

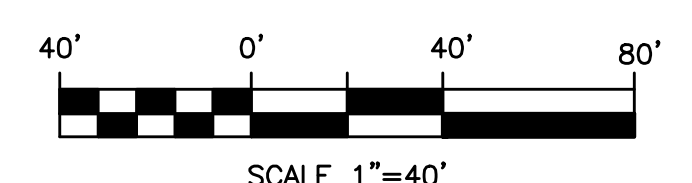


LAYOUT NOTES:

1. 4.5 FOOT WIDE, 4 INCH THICK CONCRETE, 3,000 PSI WALK (SEE DETAILS)
2. PROPOSED 2-STORY BUILDING (SEE ARCHITECTURALS FOR EXACT DIMENSIONS)
3. PROPOSED CG-3 ROLL TOP CURB & CUTTER (SEE DETAILS)
4. PROPOSED VDOT CG-2 CURB (SEE DETAILS)
5. CURB CUT THROUGH (SEE DETAILS)
6. PROPOSED 9' X 18' PARKING SPACE (TYP) (SEE DETAILS)
7. LIGHT DUTY ASPHALT PAVEMENT SECTION (SEE DETAILS)
8. HEAVY DUTY PAVEMENT SECTION (SEE DETAILS)
9. ENTRY SIGN (SEE ARCHITECTURALS)
10. 7" THICK, 4,000 PSI REINFORCED DUMPSTER PAD W/ 6" SCREENING WALLS (SEE DETAILS AND LANDSCAPE PLAN)
11. PROPOSED MAILBOX PAVLON (SEE ARCHITECTURALS)
12. FIRE LANE (SEE DETAILS FOR SIGNAGE AND STRIPING)
13. PROPOSED 1' NON-INGRESS/EGRESS EASEMENT
14. PROPOSED 10' STREET LANDSCAPE BUFFER
15. PROPOSED "STOP" SIGN WITH STREET NAME SIGNS

LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT



NOTES:
 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.

<p>PINNACLE GROUP ENGINEERING, INC. 445 N. Battlefield Blvd., Suite R Chesapeake, Va. 23320 Tele (757) 424-7724 & Fax (757) 424-5806 E-mail: rffores@pinnaclegrp.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> </td> <td style="width: 50%; text-align: center;"> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>SPENCE CROSSING AT PRINCESS ANNE LARGE QUADS VIRGINIA BEACH, VIRGINIA</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>LAYOUT</p> </td> </tr> <tr> <td colspan="2"> <p>PROJECT NO. 2012-028 SCALE 1"=40' DATE 01.21.13 DRAWN BY PC CHECKED BY ERF</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p style="font-size: 2em; font-weight: bold;">C3</p> <p>3 of 16 SHEETS</p> </td> </tr> </table>			<p>SPENCE CROSSING AT PRINCESS ANNE LARGE QUADS VIRGINIA BEACH, VIRGINIA</p>		<p>LAYOUT</p>		<p>PROJECT NO. 2012-028 SCALE 1"=40' DATE 01.21.13 DRAWN BY PC CHECKED BY ERF</p>		<p style="font-size: 2em; font-weight: bold;">C3</p> <p>3 of 16 SHEETS</p>	
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