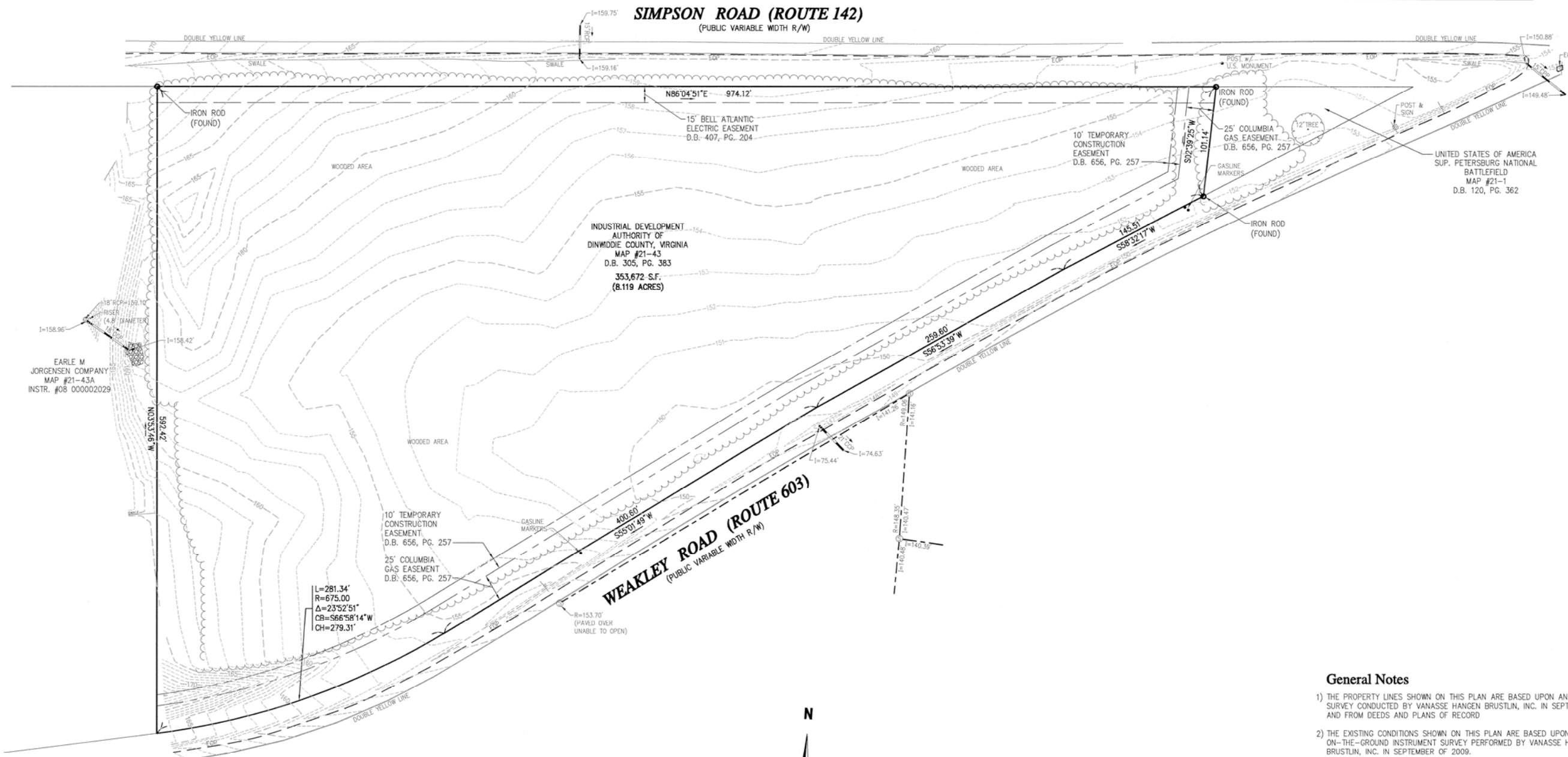




Vanasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

115 South 15th Street, Suite 200  
Richmond, Virginia 23219-4209  
804 343 7100 • FAX 804 343 1713



**Legend**

- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- IRS IRON ROD SET
- CMS CONCRETE MONUMENT SET
- SSM STORM SEWER MANHOLE
- DIM DRAIN INLET (DI)
- SSM SANITARY SEWER MANHOLE
- FMV FORCE MAIN VALVE
- SCW SEWER CLEANOUT
- EMH ELECTRIC MANHOLE
- TMH TELEPHONE MANHOLE
- WMH WATER MANHOLE
- M MANHOLE
- WV WATER VALVE
- FH FIRE HYDRANT
- WM WATER METER
- WC WATER CONNECTION
- PIV POST INDICATOR VALVE (PIV)
- GV GAS VALVE
- GM GAS METER
- EB ELECTRIC BOX
- EM ELECTRIC METER
- HH - HANDHOLE
- TP TELEPHONE PEDESTAL
- CBV CABLE TV BOX
- TS TRAFFIC SIGNAL
- SB SIGNAL BOX
- TP TRANSFORMER PAD
- LP LIGHT POLE
- UP UTILITY POLE
- GP GUY POLE
- GPW GUY WIRE
- BOLLARD
- SS STREET SIGN
- MW MONITORING WELL
- BL BORING LOCATION
- TPL TEST PIT LOCATION
- W WELL
- EP EDGE OF PAVEMENT
- CC CONCRETE CURB
- CG CONCRETE GUTTER
- GR GUARD RAIL
- CLF CHAIN LINK FENCE
- SSWL STORM SEWER LINE
- SSW SANITARY SEWER LINE
- OW OVERHEAD WIRE
- UEL UNDERGROUND ELECTRIC
- TEL TELEPHONE LINE
- CATV CABLE TV
- G GAS LINE
- WL WATER LINE
- SW STONE WALL
- TL TREE LINE
- 50RMA 50-FT RMA LINE
- 100RPA 100-FT RPA LINE
- 100BZ 100-FT BUFFER ZONE
- LLW LIMIT MEAN LOW WATER
- LB LIMIT OF BANK
- VWB VEGETATED WETLAND BOUNDARY
- MC MINOR CONTOUR
- MAJ MAJOR CONTOUR
- CP CONC. PAVEMENT
- B BUILDING

EARLE M JORGENSEN COMPANY  
MAP #21-43A  
INSTR. #08 000002029

**WEAKLEY ROAD (ROUTE 603)**  
(PUBLIC VARIABLE WIDTH R/W)

**SIMPSON ROAD (ROUTE 142)**  
(PUBLIC VARIABLE WIDTH R/W)

INDUSTRIAL DEVELOPMENT  
AUTHORITY OF  
DINWIDDIE COUNTY, VIRGINIA  
MAP #21-43  
D.B. 305, PG. 383  
353,672 S.F.  
(8.119 ACRES)

**General Notes**

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. IN SEPTEMBER OF 2009 AND FROM DEEDS AND PLANS OF RECORD
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VANASSE HANGEN BRUSTLIN, INC. IN SEPTEMBER OF 2009.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. ELEVATIONS SHOWN ON THIS PLAN REFER TO DINWIDDIE COUNTY DATUM.
- 4) HORIZONTAL DATUM IS BASED ON VIRGINIA SOUTH DISTRICT, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO DINWIDDIE COUNTY DATUM.
- 5) THE PARCEL LIES ENTIRELY WITHIN ZONE C (AREA OF MINIMUM FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DINWIDDIE, VIRGINIA, COMMUNITY PANEL NUMBER 5101870155A, EFFECTIVE DATE JANUARY 17, 1979.
- 6) THE PARCEL LIES ENTIRELY WITHIN THE INDUSTRIAL LIMITED ZONE (M-1) AS SHOWN ON THE ZONING DISTRICT MAP OF THE COUNTY OF DINWIDDIE, VIRGINIA. DIMENSIONAL REQUIREMENTS FOR A M-1 ZONE AT THE TIME OF THE SURVEY ARE:

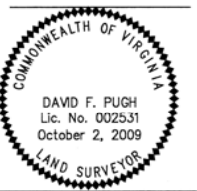
MINIMUM FRONT YARD SETBACK	10 FEET (20 FEET-CORNER LOTS)
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET



**Simpson Road**

Dinwiddie County, Virginia

**Existing Conditions  
Plan of Land**



Drawing Number  
**Sv-1**  
Sheet of 1  
Project Number  
3240820