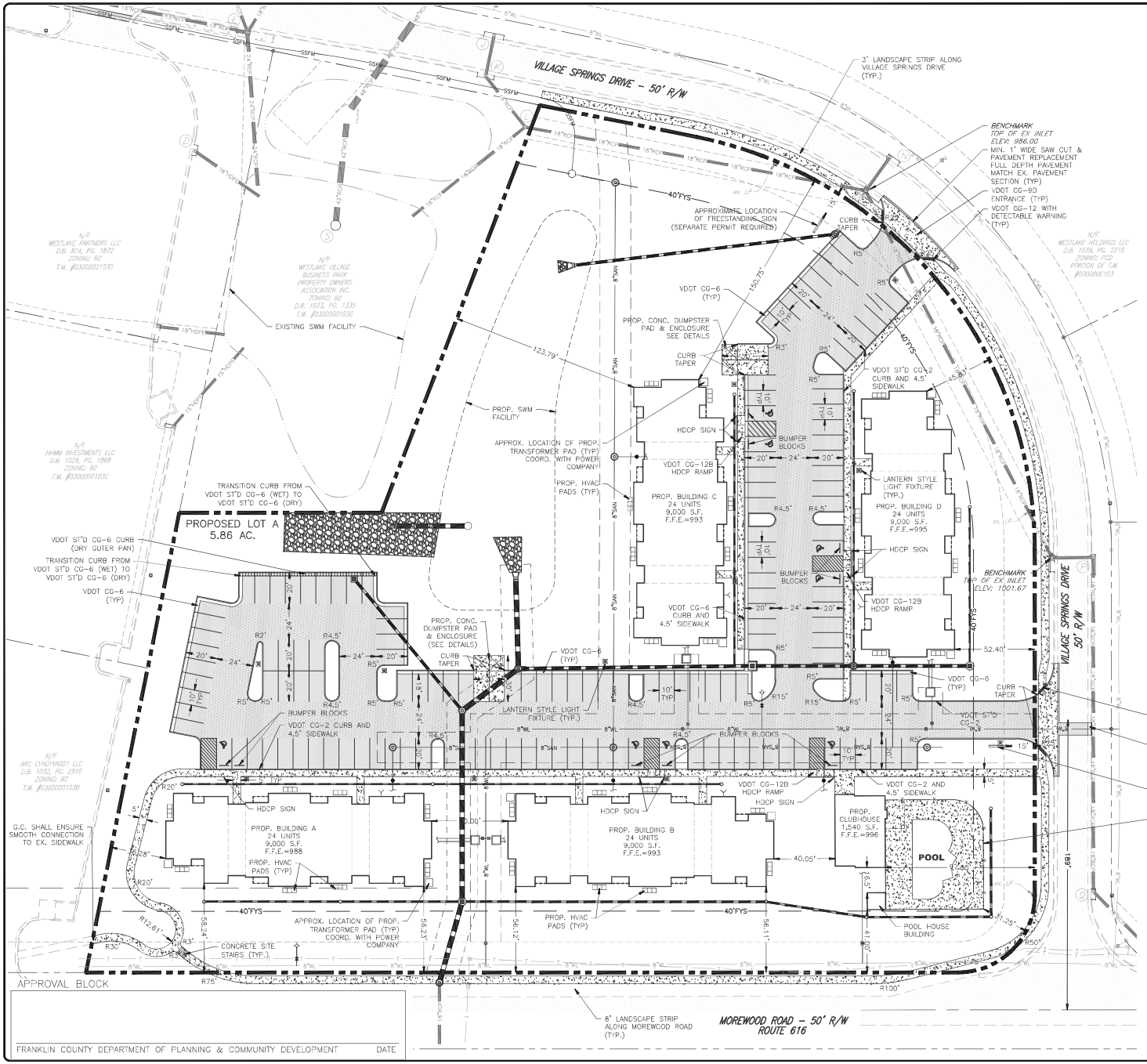

GENERAL SITE NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, VDOT, AND FRANKLIN COUNTY.

2. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.

3. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.

4. ALL BUILDING DIMENSIONS AND UTILITY TIE IN LOCATIONS AND UTILITY SIZING SHALL BE COORDINATED WITH THE ARCHITECTURAL & M.E.P. PLANS.

5. ALL UNDERGROUND ROOF LEADERS SHALL BE SCHEDULE 40 PVC PIPE AND SHALL BE TIED INTO THE PROPOSED STORM DRAIN SYSTEM. SEE STRUCTURE SCHEDULE FOR DETAILS.

6. G.C. SHALL COORDINATE WITH ALL LOCAL UTILITY PROVIDERS IN REGARDS TO CONNECTION LOCATIONS & SERVICE AVAILABILITY AND REQUIREMENTS OF THE PROPOSED SITE.

7. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.

8. ALL SIGNAGE PROPOSED AS PART OF THIS PROJECT WILL REQUIRE A SEPARATE PERMIT FROM FRANKLIN COUNTY.

9. ALL EXTERIOR LIGHTING FIXTURES SHALL BE GLARE SHIELDED AND DESIGNED TO PREVENT ILLUMINATION BEYOND THE PROPERTY LINE. IN NO INSTANCE SHALL LIGHT POLES EXCEED TWENTY-FIVE (25) FEET IN HEIGHT. NO EXTERIOR LIGHTING SHALL RADIATE ABOVE A LEVEL THAT IS FIVE DEGREES (5°) BELOW HORIZONTAL.

10. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE AREAS, AND GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 25-495, OF THE FRANKLIN COUNTY ZONING ORDINANCE. PRIOR TO ANY DUMPSTER ENCLOSURE CONSTRUCTION, THE G.C. SHALL VERIFY THE SIZE OF THE PROPOSED DUMPSTER TO ENSURE THE PROPOSED ENCLOSURE IS ADEQUATELY SIZED FOR THE DUMPSTER. G.C. SHALL ENSURE THAT ALL GROUND MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT IS INSTALLED IN SUCH A WAY AS TO ALLOW FOR THE INSTALLATION OF VEGETATIVE SCREENING AS REQUIRED.

11. G.C. SHALL PROVIDE MINIMUM 1' SAW CUT AND SHALL TACK COAT ALL VERTICAL SURFACES WHERE THE PROPOSED PAVEMENT ABUTS THE EXISTING MAINLINE PAVEMENT. THE SAW CUT SHALL BE ALONG THE FULL DEPTH PAVEMENT, NOT THE SHOULDER PORTION OF THE ROADWAY. NO CONVEYANCE OF RUNOFF WILL BE PERMITTED ALONG A SEAM IN THE PAVEMENT.

12. THE PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C.) SHALL BE W/ 50' OF THE PROPOSED FIRE HYDRANT INDICATED ON THE CIVIL SITE PLANS. G.C. SHALL COORDINATE THE F.D.C. CONNECTION LOCATION WITH THE ARCH. & M.E.P. PLANS AS REQUIRED. THE F.D.C.'S SHALL BE LOCATED DOWNSTREAM OF THEIR ASSOCIATED BACKFLOW PREVENTION ASSEMBLIES.

13. G.C. SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED CONDUIT FOR ALL EXTERIOR ELECTRICAL AND LIGHT POLES CONNECTIONS.

14. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.

15. G.C. SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.

16. G.C. SHALL COORDINATE ANY TRAFFIC CONTROL MEASURES WITH VDOT AND/OR FRANKLIN COUNTY FOR ANY WORK WITHIN THE PUBLIC R.O.W.

17. ALL PARKING SPACE STRIPING SHALL BE 4" WIDE WHITE TRAFFIC PAINT (TWO COATS).

PAVEMENT LEGEND:

- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE

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ENGINEERS / SURVEYORS
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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 47336
7/11/19
PROFESSIONAL ENGINEER

WESTLAKE VILLAGE APARTMENTS

PHASE 1

LAYOUT PLAN

GILLS CREEK DISTRICT
FRANKLIN COUNTY, VIRGINIA

DRAWN BY	CPB
DESIGNED BY	CPB
CHECKED BY	BTC
DATE	4/30/2019
SCALE	1"=30'
REVISIONS	
	7/11/2019

C3

PROJECT NO 04180116.00