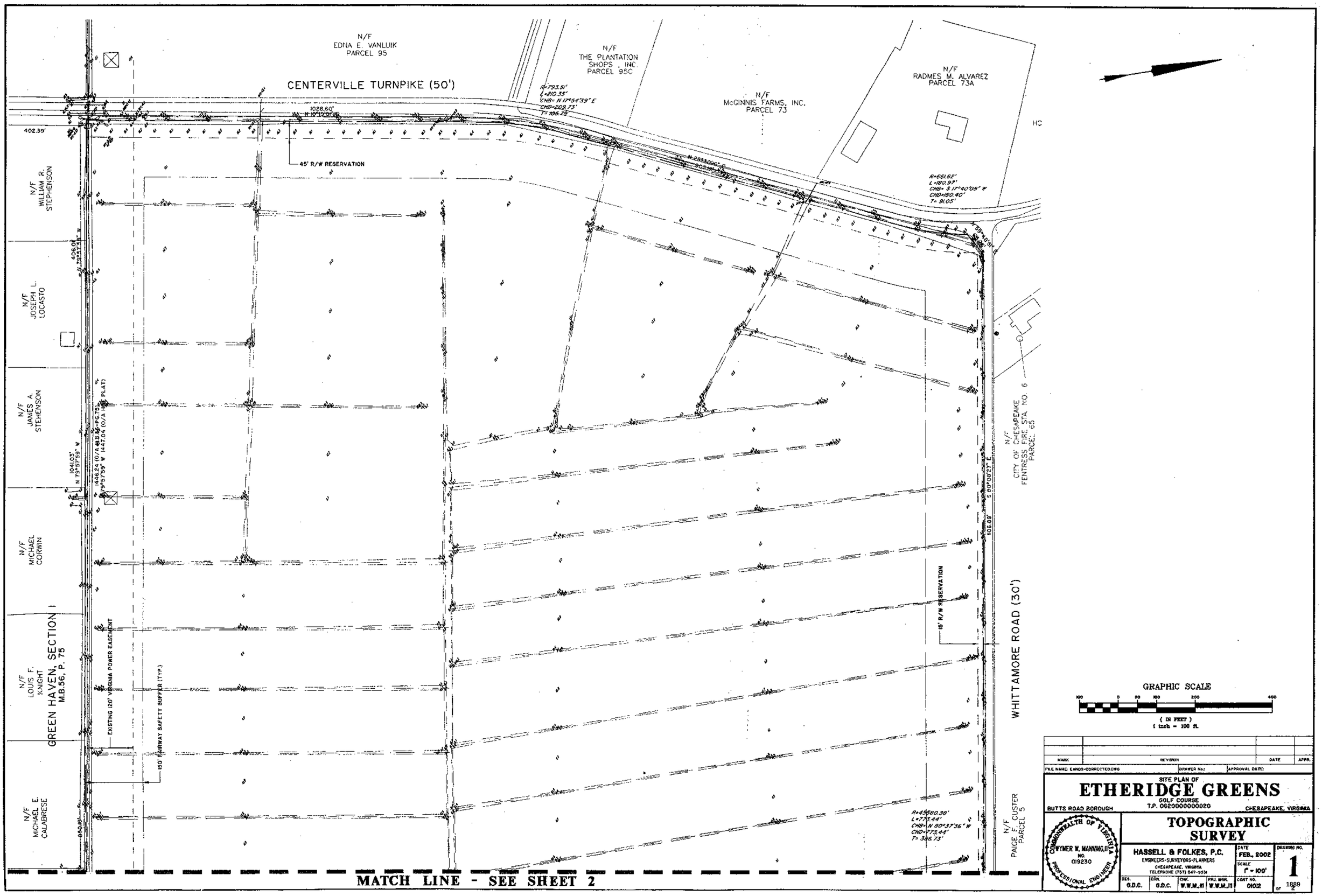


MARK	REVISION	DATE	APPR.

FILE NAME: EANDS-CORRECTED.DWG | DRAWER No.: | APPROVAL DATE:

SITE PLAN OF

ETHERIDGE GREENS

GOLF COURSE
T.P. 0620000000020

BUTTS ROAD BOROUGH — CHESAPEAKE, VIRGINIA

COMMONWEALTH OF VIRGINIA
WYMER W. MANNING, III
NO. 019230
PROFESSIONAL ENGINEER

TOPOGRAPHIC SURVEY

HASSELL & FOLKES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
CHESAPEAKE, VIRGINIA
TELEPHONE (757) 547-9531

DES.	DRN.	CHK.	PRJ. MGR.	CONT NO.	DATE	SCALE	DRAWING NO.
G.D.C.	G.D.C.	W.W.M.,III	W.W.M.,III	01012	FEB., 2002	1" = 100'	1 OF 2

1889

MATCH LINE - SEE SHEET 1

N/F DEAN LEO PARKER

1593.65' N 89°09'17" W

402.54'

WILCHER ROAD 50' R/W

N/F BENJAMIN M. WILLIAMS III

N/F R. E. NORFLEET III

GREEN HAVEN, SECTION I M.B.56, P. 75

N/F GEROGE R. ARTHUR, JR.

N/F MARK R. WEST

N/F JOSEPH E. DIAZ, JR.

N/F JERRY K. HENSLEY

EXISTING 120' VIRGINIA POWER EASEMENT

150' FAIRWAY SAFETY BUFFER (TYP.)

WHITTAMORE ROAD (30')

15' R/W RESERVATION

S 81°06'47" E 411.79'

R=5189.76'
L=529.51'
CHB= S 79°11'24" E
CHD=529.20'
T= 264.98'

R=2868.00'
L=345.90'
CHB= S 71°48'43" E
CHD=345.69'
T= 173.16'

S 75°16'02" E 176.81'

N 79°33'16" W 843.84'

S 07°17'07" W 535.93'

S 07°12'07" W 516.57'

N 79°55'33" W 25.82'

S 00°17'03" E 250.13'

S 01°46'03" E 516.17'

N 69°56'33" W 84.58'

N 69°02'01" W 79.79'

S 69°25'23" E 140.83'

ISOLATED UPLAND WETLANDS

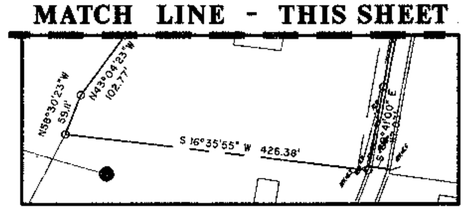
ISOLATED UPLAND WETLANDS

N/F WALTER E. MITCHELL, SR. PARCEL 1A (ZONED R-15S)

R=5388.68'
L=24.74'
CHB= N 69°01'12" W
CHD=124.74'
T= 62.37'

MATCH LINE - THIS SHEET

MATCH LINE - THIS SHEET



GRAPHIC SCALE

100 0 80 100 200 400

(IN FEET)
1 inch = 100 ft.

MARK	REVISION	DATE	APPR.
FILE NAME: EANDS-CORRECTED.DWG	DRAWER No.:	APPROVAL DATE:	

SITE PLAN OF

ETHERIDGE GREENS

GOLF COURSE
T.P. 0620000000020

BUTTS ROAD BOROUGH — CHESAPEAKE, VIRGINIA

COMMONWEALTH OF VIRGINIA
WYMER W. MANNING, II
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TELEPHONE (757) 547-9531

DES.	DRN.	CHK.	PRJ. MGR.	CONT NO.
S.D.C.	S.D.C.	W.W.M.,II	W.W.M.,II	01012

DATE: FEB., 2002
SCALE: 1" = 100'
DRAWING NO. 2 OF 2
1890

E:\Projects\Etheridge Greens\Sheets\EandS-CORRECTED.dwg, 03/04/2002 09:34:36 AM

Etheridge Greens
Centerville Turnpike Improvements
for
CPM, Inc.

PLEASANT GROVE BOROUGH CHESAPEAKE, VIRGINIA

NOTES AND SPECIFICATIONS

GENERAL NOTES

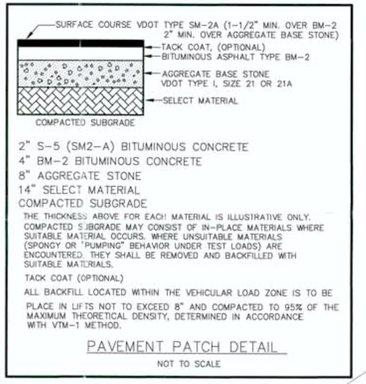
1. ALL CONSTRUCTION, INSTALLATION, MATERIALS AND METHODS OF PRACTICE SHALL CONFORM WITH THE CURRENT SPECIFICATIONS AND STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, CITY OF CHESAPEAKE, VIRGINIA AND VIRGINIA DEPARTMENT OF TRANSPORTATION. CITY CONSTRUCTION STANDARDS AND TECHNICAL SPECIFICATIONS ARE SET FORTH IN THE PUBLIC FACILITIES MANUAL (PFM) VOLUMES I, II, III. A COPY OF EACH MUST BE ON SITE AT ALL TIMES.
2. ELEVATIONS AS SHOWN HEREON ARE BASED UPON CITY OF CHESAPEAKE DATUM (NAVD '88).
3. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION THAT ARE NOT SHOWN ON THESE PLANS. UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY EXCAVATION IN THE PROXIMITY OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY UTILITIES DAMAGED DURING CONSTRUCTION (CALL MISS UTILITY OF TIDEWATER AT 1-800-552-7001).
4. 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 OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATION OR OTHER INVESTIGATIONS NECESSARY TO VERIFY TIE-IN INVERTS, LOCATIONS AND CLEARANCES, AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES.
5. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF CHESAPEAKE.
6. TEMPORARY DRAINAGE DURING CONSTRUCTION TO BE PROVIDED BY THE CONTRACTOR TO RELIEVE AREAS THAT MAY CAUSE DAMAGE TO ROADWAYS, AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS, CITY OF CHESAPEAKE.
7. ALL CONCRETE TO BE CLASS "A3" AIR ENTRAINED (3,000 PSI).
8. ALL STORM SEWER PIPES SHALL BE CONCRETE. PIPES NOT SUBJECT TO TRAFFIC LOADING MAY BE NON-REINFORCED PIPE AND SHALL CONFORM TO THE SPECIFICATIONS FOR CONCRETE SEWER PIPE ASTM C14, CLASS II. PIPES SUBJECT TO TRAFFIC LOADING SHALL BE REINFORCED PIPE AND SHALL CONFORM TO THE SPECIFICATIONS FOR CONCRETE SEWER PIPE ASTM C76, CLASS III. THE MINIMUM COVER OVER DRIVEWAY SHALL BE 0.75' (9"). ALL STORM SEWER IN RIGHT-OF-WAY SHALL BE CLASS III.
9. WHEN MATERIALS ARE UNSUITABLE FOR SUBGRADE OR OTHER ROADWAY PURPOSES WITHIN THE LIMITS OF STREET CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE SUCH MATERIAL BELOW THE GRADE ON THE PLANS, AND THE AREAS SO EXCAVATED SHALL BE BACKFILLED WITH APPROVED SUITABLE MATERIALS. THE EXTENT OF UNDERCUTTING AND BACKFILLING TO BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
10. CURBS AND GUTTERS SHALL BE CONSTRUCTED IN SECTIONS OF UNIFORM LENGTHS, APPROXIMATELY 10 FEET, AS NECESSARY TO FORM CLOSURES. PRIOR TO INSTALLATION, ALL ROUGH GRADING MUST BE COMPLETED IN THE RIGHT-OF-WAY.
11. ALL STORM SEWER PIPE, DROP INLETS, AND CURB INLETS SHALL BE CLEANED OF DEBRIS AND ERODED MATERIAL AT LAST STAGES OF CONSTRUCTION.
12. ALL UNDERGROUND WORK SHOULD BE COMPLETED PRIOR TO PAVING.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL SIGNS, MARKINGS AND ROADWAY LIGHTING.
14. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO A DEVELOPMENT OR OFFSITE IMPROVEMENTS, 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK UNLESS OTHERWISE DIRECTED BY THE CITY. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN A SUSPENSION OF WORK.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL UTILITY RELOCATIONS.
16. ALL PRIVATE UTILITY (IE. GAS, ELEC., COMM.) SERVICES SHALL BE INSTALLED UNDERGROUND.
17. SEPARATE PERMITS ARE REQUIRED FOR FENCES, SIGNS, AND FLAGPOLES.
18. THE DISPOSITION OF ALL MATERIAL FOR DITCH CONSTRUCTION SHALL BE ON SITE. SPREAD MATERIAL OVER LOTS.
19. ALL PAVEMENT MARKINGS AND EMBEDDED PAVEMENT MARKERS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER.

LEGEND

EXISTING	PROPOSED	
		BITUMINOUS CONCRETE PAVEMENT OR CONCRETE PAVEMENT
		SPOT ELEVATION
TP 33.00 FL 32.50		TOP OF BANK FLOW LINE
		CONCRETE CURB
24" RCP		STORM DRAIN
—3" W—		WATER LINE
3" SS		SANITARY SEWER LINE
		POWER POLE
—SF—		SILT FENCE/LIMITS OF CLEARING AND GRADING
	(CE)	TEMPORARY CONSTRUCTION ENTRANCE
	(IP)	INLET PROTECTION
	(TP)	TREE PROTECTION
	(EC)	EROSION CONTROL

CITY OF CHESAPEAKE 1995 GEODETIC SURVEY MARK AND RECOVERY DATA

STATION 085 1995 CITY OF CHESAPEAKE BRASS DISK SET IN CONCRETE 4'± BELOW GROUND SURFACE



2" S-5 (SM2-A) BITUMINOUS CONCRETE
4" BM-2 BITUMINOUS CONCRETE
8" AGGREGATE STONE
14" SELECT MATERIAL
COMPACTED SUBGRADE

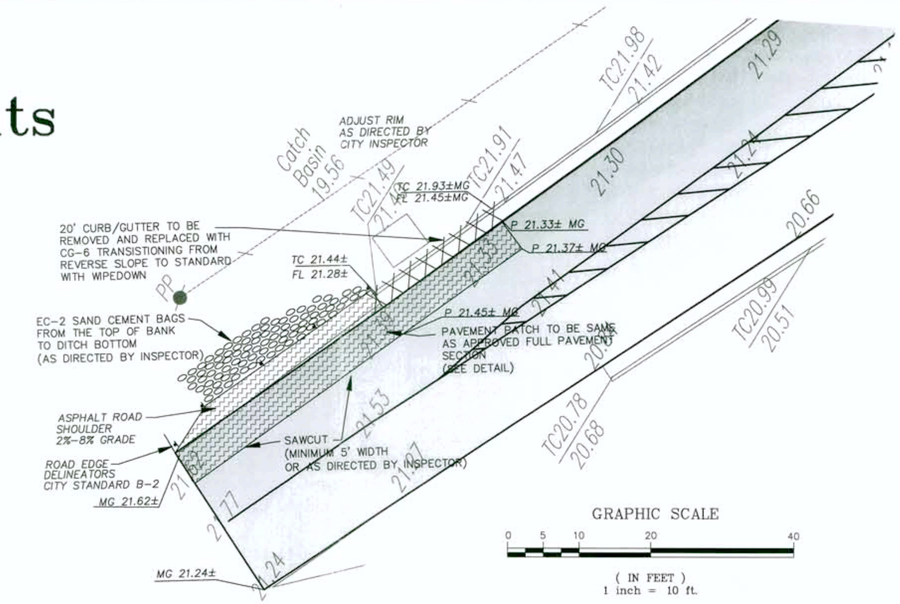
THE THICKNESS ABOVE FOR EACH MATERIAL IS ILLUSTRATIVE ONLY. COMPACTED SUBGRADE MAY CONSIST OF IN-PLACE MATERIALS WHERE SUITABLE MATERIAL OCCURS. WHERE UNSUITABLE MATERIALS (SPONGY OR "PUMPING" BEHAVIOR UNDER TEST LOADS) ARE ENCOUNTERED, THEY SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIALS.

TACK COAT (OPTIONAL)

ALL BACKFILL LOCATED WITHIN THE VEHICULAR LOAD ZONE IS TO BE PLACE IN LIFTS NOT TO EXCEED 8" AND COMPACTED TO 95% OF THE MAXIMUM THEORETICAL DENSITY, DETERMINED IN ACCORDANCE WITH VTM-1 METHOD.

PAVEMENT PATCH DETAIL

NOT TO SCALE



GRAPHIC SCALE

0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Construction Plan Assignment

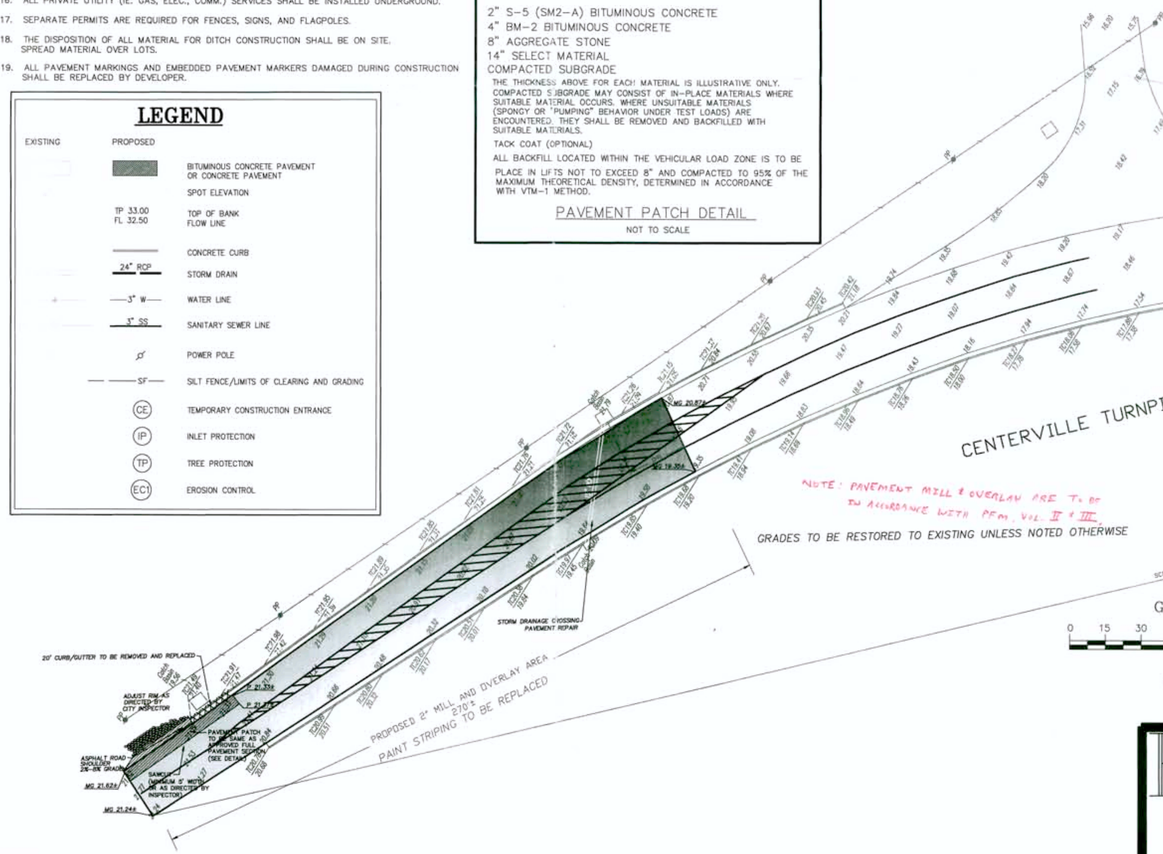
RE: Etheridge Greens Centerville Turnpike Improvements
Subdivision/Site Plan (Name as Shown on Plan)

The undersigned Engineer/Firm agrees that the City of Chesapeake shall have the right to use these plans to complete the permanent physical improvements in the event that the developer defaults in his obligations to complete these facilities as required by City Code. The undersigned Engineer also agrees that the City may use these plans for "as built" records as necessary. The Engineer/Firm further agrees that these rights to use the plans shall be provided without cost to the City.

Name: John W. Blake, II, P.E. (Type or Print) Title: Owner

Firm: Blake Engineering Services of Tidewater, PLLC

Signature: _____ Date: 11/13/07



NOTES:
1. THE INTENT OF THIS PLAN IS TO PROVIDE A 2" MILL AND 2"OVERLAY FOR THE PORTIONS SHOWN.
2. SEE THE APPROVED CONSTRUCTION PLANS SHEET 9 FOR THE PAVEMENT STRIPING TO BE PLACED.
3. SEE THE APPROVED CONSTRUCTION PLANS SHEET 5 FOR THE APPROPRIATE TRAFFIC CONTROL.
4. SEE THE APPROVED CONSTRUCTION PLANS FOR THE APPROPRIATE PAVEMENT SECTION TO BE USED IN FRONT OF THE CURB AND GUTTER TO BE REPLACED.

GRAPHIC SCALE

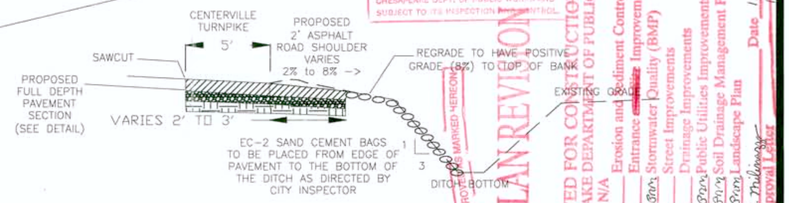
0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

"THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO THIS PROJECT, 30 DAYS PRIOR TO COMMENCING CONSTRUCTION"

48 HOURS NOTICE
MUST BE GIVEN TO THE CONSTRUCTION ENGINEER PHONE 589-6519 BEFORE BEGINNING CONSTRUCTION ON ANY FACILITY WHICH IS OR WILL BE ACCEPTED BY THE CITY FOR MAINTENANCE.

ALL CONSTRUCTION INSPECTION, TESTING AND MATERIALS MUST BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CHESAPEAKE DEPT. OF PUBLIC WORKS AND SUBJECT TO ITS INSPECTION AND CONTROL.



ROAD SHOULDER SECTION
NOT TO SCALE

APPROVED FOR CONSTRUCTION
CHESAPEAKE DEPARTMENT OF PUBLIC WORKS

YES	NO	N/A		
☐	☐	☐	Erosion and Sediment Control	
☐	☐	☐	Entrance Improvements	
☐	☐	☐	Stormwater Quality (BMP)	
☐	☐	☐	Street Improvements	
☐	☐	☐	Drainage Improvements	
☐	☐	☐	Public Utilities Improvements	
☐	☐	☐	Soil Drainage Management Plan (SDMP)	
☐	☐	☐	Landscape Plan	

Date 11/13/2007
Refer to Approval Letter

Blake Engineering Services of Tidewater PLLC
224 DOWNING DRIVE
CHESAPEAKE, VIRGINIA 23322
Phone: (757) 237-1657

COMMONWEALTH OF VIRGINIA
JOHN W. BLAKE II
NO. 15734
11/13/07
PROFESSIONAL ENGINEER

Date 07/12/07
Drawn By JWH
Designed By JWH
Checked By JWH
Scale as shown
SHEET 1 OF 1

Etheridge Greens
Centerville Turnpike Improvements
for
CPM, Inc.

DEFECT BOND PLAN

SITE PLAN
FOR
BATTLEFIELD GOLF CLUB AT CENTERVILLE
CHESAPEAKE, VIRGINIA
TAX PARCEL NO. 062000000020

SHEET INDEX:

1 COVER SHEET
2 SITE PLAN
3 RIGHT-OF-WAY PLAN AND OVERALL BOUNDARY
4 GENERAL NOTES AND DETAILS
5 DETAILS

LEGEND

EXISTING	PROPOSED	
		BUILDINGS
		CATCH BASINS, CURB INLETS
		CL DITCH
		CURB
		CURB AND GUTTER
		CONCRETE
		DEMOLITION NOTE REFERENCE
		DROP INLETS
		FIRE HYDRANT
		GRAVEL
		INLET PROTECTION
		LAYOUT NOTE REFERENCE
	M014.00	MG = MATCH GRADE
P14.50	P14.50	P = PAVEMENT GRADE
PIN(F)		PIN FOUND
		PAVEMENT PATCH
		POWER POLE
		SANITARY LINE
	SCO	SANITARY SAN CLEAN-OUT
		SIGN
		SILT FENCE
14.5	14.5	SPOT ELEVATIONS
	A-1	STORM SAN REFERENCE
24" RCP	8" ST	STORM SAN (SEE SCHEDULE FOR LENGTH, SIZE, AND SLOPE)
	STM MH	STORM SAN MANHOLE (SEE SCHEDULE)
		STREET LIGHT
		TELEPHONE PEDESTAL
		TOE OF SLOPE
TC14.50	TC14.00	TOP OF CURB GRADE
		TOP OF BANK
TW14.50	TW14.00	TOP OF WALK GRADE
		TREE PROTECTION
		UTILITY NOTE REFERENCE
		WATER LINE (SEE PLANS FOR SIZE)
		WATER METER
		WATER VALVE

ABBREVIATIONS:

EXIST. = EXISTING
PROP. = PROPOSED
SAN. = SANITARY
INV. = INVERT
TYP.=TYPICAL
STD. = STANDARD
TB = TOP OF BANK

SITE DATA:

- LEGAL REFERENCE: D.B. 6943, PG. 305; M.B. 143, PG. 136
- TAX PARCEL NUMBER: 06200000000620
- SITE ADDRESS: 1001 CENTERVILLE TURNPIKE, SOUTH
- CURRENT ZONING: A-1
- PROPOSED USE: GOLF COURSE/DRIVING RANGE
- CURRENT USE: VACANT LOT
- SITE AREA:
  - TOTAL SITE AREA: 9.445,376 SF OR 216.84 AC
  - DISTURBED AREA: 91,225 SF OR 2.09 AC
  - EXISTING IMPERVIOUS AREA: 0 AC
  - PROPOSED IMPERVIOUS AREA:
    - PROPOSED BUILDING AREA: 2,734 SF OR 0.06 AC
    - PROPOSED PAVEMENT AREA: 59,952 SF OR 1.38 AC
    - PROPOSED SIDEWALK AREA: 904 SF OR 0.02 AC
    - TOTAL PROPOSED IMPERVIOUS AREA: 63,590 SF OR 1.46 AC
- PROPOSED BUILDING HEIGHT = NOT TO EXCEED 35'
- PARKING SPACES:
  - REQUIRED: 80 SPACES
  - PROVIDED: 83 SPACES (INCL. 4 H.C. SPACES)
- INTERIOR GREENSPACE REQUIRED: 83 SP. x 30 SF/SP. = 2,490 SF
- INTERIOR GREENSPACE PROVIDED: 2,983 SF
- WATER SERVICE WILL BE PROVIDED BY PRIVATE ON-SITE WELL
- SANITARY SEWER SERVICE WILL BE PROVIDED BY ON-SITE TREATMENT SYSTEM
- EXISTING SEWAGE FLOW:
  - AVERAGE: 500 GPD
  - PEAK: 1000 GPD
- NEEDED FIRE FLOW: 18x(2734)**0.5 = 945 GPM (MIN 1,500 GPM) *FIRE DEPARTMENT*
- THIS PARCEL IS IN FLOOD ZONE 'X' AS SHOWN ON FEMA MAP COMMUNITY PANEL # 510034 0051C , DATED MAY 5, 1999, AREA DETERMINED TO BE OUTSIDE THE 500 YR. FLOOD ELEVATION.
- HORIZONTAL DATUM: THIS PLAN IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
- VERTICAL CONTROL: THIS PLAN IS BASED ON NAVD, 1988
- RIGHT OF WAY DEDICATION: NONE
- **NO CITY REFUSE COLLECTION WILL BE PROVIDED TO THIS SITE.**

OWNER/DEVELOPER:

MIKE WAUGH
1001 CENTERVILLE TURNPIKE
CHESAPEAKE, VA 23322
PH: (757) 482-4779

VICINITY MAP
SCALE : 1" = 2000'

Copyright ADC The Map People
Permitted Use Number 20703120

CITY OF CHESAPEAKE 1995 GEODETIC SURVEY MARK REFERENCE AND RECOVERY DATA

HORIZONTAL DATA

VIRGINIA STATE PLANE COORDINATES SOUTH ZONE (NAD 83) (1994 VIRGINIA HARN)

UNITS	NORTHING	EASTING
METERS	1042591.855	3707095.962
U.S. SURVEY FT.	3420570.11	12152364.002

LATITUDE	LONGITUDE
36°41'39.70179" N	75°10'55.74854" W

CONVERGENCE: 1 01°24'23.73"

SCALE FACTOR 1.00001394

AZIMUTH MARK LOCATIONS

OBJECTS	BEARING	DISTANCE	NAVD 88 ELEV
------	------	------	------
------	------	------	------
------	------	------	------
------	------	------	------

VERTICAL DATA

NGVD 29 (72ADJ)	NAVD 88
ELEVATION IN FEET	ELEVATION IN FEET
15.22	14.254

STATION NUMBER:	FIELD BOOKS
051	P.S. 491 PG. 33
GPS SERVICES PROVIDED BY: ROUSE-SIRINE ASSOCIATES, LTD. (MAY 1995)	P.S. 507 PG. 27

LOCATION MAP (SCALE: 1"=4000')

LOCATION SKETCH (NOT TO SCALE)

CITY COUNCIL STIPULATIONS

JUNE 20, 2001
#UP-01-03

G. UP-01-03. PROJECT: Etheridge Greens. APPLICANT: Robert S. Dibeardinis. AGENCY: Hassell & Folkes, P.C. PROPOSAL: A conditional use permit to construct & operate a golf course, golf driving range & related facilities on a 217± acre site. ZONE: A-1 Agricultural District. SIC CODE: 7992, 7999. LOCATION: Southeast corner of the intersection of Centerville Turnpike & Whittamore Road. TAX MAP SECTION/PARCEL: 0620000000020. BOROUGH: Butts Road.

The Planning Commission recommended approval with the following stipulations:

1. As agreed upon by the applicant, the applicant shall be responsible for providing a left turn lane on Centerville Turnpike at Whittamore Road prior to the initial delivery of fly ash to the site.
2. As agreed upon by the applicant, the applicant shall be responsible for providing a minimum twenty-four (24) foot width of pavement on Whittamore Road from the project entrance to the intersection of Centerville Turnpike. These improvements shall be completed prior to the initial delivery of fly ash to the site.
3. A subdivision plat shall be submitted for recordation prior to final site plan approval for the purpose of providing a 45 foot right-of-way reservation along Centerville Turnpike and any right-of-way dedication that may be necessary for ditch and shoulder improvements along Centerville Turnpike, as determined by the Department of Public Works.
4. As agreed upon by the applicant, the applicant shall implement corrective measures to ensure the safety of motorists along Centerville Turnpike and Whittamore Road from errant golf balls if required by the Department of Public Works.
5. As agreed upon by the applicant, an enhanced street buffer varying from 10 feet to 50 feet in width will be provided along Centerville Turnpike and Whittamore Road in order to soften the appearance from the public rights-of-way and to avoid a rigid linear effect. Landscaping shall be subject to approval by the City Arborist.
6. The applicant agrees that a five percent tree canopy coverage of the property shall be provided prior to finalization and formal opening of the golf course. The canopy coverage shall be accomplished through a combination of reforestation areas, street buffers and plantings internal to the golf course, subject to approval by the City Arborist. Reforestation areas shall be planted with large and small canopy tree seedlings a minimum of 6" to 12" in height at the time of planting and at a spacing of one tree per 400 sq. ft., subject to approval by the City Arborist. Street buffer trees and internal golf course trees shall be in accordance with the specifications of the Chesapeake Zoning Ordinance.
7. A dry hydrant shall be provided drawing supply from the proposed lake in accordance with the Public Facilities Manual (PFM) prior to the issuance of a certificate of occupancy.
8. If approved by the City Council, the building setback for the Maintenance Building shall be at least 50 feet from the right-of-way reservation line along Whittamore Road. Landscaping, subject to approval by the City Arborist, shall be provided that screens the Maintenance Building from public view from the street if the setback is approved to be less than 150 feet.
9. A 12' x 35' loading space shall be indicated on the final site plan and provided prior to the issuance of a certificate of occupancy.
10. In the event any private potable well located within a 2,000 foot radius of the subject property's boundaries fails due to contamination or diminution of groundwater, the applicant agrees to promptly provide a replacement well equal in water quality to the failed well. The applicant agrees that he will provide such replacement wells upon receiving a complaint of well damage unless professional hydraulic and/or water quality studies show conclusively that the diminution of groundwater and/or contamination was not caused or contributed to by the construction or operation of the golf course and related facilities. The applicant agrees to post and maintain a twenty-four hour telephone number at the entrance to the site during construction of the golf course to ensure an immediate response to local inquiries. The applicant's obligations under this stipulation shall apply only to potable wells existing at the time that construction of the golf course begins and shall expire seven (7) years from the date of the approval of the conditional use permit (UP-01-03).
11. The applicant acknowledges that it is his legal responsibility to ensure safe public drinking water to his patrons. As such the developer agrees that he shall monitor the domestic water supply for the clubhouse and have prepared water quality reports by an independent consultant on a semi-annual basis. Such report shall be filed with the State Water Control Board with a copy provided to the City of Chesapeake Health Department. The term of these reports shall extend from six (6) months from the date of the initial land disturbance to two (2) years after the formal opening of the golf course.
12. The applicant shall fully comply with all applicable state, local, and federal laws relating to the use of "fly ash" or other coal combustion byproduct in the construction and maintenance of the golf course and related features. The applicant further agrees that no more than four (4) acres of uncovered fly ash or similar byproduct will be exposed at any given time and that the maximum period of exposure, from the time of delivery to the time of topsoil coverage will be seven (7) days. In addition, the applicant shall take all necessary action to prevent the fly ash from being carried by winds to neighboring properties by maintaining the condition of the fly ash, to include, at a minimum, watering on a regular basis.
13. As agreed upon by the applicant, the clubhouse and maintenance building will be constructed with either brick, block with brick appearance, split block or other stone/masonry veneer, with colors and materials to be approved by the Planning Director or designee prior to the issuance of a building permit.
14. In accordance with Section 12-406.E. of the Chesapeake Zoning Ordinance, prior to the issuance of a building permit associated with this conditional use, the building plan must be certified by an acoustical engineer as meeting the noise level reduction (NLR) standards established by the U.S. Navy for buildings located within Air Installation Compatible Use Zones (AICUZ) noise zone greater than 75 dB Ldn (noise zone 3). Certification by an acoustical engineer that such sound abatement procedures have been installed shall be provided prior to issuance of a certificate of occupancy for such building or structure.
15. In accordance with Section 12-407 of the Chesapeake Zoning Ordinance, the following statement shall be included on the final site plan: "This development is located partially or wholly within an aircraft noise and/or accident zone and may be subject to above average noise levels (including noise levels experienced in United States Navy Air Installation Compatible Use Zones (AICUZ) noise zone greater than 75 dB Ldn, noise zone 3) or to aircraft accidents."

City Clerk Moore identified the following speakers:

James R. Bradford, 325 Volvo Parkway, representing Hassell & Folkes, P.C., spoke in support of Public Hearing Item (G) - UP-01-03.

T. J. Caravan, 330 Hurdle Drive, representing self, spoke in opposition to Public Hearing Item (G) - UP-01-03.

Vice Mayor Cosgrove, on a motion seconded by Council Member Willis, moved for approval of UP-01-03 with stipulations.

Mayor Ward asked that James Bradford, agent and C. Max Bartholomew, Jr. of Virginia Power explain the use of the flyash and its impacts. Mr. Bradford and Mr. addressed the issue.

There was no additional discussion.

On the motion, voting yes: Council Members Cosgrove, de Triquet, Edge, Krasnoff, Ritter, Parker, Ward, Waters and Willis.

Voting no: None.

GENERAL NOTES:

1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESAPEAKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
2. ALL CAST IN PLACE CONCRETE TO BE "A-3" AIR ENTRAINED (3,000 P.S.I.)
3. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY ARE TO BE TOP SOILED AND SEEDED AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS, CITY OF CHESAPEAKE.
4. ALL STORM PIPES AND STRUCTURES TO BE CLEARED OF DEBRIS AND ERODED MATERIAL UPON COMPLETION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN SILT TRAPS SUFFICIENT TO PREVENT SOIL FROM BEING ERODED FROM THE SITE INTO ANY ADJACENT DRAINAGE SYSTEM, DITCHES OR WATERCOURSES. ANY MATERIAL THAT IS SO ERODED SHALL BE PROMPTLY REMOVED.
6. BEFORE ANY WORK OF ANY NATURE IS STARTED WITHIN THE LIMITS OF CITY STREETS RIGHT-OF-WAY, A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS, CITY OF CHESAPEAKE.
7. WHEN MATERIALS WHICH ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES OR OTHER ROADWAY PURPOSES OCCUR WITHIN THE LIMITS OF CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE SUCH MATERIAL BELOW THE GRADE SHOWN ON THE PLANS AND THE AREAS SO EXCAVATED SHALL BE BACK FILLED WITH APPROVED SUITABLE MATERIAL. THE EXTENT OF UNDERCUTTING AND BACK FILLING TO BE DETERMINED BY THE ENGINEER.
8. BACK FILL FOR ROADWAYS, PARKING LOTS, AND BENEATH BUILDING SLAB SHALL BE MADE OF APPROVED MATERIAL AND SHALL BE BUILT IN LAYERS NOT EXCEEDING EIGHT (8) INCHES OF LOOSE MATERIAL AND COMPACTED TO 95% MAXIMUM THEORETICAL DENSITY AT OPTIMUM MOISTURE CONTENT.
9. ALL BUILDING DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING. REFER TO THE ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, FOOTINGS, ETC. FOR THE BUILDING.
10. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE ESTABLISHED USING EXISTING ABOVE GROUND STRUCTURES (VALVES, MANHOLES, ETC.) AND AVAILABLE UTILITY MAPS.
11. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED BY BUILDING OR PAVED AREAS SHALL BE TOP SOILED AND SEEDED.
12. STORM DRAIN PIPE SUBJECT TO VEHICULAR TRAFFIC LOADING SHALL BE CLASS III RCP ALL OTHER SHALL BE CLASS II RCP UNLESS OTHERWISE NOTED ON THE PLANS.
13. BEFORE DIGGING CALL MISS UTILITY AT (1-800-552-7001).
14. ALL STANDARD DETAILS REFERENCE CITY OF CHESAPEAKE PUBLIC FACILITIES MANUAL VOLUME II, LATEST EDITION.
15. ALL PERMANENT ELECTRICAL LINES CARRYING LESS THAN 50,000 VOLTS AND PERMANENT TELEPHONE, CABLE TV, SAN & GAS SHALL BE INSTALLED UNDERGROUND.
16. ALL DETAILS AND ITEMS LISTED ARE CITY OF CHESAPEAKE STANDARD.
17. THE DEVELOPER IS RESPONSIBLE FOR ALL SIGNS, PAVEMENT MARKINGS, AND LIGHTING.

DOMINION VIRGINIA POWER NOTES:

- DOMINION VIRGINIA POWER SUBMITS THE FOLLOWING COMMENTS, HOWEVER, THIS DOES NOT CONSTITUTE THE EXTENT OF THE CUSTOMER/DEVELOPER RESPONSIBILITIES
- THE CUSTOMER/DEVELOPER IS RESPONSIBLE FOR CALLING THE CUSTOMER SERVICE CENTER OF DOMINION VIRGINIA POWER AT 1-888-667-3000 TO ESTABLISH A WORK REQUEST BEFORE SITE WORK IS TO BEGIN
- THE CUSTOMER/DEVELOPER WILL BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS ASSOCIATED WITH THE RELOCATION OF ANY DOMINION VIRGINIA POWER FACILITIES
- THE CUSTOMER/DEVELOPER WILL BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS ASSOCIATED WITH THE INSTALLATION OF PERMANENT POWER
- DOMINION VIRGINIA POWER WILL REQUIRE RIGHT OF WAY FROM THE PROPERTY OWNER BEFORE ANY LOTS ARE SOLD
- DOMINION VIRGINIA POWER WILL REQUIRE RIGHT OF WAY FOR ALL LINE EXTENSIONS
- THE CUSTOMER/DEVELOPER WILL BE RESPONSIBLE FOR CLEARING THE RIGHT OF WAY BEFORE DOMINION VIRGINIA POWER FACILITIES WILL BE INSTALLED
- THE CUSTOMER/DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION OF DOMINION VIRGINIA POWER REQUIRED CONDUITS
- ALL DOMINION VIRGINIA POWER FACILITIES WILL BE LOCATED IN THE FRONT OF THE PROPOSED PROPERTIES
- ANY WORK IN A DOMINION VIRGINIA POWER TRANSMISSION RIGHT OF WAY WILL REQUIRE APPROVAL BEFORE ANY WORK IS STARTED

NOTES:

THIS PLAN DOES NOT GUARANTEE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO DETERMINE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO MOBILIZATION. IF CONFLICTS EXIST, NOTIFY ENGINEER.

BEFORE DIGGING CONTACT "MISS UTILITY" AT 1-800-552-7001.

NOTE:

THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO A DEVELOPMENT OR OFFSITE IMPROVEMENTS, 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK UNLESS OTHERWISE DIRECTED BY THE CITY. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN A SUSPENSION OF WORK".

THIS DEVELOPMENT IS PARTIALLY OR WHOLLY WITHIN AN AIRCRAFT NOISE AND/OR ACCIDENT ZONE AND MAY BE SUBJECT TO ABOVE AVERAGE NOISE LEVELS (INCLUDING NOISE LEVELS EXPERIENCED IN UNITED STATES NAVY AIR INSTALLATION COMPATIBLE USE ZONES (AICUZ) NOISE ZONE GREATER THAN 75 dB Ldn, NOISE ZONE 3) OR TO AIRCRAFT ACCIDENTS.

"THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CHESAPEAKE CITY CODE AND ALL VOLUMES OF THE CHESAPEAKE "PUBLIC FACILITIES MANUAL.

SIGNED ______________________ P.E. OR C.L.S.

CONSTRUCTION PLAN ASSIGNMENT

RE: SITE PLAN FOR BATTLEFIELD GOLF CLUB AT CENTERVILLE

THE UNDERSIGNED ENGINEER/FIRM AGREES THAT THE CITY OF CHESAPEAKE SHALL HAVE THE RIGHT TO USE THESE PLANS TO COMPLETE THE PERMANENT PHYSICAL IMPROVEMENTS IN THE EVENT THAT THE DEVELOPER DEFAULTS IN HIS OBLIGATIONS TO COMPLETE THESE FACILITIES AS REQUIRED BY CITY CODE. THE UNDERSIGNED ENGINEER ALSO AGREES THAT THE CITY MAY USE THESE PLANS FOR "AS BUILT" RECORDS AS NECESSARY. THE ENGINEER/FIRM FURTHER AGREES THAT THESE RIGHTS TO USE THE PLANS SHALL BE PROVIDED WITHOUT COST TO THE CITY.

NAME: ISSAM H. BARAKI TITLE: VICE PRESIDENT

FIRM: SITE IMPROVEMENT ASSOCIATES, INC.

SIGNATURE: ______________________ DATE: ______________________

ENGINEER'S ESTIMATE OF REQUIRED PUBLIC IMPROVEMENTS

ITEM DESCRIPTION	# OF UNITS	UNIT PRICE	TOTAL
Land Disturbing (E&S)			
DISTURBED ACREAGE	2.09 AC	$1,000.00 1ST AC $500.00 EA. ADD. AC.	$1,525.00
SILT FENCE	1,385 LF	$2.25/LF	$3,116.25
	Subtotal		$4,641.25
STREETS AND STORM			
CG-11 ENTRANCE	1 EA	$6,900.00/EA	$6,900.00
REGRADE DITCH	30 CY	$8.05/CY	$241.50
	Subtotal		$7,141.50
	Total		$11,782.75
	Contingency (15% of total)		$1,767.41
	Grand Total		$13,550.16

No.	Date	Description
1	3-19-08	REVISED PER CITY COMMENTS, LTR DATED 1-29-08

REVISIONS

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SIA SITE IMPROVEMENT
Civil Engineers, Surveyors & Site Contractors
EMAIL: cadd@siteimprovement.net
Office: 757.671.9000 • Fax: 757.671.9288
800 Juniper Crescent, Suite A • Chesapeake, Va. 23320

COMMONWEALTH OF VIRGINIA
ISSAM H. BARAKI
Lic. No. 22912
3/21/08
PROFESSIONAL ENGINEER

COVER SHEET
FOR
BATTLEFIELD GOLF CLUB
AT CENTERVILLE
CHESAPEAKE, VIRGINIA
T.P. 062000000020

JOB # 07106
DWG FILE: LO-4-REV
DATE: 12/14/07
SCALE: NONE
SHEET NUMBER 1 OF 5

1892

LAYOUT NOTES:

1. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSION AND DETAILS
2. HANDICAP SIGN (VAN ACCESSIBLE), SYMBOL, AND MARKING PER ADA STANDARD, SEE DETAIL (TYP.).
3. 9' x 18' PARKING SPACE (TYP.), (24) = NUMBER OF SPACES.
4. CONC. SIDEWALK.
5. CHES. STD. CG-11 ENTRANCE, SEE DETAIL FOR PAVEMENT SECTION.
6. 6' HIGH FENCE ENCLOSURE.
7. CHES. STD. CG-2 CURB.
8. CHES. STD. CG-5 CURB & GUTTER.
9. WIPE DOWN CURB.
10. NORMAL DUTY PAVEMENT SECTION.
11. EXTEND EXISTING 18" RCP 8 FEET ON EACH END. PROP. INV.(EAST)=±9.48 (MG), PROP. INV.(WEST)=9.90
12. FIRE LANE, SEE DETAIL.
13. UNDERCUT AND FILL EXISTING DITCH TO LIMITS SHOWN.
14. PROPOSED DITCH, SEE DITCH SECTION.
15. ENTRANCE PROFILE, SEE DETAIL.
16. 10'x30' CONCRETE DUMPSTER PAD W/ ENCLOSURE.
17. CHES. STD. ECSB, EROSION CONTROL WITH SAND CEMENT BAGS.
18. ENTRANCE CONNECTION TO WHITTAMORE ROAD TO BE CHES. STD. PC-3 IN ACCORDANCE WITH PFM, VOL. II FOR SAWCUT OF EXISTING PAVEMENT TO FULL DEPTH OF PAVEMENT SECTION.

UTILITY NOTES:

1. PROP. WATER WELL SITE.
2. PROP. 8" D.I. FIRE MAIN.
3. PROP. DRY FIRE HYDRANT.
4. 4" PVC (SDR-35) SAN. SEWER LATERAL. AT 1.00% MIN. W/ CLEANOUT.
5. 1,500 GAL. FIBERGLASS ORENCO (FRP) SEPTIC TANK WITH V-COM SIMPLEX PANEL.
6. 1,500 GAL. FIBERGLASS ORENCO (FRP) RECIRCULATION TANK.
7. AdvanTex AX20(2) TREATMENT SYSTEM, SEE DETAIL.
8. UV DISINFECTION CHAMBER (USE 2 SALCOR 30 UNITS INSTALLED IN SERIES).
9. 6" GRAVITY SAN. SEWER DISCHARGE LINE @ 1.00%.

STORM SEWER SCHEDULE

1	CB-1 RIM=19.20 INV.=8.71	1 TO 2	52' – 15" STM @ 0.23%.
		2 TO 3	83' – 15" STM @ 0.55%.
2	CB-1 RIM=19.00 INV.=8.59	*STORM SEWER PIPE SHALL BE RCP OR APPROVED EQUAL. ALL RCP WITHIN THE RIGHT-OF-WAY SHALL BE CLASS III RCP.	
3	PIPE END INV.=8.13		

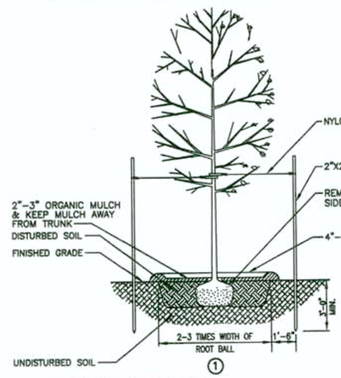
FIRE PREVENTION ADVISORY COMMENTS:

A. A PERMIT IS REQUIRED PRIOR TO INSTALLATION OF THE DRY HYDRANT BY THE INSTALLING CONTRACTOR.

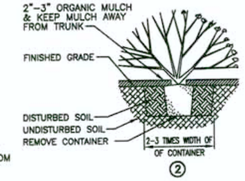
B. THE DRY HYDRANT CONNECTION AVAILABLE TO THE FIRE ENGINE MUST BE A MALE CONNECTION.

PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACE
TREES					
PA	6	PLATANUS x ACERIFOLIA	LONDON PLANE TREE	2 1/2" CALIPER	AS SHOWN
ZS	8	JAPANESE ZELKOVA	ZELKOVA SERRATA 'VILLAGE GREEN'	2 1/2" CALIPER	AS SHOWN
SHRUBS					
MC	13	MYRICA CERIFERA	WAX MYRTLE	36" HT.	4'



PLANTING METHODS
NTS



LANDSCAPING CONSULTANT

PROFESSIONAL LANDSCAPES OF VIRGINIA, INC.
3840 DAWLEY ROAD
VIRGINIA BEACH, VIRGINIA 23457
(757) 426-3081
(757) 426-0596 FAX
E-mail: plva2@msn.com

PAUL DONDERO 3/20/08
VIRGINIA CERTIFIED NURSERYMAN #1001 DATE
EXPIRES 12-31-2010

EDGE OF WATER
TOP OF BANK
INV. 7.5
GRAVEL PATH
ACCIDENT POTENTIAL ZONE 2 (APZ2)
PROPOSED OUTDOOR PATIO
PROP. CLUBHOUSE & PRO SHOP FF=24.50
GOLF CART STAGING AREA
BARE SOIL
WOOD FENCE
AICUZ DELINEATION
GREATER THAN 75 Ldn
70-75 Ldn
Irrigation well Feb 25, 2002
390' from Cturville
190' from Whittamore
static water level 3' Private
Casing 0-36 Well
grout 30-50' Class A
Grout 0-2' screened 37-50'
PW #2
PROPOSED PRIVATE STORMWATER MANAGEMENT FACILITY EASEMENT, SEE RIGHT-OF-WAY PLAN PLAN FOR DIMENSIONS
DISCHARGE POINT INV. 10.8
CONNECT TO EXISTING DITCH AT INV. 10.0
FENCE
WHITTAMORE ROAD
CENTERVILLE TURNPIKE
CATCH BASIN RIM=16.39 INV.=
STATION 051
CITY OF CHESAPEAKE BRASS DISK SET IN CONCRETE 4'± BELOW GROUND SURFACE
ELEV.=14.25 (NAVD 88)

40 0 40 80
scale feet

No.	Date	REVISIONS
1.	3-19-08	REVISED PER CITY COMMENTS, LTR. DATED 1-29-08

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Civil Engineers, Surveyors & Site Contractors
EMAIL: cadd@siteimprovement.net
Office: 757.671.9000 • • Fax: 757.671.9288
800 Juniper Crescent, Suite A • • Chesapeake, Va. 23320

COMMONWEALTH OF VIRGINIA
ISSAM H. BARAKAT
Lic. No. 22992
PROFESSIONAL ENGINEER

SITE PLAN FOR BATTLEFIELD GOLF CLUB AT CENTERVILLE

CHESAPEAKE, VIRGINIA
T.P. 0620000000020

JOB # 07106
DWG FILE: LO-4-REV
DATE: 12/14/07
SCALE: 1"=40'
SHEET NUMBER 2 OF 5