

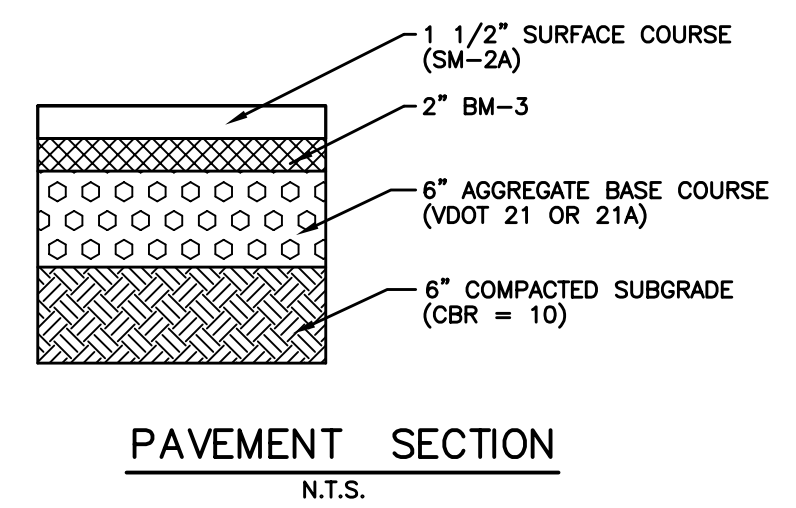
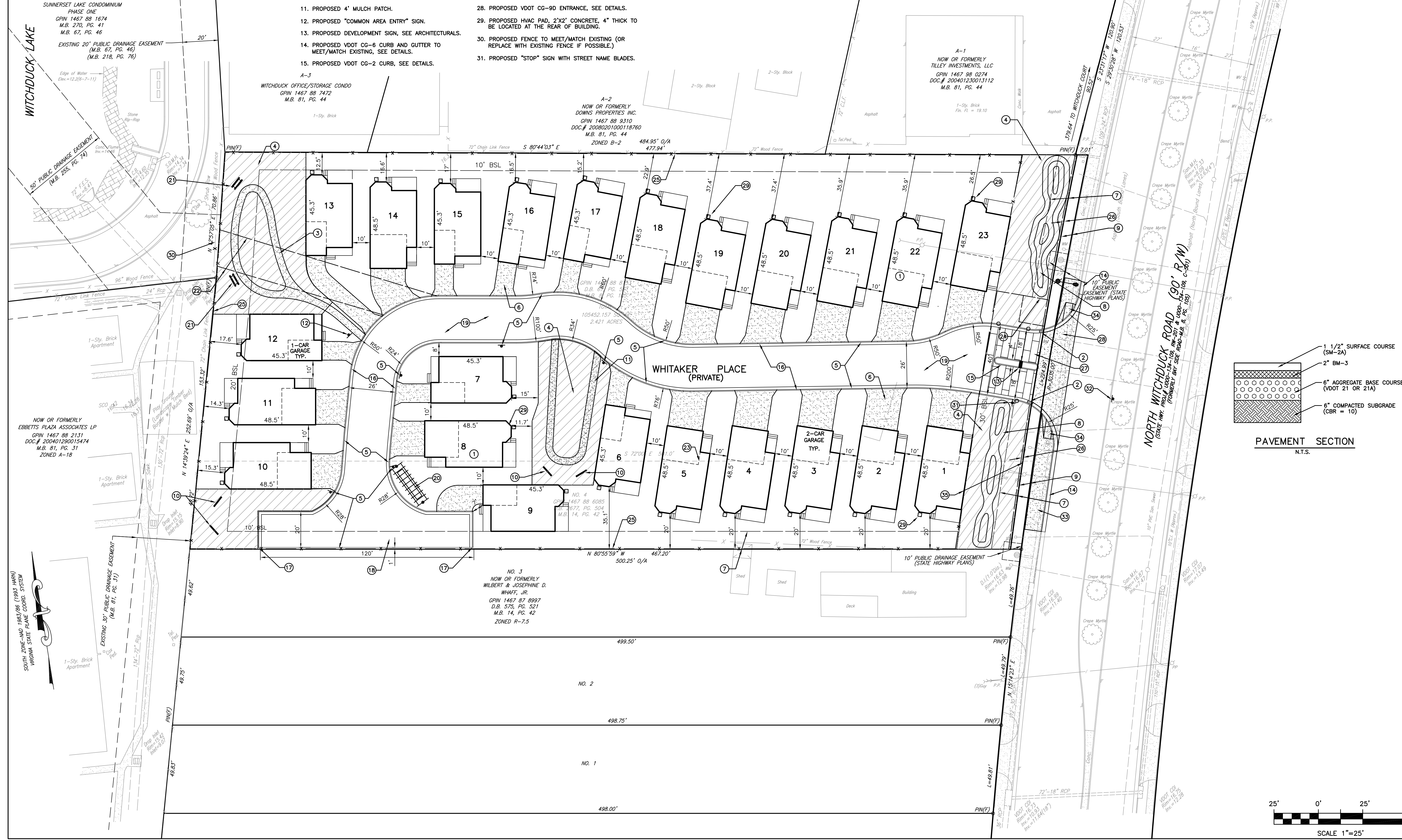
THIS PLAN DOES NOT GUARANTEE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO DETERMINE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO MOBILIZATION. IF CONFLICTS EXIST, NOTIFY ENGINEER. BEFORE DIGGING CONTACT "MISS UTILITY" AT 811.

LEGEND

 PROPOSED OPEN SPACE WITH OPEN SPACE EASEMENT

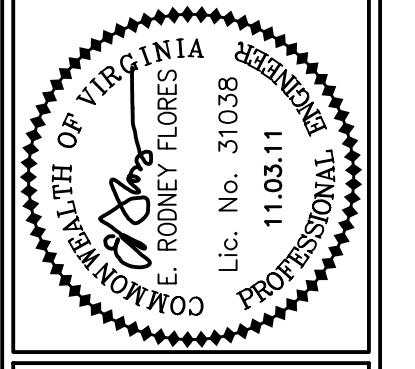
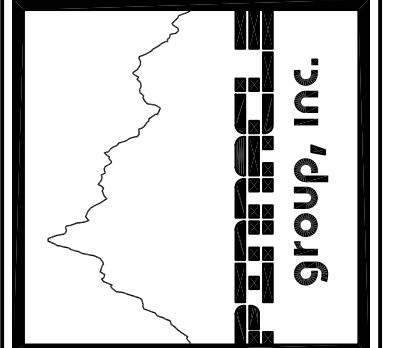
LAYOUT NOTES :

1. SEE ARCHITECTURAL PLANS FOR EXACT BLDG. DIMENSIONS & DETAILS.
2. TRANSITION FROM CG-3A TO CG-6, SEE DETAILS.
3. 4" WIDE CONCRETE SIDEWALK, 4" THICK, 3000 PSI. SEE DETAILS.
4. PROPOSED OPEN SPACE WITH PRIVATE OPEN SPACE EASEMENT.
5. FIRE LANE WITH SIGNAGE, SEE DETAILS.
6. PROPOSED 3,000 PSI CONCRETE DRIVEWAY.
7. PROPOSED 10' LANDSCAPE BUFFER, SEE LANDSCAPE PLAN.
8. PROPOSED 3' EARTHEN BERMS WITH LANDSCAPING ATOP, SEE LANDSCAPE PLAN AND DETAILS.
9. PROPOSED 6' PUBLIC R/W DEDICATION.
10. PROPOSED BENCH.
11. PROPOSED 4' MULCH PATCH.
12. PROPOSED "COMMON AREA ENTRY" SIGN.
13. PROPOSED DEVELOPMENT SIGN, SEE ARCHITECTURALS.
14. PROPOSED VDOT CG-6 CURB AND GUTTER TO MEET/MATCH EXISTING, SEE DETAILS.
15. PROPOSED VDOT CG-2 CURB, SEE DETAILS.
16. PROPOSED CG-3A CURB AND GUTTER, SEE DETAILS.
17. PROPOSED CURB WIPEDOWN, SEE DETAILS.
18. PROPOSED FIRE DEPARTMENT TURNAROUND.
19. ASPHALT PAVEMENT SECTION, SEE DETAIL THIS SHEET.
20. MAILBOX CENTER WITH PERGOLA, SEE ARCHITECTURALS.
21. PROPOSED PICNIC BENCHES.
22. PROPOSED 20' PRIVATE DRAINAGE EASEMENT.
23. PROPERTY LINE TO BE VACATED.
24. PROPOSED 15'X15' PUBLIC UTILITY EASEMENT.
25. PROPOSED 6' TALL PRIVACY FENCE, SEE DETAILS.
26. PROPOSED 1' PUBLIC NON INGRESS/EGRESS EASEMENT.
27. PROPOSED STAMPED ASPHALT.
28. PROPOSED VDOT CG-9D ENTRANCE, SEE DETAILS.
29. PROPOSED HVAC PAD, 2'X2' CONCRETE, 4" THICK TO BE LOCATED AT THE REAR OF BUILDING.
30. PROPOSED FENCE TO MEET/MATCH EXISTING (OR REPLACE WITH EXISTING FENCE IF POSSIBLE.)
31. PROPOSED "STOP" SIGN WITH STREET NAME BLADES.
32. PROPOSED "ONE-WAY" SIGN.
33. PROPOSED CITY STANDARD CONCRETE SIDEWALK WIDTH TO MATCH EXISTING.
34. PROPOSED VDOT STANDARD CG-12 HANDICAP RAMPS WITH TRUNCATED DOMES.
35. PROPOSED 30' PRIVATE UTILITY EASEMENT.



NO.	DATE	REVISION
1	11.03.11	REVISED PER CITY LETTER DATED 9.19.11
1	8.24.11	REVISED PER CITY LETTER DATED 7.29.11

PINNACLE GROUP ENGINEERING, INC.
 445 N. Battlefield Blvd, Suite R
 Chesapeake, Va. 23320
 Tel: (757) 424-7774 & Fax: (757) 424-5606
 E-mail: rforese@pinnaclegrp.com



WHITAKER PLACE
 PROJECT NO. GPN 1467886050000 & 14678881530000
 N. WITCHDUCK ROAD
 VIRGINIA BEACH, VIRGINIA

LAYOUT PLAN

PROJECT NO. 2010-014
 SCALE 1" = 25'
 DATE 6.27.11
 DRAWN BY PC
 CHECKED BY ERF

DRAWING NO. **C3**
 3 OF 12 SHEETS

