

BEARINGS REFER TO THE VIRGINIA STATE GRID

100 34
Switzer



I, ROBERT FALLON, A CERTIFIED LAND SURVEYOR, HAVE SURVEYED THIS PROPERTY AND FOUND IT TO BE CORRECT AS SHOWN ON THIS PLAT.

SIGNED: *Robert Fallon* DATE: 11-1-73

NOTE: THIS SURVEY IS NOT INTENDED TO SHOW ANY UTILITY OR DRAINAGE EASEMENTS THAT MAY AFFECT THE PROPERTY SHOWN HEREON EXCEPT AS NOTED.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF VIRGINIA BEACH, VIRGINIA ON THE 7th DAY OF December, 1973 THIS PLAT WAS RECEIVED AND ADMITTED TO RECORD IN MAP BOOK 100 AT PAGE 37

TESTE: *John C. Fentress* CLERK

FALLON
 Talbot Wermers & Associates
 12-15-73

CURVE DATA TABLE				
NO	DELTA	RADIUS	LENGTH	TANGENT
1.	52° 28' 41"	225.00'	206.08'	110.90'
2.	22° 19' 54"	200.00'	77.95'	39.48'
3.	90° 00' 00"	20.00'	31.42'	20.00'

TALBOT, WERMERS & ASSOCIATES, Ltd.
 engineers · planners · surveyors
 virginia beach, virginia

DESIGNED: *R.D.M.* DRAWN: R. D. M. CHECKED: *EDM* SCALE: 1"=100'
 APPROVED: *R.D.M.* DATE: 11/1/73 PROJ. NO: 2001-1

PLAT OF PROPERTY TO BE CONVEYED FROM GREEN RUN CORP. OF VIRGINIA BEACH TO PRESBYTERIAN LEAGUE OF NORFOLK PRESBYTERY, INC. KEMPSVILLE BOROUGH, VIRGINIA BEACH, VA.

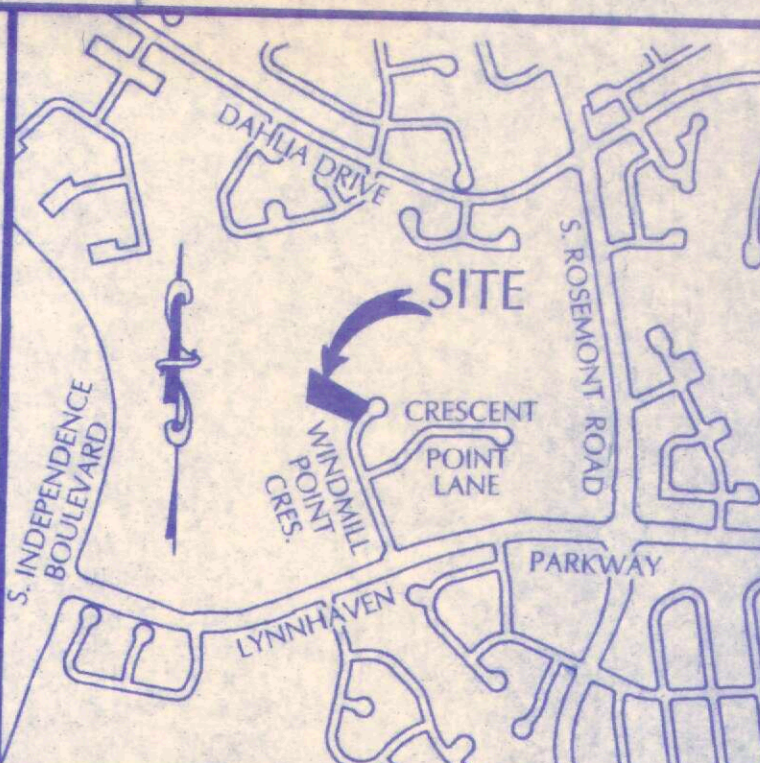
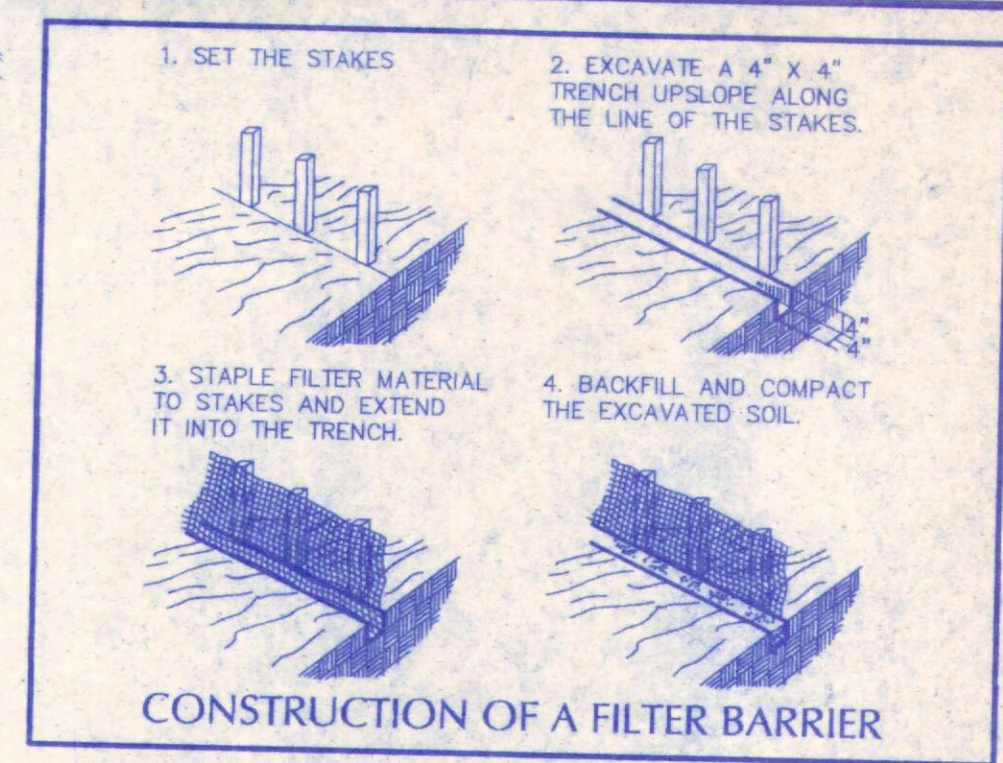
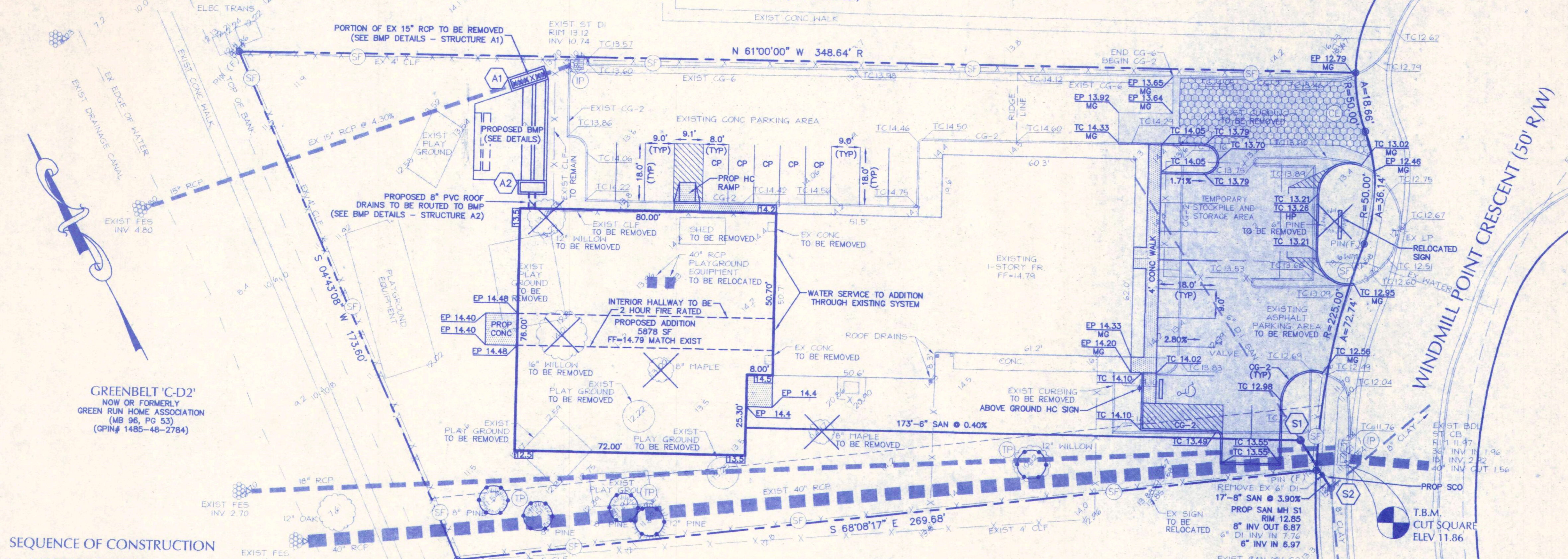
FILE NO. A-3-192

100-37

THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE THE ZONE AND ON THE MAP PAGE SHOWN BELOW. REFERENCE: NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY STATED BELOW (COMMUNITY # 515531) MAP REVISED: DECEMBER 5, 1999. ZONE(S): X MAP PANEL 0038 E

THE LOWEST FLOOR ELEVATION SHOWN IS A MINIMUM OF ONE-FOOT (1') ABOVE THE ONE HUNDRED YEAR FLOOD PLAIN AS ADOPTED BY THE CITY OF VIRGINIA BEACH.

PARCEL 'C-2E'
NOW OR FORMERLY
GREEN RUN HOME ASSOCIATION
(MB 133, PG 44)
(GPN# 1485-49-5091)



SEQUENCE OF CONSTRUCTION

1. ACQUIRE NECESSARY PERMITS
2. INSTALL SILT FENCE PRIOR TO ANY DEMOLITION
3. INSTALL CONSTRUCTION ENTRANCE
4. ALL EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
5. BEGIN DEMOLITION OF EXISTING PAVEMENT AND CONCRETE
6. INSTALL PROPOSED PIPES, STRUCTURES, AND CURBING
7. BEGIN CLEARING, GRADING, AND DIGGING THE FOOTINGS
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES WEEKLY DURING CONSTRUCTION
9. AT COMPLETION OF CONSTRUCTION, SITE IS TO BE TOPSOILED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK
10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONLY AFTER VEGETATIVE GROWTH HAS BEEN ESTABLISHED

CONTRACTOR'S NOTES

1. A PRECONSTRUCTION MEETING IS REQUIRED BETWEEN THE CONTRACTOR AND CIVIL INSPECTORS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY. CONTACT CIVIL INSPECTORS AT 427-4556 TO SCHEDULE THIS MEETING.
2. SELECT MATERIAL MAY BE PLACED UNDER CURB AND GUTTER SECTION IF APPROVED BY CIVIL INSPECTORS.
3. WHERE CURB IS TIED INTO EXISTING CURB, MATCH EXISTING TOP OF CURB. WHERE CURB IS NOT PRESENT, PROPOSED CURB GRADES MAY BE ADJUSTED TO BE 6" ABOVE EXISTING PAVEMENT.
4. DEVELOPER WILL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND TRAFFIC EQUIPMENT.
5. EXCAVATION MATERIAL FROM CONSTRUCTION SHALL BE DISPOSED OF IN A LAWFUL MANNER.
6. ANY AND ALL MATERIAL AND DEBRIS TRACKED ONTO A PUBLIC SURFACE OR THE ROADS SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING AND OR SWEEPING AND BE TRANSPORTED TO A SEDIMENT CONTROLLED DISPOSAL AREA.

BEFORE YOU DIG CALL
"MISS UTILITY"
OF VIRGINIA
1-800-552-7001
(TOLL FREE)

ADDITIONAL NOTES
HEIGHT OF BUILDING ADDITION = 25'
VARIANCE FOR PARKING TO BE HEARD SEPT 6, 2000

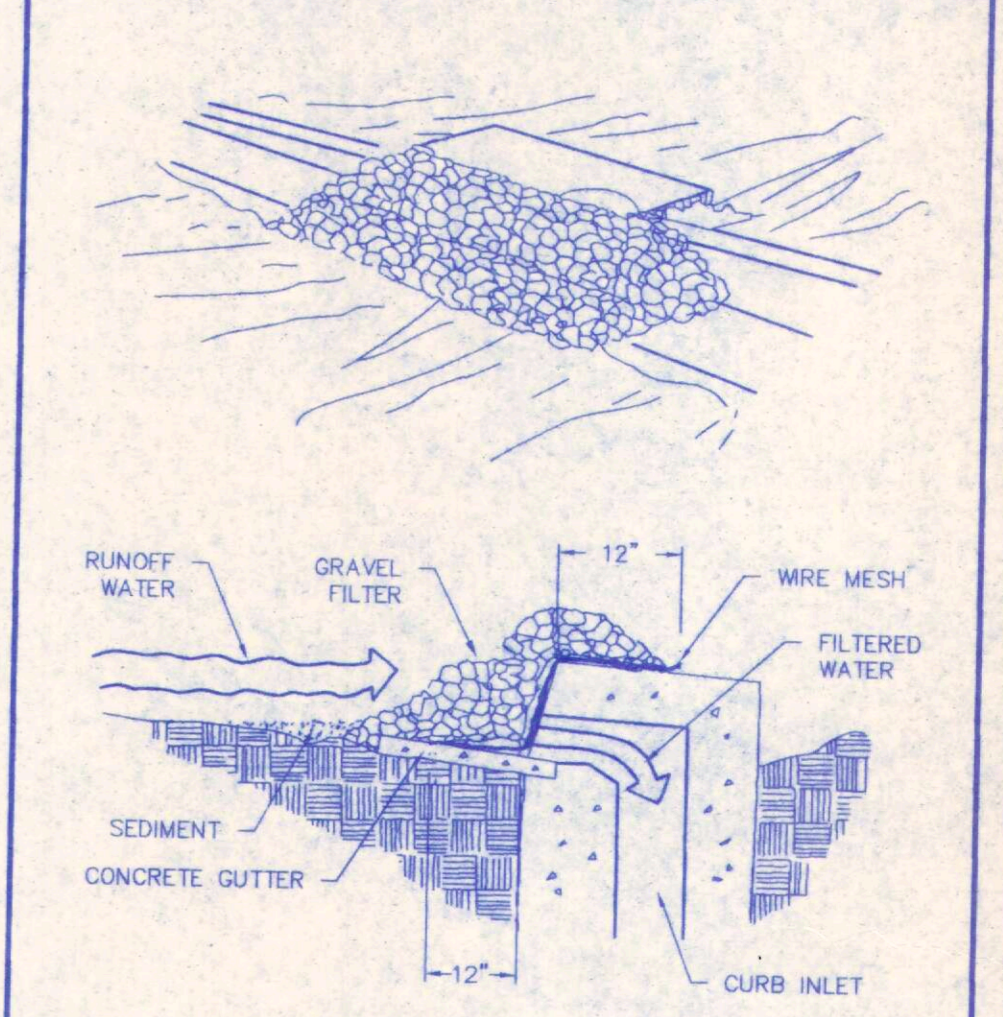
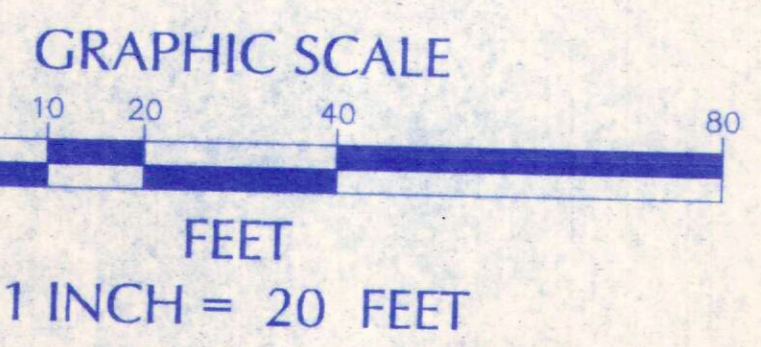
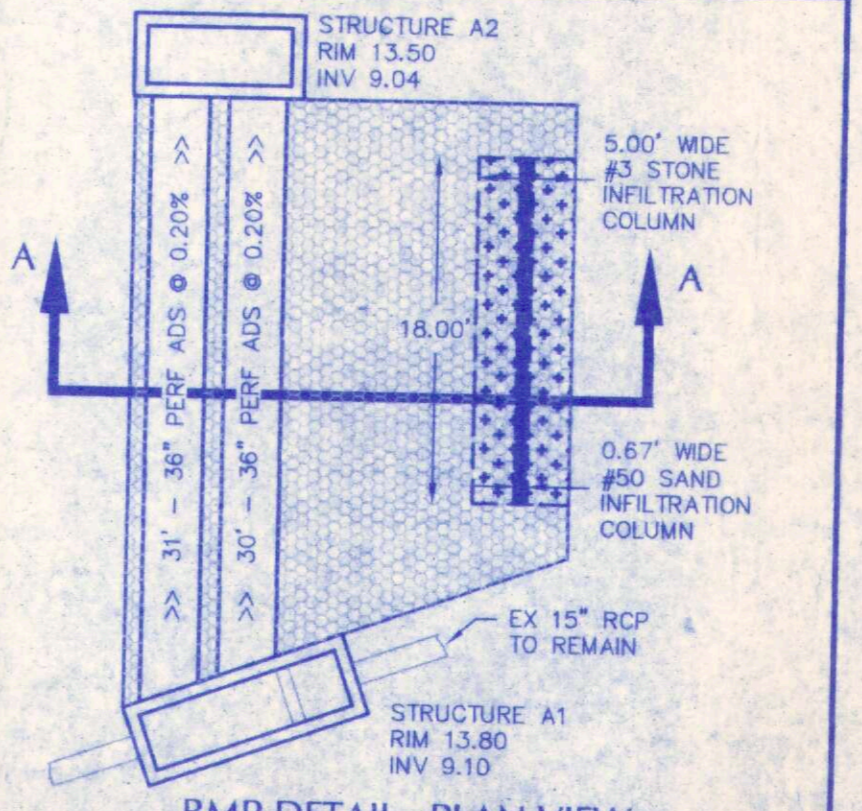
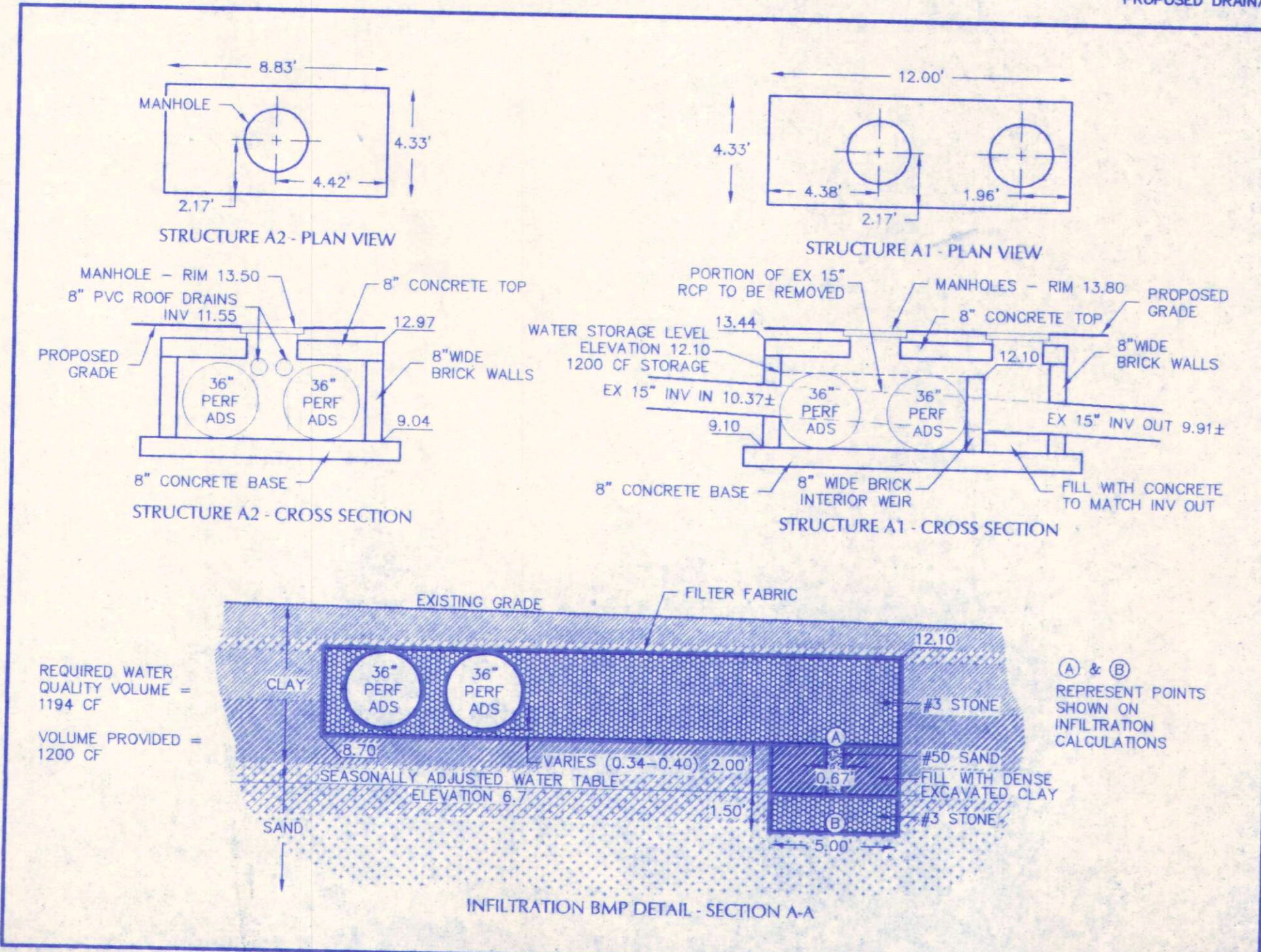
SITE INFORMATION:
PROPOSED USE: MONTESSORI SCHOOL
ZONING: PDH-1
SITE AREA: 44,592.1 SF (1.02 AC)
GPN: 1485-48-4699
RECORDATION: MB 133, PG 44
EXISTING 1 1/2" WATER METER #47228873

PRE-DEVELOPMENT SITE CALCULATIONS:
EXISTING BUILDINGS: 8,461.4 SF
EXISTING PAVEMENT: 12,584.4 SF
TOTAL EXISTING IMPERVIOUS: 19,045.8 SF
TOTAL EXISTING E.R.U.: 8.39 E.R.U.
% IMPERVIOUS: 42.71 %
TOTAL SEWER CALCULATION (EXISTING)
TOTAL NUMBER OF STUDENTS: 120
PEAK SEWER DEMAND: 6.25 GPM
AVERAGE SEWER DEMAND: 2.50 GPM

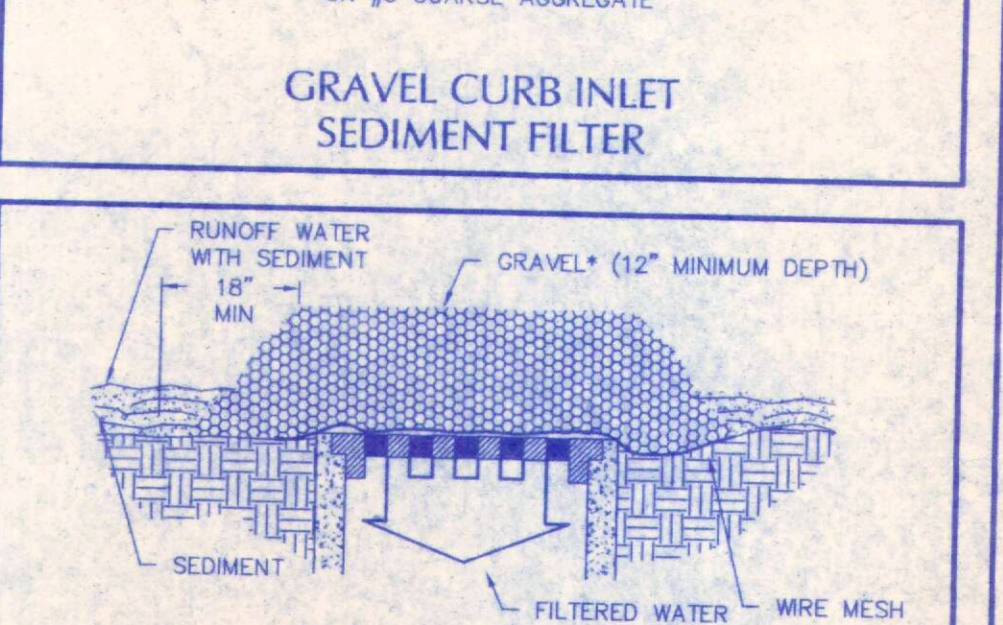
POST-DEVELOPMENT SITE CALCULATIONS:
PROPOSED BUILDINGS: 12,220 SF
PROPOSED PAVEMENT: 13,283 SF
TOTAL PROPOSED IMPERVIOUS: 25,503 SF
TOTAL PROPOSED E.R.U.: 11.24 E.R.U.
% IMPERVIOUS: 57.19 %
STANDARD PARKING SPACES: 18
COMPACT PARKING SPACES: 5
HANDICAPPED PARKING SPACES: 1
TOTAL PARKING SPACES: 22
NEEDED FIRE FLOW: 1274 GPM
TOTAL SEWER CALCULATION (ADDITION & EXISTING)
TOTAL NUMBER OF STUDENTS: 210
PEAK SEWER DEMAND: 10.94 GPM
AVERAGE SEWER DEMAND: 4.38 GPM
PROPOSED DRAINAGE FIXTURE UNITS: 24.5 DFU'S

EXISTING UTILITY NOTE
THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT, OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNERS RECORDS AND/OR ELECTRONIC LINE TRACING. THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO KELLAM-GERWITZ ENGINEERING, INC. AT 340-0828.

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION, OR THE NON-EXISTENCE, OF UNDERGROUND UTILITIES BY CONTACTING "MISS UTILITY" AT (800) 552-7001.



SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
* GRAVEL SHALL BE VDOT #3, #357, OR #5 COARSE AGGREGATE.



SPECIFIC APPLICATION
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
* GRAVEL SHALL BE VDOT #3, #357, OR #5 COARSE AGGREGATE.

LEGEND

EXISTING	PROPOSED
ELEVATIONS	TC 10.68
TOP OF BANK	
SWALE / DITCH	
TOE OF SLOPE	
EDGE OF WATER	
WOODLINE	
TREE	
SOIL BORING	
BENCHMARK	
EDGE OF PAVEMENT	
CURB AND/OR GUTTER	
DRAINAGE AREA AREA IN ACRES	
RUNOFF COEFFICIENT	
SIDEWALK	
COMPACT PARKING	
HANDICAPPED PARKING	
UTILITIES	
RCP	RCP
STORM DRAIN PIPE	
CATCH BASIN	
DROP INLET	
STORM MANHOLE	
WATER MAIN	
BLOW OFF VALVE	
REDUCER	
FIRE HYDRANT & VALVE	
SANITARY SEWER	
SAN SEWER MANHOLE	
SAN SEWER CLEANOUT	
SAN SEWER FORCE MAIN	

EROSION & SEDIMENT CONTROL

OP	OUTLET PROTECTION
IP	INLET PROTECTION
CIP	SILT FENCE CULVERT
SF	SILT FENCE
TP	TREE PROTECTION
CE	CONSTRUCTION ENTRANCE

THE CONTRACTOR MUST CONTACT THE PU / INSPECTIONS OFFICE BEFORE ANY CONSTRUCTION ACTIVITY BEGINS

THE CONTRACTOR MUST CONTACT THE PLANNING / CIVIL INSPECTIONS OFFICE AT 427-4558 TO ARRANGE A PRECONSTRUCTION MEETING BEFORE ANY CONSTRUCTION ACTIVITY BEGINS

THE UNDERSIGNED CONSULTING FIRM AGREES THAT THE CITY OF VIRGINIA BEACH AND ITS REPRESENTATIVES SHALL HAVE THE RIGHT TO USE THESE PLANS TO COMPLETE ANY PHYSICAL IMPROVEMENTS THE CITY DEEMS NECESSARY IN THE EVENT THE DEVELOPER DEFAULTS IN HIS/HER OBLIGATIONS TO COMPLETE THESE FACILITIES AS REQUIRED BY CITY CODE. THE UNDERSIGNED ENGINEER ALSO AGREES THAT THE CITY MAY USE THESE PLANS FOR ANY PURPOSE THE CITY FEELS NECESSARY IN ORDER TO COMPLETE THE PROJECT. THE DESIGN PROFESSIONAL CONSULTING FIRM FURTHER AGREES THAT THE RIGHTS TO USE THESE PLANS SHALL BE PROVIDED WITHOUT COST TO THE CITY.

NAME OF ENTITY (CONSULTING FIRM): KELLAM-GERWITZ, INC. BY: _____ DATE: _____
(AUTHORIZED SIGNATURE)
TITLE: PROJECT ENGINEER
SIGNATURE OF DESIGN PROFESSIONAL: _____ DATE: _____



#	DATE	DESCRIPTION
1	06/05/00	PER CITY LETTER (DATED 05/01/00)
2	07/28/00	PER CITY LETTER (DATED 06/28/00)

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL LAND CLEARING, CONSTRUCTION, DEVELOPMENT ACTIVITY, AND DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN

APPLICANT / DEVELOPER SIGNATURE _____
TITLE _____
DATE _____

ROLANDO E. TIMM (COURTHOUSE MONTESSORI SCHOOL)
NAME
P.O. BOX 62269
ADDRESS
VIRGINIA BEACH, VIRGINIA 23466-2269
(715) 718-4034
TELEPHONE

SITE DEVELOPMENT PLAN
OF
COURTHOUSE MONTESSORI SCHOOL ADDITION
FOR
ROLANDO E. TIMM
VIRGINIA BEACH, VIRGINIA

KELLAM-GERWITZ ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING
500 CENTRAL DRIVE
SUITE 113
VIRGINIA BEACH, VIRGINIA 23454
(757) 340-0828
FAX (757) 340-1603

DESIGNED: ADE APPROVED: RSK PROJECT # V00012
DRAWN: ADE DATE: 3/28/2000 SHEET
CHECKED: RSK SCALE: 1" = 20' 1 OF 2

