## SURVEY NOTES:

1. THE PROPERTY IS KNOWN AS BEING PART OF LOT 3 WATERSIDE COMMONS SECTION ONE AS RECORDED IN PLAT BOOK 24, PAGES 3 THROUGH 7 AND BEING PART OF THE LANDS OF FARRISH PROPERTIES, LLC AS RECORDED IN INSTRUMENT NO. 04006358, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE COUNTY, VIRGINIA, HAVING A PARCEL ID OF 220(07)00-003-0.

2. AREA = 637,557 SQUARE FEET OR 14.636 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING, P.C. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, CASE NO. 34249, EFFECTIVE DATE MAY 25, 2007. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

6. EASEMENT GRANTED VERIZON VIRGINIA INC., DATED JULIE 21, 2006, RECORDED AS INSTRUMENT NO. 06003979; DOES NOT AFFECT THE SUBJECT LOWE'S PARCEL, AFFECTS THE REMAINDER PARCEL ALONG PUDDLEDOCK ROAD.

7. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 9, 1952, RECORDED IN DEED BOOK 146, PAGE 568; DOES NOT AFFECT THE SUBJECT LOWE'S PARCEL, AFFECTS THE REMAINDER PARCEL ALONG PUDDLEDOCK ROAD.

8. EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY DATED MARCH 16, 1967, RECORDED IN DEED BOOK 191, PAGE 730.DOES NOT AFFECT THE SUBJECT PROPERTY; DOES NOT AFFECT THE SUBJECT LOWE'S PARCEL, AFFECTS THE REMAINDER PARCEL ALONG PUDDLEDOCK ROAD.

9. EASEMENTS TAKEN BY THE STATE HIGHWAY AND TRANSPORTATION COMMISSIONER OF VIRGINIA BY CERTIFICATE OF TAKE DATED NOVEMBER 21, 1984, RECORDED IN DEED BOOK 273, PAGE 402 CONFIRMED BY ORDER ENTERED JULY 23, 1986, IN DEED BOOK 286, PAGE 922; DOES NOT AFFECT THE SUBJECT LOWE'S PARCEL, AFFECTS THE REMAINDER PARCEL ALONG PUDDLEDOCK ROAD.

10. THE FOLLOWING MATTERS AS SHOWN ON PLAT OF SURVEY MADE BY TIMMONS GROUP, DATED JULY 12, 2006, RECORDED IN PLAT BOOK 24, PAGES 3-7:
a. 10' WATERLINE EASEMENT ALONG EASTERN PROPERTY LINE; AFFECTS THE SUBJECT PROPERTY, SHOWN.
b. 10' SANITARY SEWER EASEMENT ALONG THE SOUTHERN PROPERTY LINE; AFFECTS THE SUBJECT PROPERTY, SHOWN.
c. 10' SANITARY SEWER EASEMENT AND LANDSCAPE BUFFER ALONG WESTERN PROPERTY LINE; DOES NOT AFFECT THE SUBJECT LOWE'S PARCEL, AFFECTS THE REMAINDER PARCEL ALONG PUDDLEDOCK ROAD.
d. VARIASLE WIDTH SANITARY SEWER EASEMENT AND LANDSCAPE BUFFER ALONG WESTERN PROPERTY LINE; DOES NOT AFFECT THE SUBJECT LOWE'S PARCEL, AFFECTS THE REMAINDER PARCEL ALONG PUDDLEDOCK ROAD.
e. 12' SANITARY SEWER EASEMENT ALONG NORTHERN PROPERTY LINE; AFFECTS THE SUBJECT PROPERTY, SHOWN.

11. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

12. ELEVATIONS BASED UPON A BENCH MARK FOUND ON SITE, BEING A PAINT DOT ON A CONCRETE PIPE WITH AN ELEVATION OF 36.17 FEET.

13. THE PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) PER PLAN REFERENCE #2.

14. UNDERGROUND ELECTRIC, GAS AND WATER UTILITIES ARE SHOWN PER MARK-OUT AND FIELD LOCATION.

UNDERGROUND WATER AND SANITARY SEWER UTILITIES ARE SHOWN PER PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT.

NOTE: NO 100 YEAR FLOOD ELEVATION CAN BE DETERMINED FROM "FIRM, FLOOD INSURANCE RATE MAP."

NOTE:

PROPERTY BOUNDARY INFORMATION SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO REFERENCED SURVEY FOR EXACT BOUNDARY INFORMATION. BOUNDARY INFORMATION SHOWN IN THESE PLANS IS REFERENCED FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOHLER ENGINEERING DATED 06-21-07.

## REFERENCES:

1. THE PRINCE GEORGE COUNTY, VIRGINIA DEPARTMENT OF TAX ADMINISTRATION. REAL ESTATE DIVISION, MAP NO. 220(07)00.

2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE COUNTY, VIRGINIA, (UNINCORPORATED AREAS), COMMUNITY-PANEL NUMBER 510204 0025 A," WITH AN EFFECTIVE DATE OF MAY 1, 1980.

3. ELECTRONIC FILE ENTITLED "PLAT SHOWING A RESUBDIVISION OF LOT 5, WATERSIDE COMMONS, SECTION ONE" PREPARED BY TIMMONS GROUP, DATED APRIL 4, 2007.

4. MAP ENTITLED "FARRISH COMMERCE CENTER, BLAND DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA", DATED MARCH 21, 2006, AND PREPARED BY TIMMONS GROUP.

## DEMOLITION NOTES:

1. ALL DEMOLITION AND REMOVALS SHALL BE IN CONFORMANCE WITH LOWE'S DEMOLITION SPEC SECTION 02221.
2. ALL TREES WITHIN THE LIMITS OF DISTURBANCE SHALL BE REMOVED.
3. ALL REMOVALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR PROPER REMOVAL.
4. CONTRACTOR SHALL NOT DISTURB; BY WORKING OR ALLOWING ACCESS OVER, ANY AREAS OUTSIDE THE LIMITS OF DISTURBANCE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DELINEATE AND PROTECT ALL AREAS OUTSIDE THE LIMITS OF DISTURBANCE WITH CONSTRUCTION FENCING, SIGNAGE, ETC.

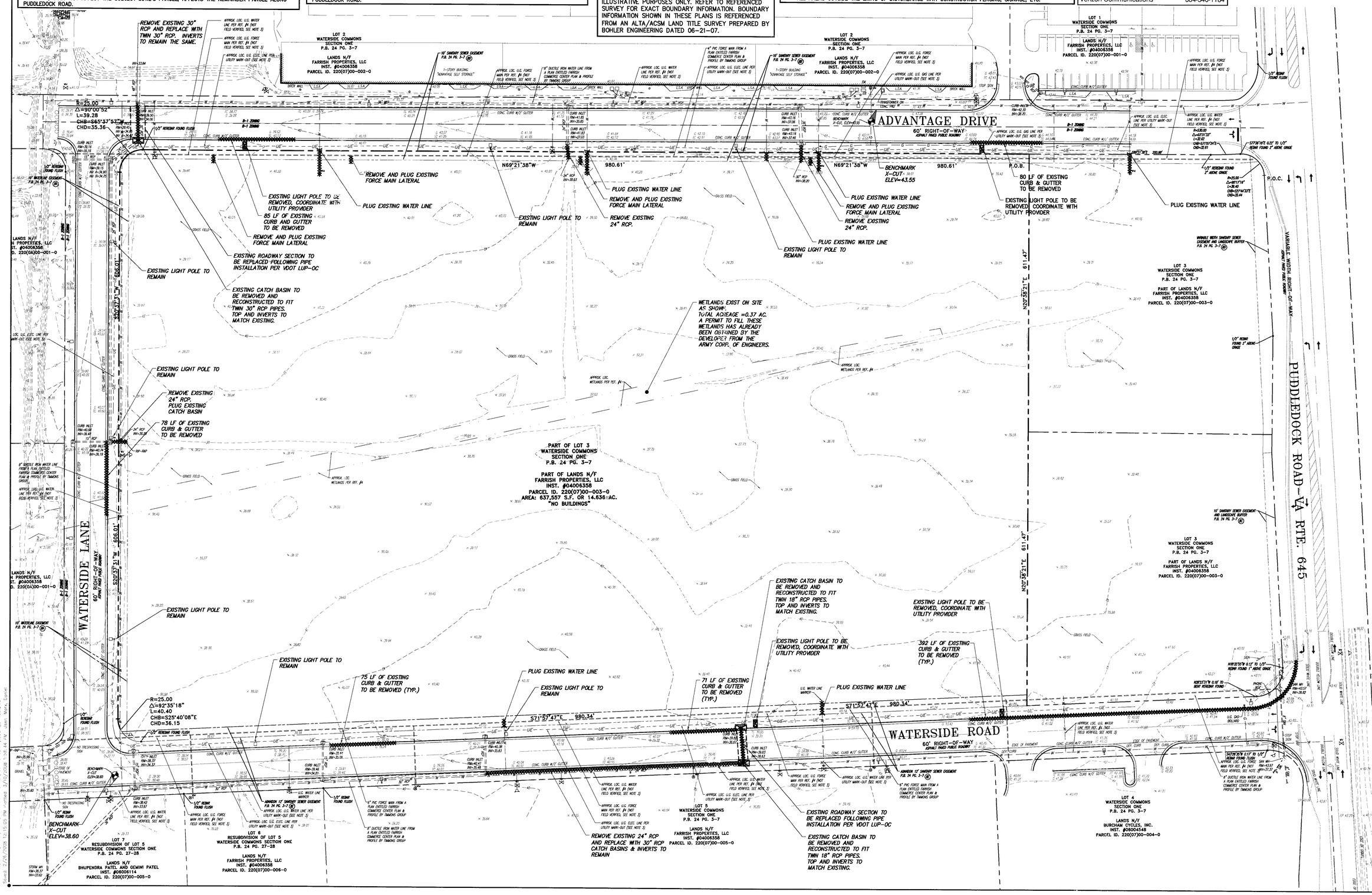
DIG WITH C.A.R.E. CALL MISS UTILITY KEEP VIRGINIA SAFE

FOR MORE INFORMATION CONTACT THE STATE CORPORATION COMMISSION DIVISION OF UTILITY AND RAILROAD SAFETY CALL: 1-800-552-7001

## UTILITY SERVICE PROVIDERS

| | |
|---|---|
| Columbia Gas of Virginia | 804-553-4681 |
| Dominion Virginia Power | 804-553-4681 |
| Prince George County Utilities | 804-722-8687 |
| Comcast | 804-553-4681 |
| Verizon Communications | 804-340-1184 |

0 40 80
Scale in feet




## REVISIONS

| DATE | DESCRIPTION |
|---|---|
| 12-14-07 | County Comments |
| 01-24-08 | VDOT Comments |
| 02-12-08 | VDOT Comments |
| 02-26-08 | VDOT Comments |

COMMONWEALTH OF VIRGINIA
DAVID W. BARTON
LIC. NO. 31658
PROFESSIONAL ENGINEER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LOWE'S

EXISTING CONDITIONS AND REMOVALS PLAN
LOWE'S OF PRINCE GEORGE, VA
117 K SUPER WIDE
PRINCE GEORGE, VA

PROJECT No: 16984 | DRAWN BY: KAW | CHECKED BY: SH

ORIGINAL ISSUE DATE: 11-05-07
PERMIT SET ISSUE DATE: 12-14-07
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:
C-100


File: K:\16984\CAD\ALAND\CI-1SLSCP, PLANS\100-PH-RCENT\16984_C-100.DWG
Saved: 2/26/2008 12:15 PM Plotted: 3/10/2008 1:16:44 PM User: Mark Gardner