



VICINITY SKETCH
SCALE: 1" = 2000'

GENERAL NOTES

- OWNER:**
Deepwater Marina LLC
104 Glebe Point Lane
Burgess, Virginia 22432
- REFERENCES:**
DB 102 Pg 492
Tax Map Number 36A-1-67
- Zoning:**
B-1
- PROPOSED USE:**
Restaurant/Retail 7,500 SF
Office 25,700 SF
Residence 2 Units
Boat Slips 20 Slips
- BUILDING SETBACKS: (B-1)**
Front 15 feet
Side 10 feet
- STATISTICS:**
Total Area 1.35 acres
Area to be Disturbed = 8,800 sf = 0.20 acre
Pre-Development Impervious Area = 39,410 sf = 0.94 ac
Post Development Impervious Area = 35,400 sf = 0.81 ac (Impervious area will be removed to create landscape areas.)
Green Area Provided = 0.54 acres
- PARKING REQUIREMENTS**
Parking Spaces Provided:
Standard: 75 Spaces
Handicapped: 3 Spaces
Total Spaces Provided 78 Spaces
- HEIGHT OF MAIN STRUCTURE:**
Elevation of first floor of existing building to be raised to +8.0 feet (AMLW). Existing building to be increased to 4 stories with a building height from adjacent grade of 45' plus a 4' parapet.
Accessory building to be 3 stories with a building height from adjacent grade of 35' plus a 4' parapet.
- SEWER & WATER**
Sewer Service for the buildings will be provided by an off-site drainfield.
Water Service for the buildings will be provided by connection to the existing central water supply system.
- NOTES:**
- Bench Mark: Top of Concrete Slab
N/E Corner of Building
Elev = 2.96
M.S.L. Datum from VDOT Plans
 - Not all underground and overhead utilities are shown. Contractor is responsible for protection of any encountered. Contact Miss Utility (at 800-522-7001) 72 hours prior to start of construction.
 - Contractor shall obtain all necessary permits prior to start of construction.
 - The contractor shall be responsible for any construction setback that may be required for this contract.
 - Contractor shall do such overlot grading required to preclude ponding of water next to buildings or roadway.
 - EROSION & SEDIMENT CONTROL RESPONSIBILITY
The contractor shall be responsible for the implementation of the Erosion & Sediment Control Plan and for all maintenance of the E&S Control Measures required during construction.
 - Exterior lighting of the parking area will be provided. Lighting shall not shine directly on adjacent properties and shall not impair the safe movement of traffic.
 - FLOOD ZONE NOTE:
Source: Federal Emergency Management Agency
Flood Insurance Rate Map Dated July 4, 1989
Community Panel No.: 510107 0030B
Property lies in Zone AE(EL6)
Zone AL(EL6) is in the 100-year flood plain. The base flood elevation is Elev 6.0

PROJECT LEGEND

-8-	PROPOSED CONTOURS
2+0	EXISTING ELEVATION
...	EXISTING CONTOURS
■	EXISTING GRAVEL AREAS TO BE REMOVED TO BECOME LANDSCAPE AREAS.

Contact "MISS UTILITY" prior to start of construction.

NOTE:
No boundary survey was performed as part of this plan.

REVISIONS		
NUMBER	DATE	DESCRIPTION
C	12/31/03	REVISED TO SHOW ACCESSORY BUILDING — REISSUED FOR APPROVAL
B	10/10/03	REVISED NUMBER OF STORIES — REISSUED FOR APPROVAL
A	2/26/03	ISSUED FOR APPROVAL

SUTTON & JAMES, P.C.
Land Surveying & Civil Engineering

P.O. Box 1596
Gloucester, Va. 23061
PH: (804) 693-4450

NORMAN L. SUTTON, C.L.S. DONALD G. JAMES, P.E.

COMMONWEALTH OF VIRGINIA
DONALD G. JAMES
CERTIFICATE NO. 015618
PROFESSIONAL ENGINEER

SCALE	1" = 20'
DATE	2 / 26 / 03
JOB NO.	7680

SITE PLAN

Prepared At The Request Of
James L. Dunn
Fairfields District
Northumberland County, Virginia

APPROVED
1/26/04

SHEET 1 OF 2