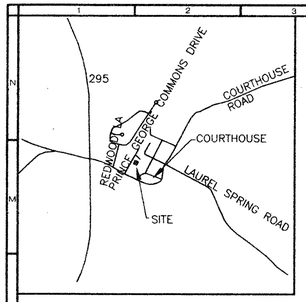


VICINITY MAP

SCALE: 1" =2000'

GENERAL NOTES

1. SITE ADDRESS: 6650 PRINCE GEORGE COMMONS DRIVE
   PRINCE GEORGE COUNTY, VIRGINIA
2. DEVELOPER: NORTH–SOUTH CONSTRUCTION
   1901 HUGENOT ROAD
   SUITE 101
   RICHMOND, VA 23235
   PHONE: (804) 794–6404
   FAX: (804) 794–6505
   CONTACT: ASHBY STINSON

   AGENT: BALZER AND ASSOCIATES, INC.
   501 BRANCHWAY ROAD
   RICHMOND, VA 23235
   PHONE: (804) 794–0571
   FAX: (804) 794–2635
   CONTACT: MICHELLE CRAIG
3. USE GROUP: B
   CONSTRUCTION TYPE: 5B
   SEE SHEET C3 FOR BOCA CODE ANALYSIS
4. ZONING: B–1
5. TAX PARCEL NO.: 24E(1)B–3 PART OF
6. SITE AREA: 0.47 AC
   DISTURBED AREA: 0.11 AC
7. WATER: COUNTY
8. SEWER: COUNTY
9. BUILDING AREA/NO. OF STORIES: 1,500 S.F. FOOTPRINT/ 2 STORIES W/ BASEMENT
   4,500 S.F. TOTAL
   BUILDING HEIGHT: 26.65 FEET
10. PARKING REQUIRED: 6 PER FIRST 1,000 S.F., 1 PER EACH ADDITIONAL 250 S.F.
    = 20 SPACES (INCLUDING 1 HANDICAPPED SPACE)
11. PARKING PROVIDED: 228 SPACES IN OFFICE PARK, 30 SPACES ON PROPERTY
    (CROSS ACCESS EASEMENT DB. 275 PG. 598)
    INCLUDING 2 HANDICAP SPACES
12. OVERALL SITE DESIGN COMPLETED UNDER "PRINCE GEORGE COMMONS" PLANS
    DATED 4–16–85.

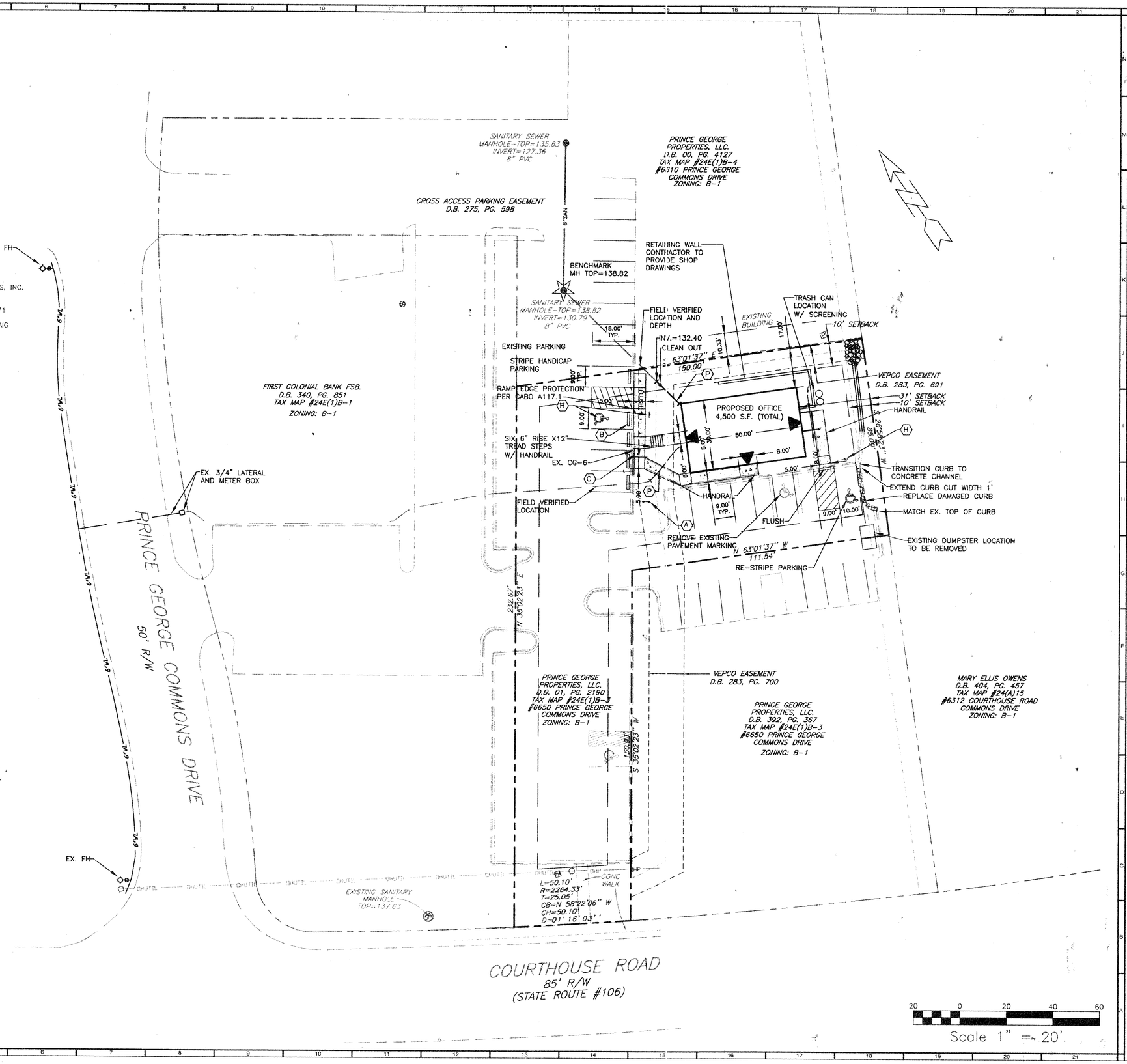
LEGEND

- (A) ADDRESS SIGNAGE
- (B) BUMPER BLOCK
- (C) CONCRETE SIDEWALK
- (H) HANDICAP PARKING & SIGN
- (P) CONNECTION BY PLUMBER

NOTE:
5/8" WATER METER TO BE INSTALLED BY COUNTY

SEE ARCHITECTURAL PLANS FOR HANDRAIL DETAIL

SEE SHEET C5 FOR HANDICAP SIGN DETAIL



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REFLECTING TOMORROW
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• ENGINEERS • SURVEYORS

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Phone: 804/794-0571
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880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23059
Phone: 804/553-0132
FAX: 804/553-0133

PRINCE GEORGE COMMONS

LAYOUT AND UTILITY PLAN

BLAND DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

DRAWN BY: MMC
DESIGNED BY: MMC
CHECKED BY: AMS
DATE: 10-8-01

REVISIONS:
11-7-01
12-21-01
2-26-02

SCALE: 1" = 20'

SHEET NO.
C2

JOB NO.
C0100171