

GENERAL SURVEY NOTES:

- THIS SURVEY WAS PRODUCED BY MID-ATLANTIC SURVEYING AND LAND DESIGN, INC. FOR KRISTY ANDERSON.
- THIS SURVEY WAS PRODUCED WITHOUT BENEFIT OF A TITLE REPORT. ALL EASEMENTS, SERVITUDES AND RESTRICTIONS MAY NOT BE SHOWN.
- THE PROPERTY LINES SHOWN HEREON ARE NOT BASED ON A CURRENT FIELD BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON COMPILATION OF DEEDS AND PLATS OF RECORD.
- THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.
- THIS SITE DOES LIE IN THE RMA AND RPA OF THE CHESAPEAKE BAY PRESERVATION AREA AND THE BUFFER AREAS ARE SHOWN HEREON.

HORIZONTAL DATUM	TOWN OF CAPE CHARLES, VIRGINIA
VERTICAL DATUM	VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83/94 HARN US SURVEY FOOT

VERTICAL DATA ESTABLISHED ON SITE VIA:
-GPS DATA TIED TO THE VIRGINIA SOUTH NETWORK AND NOT TIED TO SPECIFIC CITY DISKS

VERTICAL DATUM	TOWN OF CAPE CHARLES, VIRGINIA
DATUM	NAVD88

PROPOSED ELEVATIONS

GRADING PLAN
THE PROPOSED GRADES HEREON ARE IN COMPLIANCE WITH SECTION 8, PAGE 66 OF THE BAY CREEK SITE PLAN AND LANDSCAPE ARCHITECTURAL GUIDELINES.

SPECIFICALLY:
Grading & Drainage
Site grading should be kept to a minimum so that it accommodates drainage flow to common properties of Bay Creek and not onto adjacent homesites. Any grading necessary within the site should be done with properly installed silt fencing in place and maintained throughout the duration of the construction. Earth berms or logjams are discouraged in most instances. However, exceptions may be made in special cases where screening is necessary or the logjam feature is required for site engineering. Site drainage for each lot should be planned in relation to overall Bay Creek drainage patterns. As necessary, underground piping may be used to direct storm water away from structures and to help mitigate the potential of erosion on the site.
Given the prevailing condition of adjacent lots, the first homeowner to build must grade a swale on the lot line between the two lots. Minimum swale depth must be 6" and shall be sized appropriately to capture and convey the stormwater runoff within the swale. The swale to be constructed should include a berm on the adjacent lot to be located no greater than 5' into the adjacent lot. The swale shall be designed to final grade in order to accommodate the adjacent property owner connecting their lot grading to the swale without disturbance. Upon completion of both sides, the centerline of the swale will be located on the lot line. In the event of any existing trees located on the lot line, this condition will be reviewed on a case by case basis during the ARC.
If trees are being saved, the swale may be graded around the tree, and grading shall not disturb more than 30% of the root zone. All drainage swales shall be unobstructed from trees or shrubs and shall consist of only sod, or mulch, groundcover or grasses. Channeling or ditching, other than those channels or ditches relating to the overall community drainage patterns, should be avoided and concentration flow to existing waterways, ponds, and logjams is prohibited. In general, runoff should be directed to the existing or man-made channels or structures designed for the overall community. A grading and drainage plan must be prepared and approved by the ARC for each lot. The contractor shall be responsible for providing positive drainage at 1.5% minimum in all planting areas when possible. If minimum 1.5% slope is not possible, a dry well may be required. Dry wells shall be designed by a qualified professional and must be sized appropriately based on the drainage area. The dry well design and specifications shall be submitted with the required drainage plan.

EROSION AND SEDIMENTATION NOTE

THE BUILDER IS RESPONSIBLE FOR INSTALLING AND KEEPING IN GOOD ORDER ALL EROSION AND SEDIMENTATION CONTROL DEVICES, AS REQUIRED BY THE TOWN OF CAPE CHARLES.

TOPOGRAPHIC SURVEY CERTIFICATION

THIS SURVEY

"SITE PLAN OF LOT 84 THE COLONY (M.B. 30, PG.84) FOR PATRICK HAND CAPE CHARLES, VIRGINIA 06/24/2022"

WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, BETH ANNE G. CAMPBELL FROM AN ACTUAL GROUND OR REMOTE-SENSING SURVEY MADE UNDER MY SUPERVISION, THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 02-16-2022; AND THAT THIS PLAN, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATE: 06-24-2022

Beth Anne G. Campbell
BETH ANNE G. CAMPBELL, VA L.S. #003316

GRADE LEGEND

- CENTERLINE
- FACE OF CURB
- FLOWLINE
- TOP OF BANK
- TOP OF CURB
- TOE OF SLOPE

SITE

- SMNH @ SIGN BOLLARD
- CO @ CATCH BASIN
- CB @ CATCH BASIN
- RD @ ROAD

TRAFFIC

- TRHH @ TRAFFIC: BOX
- TRPED @ TRAFFIC: PEDESTAL
- TRMH @ TRAFFIC: MANHOLE

WATER

- WV @ WATER: VALVE
- WM @ WATER: METER
- IRR @ WATER: IRRIGATION
- FH @ WATER: FIRE HYDRANT
- SPGOT @ WATER: SPGOT
- FDC @ WATER: FIRE DEPARTMENT CONNECTION
- PIV @ WATER: POST INDICATOR VALVE
- WATER: UNDERGROUND PIPES

LINE

- BUILDING: OVERHANG
- BUILDING: WALLS
- CONTOUR (1 FOOT INTERVALS)
- DITCH: CENTERLINE
- DITCH: TOP OF BANK
- DITCH: TOE OF SLOPE
- FLOOD ZONE LINE
- LANDSCAPING: EDGE
- PAVEMENT: ASPHALT EDGE
- PAVEMENT: GRAVEL
- VEGETATION: DRIFLINE

POWER

- LP @ POWER: LIGHT POLE
- PC @ POWER: CONDUIT
- LP @ POWER: LIGHT POLE: SINGLE ARM
- LP @ POWER: LIGHT POLE: SINGLE BOX
- EP @ POWER: TRANSFORMER
- EP @ POWER: ELECTRIC PEDESTAL
- UP @ POWER: GUY WIRE
- UP @ POWER: UTILITY POLE
- UPLT @ POWER: UTILITY POLE WITH LIGHT
- DH @ POWER: ELECTRIC HANDHOLE
- DH @ POWER: OVERHEAD LINES
- DH @ POWER: UNDERGROUND

PROPERTY

- DHF @ PROPERTY: DRILL HOLE FOUND
- DHS @ PROPERTY: DRILL HOLE SET
- IRF @ PROPERTY: IRON ROD FOUND
- IRS @ PROPERTY: IRON ROD SET
- INF @ PROPERTY: NAIL FOUND
- IPF @ PROPERTY: IRON PIPE FOUND
- PPF @ PROPERTY: PINCHED PIPE FOUND
- VDH @ PROPERTY: VDOT MONUMENT
- PROPERTY: ADJACENT BOUNDARY
- PROPERTY: BOUNDARY
- PROPERTY: EASEMENT

SANITARY

- SSMH @ SANITARY: MANHOLE
- CO @ SANITARY: CLEANOUT
- CO @ SANITARY: PIPES
- CO @ SANITARY: FORCE MAIN

ABBREVIATIONS

- APPROX BLDG APPROXIMATELY BUILDING
- CONC CONCRETE
- D.B. DEED BOOK
- GEOPARCEL GEOREFERENCED PARCEL
- IDENTIFICATION NUMBER
- HARN HIGH ACCURACY REFERENCE NETWORK
- INST. INSTRUMENT
- INVT INVERT
- M.B. MAP BOOK
- N/F NAIL FOUND
- N/OF NOW OR FORMERLY PAGE
- PG. PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- S.F. SQUARE FEET

COMMUNICATIONS

- CHH @ COMMUNICATIONS: HAND HOLE
- CPED @ COMMUNICATIONS: PEDESTAL
- CMH @ COMMUNICATIONS: MANHOLE
- COMMUNICATIONS: UNDERGROUND

CONTROL

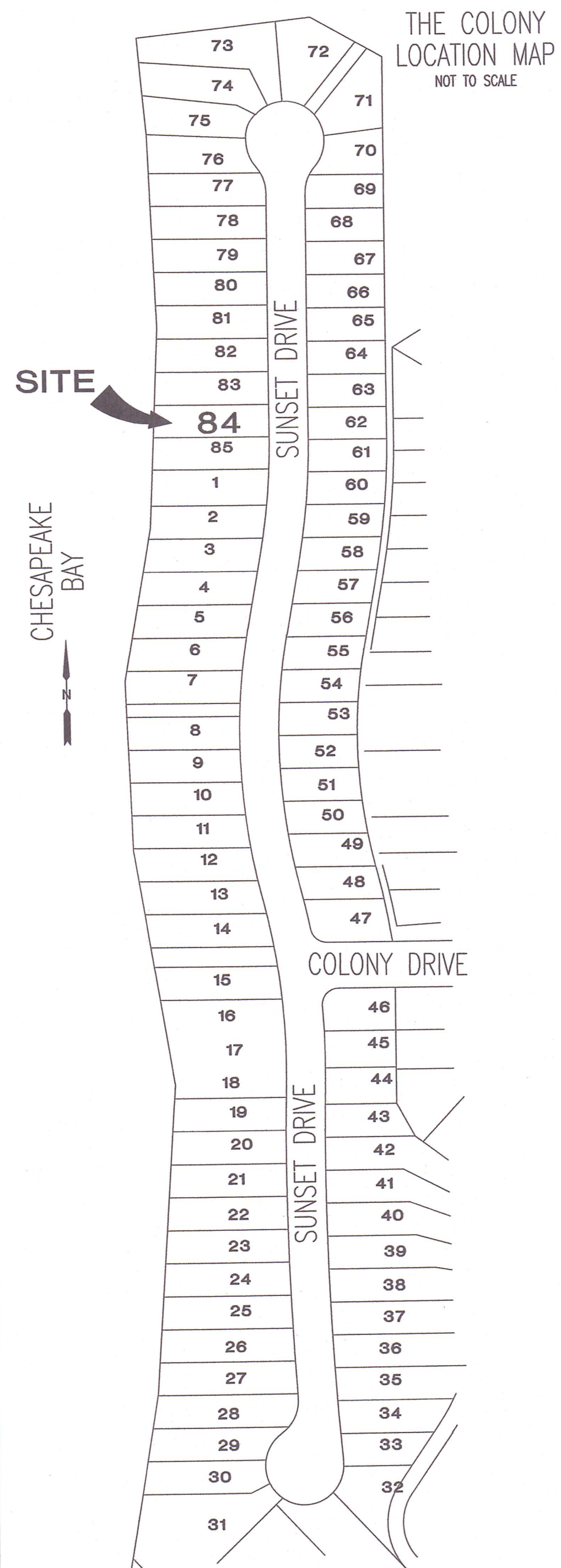
- TPT @ CONTROL: TRAVERSE POINT
- TBM @ CONTROL: TEMPORARY BENCHMARK

FENCES

- FENCE: SILT FENCE
- FENCE: VINYL
- FENCE: WOODEN
- FENCE: METAL

GAS

- GM @ GAS: METER
- GV @ GAS: VALVE
- GAS: UNDERGROUND PIPES

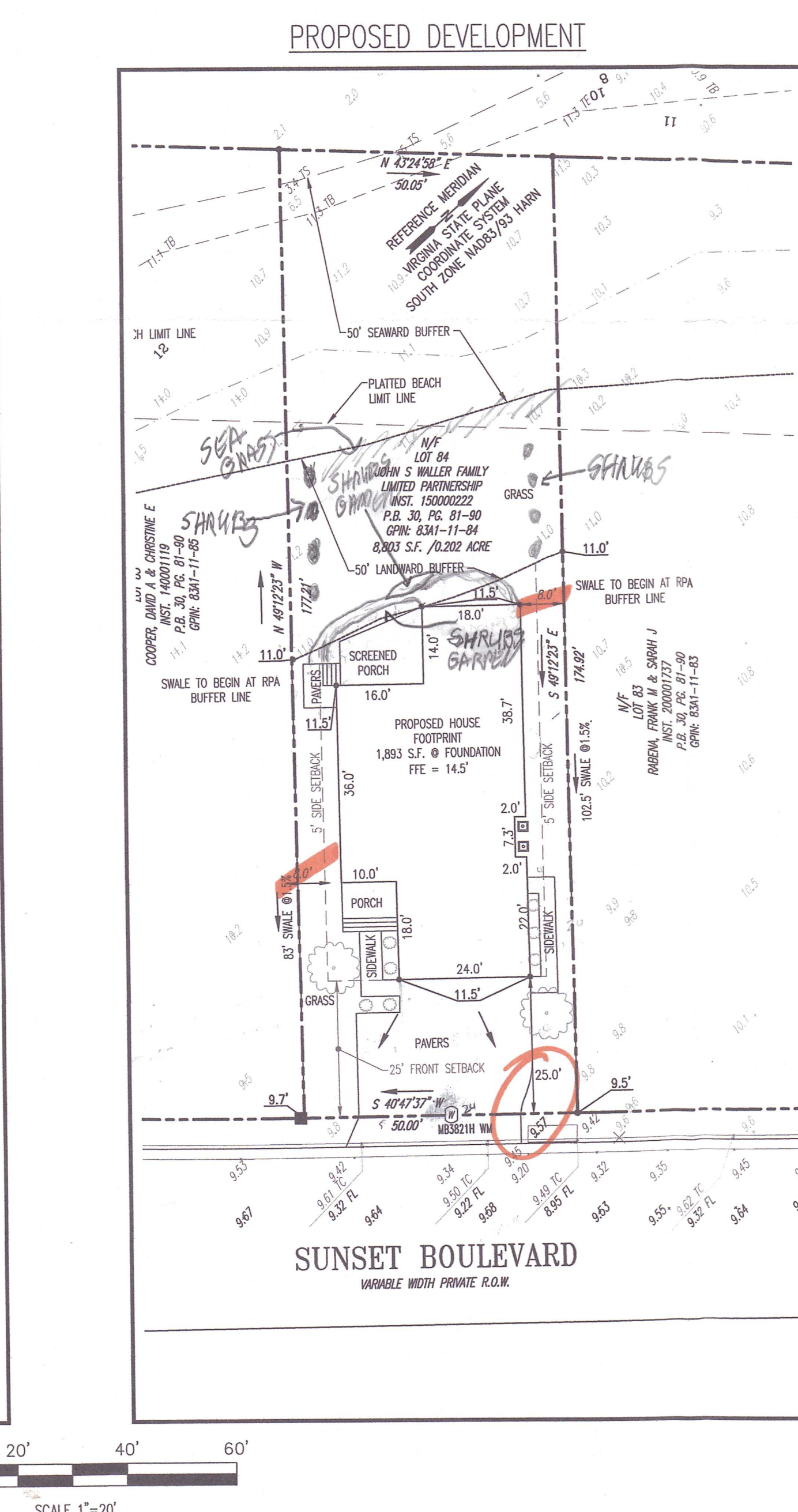
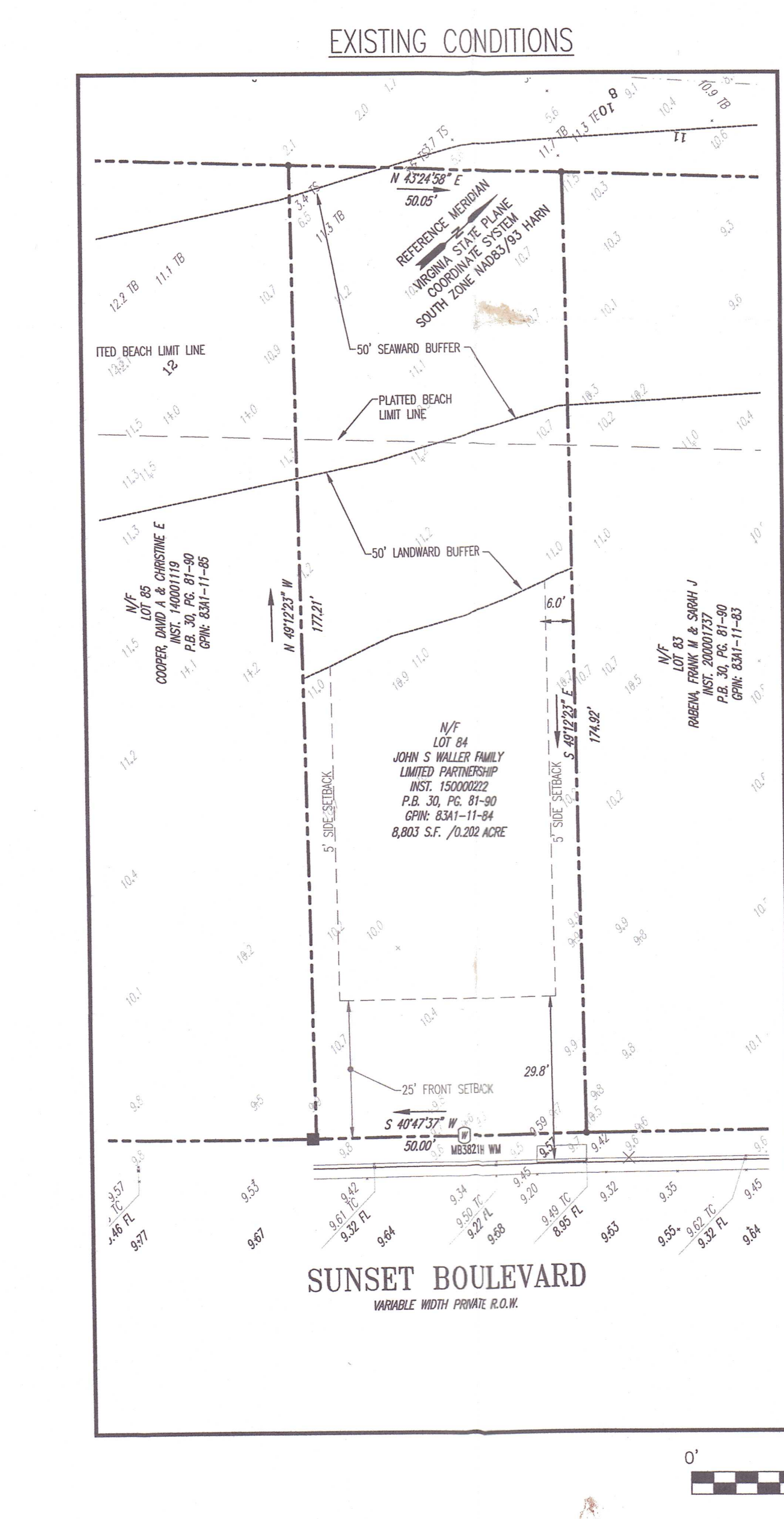


FLOOD INFORMATION INDICATED HEREON SHOULD NOT BE CONSTRUED AS A DETERMINATION OF THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PROPERTY OWNERS SHOULD CONTACT A LOCAL FLOOD OFFICIAL FOR MORE INFORMATION. V = 1% CHANCE OF ANNUAL FLOOD WITH STORM INDUCED WAVES. AE = 1% CHANCE OF ANNUAL FLOOD. X-SHADED = 0.2% CHANCE OF ANNUAL FLOOD. X = MINIMAL FLOOD HAZARD AREA.	
THIS SITE APPEARS TO LIE IN FLOOD ZONE(S)	X
AS SHOWN ON F.I.R.M. MAP/PANEL #	51131C0295F
PANEL DATE:	03/02/2015
NFIP COMMUNITY NAME	TOWN OF CAPE CHARLES
NFIP COMMUNITY NUMBER	510106
FIRM INDEX DATE	03/02/2015

TAX ID	8341-11-103
OWNER(S)	JMA CONTRACTING INC
DEED INSTRUMENT	160001121
DATED	07/27/2016
RECORDED	07/29/2016
LOCATION	CLERK'S OFFICE OF NORTHAMPTON COUNTY
MAILING ADDRESS	3771 JEFFERSON BLVD, VIRGINIA BEACH, VA 23455

MAS-LD DOES NOT CERTIFY AS TO THE ZONING DESIGNATION OF THIS SITE. FOR DETAILED ZONING INFORMATION, PLEASE CONTACT THE ZONING DEPARTMENT AT THE NUMBER LISTED BELOW.			
SOURCE	DESIGN GUIDELINES OF THE COLONY		
ZONING DEPT. PHONE #	(757) 331-3259	ZONE	PUD
FRONT SETBACK	25'	REAR SETBACK	20'
SIDE SETBACK (INTERIOR)	5'	SIDE SETBACK (CORNER)	20'

MISS UTILITY TICKET #	B204101030
DATE	02-14-2022



Amended Site Plan
- side setbacks changed
- driveway near road curved to avoid storm drain.

165 Sunset Blvd.
APPROVED
[Signature] 1/9/21/2022
DATE
TOWN PLANNER / ZONING ADMINISTRATOR
TOWN OF CAPE CHARLES
APPROVED 8:06 am
[Signature] 1/9/21/2022
DATE
JEB S. BRADY
CODE OFFICIAL
TOWN OF CAPE CHARLES

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LAND SURVEYOR
BETH ANNE G. CAMPBELL
Lic. No. 003316
08/24/2022

SITE PLAN OF LOT 84 THE COLONY (M.B. 30, PG.84) FOR PATRICK HAND CAPE CHARLES, NORTHAMPTON COUNTY, VIRGINIA 06/24/2022 NOT A LAND BOUNDARY SURVEY

PROJECT #	22152.0
FIELD BY:	TSC/LMD
FIELD DATES:	02/16/2022
DRAWN BY:	JPM/NJL
CHECKED BY:	BAC/OSL

REVISIONS
NO. DATE COMMENTS

SCALE: 1" = 20'

SHEET 1 of 1