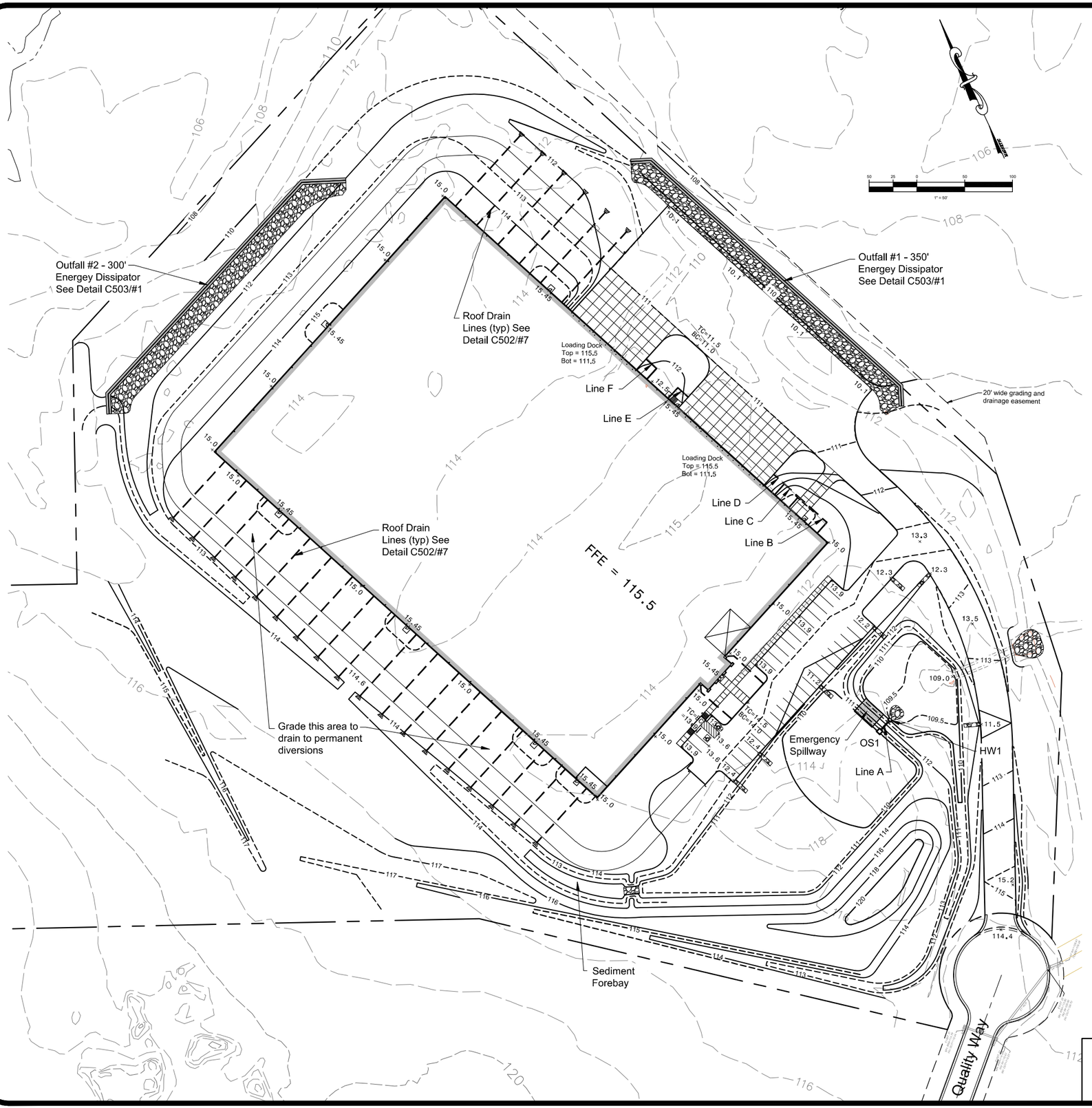

X:\2020\220077 - Hollingsworth VP 145 2020 New Redesign\DWG\ VP 145 - Site Plan.dwg Sep 04, 2020 - 4:14pm cbrown - LDS Copyright 2020

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)00-012-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 = 2 spaces
10' x 20' spaces provided = 36 spaces
Total = 38 Spaces

Praking Required: Manufacturing and warehousing facilities shall provide one space per employee on shift and one space per each truck driver on shift

Grading Notes

1. 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.
2. All grading construction practices shall conform to the Virginia Erosion and Sediment Control Handbook.
3. Maximum topsoil thickness for slopes steeper than 3:1 shall be 3".
4. See Erosion Control Plans prior to beginning any grading activities.
5. Contractor shall follow Storm Water Pollution Prevention Plan at all times.
6. Total disturbed area = 16.0 acres ±.
7. 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 (900 / 901)
- Existing Catch Basin
- Existing Storm Line
- Existing Overhead Power Lines (OH)
- Existing Power Pole
- New Building Edge
- New Curb
- New Storm Sewer
- New Catch Basin
- New Junction Box
- New Contours (900 / 901)
- New Spot Elevation (80.55 +)
- New Top & Bottom Of Curb Elevations (TC=92.35 / BC=91.85)

Piping Schedule

Pipe	Size/Mat.	Length	US Inv.	DS Inv.	Slope
A	15" HDPE	15.0'	109.50	109.35	1.00%
B	8" HDPE	40.0'	113.00	112.14	2.10%
C	10" HDPE	20.0'	112.14	111.72	2.10%
D	10" HDPE	15.0'	111.72	111.40	2.10%
E	8" HDPE	15.0'	112.00	111.40	4.00%
F	8" HDPE	15.0'	112.00	111.40	4.00%

Storm Structure Schedule

Structure	Top	Invert	Northing, Easting
OS-1	111.00	109.50	N 3601479.01, E 11834149.38
HW-1	-	109.35	N 3601722.62, E 11834189.20

OS = Outlet Structure HW = Headwall

APPROVED BY PURCHASER / TENANT _____ DATE _____

APPROVED BY DEVELOPER / SELLER _____ DATE _____

Project: SI Virginia II, LLC
VP-145
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 & Drainage Plan

No.	Date	Revision
1	7-25-2014	Prince George County Comments
2	9-4-2020	Revisions per Owner

COMMONWEALTH OF VIRGINIA
W. H. BRECK BOWLIN
Lic. No. 0402045421
9/4/20
PROFESSIONAL ENGINEER

Drawn By	CDB
Checked	EJB
Approved	WHBB
Job No.	220077
1"=50' Scale	6/23/13 Date

C201
Sheet No.