

OWNER/DEVELOPER

WILLIAMSON & KING LLC
1137 INDIAN CREEK ROAD
CHESAPEAKE, VA. 23333
(757)-572-2211

SITE STATISTICS

1. SITE ADDRESS: SAINT BRIDES ROAD WEST
2. SITE ZONED: A1
3. TAX ID: 085000000060
4. SITE AREA: 721,892 S.F., 16.572 AC
5. TOTAL IMPERVIOUS AREA: 2,353 S.F.
6. TOTAL DISTURBED AREA: 29,352 S.F., 0.674 AC

TREE CANOPY:

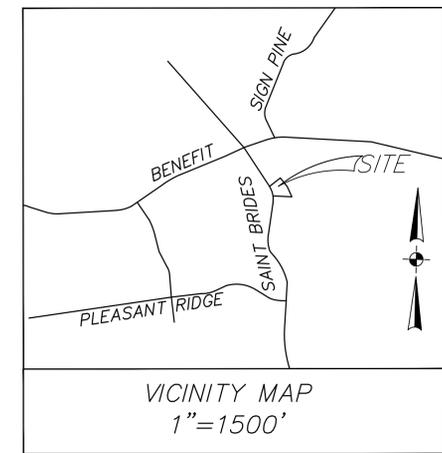
LOT SIZE: 721,892 S.F. X 20%
CANOPY REQUIRED: 144,378 S.F.
SITE IS HEAVILY WOODED, NO TREES REQUIRED
400 S.F. PER LARGE CANOPY TREE.
200 S.F. PER SMALL CANOPY TREE.
A MAXIMUM OF 18 LCT ONLY FOR
LOTS 36,000 S.F. OR LARGER.

LEGEND

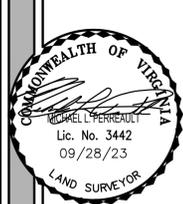
- OHP— OVERHEAD UTILITY
- UTILITY POLE
- FLOW DIRECTION
- x— SILT FENCE / LIMIT OF DISTURBANCE
- - - - - CENTERLINE OF DITCH
- — — — — PROPERTY LINE
- MEG MATCH EXISTING GRADE

GENERAL NOTES:

1. THIS PLAN DOES NOT GUARANTEE THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATION ANY UNDERGROUND OR OVERHEAD UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" OF TIDEWATER AT 1-800-552-7001. THE REMOVAL OR RELOCATING OF ALL UTILITIES AND APPURTENANCES WILL BE AT THE RISK AND EXPENSE OF THE CONTRACTOR. THESE INCLUDE, BUT ARE NOT LIMITED TO ELECTRICITY, GAS, SEWER, WATER, TELEPHONE, LONG DISTANCE COMMUNICATION, CABLE TELEVISION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS ANY PAVEMENT, DRIVEWAYS, WALKS, CURBS, TRAFFIC SIGNAL DEVICES, PAVEMENT MARKINGS, ETC. THAT MAY BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
3. ALL CONCRETE TO BE MINIMUM CLASS A-3 AIR ENTRAINED (3,000 PSI) UNLESS OTHERWISE SPECIFIED AND IN ACCORDANCE WITH SECTION 217 OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS.
4. THE CONSTRUCTION SITE, ADJACENT AREAS, RIGHTS-OF-WAY, STORM SEWER PIPES, DROP INLETS, AND CURB INLETS SHALL BE KEPT CLEAN AND CLEAR OF CONSTRUCTION DEBRIS AT ALL TIMES.
5. TOPSOIL, SEED AND FERTILIZE ALL AREAS WITHIN THE PROJECT LIMIT NOT OCCUPIED BY STRUCTURES, PAVEMENT, SIDEWALKS, ETC. SLOPES SHALL NOT EXCEED A MAXIMUM OF 5:1. TEMPORARY SEEDING OR STABILIZATION WILL BE REQUIRED WITHIN 15 DAYS OF CONSTRUCTION. POSITIVE DRAINAGE MUST BE CREATED.
6. TEMPORARY DRAINAGE DURING CONSTRUCTION TO BE PROVIDED BY THE CONTRACTOR.
7. ELEVATIONS SHOWN HEREON ARE IN US SURVEY FEET AND REFER TO N.A.V.D. 1988 DATUM.
8. ALL EXCAVATION WITHIN RIGHT-OF-WAY AREAS SHALL BE BACKFILLED WITH SELECT OR GRANULAR MATERIAL PLACED IN 6-INCH LAYERS AND COMPACTED TO 95% THEORETICAL DENSITY.
9. ALL LOCAL, STATE AND FEDERAL CODES AND/OR ORDINANCES MUST BE ADHERED TO.
10. ALL CONSTRUCTION LAYOUT TO BE DONE AT THE CONTRACTOR'S EXPENSE.
11. DIMENSIONS SHOWN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
12. PROPERTY PINS OR RIGHT-OF-WAY MARKERS DAMAGED BY DISPLACED DURING CONSTRUCTION SHALL BE RE-ESTABLISHED AT THE CONTRACTORS EXPENSE.
13. CONTRACTOR TO FURNISH "AS BUILT DRAWING" TO CITY OF CHESAPEAKE, IF REQUIRED.
14. THE CONTRACTOR WILL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE ARCHITECT, THE ENGINEER AND ANY OF THEIR RESPECTIVE AGENTS OR EMPLOYEES AGAINST ANY LIABILITY, LOSS OR EXPENSE (INCLUDING ATTORNEY'S FEES) INCURRED OR SUFFERED IN CONSEQUENCE EITHER OF BODILY INJURY (INCLUDING DEATH AT ANY TIME RESULTING THEREFROM) TO ANY PERSON OR DAMAGES TO ANY PROPERTY (INCLUDING LOSS OF USE THEREOF) DUE TO ANY ACT OR OMISSION OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR ANY OF THEIR RESPECTIVE EMPLOYEES IN CONNECTION WITH THE WORK OF THE CONTRACTOR HEREUNDER.
15. PAVING: ONSITE PORTION OF CONCRETE DRIVEWAYS SHALL BE 4" THICK, CLASS A3, 3,000 PSI. THOSE PORTIONS OF THE DRIVEWAYS THAT ARE WITHIN THE RIGHT-OF-WAY SHALL BE 7" THICK, CLASS A3 CONCRETE, 3,000 PSI.
16. FOR WATER & SEWER SIZES, ELECTRICAL, GAS OR OTHER SERVICES SEE ARCHITECT'S PLAN.
17. THE CONTRACTOR MUST NOT INTERFERE WITH ANY NATURAL DRAINAGE OF ADJACENT PARCELS.
18. ALL REQUIRED PERMITS TO BE OBTAINED PRIOR TO INITIATING WORK.
19. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR OR THE OWNER (AS APPLICABLE) MUST:
 - A. OBTAIN ALL INFORMATION CONCERNING THE EXISTENCE OF EASEMENTS, OTHER IMPEDIMENTS, BURIED TANKS, HAZARDOUS MATERIALS, ETC. WHICH AFFECT THE BUILDING SITE AND ASSUME RESPONSIBILITY FOR ANY CONFLICTS ARISING FROM THESE ITEMS. THE OWNERS TITLE REPORT/LETTER MAY SHOW SOME OF THE ABOVE.
 - B. B. VERIFY ZONING RESTRICTIONS AND SETBACK LINES ON THE DATE THAT THE CITY PERMIT AUTHORIZING CONSTRUCTION IS ISSUED.
20. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH ALL STATE, LOCAL AND FEDERAL CODES AND/OR ORDINANCES THAT ARE APPLICABLE.

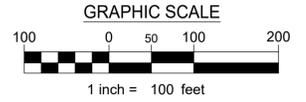
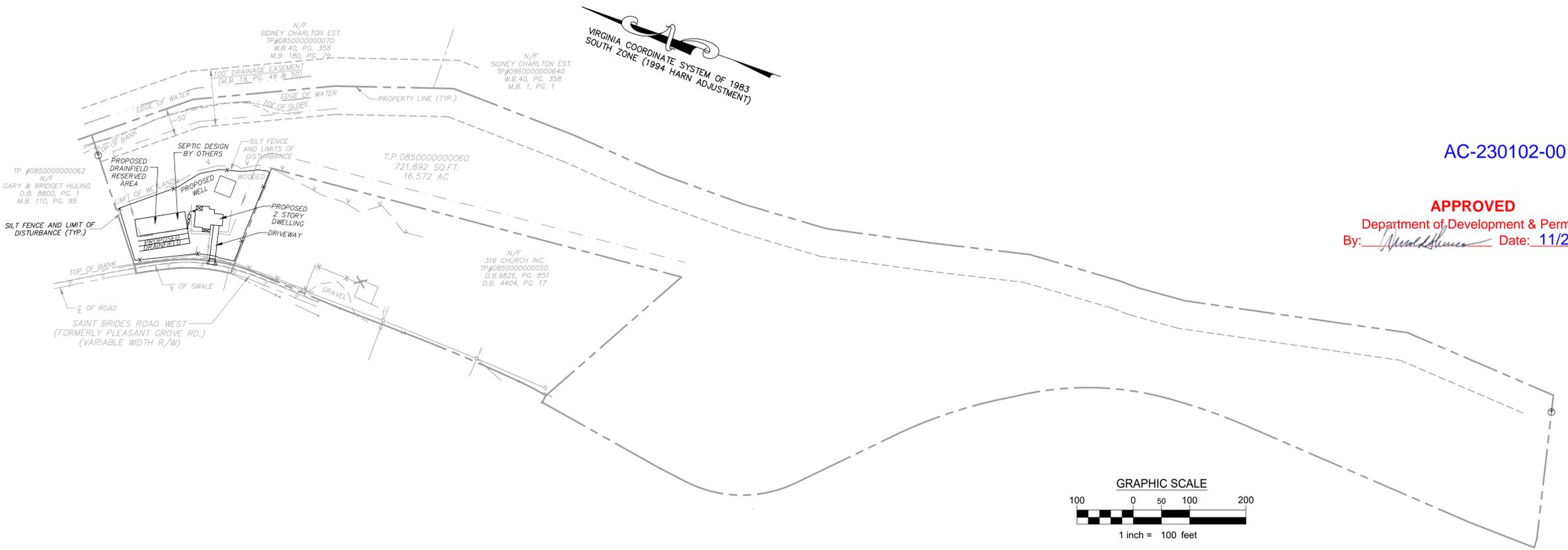


- SHEET LIST**
1. OVERALL SITE PLAN
 2. EXISTING CONDITIONS
 3. SITE PLAN
 4. NOTES AND DETAILS



REVISIONS:	FIELD: FD	DRAWN: SC	CHECKED: DLL
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KOONTZ BRYANT JOHNSON WILLIAMS
518 Greenbrier Circle, Suite 101
Chesapeake, Virginia 23320
(757) 226-0081, Office
www.kbjwgroup.com



AC-230102-00

APPROVED
Department of Development & Permits
By: *[Signature]* Date: 11/20/23

OVERALL SITE PLAN OF
A PORTION OF 26+/- PARCEL
SHOWN ON THE PLAT OF DR. S.J. BROWN ESTATE
(M.B. 19, PG. 49 & 50) (T.P. 0850000000060)
FOR WILLIAMSON & KING, LLC
PLEASANT GROVE BOROUGH - CHESAPEAKE, VIRGINIA

DATE: 09/28/2023
JN: 23-26812-001
SHEET: 1 OF 4

SURVEY NOTES

S-1. THE MERIDIAN SOURCE AND COORDINATES (IF SHOWN) FOR THIS SURVEY/PLAT IS/ARE BASED ON THE CITY OF CHESAPEAKE GEODETIC CONTROL NETWORK WHICH REFERS TO VIRGINIA STATE PLANE COORDINATES, SOUTH ZONE, NAD 83 (1994 VIRGINIA HARN). ELEVATIONS SHOWN ARE EXPRESSED IN U.S. SURVEY FEET AND BASED ON THE CITY OF CHESAPEAKE GEODETIC CONTROL NETWORK WHICH REFERS TO NAVD 88. CONTROL STATION UTILIZED: DISK 025.

S-2. THIS SURVEY/PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS AND/OR RESTRICTIONS THAT MAY AFFECT THIS SITE.

S-3. THIS SURVEY/PLAT DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED AND/OR SHOWN. THE WETLAND FLAGS SHOWN HERON WHERE DESIGNATED BY MSA ENGINEERS, SCIENTIST, SURVEYORS ON 05/17/2023.

S-4. THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONE(S), "X" ACCORDING TO F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF CHESAPEAKE, VIRGINIA. MAP NUMBERS 5100340079D DATED: DECEMBER 16, 2014 (NOT PRINTED).

S-5. THIS TOPOGRAPHIC SURVEY OF PARCEL 0850000000060 (M.B. 19, PG. 49&50) WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MICHAEL L. PERREAULT, LS, LICENSE#3442 FROM AN ACTUAL X GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 07/05/23; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

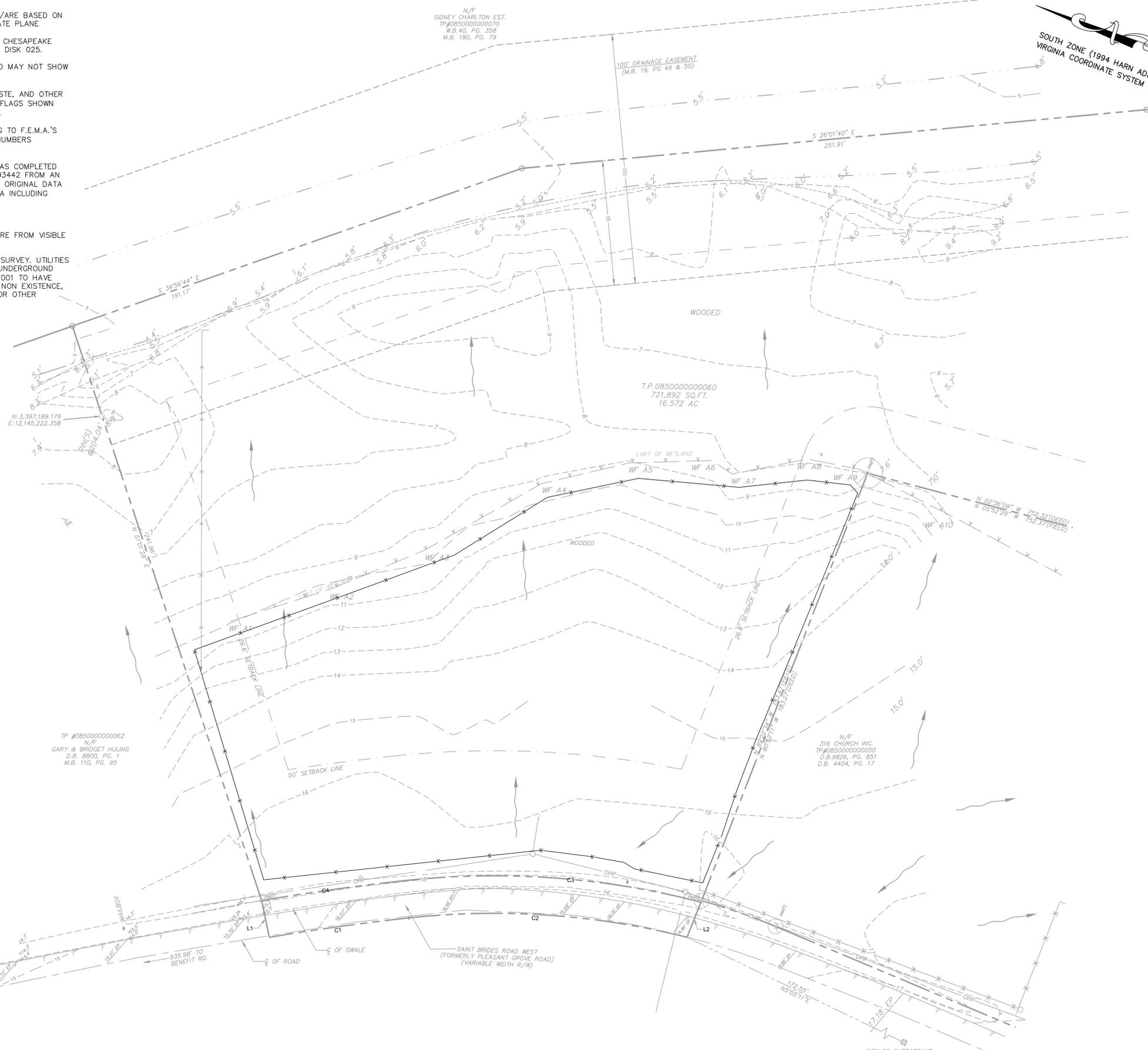
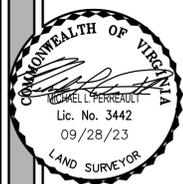
S-6. THIS PROPERTY IS ZONED A1.

S-7. NO UNDERGROUND UTILITIES WERE LOCATED ON THIS PROPERTY. ALL LOCATIONS ARE FROM VISIBLE EVIDENCE ONLY.

S-8. THE EXISTENCE, SIZE AND LOCATION OF UTILITIES ARE NOT GUARANTEED BY THIS SURVEY. UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES. FIELD VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DESIGN AND CONSTRUCTION. CONTACT MISS UTILITY AT 1(800)552-7001 TO HAVE UTILITIES MARKED. IN ADDITION THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NON EXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES.

N/F
SIDNEY CHARLTON EST.
TP#0850000000070
W.B. 40, PG. 358
M.B. 180, PG. 79

SOUTH ZONE (1994 HARN ADJUSTMENT)
VIRGINIA COORDINATE SYSTEM OF 1983

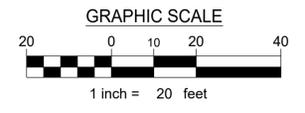


Curve Table

Curve #	Radius	Length	Tangent	Delta	Chord Bearing	Chord
C1	974.70'	56.56'	28.29'	003° 19' 29"	N28° 33' 51"W	56.55'
C2	317.53'	112.54'	56.87'	020° 18' 26"	N16° 42' 24"W	111.95'
C3	332.53'	119.89'	60.60'	020° 39' 27"	N16° 31' 54"W	119.24'
C4	989.70'	57.43'	28.72'	003° 19' 29"	N28° 33' 51"W	57.42'

Line Table

Line #	Distance	Bearing
L1	15.00'	N57° 23' 22"E
L2	15.79'	N88° 50' 15"W



CITY OF CHESAPEAKE
DISK STA. 025
ELEV. = 16.8±
NAVD 88 DATUM

REVISIONS:

FIELD:	FD	DRAWN:	SC	CHECKED:	DLL
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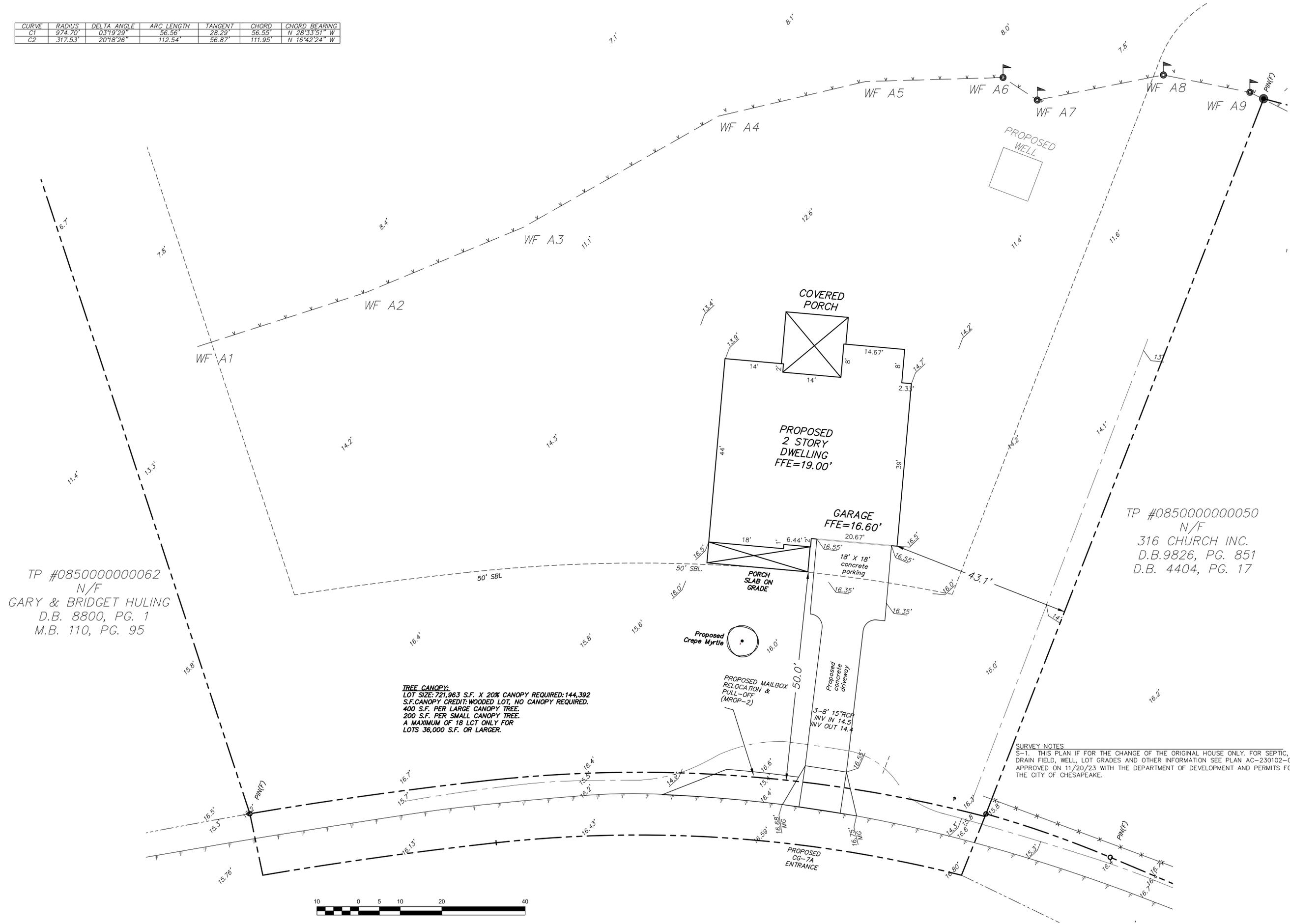
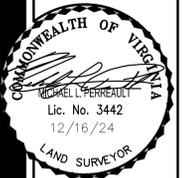
EXISTING CONDITIONS OF
A PORTION OF 26+/- PARCEL
SHOWN ON THE PLAT OF DR. S.J. BROWN ESTATE
(M.B. 19, PG. 49 & 50) (T.P. 0850000000060)
FOR WILLIAMSON & KING, LLC
PLEASANT GROVE BOROUGH - CHESAPEAKE, VIRGINIA

DATE: 09/27/2023

JN: 23-26812-001

SHEET: 2 OF 4

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	974.70'	03°19'29"	56.56'	28.29'	56.55'	N 28°33'51" W
C2	317.53'	20°18'26"	112.54'	56.87'	111.95'	N 16°42'24" W



TP #0850000000062
N/F
GARY & BRIDGET HULING
D.B. 8800, PG. 1
M.B. 110, PG. 95

TP #0850000000050
N/F
316 CHURCH INC.
D.B. 9826, PG. 851
D.B. 4404, PG. 17

TREE CANOPY:
LOT SIZE: 721,963 S.F. X 20% CANOPY REQUIRED: 144,392
S.F. CANOPY CREDIT: WOODED LOT, NO CANOPY REQUIRED.
400 S.F. PER LARGE CANOPY TREE.
200 S.F. PER SMALL CANOPY TREE.
A MAXIMUM OF 18 LCT ONLY FOR LOTS 36,000 S.F. OR LARGER.

SURVEY NOTES
S-1. THIS PLAN IS FOR THE CHANGE OF THE ORIGINAL HOUSE ONLY. FOR SEPTIC, DRAIN FIELD, WELL, LOT GRADES AND OTHER INFORMATION SEE PLAN AC-230102-00 APPROVED ON 11/20/23 WITH THE DEPARTMENT OF DEVELOPMENT AND PERMITS FOR THE CITY OF CHESAPEAKE.



REVISIONS:

FIELD:	FD	SC	DLL
DRAWN:	SC		
CHECKED:			DLL

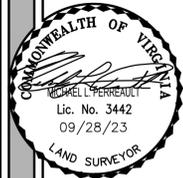
DKT ASSOCIATES
LAND SURVEYORS
1232 W. Little Creek Rd. (757) 889-5888 TEL
Suite 300 (757) 889-5880 FAX
Norfolk, VA 23505
DKTASSOCIATES.COM

SITE PLAN UPDATE DETAIL FOR HOUSE
A PORTION OF 26+/- PARCEL
SHOWN ON THE PLAT OF DR. S.J. BROWN ESTATE
(M.B. 19, PG. 49 & 50)/(T.P. 08500000000060)
FOR WILLIAMSON & KING, LLC
PLEASANT GROVE BOROUGH - CHESAPEAKE, VIRGINIA

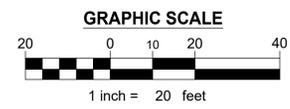
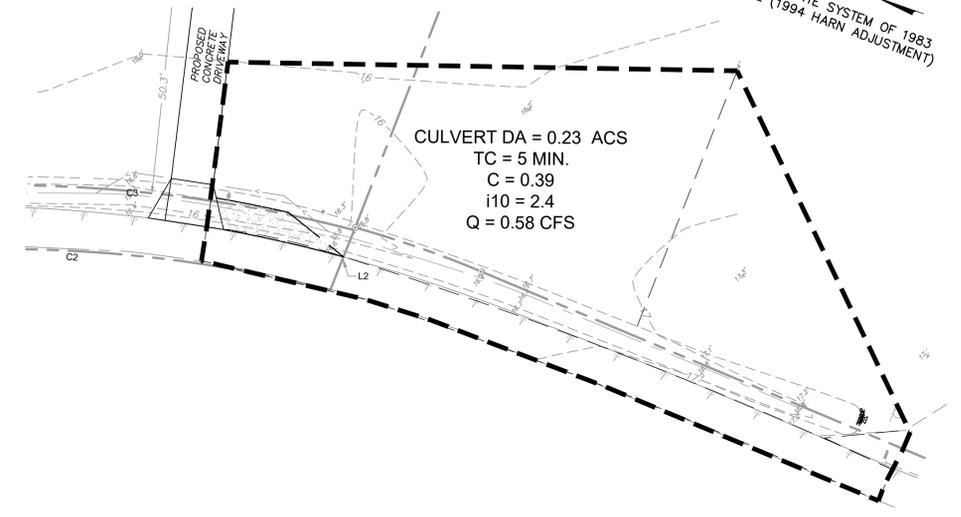
DATE:
12/16/2024

JN:
23-26812-001

SHEET:
1 of 1



CULVERT DRAINAGE AREA MAP



Culvert Report

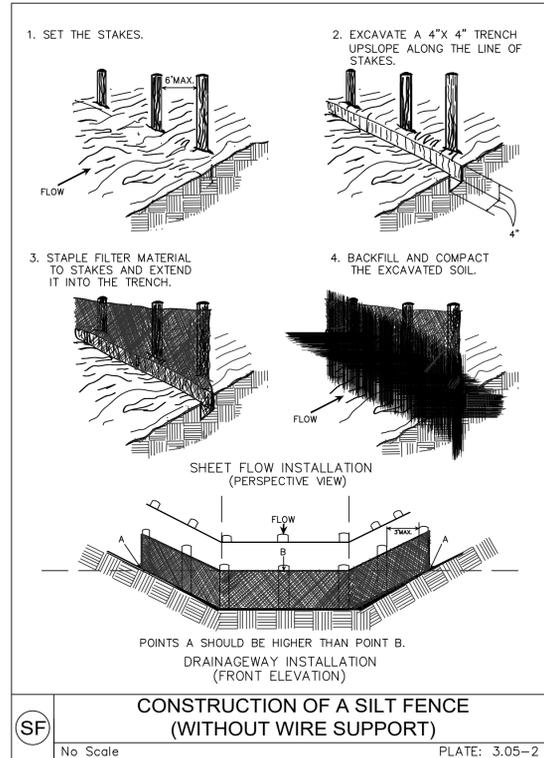
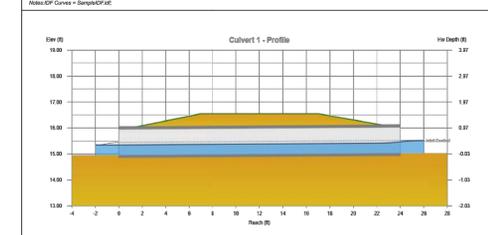
Culvert Studio v 2.0.0.28 Project Name: Culvert Calc by Culvert StudioDMLat 11-09-2023

Culvert 1

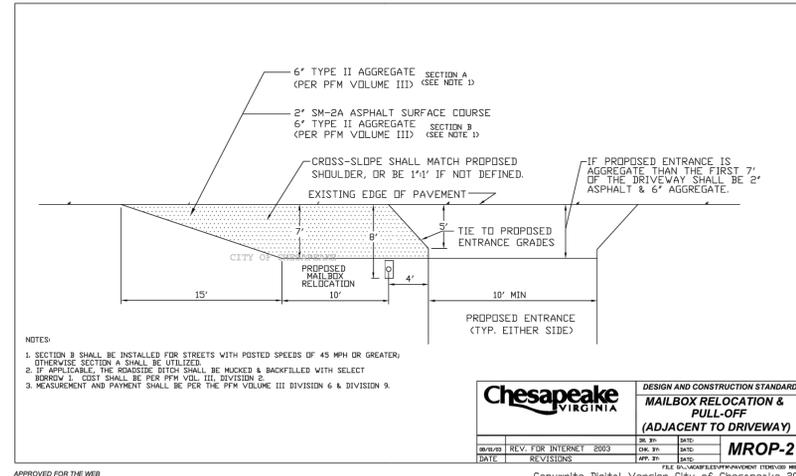
CULVERT		EMBANKMENT	
Shape	= Circular	Top Width	= 10.00 ft
Inlet Edge	= Projecting	Top Elevation	= 16.55 ft
Material	= Concrete	Crest Length	= 5.00 ft
Manning's n	= 0.012		
Rise	= 12 in		
Span	= 12 in	DISCHARGE	= Rational Method
Invert Elev. Down	= 14.95 ft	Method	= Rational Method
Length	= 24.00 ft	Drainage Area	= 0.23 ac
Slope	= 0.003 ft/ft	Runoff Coefficient	= 0.39
Invert Elev. Up	= 15.03 ft	Time of Concentration	= 5 min
No. Barrels	= 1		
Plan Skew Angle	= 0 degrees	TAILWATER	= Normal Depth

CALCULATION SAMPLE, 10 - Year Event

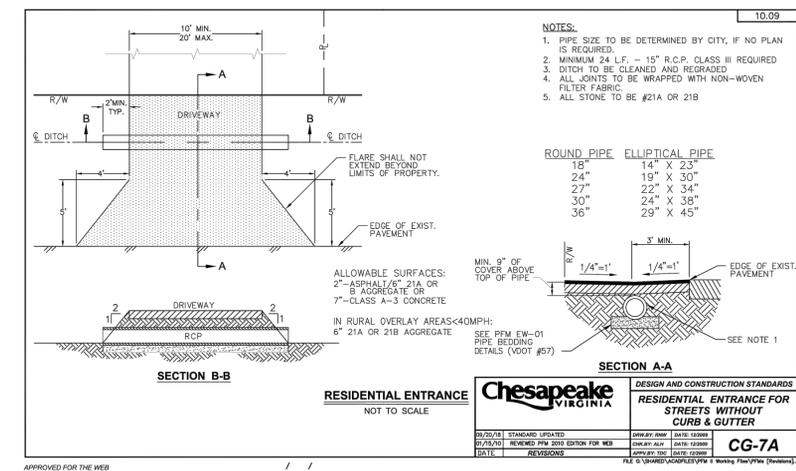
Total	Discharge		Velocity		Depth		HGL @ HwD = 0.49		
	(cfs)	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)
0.73	0.73	0.00	2.52	2.54	4.7	4.7	15.35	15.42	15.52



CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)
No Scale PLATE: 3.05-2



DESIGN AND CONSTRUCTION STANDARDS MAILBOX RELOCATION & PULL-OFF (ADJACENT TO DRIVEWAY) MROP-2



DESIGN AND CONSTRUCTION STANDARDS RESIDENTIAL ENTRANCE FOR STREETS WITHOUT CURB & GUTTER CG-7A

REVISIONS:

FIELD:	FD	SC	DLL
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CHECKED:			

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CALC. AND DETAILS OF A PORTION OF 26+/- PARCEL SHOWN ON THE PLAT OF DR. S.J. BROWN ESTATE (M.B. 19, PG. 49 & 50) (T.P. 08500000000000) FOR WILLIAMSON & KING, LLC PLEASANT GROVE BOROUGH - CHESAPEAKE, VIRGINIA

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