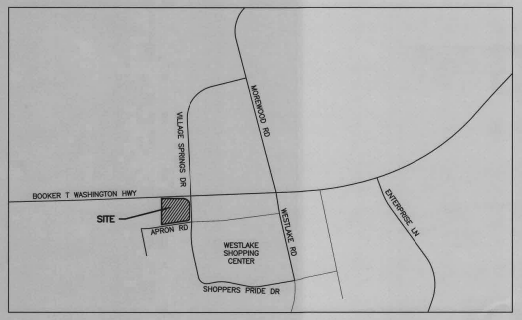
VICINITY MAP

NTS



RIDGE VIEW BANK

A division of *CNE Bank*

BOOKER T WASHINGTON HWY
FRANKLIN COUNTY, VA 24101

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LEGEND

348 EX. INTRMDT. CONTOUR	PROP. INTRMDT. CONTOUR
345 EX. INDEX CONTOUR	1320 PROP. INDEX CONTOUR
+ 35.55 EX. SPOT ELEVATION	35.55 / 35.05 PROP. SPOT ELEVATION
8" WL EX. WATER LINE	8" WL PROP. WATER LINE
8" SAN EX. SANITARY SEWER	8" SAN PROP. SANITARY SEWER
EX. STORM PIPE	PROP. STORM PIPE
EX. EDGE OF PAVEMENT	PROP. EDGE OF PAVEMENT
EX. BUILDING	PROP. BUILDING
EX. CONCRETE	PROP. CONCRETE
EX. PAVEMENT	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
EX. GRAVEL	PROP. GRAVEL
PAVEMENT REPLACEMENT	PROP. PAVERS
EX. POWER POLE	PROP. POWER POLE
EX. SANITARY SEWER MANHOLE	PROP. MANHOLE
EX. STORM SEWER MANHOLE	SIGN
CLEANOUT	WATER METER
EX. LIGHT POLE	PROP. GATE VALVE
WATER LINE REDUCER	BLOW-OFF VALVE
EX. TELEPHONE	BENCHMARK
G EX. GAS LINE	G PROP. GAS LINE
OHU EX. OVERHEAD CABLE	OHU PROP. OVERHEAD CABLE
X EX. FENCE	P PROP. UNDERGRND POWER LINE
EX. TREE LINE	X PROP. FENCE
ADJOINING PROPERTY LINE	PROP. TREE LINE
EXISTING ROAD MONUMENTS	SITE PROPERTY LINE
WETLAND AREA	INLET PROTECTION

ABBREVIATIONS

AHFH	ARROW HEAD TOP OF FIRE HYDRANT	EVCS	END VERT. CURVE STA.	RR	RAILROAD
APPROX	APPROXIMATE	EW	ENDWALL	RYS	REAR YARD SETBACK
ASPH	ASPHALT	EXIST	EXISTING	SAN	SANITARY
BC	BACK OF CURB	FDN	FOUNDATION	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FF	FINISHED FLOOR	SD	STORM DRAIN
BLDG	BUILDING	FG	FINISH GRADE	SECT	SECTION
BLK	BLOCK	GBE	GRADE BREAK ELEVATION	SE	SLOPE EASEMENT
BM	BENCHMARK	GBS	GRADE BREAK STATION	SS	SANITARY SEWER
BS	BOTTOM OF BOTTOM STEP	HOA	HOMEOWNER'S ASSOCIATION	SSD	STOPPING SIGHT DISTANCE
BVCE	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSE	SANITARY SEWER EASEMENT
BVCS	BEGIN VERT. CURVE STA.	HSD	HEADLIGHT SIGHT DISTANCE	STA	STATION
BW	BOTTOM OF WALL	INTX	INTERSECTION	STD	STANDARD
CB	CINDER BLOCK	INV	INVERT	STO	STORAGE
C&G	CURB & GUTTER	IP	IRON PIN	SYS	SIDE YARD SETBACK
CMP	CORRUGATED METAL PIPE	LT	LEFT	TBM	TEMPORARY BENCHMARK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBR	TO BE REMOVED
COR	CORNER	MH	MANHOLE	TC	TOP OF CURB
DBL	DOUBLE	MIN	MINIMUM	TEL	TELEPHONE
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TRANS	TRANSFORMER
DI	DROP INLET	MON	MONUMENT	TS	TOP OF TOP STEP
DIA	DIAMETER	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DE	DRAINAGE EASEMENT	PROP	PROPOSED	TYP	TYPICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	PVMT	PAVEMENT		
ENTR	ENTRANCE	R	RADIUS	VERT	VERTICAL
EP	EDGE OF PAVEMENT	RT	RIGHT	WBL	WEST BOUND LANE
EVCE	END VERT. CURVE ELEV.	R.O.W.	RIGHT OF WAY	YD	YARD
		REQD	REQUIRED		

STORM SEWER/SWM/SWQ AS-BUILT NOTES:

1. G.C. SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED AS-BUILTS AT THE APPROPRIATE TIME DURING CONSTRUCTION WITH THE PROJECT ENGINEER/SURVEYOR FOR CONFIRMATION AS REQUIRED BY THE LOCALITY.

2. THE G.C. SHALL BE RESPONSIBLE FOR CONTACTING THE ENGINEER/SURVEYOR TO LOCATE ALL REQUIRED AS-BUILT STORM SEWER IMPROVEMENTS AS REQUIRED BY THE LOCALITY PRIOR TO ANY CURB, STONE, OR ASPHALT PLACEMENT. THIS INFORMATON SHALL BE FORWARDED TO THE LOCALITY FOR REVIEW/APPROVAL.

3. G.C. SHALL BE RESPONSIBLE FOR COORDINATING ANY MANUFACTURER REQUIRED START-UPS & PROVIDING PAPERWORK ASSOCIATED WITH THE PROPOSED STORMTECH UNDERGROUND STORMWATER MANAGEMENT FACILITY TO THE LOCALITY/ENGINEER ONCE THE MANUFACTURED BMP IS ACTIVE & FUNCTIONAL.

ENGINEERS NOTES

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED APRIL, 2022.

SITE & ZONING SUMMARY:

SITE ADDRESS:	160 APRON RD HARDY, VA 24121
OWNER:	WILLARD CONSTRUCTION SMITH MOUNTAIN LAKE LLC
OWNER ADDRESS:	PO BOX 548 WIRTZ, VA 24184
TAX MAP NUMBER:	0300005207
EXISTING LOT SIZE:	±1.56 AC.
PROPOSED LOT A:	±1.075 AC.
EXISTING ZONING:	PCD – PLANNED COMMERCIAL DEVELOPMENT
ZONING REQUIREMENTS:	
MINIMUM LOT AREA:	NO MINIMUM
FRONTAGE:	NO MINIMUM
SETBACKS:	
FRONT:	
ADJACENT TO STATE PRIMARY ROADS:	60' FROM CENTERLINE OF RIGHT-OF-WAY OR 35' FROM THE EDGE OF RIGHT-OF-WAY, WHICHEVER IS GREATER
ADJACENT TO ALL OTHER ROADS:	55' FROM CENTERLINE OF RIGHT-OF-WAY OR 30' FROM EDGE OF RIGHT-OF-WAY, WHICHEVER IS GREATER
SIDE:	NO MINIMUM EXCEPT NO BUILDING, STRUCTURE, ACCESSORY USE OR OUTDOOR STORAGE AREA SHALL BE LOCATED CLOSER THAN 25' FROM ANY TYPE OF RESIDENTIAL USE OR RESIDENTIAL DISTRICT BOUNDARY.
REAR:	NO MINIMUM EXCEPT NO BUILDING, STRUCTURE, ACCESSORY USE OR OUTDOOR STORAGE AREA SHALL BE LOCATED CLOSER THAN 25' FROM ANY TYPE OF RESIDENTIAL USE OR RESIDENTIAL DISTRICT BOUNDARY.
MAXIMUM BUILDING HEIGHT:	70' WHEN ADJOINING COMMERCIAL OR INDUSTRIAL ZONING DISTRICTS, PROVIDED THAT ALL HEIGHTS IN EXCESS OF 40' ARE SHOWN ON THE APPROVED CONCEPT PLAN.
PROPOSED BUILDING HEIGHT:	±27'
MAXIMUM LOT COVERAGE:	75%
LOT COVERAGE PROVIDED:	52%
PARKING REQUIRED:	1 PER 300 SF 13 SPACES REQUIRED
PARKING PROVIDED:	25 SPACES PROVIDED INCLUDING 2 H.C. SPACES

STANDARD FRANKLIN COUNTY CONSTRUCTION NOTES

1. FRANKLIN COUNTY CASE #XXXXX – PARCEL #0300005207
2. THE FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MUST BE NOTIFIED IN WRITING FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. SEE THE SEQUENCE OF CONSTRUCTION FOR DETAILS. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
3. 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.
4. 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 NOTED DATES IN THE SWPPP).
5. 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 NOTED CHANGES/DATES WILL BE ADDED TO THE SWPPP).
6. APPROVAL OF THESE PLANS BY FRANKLIN COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT IS NOT A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
7. APPROVED PLANS REMAIN VALID FOR THE CURRENT 2014 VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT CYCLE ONLY (5 YEAR PERMIT CYCLE).
8. 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 SURETY (LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT) WILL NOT BE FULLY RELEASED UNTIL ALL ITEMS HAVE BEEN APPROVED AS CONSTRUCTED.

OWNER / DEVELOPER CERTIFICATION

I,_____ HEREBY ACKNOWLEDGE THE SITE IMPROVEMENTS IMPOSED BY THIS PLAN AND FRANKLIN COUNTY. I HEREBY AGREE TO DEVELOP THE SUBJECT PROPERTY IN COMPLIANCE WITH THIS PLAN AND WILL SUBMIT ANY PLAN REVISIONS TO FRANKLIN COUNTY FOR APPROVAL. I AGREE TO POST ALL REQUIRED BONDS WITH THE COUNTY FOR THIS DEVELOPMENT AND ACKNOWLEDGE ALL IMPROVEMENTS MUST BE COMPLETED TO THE TOWN'S SATISFACTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

_____
OWNER / DEVELOPER

APPROVAL BLOCK

FRANKLIN COUNTY DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT	DATE

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
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Shenandoah Valley
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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 47338
8/1/2022
PROFESSIONAL ENGINEER

RIDGE VIEW BANK - SMITH MOUNTAIN LAKE

COVER

BOOKER T WASHINGTON HWY
FRANKLINE COUNTY, VIRGINIA

DRAWN BY	KAM
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	5/20/2022
SCALE	N/A
REVISIONS	
7/13/2022	
8/1/2022	

C1

PROJECT NO. 04220023.00

Inspector's As-Builts K. Winslow 11.29.22