

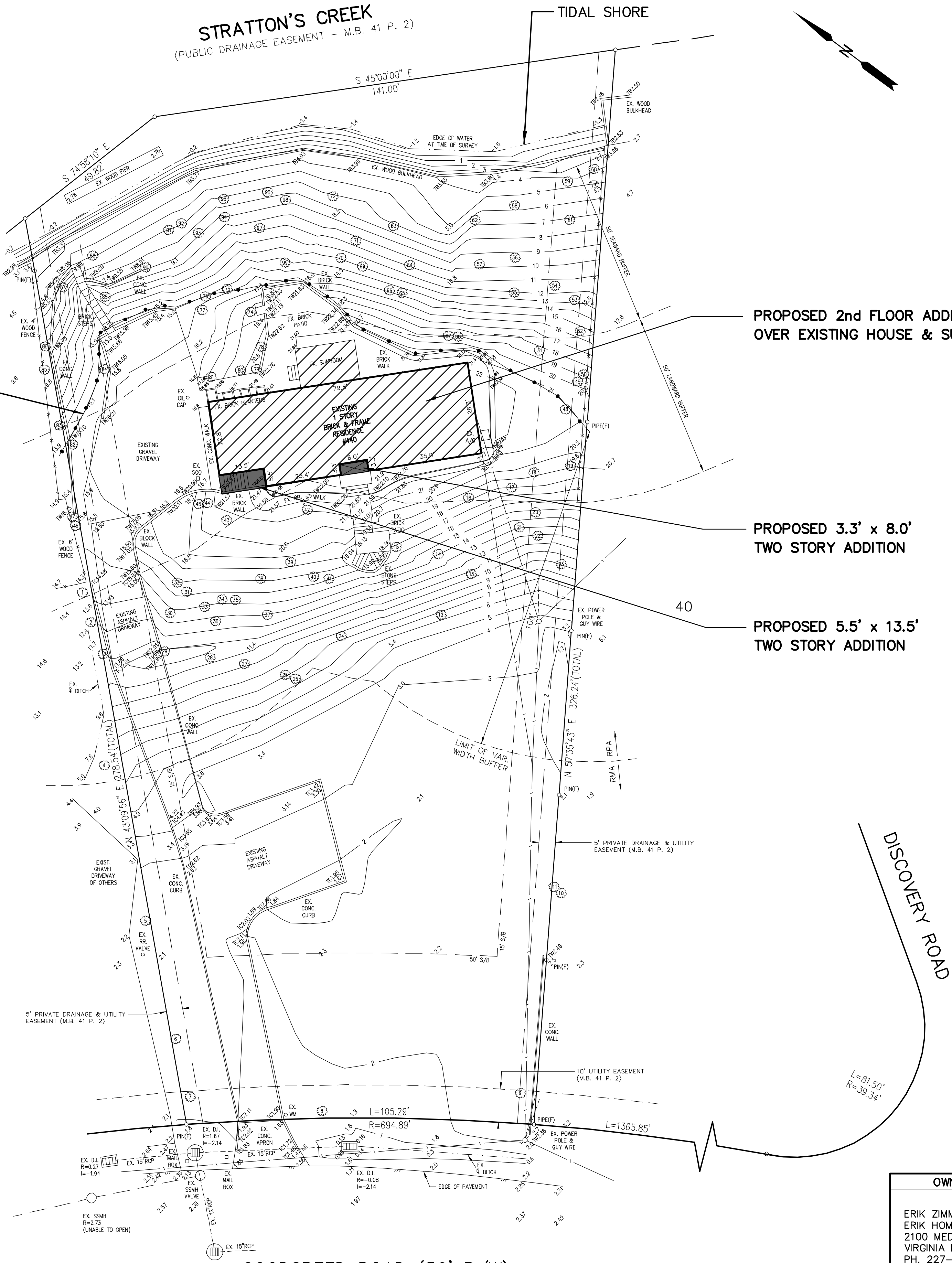
SITE PLAN NOTES

- THE SUBDIVISION PLAN FOR THIS PROPERTY WAS RECORDED IN M.B. 41 P. 2 (PLAT RECORDED MARCH 1956)
- GPN: 2419-51-6181
- ZONING: R-20
- EXISTING NUMBER OF DWELLING UNITS: 1
- NUMBER OF ERU'S: 1
- THE PROPERTY FALLS IN THE CHESAPEAKE BAY WATERSHED.
- THE PROPERTY DOES FALL IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA NFIP FIRM FOR THE CITY OF VIRGINIA BEACH, COMMUNITY PANEL NUMBER 515531-0063.F, DATED 5/4/09. THE PROPERTY FALLS IN FLOOD ZONE(S) X, AE. BASE FLOOD ELEVATION 5.9. THE EXISTING DWELLING IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- THE PROPERTY DOES NOT FALL IN "FLOODPLAINS SUBJECT TO SPECIAL RESTRICTIONS" (REFER TO SITE PLAN ORDINANCE, SECTION 58.5(c))
- THE LOWEST FLOOR ELEVATION, INCLUDING BASEMENTS AND ATTACHED GARAGES, IS AT LEAST ONE FOOT ABOVE THE ONE-HUNDRED YEAR BASE FLOOD ELEVATION AS ADOPTED BY THE CITY OF VIRGINIA BEACH.
- THIS PLAN IS BASED ON THE NAVD 1988 DATUM. THE CITY OF VIRGINIA BEACH CONTROL REFERENCE POINT FOR THE SURVEY AND DESIGN OF THIS PLAN IS #PS142, ELEVATION 6.76.
- THE LOT GRADING ON THIS PLAN IS IN ACCORDANCE WITH THE LATEST SUBDIVISION CONSTRUCTION PLAN SUBMITTED TO AND APPROVED BY THE DIRECTOR OF PLANNING OR HIS DESIGNEE ON N/A.
- SIDEWALKS ARE NOT REQUIRED PER THE APPROVED SUBDIVISION PLANS.
- THIS SITE LIES WITHIN AIRCRAFT ACCIDENT POTENTIAL ZONE N/A AND/OR NOISE ZONE(S) < 65 DB LDN AND MAY BE SUBJECT TO AIRCRAFT ACCIDENTS AND/OR ABOVE AVERAGE NOISE LEVELS DUE TO ITS PROXIMITY TO AIRPORT OPERATIONS. NOISE ZONE ATTENUATION MEASURES FOR NEW CONSTRUCTION ARE REQUIRED IN ACCORDANCE WITH THE AIRPORT NOISE ATTENUATION AND SAFETY ORDINANCE AND HEIGHT RESTRICTIONS HAVE BEEN IMPOSED IN ACCORDANCE WITH SECTION 202(b) OF THE CITY ZONING ORDINANCE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, AND AS REQUIRED BY THE CITY'S INSPECTORS.
- ANY AND ALL MATERIAL OR DEBRIS TRACKED ONTO A PUBLIC OR PRIVATE ROAD SURFACE WILL BE REMOVED AT THE END OF EACH DAY. SEDIMENT WILL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING, AND WILL BE TRANSPORTED TO A SEDIMENT CONTROLLED DISPOSAL AREA.
- ALL EXCAVATED MATERIAL SHALL BE DISPOSED OF IN A LAWFUL MANNER.
- AREA OF SITE: 44,469 sq. ft. 1.021 acres.
- AREA OF SITE OUTSIDE OF WATER, MARSH AND WETLANDS: 40,524 sq. ft. APPROX.
- POST DEVELOPMENT IMPERVIOUS AREA: ? SF. (PRE-DEVELOPMENT IMPERVIOUS = 9,384 SF) (? SF INCREASE)
- POST DEVELOPMENT IMPERVIOUS AREA AS A PERCENTAGE OF THE AREA OF SITE OUTSIDE WATER, MARSH AND WETLANDS: ? % (PRE-DEVELOPMENT = 23.2 %)
- DRAINAGE BMP CALCULATION FOR RPA: SEE BMP DETAIL
- AREA OF LAND DISTURBANCE: ? sq. ft. ? acres.
- RESIDENTIAL TREE CALCULATION: SEE "LANDSCAPE REQUIREMENTS"
- SEQUENCE OF CONSTRUCTION: SEE "CONSTRUCTION SEQUENCE"
- REVEGETATION/SEEDING SCHEDULE:

IT SHALL BE THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO ASCERTAIN THE EXISTENCE AND/OR NON-EXISTENCE OF THE FOLLOWING WITH REGARDS TO THIS SITE:
 1) DEED RESTRICTIONS
 2) JURISDICTIONAL WETLANDS
 3) HAZARDOUS MATERIALS

BEFORE YOU DIG, TO MISS THE UTILITIES, CALL "MISS UTILITY" OF VIRGINIA AT 811

TOP OF BANK (6% SLOPE BEGINS)



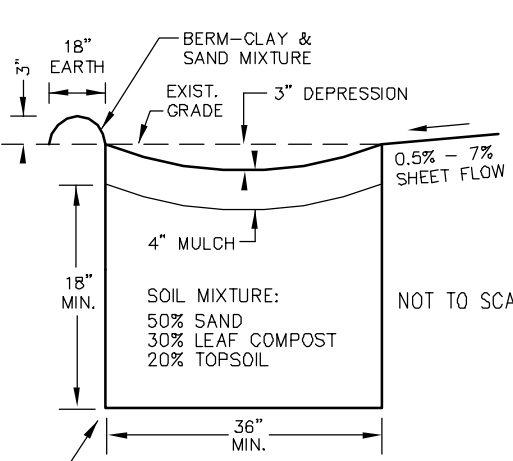
PROPOSED 2nd FLOOR ADDITION OVER EXISTING HOUSE & SUNROOM

PROPOSED 3.3' x 8.0' TWO STORY ADDITION

PROPOSED 5.5' x 13.5' TWO STORY ADDITION

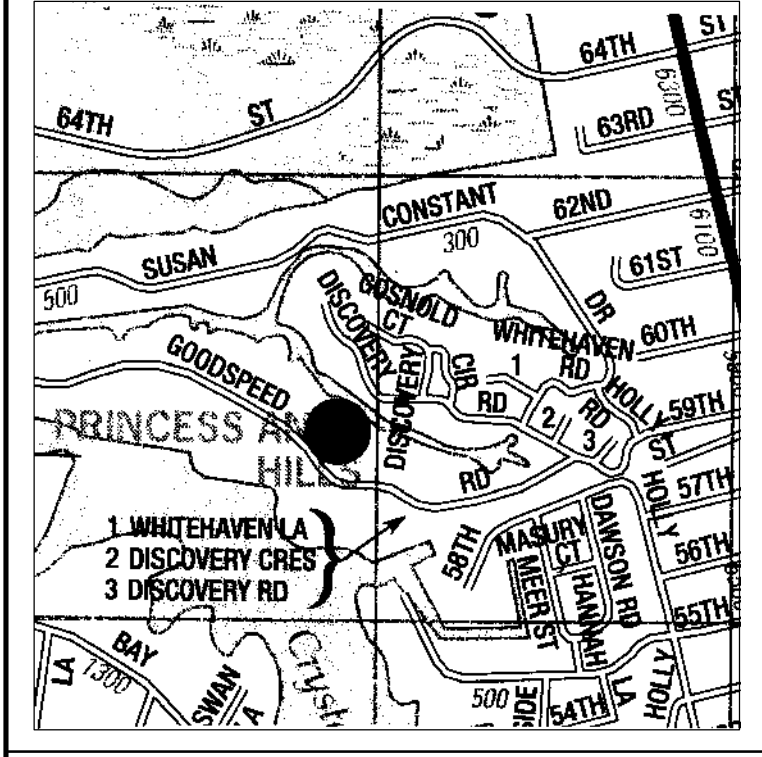
BIORETENTION PLANTING BED FOR RESIDENTIAL USE ONLY

- DEPTHS DEPENDANT ON DEPTH TO SEASONAL HIGH GROUND WATER TABLE AND ON THE TYPE OF VEGETATION DESIRED.
- SEASONAL HIGH GROUND WATER LEVEL MUST BE AT LEAST 2 FEET FROM BOTTOM OF BED.
- STORMWATER FLOW MUST SHEET FLOW TO THE BED.
- THE SLOPE INTO THE BED FROM THE SIDE SHOULD BE BETWEEN 0.0% & 7% TO ENSURE POSITIVE DRAINAGE TO MAINTAIN SHEET FLOW.
- BED CAN ONLY BE USED IF PROPER SOIL TYPES EXIST ON THE SITE. AN ACTUAL FIELD EXPLORATION MAY BE REQUIRED.
- BED MUST BE AT LEAST 10 FEET FROM THE FOUNDATION OF STRUCTURE.
- AN EMERGENCY OVERFLOW BERM MUST BE PLACED DOWNSLOPE OF THE BED.
- MAINTENANCE OF THE BED IS THE SOLE RESPONSIBILITY OF THE HOMEOWNER.
- THE BED SHOULD NOT BE INSTALLED UNTIL OR DURING FINAL LOT GRADING, OTHERWISE IT CAN BECOME CLOGGED OR COMPACTED.
- THIS DETAIL SHOWS THE MINIMUM CROSS SECTION NECESSARY TO MEET CBPA REQUIREMENTS. THE REQUIRED LENGTH OF THE BED DEPENDS ON THE REQUIRED STORAGE VOLUME. LARGER BEDS THAN REQUIRED MAY ALSO BE INSTALLED.
- BED SHOULD BE 3" HIGHER ON ENDS TO PREVENT WATER RUNNING AROUND THE END.
- 3" DEPRESSION MUST BE MAINTAINED BY THE HOMEOWNER.
- FOR DRAINAGE/CBPA CALCULATION PURPOSES, ASSUME A 40% VOID SPACE FOR STORAGE.
- BIORETENTION/PLANTING BED SHOULD BE PLACED ALONG A SINGLE CONTOUR ELEVATION SO THAT RUNOFF DOES NOT BECOME CONCENTRATED.
- BED SHOULD BE PLACED ABOVE 5' MSL TO PREVENT INUNDATION DURING MOST HIGH TIDE EVENTS.
- BED MAY BE PLANTED WITH GROUND COVERS AND SHRUBS.



IF ENCOUNTERING UNSATURATED, POORLY DRAINED, OR VERY POORLY DRAINED SOILS, EXCAVATE TO A PERVIOUS LAYER AND BACKFILL WITH CLEAN SAND TO THE BOTTOM OF THE SOIL MIXTURE AS DIRECTED BY THE CITY INSPECTOR.

CALCULATIONS:
 REQUIRED VOLUME: 1/2' x 9' SF = 9 CF
 VOLUME PROVIDED: 7' x 1.5' x 3' x 4' = 9 CF



LOCATION MAP 1" = 1000' USE NO. 20111222

EROSION & SEDIMENT CONTROL LEGEND

- (CE) TEMPORARY STONE CONSTRUCTION ENTRANCE STANDARD & SPEC. 3.02
 - (SF) SILT FENCE STANDARD & SPEC. 3.05
 - (TP) TREE PROTECTION STANDARD & SPEC. 3.38
- REFER TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992.

CONSTRUCTION SEQUENCE

- OBTAIN ALL REQUIRED PERMITS
- HOLD PRECONSTRUCTION MEETING WITH CIVIL INSPECTOR
- INSTALL SILT FENCE & TREE PROTECTION AS SHOWN OR AS DEEMED NECESSARY BY INSPECTOR
- BEGIN CONSTRUCTION
- INSTALL BMP/BUFFER RESTORATION
- SEED & MULCH ALL DENUDDED AREAS
- REMOVE ALL TEMPORARY E & S ITEMS WHEN SITE HAS STABILIZED

LANDSCAPE REQUIREMENTS (Sq. Ft.)

LOT AREA: 40,524
 REQUIRED TREE CANOPY: 1,000
 EXISTING TREES MEET MINIMUM REQUIREMENT CANOPY TREES TO BE REMOVED: 0

TABLE 3.32-E (Revised June 2003) PERMANENT SEEDING SPECIFICATIONS FOR COASTAL PLAIN AREA

LAND USE	SEED ¹ SPECIES	APPLICATION RATES
Minimum Care Lawn (Commercial or Residential)	Tall fescue ²	175 - 200 lbs.
	Bermudagrass ¹	75 lbs.
High-Maintenance Lawn	Tall Fescue ¹	200-250 lbs.
	Bermudagrass ¹ (seed) or Bermudagrass ¹ (by other vegetative establishment method, see Std. & Spec. 3.34)	40 lbs. (unhulled) or 30 lbs. (hulled)
General Slope (3:1 or less)	Tall Fescue ¹	128 lbs.
	Red Top Grass or Creeping Red Fescue	2 lbs.
	Seasonal Nurse Crop ²	20 lbs.
Low-Maintenance Slope (Steeper than 3:1)	Tall Fescue ¹	93-108 lbs.
	Bermudagrass ¹	0-15 lbs.
	Red Top Grass or Creeping Red Fescue	2 lbs.
	Seasonal Nurse Crop ²	20 lbs.
	Sericea Lespedeza ³	20 lbs.
	TOTAL: 150 lbs.	

- When selecting varieties of turfgrass, use the Virginia Crop Improvement Association (VCA) recommended turfgrass variety list. Quality seed will bear a label indicating that they are approved by VCA. A current turfgrass variety list is available at the local County Extension office or through VCA at 804-746 4884 or at <http://sudan.cses.vt.edu/html/Turf/turf/publications/publications2.html>
- Use seasonal nurse crop in accordance with seeding dates as stated below:
 February, March - April Annual Rye
 May 1st - August Fxtall Millet
 September, October - November 15th Annual Rye
 November 16th - January Winter Rye
- May through October, use hulled seed. All other seeding periods, use unhulled seed. If Weeping Lovegrass is used, include in any slope or low maintenance mixture during warmer seeding periods, increase to 30 - 40 lbs./acre.

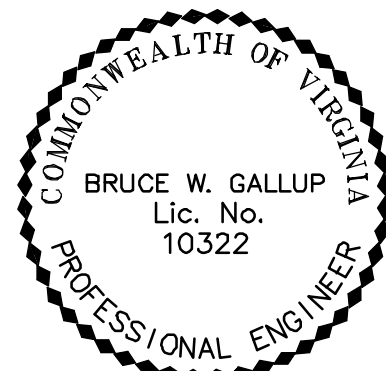
FERTILIZER & LIME
 • Apply 10-20-10 fertilizer at a rate of 500 lbs./acre (or 12 lbs./ 1,000 sq. ft.)
 • Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs./ 1,000 sq. ft.)

NOTE:
 - A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site.
 - Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disking or by other means.
 - When applying Slowly Available Nitrogen, use rates available in Erosion & Sediment Control Technical Bulletin #

4. 2003 Nutrient Management for Development Sites at <http://www.der.state.va.us/sw/eds.htm#pubs>

- SILT FENCES MUST BE A MINIMUM OF 36" IN HEIGHT, WITH SUPPORTS PLACED A MAXIMUM OF SIX (6) FEET APART.
- ALL LAND DISTURBING ACTIVITIES MUST CONFORM WITH THE APPLICABLE REGULATIONS OF THE CITY OF VIRGINIA BEACH CODES, ORDINANCES, AND PUBLIC WORKS SPECIFICATIONS AND STANDARDS AND THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION EROSION AND SEDIMENT CONTROL HANDBOOK. THE CONTRACTOR SHALL EXERCISE EVERY REASONABLE PRECAUTION, INCLUDING THE APPLICATION OF TEMPORARY AND/OR PERMANENT MEASURES DEEMED NECESSARY BEFORE, DURING AND AFTER CONSTRUCTION TO CONTROL EROSION AND PREVENT OR MINIMIZE SEDIMENT RUNOFF. THE PLANNING DEPARTMENT/CIVIL INSPECTIONS BUREAU SHALL ENFORCE THESE REQUIREMENTS. CIVIL INSPECTIONS RESERVES THE RIGHT TO REQUIRE OTHER MEASURES NOT SPECIFICALLY DESCRIBED HEREIN TO CORRECT ANY EROSION OR SILTATION CONDITION.
- AFTER OBTAINING THE LAND DISTURBING PERMIT, AND AT LEAST 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY, THE CONTRACTOR SHALL CONTACT CIVIL INSPECTIONS AT 385-4558 TO SCHEDULE A PRECONSTRUCTION MEETING. FAILURE TO CONTACT CIVIL INSPECTIONS PRIOR TO ANY LAND DISTURBING ACTIVITY MAY RESULT IN A STOP WORK ORDER OR OTHER LEGAL ACTION.
- THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON, NOR DOES IT GUARANTEE THE NON-EXISTENCE OF UNDERGROUND UTILITIES WHICH MAY BE PRESENT. THIS PLAN DOES NOT GUARANTEE THE ABSENCE OF CONFLICTS WITH UNDERGROUND UTILITIES. IF, DURING THE COURSE OF CONSTRUCTION, DISCREPANCIES ARE DISCOVERED BETWEEN THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY GALLUP SURVEYORS & ENGINEERS, LTD. BEFORE PROCEEDING WITH FURTHER CONSTRUCTION.
- OWNER/CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS SHOWN WITH ARCHITECTURAL PLANS PRIOR TO BEGINNING CONSTRUCTION.
- MAXIMUM BUILDING HEIGHT LIMITED TO 35', 6" OUT FROM HOUSE.

SITE PLAN



OWNER/DEVELOPER
 ERIK ZIMMERMAN
 ERIK HOMES, LLC
 2100 MEDITERRANEAN AVE., #134
 VIRGINIA BEACH, VA 23451
 PH. 227-6898

CBPA VARIANCE EXHIBIT

LOT 39 SECTION A PRINCESS ANNE HILLS PARK M.B. 41 P. 2

SHEET INDEX

1	SITE PLAN
2	DEMOLITION PLAN
3	ENVIRONMENTAL FEATURES SURVEY

REVISION SCHEDULE

DATE	COMMENT

PROJECT LOCATED IN: VIRGINIA BEACH, VIRGINIA
 MADE FOR: ERIK HOMES, LLC
 DESIGN BY: BWG DRAWN BY: JB CHECKED BY: BWG DATE: APRIL 14, 2011
GALLUP SURVEYORS & ENGINEERS, LTD.
 323 FIRST COLONIAL ROAD
 VIRGINIA BEACH, VIRGINIA 23454
 (757)428-8132 (757)425-2390 FAX

SCALE: 1" = 20'
 SHEET: 1/3 C1
 FILE NO: