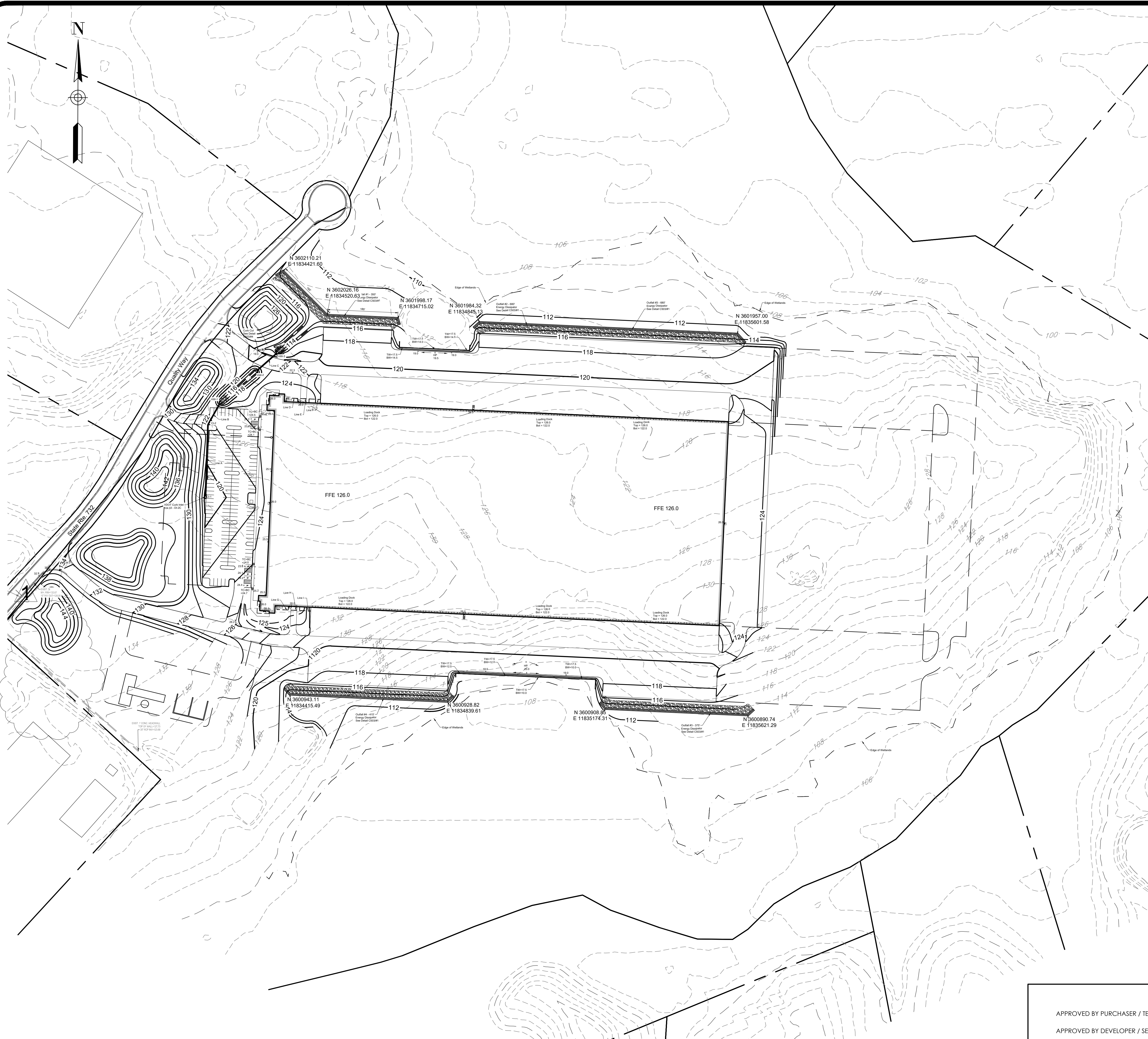


X:\2020\220052 - Hollingsworth - VP 163\DWG\VP-163 Master Plan.dwg Jun 18, 2021 - 11:25am cbrown - LDS Copyright 2021



General Notes

- 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.
- Owner: SI Virginia II, LLC
One Rocky Top
Clinton, Tennessee 37716
Ph. 865-457-3601
- Survey by: Mike Naulty - Timmons Group
4701 Owens Way, Suite 9000
Prince George, VA 23875
Phone: 804-541-6601
- Tax Map # 340(22)00-010-0
- Tract is mapped flood area as shown on Firm Map 51149C0160B, Effective Date May 16, 2012
- Property is located in Prince George County and is Zoned M-1.
- 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
- Setbacks:
Front: 10 Feet
Rear: 10 Feet
Side: 10 Feet
- Total Parking Provided:
Accessible spaces provided = 6 spaces
10' x 20' spaces provided = 155 spaces
Total = 161 Spaces

Grading Notes

- All disturbed areas not scheduled to be paved shall have a minimum of 3 inches of topsoil placed on them and shall be seeded as specified.
- All grading construction practices shall conform to the Virginia Erosion and Sediment Control Handbook.
- Maximum topsoil thickness for slopes steeper than 3:1 shall be 3".
- See Erosion Control Plans prior to beginning any grading activities.
- Contractor shall follow Storm Water Pollution Prevention Plan at all times.
- Total disturbed area = 48.0 acres ±.
- The grades shown are finished grades. Contractor shall determine subgrade elevations by examining typical pavement sections and the building drawings.

Legend

	Existing Curb Line
	Existing Contours
	Existing Catch Basin
	Existing Storm Line
	Existing Overhead Power Lines
	Existing Power Pole
	New Building Edge
	New Curb
	New Storm Sewer
	New Catch Basin
	New Junction Box
	New Contours
	New Spot Elevation
	New Top & Bottom of Curb Elevations

Piping Schedule

Pipe	Size/Mat.	Length	US Inv.	DS Inv.	Slope
A	24" HDPE	187.5'	116.80	115.86	0.50%
B	24" HDPE	64.8'	115.86	115.55	0.50%
C	30" HDPE	70.0'	114.25	113.55	1.00%
D	10" HDPE	30.0'	123.00	123.00	2.00%
E	12" HDPE	30.0'	123.00	122.40	2.00%
F	12" HDPE	30.0'	122.40	121.80	2.00%
G	10" HDPE	30.0'	123.00	123.00	2.00%
H	12" HDPE	30.0'	123.00	122.40	2.00%
I	12" HDPE	30.0'	122.40	121.80	2.00%

Storm Structure Schedule

Structure	Top	Invert	Northing, Easting
CI-1	119.00	116.80	N 3601479.01, E 11834149.38
CI-2	121.50	115.86	N 3601666.37, E 11834157.00
HW-1	-	115.55	N 3601722.62, E 11834189.20
HW-2	-	114.25	N 3601808.00, E 11834287.22
HW-3	-	113.55	N 3601853.97, E 11834340.01

CI = Curb Inlet HW = Headwall

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 Grading Plan**

No.	Date	Revision
1	8-24-20	Revisions per PGC and VDOT comments
2	9-11-20	Revisions per DEQ comments

Drawn By: **CDB**
 Checked: **EJB**
 Approved: **WHBB**
 Job No.: **220052**
 Scale: **1"=120'**
 Date: **7/28/20**

C201
 Sheet No.