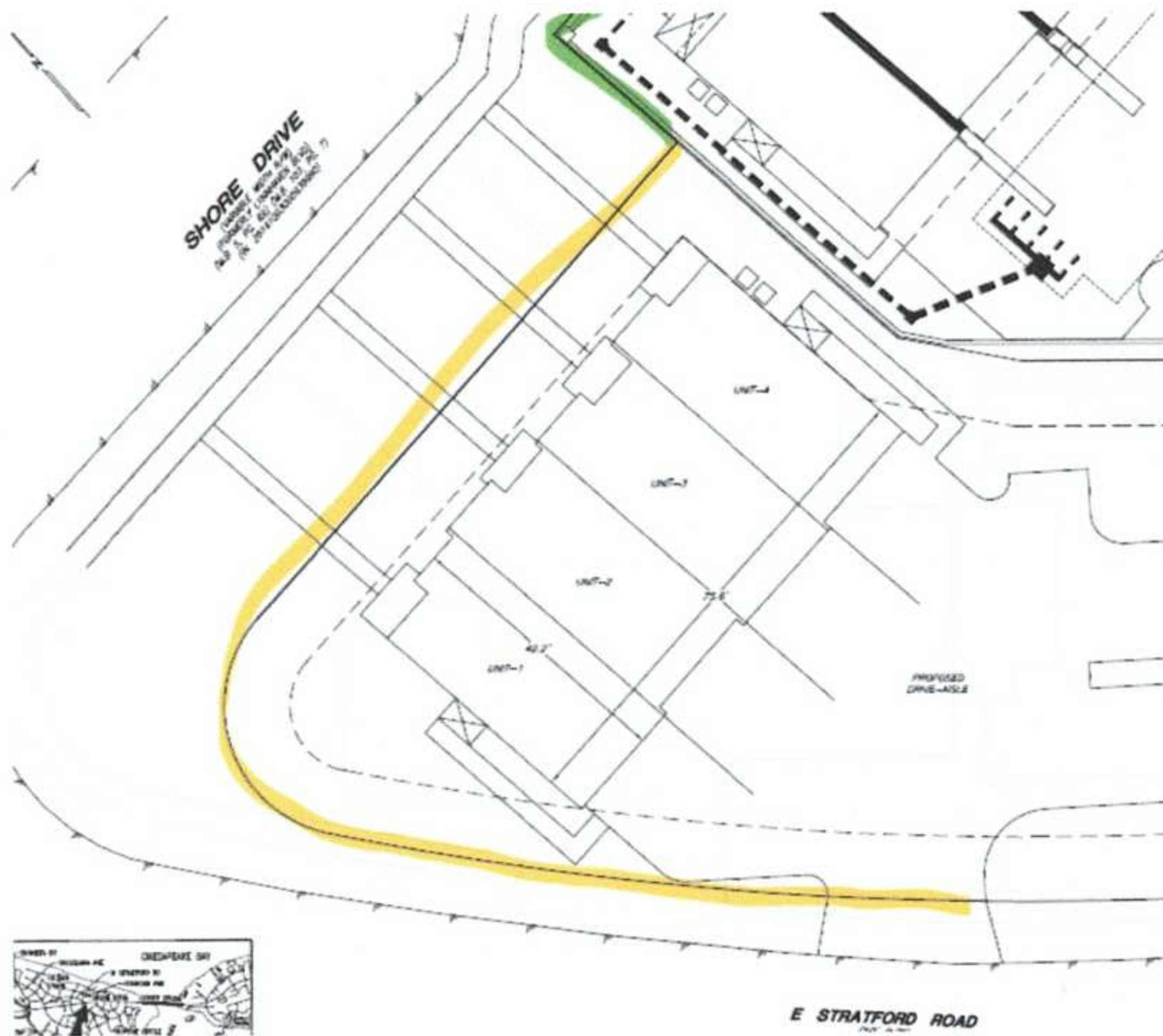




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B-4

- (1) Minimum lot area in square feet: 40,000
- (2) Minimum lot width in feet: 200
- (3) Minimum front yard setback in feet:* 30
- (5) Minimum side yard setback in feet: 8
- (6) Minimum rear yard setback in feet: 10
- (7) Maximum lot coverage by buildings and parking, excluding recreational buildings and surfaces in percent: 75
- (8) Maximum density in dwelling units per acre: 36

Best regards,

Eric Garner, LS
 WPL
 757.431.1041 x 46
eric@wplsite.com

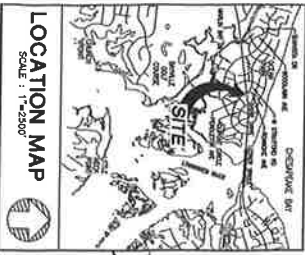
I have reviewed and provided the 2 concepts for review and discussion.

- Lot is zoned B-2, would need to Rezone to B-4
- Lot area is 17,339 sq. ft.
 - Based on the rezoning next door, the site should be able to support 6 units
- 2023-04-05 Shore Drive_Concept (1) ~~04-05-2023~~
 - 5 units, I would go 3-stories (35-40' height)
 - 3 plex is about 20' wide per unit
 - 2 plex is about 20.7' wide per unit
 - Little more room for access and parking
- 2023-04-05 Shore Drive_Concept (2) ~~04-05-2023~~
 - 6 units, I would go 3-stories (35-40' height)
 - 3 plex is about 18.9' wide per unit
 - 2 plex is about 20.7' wide per unit
 - Corner units parking is a little tight. May need to review and make some adjustments based on your unit area needs
- Would expect some R/W improvements along the corner of Pendleton and Stratford to complete the curb alignment
- Would need to raise the units to a minimum elevation of 9, site is currently around 6 +/-
- Stormwater containment was a big expense on the adjacent site, would expect to have a similar system to store on-site

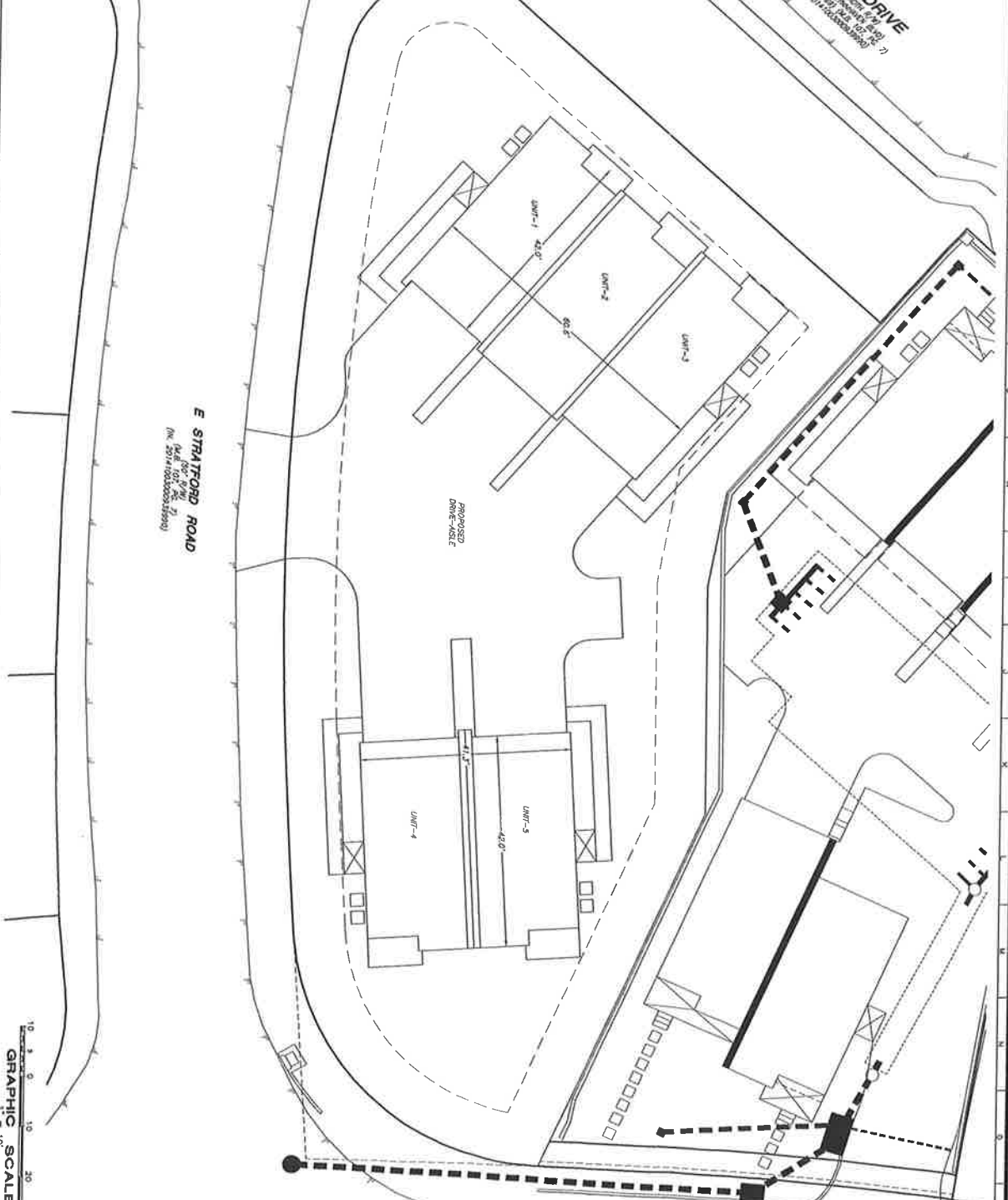
Please review and let me know if you have any questions or would like to go over the next steps

Best regards,

Eric Garner, LS
WPL
757.431.1041 x 46
eric@wplsite.com



LOCATION MAP
SCALE: 1:10,000



SHORE DRIVE
(14' R/W - M.B. 5, PG. 69)
(N. 20141003000039990)

E STRATFORD ROAD
(14' R/W - M.B. 5, PG. 71)
(N. 20141003000039990)

PENDLETON AVE
(14' R/W - M.B. 5, PG. 69)
(N. 20141003000039990)

GRAPHIC SCALE
10' 0" 10' 0" 10' 0" 10' 0" 10' 0"

PLOT DATE: APRIL 4, 2023

PLAN STATUS: CLIENT REVIEW

C-10

Project No. 228-0089

Sheet 1 of 1

Drawing No.

Drawing Scale

1" = 10'-0"

1/2" = 1'-0"

SCALE: 1" = 10'

PRELIMINARY

02/17/23

mark	date	by	description

Drawing title: **CONCEPTUAL SITE PLAN EXHIBIT**

LOT A-1, BLOCK 27

RESUBDIVISION OF LOTS A, B, & 5, BLOCK 27

OCEAN PARK (M.B. 5, PG. 69)(N. 20141003000039990)

VIRGINIA BEACH, VIRGINIA

for: **DeFORD COMPANIES**

sheet title:

CONCEPTUAL IMPROVEMENT PLAN

