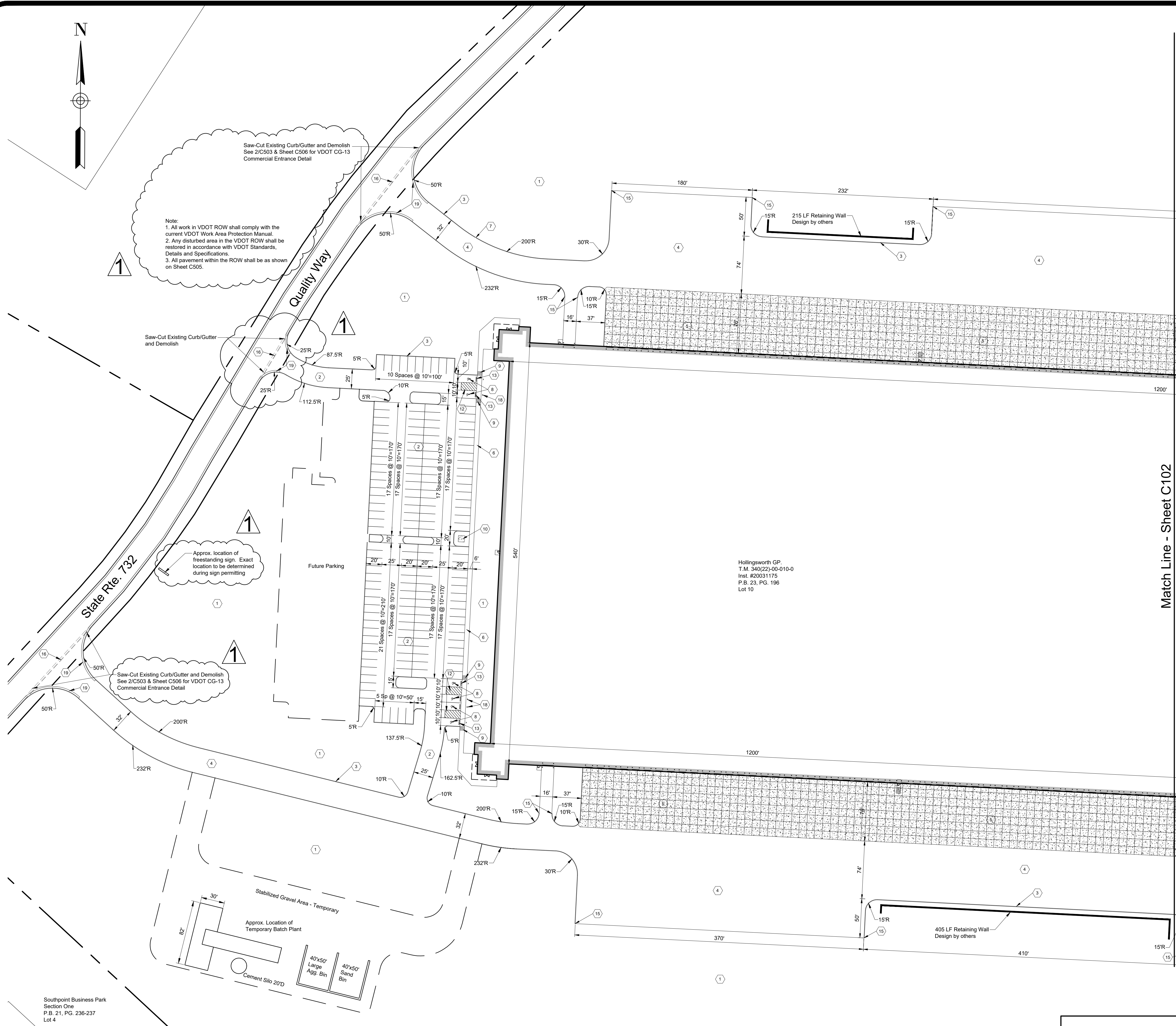
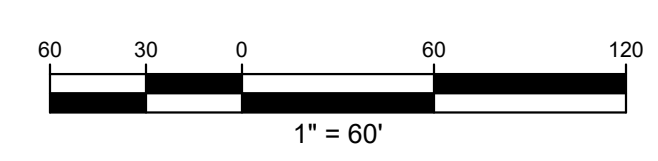


X:\2020\220052 - Hollingsworth - VP 163\DWG\VP-163 Base Plan.dwg Aug 25, 2020 - 2:17pm cbrown - LDS Copyright 2020



Southpoint Business Park  
Section One  
P.B. 21, PG. 236-237  
Lot 4

Hollingsworth GP.  
T.M. 340(22)-00-010-0  
Inst. #20031175  
P.B. 23, PG. 196  
Lot 10



APPROVED BY PURCHASER / TENANT \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY DEVELOPER / SELLER \_\_\_\_\_ DATE \_\_\_\_\_

### 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

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

### Layout Notes

- All dimensions to curb reference face of curb / edge of pavement.
- See Architectural drawings for building dimensions. All dimension shown to building on this sheet are approximate.
- See Utility Plan for new and existing utility line locations.
- 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

- Landscaped Area - Seed and Mulch
- Medium Duty Asphalt Paving  
6" mineral aggregate base course  
1 1/2" bituminous concrete binder course  
1 1/2" bituminous concrete surface course
- 6" machine formed conc. curb see 5/C501
- Heavy Duty Asphalt Paving  
8" mineral aggregate base course  
2 1/2" bituminous concrete binder course  
1 1/2" bituminous concrete surface course
- 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.
- 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
- Curb Cut - See Detail 4/C503
- Pntd. Handicap symbol
- Handicap ramp - See Detail 1/C501
- Transformer pad - provide screening per PGC requirements
- Location typical parking stall 10'x20'. 4" wide painted stripes, color to be white. Stop stripes 16'-0" from curb
- Striped handicapped access aisle 4" painted stripes, color to be blue.
- Concrete wheel stop - see detail 4/C501
- 6" dia. Pipe bollard 2'-0" from wall centered on jamb, typ.
- Curb Wipe Down
- Align paving and curbs w/ roadway as req'd
- Concrete sidewalk - see detail 9/C501
- Handicap parking signs on 2" sq. Tube post - see detail 11/C501
- New 6" concrete curb and gutter (VDOT Std. CG-6). Match street curb and gutter. (See Sheet C505)

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**

Revision	Date	Description
1	8-24-20	Revisions per PGC and VDOT comments



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

**C101**  
Sheet No.