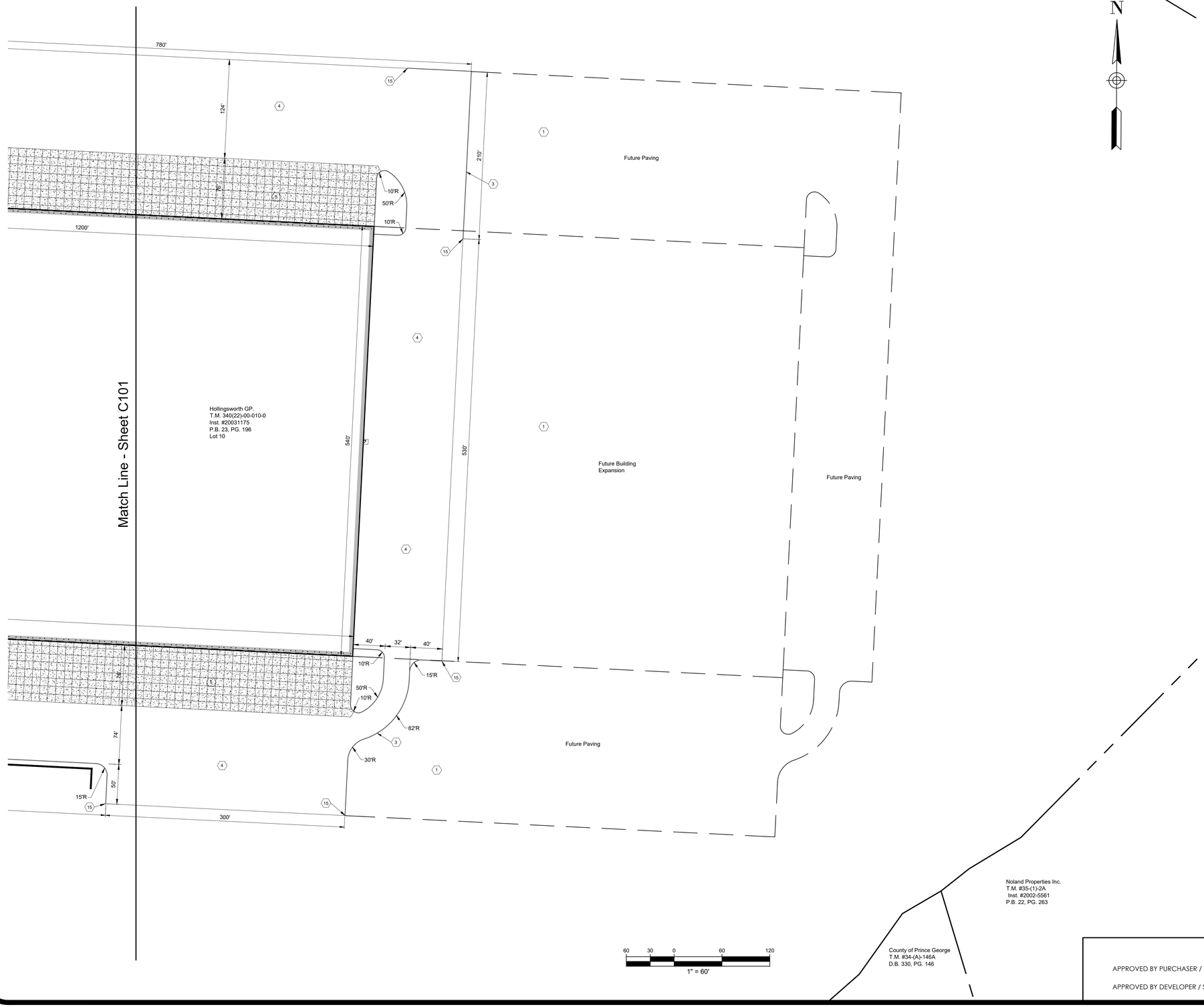

General Notes

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must contact va811.com and any utility that does not subscribe at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

2. Owner: SI Virginia II, LLC
One Rocky Top
Clinton, Tennessee 37716
Ph. 865-457-3601

3. Survey by: Mike Naulty - Timmons Group
4701 Owens Way, Suite 9000
Prince George, VA 23875
Phone: 804-541-6601

4. Tax Map # 340(22)00-010-O

5. Tract is mapped flood area as shown on Firm Map 51149C0160B, Effective Date May 16, 2012

6. Property is located in Prince George County and is Zoned M-1.

7. Utilities: Water: Prince George County Utility Dept. (804) 722-8706
Sanitary: Prince George County Utility Dept. (804) 722-8706
Electric: Prince George Electric Cooperative (804) 834-2424
Gas: Columbia Gas of Virginia (800) 543-8911

8. Setbacks:
Front: 10 Feet
Rear: 10 Feet
Side: 10 Feet

9. Total Parking Provided:
Accessible spaces provided = 6 spaces
10' x 20' spaces provided = 155 spaces
Total = 161 Spaces

Layout Notes

1. All dimensions to curb reference face of curb / edge of pavement.
2. See Architectural drawings for building dimensions. All dimension shown to building on this sheet are approximate.
3. See Utility Plan for new and existing utility line locations.
4. See Grading Plan and Drainage Plan for new and existing storm system locations.

Legend

- Benchmark
- Property Line
- Existing Fence
- Existing Building Edge
- New Building Edge
- Existing Tree Line
- Existing Tree
- Existing Curb Line
- New Curb Line
- New Accessible Space
- New Sidewalk
- New Concrete
- New Heavy Duty Pavment

Site Notes

1. Landscaped Area - Seed and Mulch
2. Medium Duty Asphalt Paving
   6" mineral aggregate base course
   1 1/2" bituminous concrete binder course
   1 1/2" bituminous concrete surface course
3. 6" machine formed conc. curb see 5/C501
4. Heavy Duty Asphalt Paving
   8" mineral aggregate base course
   2 1/2" bituminous concrete binder course
   1 1/2" bituminous concrete surface course
5. 8" concrete paving with 6 x 6 w2.9 x w2.9 welded wire mesh on 6" crusher run stone base. Provide control joints at 10'-0" max.
6. Integral curb/sidewalk 5" thick concrete walk with 6 x 6 10/10 welded wire mesh on 4" crusher run stone base. Provide tooled joints at 5'-0" o.C. Max. And expansion joints at 20'-0" o.C. Max. Broom finish. See detail 9/C501
7. Curb Cut - See Detail 4/C503
8. Pntd. Handicap symbol
9. Handicap ramp - See Detail 1/C501
10. Transformer pad - provide screening per PGC requirements
11. Location typical parking stall 10'x20'. 4" wide painted stripes, color to be white. Stop stripes 16'-0" from curb
12. Striped handicapped access aisle 4" painted stripes, color to be blue.
13. Concrete wheel stop - see detail 4/C501
14. 6" dia. Pipe bollard 2'-0" from wall centered on jamb, typ.
15. Curb Wipe Down
16. Align paving and curbs w/ roadway as req'd
17. Concrete sidewalk - see detail 9/C501
18. Handicap parking signs on 2" sq. Tube post - see detail 11/C501
19. New 6" concrete curb and gutter (VDOT Std. CG-6). Match street curb and gutter. (See Sheet C505)

APPROVED BY PURCHASER / TENANT _____ DATE _____

APPROVED BY DEVELOPER / SELLER _____ DATE _____

Project:
Concept Developments, Inc.
VP-163
Southpoint Business Park
Prince George, Virginia

LAND DEVELOPMENT SOLUTIONS

Land Development Solutions - USA, Inc VA License #0407006092
310 SIMMONS RD., SUITE K•KNOXVILLE, TENNESSEE 37922
PH. 865-671-2281

Drawing Description:
Site Layout Plan

No.	Date	Revision

COMMONWEALTH OF VIRGINIA
W.H. BRECK BOWLIN
Lic. No. 0402045421
7/20/20
PROFESSIONAL ENGINEER

Drawn By	CDB
Checked	EJB
Approved	WHBB
Job No.	220052
1"=60' Scale	7/28/20 Date

C102
Sheet No.