

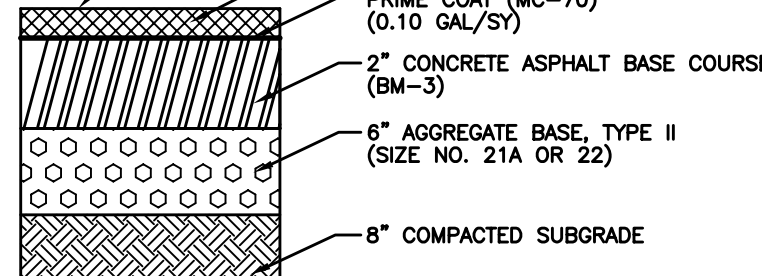
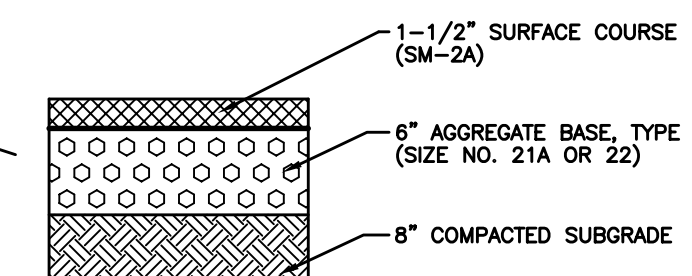
NOTE: 4" OF AGGREGATE SHALL EXTEND A MINIMUM OF 1' BEYOND THE BACK OF CURB

LAYOUT NOTES :

1. SEE ARCHITECTURAL PLANS FOR EXACT BLDG. DIMENSIONS AND DETAILS.
2. PROPOSED LANDSCAPE ISLAND, SEE LANDSCAPE PLAN.
3. 1' NON INGRESS/EGRESS EASEMENT.
4. 22' RIGHT-OF-WAY DEDICATION TO THE CITY OF VIRGINIA BEACH. 17,823 S.F. OR 0.41 AC.
5. PROPOSED ENTRANCE CG-9D, CLASS A-3 CONCRETE 7" IN DEPTH TO THE R/W LINE. SEE DETAIL SHEET C11.
6. 100' LANDSCAPE BUFFER. EXISTING TREES WITHIN BUFFER SHALL BE SAVED.
7. 25' LANDSCAPE BUFFER.
8. 30' LANDSCAPE BUFFER.
9. 115' RIGHT OF WAY RESERVATION FOR FUTURE INDIAN RIVER ROAD REALIGNMENT TO THE CITY OF VIRGINIA BEACH. (99,030 S.F. OR 2.27 AC.)
10. 2.5' CURB AND GUTTER, SEE DETAILS. SEE THIS SHEET.
11. 6" CURB, SEE DETAILS. SEE SHEET C11.
12. 9'X18' PARKING SPACE, TYPICAL.
13. HANDICAP SPACES WITH SIGNAGE. SEE DETAIL. SEE SHEET C11.
14. 4' WIDE MONOLITHIC SIDEWALK, 4" THICK, 3000 PSI CONCRETE. SEE DETAIL. SEE SHEET C11.
15. HANDICAP RAMP. CITY STANDARD. SEE DETAIL. SEE SHEET C11.
16. DRIVE AISLE ASPHALT PAVEMENT SECTION ON THIS SHEET.
17. 4" WHITE PAVEMENT MARKINGS ON SHEET C12.
18. CITY STD RETENTION POND BMP/SWMF. SEE GRADING PLAN & DETAILS ON SHEET C5 & C11.
19. PRIVATE STORMWATER FACILITY MAINTENANCE EASEMENT.
20. CURB WIPEDOWN, SEE DETAIL. SEE SHEET 11.
21. RIGHT TURN LANE. SEE SHEET C12.
22. LEFT TURN LANE. SEE SHEET C12.
23. 245' TRANSITIONAL AREA.
24. 2' OPENING CURB BREAK. SEE DETAIL ON SHEET C11.
25. CURB CUT THROUGH. SEE DETAIL SHEET C11.
26. FIRE LANE WITH FIRE SIGNAGE. SEE DETAIL. SEE SHEET C11.
27. REAR OF PROPERTY ±19.46 AC TO REMAIN UNDISTURBED.
28. STOP SIGN.
29. 10'X25' 7" THICK DUMPSTER PAD WITH FENCE. SEE DETAIL. SEE SHEET C11.
30. DRAINFIELD AREA SHALL BE CLEARED BY HAND, STUMPS SHALL BE GROUND DOWN. MINIMUM DISTURBANCE TO SOIL BY REMOVING ROOT BALL OR HEAVY EQUIPMENT SHALL BE RESTRICTED.
31. TEMPORARY "TRUCKS ENTERING HIGHWAY" SIGN.
32. CONCRETE WHEEL STOP. SEE DETAIL THIS SHEET.
33. DRAINFIELD AREA SHALL REMAIN CLEAR OF HEAVY EQUIPMENT AND TRUCKS. NO EXCAVATION OR FILL SHALL BE DONE.
34. PRIME SIGN. SEE ARCHITECTURAL PLANS FOR DETAIL.
35. PARKING STALL ASPHALT PAVEMENT SECTION ON THIS SHEET.
36. TEMPORARY DEAD END BARRICADE.
37. TEMPORARY 6'X6' PRESSURE TREATED TIMBER LEAVE 2' GAP EVERY 32' SECTION WITH 1/2" REBAR SPACED EVERY 6' IMBEDDED 18" INTO SUBGRADE.

PHASING NOTE:

1. PHASE 2 SHALL BE INSTALLED IN FUTURE TO BE DETERMINED BY HARVEST CHURCH.
2. TEMPORARY TIMBER WHEEL STOPS AND WOODEN BARRICADE TO BE REMOVED DURING PHASE 2 INSTALLATION.



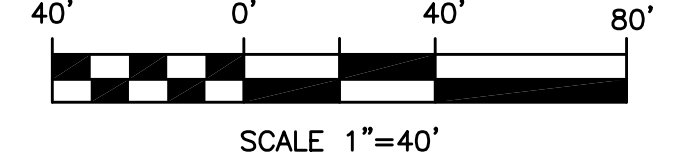
- NOTES:
1. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY COMPANIES FOR ANY UTILITY DISCONNECTIONS.
 2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY DEMOLITION.
 3. CONTRACTOR SHALL CONTACT CIVIL INSPECTIONS TO ARRANGE A PRE-CONSTRUCTION MEETING/INSPECTION. AN INSPECTION MUST BE SCHEDULED PRIOR TO BEGINNING WORK WITHIN THE RIGHT-OF-WAY. CONTACT CIVIL INSPECTIONS AT 385-4558 TO SCHEDULE AN INSPECTION AT LEAST 48 HOURS IN ADVANCE.
 4. WHERE ONSITE CURB IS NOT SHOWN ON THE SITE AS BEING INSTALLED THE CURB SHALL BE DEFERRED UNTIL A LATER DATE, BUT NOT WAIVED.
 5. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF CONFLICTS EXIST.

THIS PLAN DOES NOT GUARANTEE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO DETERMINE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO MOBILIZATION. IF CONFLICTS EXIST, NOTIFY ENGINEER.
BEFORE DIGGING CONTACT "MISS UTILITY" AT 811.

USE PERMIT MODIFICATION APPROVED WITH CONDITIONS ON 6/8/10

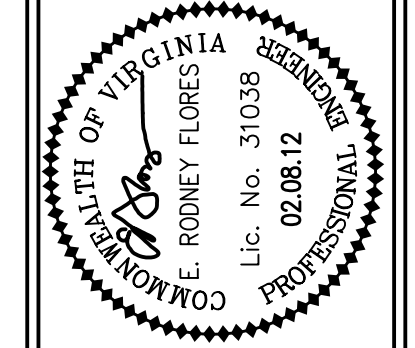
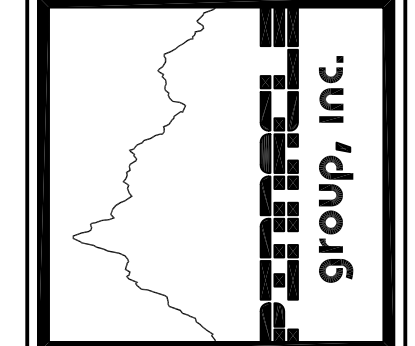
1. THE SITE SHALL BE DEVELOPED SUBSTANTIALLY IN ACCORDANCE WITH THE SUBMITTED SITE PLAN ENTITLED "HARVEST OUTREACH MINISTRIES, INC. VIRGINIA BEACH, VIRGINIA PRELIMINARY SITE PLAN" PREPARED BY PINNACLE GROUP ENGINEERING, INC. SAID PLAN HAS BEEN EXHIBITED TO THE VIRGINIA BEACH CITY COUNCIL AND IS ON FILE IN THE VIRGINIA BEACH PLANNING DEPARTMENT.
2. THE BUILDING SHALL BE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE SUBMITTED COLORED FRONT ELEVATION AND NOT TO SCALE. SAID PLAN HAS BEEN EXHIBITED TO THE VIRGINIA BEACH COUNCIL AND IS ON FILE IN THE VIRGINIA BEACH PLANNING DEPARTMENT.
3. THE APPLICANT SHALL STRIVE FOR A MINIMUM OF FIFTY (50) PERCENT OPEN SPACE ON THE SITE.
4. THE APPLICANT SHALL MAINTAIN A MINIMUM OF ONE HUNDRED (100) FEET OF LANDSCAPE BUFFERING FROM INDIAN RIVER ROAD. NO PARKING IS ALLOWED IN THE BUFFERED AREAS.
5. THE APPLICANT SHALL INSTALL A TWENTY-FIVE FOOT (25') LANDSCAPE BUFFER ALONG THE PROPERTY LINES. THE BUFFER SHALL BE PLANTED WITH A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS AND TREES.
6. A PHOTOMETRIC LIGHTING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE FINAL SITE PLAN SUBMISSION TO THE DEVELOPMENT SERVICES CENTER. LIGHTING IS TO INCLUDE HEIGHT OF POLES LOCATED WITHIN THE PARKING LOT ALONG WITH THE LOCATION OF ALL POLE MOUNTED AND BUILDING-MOUNTED LIGHTING FIXTURES. ALL FIXTURES SHALL BE DESIGNED TO PREVENT ANY DIRECT REFLECTION OR GLARE TOWARD ADJACENT USES OR CITY STREETS. THE PLAN SHALL ALSO INCLUDE THE LAMP TYPES, WATTAGE AND TYPE OF FIXTURE. PARKING LOT LIGHTING SHALL USE FULL CUT-OFF FIXTURES. LIGHTING SHALL BE DIRECTED DOWN AT THE GROUND AND NOT HORIZONTALLY OR UP IN THE AIR.
7. FINAL SITE PLAN SHALL DEPICT A RESERVATION FOR THE FUTURE INDIAN RIVER ROAD RIGHT-OF-WAY.

INDIAN RIVER ROAD (30' & VAR. R/W)
M.B. 287, PG. 50



NO.	DATE	REVISED PER CITY COMMENTS DATED	REVISION
7	02.08.12	ADDED RISERS PER CLIENT	
6	05.30.11	REVISED PER PHASING PLAN FOR PARKING LOT	
5	05.08.11	REVISED PER VDH COMMENTS	
4	04.28.11	REVISED PER PARKING LOT	
3	02.11.11	REVISED PER CITY COMMENTS DATED 02.04.11	
2	12.01.10	REVISED PER CITY COMMENTS DATED 10.27.10	
1	09.17.10	REVISED PER CITY COMMENTS DATED 8.02.10	

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E-mail: rtfires@pinnaclegrp.com



HARVEST OUTREACH CHURCH
GPIN 1483-85-3672-0000
VIRGINIA BEACH, VIRGINIA

LAYOUT PLAN

PROJECT NO.	2010-002
SCALE	1" = 40'
DATE	6.30.10
DRAWN BY	PG
CHECKED BY	ERF

C4
5 of 13 SHTS