'	N 10°12'27" E	20°24'07"

GENERAL NOTES

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT FRANKLIN COUNTY TAX ASSESSMENT MAP #30-52.
2. OWNER/DEVELOPER: WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, L.L.C. P. O. BOX 540 WIRTZ, VA 24184 (540) 721-5288
3. THE BOUNDARY SURVEY WAS PERFORMED BY LUMSDEN ASSOCIATES, P.C..
4. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C..
5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
6. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PRIVATE ROADS.
7. FOR DRAINFIELD PERMIT INFORMATION CONTACT FRANK DAVIS; AOSE.
8. FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS, DATED 10 SEPTEMBER 2003.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FRANKLIN COUNTY STANDARDS AND SPECIFICATIONS.
2. 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.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. SEE VDOT ROAD AND BRIDGE STANDARDS FOR STORM DRAINAGE DETAILS.
7. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
8. HDPE PIPE MATERIAL SHALL BE ADS N-12 OR APPROVED EQUAL.
9. WATER LINE INSTALLATION SHALL CONFORM TO CHAPTER 22 OF THE FRANKLIN COUNTY CODE FOR MATERIALS, DETAILS, TECHNIQUES, PROCEDURES, CONSTRUCTION, ETC.
10. THE EXTERIOR LIGHT SOURCES FOR THIS FACILITY 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 VISIBILTY OF BULBS AND GLOBES FROM ADJACENT PROPERTIES AND ROADS. ANY PROPOSED WALL LIGHTING MUST BE PROPERLY SHIELDED.

GRADING NOTES

1. ANY BORROW OR WASTE SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN PRIOR TO CONSTRUCTION.
2. FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8 INCH LIFTS TO 95% MINIMUM DENSITY, STANDARD PROCTOR.

PARKING

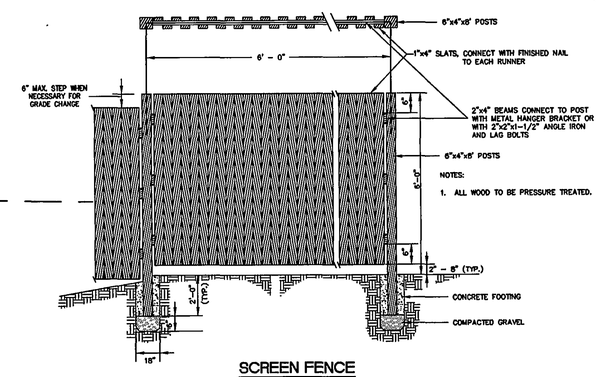
NOTE: PARKING REQUIREMENTS PER WESTLAKE VILLAGE CENTER OVERLAY DISTRICT SPECIAL PROVISIONS.
MIXED USE: 6,000 SF @ 1 SPACE/300 SF = 20 SPACES
WAREHOUSE: 6,000 SF @ 1 SPACE/3000 SF = 2 SPACES
PARKING PROVIDED: 25 SPACES INCLUDING 1 VAN ACCESSIBLE HC SPACE

SIGNAGE

SIGNAGE SHALL BE LOCATED ON BUILDING.

BUILDING SETBACK REQUIREMENTS

FRONT: 30'
BACK: NONE, PROPERTY DOES NOT ADJOIN RESIDENTIAL USE OR DISTRICT BOUNDARY.
SIDE: NONE, PROPERTY DOES NOT ADJOIN RESIDENTIAL USE OR DISTRICT BOUNDARY.



SCREEN FENCE

NO SCALE

LEGEND

ITEM	EXISTING	PROPOSED
Pavement		
HEAVY DUTY Pavement		
Curb		
Concrete		
Storm Drain Line	42" SD	15" CONC.
Sanitary Sewer Manhole	S	S
Sanitary Sewer Line	SS	6" SS
Waterline	W	W
Hydrant		
Utility Pole		
Overhead Telephone Line	OHT	
Overhead Electric Line	OHE	
Underground Gas Line	UG	
Underground Telephone Line	UGT	
Contours	1020	1020

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

COMMONWEALTH OF VIRGINIA
THOMAS C. DALE
No. 033002
PROFESSIONAL ENGINEER

AS-BUILT WATERMAIN

GRADING PLAN AND DIMENSIONAL LAYOUT

RETAIL/OFFICE/WAREHOUSE BLD ON TRACT 4 - WESTLAKE TOWNE CENTER

PREPARED FOR
WILLARD CONSTRUCTION OF SMITH MOUNTAIN LAKE, L.L.C.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA

REVISIONS			
NO.	DATE	DESCRIPTION	
1	02/15/06	AS-BUILT WATERMAINS	
2			
3			
4			
5			

DATE: DECEMBER 3, 2003
SCALE: 1" = 20'
COMMISSION NO. 2003-090
CADD FILE F:\2003\03090\ENG\090COMP.DWG