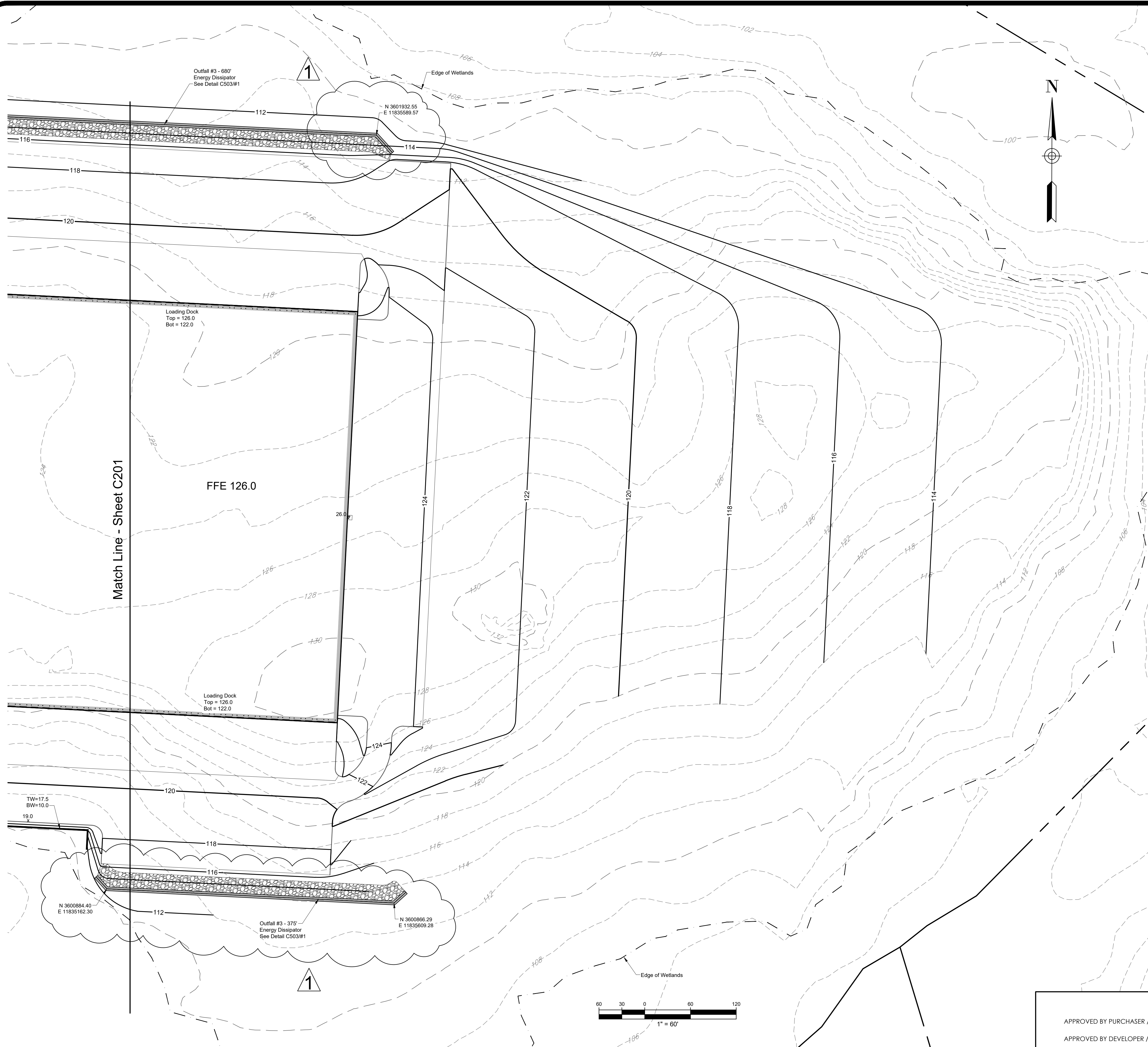


X:\2020\220052 - Hollingsworth - VP 163\DWG\VP-163 Base Plan.dwg Sep 11, 2020 - 1:50pm cbrown - LDS Copyright 2020



**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**

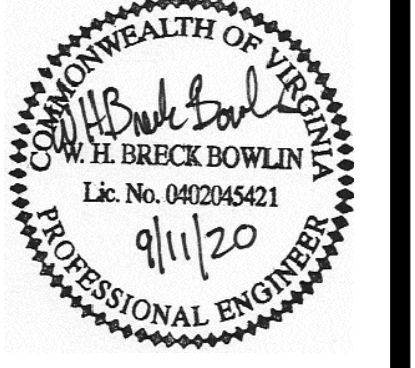
	Existing Curb Line
	Existing Contours
	Existing Catch Basin
	Existing Storm Line
	Existing Overhead Power Lines
	Existing Power Pole
	New Building Edge
	New Curb
	New Storm Sewer
	New Catch Basin
	New Junction Box
	New Contours
	New Spot Elevation
	New Top & Bottom Of Curb Elevations

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	9-11-20	Revisions per DEQ comments



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

**C202**  
Sheet No.

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