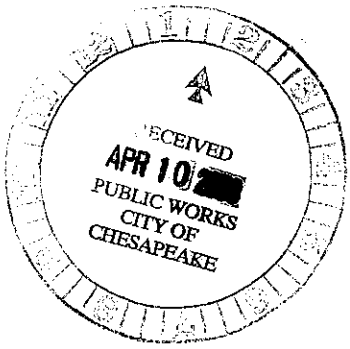
SIA SITE IMPROVEMENT
Civil Engineers, Surveyors & Site Contractors

TRANSMITTAL



To: Mr. Patrick N. Milinazzo, P.E.
City of Chesapeake
Department of Public Works
P.O. Box 15225
Chesapeake, VA 23328

From: Issam H. Baraki, P.E.
Senior Vice President

Date: August 22, 2007

RE: Battlefield Golf Club at Centerville
TP# 0620000000620
AC # 014082 10
1001 Centerville Turnpike South
SIA # 07106

We are sending you:

Copies	Date	Job #	Description
7	4-10-08	07106	Site Plans (4 set highlighted)
5	4-10-08	07106	Plat

These are transmitted as checked below:

____ For approval
____ For your use
√ As requested
____ For review and comment

____ Approved as submitted
____ Approved as noted
____ Returned for corrections

Resubmit ____ copies for approval
Submit ____ copies for distribution
Return ____ corrected prints

REMARKS:

Copy To: _____ Signature: Issam H. Baraki

Office: 757.671.9000 Fax; 757.671.9288
800 Juniper Crescent, Suite A Chesapeake, VA 23320

CHESPKE PW ENGINEERING ::757-382-6310

*** Transmit Conf. Report ***

P.1 Apr 16 2008 12:11

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
96719288	NORMAL	16,12:11	0'53"	3	* O K	

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101
Fax. (757) 382-6310
Fax. (757) 382-8537

FAX COVER SHEET

TO: Richard H. Matthews	**FROM:** Eric Martin
Company Name: Pender & Coward	**Date:** 4-16-08
Office Location: Virginia Beach	**Division/Office Location:** PUBLIC WORKS – ENGINEERING
Fax Number: 497-1914	**Phone Number:** (757) 382-8740

SUBJECT: Battlefield Golf Club Site Plan Regrets

☐ Urgent ☐ Reply ASAP ☐ Please Comment ☐ Please Review ☐ For Your Information

☐ As Requested ☐ As Discussed

Total pages, including cover: 3

COMMENTS:

For your review/action

CC: Sam

CHESPKE PW ENGINEERING x:757-382-6310

***** Transmit Conf.Report *****

P.1 Apr 16 2008 12:48

Fax/Phone Number	Mode	Start	Time	Page	Result	Note
94993089	NORMAL	16,12:48	0'33"	3	# O K "	

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101
Fax. (757) 382-6310
Fax. (757) 382-8537

FAX COVER SHEET

TO: Richard H. Matthews	**FROM:** Eric Martin
Company Name: Pender & Coward	**Date:** 4-16-08
Office Location: Virginia Beach	**Division/Office Location:** PUBLIC WORKS – ENGINEERING
Fax Number: 499 - 3089	**Phone Number:** (757) 382- 8740

SUBJECT: Battlefield Golf Club Site Plan Reqmts

☐ Urgent ☐ Reply ASAP ☐ Please Comment ☐ Please Review ☐ For Your Information

☐ As Requested ☐ As Discussed

Total pages, including cover: 3

COMMENTS:
For your review / action

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101
Fax. (757) 382-6310
Fax. (757) 382-8537

FAX COVER SHEET

TO: Richard H. Matthews	**FROM:** Eric Martin
Company Name: Pender & Coward	**Date:** 4-16-08
Office Location: Virginia Beach	**Division/Office Location:** PUBLIC WORKS – ENGINEERING
Fax Number: 499 - 3089	**Phone Number:** (757) 382- 8740

SUBJECT: Battlefield Golf Club Site Plan Reqmts

☐ Urgent ☐ Reply ASAP ☐ Please Comment ☐ Please Review ☐ For Your Information

☐ As Requested ☐ As Discussed

Total pages, including cover: 3

COMMENTS:
For your review / action

☒ Original will be sent via US Mail

☐ Unless requested otherwise, this is the only copy you will be sent.

Copy Forwarded to: Sam Baraki, SIA Assoc.

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

Site Man File

Chesapeake VIRGINIA

April 16, 2008

City of Chesapeake

Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6101
FAX (757) 382-6310
FAX (757) 382-8537

Richard H. Matthews, Esquire
Pender & Coward, Attorneys & Counselors at Law
222 Central Park Avenue
Virginia Beach, Virginia 23462-3026

Re: Battlefield Golf Club; Site Plan Requirements

Dear Mr. Matthews:

Upon careful review of the local ordinances applicable to the final site plan for Battlefield Golf Club, the Department of Public Works has discovered the following:

1. The exemption from having to obtain a conditional use permit for a solid waste management facility provided in Section 62-88(7) of the City Code is contingent on compliance with applicable state, federal and local laws, ordinances and regulations. The documents received to date from your client, MJM Golf, and from the Virginia Department of Environmental Quality (DEQ) and the Chesapeake Department of Health, have not clearly shown the required two foot vertical separation between the fly ash and the maximum seasonal water table. The City needs evidence that this DEQ regulation (9 VAC 20-85-70) has been met.

2. Compliance with Section 62-91 of the City Code is required. Documents obtained recently from DEQ confirm that the project was approved under the Coal Combustion By-Product Regulation. Under Section 62-88(7) of the City Code, the use of fly ash under the Coal Combustion By-Product Regulation is contingent on satisfying the requirements of Section 62-91.

3. A Phase II Environmental Site Assessment (ESA) is required pursuant to Section 18-301 of the Chesapeake Zoning Ordinance.

Approval of the final site plan will be delayed until the requirements enumerated above have been met. This letter does not purport to be a complete review of the final site plan and does not constitute a waiver by omission of any other applicable state, federal or local law, ordinance or regulation.

Please advise should you have any questions.

Sincerely,

Eric J. Martin

Eric J. Martin, P.E.
City Engineer

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

ACCREDITED AGENCY APWA

cc: Issam Baraki, SIA Site Improvement
Tim Davis, Zoning Administrator
Mark Curry, Development Review Supervisor
Ronald Hallman, City Attorney

SIA SITE IMPROVEMENT
Civil Engineers, Surveyors & Site Contractors

TRANSMITTAL

To: Mr. Patrick N. Milinazzo, P.E.
City of Chesapeake
Department of Public Works
P.O. Box 15225
Chesapeake, VA 23328

From: Issam H. Baraki, P.E.
Senior Vice President

Date: April 11, 2008

RE: Battlefield Golf Club at Centerville
TP# 0620000000620
AC # 014082 10
1001 Centerville Turnpike South
SIA # 07106

We are sending you:

Copies	Date	Job #	Description
1	4-11-08	07106	Mylar

These are transmitted as checked below:

____ For approval
____ For your use
√ As requested
____ For review and comment

____ Approved as submitted
____ Approved as noted
____ Returned for corrections

Resubmit ____ copies for approval
Submit ____ copies for distribution
Return ____ corrected prints

REMARKS:

Plat for recordation.

Copy To: _____ Signature: Issam H. Baraki

Office: 757.671.9000 Fax; 757.671.9288
800 Juniper Crescent, Suite A Chesapeake, VA 23320

COMMONWEALTH OF VIRGINIA

OFFICIAL RECEIPT
CHESAPEAKE CIRCUIT COURT
MISCELLANEOUS

ATE: 04/11/08 TIME: 15:29:56 ACCOUNT: 550CGM080411051 RECEIPT: 08000024368
ASHIER: SWM REG: KP93 TYPE: FULL PAYMENT
OST OF: SITE IMPROVEMENT ASSOC RECD: SITE IMPROVEMENT ASSOC
CHECK: $40.00 36115
ESCRIPTION 1: MJM GOLF LLC BK MB 151 PGS 98 & 98A

ODE	DESCRIPTION	PAID	CODE	DESCRIPTION	PAID
01	DEEDS	27.00	106	TECHNOLOGY TRST FND	10.00
45	VSLF	3.00			

TENDERED :	40.00
AMOUNT PAID:	40.00
CHANGE AMT :	.00

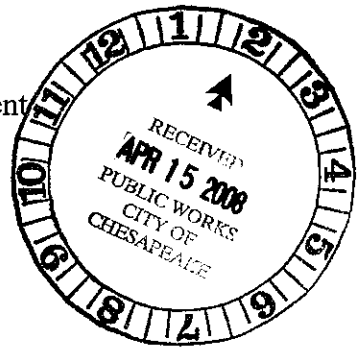
CLERK OF COURT: FAYE W. MITCHELL

I (1/90)

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101
Fax. (757) 382-6310
Fax.(757)382-8537

MEMORANDUM



TO: Traciene Bland, Address Coordinator, Planning Department
L. Lee Dydiw, Planner, Planning Department
William L. Rice, Real Estate Assessor
Carole A. F. Gillespie, Right-of-Way Agent
Planner's Name, Planning Department
Jeff Goodchild, Environmental Health Manager

FROM: Patrick N. Milinazzo, Engineer II

DATE: April 10, 2008

SUBJECT: Plat

Right-of-way/Easement Dedication Plat, MJM Golf, LLC

AC # 014082 10
TMN# 0620000000020

Attached is one copy of the subdivision plat currently under review.

Please complete the following:

1. Traciene Bland – Assign street addresses.
2. L. Lee Dydiw – Review plat and provide comments.
3. William L. Rice – [redacted].
4. Carole A. F. Gillespie – Review signature of all grantors for proper ownership.
5. Planner's Name – Enter the plat fees in the system (Parks & Recreation, Schools, etc.).
6. Jeff Goodchild – Review and provide comments, as necessary.

Should you have any questions or need additional information, please contact me at 382-

All

4/14/08 I already signed the plat. J Goodchild

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101
Fax. (757) 382-6310
Fax. (757) 382-8537

RECEIVED
MAR 25 2008
Planning Department
City of Chesapeake

MEMORANDUM

TO: Planning Department

FROM: Patrick N. Milinazzo, Engineer II

DATE: March 25, 2008

SUBJECT: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

PRELIMINARY #: UP-01-03

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project. When your review is complete, return all copies.

To comply with the Construction Plan Review Time Guidelines, please complete your review by April 7, 2008. This date represents the latest in which comments are to be received, consequently forward your review as soon as complete.

☒ Site plan review ☐ Subdivision ☐ Arc Reviewed

☐ Site Plan Revision ☐ Subdivision Resubmittal ☐ Non-Arch Reviewed

☐ SDMP ☐ Erosion & Sediment Control Plan

Attachments: Site plan, architectural plans, resubmittal letter, & copy of approval letter

---

Approved
Planning 4.9.08
Lisa Hartlett
* Attached letter from bldg. official giving approval to club ho
indicates the bldg meets the noise level reduction standards est. by Navy.
Arch. plans have been approved.

SIA SITE IMP[redacted]
Civil Engin[redacted]

RECEIVED
MAR 25 2008
PUBLIC WORKS

March 21, 2008

Mr. Patrick N. Milinazzo, P.E.
City of Chesapeake
Department of Public Works
P.O. Box 15225
Chesapeake, VA 23328

RE: Battlefield Golf Club at Centerville
TP# 0620000000620 ✓
AC # 014082 10 ✓ 14 Days
1001 Centerville Turnpike South
SIA # 07106

Dear Mr. Milinazzo:

Enclosed are eight (8) sets of the revised plans (four sets highlighted), architectural approval letter, Architectural Plan Review reduced copy submittal, and one copy of the drainage calculations for the referenced project. We have addressed your comments, letter dated January 29, 2008, as follows:

PUBLIC WORKS – ENGINEERING DIVISION

1. The subdivision plat is being prepared and will be submitted under separate cover. The proposed dedication, reservation, and drainage easement is shown on sheet 3.
2. Subdivision plat is being recorded. Proposed private stormwater management facility easement is shown on sheet 3.
3. R/W improvements are shown on sheet 3 (25 scale).
4. Drainage calculations are enclosed.
5. Grades have been revised and added to show drainage towards the existing BMP.
6. Drainage calculations enclosed.
7. Drainage calculations enclosed.
8. A 15" RCP is specified with 9" cover. A cross slope of less than 2% can not be obtained due to the cover requirements of the pipe and matching existing elevations.

PLANNING – Tim Howlett

1. Noted, copy of approval letter enclosed.

PUBLIC UTILITIES – Keith Slicer

1. Noted.

NEIGHBORHOOD SERVICES - Code Compliance– Miklos Lestyan

1. Buffer F is shown for the street frontage.
2. Reforestation is shown to meet the canopy requirement.

NEIGHBORHOOD SERVICES – Zoning Administration – Dale Ware

1. Noted.
2. Noted, copy of approval letter enclosed..
3. Subdivision plat is being prepared and will be submitted under separate cover. Right-of-way reservation is shown on sheet 3.
4. Note for free-standing sign has been added.

FIRE DEPARTMENT – Harold Creason

1. Access road has been extended toward the building with a turn-around area. Fire lanes have been revised.
2. Dry fire hydrant requirements have been added.
3. Fire lanes have been labeled.
4. Fire lanes have been labeled.

PUBLIC WORKS – Traffic Engineering – Steven Froncillo

1. Stop sign and bar are shown.

We believe we have addressed all comments and are respectfully requesting approval to this phase of the project at your earliest convenience. Thank you and should you have any questions, please do not hesitate to call me.

Sincerely,

Issam H. Baraki, P.E.
Senior Vice President

IHB/cae
07106 ltr
Enclosures: (8) Site Plans, (1) Drainage Calculations, Architectural Approval Letter, Architect Review comments

Chesapeake VIRGINIA

Department of Neighborhood Services
306 Cedar Road
Post Office Box 15225
Chesapeake, Virginia 23328-5225
Tel. (757) 382-6018, 6890, 8424
Fax. (757) 382-8448

Fax Transmittal

To: Paul Martin

From: Jim Bodnar, Plans Examiner

Date: January 23, 2008

Re: The plans for the Battlefield Golf Clubhouse project have been approved. Please contact your client with this information.

Number of copies sent (including the cover sheet): 1

If you do not receive all pages or there is a problem with this transmission, please call (757)382-6018 or 382-6890.

The information transmitted with this facsimile cover sheet is confidential and legally privileged and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of all or any portion of this transmission is strictly prohibited. If you have received this facsimile in error, please notify us by telephone and return the original message to us at the address above via the U.S. Postal Service. Thank you.

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6176
FAX (757) 382-6406

April 4, 2008

Mr. Issam H. Baraki, P.E.
800 Juniper Cresent, Suite A
Chesapeake, VA 23320

SUBJECT: Architectural Plan Review – Plan Approval
Battlefiled Golf Club at Centerville

Dear Mr. Baraki:

On April 2, 2008, the Architectural Plan Review Committee (APRC) of the City of Chesapeake Planning Department staff reviewed the proposed architectural plan for the above referenced project. The plan was determined to be in compliance with the architectural provisions of the conditional use permit stipulations (UP-01-03) and have been approved by the APRC.

A stamped approved copy of the plan is available at the Planning Department front counter. The approved plan and a copy of this approval letter are to be submitted to the Department of Neighborhood Services, Office of Code Compliance when building plans are submitted for a building permit. Any revisions to the architecture, materials or colors of the proposed building(s) must receive approval by the APRC prior to building permit approval.

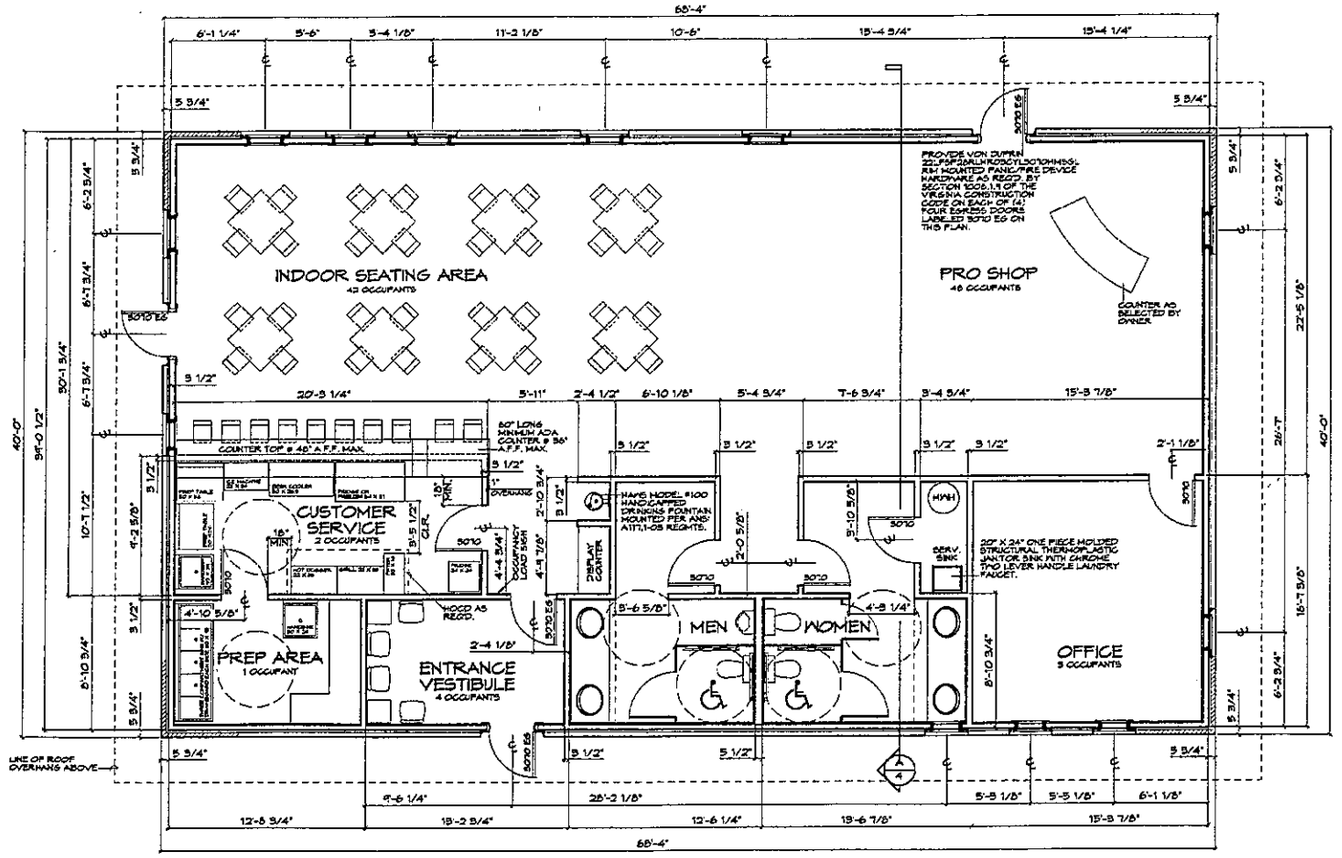
The final construction plan may be submitted to the Department of Public Works for approval. Please make note that signs will be reviewed under a separate process prior to issuance of a sign permit.

Our best wishes for the success of your project.

Sincerely,

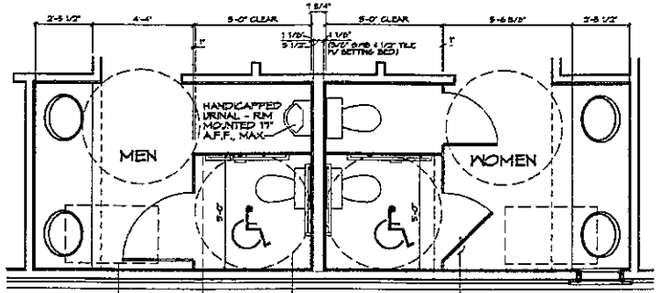
Tim Howlett
Current Planning Administrator
Chesapeake Planning Department

cc: Jim Bodnar, Building Plans Examiner
Mark Curry, Public Works
File



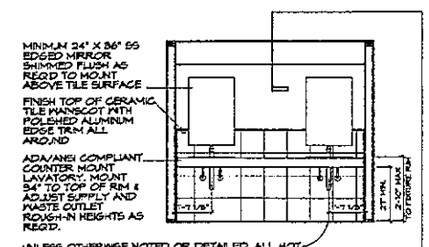
FLOOR PLAN

1/4"



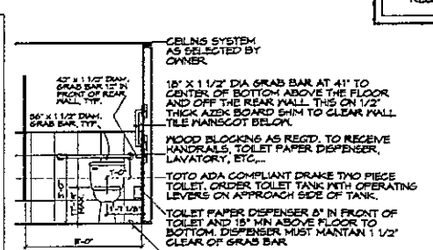
ENLARGED ANSI COMPLIANT RESTROOM PLAN & PARTIAL ELEVATIONS

3/8"



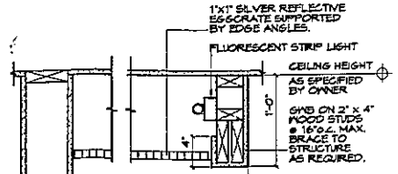
PARTIAL ELEVATION AT LAVATORY

3/8"



PARTIAL ELEVATION AT WATER CLOSET

3/8"



CEILING DETAIL AT LIGHTED SOFFIT

1 1/2"

CODE INFORMATION

1. CONSTRUCTION TYPE: VB
2. USE GROUP: MIXED USE (A-3 and M), NON-SEPARATED PER SECTION 302.3 & 302.3.1.
3. AREA: 2,734 SF
4. BUILDING HEIGHT: SINGLE STORY, 16'-1 1/2" RIDGE HEIGHT
5. OCCUPANT LOAD: 100
6. BUILDING IS NOT SPRINKLED.
7. AIRPORT NOISE STANDARDS: THIS STRUCTURE HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH VIRGINIA CONSTRUCTION CODE TABLE 1207.1 AIRPORT NOISE ATTENUATION STANDARDS FOR Ldn VALUES OF 75 OR GREATER VIA;
   - EXTERIOR WALL ASSEMBLY STC RATING OF MINIMUM 50 SIMILAR TO GYPSUM ASSOCIATION 6A FILE NO. WP3241.
   - ROOF/CEILING ASSEMBLY STC RATING OF MINIMUM 55 SIMILAR TO GYPSUM ASSOCIATION 6A FILE NO. RC5/06.
   - EXTERIOR DOOR STC RATING OF 35 BASED ON CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR AND FRAME.
   - EXTERIOR WINDOW STC RATING OF 35 MINIMUM BASED ON ANDERSEN CORPORATION 400 SERIES AWNING AND CASEMENT WINDOWS IN COMBINATION WITH SOUNDPROOF WINDOWS CORPORATION AT THE BUILDING INTERIOR SIDE.
   - JOINTS IN EXTERIOR MASONRY WALLS CONSTRUCTED AIRTIGHT UNLESS OTHERWISE NOTED OR DETAILED.
   - PENETRATIONS OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR.
   - WINDOW AND/OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.
   - THROUGH-THE-WALL/DOOR MAIL BOXES SHALL NOT BE USED.
   - NO GLASS OR PLASTIC SKYLIGHT(S) SHALL BE USED.
8. LOADS USED IN THE DESIGN OF THIS CONVENTIONAL LIGHT FRAME STRUCTURE ARE AS FOLLOWS ;
   - LIVE LOADS: SLAB ON GRADE: 150 PSF; ROOF: 20 PSF
   - SNOW DESIGN DATA: GROUND SNOW LOAD: 10 PSF
   - WIND DESIGN DATA: BASIC WIND SPEED (3 SECOND GUST): 100 MPH; WIND EXPOSURE: C
   - SEISMIC DESIGN DATA: SEISMIC DESIGN CATEGORY: B; SITE CLASS: D

GENERAL NOTES

1. THIS NEW CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO THE 2003 INTERNATIONAL BUILDING CODE (IBC 2003) AND ITS AMENDMENTS AND ADDITIONS THERETO.
2. ALL DIMENSIONS SHOWN HEREIN ARE FROM FACE OF STUD TO FACE OF STUD, OR MASONRY, UNLESS OTHERWISE NOTED.
3. ELECTRICAL, PLUMBING, MECHANICAL AND FIRE SUPPRESSION WORK FOR THIS PROJECT IS TO BE ACCOMPLISHED BY DESIGN/BUILD CONTRACT AS ALLOWED BY THE VIRGINIA STATEWIDE BUILDING CODE.
4. INSTALLATION OF ALL PRODUCTS SHALL BE AS REQUIRED BY THE MANUFACTURER(S) LATEST PRINTED INSTRUCTIONS AND REQUIREMENTS AT THE TIME OF PERMITTING.
5. UNLESS OTHERWISE DETERMINED, SELECTED SUBCONTRACTORS SHALL SUPPLY ALL MISCELLANEOUS BLOCKING, BRACING, METAL TRIM, FASTENERS, HARDWARE, ETC., AS REQUIRED TO COMPLETE THE WORK OF THEIR RESPECTIVE TRADE.
6. ALL EXISTING UNDESIRABLE PLANT GROWTH, TRASH DEBRIS AND OTHER SITE STRUCTURES SHALL BE REMOVED FROM THE PROJECT SITE AREA AND LEGALLY DISPOSED OF OFF SITE.
7. INTRODUCE SOIL POISONING AND TREATMENTS TO ALL BELOW SLAB AREAS AND PERIMETER FOUNDATION WALLS TO CONTROL TERMITES, OTHER VERMIN AND UNDESIRABLE PLANT GROWTH.
8. INSURE THAT FINAL INSTALLATION OF ALL METER BASES, SUBGRADE UTILITIES AND OTHER UTILITIES ARE PROVIDED AS REQUIRED BY THE OWNER.

BATTLEFIELD GOLF CLUBHOUSE
FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

MARTIN&MARTIN ARCHITECTURE PC
800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499.6882

CODE COMPLIANCE, NOTES & FLOOR PLANS

JOB NO. 2K722

SHT. NO. A-1

1911

5

18 SEPT 2K7

ER PLUS" SHINGLE OVER STYLE RIDGE VENT, AS MANUFACTURED BY
BUILDING PRODUCTS, TELE. #(734) 454-9131 (OR EQUAL)

ICK VENEER AS SELECTED BY OWNER, COLOR A: AS SELECTED.

ICK VENEER AS SELECTED BY OWNER, COLOR B: AS SELECTED.

TRIM BOARDS, INSTALL IN ACCORDANCE W/ MANUFACTURER'S SPECS.

DOM METAL HALIDE WALL MOUNTED ALUMINUM LUMINAIRE HOUSING,
3R. <www.dcgs-llc.com>

AL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER)
PHALT SATURATED ROOFING FELT.

ED DECORATIVE BRACKET, SEE DETAIL THIS SHEET.

SMOOTH PANEL VERTICAL SIDING,
500 4' x 8' x 5/16" THICKNESS.

LION" MODEL 2 LEVEL, 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL
ERGLASS BATT INSULATION CORE DOOR, 6 FRAME, PAINTED COLOR
BY OWNER. PROVIDE ADVANSI COMPLIANT LEVERED HARDWARE AS
EEN.

RSING THREE COURSE HIGH - SEE WALL SECTIONS.

4,400 SERIES 2448 CASEMENT WINDOW (OR EQUAL).
AL WINDOW DETAILS ON SHEET A-4.

1,400 SERIES 2424 AWNING WINDOW (OR EQUAL).
AL WINDOW DETAILS ON SHEET A-4.

IMPREGNATED BUILDING PAPER, MINIMUM 4" LAP REQUIRED.

ONRY ANCHOR AT BOTTOM OF BRACKET, COUNTERSINK HEAD.

EW AT TOP OF BRACKET, COUNTERSINK HEAD.

ING BETWEEN TRUSSES AT BRACKET LOCATIONS.

MINARD #342 5/8" x 1 1/2" x 3 1/2" RECTANGULAR CLEAR, BUTYRATE
SERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS
QUIRED BY DETAIL OR NOTE.

I GRADE PLYWOOD ROOF SHEATHING.

ED WOOD TRUSSES @ 16" O/C, CONTRACTOR SHALL VERIFY TRUSS
OR TO MANUFACTURING.

HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.

" STUDS @ 16" O/C.

" TOP PLATE.

MINARD HOT DIP GALVANIZED RDW-10 W/ 3 1/2" VEE WALL TIE ON
EMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED

ALL BOARD.

ISLE LEG RESILIENT CHANNEL @ 24" O/C.

GG GOLD EXTERIOR GYPSUM SHEATHING (INSTALL GOLD SIDE OUT).

ACCENTS, COLOR "A": 5/4" PROJ. TYP.,
COURSING ON SHEET A-4.

LIGHT FIXTURE INSTALLED IN SOFFIT.

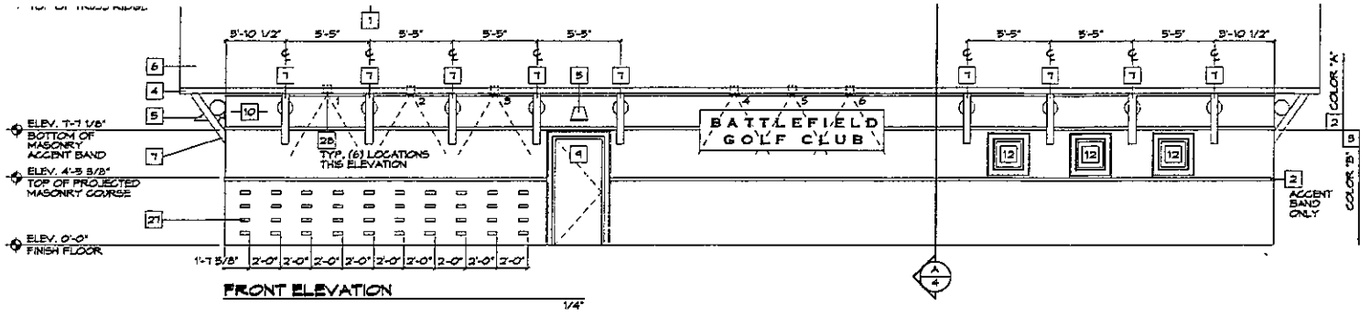
IM BOARDS.

MR FACED BATT INSULATION AS MANUFACTURED BY
LE (OR EQUAL) <www.jm.com>.

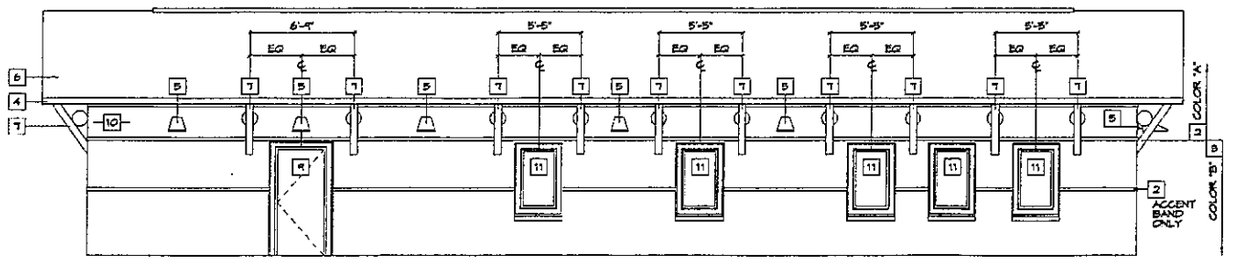
+2.3 MR FACED BATT INSULATION AS MANUFACTURED BY
E (OR EQUAL) <www.jm.com>.

SMOOTH SOFFIT PANEL, WHITE 10340/500
ONS X 1/4" THICKNESS, TYP.

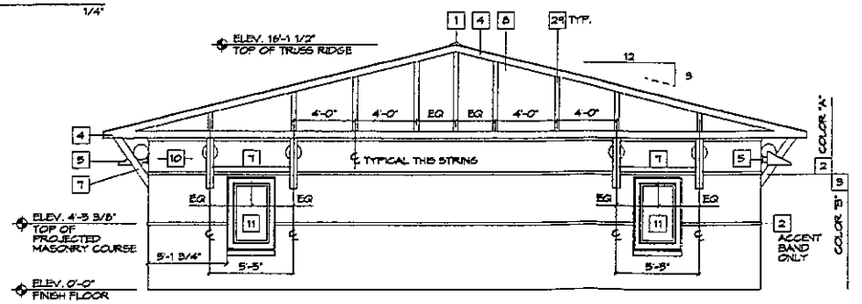
SMOOTH SOFFIT PANEL VENTED WHITE '0205/500
ONS X 1/4" THICKNESS, TYP.



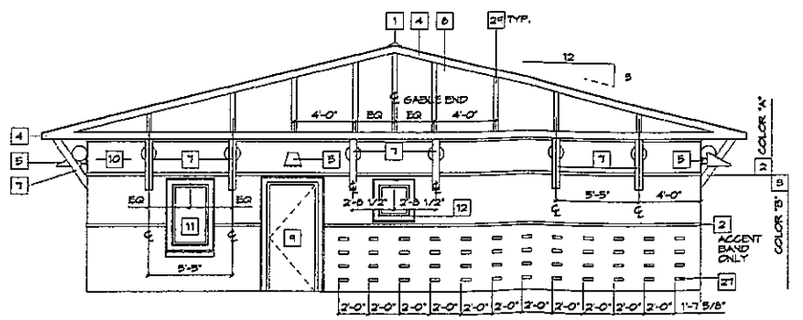
FRONT ELEVATION
1/4"



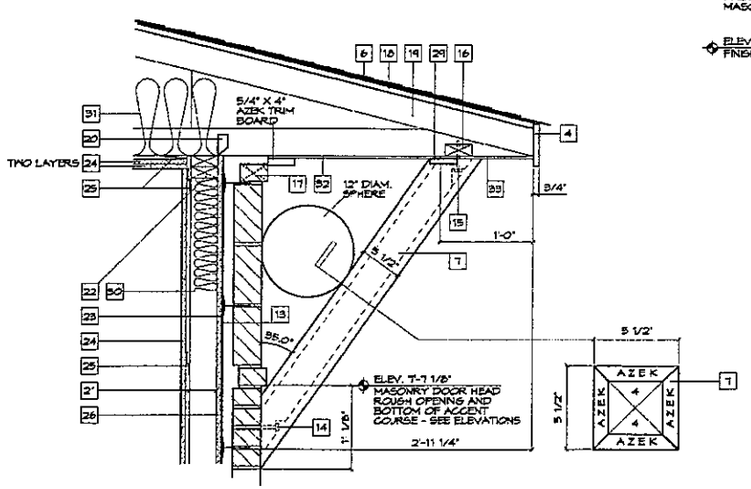
REAR ELEVATION
1/4"



RIGHT SIDE ELEVATION
1/4"



LEFT SIDE ELEVATION
1/4"



A/2 DECORATIVE BRACKET DETAIL
1 1/2"

FOR: MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

BATTLEFIELD GOLF CLUBHOUSE

MARTIN&MARTIN ARCHITECTURE

800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499-6552

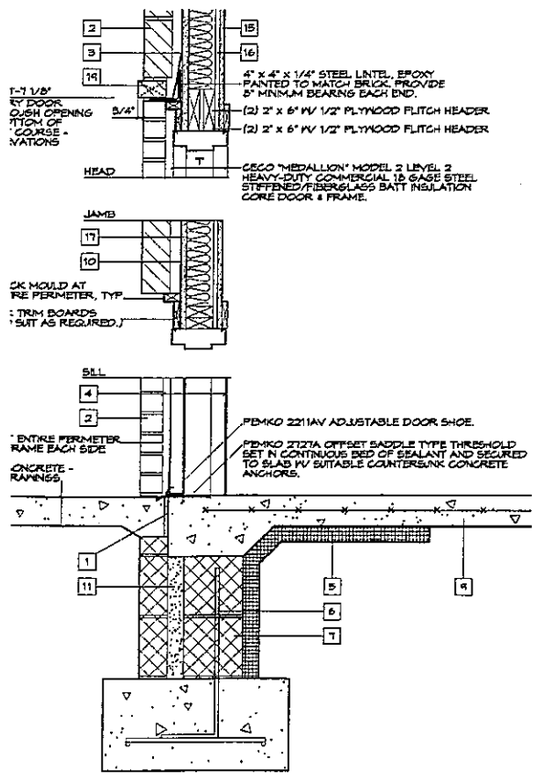
EXTERIOR ELEVATIONS

JOB NO. 2K722

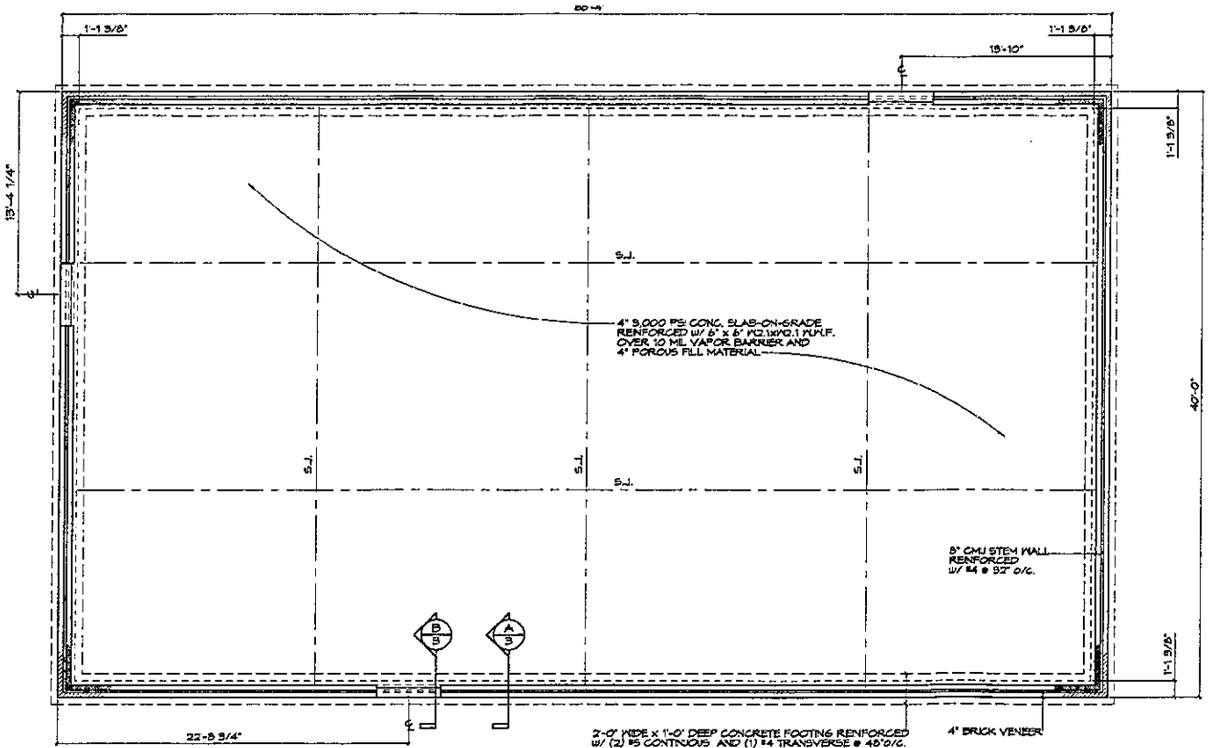
SHT. NO. A-2

1912 OF 5

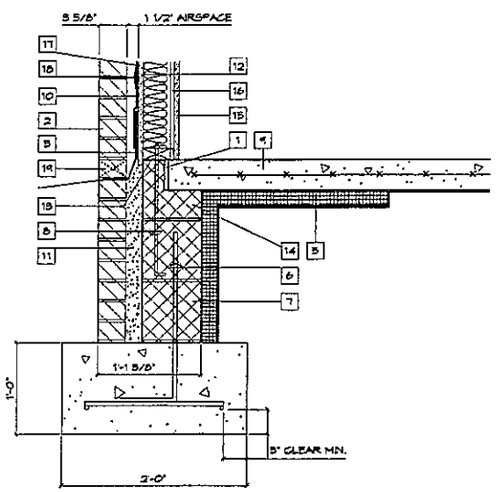
18 SEPT 2K7



ARGED DETAIL AT METAL SWING DOOR SILL
" = 1'-0"



FOUNDATION PLAN
1/4"



(A/B) TYPICAL SECTION AT EXTERIOR WALL
1 1/2"

NUMBERED NOTES FOR THIS SHEET ONLY, INDICATED THUS (·····XX) ON PLANS

1. 1/2" ASPHALTIC EXPANSION JOINT MATERIAL.
2. BRICK VENEER, SEE EXTERIOR ELEVATIONS.
3. HOHMANN & BARNARD 40 MIL TEXTROFLASH SELF SEALING ADHESIVE FLASHING.
4. CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR & FRAME. PAINT COLOR AS SELECTED BY OWNER. PROVIDE ADA/ANSI COMPLIANT LEVERED HARDWARE AS SELECTED BY OWNER.
5. 2" PERIMETER INSULATION, R-11.4 MINIMUM. EXTEND DOWN TO TOP OF FOOTING AND CUT 24" HORIZONTAL.
6. #4 x 24" LONG @ 32" O/C, GROUT CELLS SOLID.
7. 8" CMU. FILL CELLS SOLID BELOW FINISH FLOOR.
8. 1/2" DIAMETER x 16" LONG ANCHOR BOLTS @ 48" O/C IN SAME CELL AS VERTICAL REINFORCING, (2) PER PLATE MINIMUM.
9. 4" CONC. SLAB-ON-GRADE, SEE FOUNDATION PLAN FOR ADDITIONAL NOTES.
10. 30# ASPHALT IMPREGNATED BUILDING PAPER, MINIMUM 4" LAP REQUIRED.
11. GROUT CAVITY SOLID BELOW.
12. DOUBLE 2" x 4" STUDS @ 16" O/C.
13. TREATED 2"x4" PLATE, SECURE PLATE TO ANCHOR BOLTS WITH 3" x 3" x 1/4" WASHERS & NUT, TYP.
14. 8" CMU SHOE BLOCK.
15. 5/8" GYPSUM WALL BOARD.
16. 1/2" RESILIENT CHANNEL @ 24" O/C.
17. 5/8" DENS-GLAS GOLD EXTERIOR GYPSUM SHEATHING.
18. HOHMANN & BARNARD HOT DIP GALVANIZED #DVH-10 W/ 8 1/2" VEE WALL TIE ON TEXTROSEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED OR DETAILED.
19. HOHMANN & BARNARD #342 3/8" X 1 1/2" X 3 1/2" RECTANGULAR CLEAR BUTYRATE WEEP HOLE INSERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS OTHERWISE REQUIRED BY DETAIL OR NOTE.

FOR M.J. GLOBAL, INC.
CHESAPEAKE, VIRGINIA

BATTLEFIELD GOLF CLUBHOUSE

MARTIN&MARTIN ARCHITECTURE
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FOUNDATION PLAN

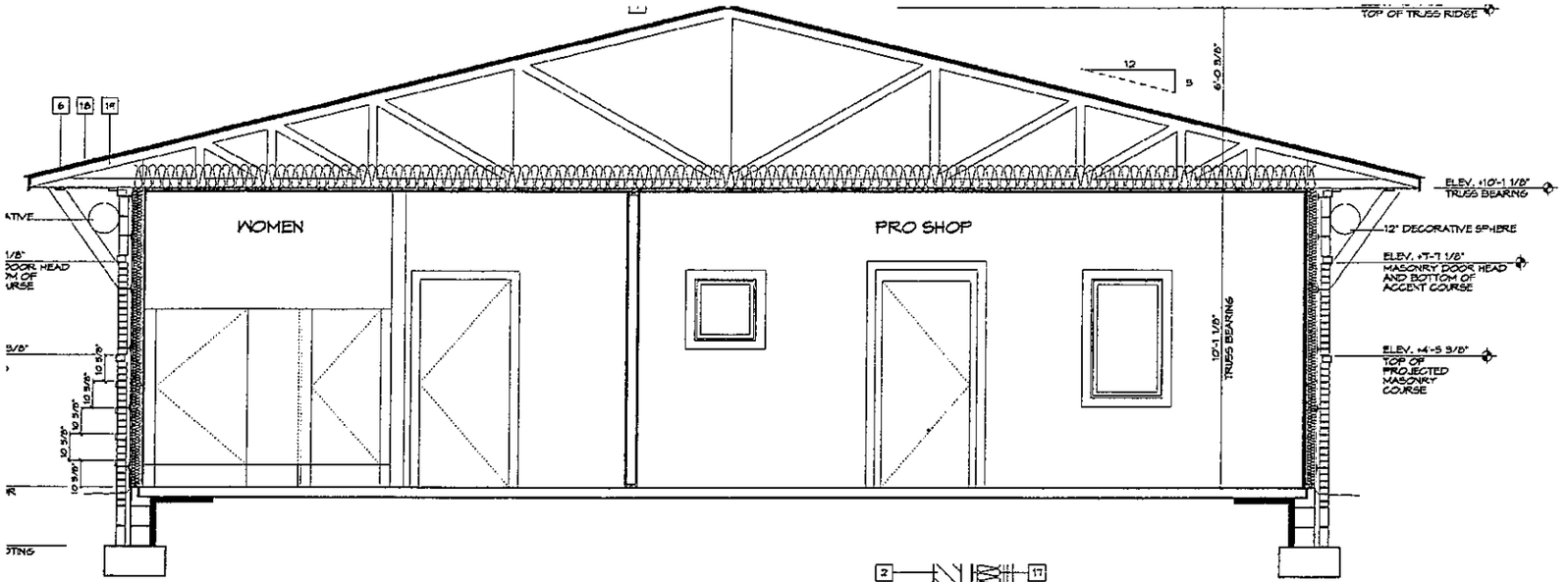
JOB NO. 2K722

SHT. NO. A-3

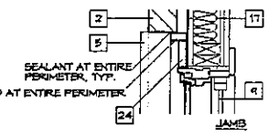
1913

OF 5

18 SEPT 2K7



ALL BUILDING SECTION
1/2"



ED NOTES FOR THIS SHEET ONLY, INDICATED THUS (—XX) ON PLANS

ASTER PLUS' SHINGLE OVER STYLE RIDGE VENT, AS MANUFACTURED BY NTIC BUILDING PRODUCTS, TELE. #(734) 454-5151 (OR EQUAL).

NEER, SEE EXTERIOR ELEVATIONS.

', INSTALL IN ACCORDANCE w/ MANUFACTURER'S SPECIFICATIONS.

5K TRIM BOARDS, INSTALL IN ACCORDANCE w/ MANUFACTURER'S SPECS.

NEER ROWLOCK COURSE, PITCH AS SHOWN.

TURAL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER)
' ASPHALT SATURATED ROOFING FELT.

3-2.3 MR FACED BATT INSULATION AS MANUFACTURED BY NVILLE (OR EQUAL) <www.jm.com> .

19 RSI-2.3 MR FACED BATT INSULATION AS MANUFACTURED BY NVILLE (OR EQUAL) <www.jm.com> .

OOR WINDOWS INTERIOR WINDOW - CASEMENT OR AWNING AS OCCURS.

(BARNARD HOT DIP GALVANIZED #DW-10 w/ 3 1/2" VEE WALL TIE ON AL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED ED.

(C14 400 SERIES 2448 CASEMENT WINDOW (OR EQUAL).

(A21 400 SERIES 2424 AWNING WINDOW (OR EQUAL).

UM WALL BOARD.

" SINGLE LEG RESILIENT CHANNEL @ 24" O/C.

-GLAS GOLD EXT. GYP. SHEATHING (INSTALL GOLD SIDE OUT).

/4" STEEL LINTEL EPOXY PAINTED TO MATCH BRICK.
3" BEARING EACH END OF ANGLE.

ALT IMPRESNATED BUILDING PAPER, 4" MINIMUM LAP REQUIRED.

IOR GRADE PLYWOOD ROOF SHEATHING.

EERED WOOD TRUSSES @ 16" O/C, CONTRACTOR SHALL VERIFY TRUSS RIOR TO MANUFACTURING.

12.5 HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.

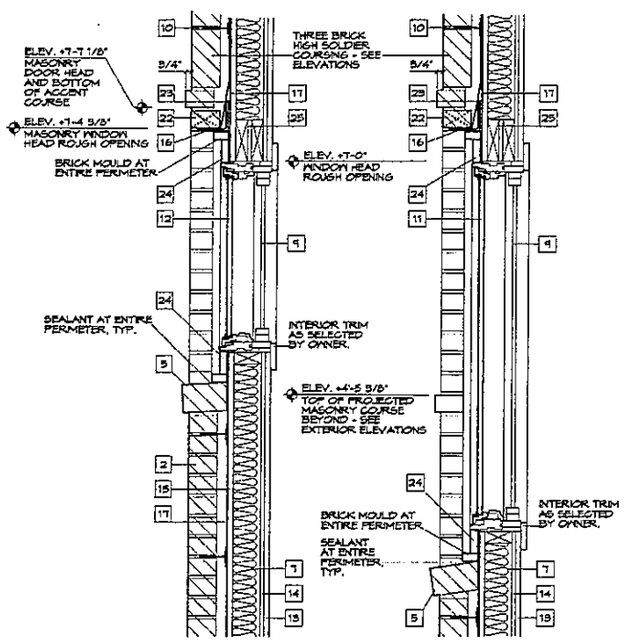
X4" STUDS @ 16" O/C.

(BARNARD #342 3/8" X 1 1/2" X 3 1/2" RECTANGULAR CLEAR BUTYRATE INSERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS REQUIRED BY DETAIL OR NOTE.

(BARNARD 40 MIL TEXTROFLASH SELF SEALING ADHESIVE FLASHING.

< TRIM BOARDS (RIPPED TO SUIT DETAIL AS REQUIRED).

EADER w/ 1/2" PLYWOOD FILLER CONTINUOUS FULL WIDTH OF HEADER.



B/4 TYPICAL WINDOW DETAILS
1 1/2"

BATTLEFIELD GOLF CLUBHOUSE
FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

MARTIN&MARTIN ARCHITECTURE
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BUILDING SECTION & WINDOW DETAILS

JOB NO. 2K722

SHT. NO. A-4

1914 OF 5

18 SEPT 2K7

/ENEER AS SELECTED BY OWNER, SEE EXTERIOR ELEVATIONS.

IZED TRIM BOARDS, INSTALL IN ACCORDANCE w/ MANUFACTURER'S SPECS.

SCTURAL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER)
OR ASPHALT SATURATED ROOFING FELT.

ITEED SMOOTH PANEL VERTICAL SIDING, WHITE 10024/300
5/16" THICKNESS.

MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE
STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR & FRAME.
' COLOR AS SELECTED BY OWNER. PROVIDE ADA/ANSI COMPLIANT
D HARDWARE AS SELECTED BY OWNER.

EN G14 400 SERIES 2446 CASEMENT WINDOW OR ANDERSEN A21 400 SERIES
ING WINDOW (OR EQUAL), SEE PLAN FOR LOCATIONS.

ERIOR GRADE PLYWOOD ROOF SHEATHING.

SINEERED WOOD TRUSSES @ 16" O/C. CONTRACTOR SHALL VERIFY TRUSS
S PRIOR TO MANUFACTURING.

H2.5 HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.

2" x 4" STUDS @ 16" o/c.

2" x 4" TOP PLATE.

N & BARNARD HOT DIP GALVANIZED #DW-10 W/ 3 1/2" VEE WALL TIE ON
BEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED
ELED.

SUM WALL BOARD.

/2" SINGLE LEG RESILIENT CHANNEL @ 24" O/C

15-GLASS GOLD EXTERIOR GYPSUM SHEATHING (INSTALL GOLD SIDE OUT).

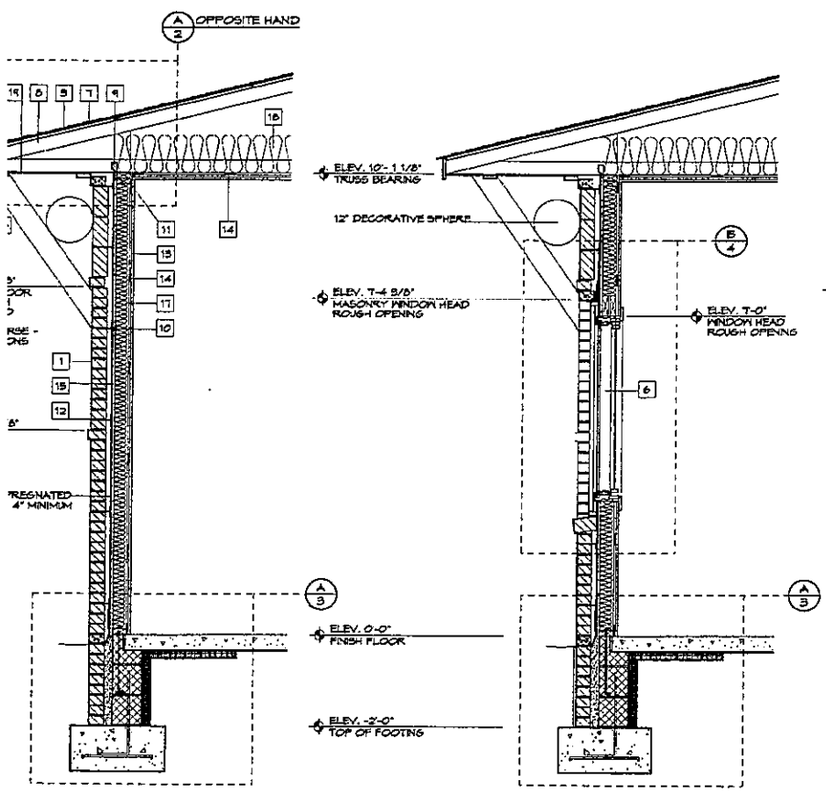
IZED TRIM BOARDS.

ISH-2.3 MR FACED BATT INSULATION AS MANUFACTURED BY
ANVILLE (OR EQUAL) www.jm.com .

-13 RSH-2.3 MR FACED BATT INSULATION AS MANUFACTURED BY
ANVILLE (OR EQUAL) www.jm.com .

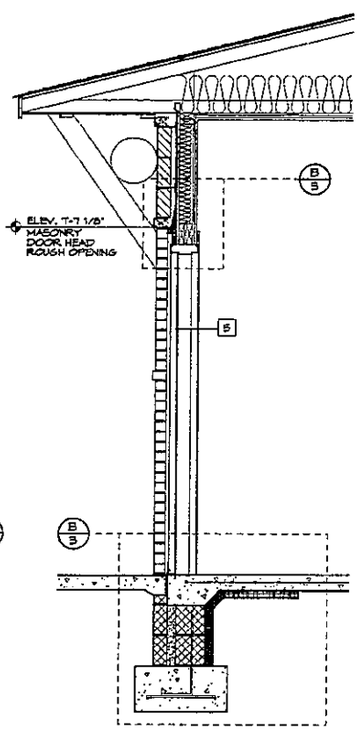
ITEED SMOOTH SOFFIT PANEL, WHITE 10340/300 24" WIDE x 12' LONG x
KNESS, TYP.

ITEED SMOOTH SOFFIT PANEL VENTED, WHITE 10205/300 12" WIDE x
x 1/4" THICKNESS

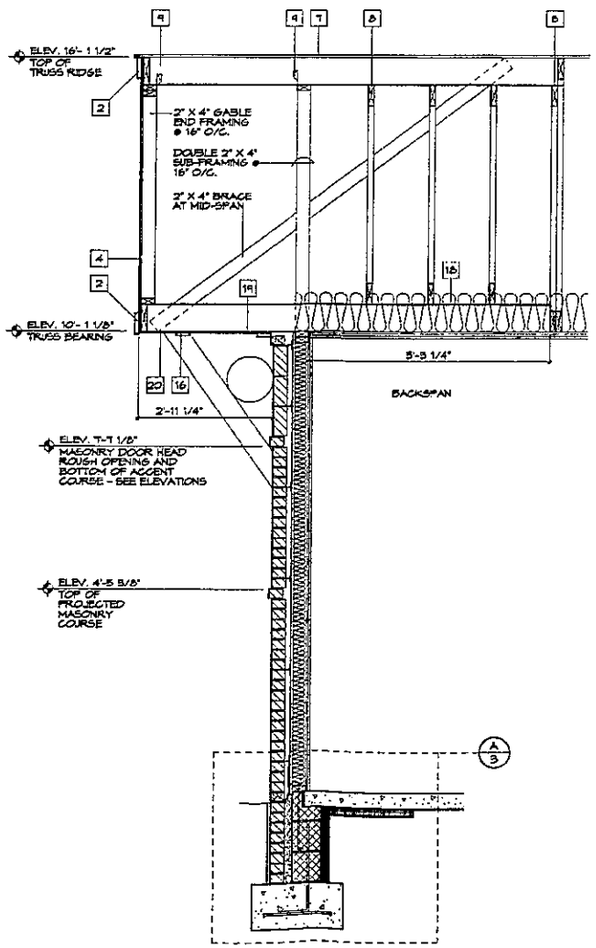


AL WALL SECTION
3/4"

B/5 TYPICAL WALL SECTION AT WINDOW
3/4"



C/5 TYPICAL WALL SECTION AT DOOR
3/4"



D/5 TYPICAL WALL SECTION AT GABLE END
3/4"

FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

MARIN&MARIN ARCHITECTURE

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BATTLEFIELD GOLF CLUBHOUSE

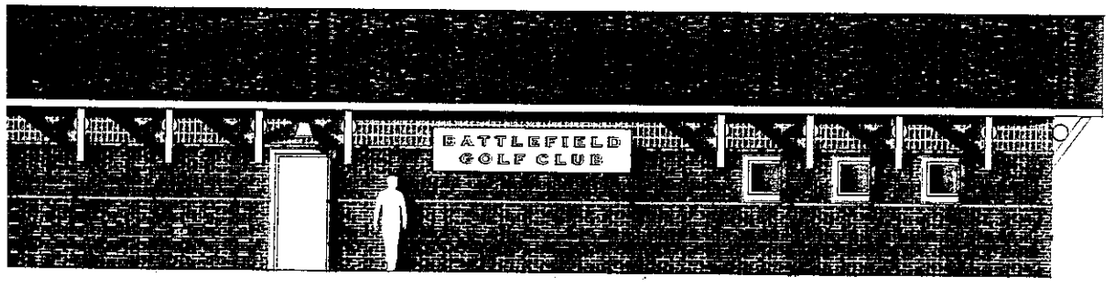
WALL SECTIONS

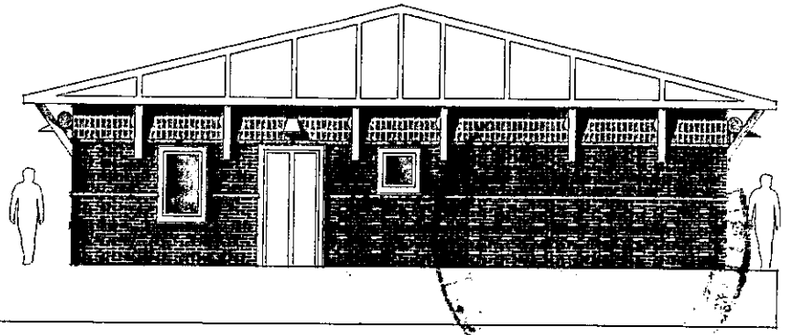
JOB NO. 2K722

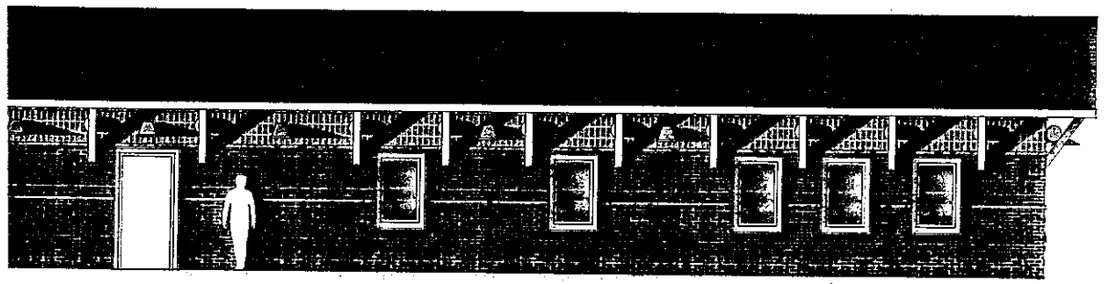
SHT. NO. A-5

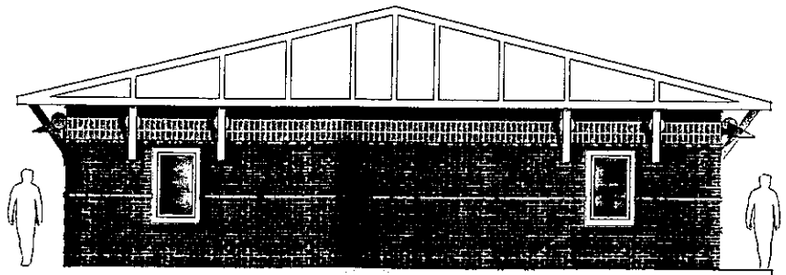
1915 OF 5

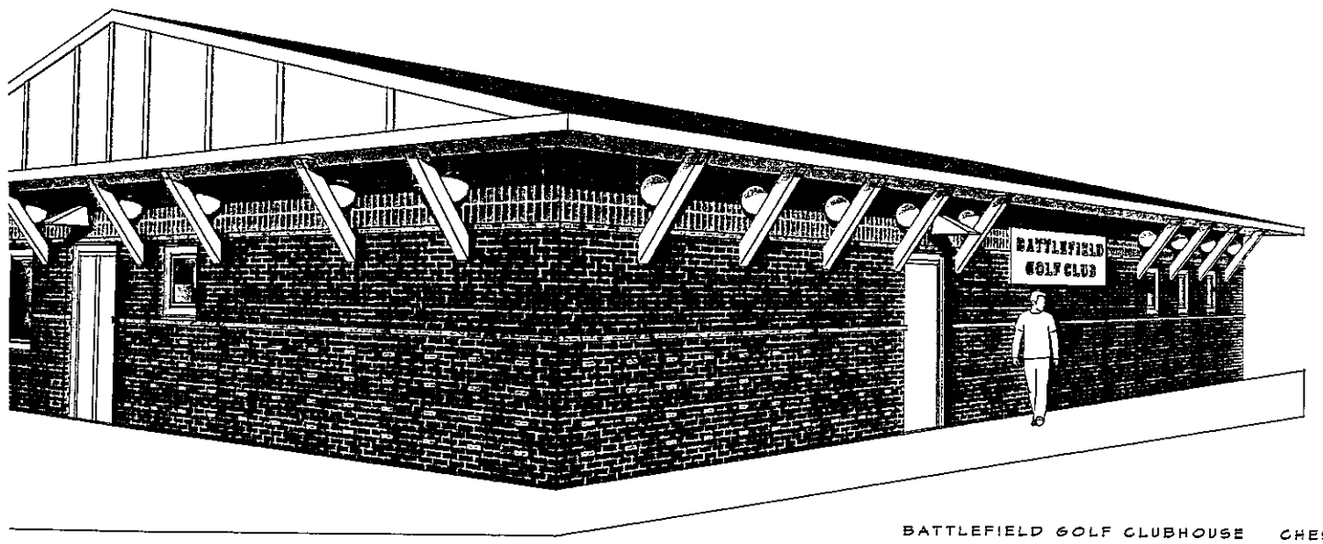
18 SEPT 2K7

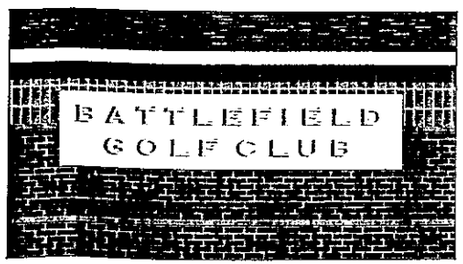












BATTLEFIELD GOLF CLUBHOUSE CHESAPEAKE, VA MARTIN & MARTIN ARCHITECTURE, INC.

1916

Pat Milinazzo - Battlefield golf Club at Centerville, AC# 014082 10

From: Pat Milinazzo
To: ibaraki@siteimprovement.net
Date: 4/8/2008 5:50 PM
Subject: Battlefield golf Club at Centerville, AC# 014082 10
CC: rsawyer@siteimprovement.net

In a follow up to email comments of 4/2/2008:

1. City Arborist revised comments per the following:
   a. Reforestation area of 5.58 acres (1674 canopy trees) exceeds 5% canopy requirement of 1084 large canopy trees.
   b. Tree spacing in Buffer F should be approximately 30' on center.
2. I received Zoning/Neighborhood Services approval on 4/4/2008, but I have still not received approval or comments from Planning Dept. on their review of the resubmitted plan. I will forward Planning's comments or approval when I receive it/them.
3. Preliminary review of the r/w/easement dedication plat was forwarded to Mr. Robert Sawyer earlier.
4. Additional comments/requirements may be forthcoming

If you have any questions, let me know.

Pat M.

Pat Milinazzo - Re: Battlefield Golf Course, SIA # 07106, AC# 014082 10

From: Pat Milinazzo
To: Robert Sawyer
Date: 4/8/2008 5:33 PM
Subject: Re: Battlefield Golf Course, SIA # 07106, AC# 014082 10
CC: ibaraki@siteimprovement.net

I have provided a preliminary review of the subdivision plat & have the following comments:

1. Scale of plat must be 100 feet to the inch or larger, per City Code Section 70-28(a). 1"= 200' scale is not acceptable.
2. Site is located in Butts Road Borough only. Remove Pleasant Grove Borough from title on plat.
3. Area of parcel, r/w, & easement dedications are also to be expressed in square feet per City Code.
4. Provide concrete monuments at all changes in the r/w and markers at all other locations, per City Code.
5. Provide notes & legend on plat distinguishing between monuments & markers & stating material of each per City Code.
6. Tie down 10' drainage easement & Private Stormwater Management Facility easement along Whittamore Drive with respect to each other & property pins . Blow up/larger scale details maybe required for all tie down of easements.
7. Tie down centerline of 80' drainage easement. There appears to be change in bearing of this easement.
8. Tie down 80', 60', & 30' drainage easements with respect to each other and property pins.
9. Show r/w/property line for curve C5.
10. Reference 10' drainage easement along Whittamore Drive to note #9 on coversheet.
11. Public drainage easements are to be referred to as "Public Drainage/Access Easements" and note #9 must be revised to be verbatim with PFM, Vol. I, Appendix 7, page 2.
12. Please confirm with Planning Dept./Lee Dydiw on the following :
    a. Confirm if site is located within the Fentress Airfield Overlay District or other airport safety or noise zone & requires note per City Code, Section 70-28(a)(16).
    b. Confirm if the landscape buffer note is required on plat per City Code Section 70-28(a)(14)
    c. Confirm if the Health Dept. will need to sign for R/W/Easement dedication plat.
    d. As stated in previous email, Planning Dept/Lee Dydiw will perform review of plat when hard copy is received.

If you have any questions, let me know.

Pat M.

>>> "Robert Sawyer" <RSawyer@siteimprovement.net> 4/8/2008 3:16 PM >>>

Pat,

Attached are .pdf files of the subdivision plat for the referenced project. Please review and let me know if you have any comments or revisions, or if we can go ahead and print mylars for signatures and recordation. Please call if you have any questions.

Robert Sawyer, P.E., L.S.

Site Improvement Associates, Inc.

800 Juniper Crescent, Suite A

Chesapeake, VA 23320

(757) 671-9000

(757) 671-9288 fax

13. SUBDIVISION PLAT REVIEW CHECKLIST

SUBDIVISION NAME Right-of-way/Easement Dedication Plat MJM Golf, LLC

A/C 014082 - 10 & TAX MAP PARCEL NOS. 0620000000020 (13 DIGITS)

REVIEWING ENGINEER PNM

WATERSHED (INCLUDE SUBSCRIPT) PR

I. PRELIMINARY ITEMS

N/A A. Verify that plat conforms to approved improvement plan and approve preliminary plat.

N/A 1. Ensure that plan approval is valid. If not send out letter that plan must be submitted prior to plat review.

N/A 2. Route one copy each to Planning (Form A-68) and Real Estate (Form A-69).

N/A 3. Verify lot lines (and # of lots) shown on plat correspond with approved plan.

N/A 4. Plat shows delineation of RPA and RMA in accordance with plans.

N/A B. If plat is a portion (phased) of a subdivision, then a plan revision is required to show the following items:

N/A 1. All master improvements (ditch and shoulder, perimeter facilities, CBPA/stormwater management features, etc) are required with recordation of initial phase.

N/A 2. Subdivision section lines.

N/A 3. Adequate termination of utilities including any necessary easements (e.g. valve with a kicker joint on water mains, manhole for sewer mains)

N/A a. Utilities tie into accepted or constructed and bonded utilities pending acceptance.

N/A b. Sectioning is such that utilities will be functional (e.g. pump station, gravity, forcemain).

N/A 4. Adequate termination of streets:

N/A a. One lot deep – barricade 70-94 (c).

N/A b. Greater than one lot deep requires cul-de-sac in accordance with City Standards.

N/A (1) Cul-de-sac temporary sign shown on plan (8-2-E).

N/A c. All right-of-way storm water must drain through recorded right-of-way or drainage easements (e.g. stub street which does not end on high point will require easements to be recorded to next catch basin – ensure catch basin outfall is included in right-of-way or easement).

N/A d. Verify fire hydrant spacing is acceptable.

N/A e. Street improvements are required along all street adjacent to lots being recorded (70-167).

N/A f. Stub streets or temporary cul-de-sacs constructed to ultimate top of bank for perimeter facilities (5-11-d).

N/A 5. Subdivision access – when the number of recorded lots exceed 150, a minimum of two public street access points must be provided (8-4-R).

N/A C. Stipulations in approval letter resolved.

N/A a. Ensure plan has not expired.

N/A D. Pro-rata contribution(s)

N/A 1. Drainage C x A x $ = _____

N/A 2. Traffic signal _____

N/A 3. Other _____

N/A E. All offsite easements agreements to ensure all public improvements are consistent with the agreements.

N/A F. Review all existing easement agreements to ensure all public improvements are consistent with the agreements.

II. GENERAL – (FINAL PLAT)

✓ A. Final plat shall be drawn in ink on polyester drafting film to a scale of one hundred feet to the inch or larger 70-28 (a).

✓ B. Final plat shall be on a sheet or sheets not less than eight and one-half inches by eleven inches and not larger than seventeen inches by twenty-two inches 70-28 (a).

✓ C. Lettering shall be no smaller than 0.10" in height.

✓ D. Title block – each sheet shall show the following:

✓ 1. Subdivision name 70-28 (a) (1)
✓ 2. Borough
✓ 3. State
✓ 4. City
✓ 5. Date of drawing (including all revision dates) 70-28 (a) (1)
✓ 6. Number of sheets (if more than one) 70-28 (a) (1)
✓ 7. Match lines to clearly indicate where several sheets join 70-28 (a) (1)
✓ 8. Scale 70-28 (a) (1)
✓ 9. Public Works AC#

✓ E. Vicinity map per section 70-28 (a) (3):

✓ 1. Scale not less than 1" = 1 mile
✓ 2. Adjoining roads, their names and numbers
✓ 3. Adjoining subdivisions, cities, counties, other landmarks

0 F. Monuments and markers per Sections 70-28 (a) and 70-121:

0 1. Monuments located at all block corners or tangent points of curves connecting intersection street lines and all points of angles and curvature in the right-of-way lines (at all changes in right-of-way). 70-28 (a) (4)

0 2. Markers (or monuments) located at all corner and angles on the exterior boundary of the subdivision except at corners that are inaccessible due to topography in which case markers shall be located at such other points as may be necessary to provide a complete survey. 70-28 (a) (4)

0 3. Monuments shall be poured or precast concrete or stone, 24" in length, minimum diameter 6", with metal pin or disk embedded therein. A note stating material is required on the plat. 70-121

W/P 4. Markers shall be a metal pin or pipe 3 / 4" x 30". 70-121 A note stating material is required on the plat.

✓ 5. The survey shall be related to the Virginia State System of Plan Coordinates South Zone. 70-28 (a) (4) By method in the Public Facilities Manual, Volume I, page 4-1
Plat Meridian 70-28 (a) (2)

✓ G. Building Lots:

✓ 1. Lot numbers 70-28 (a) (6).

✓ 2. Dimension and location by bearing and distance or curve data of all exterior lot lines. 70-28 (a) (6).

N/A 3. All lots must be buildable. Ensure no spite strips are created. 70-94 (e).

N/A 4. If property line is being vacated ensure property line relocation does not adversely effect fire hydrant or catch basin location. State code reference not required.

✓ 5. The size of each subdivided lot, expressed in square feet and acres to two decimal places. Shown either on each lot or on a chart located on the plat and identifying each lot by its assigned number. 70-28 (a) (6).

✓ H. Street (s):

✓ 1. Name, number (if applicable), right-of-way width. 70-28 (a) (6).

✓ 2. Geometry per approved plan and City standards.

✓ 3. Dimension and location by bearing, and distance or curve data. 70-28 (a) (6).

N/A 4. Cul-de-sac used for "temporary" (not labeled temporary) end of street shall have note in accordance with Appendix VII. This right-of-way and note must be shown again on plat when street is being extended. Ensure lot lines are reflected through bulb.

N/A 5. Ensure future street extension sign is shown on plans. 70-94 (c).

O 6. Ties into existing right-of-way. Recently dedicated right-of-way must have reference. 70-92.

✓ 7. When additional right-of-way is being dedicated adjacent to an existing street, ensure acreage is stated, and the area is distinguished on plat.

✓ 8. Ensure ultimate right-of-way reserved (dedicate a minimum of 60') – ultimate curb returns – must state "___ reserved for future right-of-way widening." Standard note per Appendix VII must be on the plat.

✓ 9. List below existing and future right-of-way for all existing streets shown on plat. Check Master Road Plan.

✓ I. Easements – This includes existing easements.

✓ 1. Name (type), width.

O 2. Geometry per approved plan and City policy.

✓ 3. Dimension and location by bearing, and distance or curve data. 70-28 (a) (6).

✓ 4. Verify every easement size is correct. Ensure the detail on the plan showing the maintenance strip and property line correspond to the easement location on the plat.

N/A 5. Easements for public service corporations (tv, gas, telephone, electric) to be shown. 70-28 (a) (10).

N/A 6. Vacating any easement must be done in accordance with the State Code which must be referenced. If an easement being vacated that has not been dedicated to the City, the appropriate authority must sign the plat (e.g. AT&T, Virginia Power, etc.).

✓ 7. Appropriate notes included on plat.

N/A a. Private drainage per PFM, Appendix 7
✓ b. Public drainage easement per PFM, Appendix 7
N/A c. Septic tank per PFM, Appendix 7
✓ d. ~~Impoundment easement~~ Private Stormwater Manager

- ✓ 1. Note (_____) per PFM, Appendix 7.
- ___ 2. Property lines extended through the lake.
- ___ 3. Ensure tic marks separate changes in bearings, etc.
- ___ 4. Verify elevations and storage shown on note are correct.

N/A 8. If an ingress-egress easement is being dedicated, the plat must have a note stating the purpose of ingress-egress easement.

O 9. Subdivision located in or adjacent to an agricultural zoning must have the following note:

"This subdivision is located in an agricultural district or area and may be subject to noise, dust, odor, chemical spraying, and the like as the result of the raising of crops and livestock on nearby property." 70-28 (a) (15).

O 10. The following note must be included if any portion of the subdivision is in the Fentress Airfield Overlay District or other airport safety or noise zone:

"This subdivision is located partially or wholly within an airport noise and/or safety zone and may be subject to above average noise levels (including noise levels experienced in United States Navy AICUZ noise zone three) or to aircraft accidents." 70-28 (a) (16).

N/A 11. If traffic control easement is dedicated, plat to have the following note:

"Traffic control easement is hereby dedicated to allow for the construction, inspection and maintenance of traffic control features to include but not limited to traffic signal appurtenances, control box and signage."

N/A 12. If sidewalk easement is dedicated, plat to have the following note:

"Sidewalk easement hereby dedicated to the City for the purpose of maintenance of sidewalks across the land of property owners including pedestrian ingress and egress for the public."

O 13. Where landscape buffer is required, the plat must have the following note:

"No structure shall be located in the landscape buffer area and all plant material therein is to be maintained by the owner of the property as set forth in the City of Chesapeake Zoning Ordinance." 70-28 (a)(14)

N/A 14. If plat is located within the CBPA district, it is to have the following notes per Section 26-522:

The area encompassed by this plat is within the Resource Protection Area (RPA) and/or the Resource Management Area (RMA) of the Chesapeake Bay Preservation Area Overlay District and subject to:

a. All land disturbance, uses, development and redevelopment in the Chesapeake Bay Preservation Area District are required to retain an undisturbed vegetated one hundred (100) foot buffer area around RPA features, such as wetlands, shorelines and along waterbodies with perennial flow.

b. On-site sewage treatment systems with one drainfield shall be pumped out at least once every five (5) years, subject to the provisions in section 26-520.B.5. of the City Code.

c. Only certain specified activities may be permitted in the RPA, such as approved water-dependent facilities; redevelopment; roads and driveways; flood control and stormwater management facilities; bona fide agricultural activities; and wetlands restoration activities, as approved by the CBPA Review Committee pursuant to section 26-519 of the City Code.

d. Canopy coverage requirements as required by section 26-520.B.3 of the City Code including the natural growth of understory and groundcover, shall be continuously preserved and maintained. Dead, diseased and dying trees may be removed and replaced as approved by the City Arborist, subject to the canopy coverage requirements.

N/A 15. If a visibility easement is dedicated, plat to have the following note:

"To ensure adequate sight visibility, there shall be no obstruction (i.e., shrubs, fences, vegetation, signs, etc.) within the visibility easement in excess of 2.5 feet above the curb line elevation.

N/A 16. Non-residential plats are to have the following note:

"This site is served by City water and sewer. Public water and sewer main lines exist in _(street name). Development will require the property owner (developer) to install any water service and sewer lateral for their proposed land use, which may include upgrade of existing Public Utilities.

N/A 17. Ensure plat does <u>not</u> have a note stating "This plat prepared, without the benefit of title report..."

N/A J. Other public area (e.g. parks, schools) must have location and dimension shown by bearing and distance or curve data. 70-28 (a) (6)

✓ K. All dimensions shown in feet and decimals of a foot to the nearest one-hundredth of a foot; all bearings in degrees, minutes and seconds. 70-28 (a) (7)

✓ L. The data for all curves along street frontages shall be shown in detail in a curve table containing the following: delta, radius, arc & tangent. 70-28 (a) (8).

Ensure standards are met (e.g. centerline curves & intersection radii – check each one).

N/A M. Wetlands to be delineated on plat. (Tidal Wetlands only) 70-28 (a)(6)

✓ N. Contour of the 100 year flood or note stating subdivision is above the flood zone 70-28 (a) (6).

✓ O. Show and reference the following:

✓ 1. Existing and platted streets, their names, numbers and width 70-28 (a) (6).

N/A 2. Existing water courses and names.

N/A 3. Existing utilities (use discretion).

✓ 4. Names of owners and their property lines (with legal reference), both within the boundaries of the subdivision and adjoining such boundaries. 70-28 (a) (6)

N/A 5. Location of graves and burial sites (no reference required) 70-28 (a) (12)

N/A P. Where bluff, highwater, bulkhead, or pierhead lines are intersected by a lot or block lines, measurements locating such intersections shall be given along the lot or block lines. 70-28 (a) (9)

✓ Q. Acreage of area being recorded stated on plat.

✓ R. Acreage of right-of-way being recorded stated on plat.

N/A S. Pump Station Sites:

N/A 1. Site has all property lines with dimensions and bearings.
N/A 2. Pins on all corners.
N/A 3. Note stating "Pump Station Site hereby dedicated to City of Chesapeake"
N/A 4. Easements are required as with any other property.

N/A T. A 5' non-ingress easement required on all lots which double front on major streets. If a reservation is shown the easement shall be adjacent to reservation on development side.

N/A U. All lots created must be buildable. Sewer laterals (or septic tank), water laterals (or well), and drainage must have an approved plan.

___ V. If plat is adjacent to (or concurrent with) a recorded plat – verify that all information on both plats is the same.

N/A W. SDMP Subdivisions:

N/A 1. If a curb and gutter variance was approved, ensure public drainage easements are provided along the right-of-way.

N/A 2. Check ever SDMP ditch to ensure easement is in proper location. Trace drainage patterns for each lot to ensure that the correct easement is labeled on the ditch. SDMP easements are required to a public outfall.

N/A 3. Ensure <u>all</u> SDMP easements are labeled correctly. "Septic tank drainage easements" (Appendix VII)

N/A 4. All residential, multi-family and churches are required to submit a Level 1 environmental assessment.

N/A X. Amended/Revised Plats:

N/A 1. Must have a note stating the purpose of the revision.

N/A 2. All easements must be shown.

N/A 3. This checklist applies to the plat.

N/A Y. Soil boring data has been received and reviewed.

III. CERTIFICATES

✓ The following certificates shall be affixed on major final plats as required, 70-28 (a) (17)

✓ I (we) hereby certify that I (we) am/are the owner(s) of the property depicted on this plat. The platting or dedication of the following property shown on this plat is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any.

I (we) hereby establish the lot lines shown hereon and dedicate all streets, alleys, walks, rights-of-way, parks, easements, open spaces and other areas and facilities to public or private use as indicated on the plat. I (we) further certify that any environmental permits, approvals, or corrective action required by state, federal or local law shall be obtained in a timely manner.

_____, 20 ___
(Date)

_____
Owner (Signature)

_____.
Print Name

_____.
(Title)

(Owner's signature (s) shall be notarized)

___ We hereby certify that the subdivision shown hereon has been approved in accordance with the subdivision ordinance of the City of Chesapeake. The undersigned do not certify as to the correctness of the boundaries, streets, or other lines shown on this plat.

_____.
Chesapeake Health Department Date

_____.
Director of Public Works Date

_____.
Director of Planning Date

Approval shall be granted in the above sequence. The Health Department, if applicable, signs for suitability of septic tank applications; the Director of Public Works signs for acceptance of city improvements or confirmation that all bonding is in order; the Planning Director signs for conformance to subdivision ordinance and recordation.

___ I hereby certify that the plat shown and described hereon is a true and correct survey of the accuracy required, that the source of title is correct, and that the monuments shall be placed as shown hereon in accordance with the requirements of the city subdivision ordinance.

_____.
Source of Title and Last Place of Record

_____.
Land Surveyor Date

Ensure surveyor's signed stamp is on Sheet 1 of the plat.

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED, THAT THE SOURCE OF TITLE IS CORRECT AND THAT THE MONUMENTS SHALL BE PLACED AS SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE.

SOURCE OF TITLE AND LAST PLACE OF RECORD:
DEED BOOK 6943 PAGE 305 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF CHESAPEAKE, VIRGINIA.

COMMONWEALTH OF VIRGINIA
ROBERT T. ADDISON
LIC. NO. 1024
LAND SURVEYOR

_____ DATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT. THE PLATTING OR DEDICATION OF THE FOLLOWING PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY. WE HEREBY ESTABLISH THE LOT LINES SHOWN HEREON AND DEDICATE ALL STREETS, ALLEYS, WALKS, RIGHTS-OF-WAY, PARKS, EASEMENTS, OPEN SPACES, AND OTHER AREAS AND FACILITIES TO PUBLIC OR PRIVATE USE AS INDICATED ON THE PLAT. WE FURTHER CERTIFY THAT ANY ENVIRONMENTAL PERMITS, APPROVALS OR CORRECTIVE ACTION REQUIRED BY STATE, FEDERAL, OR LOCAL LAW SHALL BE OBTAINED IN A TIMELY MANNER.

MJM GOLF, LLC

_____ DATE: _____
MANAGING MEMBER

STATE OF VIRGINIA
CITY OF CHESAPEAKE, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE _____ OF _____, 2008, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2008.
MY COMMISSION EXPIRES: _____
REGISTRATION NO.: _____

_____
NOTARY PUBLIC

NOTEHOLDER: NEIL WALLACE AND HAROLD WALLACE

_____ DATE: _____
TRUSTEE

STATE OF VIRGINIA
CITY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE _____ OF _____, 2008, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2008.
MY COMMISSION EXPIRES: _____
REGISTRATION NO.: _____

_____
NOTARY PUBLIC

NOTEHOLDER: BANK OF HAMPTON ROADS

_____ DATE: _____
TRUSTEE

STATE OF VIRGINIA
CITY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEARING DATE ON THE _____ OF _____, 2008, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS _____ DAY OF _____, 2008.
MY COMMISSION EXPIRES: _____
REGISTRATION NO.: _____

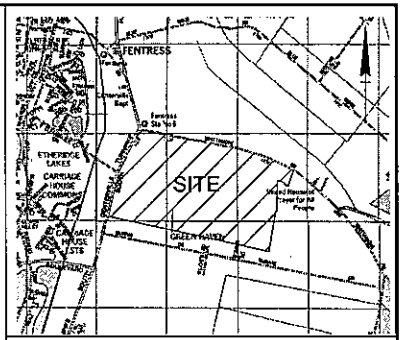
_____
NOTARY PUBLIC

WE HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN APPROVED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CHESAPEAKE. THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARIES, STREETS, OR OTHER LINES SHOWN ON THIS PLAT.

_____ _____
DATE DIRECTOR OF PUBLIC WORKS

_____ _____
DATE DIRECTOR OF PLANNING

1) Butts Road Borough
2) scale of plat = 2
3) Areas expressed also in square feet
4) Provide table showing monuments and stating material per City Code
5) Tie down 40' drainage easement to property line
6) Correct tax map #



VICINITY MAP 1" = 2000'

NOTES:
1. THIS SURVEY IS TIED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD 83) (1994 VIRGINIA HARN). COORDINATE VALUES ARE EXPRESSED IN U. S. SURVEY FEET.
2. TOTAL AREA OF THIS SUBDIVISION = 215.4517 ACRES. AREA OF DEDICATION FOR ROAD = 0.3842 ACRES.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA MAP #510034-0051C (5/02/99).
4. PROPERTY IS ZONED: A-1.
5. CITY OF CHESAPEAKE SEWER AND WATER ARE NOT AVAILABLE TO THIS SITE.
6. TAX PARCEL #06200000000020) ✓
7. THIS SUBDIVISION IS LOCATED IN AN AGRICULTURAL DISTRICT OR AREA, AND MAY BE SUBJECT TO NOISE, DUST, ODOR, CHEMICAL SPRAYING AND THE LIKE AS THE RESULT OF THE RAISING OF CROPS AND LIVESTOCK ON NEARBY PROPERTY.
8. THE OWNER AND/OR ITS HEIRS, ASSIGNS, LESSEE, GRANTEES OR SUCCESSOR IN INTEREST AGREES TO RESERVE FOR FUTURE PURCHASE BY THE CITY THE AREA HEREBY DESIGNATED ON THE PLAT AND SHALL CONVEY SAME TO THE CITY BY DEED CONTAINING GENERAL WARRANTY AND ENGLISH COVENANTS TO TITLE. THE PURCHASE VALUE OF SAID AREA IS TO BE BASED ON THE FAIR MARKET VALUE AS OF THE DATE THE CITY EXERCISES ITS RIGHT TO PURCHASE THE AREA DESIGNATED AS RESERVED WITH NO COMPENSATION FOR ANY IMPROVEMENTS PLACED WITHIN THE AREA. THE OWNER AGREES THAT IT SHALL NOT MAKE OR HAVE ANY CLAIMS FOR DAMAGE TO THE SAID IMPROVEMENTS OR DAMAGES TO THE RESIDUE FOR THE OWNERS PROPERTY BY REASON OF THE SAID PURCHASE.
9. DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF CHESAPEAKE GRANTING THE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN A DRAINAGE DITCH OR STRUCTURE UPON AND ACROSS THE LANDS AND PROPERTY OF THE GRANTOR AND INCLUDING THE RIGHT OF INGRESS TO SAME. THE RIGHT IS GRANTED TO INSPECT THE SAID DRAINAGE DITCH OR STRUCTURES AND TO CUT AND CLEAR ALL UNDERGROWTH AND OTHER OBSTRUCTIONS IN AND ALONG THE SAID DRAINAGE OR ADJACENT THERETO THAT MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE PROPER USE OF THE SAME.
10. THE EASEMENT DESIGNATED AS "PRIVATE STORMWATER MANAGEMENT FACILITY EASEMENT" IS DEDICATED FOR THE PURPOSE OF REGULATING THE CONTROL OF STORM AND SURFACE WATERS IN ACCORDANCE WITH AN APPROVED CONSTRUCTION PLAN DEVELOPED UNDER THE RULES AND CRITERIA OF CHAPTER 26, ARTICLES VIII AND X OF THE CHESAPEAKE CITY CODE.
THE LANDOWNER BY HIS SIGNATURE HEREON AGREES AS FOLLOWS:
   A. IT IS AGREED THAT THE FACILITY IS NECESSARY FOR IMPOUNDING AND/OR TREATING STORMWATER RUNOFF ON THE PROPERTY OF THE LANDOWNER; LANDOWNER AGREES THAT THE PRIVATE STORMWATER MANAGEMENT FACILITY SHALL BE CONSTRUCTED, REPAIRED, MAINTAINED AND OPERATED AT ITS SOLE COST AND EXPENSE, AND THE SAME SHALL BE PERFORMED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND THE STANDARDS SET FORTH IN PARAGRAPH "B" BELOW.
   B. LANDOWNER SHALL, AT ITS SOLE EXPENSE, MAKE SUCH CHANGES OR MODIFICATIONS TO THE PRIVATE STORMWATER MANAGEMENT FACILITY AS MAY, IN THE CITY'S DISCRETION, BE DETERMINED NECESSARY TO ENSURE THAT THE FACILITY AND SYSTEM IS PROPERLY MAINTAINED AND CONTINUES TO OPERATE AS DESIGNED AND APPROVED.
   C. LANDOWNER SHALL BE RESPONSIBLE FOR INSPECTING THE PRIVATE STORMWATER MANAGEMENT FACILITY WITHIN THE FIRST YEAR OF ITS CONSTRUCTION, THEN ONCE EVERY THREE (3) YEARS AFTERWARDS. LANDOWNER SHALL FURTHER BE REQUIRED TO KEEP A RECORD OF SUCH INSPECTION ON HAND TO PROVIDE TO CITY OFFICIALS ON DEMAND. THE INSPECTION REPORT SHALL CONTAIN THE FOLLOWING: a. THE DATE OF THE INSPECTION, b. NAME OF INSPECTOR, c. THE CONDITION OF (i)VEGETATION, (ii)FENCES, (iii)SPILLWAYS, (iv)EMBANKMENTS, (v)RESERVOIR AREA, (vi)OUTLET CHANNELS, (vii)UNDERGROUND DRAINAGE, (viii)SEDIMENT LOAD, (ix)CHECK DAMS, AND (x)ANY OTHER ITEM THAT COULD AFFECT THE PROPER FUNCTION OF THE PRIVATE STORMWATER MANAGEMENT FACILITY.
   D. THE CITY, ITS AGENTS, CONTRACTORS AND EMPLOYEES, SHALL HAVE THE PRIVILEGE OF ENTRY ON THE LANDOWNER'S PROPERTY FOR THE PURPOSE OF INSPECTION OF THE PRIVATE STORMWATER MANAGEMENT FACILITY. SHOULD THE CITY DETERMINE AFTER AN INSPECTION THAT THE SAME IS NOT BEING MAINTAINED IN A CONDITION ADEQUATE FOR ITS PROPER FUNCTIONING, THEN THE CITY SHALL NOTIFY THE LANDOWNER THAT IT MUST, WITHIN TEN DAYS, CORRECT SUCH CONDITION, IF THE LANDOWNER FAILS TO CORRECT SUCH CONDITION, THEN THE CITY MAY PERFORM THE NECESSARY WORK AT THE EXPENSE OF THE LANDOWNER, WHICH EXPENSE THE LANDOWNER AGREES TO PAY THE CITY PROMPTLY UPON DEMAND.
   E. THE COVENANTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND BIND SUCCESSORS IN INTEREST TO THE PARTIES NAMED HEREIN, EXCEPT THAT SUCH PARTIES OR THEIR SUCCESSORS MAY BE WRITTEN INSTRUMENT DULY RECORDED DECLARE ANY OR ALL OF SUCH COVENANTS NO LONGER TO BE EFFECTIVE OR BINDING.
   F. NO ALTERATION WHATSOEVER OF THE PRIVATE STORMWATER MANAGEMENT FACILITY SHALL BE PERMITTED EXCEPT WITH THE APPROVAL OF THE CHESAPEAKE DEPARTMENT OF PUBLIC WORKS.
   G. THE LANDOWNER, ITS HEIR(S), SUCCESSOR(S) OR ASSIGN(S), AGREES TO HOLD THE CITY HARMLESS AND DEFEND SAME FROM ANY LIABILITY OR CLAIMS OF ANY KIND RESULTING FROM THE CONSTRUCTION, MAINTAINANCE OR FAILURE OF THE AFOREMENTIONED PRIVATE STORMWATER MANAGEMENT FACILITY TO OPERATE PROPERLY.
   H. THE PROVISIONS OF THIS AGREEMENT SHALL BE SEVERABLE AND, IF ANY PHASE, CLAUSE, SENTENCE OR PROVISION IS DECLARED UNCONSTITUTIONAL, OR THE APPLICABILITY THEREOF TO THE OWNER AND/OR HIS ASSIGNS IS HELD INVALID, THE REMAINDER OF THIS AGREEMENT SHALL NOT BE AFFECTED THEREBY.
   I. IN THE EVENT THE CITY SHALL DETERMINE, AT ITS SOLE DISCRETION AT ANY FUTURE TIME, THAT THE PRIVATE STORMWATER MANAGEMENT FACILITY IS NO LONGER REQUIRED, THEN THE CITY SHALL, AT THE REQUEST OF THE LANDOWNER, EXECUTE A RELEASE OF THIS AGREEMENT, WHICH THE LANDOWNER SHALL RECORD AT ITS EXPENSE.
   J. THIS CONVEYANCE IS MADE SUBJECT TO THE CONDITIONS, RESTRICTIONS, EASEMENTS, AND RESERVATIONS OF RECORD, IF ANY, AFFECTING THE AFORESAID PROPERTY AND CONSTITUTING CONSTRUCTIVE NOTICE.

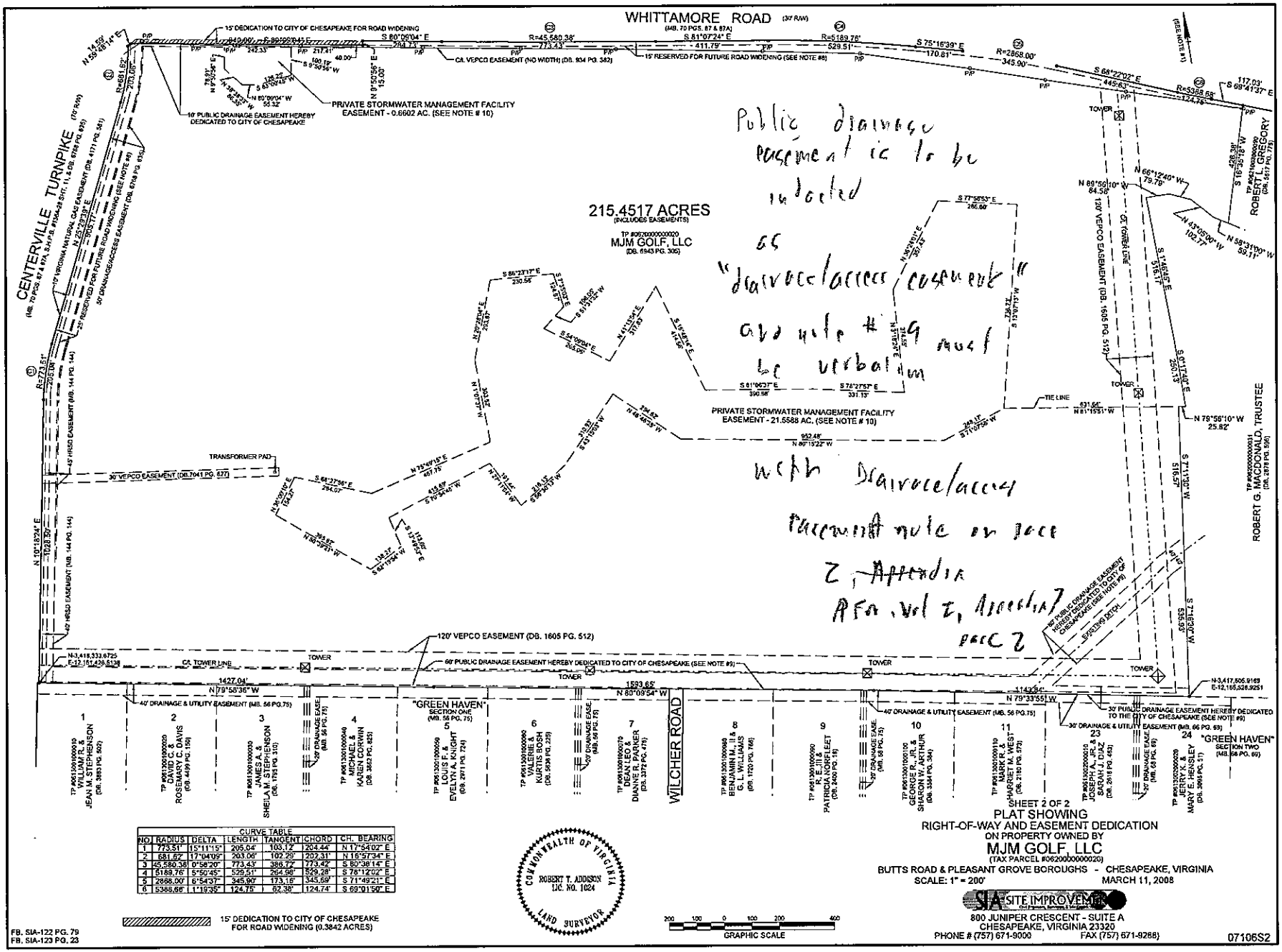
SHEET 1 OF 2

PLAT SHOWING
RIGHT-OF-WAY AND EASEMENT DEDICATION
ON PROPERTY OWNED BY
MJM GOLF, LLC
(TAX PARCEL #06200000000020)
BUTTS ROAD & PLEASANT GROVE BOROUGHS - CHESAPEAKE, VIRGINIA
SCALE: NTS MARCH 11, 2008

SITE IMPROVEMENTS
800 JUNIPER CRESCENT - SUITE A
CHESAPEAKE, VIRGINIA 23320
PHONE # (757) 671-9000 FAX (757) 671-9288

07106S1

1931



SHEET 2 OF 2

PLAT SHOWING
RIGHT-OF-WAY AND EASEMENT DEDICATION
ON PROPERTY OWNED BY
MJM GOLF, LLC
(TAX PARCEL #062000000020)

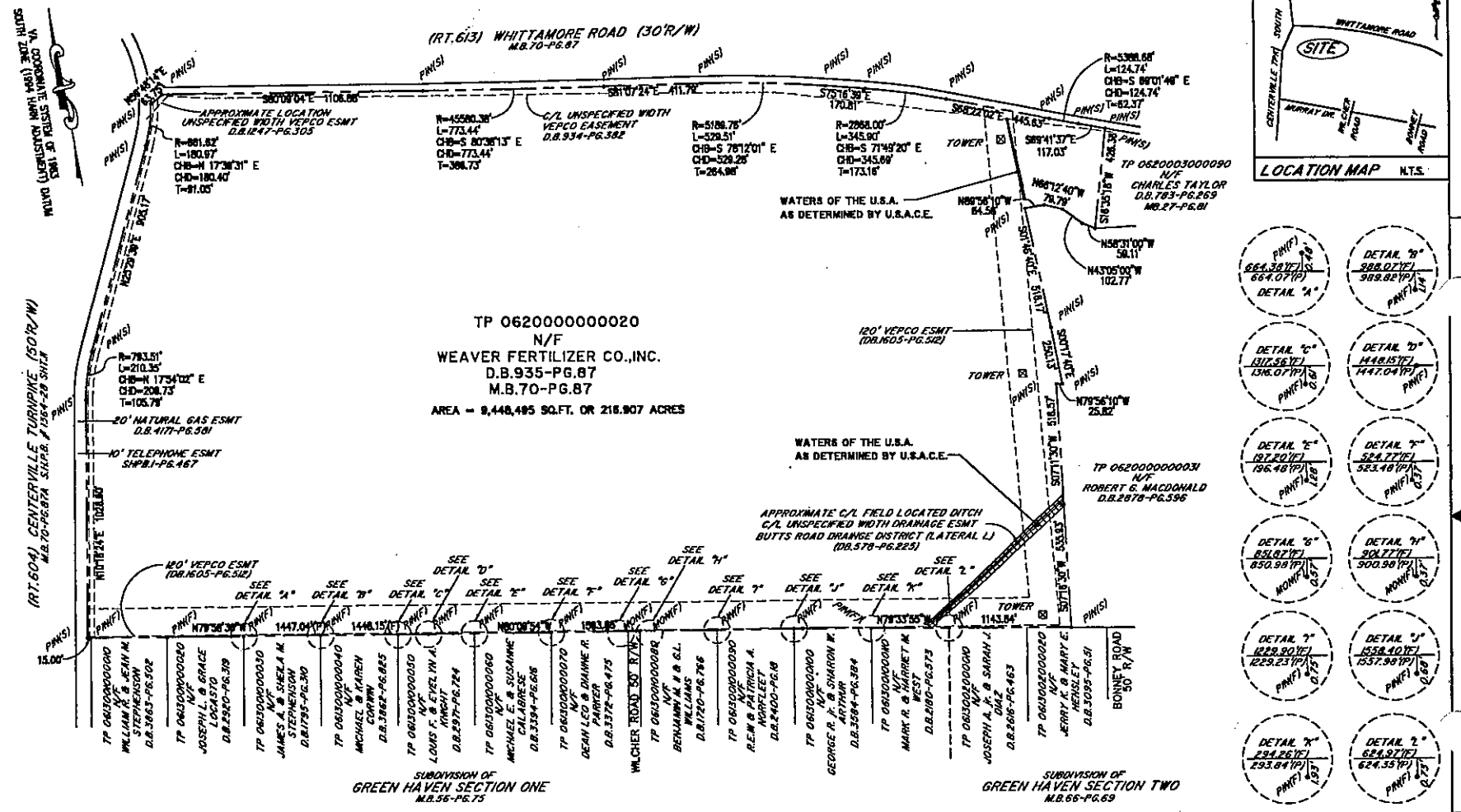
BUTTS ROAD & PLEASANT GROVE BOROUGHS - CHESAPEAKE, VIRGINIA
SCALE: 1" = 200' MARCH 11, 2008

SITE IMPROVEMENT
800 JUNIPER CRESCENT - SUITE A
CHESAPEAKE, VIRGINIA 23320
PHONE # (757) 671-9000 FAX (757) 671-9288

FB. SIA-122 PG. 79
FB. SIA-123 PG. 23

07106S2

1932



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

SIGNED: 3-5-02
DATE: CHRISTOPHER D. CAPOZZI, PLS No. VA. 002398

THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION PLAT. THE SIGNATURE BELOW DOES NOT SIGNIFY APPROVAL OF A SUBDIVISION PLAT, NOR DOES IT SIGNIFY THE CORRECTNESS OR ACCURACY OF THE SURVEY.

Bobbi D. Gordon (For) 3-6-02
DIRECTOR OF PLANNING DATE

WETLANDS DELINEATION PROVIDED BY STOKES ENVIRONMENTAL ASSOCIATES AND APPROVED BY U.S.A.C.E.. PROJECT NUMBER 01-RI971, DATED NOV. 5, 2001

CIR. CT. RECORDED
CHESAPEAKE, VIRGINIA
DATE 3/11/02 TIME 2:14 M.
MAP BOOK 143 PAGE 136
LILLIE M. HART, CLK.
BY Bobbi Gordon D.C.
SEE D.B. ____ PAGE ____

3-01-85 REV.

0' 300' 600' 900'
SCALE: 1"=300'

COMMONWEALTH OF VIRGINIA
CHRISTOPHER D. CAPOZZI
No. 002398
3-5-02
LAND SURVEYOR

Hassell&Folkes,P.C.
Engineers Surveyors Planners
325 Volvo Parkway
Chesapeake, VA.23320
(757) 547-9331

BOUNDARY SURVEY OF T.P.0620000000020 FOR COMBUSTION PRODUCTS MANAGEMENT , INC.

PLEASANT GROVE BOROUGH CHESAPEAKE, VIRGINIA

SIZE	CONTRACT NO	DISK/BOX	FILENAME	REV.
C	A01012		ETH GRNS	

SCALE: 1"=300' DATE 03/05/02 SHEET 1 of 1

A-1512

1933

Scale of subdivision plat must be 100 feet to the inch or larger, per City code section 70-28(a). 1" = 200' scale is not acceptable

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537

MEMORANDUM

TO: **Office of Zoning Administration**

FROM: Patrick N. Milinazzo, Engineer II

DATE: March 25, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by April 7, 2008. This date represents the latest in which comments are to be received, consequently forward your review as soon as possible.

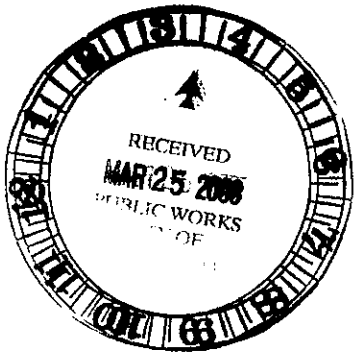
Please call extension 6301 for plan pickup.

Attachment(s) : Site plans , architectural plan, resubmittal letter, copy of approval letters

Dale Wren 4/4/08
Zoning Items Approved
Or See Below Listed Comments

SIA SITE IMP[redacted]
Civil Engin[redacted]

RECEIVED
MAR 25 2008
PUBLIC WORKS
OF



March 21, 2008

Mr. Patrick N. Milinazzo, P.E.
City of Chesapeake
Department of Public Works
P.O. Box 15225
Chesapeake, VA 23328

RE: Battlefield Golf Club at Centerville
TP# 0620000000620 ✓
AC # 014082 10 ✓ 14 Days
1001 Centerville Turnpike South
SIA # 07106

Dear Mr. Milinazzo:

Enclosed are eight (8) sets of the revised plans (four sets highlighted), architectural approval letter, Architectural Plan Review reduced copy submittal, and one copy of the drainage calculations for the referenced project. We have addressed your comments, letter dated January 29, 2008, as follows:

PUBLIC WORKS – ENGINEERING DIVISION

1. The subdivision plat is being prepared and will be submitted under separate cover. The proposed dedication, reservation, and drainage easement is shown on sheet 3.
2. Subdivision plat is being recorded. Proposed private stormwater management facility easement is shown on sheet 3.
3. R/W improvements are shown on sheet 3 (25 scale).
4. Drainage calculations are enclosed.
5. Grades have been revised and added to show drainage towards the existing BMP.
6. Drainage calculations enclosed.
7. Drainage calculations enclosed.
8. A 15" RCP is specified with 9" cover. A cross slope of less than 2% can not be obtained due to the cover requirements of the pipe and matching existing elevations.

PLANNING – Tim Howlett

1. Noted, copy of approval letter enclosed.

Office: 757.671.9000 • Fax: 757.671.9288
800 Juniper Crescent, Suite A • Chesapeake, VA 23320

PUBLIC UTILITIES – Keith Slicer

1. Noted.

NEIGHBORHOOD SERVICES - Code Compliance– Miklos Lestyan

1. Buffer F is shown for the street frontage.
2. Reforestation is shown to meet the canopy requirement.

NEIGHBORHOOD SERVICES – Zoning Administration – Dale Ware

1. Noted.
2. Noted, copy of approval letter enclosed..
3. Subdivision plat is being prepared and will be submitted under separate cover. Right-of-way reservation is shown on sheet 3.
4. Note for free-standing sign has been added.

FIRE DEPARTMENT – Harold Creason

1. Access road has been extended toward the building with a turn-around area. Fire lanes have been revised.
2. Dry fire hydrant requirements have been added.
3. Fire lanes have been labeled.
4. Fire lanes have been labeled.

PUBLIC WORKS – Traffic Engineering – Steven Froncillo

1. Stop sign and bar are shown.

We believe we have addressed all comments and are respectfully requesting approval to this phase of the project at your earliest convenience. Thank you and should you have any questions, please do not hesitate to call me.

Sincerely,

Issam H. Baraki, P.E.
Senior Vice President

IHB/cae
07106 ltr
Enclosures: (8) Site Plans, (1) Drainage Calculations, Architectural Approval Letter, Architect Review comments

COMMONWEALTH of VIRGINIA

Chesapeake Health Department
IN COOPERATION WITH THE
STATE DEPARTMENT OF HEALTH

MAIN OFFICE
748 Battlefield Blvd., North
Chesapeake, VA 23320
757-382-8600

SOUTH NORFOLK HEALTH CENTER
490 Liberty Street
Chesapeake, VA 23324
757-382-2600

Notice of Plan Review

August 29, 2007

Mike Waugh
Battlefield Golf Club
1001 Centerville Turnpike
Chesapeake, VA 23322

Through: Robert L. Smith
Environmental Health Supervisor

Dear Mr. Waugh:

Plans for the Battlefield Golf Clubhouse located at 1001 Centerville Turnpike in Chesapeake have been reviewed by this department and are approved provided the conditions and specifications outlined in the attachment and the Commonwealth of Virginia Board of Health Food Regulations **12 VAC 5-421, March 2002** can be met.

If any changes are made to the plans submitted to this office, this approval is no longer applicable and revised plans must be submitted.

*As discussed at our meeting on August 20, 2007 and in subsequent conversations, no food preparation may be done at the facility until the clubhouse is completed and issued a Health Permit. Temporary foodservice at the golf course may only consist of commercially prepackaged, individual servings of non potentially hazardous foods (chips, sodas, crackers,…) and commercially prepared and individually packaged sandwiches held in an approved refrigeration unit at 41F or below. Mobile foodservice operators with a valid Health Permit may also operate at the facility, returning their mobile unit to their commissary every day.

If I can be of any assistance, please call me at (757) 382-8664. In any event, please call four to five (4-5) working days prior to opening to arrange for an initial inspection.

Sincerely,

Laura Barnett

Environmental Specialist, Sr.

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

Chesapeake VIRGINIA

Department of Neighborhood Services
306 Cedar Road
Post Office Box 15225
Chesapeake, Virginia 23328-5225
Tel. (757) 382-6018, 6890, 8424
Fax. (757) 382-8448

Fax Transmittal

To: Paul Martin

From: Jim Bodnar, Plans Examiner

Date: January 23, 2008

Re: The plans for the Battlefield Golf Clubhouse project have been approved. Please contact your client with this information.

Number of copies sent (including the cover sheet): 1

If you do not receive all pages or there is a problem with this transmission, please call (757)382-6018 or 382-6890.

The information transmitted with this facsimile cover sheet is confidential and legally privileged and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of all or any portion of this transmission is strictly prohibited. If you have received this facsimile in error, please notify us by telephone and return the original message to us at the address above via the U.S. Postal Service. Thank you.

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

Chesapeake VIRGINIA

City of Chesapeake
Department of Planning
Fax 382-6406

DATE: FEBRUARY 15, 2001

AGENDA: APRIL 11, 2001

FM: GARY PUSEY, PLANNER

TO:

PUBLIC WORKS	ENVIRONMENTAL	LIBRARY
PUBLIC UTILITIES	FIRE PREVENTION	POLICE
SCHOOL ADMIN.	ZONING	ECONOMIC DEVELOPMENT
PARKS & REC	CODE ENFORCEMENT	DEPUTY CITY ATTORNEY

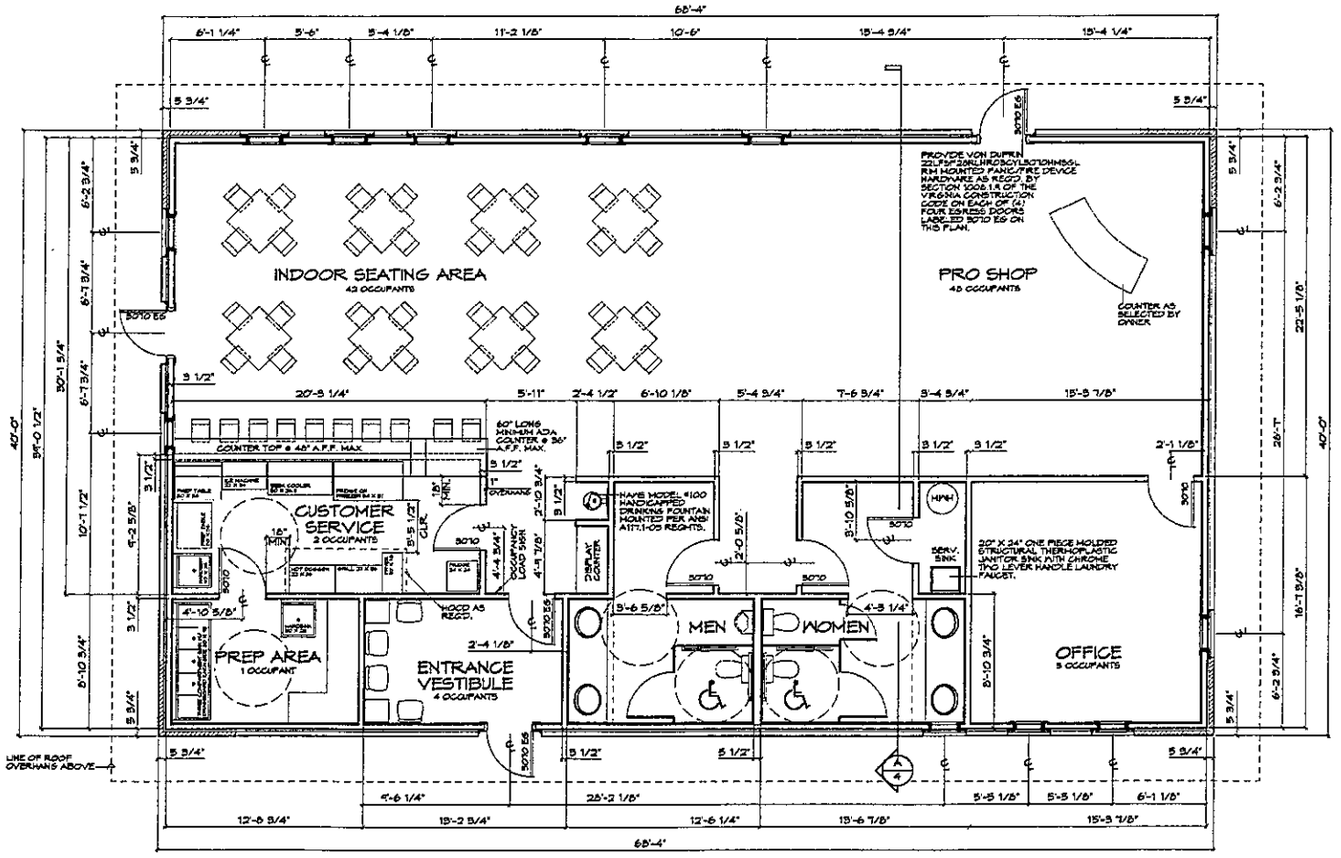
RE: **UP-01-03**
PROJECT: Etheridge Greens
APPLICANT/AGENCY: Robert S. Diberardinis/ Hassell & Folkes, P.C.
PROPOSAL: Conditional use permit to construct & operate a golf course, golf driving range & related facilities on a 217± acre site.
ZONE: A-1 Agricultural District
SIC CODE: 7992, 7999
LOCATION: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

Attached is the site plan and/or application required by your department for the Plat Committee review. **The Plat Committee Meeting is scheduled for February 21, at 9:30 a.m.** in the Planning Department Conference Room. Comments regarding this item should be entered below and submitted to the Planning Department by **March 2, 2001.**

cc: Long Range Planning; Angelita Camana, Dorothy M. Kowalsky; File Copy

---

1. **REPLY: This department will ✓ will not ____ require a final construction plan.**
2. This site is in the Fentress Overlay District and must comply with the development standards listed in Section 12-406 et seq of the Zoning Ordinance including building setbacks
3. Signs must comply with Section 14-700 et seq of the Zoning Ordinance. Provide details for inclusion with the application
4. Handicap parking must comply with CABO/ANSI standards
5. Separate permits are required for fences signs + flagpoles.



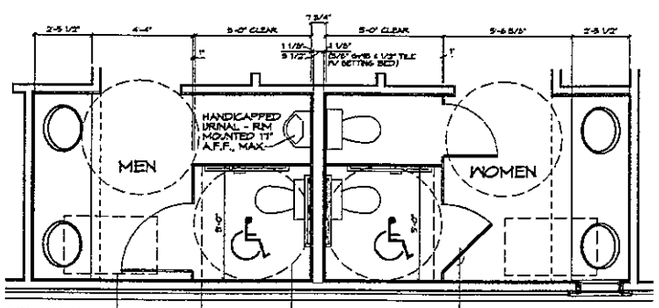
FLOOR PLAN 1/4"

CODE INFORMATION

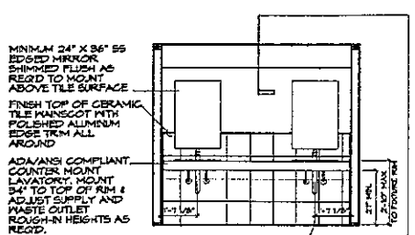
1. CONSTRUCTION TYPE: VB
2. USE GROUP: MIXED USE (A-3 & M), NON-SEPARATED PER SECTION 302.3 & 302.3.1.
3. AREA: 2,784 SF
4. BUILDING HEIGHT: SINGLE STORY, 16'-1 1/2" RIDGE HEIGHT
5. OCCUPANT LOAD: 100
6. BUILDING IS NOT SPRINKLED.
7. AIRPORT NOISE STANDARDS: THIS STRUCTURE HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH VIRGINIA CONSTRUCTION CODE TABLE 1207.4 AIRPORT NOISE ATTENUATION STANDARDS FOR Ldn VALUES OF 75 OR GREATER VIA;
   - EXTERIOR WALL ASSEMBLY STC RATING OF MINIMUM 50 SIMILAR TO GYPSUM ASSOCIATION 6A FILE NO. WP3241.
   - ROOF/CEILING ASSEMBLY STC RATING OF MINIMUM 55 SIMILAR TO GYPSUM ASSOCIATION 6A FILE NO. RC5/06.
   - EXTERIOR DOOR STC RATING OF 35 BASED ON CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR AND FRAME.
   - EXTERIOR WINDOW STC RATING OF 28 MINIMUM BASED ON ANDERSEN CORPORATION 400 SERIES AWNING AND CASEMENT WINDOWS IN COMBINATION WITH 50 STC FIXED WINDOWS CONFIGURATION AT THE BUILDING EXTERIOR SIDE.
   - JOINTS IN EXTERIOR MASONRY WALLS CONSTRUCTED AIRTIGHT UNLESS OTHERWISE NOTED OR DETAILED.
   - PENETRATIONS OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR.
   - WINDOW AND/OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.
   - THROUGH-THE-WALL/DOOR MAIL BOXES SHALL NOT BE USED.
   - NO GLASS OR PLASTIC SKYLIGHT(S) SHALL BE USED.
8. LOADS USED IN THE DESIGN OF THIS CONVENTIONAL LIGHT FRAME STRUCTURE ARE AS FOLLOWS ;
   - LIVE LOADS: SLAB ON GRADE: 150 PSF; ROOF: 20 PSF
   - SNOW DESIGN DATA: GROUND SNOW LOAD: 10 PSF
   - WIND DESIGN DATA: BASIC WIND SPEED (3 SECOND GUST): 100 MPH; WIND EXPOSURE: C
   - SEISMIC DESIGN DATA: SEISMIC DESIGN CATEGORY: B; SITE CLASS: D

GENERAL NOTES

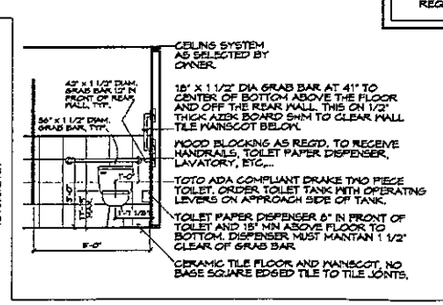
1. THIS NEW CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO THE 2003 INTERNATIONAL BUILDING CODE (IBC 2003) AND ITS AMENDMENTS AND ADDITIONS THERETO.
2. ALL DIMENSIONS SHOWN HERE-IN ARE FROM FACE OF STUD TO FACE OF STUD, OR MASONRY, UNLESS OTHERWISE NOTED.
3. ELECTRICAL, PLUMBING, MECHANICAL AND FIRE SUPPRESSION WORK FOR THIS PROJECT IS TO BE ACCOMPLISHED BY DESIGN/BUILD CONTRACT AS ALLOWED BY THE VIRGINIA STATEWIDE BUILDING CODE.
4. INSTALLATION OF ALL PRODUCTS SHALL BE AS REQUIRED BY THE MANUFACTURER(S) LATEST PRINTED INSTRUCTIONS AND REQUIREMENTS AT THE TIME OF PERMITTING.
5. UNLESS OTHERWISE DETERMINED, SELECTED SUBCONTRACTORS SHALL SUPPLY ALL MISCELLANEOUS BLOCKING, BRACING, METAL TRIM, FASTENERS, HARDWARE, ETC., AS REQUIRED TO COMPLETE THE WORK OF THEIR RESPECTIVE TRADE.
6. ALL EXISTING UNDESIRABLE PLANT GROWTH, TRASH DEBRIS AND OTHER SITE STRUCTURES SHALL BE REMOVED FROM THE PROJECT SITE AREA AND LEGALLY DISPOSED OF OFF SITE.
7. INTRODUCE SOIL POISONING AND TREATMENTS TO ALL BELOW SLAB AREAS AND PERIMETER FOUNDATION WALLS TO CONTROL TERMITES, OTHER VERMIN AND UNDESIRABLE PLANT GROWTH.
8. INSURE THAT FINAL INSTALLATION OF ALL METER BASES, SUBGRADE UTILITIES AND OTHER UTILITIES ARE PROVIDED AS REQUIRED BY THE OWNER.



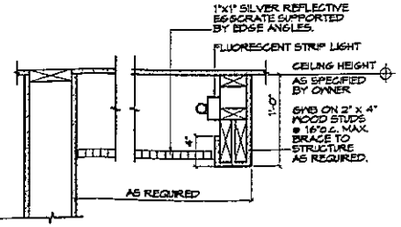
ENLARGED ANSI COMPLIANT RESTROOM PLAN & PARTIAL ELEVATIONS 3/8"



PARTIAL ELEVATION AT LAVATORY 3/8"



PARTIAL ELEVATION AT WATER CLOSET 3/8"



CEILING DETAIL AT LIGHTED SOFFIT 1 1/2"

FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

BATTLEFIELD GOLF CLUBHOUSE

MARTIN&MARTIN ARCHITECTURE

800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499.6662

CODE COMPLIANCE, NOTES & FLOOR PLANS

JOB NO. 2K722

SHT. NO. A-1

1941

18 SEPT 2K7

ER PLUS" SHINGLE OVER STYLE RIDGE VENT, AS MANUFACTURED BY
BUILDING PRODUCTS, TEL#. #(734) 454-5151 (OR EQUAL)

ICK VENEER AS SELECTED BY OWNER, COLOR A: AS SELECTED.

ICK VENEER AS SELECTED BY OWNER, COLOR B: AS SELECTED.

TRIM BOARDS, INSTALL IN ACCORDANCE W/ MANUFACTURER'S SPECS.

DOM METAL HALIDE WALL MOUNTED ALUMINUM LUMINAIRE HOUSING,
ER. (www.bega-us.com)

AL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER)
PHALT SATURATED ROOFING FELT.

ED DECORATIVE BRACKET, SEE DETAIL THIS SHEET.

SMOOTH PANEL VERTICAL SIDING,
500 4' x 8' x 5/16" THICKNESS.

LION" MODEL 2 LEVEL, 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL
ERGLASS BATT INSULATION CORE DOOR & FRAME. PAINTED COLOR
BY OWNER. PROVIDE ADA/ANSI COMPLIANT LEVERED HARDWARE AS
EN.

RSING THREE COURSE HIGH - SEE WALL SECTIONS.

4 400 SERIES 2440 CASEMENT WINDOW (OR EQUAL).
AL WINDOW DETAILS ON SHEET A-4.

1 400 SERIES 2424 AWNING WINDOW (OR EQUAL).
AL WINDOW DETAILS ON SHEET A-4.

IMPREGNATED BUILDING PAPER, MINIMUM 4" LAP REQUIRED.

ONRY ANCHOR AT BOTTOM OF BRACKET, COUNTERSINK HEAD.

EW AT TOP OF BRACKET, COUNTERSINK HEAD.

ING BETWEEN TRUSSES AT BRACKET LOCATIONS.

RNARD #342 5/8" x 1 1/2" x 3 1/2" RECTANGULAR CLEAR BUTYRATE
ERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS
QUIRED BY DETAIL OR NOTE.

GRADE PLYWOOD ROOF SHEATHING.

ED WOOD TRUSSES @ 16" O/C, CONTRACTOR SHALL VERIFY TRUSS
OR TO MANUFACTURING.

HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.

" STUDS @ 16" O/C.

" TOP PLATE.

RNARD HOT DIP GALVANIZED RDVI-10 W/ 3 1/2" VEE WALL TIE ON
EMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED

WALL BOARD.

ISULEG RESILIENT CHANNEL @ 24" O/C.

GOLD EXTERIOR GYPSUM SHEATHING (INSTALL GOLD SIDE OUT).

ACCENTS, COLOR "A": 5/4" PROJ. TYP.,
COURSING ON SHEET A-4.

LIGHT FIXTURE INSTALLED IN SOFFIT.

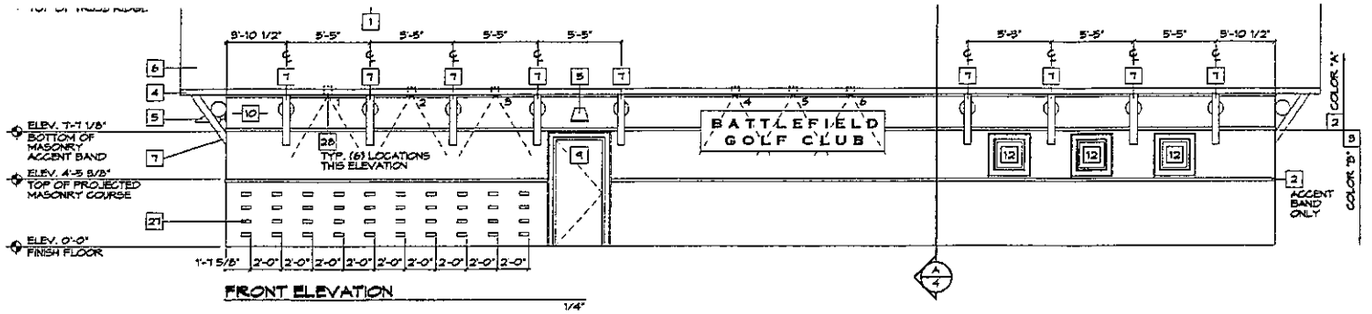
IM BOARDS.

MR FACED BATT INSULATION AS MANUFACTURED BY
LE (OR EQUAL) (www.jm.com) .

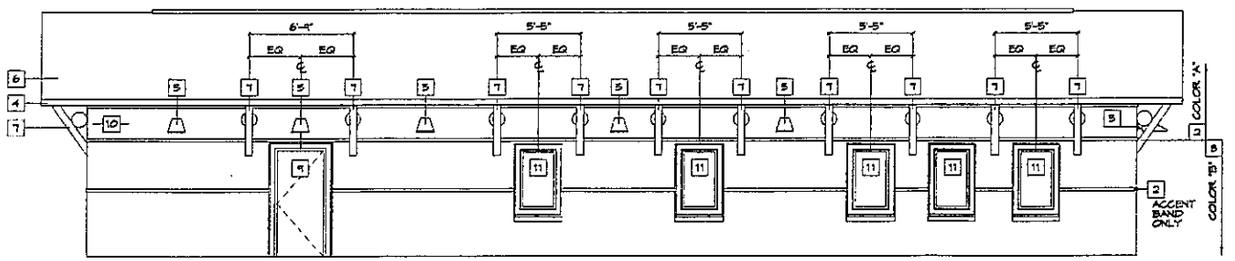
-2.3 MR FACED BATT INSULATION AS MANUFACTURED BY
E (OR EQUAL) (www.jm.com) .

SMOOTH SOFFIT PANEL, WHITE 10340/500
ONG X 1/4" THICKNESS, TYP.

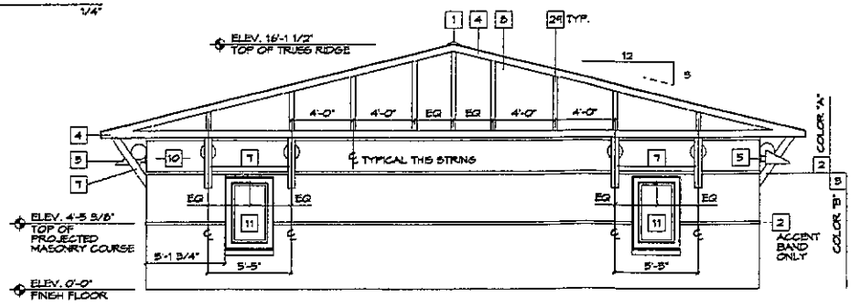
SMOOTH SOFFIT PANEL VENTED WHITE 10205/500
ONG x 1/4" THICKNESS, TYP.



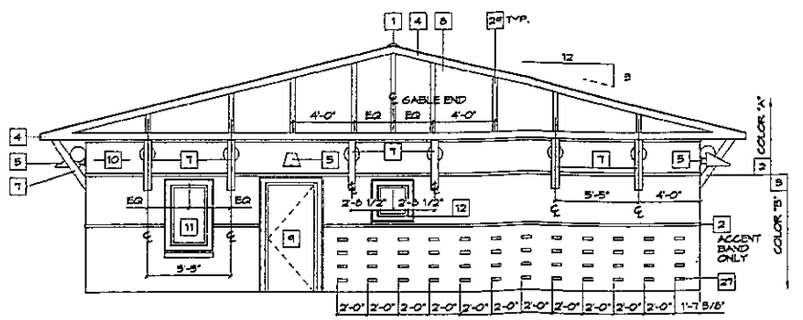
FRONT ELEVATION 1/4"



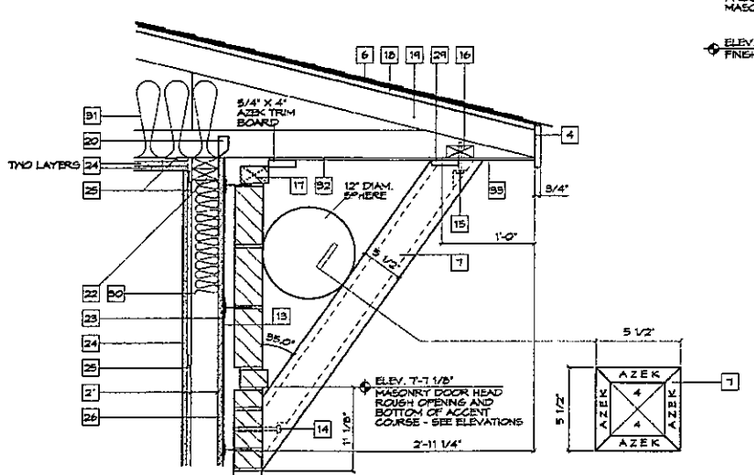
REAR ELEVATION 1/4"



RIGHT SIDE ELEVATION 1/4"



LEFT SIDE ELEVATION 1/4"



A/2 DECORATIVE BRACKET DETAIL 1 1/2"

FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

BATTLEFIELD GOLF CLUBHOUSE

MARTIN&MARTIN ARCHITECTURE PC

800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499.6882

EXTERIOR ELEVATIONS

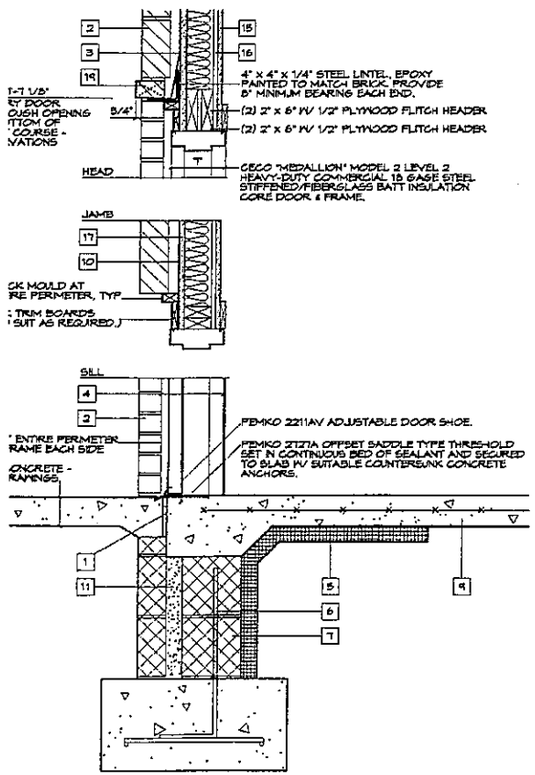
JOB NO. 2K722

SHT. NO. A-2

1942

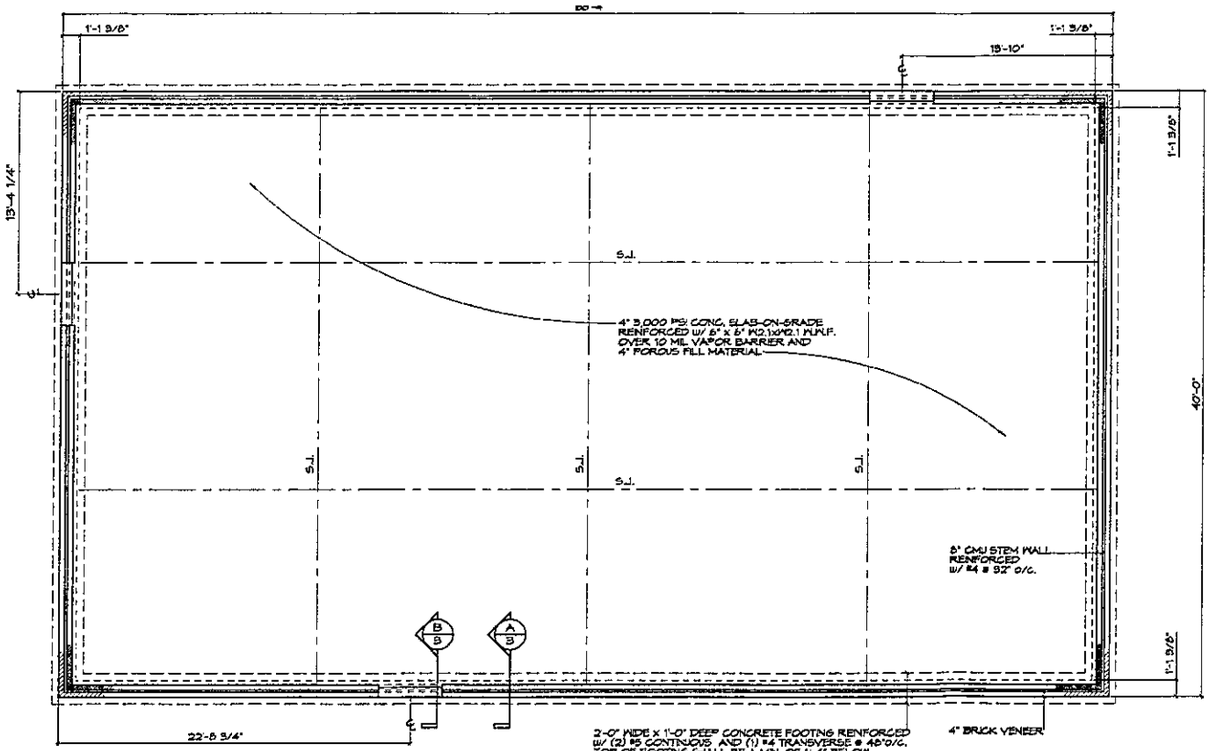
5

15 SEPT 2K7



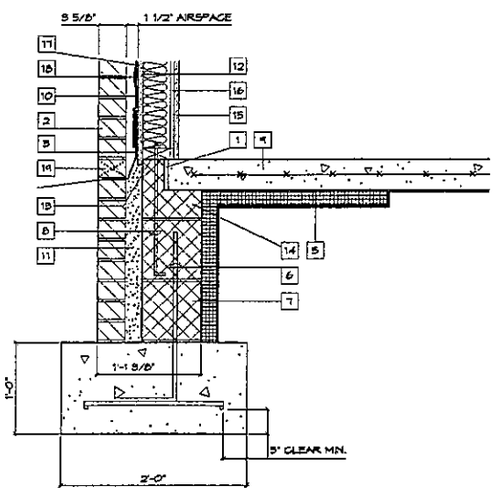
ARGED DETAIL AT METAL SWING DOOR SILL

" 1'-0"



FOUNDATION PLAN

1/4"



(A/B) TYPICAL SECTION AT EXTERIOR WALL

1 1/2"

NUMBERED NOTES FOR THIS SHEET ONLY, INDICATED THUS (---XX---) ON PLANS

1. 1/2" ASPHALTIC EXPANSION JOINT MATERIAL.
2. BRICK VENEER, SEE EXTERIOR ELEVATIONS.
3. HOHMANN & BARNARD 40 MIL TEXTROFLASH SELF SEALING ADHESIVE FLASHING.
4. CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR & FRAME. PAINT COLOR AS SELECTED BY OWNER. PROVIDE ADA/ANSI COMPLIANT LEVERED HARDWARE AS SELECTED BY OWNER.
5. 2" PERIMETER INSULATION, R-11.4 MINIMUM. EXTEND DOWN TO TOP OF FOOTING AND OUT 24" HORIZONTAL.
6. #4 x 24" LONG @ 32" O/C, GROUT CELLS SOLID.
7. 8" CMU. FILL CELLS SOLID BELOW FINISH FLOOR.
8. 1/2" DIAMETER x 16" LONG ANCHOR BOLTS @ 48" O/C IN SAME CELL AS VERTICAL REINFORCING, (2) PER PLATE MINIMUM.
9. 4" CONC. SLAB-ON-GRADE, SEE FOUNDATION PLAN FOR ADDITIONAL NOTES.
10. 30# ASPHALT IMPREGNATED BUILDING PAPER, MINIMUM 4" LAP REQUIRED.
11. GROUT CAVITY SOLID BELOW.
12. DOUBLE 2" x 4" STUDS @ 16" O/C.
13. TREATED 2"x4" PLATE. SECURE PLATE TO ANCHOR BOLTS WITH 3" x 3" x 1/4" WASHERS & NUT, TYP.
14. 8" CMU SHOE BLOCK.
15. 5/8" GYPSUM WALL BOARD.
16. 1/2" RESILIENT CHANNEL @ 24" O/C.
17. 5/8" DENS-GLAS GOLD EXTERIOR GYPSUM SHEATHING.
18. HOHMANN & BARNARD HOT DIP GALVANIZED RDM-10 W/ 3 1/2" VEE WALL TIE ON TEXTROSEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED OR DETAILED.
19. HOHMANN & BARNARD #342 3/8" x 1 1/2" x 5 1/2" RECTANGULAR CLEAR BUTYRATE WEEP HOLE INSERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS OTHERWISE REQUIRED BY DETAIL OR NOTE.

BATTLEFIELD GOLF CLUBHOUSE

FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

MARTIN&MARTIN ARCHITECTURE

800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499.6662

FOUNDATION PLAN

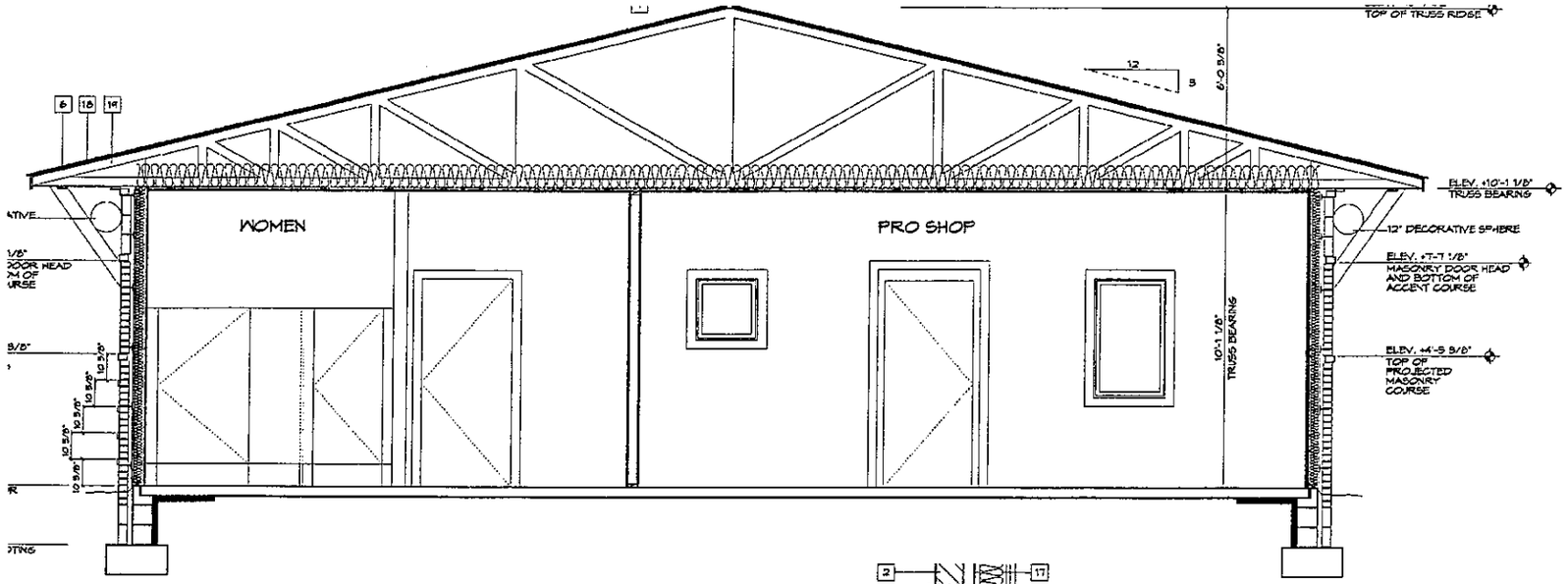
JOB NO. 2K722

SHT. NO. A-3

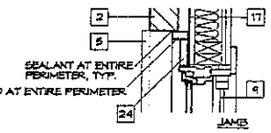
1943

OF 5

18 SEPT 2K7



ALL BUILDING SECTION
1/2"



ED NOTES FOR THIS SHEET ONLY, INDICATED THUS (—XX) ON PLANS

ASTER, FLUSH SHINGLE OVER STYLE RIDGE VENT, AS MANUFACTURED BY NTIC BUILDING PRODUCTS, TELE. #(734) 454-9151 (OR EQUAL).

NEER, SEE EXTERIOR ELEVATIONS.

, INSTALL IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.

5K TRIM BOARDS, INSTALL IN ACCORDANCE W/ MANUFACTURER'S SPECS.

NEER ROWLOCK COURSE, PITCH AS SHOWN.

TURAL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER)
ASPHALT SATURATED ROOFING FELT.

5-2.5 MR FACED BATT INSULATION AS MANUFACTURED BY NVILLE (OR EQUAL) <www.jm.com> .

15 R51-2.5 MR FACED BATT INSULATION AS MANUFACTURED BY NVILLE (OR EQUAL) <www.jm.com> .

OOR WINDOWS INTERIOR WINDOW - CASEMENT OR AWNING AS OCCURS.

BARNARD HOT DIP GALVANIZED #DN-10 W/ 5 1/2" VEE WALL TIE ON AL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED ED.

C14 400 SERIES 2448 CASEMENT WINDOW (OR EQUAL).

A21 400 SERIES 2424 AWNING WINDOW (OR EQUAL).

M WALL BOARD.

" SINGLE LEG RESILIENT CHANNEL @ 24" O/C.

-GLAS GOLD EXT. GYP. SHEATHING (INSTALL GOLD SIDE OUT).

/4" STEEL LINTEL, EPOXY PAINTED TO MATCH BRICK.
" BEARING EACH END OF ANGLE.

LT IMPREGNATED BUILDING PAPER, 4" MINIMUM LAP REQUIRED.

OR GRADE PLYWOOD ROOF SHEATHING.

EERED WOOD TRUSSES @ 16" O/C, CONTRACTOR SHALL VERIFY TRUSS RIOR TO MANUFACTURING.

12.5 HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.

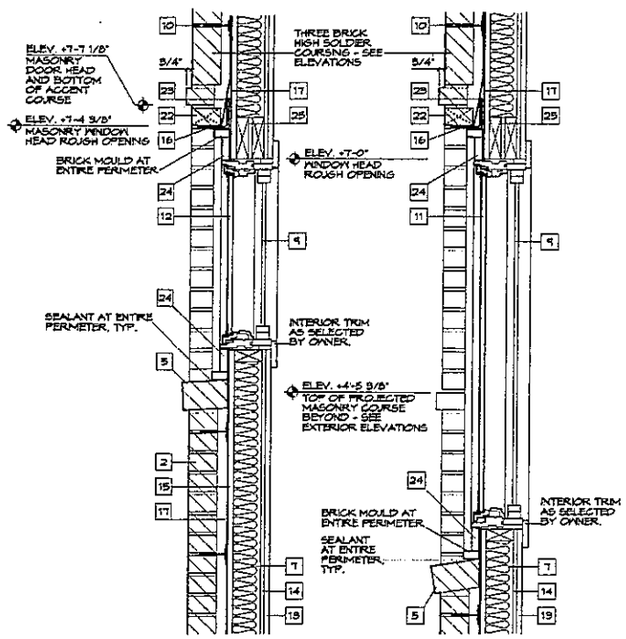
X4" STUDS @ 16" O/C.

BARNARD #242 3/8" x 1 1/2" x 3 1/2" RECTANGULAR CLEAR BUTYRATE INSERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS REQUIRED BY DETAIL OR NOTE.

BARNARD 40 MIL TEXTROFLASH SELF SEALING ADHESIVE FLASHING.

< TRIM BOARDS (RIPPED TO SUIT DETAIL AS REQUIRED).

EADER W/ 1/2" PLYWOOD FLITCH CONTINUOUS FULL WIDTH OF HEADER.



B/4 TYPICAL WINDOW DETAILS
1 1/2"

BATTLEFIELD GOLF CLUBHOUSE
FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA
MARTIN&MARTIN ARCHITECTURE
800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499.6662

BUILDING SECTION & WINDOW DETAILS

JOB NO. 2K722

SHT. NO. A-4

1944

OF 5

18 SEPT 2K7

/ENEER AS SELECTED BY OWNER, SEE EXTERIOR ELEVATIONS.

/ZBK TRIM BOARDS, INSTALL IN ACCORDANCE w/ MANUFACTURER'S SPECS.

GTURAL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER)
OR ASPHALT SATURATED ROOFING FELT.

ITEED SMOOTH PANEL VERTICAL SIDING, WHITE 10024/500
3/16" THICKNESS.

MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE
STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR & FRAME.
COLOR AS SELECTED BY OWNER. PROVIDE ADA/ANSI COMPLIANT
D HARDWARE AS SELECTED BY OWNER.

EN G14 400 SERIES 2448 CASEMENT WINDOW OR ANDERSEN A21 400 SERIES
NING WINDOW (OR EQUAL), SEE PLAN FOR LOCATIONS.

'ERIOR GRADE PLYWOOD ROOF SHEATHING.

INEERED WOOD TRUSSES @ 16" O/C. CONTRACTOR SHALL VERIFY TRUSS
S PRIOR TO MANUFACTURING.

H2.5 HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.

2" X 4" STUDS @ 16" O/C.

2" X 4" TOP PLATE.

N & BARNARD HOT DIP GALVANIZED #DW-10 W/ 9 1/2" VEE WALL TIE ON
SEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED
NEED.

'SUM WALL BOARD.

/2" SINGLE LEG RESILIENT CHANNEL @ 24" O/C

5-GLASS GOLD EXTERIOR GYPSUM SHEATHING (INSTALL GOLD SIDE OUT).

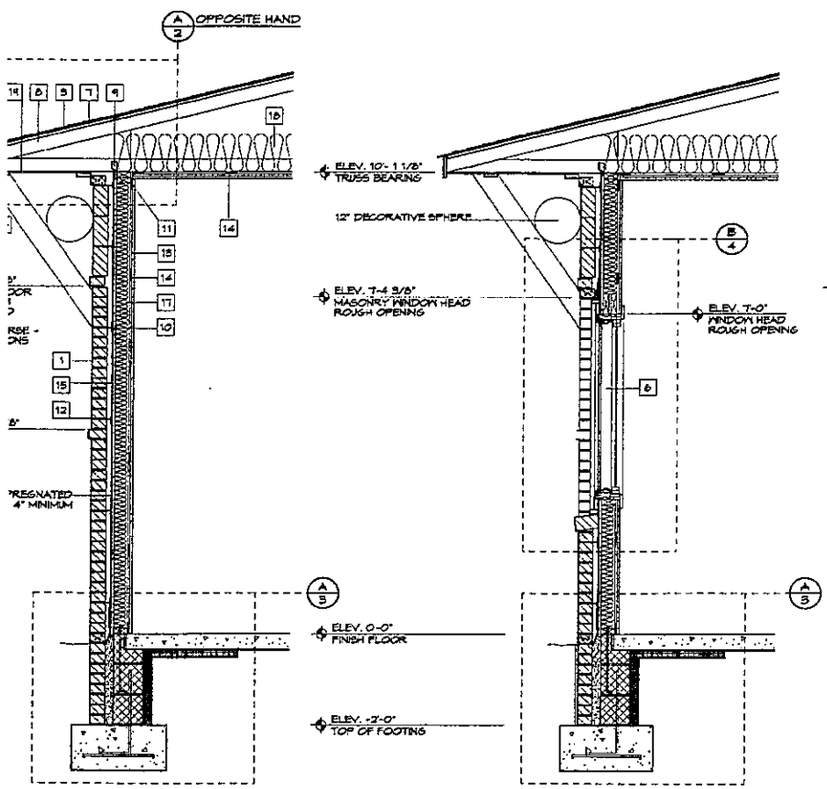
ZBK TRIM BOARDS.

5SI-2.5 MK FACED BATT INSULATION AS MANUFACTURED BY
ANVILLE (OR EQUAL) <www.jm.com>.

-15 RSI-2.5 MK FACED BATT INSULATION AS MANUFACTURED BY
ANVILLE (OR EQUAL) <www.jm.com>.

TEED SMOOTH SOFFIT PANEL, WHITE 10340/500 24" WIDE x 12' LONG x
KNESS, TYP.

TEED SMOOTH SOFFIT PANEL VENTED, WHITE 10205/500 12" WIDE x
x 1/4" THICKNESS



NL WALL SECTION 3/4"

B/5 TYPICAL WALL SECTION AT WINDOW 3/4"

C/5 TYPICAL WALL SECTION AT DOOR 3/4"

D/5 TYPICAL WALL SECTION AT GABLE END 3/4"

FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

MARTIN&MARTIN ARCHITECTURE

800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499-6882

BATTLEFIELD GOLF CLUBHOUSE

WALL SECTIONS

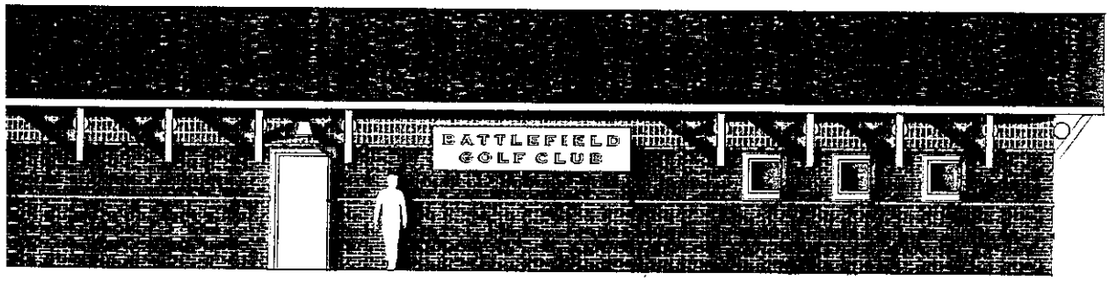
JOB NO. 2K722

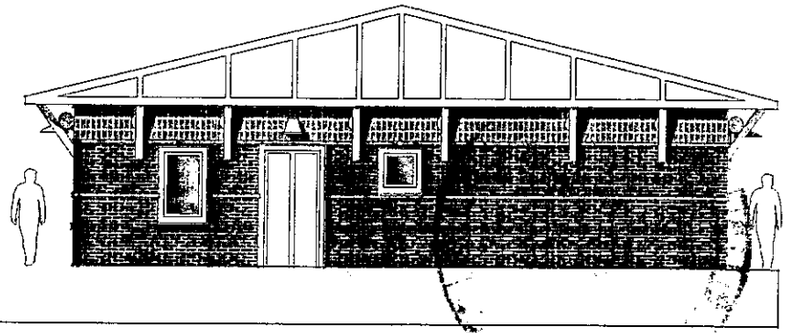
SHT. NO. A-5

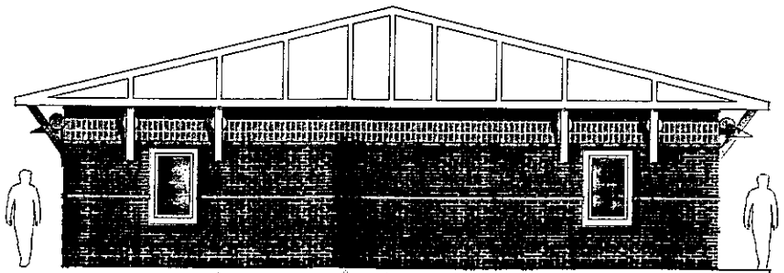
1945

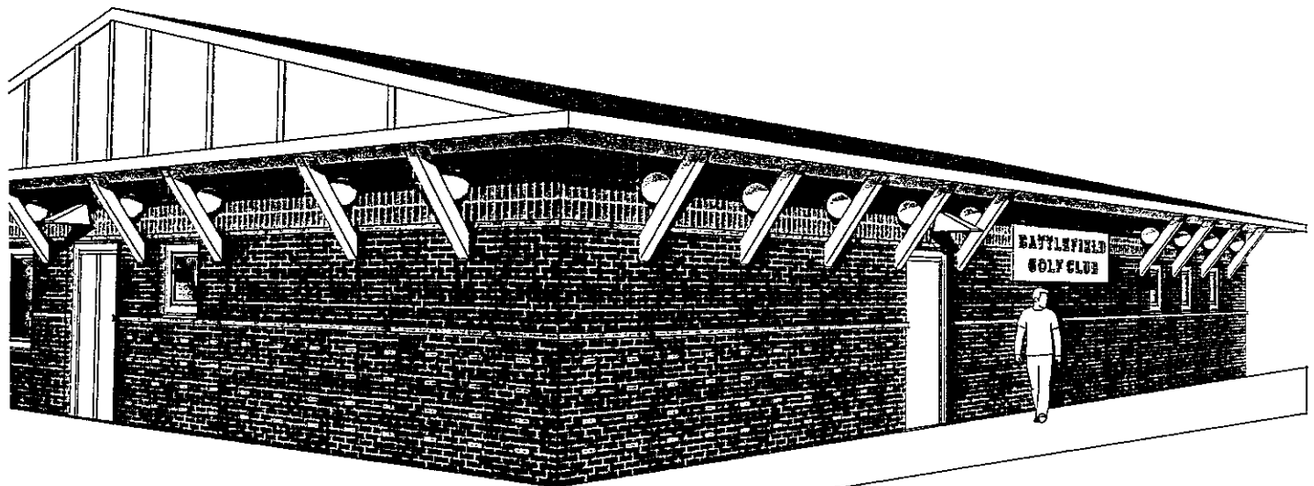
OF 5

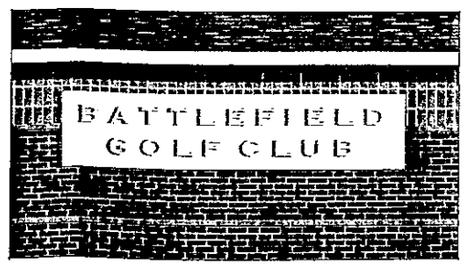
18 SEPT 2K7











BATTLEFIELD GOLF CLUBHOUSE CHESAPEAKE, VA MARTIN & MARTIN ARCHITECTURE, INC.

1946

L-08-7

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537

MEMORANDUM

TO: **Miklos Lestyan, City Arborist, Department of Inspections**

FROM: Patrick N. Milinazzo, Engineer II

DATE: March 25, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by April 7, 2008. This date represents the latest in which comments are to be received, consequently forward your review as soon as possible.

Please call extension 6301 for plan pickup.

Attachment(s): Plans & resubmittal letter

Revised Comments 4/3/08 (1674 Large Canopy Trees)
- Reforestation area of 5.58 Acres exceeds 5% Canopy Requirement of 1084 Large Canopy trees.
- Tree Spacing in Buffer F should be approx 30' o.c (Red Mark M2) 4/3/08

Pat Milinazzo - Battlefield Golf Club at Centerville, AC# 014082 00

From: Pat Milinazzo
To: ibaraki@siteimprovement.net
Date: 4/2/2008 5:06 PM
Subject: Battlefield Golf Club at Centerville, AC# 014082 00

I have reviewed the plans submitted on 3/25/2008 & have the following comments :

1. Extend entrance pipes to maintain 2:1 side slope from top of bank to invert of pipes per PFM and/or provide EC-2 for stabilization if less than 2:1. Nevertheless, EC-2 is to be provided at the inlet end of the entrance pipe and pond outfall connection to roadside ditch.
2. Advisory: If the existing entrance 18" RCP has been installed & meets PFM requirements, it can remain with about 6" of cover, but the pavement section must be a full depth pavement section of 2" SM-2A, 3.5" BM-2, & compacted subgrade per PFM.
3. For the entrance connection to Whittamore Road, call out PC-3 in accordance with PFM, Vol II for sawcut of existing pavement to full depth pavement section.
4. Do not extend the private stormwater management facility easement to the proposed drainage easement parallel to Whittamore Road. Square off easement just outside the banks of the BMP as previously discussed.
5. Provide private stormwater management facility easement around the large lake as previously discussed. This can be shown on the right-of-way/easement dedication plat. As-built of the lake will be needed to tie down easement.
6. Right-of-way/reservation/easement dedication plat is to be recorded prior to plan approval per comment #1 & #2 of 1/29/2008 unless conditional approval is granted.
7. Remove certification statement from plans.
8. The drainage easement along the southern boundary should be 60' in lieu of 50'.
9. Per City Arborist:
   A. Five percent reforestation of site 216.84 acres = 10.84 acres at 300 trees per acre, this will require 3252 trees.
   B. Proposed reforestation area only shows 5.58 acres (1,674 trees).
10. 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.
11. I am still awaiting approval or comments from the Planning Department & Neighborhood Services/Zoning. I will forward their approval or comments to you when received.

If you have any questions concerning the matter, let me know.

1948

Pat M.

From: Samantha Foster
To: Pat Milinazzo
CC: Harold Creason; ibaraki@siteimprovement.net
Date: 4/1/2008 10:36 AM
Subject: Battlefield Gold Club at Centerville AC#014082 10
Attachments: Battlefield Golf at Centerville AC#01408210.PDF

Fire has **approved** this plan with two advisory comments. Please be advised a permit is required prior to installation of the dry hydrant by the installing contractor and the dry hydrant connection available to the fire engine must be a male connection.

Samantha J. Foster
Fire Inspector I
Chesapeake Fire Marshal's Office
304 Albemarle Drive
Chesapeake, VA 23322
sjfoster@cityofchesapeake.net
(757)382-6566 fax (757)382-8313

For every minute you are angry you lose sixty seconds of happiness.
-- Ralph Waldo Emerson (http://www.amusingquotes.com/h/e/Ralph_Waldo_Emerson_1.htm)

L08-7

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
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Attachment(s): Plans & resubmittal letter

- 5% Reforestation of Site 216.84 Acres = 10.84 acres

Landscaping Plan Approved
Or See Below Listed Comments

at 300 Trees per acre this will require 3252 Trees.

Erosion & Sediment Control Plan Approved
Or See Below Listed Comments

- Proposed Reforestation area only shows 5.58 acres. (1674 Trees)

MN 3/31/08

☐ Technology Method

BMP G Buffer Approved

OK For E&S

1951

1. Extend entrance pipes to maintain 2:1 side slope from top of bank to invert of pipe per PFM and/or provide EC-2 for stabilization if less than 2:1. Nevertheless EC-2 will be required in the inlet end of the entrance pipe for pond outfall connection to roadside ditch

2. Do not extend the private stormwater management facility easement to the proposed drainage easement parallel with R/W. Square off easement around both facility as previously discussed.

3. If the existing 18" RCP has been installed correctly and meets PFM requirements, it can remain with about 6" of cover, but the pavement section within the entrance must be full depth pavement section - 2" SM-9A, 3.5" BM-2, and compacted subgrade per PFM.

4. Remove Certification statement from cover sheet of plans

5. The drainage easement along the southern boundary should be 60' in lieu of 50'.

TOYOTA FEST '08
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Mark Curry - For project file

Above ground, a golf course. Just beneath it, potential health risks.

Posted to: Chesapeake | News

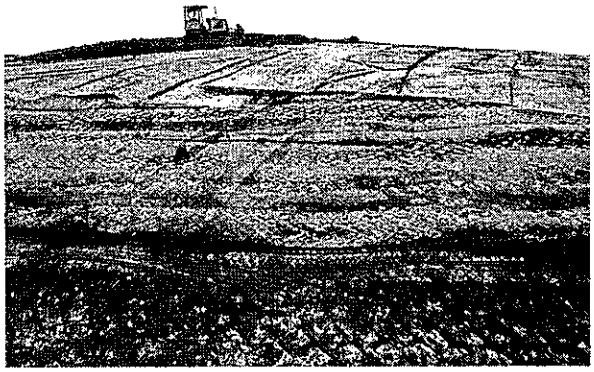

Image 1 of 8 | Click for more

The Battlefield Golf Club at Centerville in Chesapeake is built over 1.5 million tons of sculpted fly ash, a byproduct of burning coal for electricity. (L. Todd Spencer | The Virginian-Pilot)

By Robert McCabe
The Virginian-Pilot
© March 30, 2008

CHESAPEAKE

Last fall, one of the most unusual golf courses in the country opened along a busy suburban road near two Fentress area neighborhoods with more than 50 homes.

Its undulating fairways reach a high point of about 35 feet, towering over the flat farm fields and backyards nearby. A series of small lakes, some as deep as 20 feet, is carved into the course's 217 acres.

What sets Battlefield Golf Club at Centerville apart, however, isn't the course's layout or water hazards; this 18-hole playground is sculpted from 1.5 million tons of "fly ash," a charcoal-gray powdery substance left behind by burning coal to make electricity.

If this were not a golf course, an industrial park or a similar venture, it would have to be regulated like a landfill. But because of a provision in the environmental regulations encouraging the "beneficial use" of fly ash, it's considered a "coal combustion byproduct" project instead of an industrial waste landfill.

The ash for Battlefield Golf Club came from a Dominion Virginia Power coal-burning plant 20 miles west in Deep Creek. Monitoring wells at the

1953

plant's fly-ash landfill have shown that unacceptably high levels of arsenic leached into groundwater. Arsenic, one of a number of heavy metals found in fly ash, has been linked to cancer, according to the U.S. Environmental Protection Agency.

Nationwide, the EPA is taking a fresh look at the leaching risks posed by fly ash from plants like Dominion's and how to track them.

Seven years ago, homeowners near the golf course knew fly ash posed a threat to water quality and voiced their concerns to developers in community meetings. The city's approval of the golf course in 2001 came with a long list of conditions, two about water.

- If a homeowner's well ran dry or showed signs of contamination, he would have a seven-year window - which closes in June - to get a new well from the developers.

- Within six months after earthmovers started work on the site, the developers were supposed to begin twice-a-year groundwater tests to make sure drinking water would be safe for golfers.

State officials confirm there has been no such testing on the site, though there is no running water to test - only bottled water is available for patrons.

In addition to lacking running water, the golf course trailer has had only outhouses for lavatory facilities.

Earlier this month, after questions were raised by The Virginian-Pilot, a city building code official issued a "notice of violation" to the golf course for not having the proper permits. The course was not supposed to operate until the matter was resolved.

On Thursday, the city temporarily shut down the course after discovering it still was operating. A court date is set for next month, said Heath Covey, a city spokesman.

Fly ash and water should not mix and are supposed to be separated by at least 2 feet, according to state regulations. Yet, the lakes cut into the course are not installed with liners.

U.S. Department of Agriculture soil maps show that the property is considered "very limited" for development as "lawns, landscaping and golf fairways" because of ground saturation levels. The grounds are so saturated that in 2006 Chesapeake Health Department officials denied the golf course's application to build a septic field for restrooms.

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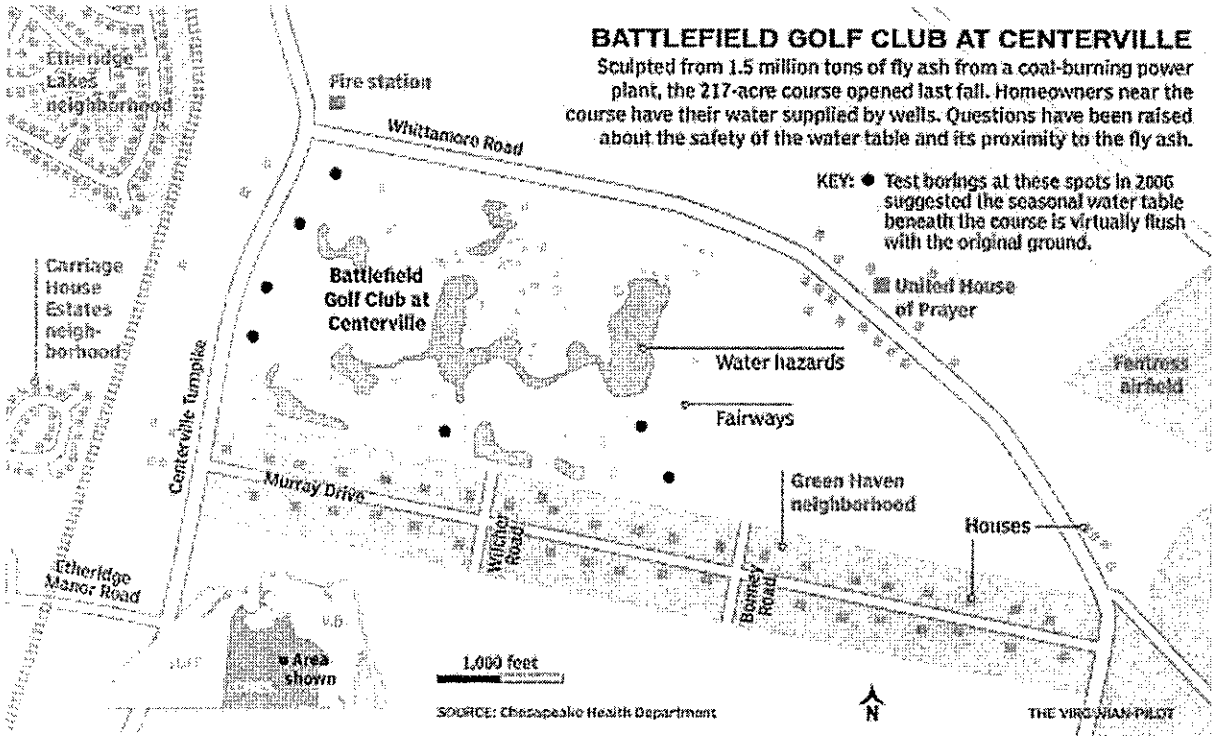

State officials say environmental regulations do not require ground-water monitoring wells at the golf course because it is using fly ash in a beneficial way.

The project began in early 2001 with a use-permit application filed in Chesapeake by an executive with a company called Combustion Products Management Inc., or CPM, based in Ithaca, N.Y.

On June 20, 2001, the City Council approved the project on a 9-0 vote after 10 minutes of deliberation.

Lornell Holley, president of the Whittamore Road Civic League, was among those who spoke out about the golf course. He grew up in a house just down the street from the site. A civil servant with a science background, Holley said he knew enough about fly ash to be concerned. "I have seen fly ash, and I know what fly ash is," he said.

Although he was not opposed to the golf course, he was concerned about the fly ash, particularly the potential for contamination of wells, because all of the area residents have them, he said. In meetings between about 30 community members and representatives of Dominion and the developers, residents were assured that the project was completely safe.

"Everything I would come up with or the community would come up with, they would have answers for," Holley said.

Later, he brought his concerns to City Hall, where he was assured the project was sound, he said.

Throughout, Holley said he understood that some testing was on going to ensure the integrity of the water supply.

"I was under the assumption that there were going to be on-site monitors," he said.

Mayor William E. Ward, before the council vote, asked Max Bartholomew, a Dominion executive, to confirm the safety of the venture, asking "if there are any environmental concerns we should be aware of."

"No, sir," Bartholomew told the council. "We at Dominion Power are fully in compliance with all the federal and state regulations. We do periodic testing, and we monitor the fly ash."

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The developer's business address listed on Chesapeake planning documents is 105 Cherry St., Ithaca, N.Y., a scrap recycling facility. For decades, this site had numerous environmental problems, according to media reports.

The owner of the property is Neil Wallace, a lawyer. Another Wallace company, Combustion Products Management, was the developer of the Chesapeake golf course. CPM was insolvent, or unable to pay its debts, at the time the City Council approved the project, court records show. Even as the project was winding its way through City Hall in the spring of 2001, a local trucking company was suing Wallace's company in Circuit Court, claiming it was owed more than $56,000 for hauling fly ash, apparently within Dominion's property. The companies later reached a settlement.

Mechanics liens alleging nonpayment of nearly $68,000 were filed against CPM by Atlantic Coastal Clearing & Grading Inc., which broke ground on the golf course site, and Hassell & Folkes, an engineering and surveying company. As contractors alleged nonpayment, the property changed hands twice. City real estate records show that Weaver Fertilizer, which had owned the site for decades, sold it to Whittamore Properties LLC in early 2002 for $1.15 million. S. Grey Folkes Jr., a principal of Hassell & Folkes, which filed a $14,365 lien against Wallace's company in 2002, also was a principal of Whittamore Properties LLC, records show.

In 2003, Whittamore sold it to Wallace's company, CPM Virginia LLC, for $1.65 million. Dominion said its role in the venture was limited to supplying the fly ash and that it did its due diligence to ensure the safety of the project.

"We were not the applicant on this project but only the supplier of material," said Dan Genest, a Dominion spokesman. Dominion paid Wallace's company to take the fly ash, according to a videotape of the City Council meeting on the night the project was approved.

"In every aspect, it's the same as dirt, as it's been explained to me," James R. Bradford of Hassell & Folkes, the developer's agent, said on the tape.

The fly ash offered a "very cost-effective way to build the course since the applicant is basically being paid to accept the material," Bradford said.

The developer is "using those proceeds to assist in the development of the golf course, and subsequently, it allows him to keep his greens fees and his operating costs significantly down in the future."

While work continued slowly on the site for a few years, the project took off in early 2007 with a third acquisition of the property - by a Norfolk-based LLC managed by J. Mark Sawyers, son of U.S. Rep. Thelma Drake. Sawyers' company bought the property from Wallace's company for $700,000, about $500,000 less than the assessed value of the property, city real estate records show.

In a recent interview, Sawyers said all his company did was take over the project and that its only goal is to run a successful golf course. Sawyers said his mother is not involved in the project.

The same month Sawyers' company acquired the golf course - January 2007 - it was granted a tax break from the city because the course qualified as "open space" according to state code, as long as it "operated as a public service and maintains park-like characteristics."

Power companies are anxious to find alternatives to placing fly ash in industrial landfills. It's widely used as a material for road construction and concrete. They are working as partners with the EPA to find more such "beneficial uses."

As of 2006, about 125 million tons of "coal-combustion byproducts," including fly ash, were produced

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nationwide, of which about 43 percent was used in commercial applications, according to the American Coal Ash Association Web site. The EPA hopes to push that figure to 50 percent in 2011. Dominion produces nearly half of its power from coal burning. The utility has asked York County for permission to expand an ash landfill that would be more than twice as high as Virginia Beach landmark Mount Trashmore.

Dominion's Chesapeake operation, however, which generates about 160,000 tons of fly ash a year, has found a solution to its fly-ash dilemma. Virtually all of it - 99 percent, company officials say - now is being processed and sold to local cement manufacturers, within about a 150-mile radius.

The golf course in Chesapeake, though, which contains more than seven years' worth of fly ash from the Dominion plant, ranks as the biggest to date of 15 "beneficial-use" projects across the state, according to Department of Environmental Quality records.

Dominion officials say a chemical additive mixed in with the fly ash used on the golf course acts as a binding agent, making any heavy metals in the ash unable to dissolve and preventing them from leaching.

A "pug mill," a kind of blender that looks like a water tower, in which fly ash was mixed with water and an additive, still can be seen on top of Dominion's fly-ash landfill, off the northwest end of the High Rise Bridge.

Dominion identified the two additives used with the fly ash as either "cement kiln dust" or "lime kiln dust."

An attorney with Earth-justice, a California-based environmental group, however, disputed the long-term effectiveness of either substance as a remedy for potential leaching.

Mixing fly ash with cement kiln dust "would likely do nothing to improve the situation," said Lisa Evans, a project attorney with the group. "A quick search for sites where (cement kiln dust) has caused serious groundwater and surface water contamination should have made this obvious" to state regulators, she added.

Evans, who has worked on issues related to fly ash for eight years, was an EPA attorney before switching to advocacy work. She was instrumental in obtaining Superfund status for an Indiana town in which fly ash was linked to well contamination.

Evans pointed out that cement kiln dust is itself considered a "special waste" by the EPA and has its own Web page, www.epa.gov/epaoswer/other/ckd/index.htm.

W. Lee Daniels, a professor at Virginia Tech and a fly-ash expert familiar with soils in the Chesapeake area, said all fly ash has soluble constituents that eventually will leach, particularly sulfates and borates.

If Dominion had sought to develop the Centerville site as a fly ash disposal site, it would have had to follow an intensive and expensive permitting process that would have required liners in any lagoons on the property and a series of groundwater-monitoring wells.

Because the project met the criteria for the "beneficial use" of fly ash, as spelled out in state regulations that mirror federal environmental policies, it is considered exempt from the permitting process. Though it does not classify fly ash as a hazardous waste, the EPA considers it a solid waste, subject to regulation, while at the same time promoting its beneficial use, such as in construction projects.

Locally, these include road beds for parts of Interstate 64, embankments for the Great Bridge Bypass and fill material under the Virginia Department of Environmental Quality's Tidewater office.

Though deemed safe enough to be used in such projects, fly ash has been at the center of regulatory actions elsewhere in which contamination of well water has been documented.

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Late last year, a class-action lawsuit was filed in Maryland, citing the contamination of at least 34 wells of homeowners living near a fly-ash disposal site belonging to a local power company. Before the filing of the suit, Maryland regulators had issued a $1 million penalty against the utility. That case still is pending.

The town of Pines, Ind., was declared a Superfund site by the EPA after tests in 2000 and later linked contamination of drinking-water wells to hundreds of thousands of tons of fly ash dumped years earlier by a local power company. The Chesapeake golf course has 1.5 million tons.

EPA researchers in recent years have begun to take another look at the risks posed by leaching of metals from fly ash and other products of coal combustion.

Soil data from the United States Department of Agriculture Web Soil Survey show that the Chesapeake site is "very limited" for golf-course development because of wet soils on the site.

DEQ criteria required a 2-foot vertical separation between fly ash deposited on the course and the maximum seasonal water table - the soil depth at which water saturation reaches its highest level.

While developers' filings with DEQ cited a series of 12 test borings "during March 14-16, 2001, to determine the water table location during the wettest season of the year," neither DEQ nor the city of Chesapeake has the results of those tests.

Folkes, of Hassell & Folkes, the developers' agent, said he knew such borings were done.

"I know the water table was significantly lower than the geological maps show," he said. The creation of man-made lakes on the course "dropped the water table way down," he added.

"They never really had a problem maintaining that separation," Folkes said of the required 2-foot distance between water and fly ash. "It was never even a close call."

Dominion officials said the company has copies of a consulting company's tests for the water-table location, but its attorneys declined to release them, citing proprietary reasons.

In 2006, the Chesapeake Health Department denied an application for a septic field on the site because a soil scientist found evidence that the seasonal water table was 0 inches, virtually flush with the soil surface.

Several years earlier, developers had set up a three-well monitoring program to determine the water-table location, according to Chesapeake Health Department records. All three wells, however, eventually were damaged by being driven over or in some other way, effectively compromising the monitoring, the records show.

The course's "lakes," or water hazards, are unlined, said Don Brunson, a DEQ official who visited the site several times during its development.

While DEQ's criteria prohibit the placement of any fly ash within 100 feet of any perennial stream or "existing water well," they don't block the placement of fly ash near man-made lakes or retention ponds, said Milton Johnston, waste program manager in DEQ's Tidewater office.

Erosion from several large, waterside mounds on the course show thinning of the earthen cap, a recent visit to the course showed.

In one spot, a gaping rivulet sloping downward toward a retention pond exposed a foot or more of brown material, at the bottom of which was a clearly visible gray-black substance the same color as fly ash.

Until the city temporarily closed it last week, the fledgling course had been off to a good start, said Mike Waugh, its club pro.

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It already has about 160 members, he said, many who come from Norfolk and Virginia Beach. On June 20, the course will mark the seventh anniversary of its approval by the city - the date that also marks the deadline for nearby homeowners to seek remedies from the course owners if any well problems were discovered. Some residents living near the golf course said that was news to them.

"We didn't know that," said Jean Stephenson, who lives on Murray Drive, just in back of the first fairway. She and her husband bought their home in 1999, according to city real estate records.

Though the golf course is exempt from the requirement to have a landfill permit, DEQ officials did a walk-through of the property in the fall to ensure that the site was capped with at least 18 inches of earthen material, to cover the fly ash. In October, they issued an approval letter that came with a caveat that the earthen cap was not to be disturbed. Site plans now pending before Chesapeake's Public Works Department soon could lead to more construction activity on the course.

The plans call for a permanent clubhouse with a well, a sewage-treatment facility, an 80-plus-space parking lot and a reforestation area on a corner of the property.

It's possible that approval of the plans could come within weeks, said Mark Curry, a Public Works official.

Robert McCabe, (757) 222-5217, robert.mccabe@pilotonline.com

Login or register to post comments

GROUNDWATER CONTAMINATION

Submitted by PINES on Sun, 03/30/2008 at 8:41 pm.

Look at our website about a similar coal ash dump next to the Town of Pines, Indiana.

http://www.pineswater.org/

P.I.N.E.S.
People In Need of Environmental Safety

FOLLOW THE MONEY

Submitted by boblakeman on Sun, 03/30/2008 at 6:22 pm.

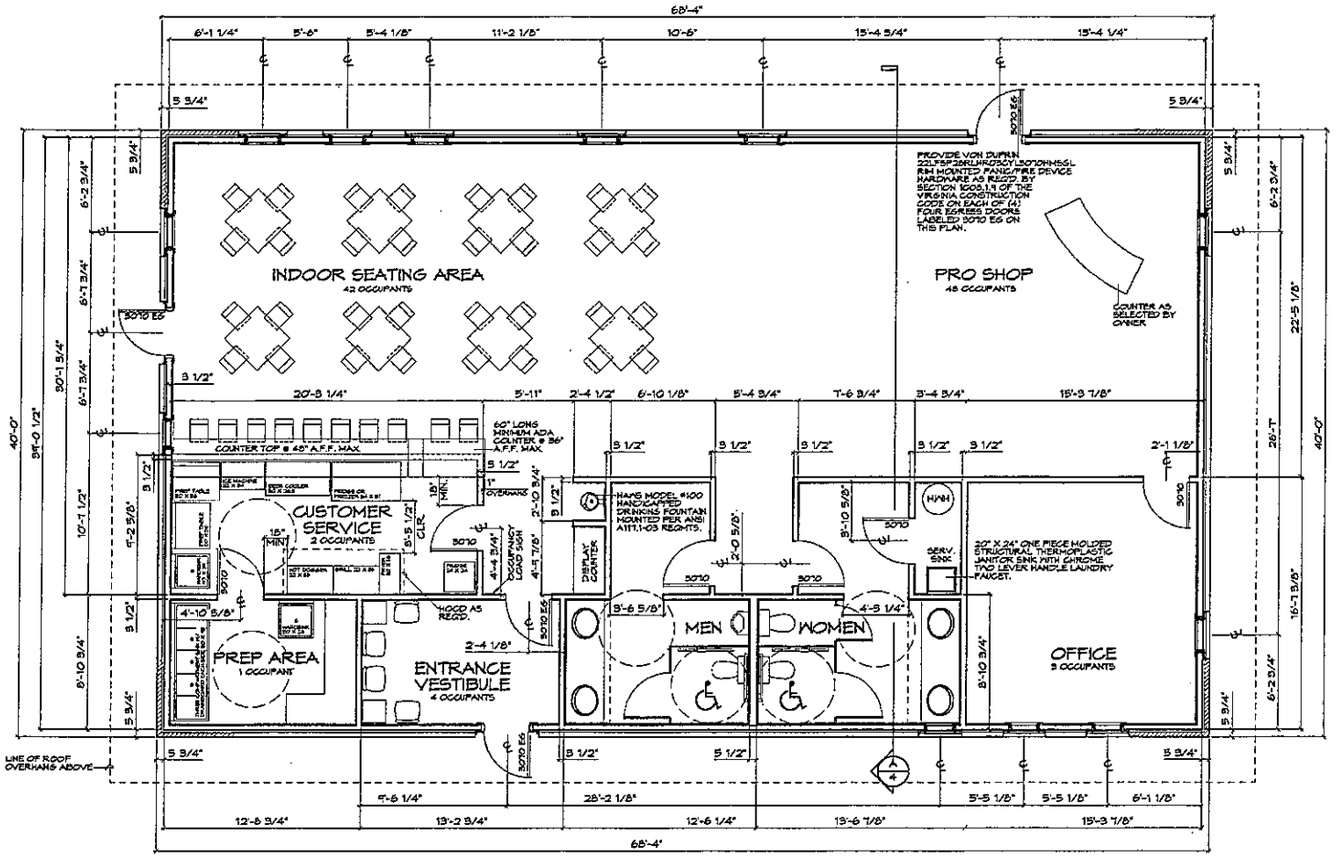
why the interest in protecting Thelma, jpjones? Is it really a stretch to link her with one of her sons? Seems like All in the Family to me.

As for Bush, his fingerprints aren't on this mess. He had his time in the sun, back when he ran his Arbusto Oil Company into bankruptcy, only to be bought out by somebody who needed a favor from Daddy.

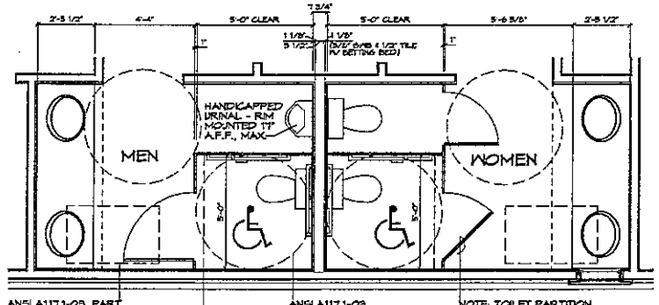
Could Thelma's son have gotten special consideration because Mommy is in Congress??? No, no, of course not. As Dick Nixon said, "That would be wrong."

Just follow the money and you will get to the bottom of this. Probably old Bill Ward forgot to put his hand out on this one, because it was too busy ripping up political signs or putting the "squeeze" on his opponent. :)

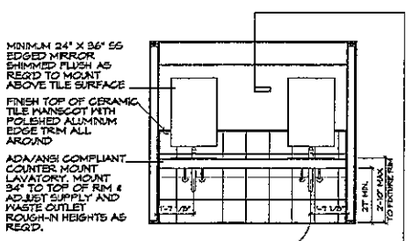
QUICK **1959**



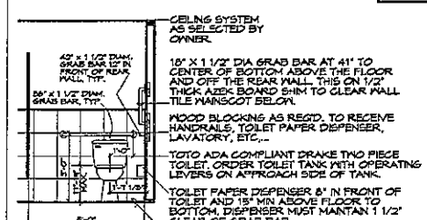
FLOOR PLAN
1/4"



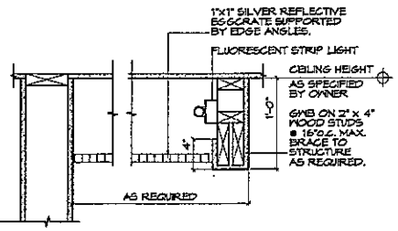
ENLARGED ANSI COMPLIANT RESTROOM PLAN & PARTIAL ELEVATIONS
3/8"



PARTIAL ELEVATION AT LAVATORY
3/8"



PARTIAL ELEVATION AT WATER CLOSET
3/8"



CEILING DETAIL AT LIGHTED SOFFIT
1 1/2"

CODE INFORMATION

1.	CONSTRUCTION TYPE:	VB
2.	USE GROUP:	MIXED USE (A-3 and M), NON-SEPARATED PER SECTION 302.3 & 302.3.1.
3.	AREA:	2,734 SF
4.	BUILDING HEIGHT:	SINGLE STORY, 16'-1 1/2" RIDGE HEIGHT
5.	OCCUPANT LOAD:	100
6.	BUILDING IS NOT SPRINKLED.	
7.	AIRPORT NOISE STANDARDS: THIS STRUCTURE HAS BEEN DESIGNED TO BE IN COMPLIANCE WITH VIRGINIA CONSTRUCTION CODE TABLE 1207.4 AIRPORT NOISE ATTENUATION STANDARDS FOR LDN VALUES OF 75 OR GREATER VIA:	

- EXTERIOR WALL ASSEMBLY STC RATING OF MINIMUM 50 SIMILAR TO GYPSUM ASSOCIATION GA FILE NO. WP3241.
- ROOF/CEILING ASSEMBLY STC RATING OF MINIMUM 55 SIMILAR TO GYPSUM ASSOCIATION GA FILE NO. FC5/06.
- EXTERIOR DOOR STC RATING OF 35 BASED ON CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR AND FRAME.
- EXTERIOR WINDOW STC RATING OF 38 MINIMUM BASED ON ANDERSEN CORPORATION 400 SERIES AWNING AND CASEMENT WINDOWS IN COMBINATION WITH SOUNDPROOF WINDOWS CORPORATION AT THE BUILDING INTERIOR SIDE.
- JOINTS IN EXTERIOR MASONRY WALLS CONSTRUCTED AIRTIGHT UNLESS OTHERWISE NOTED OR DETAILED.
- PENETRATIONS OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR.
- WINDOW AND/OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.
- THROUGH-THE-WALL/DOOR MAIL BOXES SHALL NOT BE USED.
- NO GLASS OR PLASTIC SKYLIGHT(S) SHALL BE USED.

8. LOADS USED IN THE DESIGN OF THIS CONVENTIONAL LIGHT FRAME STRUCTURE ARE AS FOLLOWS :

- LIVE LOADS: SLAB ON GRADE: 150 PSF; ROOF: 20 PSF
- SNOW DESIGN DATA: GROUND SNOW LOAD: 10 PSF
- WIND DESIGN DATA: BASIC WIND SPEED (3 SECOND GUST): 100 MPH; WIND EXPOSURE: C
- SEISMIC DESIGN DATA: SEISMIC DESIGN CATEGORY: B; SITE CLASS: D

GENERAL NOTES

1. THIS NEW CONSTRUCTION SHALL CONFORM IN ALL RESPECTS TO THE 2003 INTERNATIONAL BUILDING CODE (IBC 2003) AND ITS AMENDMENTS AND ADDITIONS THERETO.
2. ALL DIMENSIONS SHOWN HERE-IN ARE FROM FACE OF STUD TO FACE OF STUD, OR MASONRY, UNLESS OTHERWISE NOTED.
3. ELECTRICAL, PLUMBING, MECHANICAL AND FIRE SUPPRESSION WORK FOR THIS PROJECT IS TO BE ACCOMPLISHED BY DESIGN/BUILD CONTRACT AS ALLOWED BY THE VIRGINIA STATEWIDE BUILDING CODE.
4. INSTALLATION OF ALL PRODUCTS SHALL BE AS REQUIRED BY THE MANUFACTURER(S) LATEST PRINTED INSTRUCTIONS AND REQUIREMENTS AT THE TIME OF PERMITTING.
5. UNLESS OTHERWISE DETERMINED, SELECTED SUBCONTRACTORS SHALL SUPPLY ALL MISCELLANEOUS BLOCKING, BRACING, METAL TRIM, FASTENERS, HARDWARE, ETC., AS REQUIRED TO COMPLETE THE WORK OF THEIR RESPECTIVE TRADE.
6. ALL EXISTING UNDESIRABLE PLANT GROWTH, TRASH DEBRIS AND OTHER SITE STRUCTURES SHALL BE REMOVED FROM THE PROJECT SITE AREA AND LEGALLY DISPOSED OF OFF SITE.
7. INTRODUCE SOIL POISONING AND TREATMENTS TO ALL BELOW SLAB AREAS AND PERIMETER FOUNDATION WALLS TO CONTROL TERMITES, OTHER VERMIN AND UNDESIRABLE PLANT GROWTH.
8. INSURE THAT FINAL INSTALLATION OF ALL METER BASES, SUBGRADE UTILITIES AND OTHER UTILITIES ARE PROVIDED AS REQUIRED BY THE OWNER.

BATTLEFIELD GOLF CLUBHOUSE

FOR MJ GLOBAL, INC.
CHESAPEAKE, VIRGINIA

MARTIN&MARTIN ARCHITECTURE PC
800 JUNIPER CRESCENT, SUITE D . CHESAPEAKE . VIRGINIA . 23320 . (757) 499-6002

CODE COMPLIANCE, NOTES & FLOOR PLANS

JOB NO. 2K722

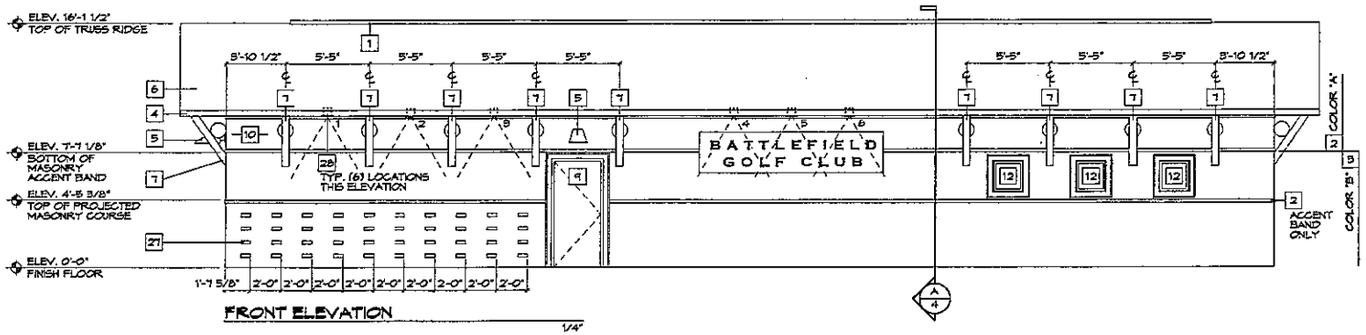
SHT. NO. A-1

OF 15

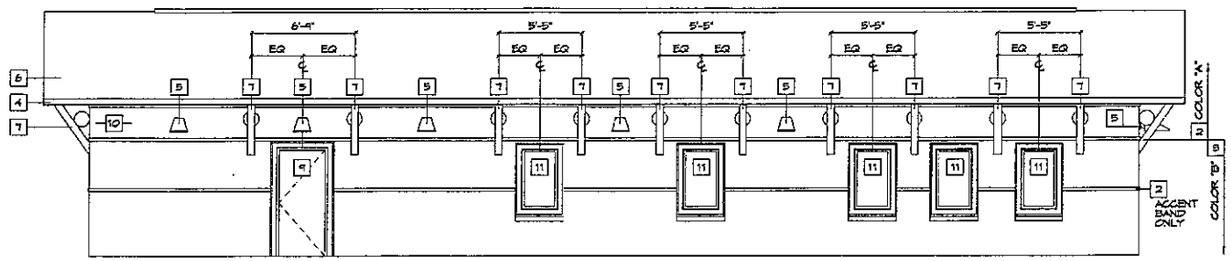
18 SEPT 2K7

NUMBERED NOTES FOR THIS SHEET ONLY, INDICATED THUS (—XX—) ON PLANS

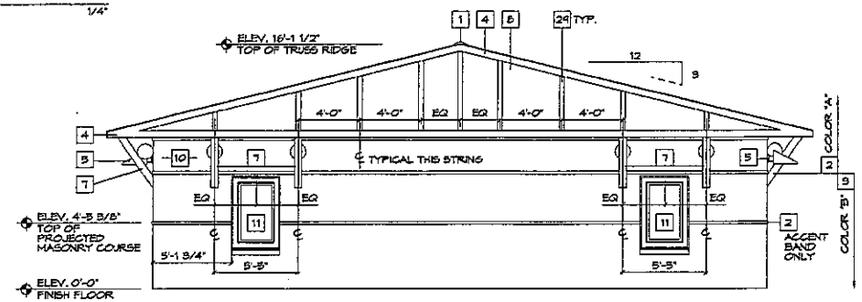
1. "RIDGE MASTER PLUS" SHINGLE OVER STYLE RIDGE VENT, AS MANUFACTURED BY MID-ATLANTIC BUILDING PRODUCTS, TELE. #(734) 454-3151 (OR EQUAL)
2. MODULAR BRICK VENEER AS SELECTED BY OWNER, COLOR A: AS SELECTED.
3. MODULAR BRICK VENEER AS SELECTED BY OWNER, COLOR B: AS SELECTED.
4. 1" X 6" AZEK TRIM BOARDS, INSTALL IN ACCORDANCE W/ MANUFACTURER'S SPECS.
5. BEGA 6545 100W METAL HALIDE WALL MOUNTED ALUMINUM LUMINAIRE HOUSING, COLOR: SILVER. www.bega-us.com
6. ARCHITECTURAL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER) OVER 30# ASPHALT SATURATED ROOFING FELT.
7. AZEK WRAPPED DECORATIVE BRACKET, SEE DETAIL THIS SHEET.
8. CERTAINTEED SMOOTH PANEL VERTICAL SIDING, WHITE 10020/300 4' x 8' x 5/16" THICKNESS.
9. CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR & FRAME, PAINTED COLOR AS SELECTED BY OWNER. PROVIDE ADA/ANSI COMPLIANT LEVERED HARDWARE AS SPECIFIED HEREIN.
10. SOLDIER COURSING THREE COURSE HIGH - SEE WALL SECTIONS.
11. ANDERSEN C14 400 SERIES 2448 CASEMENT WINDOW (OR EQUAL). SEE 3/4 TYPICAL WINDOW DETAILS ON SHEET A-4.
12. ANDERSEN A21 400 SERIES 2424 AWNING WINDOW (OR EQUAL). SEE 3/4 TYPICAL WINDOW DETAILS ON SHEET A-4.
13. 30# ASPHALT IMPREGNATED BUILDING PAPER, MINIMUM 4" LAP REQUIRED.
14. 3/8" DIA. MASONRY ANCHOR AT BOTTOM OF BRACKET, COUNTERSINK HEAD.
15. 3/8" LAG SCREW AT TOP OF BRACKET, COUNTERSINK HEAD.
16. 2" x 4" BLOCKING BETWEEN TRUSSES AT BRACKET LOCATIONS.
17. HOHMANN & BARNARD #342 3/8" x 1 1/2" x 3 1/2" RECTANGULAR CLEAR BUTYRATE WEEP HOLE INSERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS OTHERWISE REQUIRED BY DETAIL OR NOTE.
18. 3/4" EXTERIOR GRADE PLYWOOD ROOF SHEATHING.
19. PRE-ENGINEERED WOOD TRUSSES @ 16" O/C, CONTRACTOR SHALL VERIFY TRUSS PROFILES PRIOR TO MANUFACTURING.
20. SIMPSON H2.5 HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.
21. DOUBLE 2" x 4" STUDS @ 16" O/C.
22. DOUBLE 2" x 4" TOP PLATE.
23. HOHMANN & BARNARD HOT DIP GALVANIZED RDW-10 W/ 3 1/2" VEE WALL TIE ON TEXTROSEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED OR DETAILED.
24. 5/8" GYPSUM WALL BOARD.
25. 20 GA. 1/2" SNGLE LEG RESILIENT CHANNEL @ 24" O/C.
26. 5/8" DENS-GLASS GOLD EXTERIOR GYPSUM SHEATHING (INSTALL GOLD SIDE OUT).
27. BRICK VENEER ACCENTS, COLOR "A"; 3/4" PROJ. TYP., SEE VERTICAL COURSING ON SHEET A-4.
28. RECESSED CAN LIGHT FIXTURE INSTALLED IN SOFFIT.
29. 1" x 4" AZEK TRIM BOARDS.
30. 3" R-13 RSI-2.3 MR FACED BATT INSULATION AS MANUFACTURED BY JOHNS MANVILLE (OR EQUAL) www.jm.com .
31. 10 1/4" R-13 RSI-2.3 MR FACED BATT INSULATION AS MANUFACTURED BY JOHNS MANVILLE (OR EQUAL) www.jm.com .
32. CERTAINTEED SMOOTH SOFFIT PANEL, WHITE 10340/300 24" WIDE X 12' LONG X 1/4" THICKNESS, TYP.
33. CERTAINTEED SMOOTH SOFFIT PANEL, VENTED WHITE 10205/300 12" WIDE X 12' LONG X 1/4" THICKNESS, TYP.



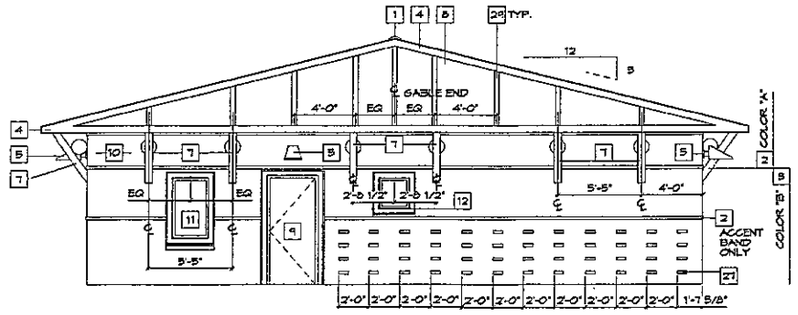
FRONT ELEVATION 1/4"



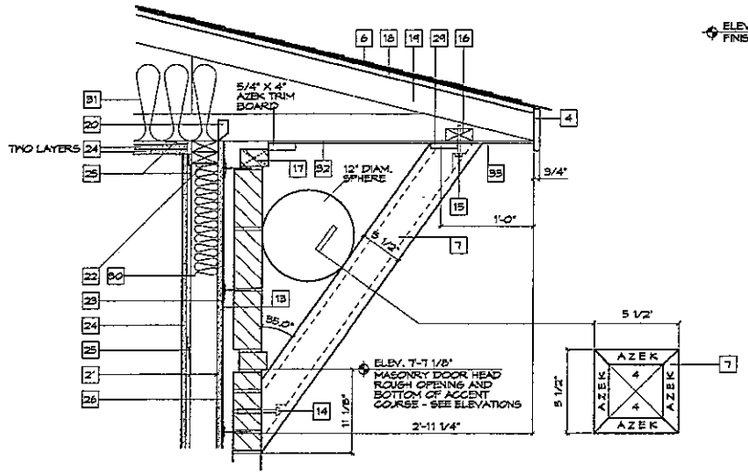
REAR ELEVATION 1/4"



RIGHT SIDE ELEVATION 1/4"



LEFT SIDE ELEVATION 1/4"



A/2 DECORATIVE BRACKET DETAIL 1 1/2"

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EXTERIOR ELEVATIONS

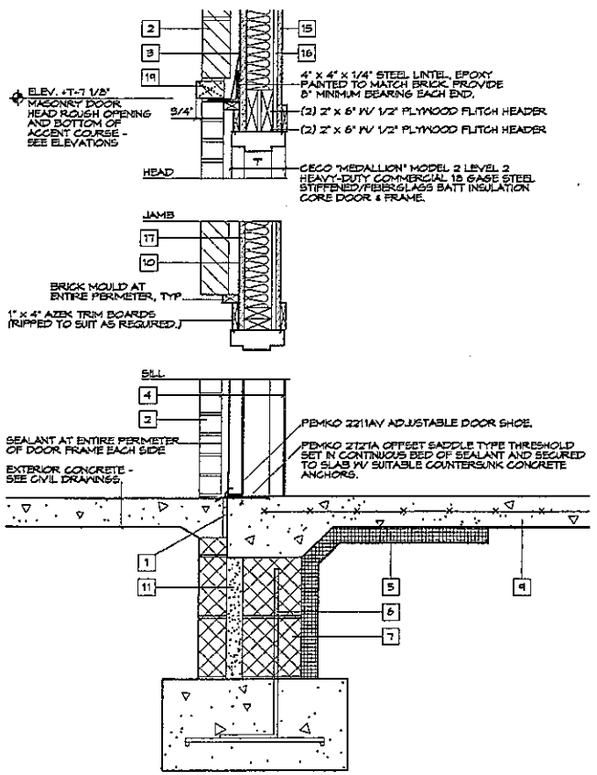
JOB NO. 2K722

SHT. NO. A-2

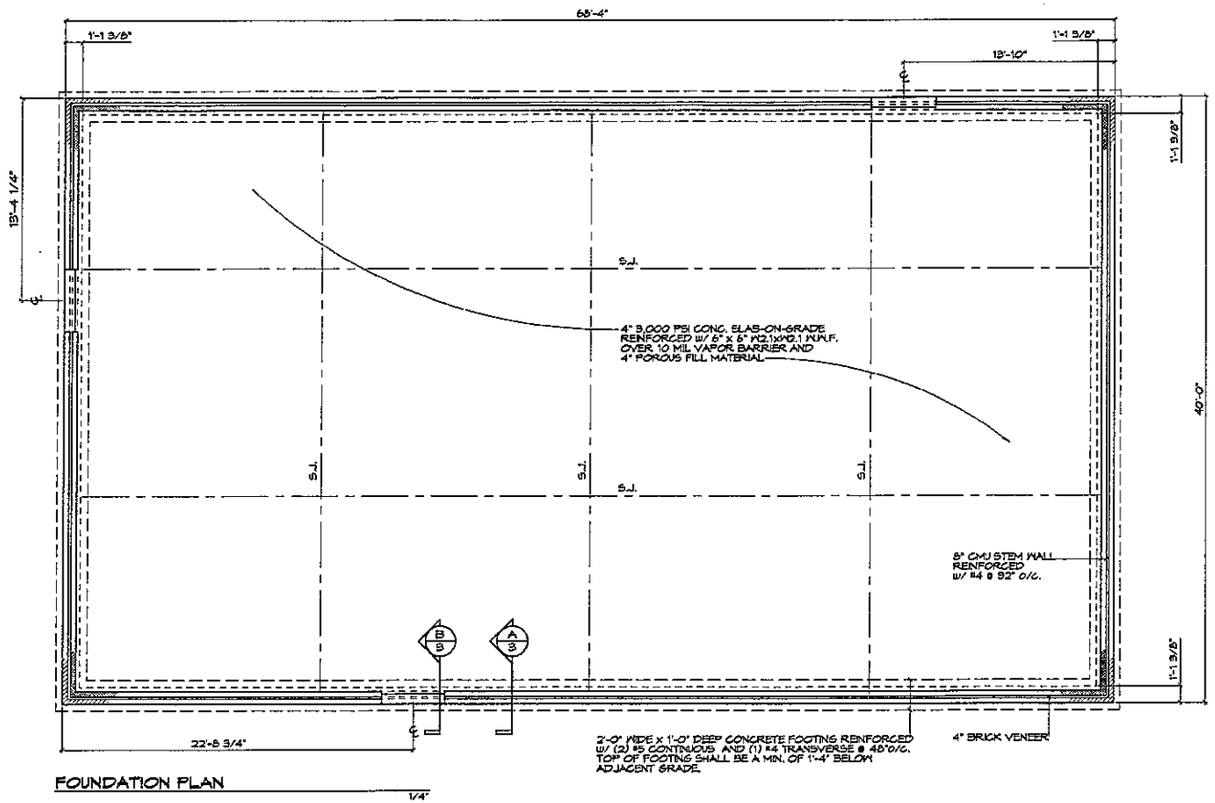
1961

OF 15

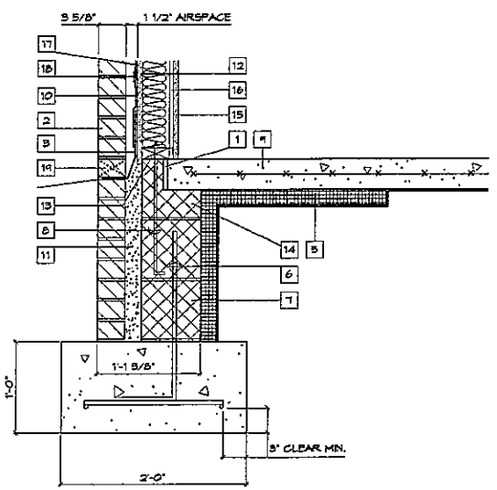
18 SEPT 2K7



B/3 ENLARGED DETAIL AT METAL SWING DOOR SILL
1 1/2" = 1'-0"



FOUNDATION PLAN
1/4"



A/3 TYPICAL SECTION AT EXTERIOR WALL
1 1/2"

NUMBERED NOTES FOR THIS SHEET ONLY, INDICATED THUS (—XX—) ON PLANS

1. 1/2" APSHALTIC EXPANSION JOINT MATERIAL.
2. BRICK VENEER, SEE EXTERIOR ELEVATIONS.
3. HOHMANN & BARNARD 40 MIL TEXTROFLASH SELF SEALING ADHESIVE FLASHING.
4. CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR & FRAME. PAINT COLOR AS SELECTED BY OWNER. PROVIDE ADA/ANSI COMPLIANT LEVERED HARDWARE AS SELECTED BY OWNER.
5. 2" PERIMETER INSULATION, R-11.4 MINIMUM, EXTEND DOWN TO TOP OF FOOTING AND OUT 24" HORIZONTAL.
6. #4 x 24" LONG @ 32" O/C, GROUT CELLS SOLID.
7. 8" CMU, FILL CELLS SOLID BELOW FINISH FLOOR.
8. 1/2" DIAMETER x 16" LONG ANCHOR BOLTS @ 48" O/C IN SAME CELL AS VERTICAL REINFORCING, (2) PER PLATE MINIMUM.
9. 4" CONC. SLAB-ON-GRADE, SEE FOUNDATION PLAN FOR ADDITIONAL NOTES.
10. 50# ASPHALT IMPREGNATED BUILDING PAPER, MINIMUM 4" LAP REQUIRED.
11. GROUT CAVITY SOLID BELOW.
12. DOUBLE 2" x 4" STUDS @ 16" O/C.
13. TREATED 2"X4" PLATE, SECURE PLATE TO ANCHOR BOLTS WITH 3" x 3" x 1/4" WASHERS & NUT, TYP.
14. 8" CMU SHOE BLOCK.
15. 5/8" GYPSUM WALL BOARD.
16. 1/2" RESILIENT CHANNEL @ 24" O/C.
17. 5/8" DENS-GLAS GOLD EXTERIOR GYPSUM SHEATHING.
18. HOHMANN & BARNARD HOT DIP GALVANIZED #DW-10 W/ 3 1/2" VEE WALL TIE ON TEXTROSEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED OR DETAILED.
19. HOHMANN & BARNARD #8462 9/8" x 1 1/2" x 3 1/2" RECTANGULAR CLEAR BUTYRATE WEEP HOLE INSERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS OTHERWISE REQUIRED BY DETAIL OR NOTE.

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FOUNDATION PLAN

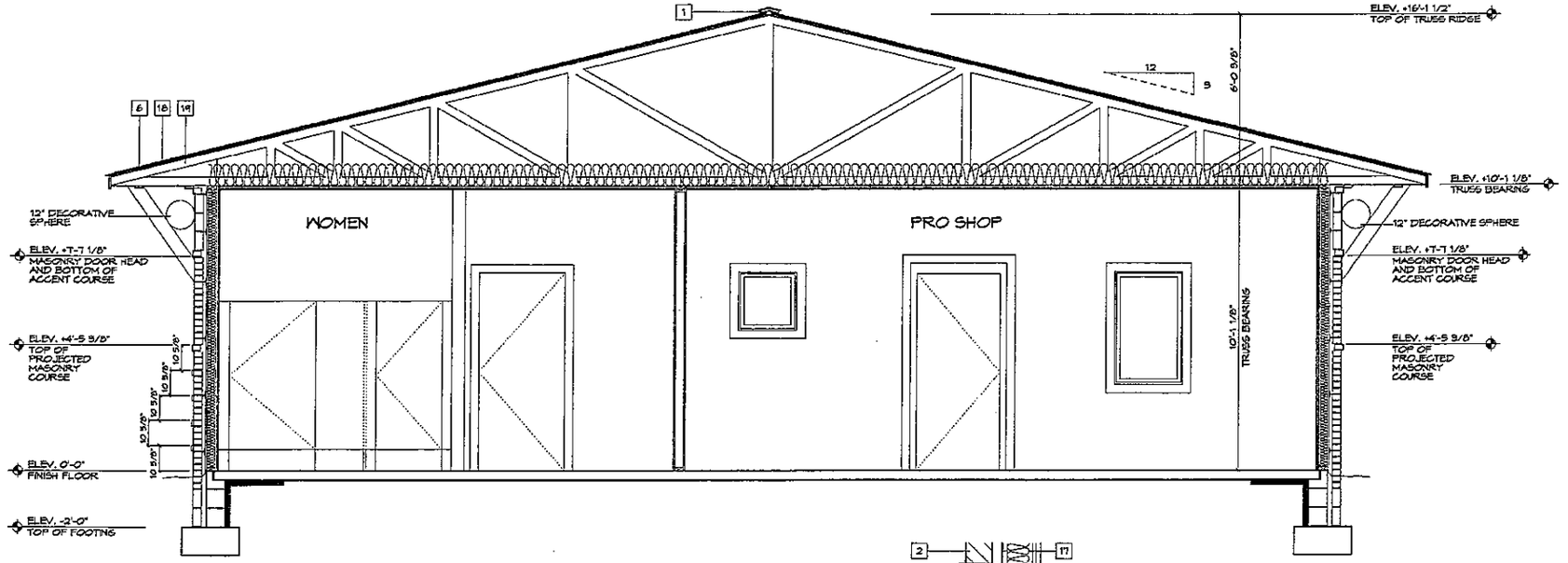
JOB NO. 2K722

SHT. NO. A-3

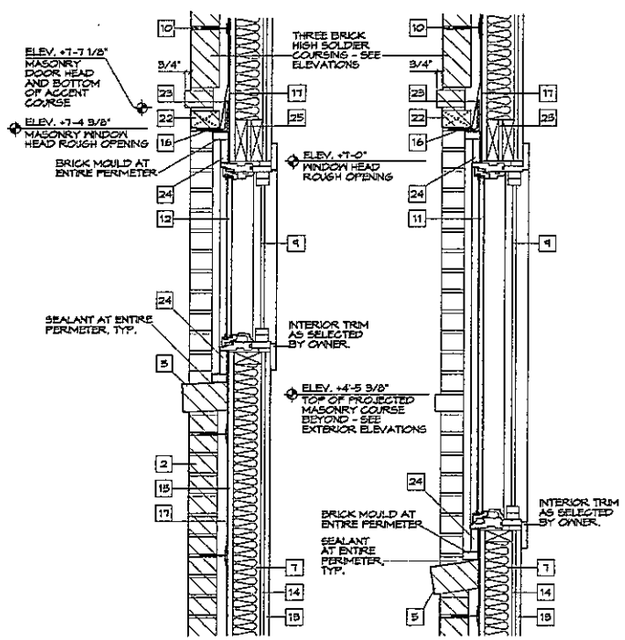
1962

OF 5

18 SEPT 2K7



A/4 OVERALL BUILDING SECTION 1/2"



B/4 TYPICAL WINDOW DETAILS 1 1/2"

NUMBERED NOTES FOR THIS SHEET ONLY, INDICATED THUS (—XX—) ON PLANS

1. "RIDGE MASTER PLUS" SHINGLE OVER STYLE RIDGE VENT, AS MANUFACTURED BY MID-ATLANTIC BUILDING PRODUCTS, TELE. #(734) 454-5151 (OR EQUAL).
2. BRICK VENEER, SEE EXTERIOR ELEVATIONS.
3. AZEK TRIM, INSTALL IN ACCORDANCE w/ MANUFACTURER'S SPECIFICATIONS.
4. 1" x 6" AZEK TRIM BOARDS, INSTALL IN ACCORDANCE w/ MANUFACTURER'S SPECS.
5. BRICK VENEER ROWLOCK COURSE, PITCH AS SHOWN.
6. ARCHITECTURAL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER) OVER 30# ASPHALT SATURATED ROOFING FELT.
7. 5" R-19 R5I-2.5 MR FACED BATT INSULATION AS MANUFACTURED BY JOHNS MANVILLE (OR EQUAL) <www.jm.com>.
8. 10 1/4" R-13 R5I-2.5 MR FACED BATT INSULATION AS MANUFACTURED BY JOHNS MANVILLE (OR EQUAL) <www.jm.com>.
9. SOUNDPROOF WINDOWS INTERIOR WINDOW - CASEMENT OR AWNING AS OCCURS.
10. HOHMANN & BARNARD HOT DIP GALVANIZED #DW-10 w/ 3 1/2" VEE WALL TIE ON TEXTROSEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED OR DETAILED.
11. ANDERSEN C14 400 SERIES 2448 CASEMENT WINDOW (OR EQUAL).
12. ANDERSEN A21 400 SERIES 2424 AWNING WINDOW (OR EQUAL).
13. 5/8" GYPSUM WALL BOARD.
14. 20 GA. 1/2" SINGLE LEG RESILIENT CHANNEL @ 24" O/C.
15. 5/8" DENS-GLAS GOLD EXT. GYP. SHEATHING (INSTALL GOLD SIDE OUT).
16. 4" X 4" X 1/4" STEEL LINTEL, EPOXY PAINTED TO MATCH BRICK. PROVIDE 8" BEARING EACH END OF ANGLE.
17. 30# ASPHALT IMPREGNATED BUILDING PAPER, 4" MINIMUM LAP REQUIRED.
18. 5/4" EXTERIOR GRADE PLYWOOD ROOF SHEATHING.
19. PRE-ENGINEERED WOOD TRUSSES @ 16" O/C, CONTRACTOR SHALL VERIFY TRUSS PROFILE PRIOR TO MANUFACTURING.
20. SIMPSON H2.5 HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.
21. DOUBLE 2"x4" STUDS @ 16" O/C.
22. HOHMANN & BARNARD #342 3/8" x 1 1/2" x 3 1/2" RECTANGULAR CLEAR BUTYRATE WEEP HOLE INSERTS @ 32" TYPICAL AT TOP & BOTTOM OF WALL STAGGERED UNLESS OTHERWISE REQUIRED BY DETAIL OR NOTE.
23. HOHMANN & BARNARD 40 MIL TEXTROFLASH SELF SEALING ADHESIVE FLASHING.
24. 1" x 4" AZEK TRIM BOARDS (RIPPED TO SUIT DETAIL AS REQUIRED).
25. (2) 2"x6" HEADER w/ 1/2" PLYWOOD FILLER CONTINUOUS FULL WIDTH OF HEADER.

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CHESAPEAKE, VIRGINIA

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BUILDING SECTION & WINDOW DETAILS

JOB NO. 2K722

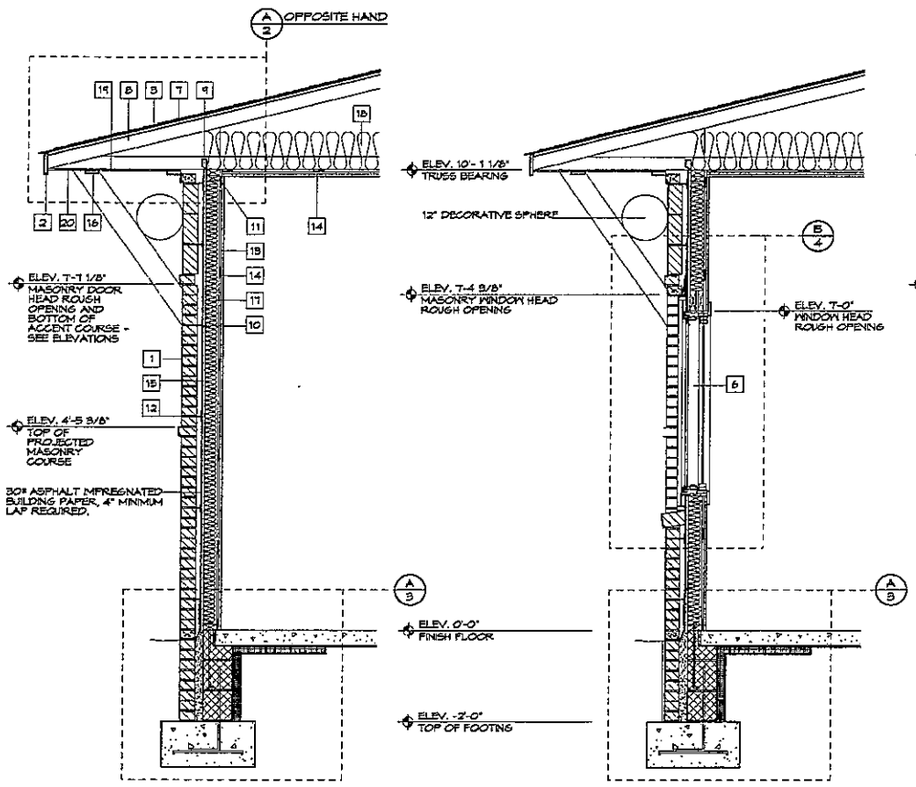
SHT. NO. A-4

1963 OF 5

18 SEPT 2K7

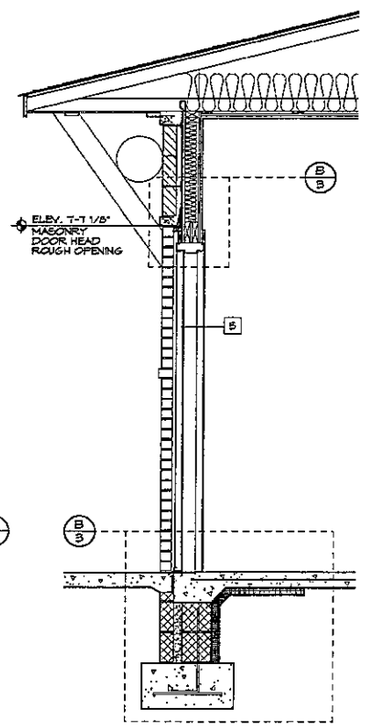
NUMBERED NOTES FOR THIS SHEET ONLY, INDICATED THUS (—XX) ON PLANS

1. BRICK VENEER AS SELECTED BY OWNER, SEE EXTERIOR ELEVATIONS.
2. 1" x 6" AZEK TRIM BOARDS, INSTALL IN ACCORDANCE w/ MANUFACTURER'S SPECS.
3. ARCHITECTURAL ASPHALT SHINGLES (COLOR AS SELECTED BY OWNER) OVER 30# ASPHALT SATURATED ROOFING FELT.
4. CERTAINTEED SMOOTH PANEL VERTICAL SIDING, WHITE 10029/500 4' x 8' x 5/16" THICKNESS.
5. CECO "MEDALLION" MODEL 2 LEVEL 2 HEAVY-DUTY COMMERCIAL 18 GAGE STEEL STIFFENED/FIBERGLASS BATT INSULATION CORE DOOR & FRAME. PAINTED COLOR AS SELECTED BY OWNER, PROVIDE ADA/ANSI COMPLIANT LEVERED HARDWARE AS SELECTED BY OWNER.
6. ANDERSEN C14 400 SERIES 2448 CASEMENT WINDOW OR ANDERSEN A21 400 SERIES 2424 AWNING WINDOW (OR EQUAL), SEE PLAN FOR LOCATIONS.
7. 3/4" EXTERIOR GRADE PLYWOOD ROOF SHEATHING.
8. PRE-ENGINEERED WOOD TRUSSES @ 16" O/C, CONTRACTOR SHALL VERIFY TRUSS PROFILES PRIOR TO MANUFACTURING.
9. SIMPSON H2.5 HURRICANE TIES (OR EQUAL) AT EACH END OF EACH TRUSS.
10. DOUBLE 2" x 4" STUDS @ 16" O/C.
11. DOUBLE 2" x 4" TOP PLATE.
12. HOHMANN & BARNARD HOT DIP GALVANIZED #DVI-10 W/ 3 1/2" VEE WALL TIE ON TEXTROSEAL MEMBRANE, SPACE @ 24" O/C VERTICAL UNLESS OTHERWISE NOTED OR DETAILED.
13. 5/8" GYPSUM WALL BOARD.
14. 20 GA. 1/2" SINGLE LEG RESILIENT CHANNEL @ 24" O/C
15. 5/8" DENS-GLASS GOLD EXTERIOR GYPSUM SHEATHING (INSTALL GOLD SIDE OUT).
16. 1" x 4" AZEK TRIM BOARDS.
17. 5" R-19 RSI-2.9 MR FACED BATT INSULATION AS MANUFACTURED BY JOHNS MANVILLE (OR EQUAL) <www.jm.com> .
18. 10 1/4" R-19 RSI-2.9 MR FACED BATT INSULATION AS MANUFACTURED BY JOHNS MANVILLE (OR EQUAL) <www.jm.com> .
19. CERTAINTEED SMOOTH SOFFIT PANEL, WHITE 10340/500 24" WIDE x 12' LONG x 1/4" THICKNESS, TYP.
20. CERTAINTEED SMOOTH SOFFIT PANEL VENTED, WHITE 10205/500 12" WIDE x 12' LONG x 1/4" THICKNESS

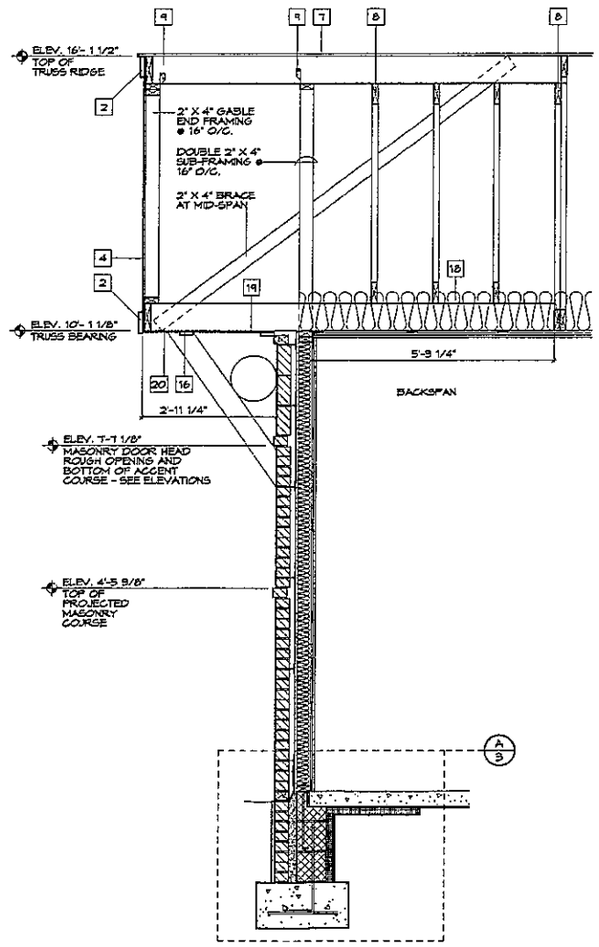


A/5 TYPICAL WALL SECTION 3/4"

B/5 TYPICAL WALL SECTION AT WINDOW 3/4"



C/5 TYPICAL WALL SECTION AT DOOR 3/4"



D/5 TYPICAL WALL SECTION AT GABLE END 3/4"

FOR MJ GLOBAL, INC.
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MARTIN&MARTIN ARCHITECTURE

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BATTLEFIELD GOLF CLUBHOUSE

WALL SECTIONS

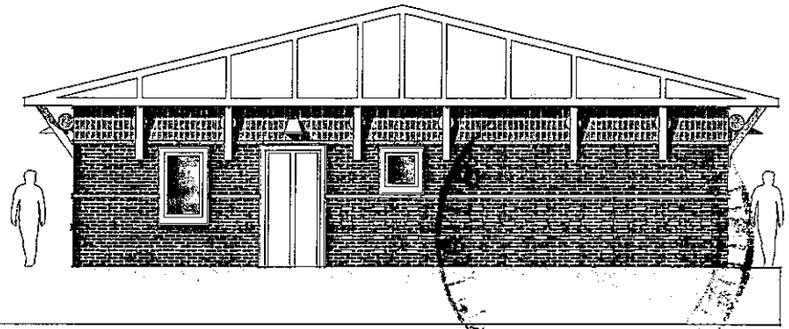
JOB NO. 2K722

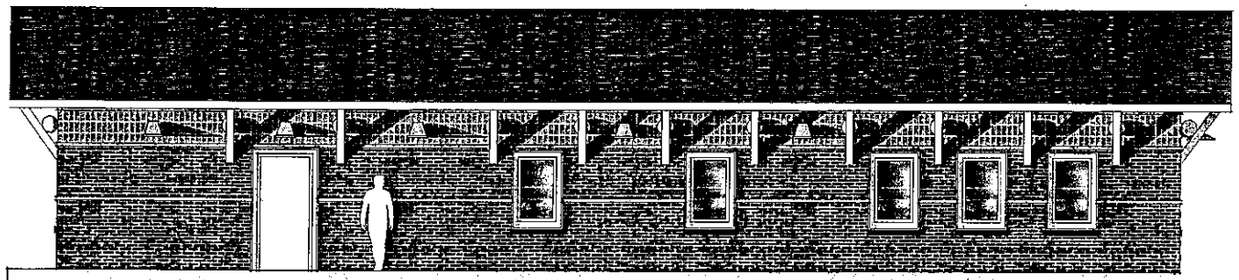
SHT. NO. A5

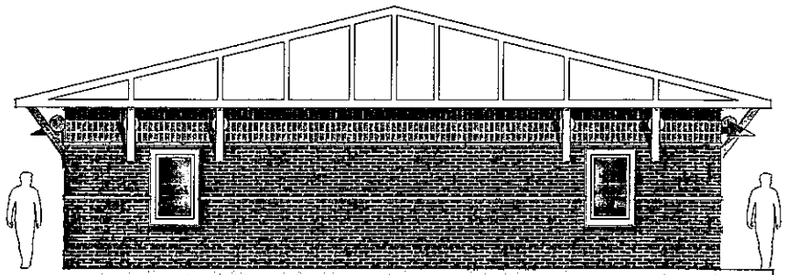
1964-5

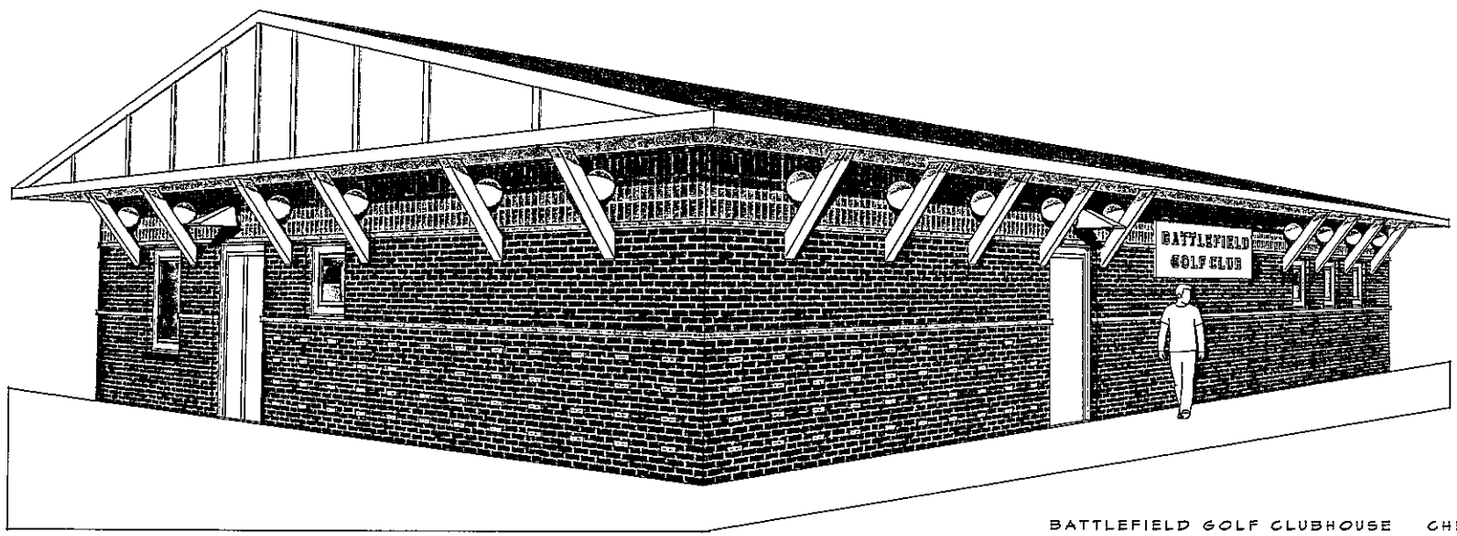
OF 5

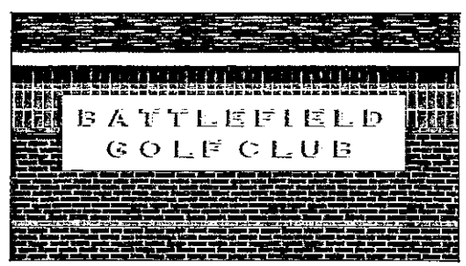
18 SEPT 2K7











1965

BATTLEFIELD GOLF CLUBHOUSE CHESAPEAKE, VA MARTIN & MARTIN ARCHITECTURE, INC.

COMMONWEALTH of VIRGINIA

Chesapeake Health Department
IN COOPERATION WITH THE
STATE DEPARTMENT OF HEALTH

MAIN OFFICE
748 Battlefield Blvd., North
Chesapeake, VA 23320
757-382-8600

SOUTH NORFOLK HEALTH CENTER
490 Liberty Street
Chesapeake, VA 23324
757-382-2600

Notice of Plan Review

August 29, 2007

Mike Waugh
Battlefield Golf Club
1001 Centerville Turnpike
Chesapeake, VA 23322

Through: Robert L. Smith
Environmental Health Supervisor

Dear Mr. Waugh:

Plans for the Battlefield Golf Clubhouse located at 1001 Centerville Turnpike in Chesapeake have been reviewed by this department and are approved provided the conditions and specifications outlined in the attachment and the Commonwealth of Virginia Board of Health Food Regulations **12 VAC 5-421, March 2002** can be met.

If any changes are made to the plans submitted to this office, this approval is no longer applicable and revised plans must be submitted.

*As discussed at our meeting on August 20, 2007 and in subsequent conversations, no food preparation may be done at the facility until the clubhouse is completed and issued a Health Permit. Temporary foodservice at the golf course may only consist of commercially prepackaged, individual servings of non potentially hazardous foods (chips, sodas, crackers,...) and commercially prepared and individually packaged sandwiches held in an approved refrigeration unit at 41F or below. Mobile foodservice operators with a valid Health Permit may also operate at the facility, returning their mobile unit to their commissary every day.

If I can be of any assistance, please call me at (757) 382-8664. In any event, please call four to five (4-5) working days prior to opening to arrange for an initial inspection.

Sincerely,

Laura Barnett

Environmental Specialist, Sr.

VDH VIRGINIA DEPARTMENT OF HEALTH
Protecting You and Your Environment

Chesapeake VIRGINIA

Department of Neighborhood Services
306 Cedar Road
Post Office Box 15225
Chesapeake, Virginia 23328-5225
Tel. (757) 382-6018, 6890, 8424
Fax. (757) 382-8448

Fax Transmittal

To: Paul Martin

From: Jim Bodnar, Plans Examiner

Date: January 23, 2008

Re: The plans for the Battlefield Golf Clubhouse project have been approved. Please contact your client with this information.

Number of copies sent (including the cover sheet): 1

If you do not receive all pages or there is a problem with this transmission, please call (757)382-6018 or 382-6890.

The information transmitted with this facsimile cover sheet.is confidential and legally privileged and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are notified that any dissemination, distribution or copying of all or any portion of this transmission is strictly prohibited. If you have received this facsimile in error, please notify us by telephone and return the original message to us at the address above via the U.S. Postal Service. Thank you.

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

SITE IMP
Civil Engineers, Su & S Trac

March 21, 2008

Mr. Patrick N. Milinazzo, P.E.
City of Chesapeake
Department of Public Works
P.O. Box 15225
Chesapeake, VA 23328

RE: Battlefield Golf Club at Centerville
TP# 0620000000620 ✓
AC # 014082 10 ✓ 14 Days
1001 Centerville Turnpike South
SIA # 07106

Dear Mr. Milinazzo:

Enclosed are eight (8) sets of the revised plans (four sets highlighted), architectural approval letter, Architectural Plan Review reduced copy submittal, and one copy of the drainage calculations for the referenced project. We have addressed your comments, letter dated January 29, 2008, as follows:

PUBLIC WORKS – ENGINEERING DIVISION

1. The subdivision plat is being prepared and will be submitted under separate cover. The proposed dedication, reservation, and drainage easement is shown on sheet 3.
2. Subdivision plat is being recorded. Proposed private stormwater management facility easement is shown on sheet 3.
3. R/W improvements are shown on sheet 3 (25 scale).
4. Drainage calculations are enclosed.
5. Grades have been revised and added to show drainage towards the existing BMP.
6. Drainage calculations enclosed.
7. Drainage calculations enclosed.
8. A 15" RCP is specified with 9" cover. A cross slope of less than 2% can not be obtained due to the cover requirements of the pipe and matching existing elevations.

PLANNING – Tim Howlett

1. Noted, copy of approval letter enclosed.

PUBLIC UTILITIES – Keith Slicer

1. Noted.

NEIGHBORHOOD SERVICES - Code Compliance– Miklos Lestyan

1. Buffer F is shown for the street frontage.
2. Reforestation is shown to meet the canopy requirement.

NEIGHBORHOOD SERVICES – Zoning Administration – Dale Ware

1. Noted.
2. Noted, copy of approval letter enclosed..
3. Subdivision plat is being prepared and will be submitted under separate cover. Right-of-way reservation is shown on sheet 3.
4. Note for free-standing sign has been added.

FIRE DEPARTMENT – Harold Creason

1. Access road has been extended toward the building with a turn-around area. Fire lanes have been revised.
2. Dry fire hydrant requirements have been added.
3. Fire lanes have been labeled.
4. Fire lanes have been labeled.

PUBLIC WORKS – Traffic Engineering – Steven Froncillo

1. Stop sign and bar are shown.

We believe we have addressed all comments and are respectfully requesting approval to this phase of the project at your earliest convenience. Thank you and should you have any questions, please do not hesitate to call me.

Sincerely,

Issam H. Baraki, P.E.
Senior Vice President

IHB/cae
07106 ltr
Enclosures: (8) Site Plans, (1) Drainage Calculations, Architectural Approval Letter, Architect Review comments

HASSELL & FOLKES, P.C.
ENGINEERS SURVEYORS PLANNERS
325 Volvo Parkway
Chesapeake, Virginia 23320

Telephone (757) 547-9531
Facsimile (757) 547-9481

TO Mr. Pat Milinazzo, P.E.
DEPARTMENT OF PUBLIC WORKS
City of Chesapeake
306 Cedar Road, Chesapeake, VA 23322

JOB Etheridge Greens Golf Course

Date March 11, 2008

Gentlemen:

We are sending you the following via: Mail [ ]; Overnight [ ]; Our Messenger [X]; Your Messenger [ ]

ORIGINAL TRACINGS [ ] PRINTS [X] MYLARS [ ] SPECIFICATIONS [ ] OTHERS [ ]

NO. OF COPIES	DESCRIPTION	REMARKS
2	Stormwater Management Study	Per your request

HASSELL & FOLKES, P.C.

By Butch
Wymer W. Manning, III, P.E.

WWM/bc
(EGREENS.080)

PWQHM01 **CITY OF CHESAPEAKE DEVELOPMENT** **DATE** 03/11/08
USER PMILINA PUBLIC WORKS DEPARTMENT **TIME** 17:57:51
2.0.5D 070103 DISPLAY PLAN REVIEW HISTORY

AC Number **014082 00** Type **SITE PLAN** Date Created **09/07/01**
Project Name **ETHERIDGE GREENS**
Street Number **00000** Name **NEED A STREET NAME** Primary Tax Map **0620000000020**
Consultant **101** Name **HASSELL & FOLKES PC** PE **MANNING, WYMER**
Developer Number __ Name
Review Fees Paid _ Statement of Responsibility Signed
Hold Approvals _ PU Fees Owed _ Related Plans _ Status **A** PW Engineer **SJA**

Seq	Type	Submit	Review	Approve	Comments	Days
21	R	103107		111307	DEFECT BOND PLAN	13
20	R	122403	12804		EXTEND 30"RCP TO WHITTAMORE RD	35
19	R	61903	71503		EXTEND 30"RCP TO WHITTAMORE RD	26
18	R	60603		61303	PROJECT PHASE LINE	7
17	R	42803	61303		REVISED E&S PLAN	47
16	W	42303			LAKE CROSS SECTION DETAIL	0
15	R	122303		122302	ADDITION OF 5 SMALL PONDS & DITCH RELOCATION	1
14	R	121802	122002		ADDITION OF 5 SMALL PONDS & DITCH RELOCATION	2
13	R	50702		50802	REVISED E&S PLAN	1
12	R	41902	50602		REVISED E&S PLAN	17

MORE HISTORY THAN CAN BE SHOWN PRESS F8 TO VIEW

F1 HELP F3 EXIT F8 MORE HISTORY

PWQHM01 **CITY OF CHESAPEAKE DEVELOPMENT** **DATE** 03/11/08
USER PMILINA PUBLIC WORKS DEPARTMENT **TIME** 17:58:30
2.0.5D 070103 DISPLAY PLAN REVIEW HISTORY

AC Number **014082 00** Type **SITE PLAN** Date Created **09/07/01**
Project Name **ETHERIDGE GREENS**
Street Number **00000** Name **NEED A STREET NAME** Primary Tax Map **0620000000020**
Consultant **101** Name **HASSELL & FOLKES PC** PE **MANNING, WYMER**
Developer Number __ Name
Review Fees Paid _ Statement of Responsibility Signed
Hold Approvals _ PU Fees Owed _ Related Plans _ Status **A** PW Engineer **SJA**

Seq	Type	Submit	Review	Approve	Comments	Days
11	D	40502		40902	MASTER DRAINAGE STUDY	4
10	R	31902		32102	SHEET 9A PAINT MARKINGS	3
9	R	31202		32102	ROAD IMPROVEMENTS AT CENTERVILLE TNPK	9
8	D	22802	32802		MASTER DRAINAGE STUDY	28
7	R	22202		30802	STORM DRAIN PIPES ON C'VILLE	14
6	D	10802	20502		MASTER DRAINAGE CALCS	28
5	E	11502		11602		2
4	C	122601		12802	CONDITIONAL APPROVAL	33
3	E	122101	10902			19
2	E	111501	112901			14

MORE HISTORY THAN CAN BE SHOWN PRESS F8 TO VIEW

F1 HELP F3 EXIT F8 MORE HISTORY

PWQHM01 **CITY OF CHESAPEAKE DEVELOPMENT** **DATE** 03/11/08
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F1 HELP F3 EXIT F8 MORE HISTORY

PWQHM01 **CITY OF CHESAPEAKE DEVELOPMENT** **DATE** 02/01/08
USER PMILINA PUBLIC WORKS DEPARTMENT **TIME** 15:19:38
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Project Name **ETHERIDGE GREENS**
Street Number **00000** Name **NEED A STREET NAME** Primary Tax Map **0620000000020**
Consultant **101** Name **HASSELL & FOLKES PC** PE **MANNING, WYMER**
Developer Number __ Name
Review Fees Paid __ Statement of Responsibility Signed
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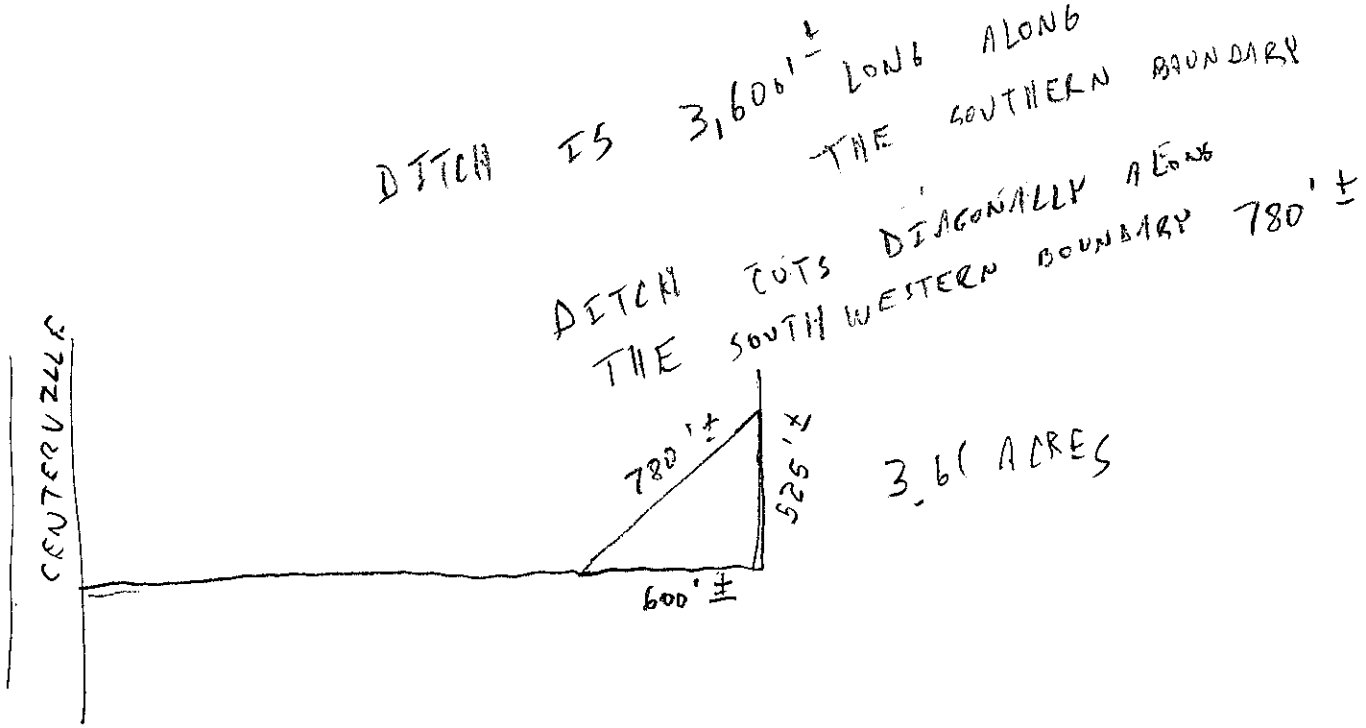
F1 HELP F3 EXIT F8 MORE HISTORY



PWQHM01 **CITY OF CHESAPEAKE DEVELOPMENT** **DATE** 02/01/08
USER PMILINA PUBLIC WORKS DEPARTMENT **TIME** 15:19:26
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AC Number **014082 00** Type **SITE PLAN** Date Created **09/07/01**
Project Name **ETHERIDGE GREENS**
Street Number **00000** Name **NEED A STREET NAME** Primary Tax Map **0620000000020**
Consultant **101** Name **HASSELL & FOLKES PC** PE **MANNING, WYMER**
Developer Number __ Name
Review Fees Paid _ Statement of Responsibility Signed
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Seq	Type	Submit	Review	Approve	Comments	Days
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12	R	41902	50602		REVISED E&S PLAN	17

MORE HISTORY THAN CAN BE SHOWN PRESS F8 TO VIEW

F1 HELP F3 EXIT F8 MORE HISTORY

Chesapeake VIRGINIA

City of Chesapeake

Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6101
FAX (757) 382-6310
FAX (757) 382-8537

January 29, 2008

Site Improvements
Attn: Mr. Issam H. Baraki, P.E.
800 Juniper Crescent, Suite A
Chesapeake, Virginia 23320

SUBJECT: Battlefield Golf Club at Centerville, AC# 014082 10

Dear Mr. Baraki:

We have reviewed the site plans described above received on January 14, 2008 and find that they are not in order for our approval at this time. Please resolve the following items and resubmit eight (8) sets of the plans for further review:

Public Works – Engineering Division – Development Plan Review

1. Provide legal references to confirm that 15' right-of-way & 10' public drainage easement dedication has occurred along the Whittamore Road frontage in accordance with the approved plans for Etheridge Greens. If this has not occurred, then the easement & right-of-way dedication is to occur prior to site plan approval in accordance with the PFM, Volume I, page 9-3, paragragh 9-I-2.

2. Show private stormwater management facility easement by metes & bounds around the existing pond/BMP in accordance with the PFM, Volume I, page 5-19, paragraph 5-P-9. If easement has been recorded, provide legal reference; otherwise, easement is to be recorded prior to plan approval per comment #1.

3. All improvements within the existing right-of-way to include entrance are to be shown on a scale of 1"=25' or larger in order to eliminate potential construction problems per PFM, Volume I, page 1-5, paragraph 1.4-A-1e.

4. Provide drainage area map and drainage calculations to ensure existing entrance pipe has been sized for ultimate upstream development in accordance with the PFM, Volume I, page 9-2, paragraph 9-H-7.

5. Clarify how the proposed clubhouse, golf cart staging area, and proposed access road are to drain to the existing pond/BMP.

6. Provide copy of approved drainage calculations for Etheridge Greens to ensure the existing BMP can adequately serve (quantity & quality) the proposed improvements and BMP is in accordance with the PFM.

"The City of Chesapeake adheres to the principles of equal employment opportunity. This policy extends to all programs and services supported by the City."

ACCREDITED AGENCY 1978

7. Provide HGL calculations, per PFM.

8. The minimum acceptable cover over an entrance pipe is 9" per PFM, Volume I, page 9-2, paragraph 9-H-6. Revise entrance elevations accordingly and ensure 2.0% cross slope is not exceeded.

9. Make other changes noted in red on the plans.

Planning Department (Tim Howlett, 382-6176)

1. Architecture & building materials must be approved for the clubhouse. If applicant can provide documentation that approval has been granted then okay; otherwise, this plan cannot be approved until such architectural approval.

Public Utilities (Keith Slicer, 382-6503)

1. Advisory: DEQ/Health Department approval required for sewer discharge.

Neighborhood Services – Code Compliance (Miklos Lestyan, 382-6531)

1. Provide Buffer F along entire length of Whittamore Road and Centerville Turnpike.

2. Provide landscape plan for 5% canopy for entire site.

Neighborhood Services – Zoning Administration (Dale Ware, 382-6385)

1. Health Department & DEQ approval required for well and septic.

2. Clubhouse architecture requires Planning approval.

3. Right-of-way reservation not shown on plan.

4. Free-standing signage requires a recorded waiver if located in the right-of-way reservation.

Fire Department (Harold Creason, 382-8297)

1. See comments attached.

Public Works – Traffic Engineering Division (Steven Froncillo, 382-6101)

1. Show stop sign & stop bar at site.

In addition to the above required changes, the following are advisory:

1. Minimum onsite flexible pavement section for CBR less than 10 should be 1.5 " SM-2A, tack coat, 3" BM-2, 5" aggregate & 6" compacted subgrade, per PFM, Volume I, page 7-3, paragraph 7-F.

Four (4) of the eight (8) copies of the plan resubmittal must be marked or highlighted to show all items that have changed since the last review. Design details and calculations required by the above shall be subject to future review comments upon submittal.

It is the developer's responsibility to obtain the appropriate clearances from the Virginia Department of Health and Department of Environmental Quality. Wetlands areas must be delineated on the plan. Improvements within any wetlands area may require Army Corps of Engineers, Department of Environmental Quality, Coast Guard or the local Wetlands Board approval. It is the responsibility of the developer and his consultant engineer to determine if approval is required from these or any other regulatory agencies. Approval and all permits from the proper environmental authorities shall be obtained prior to land disturbing.

Prior to plan approval, the location of all existing and proposed underground utility lines shall be shown on the construction plans in accordance with City Code Section 70-167 (i.e., permanent electrical lines carrying less than 50,000 volts and permanent telephone, cable, water, sewer, and gas lines shall be installed underground).

If you have any questions, you may reach me at 382-6301.

Yours very truly,

Patrick N. Milinazzo

Patrick N. Milinazzo, P.E.
Engineer II

Enclosure

cc: Department of Public Utilities
File Room (w/enclosure – 1)

Mike Waugh
100 Centerville Turnpike
Chesapeake, Virginia 23322

Chesapeake
VIRGINIA

City of Chesapeake

Office of the Fire Marshal
304 Albemarle Drive
Chesapeake, VA. 23322
757-382-6566 (Office)
757-382-6791 (Fax)

Fire Department Review Comments

Date: **January 24, 2008**

To: **Patrick Milinazzo, Engineer II**

From: **Harold W. Creason, Deputy Fire Marshal**

Subject: **Battlefield Golf Club at Centerville**
Public Works AC#: 014082 10

The submittal referenced above has been received and reviewed by the Fire Department, with the following comments in accordance with applicable sections of the Uniformed Statewide Building Code (USBC) and Statewide Fire Prevention Code (SFPC), including referenced standards, and the Chesapeake Public Facilities Manual (PFM) online at http://cityofchesapeake.net/services/depart/pub-wrks/engineer-publicfacilitiesmanual.html (click on Volume I, Fire Protection, Chapter 13).

1. Fire apparatus access roads shall extend to within 150 feet of all portions of the proposed structure per PFM. The current access road is in excess of 230 feet of all portions of the proposed structure.
2. Minimum fire flow for the proposed structure is 1500 gpm. Clarification of fire flow calculations are needed, please include dimensions/depth of water source. Dry hydrants must be installed in accordance with NFPA 1142. Drawing must be detailed to show placement of strainer with not less than one foot of water below. Also, be aware distance of water source to dry hydrant may create difficulties in successful operation of hydrant. Dry hydrants must be engineered to produce fire flow within 60 seconds. It is strongly recommended that the engineer review the requirements and testing procedure for dry hydrants (see attached). It is our experience that dry hydrants with extensive lays to the water source tend to fail to produce in the required time frame, if at all. Accurate calculations are needed to ensure fire flow demand is met.
3. A fire lane will be required at drive aisle measuring 24' in width at curbs large enough for vehicles to park and not designated for parking (specifically around the island areas in the parking lot). This is to ensure circulation of large fire apparatus in the event of an emergency.
4. A fire lane must be placed at the dry hydrant to ensure access by fire apparatus at all times. As per PFM referencing NFPA 1142 a 20 ft clearance is needed at dry hydrant to ensure fire operations may be conducted.

Thank you,

Harold W. Creason, Deputy Fire Marshal
Chesapeake Fire Marshal's Office
(757) 382-6566 off. (757) 382-6791 fax
hcreason@cityofchesapeake.net

Chesapeake VIRGINIA

City of Chesapeake

Office of the Fire Marshal
304 Albemarle Drive
Chesapeake, VA. 23322
757-382-6566 (Office)
757-382-8313 (Fax)

TO: All Fire Marshal's Office Personnel

FROM: W. K. Hibner Jr., Fire Marshal

DATE: February 1, 2007

SUBJECT: Dry hydrant installation and testing

Since the 2004 local amendments to the Statewide Fire Prevention Code (SFPC) was adopted by the Chesapeake City Council several changes have occurred to the NFPA standard and our procedures for testing and maintenance of dry hydrants. This memo shall serve as a policy change until the appropriate code changes can be accomplished. The changes are in **bold and underlined font**.

508.5.7 Dry Hydrant installation, testing and maintenance.

(a) When a dry hydrant is required by the City of Chesapeake Public Facilities Manual to meet fire flow requirements, as per NFPA **1142**, the plan for the dry hydrant system must be submitted, reviewed and approved by the Fire Official prior to construction. The responsible party for the property shall also be responsible for demonstrating the proper operation of the dry hydrant before a certificate of occupancy approval is granted from the Fire Department. This test shall contain, at a minimum, the following elements:

1. A written plan must be submitted and approved by the Fire Official which details how the responsible party will ensure that the water supply for the dry hydrant system shall be maintained with an adequate amount of water during drought conditions.

2. **The dry hydrant test shall be composed of 2 parts.**

- **Part A** The dry hydrant shall be tested and certified by an independent third party testing agency. A Fire Department representative must witness this test.

(i) This test shall be conducted using a centrifugal pump.

(ii) The dry hydrant shall be flushed before testing.

(iii) The dry hydrant must deliver the required fire flow for a minimum of ¼ of the required fire flow time period (30 minutes) as required by NFPA standards. **The water flow must reach the pump within 1 minute. No more than 3 attempts shall be made to draw water to the pump.**

(iv) If the testing pump is damaged during this test, the required fire flow (gpm) is not obtained or sufficient water is not present for a 2-hour supply of water, the dry hydrant system shall not be accepted.

(v) Any damage sustained to the pump as a result of this test must be documented and submitted to the Fire Department.

- **Part B The dry hydrant shall be successfully tested by a Fire Department pumper. The pumper test must adhere to all Fire Department policies and procedures. A member of the Fire Marshal's Office must witness this test.**

(b) When a dry hydrant is **provided and/or** required to meet fire flow requirements, the responsible party for the property shall be responsible for demonstrating the proper operation of the dry hydrant annually. This test shall contain, at a minimum, the elements as listed in NFPA **1142** Figure B-5.4.1 Maintenance Record for Dry Hydrant. A copy of this test shall be provided to the Fire Department.

The dry hydrant shall be tested and certified by an independent third party testing agency. This test shall contain, at a minimum, the following elements:

1. **The dry hydrant test shall be composed of 2 parts.**

   - **Part A** The dry hydrant shall be tested and certified by an independent third party testing agency. A Fire Department representative must witness this test.

     (i) This test shall be conducted using a centrifugal pump.

     (ii) The dry hydrant shall be flushed before testing.

     (iii) The dry hydrant must deliver the required fire flow for a minimum of ¼ of the required fire flow time period (30 minutes) as required by NFPA standards. **The water flow must reach the pump within 1 minute. No more than 3 attempts shall be made to draw water to the pump.**

     (iv) If the testing pump is damaged during this test, the required fire flow (gpm) is not obtained or sufficient water is not present for a 2-hour supply of water, the dry hydrant system shall not be accepted.

January 29, 2008

Mr. Issam H. Baraki, P.E.
Site Improvements
800 Juniper Crescent, Suite A
Chesapeake, VA 23320

Date

Name
Address Battlefield Golf Club at Centerville, AC#014082 10

SUBJECT: AC#

Dear : Mr. Baraki

We have reviewed the site plans described above received on January 14, 2008 date and find that they are not in order for our approval at this time. Please resolve the following items and resubmit eight (8) sets of the plans for further review:

Public Works – Engineering Division – Development Plan Review

1. 1. 8 } see attached

Planning Department (Name 382-6176)

Tim Howlett 1. text 1. Architecture & building materials must be approved for the club house If applicant can provide documentation that approval has been granted

Public Utilities (Name 382-6538) Keith Slice

1. text Advisory DEQ/Health Department approval required for sewer discharge

Neighborhood Services – Code Compliance (Miklos Lestyan, 382-6531)

1. text 1. Provide Buffer F along entire length of Whittamore and Centerville
2. Provide plan for 5% canopy for entire site.

Neighborhood Services – Zoning Administration (~~Tim Davis~~ 382-~~6262~~) Dale Ware 6385

1. text 1. 2. 3. 4. } see attached

Fire Department (Harold Creason, 382-8297)

1. text See comments attached.

Public Works – Traffic Engineering Division (Name 382-6104) Steven Fiocillo

1. text Show stop sign & stop bar at site.

Ok; otherwise this plan cannot be approved until such architectural approval

1982

Compacted subgrade, per PFM, Vol. I, page 7-3, para. 7-F

In addition to the above required changes, the following are advisory:

1. Minimum onsite flexible pavement section for CBR less
2. than 10 should be 1.5" SM-2A, 3" BM-2, 5" aggregate, & 6" (tack coat)

Four (4) of the eight (8) copies of the plan resubmittal must be marked or highlighted to show all items that have changed since the last review. Design details and calculations required by the above shall be subject to future review comments upon submittal.

Construction plans should include a note regarding notice to adjacent property owner thirty (30) days prior to commencing construction in accordance with the Public Facilities Manual, Volume III-II.27.

It is the developer's responsibility to obtain the appropriate clearances from the Virginia Department of Health and Department of Environmental Quality. Wetlands areas must be delineated on the plan. Improvements within any wetlands area may require Army Corps of Engineers, Department of Environmental Quality, Coast Guard or the local Wetlands Board approval. It is the responsibility of the developer and his consultant engineer to determine if approval is required from these or any other regulatory agencies. Approval and all permits from the proper environmental authorities shall be obtained prior to land disturbing.

Prior to plan approval, the location of all existing and proposed underground utility lines shall be shown on the construction plans in accordance with City Code Section 70-167 (i.e., permanent electrical lines carrying less than 50,000 volts and permanent telephone, cable, water, sewer, and gas lines shall be installed underground).

This site lies within the text drainage basin. The developer will be required to contribute a pro-rata share for drainage improvements in this area. An amount of $ per CA will be required prior to plan approval. The pro-rata coefficient is valid for a period of one (1) year. If the plan is not approved within the one year time frame, the developer will be required to pay pro-rata at the current coefficient.

If you have any questions, you may reach me at 382-6301 .

Yours very truly,

Patrick N. Milnazzi, P.E.
Engineer II

Enclosure

cc: Department of Public Utilities
File Room (w/enclosure – 1)

Mike Waugh
1001 Centreville Turnpike
Chesapeake, VA 23322

1. Provide legal references to confirm that 15' right-of-way & 10' public drainage easement dedication has occurred along the Whittamore Road frontage in accordance with the approved plans for Etheridge Greens. If this has not occurred then the easement & right-of-way dedication is to occur prior to site plan approval in accordance with the PFM, Vol. I, page 9-3, para. 9-I-2.

2. Show private stormwater management facility easement by metes & bounds around the existing pond/BMP in accordance with the PFM, Vol. I, page 5-19, para. 5-P-9. If easement has been recorded, provide legal reference, otherwise easement is to be recorded prior to plan approval per comment #1.

3. All improvements within the existing right-of-way to include entrances are to be shown on a scale of 1"=25' or larger in order to eliminate potential construction problems per PFM, Vol. I, page 1-5, para. 1.4-A-1e.

4. Provide drainage area map and drainage calculations to ensure existing entrance pipe has been sized for ultimate upstream development in accordance with the PFM, Vol. I, page 9-2, para. 9-H-7.

5. Clarify how the proposed clubhouse, golf cart staging area, and proposed access road are to drain to the existing pond/BMP.

1984

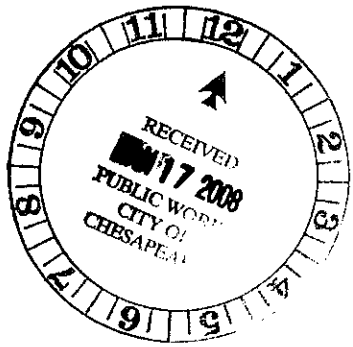
(ON BACK) 2

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537

MEMORANDUM



TO: **Office of Zoning Administration**

FROM: Patrick N. Milinazzo, Engineer II

DATE: January 14, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by January 27, 2008 or sooner. This date represents the latest in which comments are to be received; consequently forward your review as soon as possible.

Please call extension 6301 for plan pickup.

Attachment(s) : Plans & narrative

Zoning Administration Cale Wan 1/15/2008
Zoning Items Approved
Or See Below Listed Comments

Health Dept + DEQ approval required for well and septic.
club house architecture requires Planning approval
Right of way reservation not shown on plan.
Freestanding signage requires a recorded waiver if located in the right-of-way reservation.

6. Provide copy of approved drainage calculations for Etheridge Greens to ensure the existing BMP can adequately serve (quantity & quality) the proposed improvements and BMP is in accordance with the PFM.

7. The minimum acceptable cover over an entrance pipe is 9" per PFM, Vol. I, page 9-2, para. 9-H-6.

8. Make other changes noted in red on the plans.

7. SITE PLAN CHECKLIST

Site Plan Name Battlefield Golf Club at Centreville

Account Number 014082 10 Review Engineer _____

Prior To Review

_____ Preliminary plan approved by Planning Commission / Council if required. Use tax map number to check planning applications.

_____ Review fee paid.

_____ Submittal includes:

Transmittal letter.
Drainage calculations – narrative and drainage area maps (including off-site areas).
Pavement design calculations, if plans include turn lanes or street widening.

_____ Plan sealed and signed by a Professional Engineer or Certified Land Surveyor.

_____ If any of the above items are missing, send out incomplete letter.

Routing

_____ Send one copy to Department of Public Utilities.

_____ Send one copy to Planning Department.

_____ Send one copy to Fire Department.

_____ Send one copy to Traffic Engineering.

_____ Send one copy to City Arborist.

_____ Send one copy to Zoning Administrator.

_____ Send one copy to Parks and Recreation, if there is a public park on the plans.

_____ If site is in CRHA project, send one copy to CRHA for approval.

_____ If required, send one copy to VDOT for approval.

Each routing should include one copy of the plans, one copy of the transmittal letter, and one copy of appropriate calculations.

Preliminary Items

_____ Review Preliminary File, verify that preliminary plan in Public Works is the plan approved by the Planning Commission, check preliminary approval for stipulations, proffers, variances.

_____ Ensure plan conforms to stipulations and proffers.

_____ Check Preliminary File for Public Works Plat Committee comments, apply to review of construction plans.

Field Inspection

_____ Check for following items:

- _____ Existing drainage conditions.
- _____ Offsite drainage facilities.
- _____ Outfall adequacy.
- _____ Entrance alignments with existing entrances, streets, etc.
- _____ Also, check existing water and sewer availability (with respect to proposed lateral location), existence of fire hydrants, utility poles/boxes, etc. (e.g. existing fire hydrant in conflict with proposed entrance).

Plan Requirements

Cover Sheet

_____ States whether site plan or subdivision.

_____ Developer's name and mailing address.

_____ Construction plan assignment statement.

_____ Benchmark and datum.

_____ Tax map number.

_____ Plan provides a table stating zoning, type of business, number of parking spaces provided and number of spaces required.

_____ Note that adjoining property owners must be notified in writing 30 days prior to construction.

_____ Summary of BMP data.

_____ Vicinity map not less than 1" = 1 mile. Must have sufficient landmarks to locate the site.

_____ Numbers of all associated preliminary plans, if any.

_____ Engineer's estimate of cost for land disturbing activities and public improvements.

_____ Table showing impervious area.

_____ Total disturbed area.

General

_____ North arrow on each sheet of plans.

_____ All existing and proposed easements on or adjacent to development shown. Width and legal reference for all existing easements.

_____ Details of non-standard public improvements shown.

_____ All existing utilities and drainage pipes shown.

_____ Utilities to be relocated shown with new location.

_____ Scale no smaller than 1" = 25 for sites up to one acre. Smaller scaler may be used for larger sites. All improvements along existing right-of-way shown at a scale of 1" = 25" or larger.

_____ Property line boundaries defined by metes and bounds.

_____ No items of work "by others" on plans.

_____ Landscaping plan approved before plan approval.

_____ Where "match grade" is indicated existing elevation shown.

Right-of-Way

_____ Plans show existing right-of-way lines, width, and centerline of original right-of-way.

_____ Dedication to provide up to a 60' right-of-way.

_____ Right-of-way reservation shown which reflects ultimate right-of-way on adjacent streets.

_____ Building setback lines to be from reservation line.

_____ Existing right-of-way widths must be shown ("Variable" width right-of-way is unacceptable).

_____ Restoration of right-of-way addressed.

Entrance

_____ Entrance improvements will be required when modifications are proposed to existing sites which will significantly increase the traffic volume generated by the site or when existing entrance presents hazardous traffic conditions.

_____ Type of entrance shall conform with the City Standards (page III-17, paragraph III-A2). Length of pavement widening for CG-12 shall be based on traffic generations.

Standard Identification _____

_____ The minimum acceptable entrance width is 30' for two way traffic and 24' for one way traffic (must be designated).

_____ Elevations required on entrance to show the following:

_____ Cross section conforms to City standard detail. Sufficient elevations must be shown to verify conformance.

_____ Minimum 0.2% flow line slope. Sufficient elevations shall be shown to verify conformance.

_____ Adequate cover over entrance pipe (9" absolute minimum, also cannot protrude into pavement section).

_____ Water flows from entrance into public street (i.e. no public water flowing onto private property).

_____ Entrance shall be located as far from intersections as possible and in no case be located in the ultimate intersection curb return and entrance curb return – minimum distance 25'.

_____ The minimum distance between the opening of the entrance and the property line is 12.5'.

_____ Turn lanes and/or acceleration/deceleration lanes may be required when justified by the traffic volume generated by the site and/or by the traffic conditions (e.g. speeds – 45 M.P.H. or heavy traffic) on the adjacent roadway. Ensure pavement design is on plan (match existing is unacceptable). Pavement thickness for widening shall be based on site traffic generations, but shall not be less than the existing pavement section.

_____ Entrance pavement section shall be designed to accommodate the type and volume of traffic which will be generated by the site, and the anticipated soil strength.

Minimum Section

Asphalt 2" Bituminous Concrete Surface Prime Coat
6" Aggregate Base Stone
6" Compacted Subgrade

or

Concrete 7" of Class A-3 Concrete
6" Compacted Subgrade

_____ Entrance shall tie into an existing paved, accepted street or one improved and bonded pending acceptance.

_____ Entrance width 30' minimum from street to first aisleway (i.e. no tapered entrance or for a minimum of 30').

_____ Entrances shall be designed such that an entering vehicle will not encroach upon the exit lane of a two way entrance. Right turning exiting vehicles shall use only the outside through lane without encroaching on the adjacent through lane. Use templates for anticipated traffic type. Sites where tractor trailers are anticipated shall be designed accordingly.

_____ Curb radii and entrance width shall be adequate to accommodate the largest type of vehicle expected to access the site. Delivery trucks must be considered.

_____ Storm drainage drop inlet structures are not permitted in the entrance. Manholes in the entrance must be designed to withstand HS-20 loading.

Pavement Cuts

_____ Recently overlayed streets or street having ADT greater than 7500 v.p.d. should not be open-cut install utilities.

_____ Three or more pavement cuts within 500' requires a complete overlay.

_____ Three or more pavement cuts within 500' on one-half of a street requires milling and overlay to the crown of the street.

_____ Minimum thickness of SM-2A overlay is 1 ½".

_____ Pavement patch specified for existing traffic volume (PC-1).

Parking

_____ Curb or wheel stop must be 2.5' away from property line.

Drainage

_____ Site plan must show details of site drainage facilities which will transport site runoff to an existing public system without adversely affecting adjacent property or creating maintenance problems for the City.

_____ Check on-site and off-site topography against our topographic master drainage maps. Attach copy of master drainage maps to show site and adjoining properties.

_____ Drainage area map and calculations on-site and off-site are required to support proposed drainage design. Check master drainage maps and printouts.

Check:

_____ Areas (on-site and off-site).

_____ C factor (off-site must reflect ultimate development).

_____ Time of concentration.

_____ Intensity (Appendix).

_____ Calculations and map attached (stamp and date).

_____ Hydraulic Grade Line calculations may be required (e.g. to determine impact of development on existing facilities for proposed public facilities, etc.). ( ) If required, check:

_____ Initial tailwater depth, if natural outfall also use master drainage information.

_____ Minimum velocity in public system of 2.5 fps.

_____ Water surface must remain below the gutter flow line for design year storm (public streets).

_____ Calculations attached, stamped, and dated.

_____ Check computations for open channels or ditches (if applicable). Ensure correct tailwater elevation and n are used. Calculations stamped and dated.

_____ Public ditches – max side slope = 2:1 & min. bottom width 2'.

_____ Deepening of roadside ditches greater than 6" will require ditch and shoulder improvements. Shoulder width in accordance with VDOT Standard (minimum 8'). Any roadside ditch greater than 3 feet in depth will be piped.

_____ Offsite drainage improvements are required except when:

_____ Retention/Detention is used to restrict developed flow to less than or equal to pre-development flow.

_____ Increase in peak runoff generated by development is less than or equal to 1% of existing flow in the facility at the point of entry. ( ) Calculations attached.

_____ If site is part of previously mastered drainage area, then drainage improvements should conform to approved plans.

Improvement Plans Title _____ Date Approved _____

_____ The discharge of runoff from the site through the entrance onto the right-of-way in excess of adjacent gutter capacity or in excess of 2 C.F.S. (II-IV-I.9) will not be permitted. Total site contribution must not cause the gutter capacity to be exceeded. Calculations may be required to verify that inlet and gutter capacity is not exceeded (no greater than 10' spread results during a 2 year storm). If required, calculations attached, stamped and dated.

_____ Entrance pipes shall be sized for ultimate development upstream. Drainage calculations and areas are required to support pipe size selection. (II-I-H)

Check:

_____ Areas.

_____ C factors (offsite at ultimate).

_____ Time of concentration.

_____ Intensity (Appendix)

_____ Calculations and map attached, stamped and dated.

_____ On-site detention (must meet City criteria)

_____ Method must be acceptable to City and calculations required.

_____ Restriction by plate over outlet undesirable. Small pipe should be used to restrict flow.

_____ No public water permitted in a private impoundment system.

_____ Check predeveloped Q (or allowable discharge).

_____ Check results of engineers calculations. Ensure head calculations are included. No damage to vehicles or property.

_____ Calculations attached, stamped, and dated.

_____ Check City's Master Drainage Plan

Watershed _____-

_____ Is pro-rata required?

_____ Pro-rata calculations attached, stamped, and dated.

_____ Pro-rata paid (must be prior to plan approval).

_____ Complete copy of pro-rata sheet.

_____ All concrete pipe within the right-of-way or subject to traffic must be Class III.

_____ PVC & PE pipes.

_____ Cover less than 1.5 diameters must have manufacturer approval anchoring.

_____ Cover less than 3', must use VDOT type 57 stone for bedding, haunching, and backfill.

_____ Cover not less than manufacturer recommendation or 1', whichever is greater.

_____ Minimum pipe size in public system = 12".

_____ Mannings "n" acceptable RCP = 0.013, PVC or PE = 0.011.

_____ Maximum length between access openings on storm drainage system is 350'. (II -- I-L.3).

_____ Site grading.

_____ Ensure plan shows how site grading is to be accomplished.

_____ Ensure no adverse impact will occur on the adjacent sites.

Utilities

_____ Water and sewer service provided. Ensure tapping sleeve and valve, pavement cut as required are shown on plan. Ensure lateral and mater sizes are shown.

_____ Off-site utility improvements required when the existing public water and/or sewer improvements must be extended to serve the site as required by the Department of Public Utilities.

_____ Easements must be shown on plan.

Easements

_____ Existing easements shown with legal reference.

_____ Easement dedications required for existing or proposed facilities through the site prior to approval. The easement width will be determined based on ultimate improvements.

_____ Easement widths satisfactory – easement tied down by bearing and dimension.

_____ All off-site public easements will be required prior to approval of the site plan.

_____ Easement widths satisfactory – easement tied down by bearing and dimension.

_____ Engineer should be put on notice if any off-site private drainage rights should be obtained (include in approval letter if not obtained).

_____ If private on-site detention is used, the impoundment easement (See Appendix IX) must be executed prior to plan approval. Easement tied down by bearing and dimension.

Out Parcels – Subdivision

_____ Check tax map – verify whether or not a subdivision will be required.

_____ If parcel must be subdivided – subdivision must occur prior to plan approval.

_____ If public improvements are to be constructed (e.g. sewer, water) – plan falls under subdivision criteria. Use subdivision checklists.

_____ Plan must specify which improvements will be bonded with the subdivision and which will be part of the site plan. This will required two (2) separate approvals. Add statement to review/approval letters concerning bonding. Site plan will not be approved until the improvements plan for the subdivision is approved improvements bonded and plat recorded.

_____ Ensure sewer and water laterals are provided to each out parcel.

_____ Each out parcel must have the drainage provided for (e.g. pipe, structure with stub, etc.).

_____ Ensure required ingress egress easements are on the plan.

_____ All required public and private easements must be on the plan.

_____ If it appears that the plan will be subdivided at a future date, statements to all review and approval letters must be added: If this property is further subdivided, all requirements (including bonding) of a major subdivision will be applicable. A plan revision must be submitted and approved by this department prior to recordation of the plat.

School Sites

_____ Ensure plan shows installation of flashers and all appropriate signs. Note required on plan that this will be done by the developer.

_____ Route to Traffic Engineering for comments.

Condominiums and Apartments

_____ Condominium and apartment plans must state that garbage collection is to be private. Dumpster pads must be shown.

_____ Ensure enough room (grassed area) for placement of street lights in condominium developments.

_____ Streets must conform to the City Zoning Ordinance Section 6-1600.

Erosion & Sediment Control

_____ Complete erosion and sediment control checklist.

Street Right-of-Way Improvements

_____ Ensure traffic control signs and pavement markings are shown on the plan. This includes existing and proposed streets.

- _____ Regulatory signs (i.e. stop, yield and parking prohibiting signs), see enclosure for definition and application of signs by FHWA.
- _____ Warning signs (i.e. maximum safe speed, curve ahead, etc).
- _____ Pavement markings in accordance with VDOT type B.
- _____ Other traffic control devices such as grade crossings, signals.
- _____ Route to Traffic Engineering for input.
- _____ Ensure note is on plan stating that the developer will be responsible for signs, markings, and roadway lighting.
- _____ Is a traffic signal required to be installed or an existing signal upgraded?
- _____ Pavement design shall be per A maximum average CBR of 4 may be assumed in lieu of actual borings.
- _____ Pavement widening on existing streets shall conform to standard cross slopes. If existing street is superelevated, then widening must also be superelevated (per Appendix) – Discuss superelevated areas with supervisor.
- _____ Existing disturbed sidewalks/handicap ramps shall be replaced and shall meet City standards.

Ref. Manual of Uniform Traffic Control Devices by Federal Highway Administration (FHWA).

Environmental

_____ All residential, multi-family and churches are required to submit a Level 1 environmental assessment.

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537

MEMORANDUM

TO: **Harold Creason, Fire Marshall**

FROM: Patrick N. Milinazzo, Engineer II

Centerville Impt.

DATE: January 14, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by January 27, 2008 or sooner. This date represents the latest in which comments are to be received, consequently forward your review as soon as possible.

If your comments are not furnished in time, the opportunity to ensure Code compliance will be missed.

To help expedite your response, your written comments may be faxed to us at 382-6310.

Attachment(s) : Plans, submittal letter, & narrative

01-16-08P12:34 RCVD

Chesapeake Fire Department
PLANS REVIEW
☑ Contingent Approval (See Comments)
☐ Approval See letter
☐ Disapproved
Date 01/25/08 Plan File #
Reviewer

Chesapeake VIRGINIA

City of Chesapeake

Office of the Fire Marshal
304 Albemarle Drive
Chesapeake, VA. 23322
757-382-6566 (Office)
757-382-6791 (Fax)

Fire Department Review Comments

Date: **January 24, 2008**

To: **Patrick Milinazzo, Engineer II**

From: **Harold W. Creason, Deputy Fire Marshal**

Subject: **Battlefield Golf Club at Centerville**
Public Works AC#: 014082 10

The submittal referenced above has been received and reviewed by the Fire Department, with the following comments in accordance with applicable sections of the Uniformed Statewide Building Code (USBC) and Statewide Fire Prevention Code (SFPC), including referenced standards, and the Chesapeake Public Facilities Manual (PFM) online at http://cityofchesapeake.net/services/depart/pub-wrks/engineer-publicfacilitiesmanual.html (click on Volume I, Fire Protection, Chapter 13).

1. Fire apparatus access roads shall extend to within 150 feet of all portions of the proposed structure per PFM. The current access road is in excess of 230 feet of all portions of the proposed structure.
2. Minimum fire flow for the proposed structure is 1500 gpm. Clarification of fire flow calculations are needed, please include dimensions/depth of water source. Dry hydrants must be installed in accordance with NFPA 1142. Drawing must be detailed to show placement of strainer with not less than one foot of water below. Also, be aware distance of water source to dry hydrant may create difficulties in successful operation of hydrant. Dry hydrants must be engineered to produce fire flow within 60 seconds. It is strongly recommended that the engineer review the requirements and testing procedure for dry hydrants (see attached). It is our experience that dry hydrants with extensive lays to the water source tend to fail to produce in the required time frame, if at all. Accurate calculations are needed to ensure fire flow demand is met.
3. A fire lane will be required at drive aisle measuring 24' in width at curbs large enough for vehicles to park and not designated for parking (specifically around the island areas in the parking lot). This is to ensure circulation of large fire apparatus in the event of an emergency.
4. A fire lane must be placed at the dry hydrant to ensure access by fire apparatus at all times. As per PFM referencing NFPA 1142 a 20 ft clearance is needed at dry hydrant to ensure fire operations may be conducted.

Thank you,

Harold W. Creason, Deputy Fire Marshal
Chesapeake Fire Marshal's Office
(757) 382-6566 off. (757) 382-6791 fax
hcreason@cityofchesapeake.net

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101
Fax. (757) 382-6310
Fax.(757)382-8537

MEMORANDUM

TO: Planning Department

FROM: Patrick N. Milinazzo, Engineer II

DATE: January 14, 2008

SUBJECT: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

PRELIMINARY #: UP-01-03

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project. When your review is complete, return all copies.

To comply with the Construction Plan Review Time Guidelines, please complete your review by January 27, 2008 or sooner. This date represents the latest in which comments are to be received, consequently forward your review as soon as complete.

☒ Site plan review ☐ Subdivision ☐ Arc Reviewed

☐ Site Plan Revision ☐ Subdivision Resubmittal ☐ Non-Arch Reviewed

☐ SDMP ☐ Erosion & Sediment Control Plan

Attachments: plans & narrative

---

* Architecture & building materials must be approved for the club house. Is Applicant can provide documentation that approval has been granted OK; otherwise, this plan cannot be

A23 Approval until such Arch. Approval.

2001

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537

MEMORANDUM

TO: **Earl Sorey , Traffic Engineer**

FROM: Patrick N. Milinazzo, Engineer II

DATE: January 14, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Department of Public Works is currently reviewing the attached plans and/or documents. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by January 27, 2008 or sooner . This day represents the latest in which comments are to be received, consequently forward your review as soon as possible.

Please call extension 6301 for plan pickup.

Attachment(s): plans & narrative

Show Stop Sign & Stop Bar @ site entrance

SF

L-01434

Rev. To:

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537

MEMORANDUM

TO: **Miklos Lestyan, City Arborist, Department of Inspections**

FROM: Patrick N. Milinazzo, Engineer II

DATE: January 14, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by January 27, 2008 or sooner. This date represents the latest in which comments are to be received, consequently forward your review as soon as possible.

Please call extension 6301 for plan pickup.

Attachment(s): Plans & narrative

1. Provide Buffer F along entire Length of Whittamore and Centerville

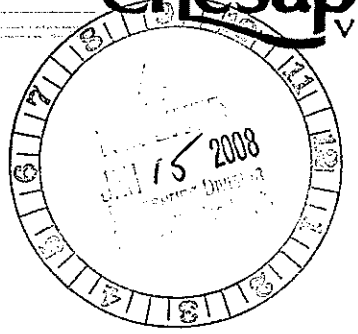
Landscaping Plan Approved
Or See Below Listed Comments

Erosion & Sediment Control Plan Approved
Or See Below Listed Comments

2. Provide Plan For 5% Canopy For entire Site

☐ Technology Method
BMP G Buffer Approved

MJ 1/24/08



UTILITIES ENGINEERING

	RTE.	Int.
SDP		
KAS (2)		
TEW		
BLC (1)		N/C
AWC		
NEC		
TDW		
LCB		
MWH		
BLC		
DVH		
VDP		
LDL		
BJP		
FILE		

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537

MEMORANDUM

TO: **Public Utilities – Utility Engineer**

FROM: Patrick N. Milinazzo, P.E., Engineer II

DATE: January 14, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by January 27, 2008 or sooner. This date represents the latest in which comments are to be received, consequently forward your review as soon as possible.

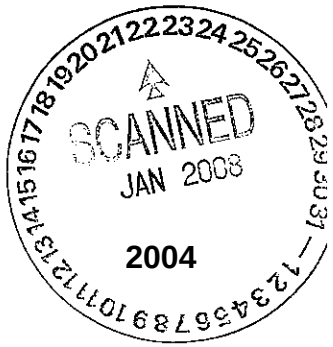
Please call extension 6301 for plan pickup.

Attachment(s): Plans, submittal letter, & narrative

Advisory: DEQ approval required for sewer discharge.

NO COMMENTS

KAS 1/22/08



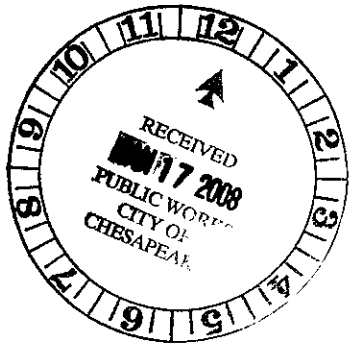
SCANNED JAN 2008

2004

Chesapeake VIRGINIA

City of Chesapeake
Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328-5225
(757) 382-6101

Fax.(757)382-8537



MEMORANDUM

TO: **Office of Zoning Administration**

FROM: Patrick N. Milinazzo, Engineer II

DATE: January 14, 2008

RE: **Battlefield Golf Club at Centerville, AC# 014082 10**

TMN: **0620000000020**

The Engineering Division of the Public Works Department is currently reviewing the attached plans and/or documents. Please review and comment on appropriate areas of concern. These comments will be utilized in our review of this project.

To comply with the Construction Plan Review Time Guidelines, please complete your review by January 27, 2008 or sooner . This date represents the latest in which comments are to be received, consequently forward your review as soon as possible.

Please call extension 6301 for plan pickup.

Attachment(s) : Plans & narrative

Cole Ware 1/15/2008
Zoning Items Approved
Or See Below Listed Comments

Health Dept + DEQ approval required for well and septic.
club house architecture requires Planning approval
Right of way reservation not shown on plan.
Freestanding signage requires a recorded waiver if located in the right-of-way reservation.

2005

SIA # 07106

SITE NARRATIVE

The site address is 1001 Centerville Turnpike South. The site is bordered on the west by Centerville Turnpike, the north and east by Whittamore Road, and the south by Green Haven Subdivision. The total site area is +217 acres. The disturbed area for the proposed construction is +2.1 acres. The site is zoned A-1. City Council approved a conditional use permit on June 20, 2001 (UP# 01-03) to construct and operate a golf course, golf driving range and related facilities. Conditions are shown on the cover sheet of the site plan. The proposed development shown on the site plan includes a clubhouse, golf cart staging area, and associated parking area.

The site will be served by a private well and a private sanitary sewer treatment system (Advantex). Ingress/egress is provided by an existing gravel entrance and driveway on Whittamore Road. The existing gravel entrance will serve as the construction entrance, and will be paved for final construction. Stormwater management for the proposed development is provided by an existing wet pond located on the west side of the entrance. Runoff from the parking area will be conveyed to the existing wet pond.

SIA # 07106

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SIA SITE IMPROVEMENTS
Civil Engineers, Surveyors & Site Contractors

MGM GOLF LLC
824 Lesner Ave
Norfolk, VA 23518-2506

AC# 014082 10
16 Days

January 10, 2008

Pat

Mr. Mark Curry
City of Chesapeake
Department of Public Works
P.O. Box 15225
Chesapeake, VA 23328

RE: Battlefield Golf Club at Centerville
TP# 0620000000620 ✓
1001 Centerville Turnpike South
SIA # 07106

216.836 AC
MGM GOLF LLC
CPM Virginia LLC
Whitamore Properties LLC

Dear Mr. Curry: PNM

Enclosed are eight (8) sets of the complete site plan drawings, two (2) copies of the site narrative, two (2) sets of drainage calculations, pavement design calculations, and a check in the amount of $1,815.00 (one thousand eight hundred fifteen dollars) for the review fee. Please note the fireflow and sewer calculations are shown on the plans. The site is served by a private well, and therefore, no water calculations are provided.

We are respectfully requesting approval to this phase of the project at your earliest convenience. Should you have any questions, please do not hesitate to call.

Sincerely,

Issam H. Baraki, P.E.
Senior Vice President

IHB/cae
07106 ltr
Enclosures: (8) Site Plans, (2) Site Narrative, (2) Drainage Calculations, (1) pavement design, review fee check

2008

Development Plan Review

City of Chesapeake

Checklist for **SITE/SUBDIVISION PLAN** Submittal Package

Date: January 10, 2008

Consulting Firm: Site Improvement Associates, Inc.

Contact Person: Issam H Baraki Phone: 757-671-9000 Fax: 757-671-9288

Owner or Developer: Mike Waugh

Owner or Developer's Address: 1001 Centerville Turnpike, Chesapeake, VA 23322

Site/Sub Plan Title: Site Plan for Battlefield Golf Club at Centerville

The following items are required in submittal package. Each item must be included or the submitted package will be considered incomplete.

☒ TRANSMITTAL LETTER to include a NARRATIVE – a letter which explains the project. The letter must include a summary of the project parameters, offsite improvements, variances requrested or previously granted, previous City Council or Planning commission action, proffers, prior agreements (written or verbal), and any other items which will help determine the appropriate review action required for the project.

☒ EIGHT (8) SETS OF THE COMPLETE SITE/SUB PLAN DRAWINGS. (Include one (1) additional set, if development includes a pump station).

☒ EROSION & SEDIMENT CONTROL PLAN SHEET included. May be submitted prior to construction plans.

☒ LANDSCAPE PLAN SHEET included in all plan sets.

☒ REVIEW FEE – Amount $ 1,815.00 (* See below)

☒ ~~WATER &~~ SEWER CALCULATIONS (2 sets). (on plans)

☒ FIRE FLOW CALCULATIONS (2 sets). (on plans)

☐ NORTHWEST WATERSHED RUNOFF CONTROL PERMIT APPLICATION (if applicable) Non-Residential Only (4 sets).

☒ DRAINAGE CALCULATIONS (including narrative) with a DRAINAGE AREA MAP (2 sets).

☒ STORMWATER MANAGEMENT CALCULATIONS (2 sets).

☒ PAVEMENT DESIGN (1 set).

☐ STATEMENT OF RESPONSIBILITY (for subdivisions)

☐ Level 1 Environmental Site Assessment is required for all residential, multi-family and churches.

Residential Final Subdivision (Construction) Plan -	$1,120.00
Non-Residential Final Subdivision (Construction) Plan -	$1,120.00
Residential Final (Construction) Site Plan (Multi Family)	$1,120.00 plus $25.00 per unit
(Example: An apartment with 50 units - $1,120.00 + ($25.00 x 50) = $2,370.00)	
Non-Residential Final (Construction) Site Plan	$1,120.00 plus $100.00 per acre Or portion thereof
(Example: A site with 3.25 disturbed acres = $1,120.00 + ($100.00 x 4) = ($1,520.00)	
Soil Drainage Management Plan (SDMP) Review	$75.00
E-911 Fee (all final plans)	$395.00

Submit to: ***Via Mail:*** ***Development Review, Public Works, P.O. Box 15225, Chesapeake, Virginia 23328 or*** ***Via Delivery:*** ***Development Review, Public Works, 3rd Floor, City Hall Building, 306 Cedar Road, Chesapeake, Virginia.*** *For questions contact:* ***James Lomogda (757) 382-6315***

Development Plan Review

City of Chesapeake

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(Example: A site with 3.25 disturbed acres = $1,120.00 + ($100.00 x 4) = ($1,520.00)	
Soil Drainage Management Plan (SDMP) Review	$75.00
E-911 Fee (all final plans)	$395.00

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G:\development review\checklists\development review checklist

KPS

RCMS3A
01/14/2008

CITY OF CHESAPEAKE
BARBARA O. CARRAWAY, TREASURER
306 CEDAR RD, CHESAPEAKE VA 23322
PHONE #: 757-382-6281

PWYNN01
16.06.53

*** CITY OF CHESAPEAKE OFFICIAL RECEIPT ***

RECEIPT #: P6 - 004331

PAYEE ID: 000000000

PAYEE: SITE IMPROVEMENT ASSOC INC
ADDRESS: 800 JUNIPER CRES STE A
CHESAPEAKE VA 23320

01 PW PLAN REVIEW FEES	AC# 014802 10	$1815.00+
TOTAL PAID:		1,815.00+

PAYMENT METHOD: CHECK # 35363

NOTE: PROJECT: BATTLEFIELD GOLF CLUB/CTRVILLE

2011

PWUPMU1 CITY OF CHESAPEAKE DEVELOPMENT DATE 01/14/08
USER SSTOUDE PUBLIC WORKS DEPARTMENT TIME 15:56:03
2.0.17D 081307

UPDATE PLAN REVIEW GENERAL INFORMATION

AC Number 014082 10 Type SITE PLAN Date Created 01/14/08
Project Name BATTLEFIELD GOLF CLUB AT CENTERVILLE

Street Number 00000 Name NEED A STREET NAME Primary Tax Map 0620000000020
Legal Description BOUNDARY SURVEY 216.836AC
Current Zoning & Acres A A1 216.000 B NONE Utility

Consultant 189 Name SITE IMPROVEMENTS ASSOC PE ISSAM H. BARAKI
Developer Number __ Name MIKE WAUGH
Att
Address 1001 CENTERVILLE TURNPIKE
City CHESAPEAKE State VA Zip 23322 Phone 7574824779 FAX

Fees Paid Y Statement of Responsibility Signed _
PRV Fee 1st 1420.00 E911 Map 395.00 Total 1815.00 PIV By
2nd PIV By Register Codes PIV 441 E911
Hold Approvals _ PU Fees Owed _ Related Plans _ Status _

F1 HELP F3 CANCEL ENTER Calculate Total F5 UPDATE F8 MORE GI and NOTES

35363

SITE IMPROVEMENT ASSOCIATES, INC.
800 JUNIPER CRESCENT, SUITE A
CHESAPEAKE, VA 23320

BANK OF HAMPTON ROADS
68-518-514

1/14/2008

PAY TO THE ORDER OF Chesapeake, City of $ **1,815.00

One Thousand Eight Hundred Fifteen and 00/100********** DOLLARS

City of Chesapeake

MEMO SIA # 07106,Battlefield Gold Club

⑈00035363⑈ ⑆051405188⑆ 05 6766⑈

2012

PWUPM01 CITY OF CHESAPEAKE DEVELOPMENT DATE 01/14/08
USER SSTOUDE PUBLIC WORKS DEPARTMENT TIME 15:56:03
2.0.17D 081307

UPDATE PLAN REVIEW GENERAL INFORMATION

AC Number 014082 10 Type SITE PLAN Date Created 01/14/08
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800 JUNIPER CRESCENT, SUITE A
CHESAPEAKE, VA 23320

BANK OF HAMPTON ROADS
68-518-514

1/14/2008

PAY TO THE ORDER OF Chesapeake, City of $ **1,815.00

One Thousand Eight Hundred Fifteen and 00/100********** DOLLARS

City of Chesapeake

MEMO SIA # 07106,Battlefield Gold Club

⑈00035363⑈ ⑆051405188⑆ 05 6766⑈

2013

Chesapeake
VIRGINIA

City of Chesapeake

Department of Public Works
Post Office Box 15225
Chesapeake, Virginia 23328
(757) 382-6101
FAX (757) 382-6310
FAX (757) 382-8537

January 30, 2008

Mr. Neil T. Wallace
105 Luffness New
Williamsburg, Virginia 23188

SUBJECT: CPM, Virginia, LLC (Etheridge Greens), AC# 014082 00

Dear Mr. Wallace,

Enclosed is the original recorded right-of-way dedication & drainage/access easement agreement for the above referenced development.

Should you have any questions or need additional information, please contact me at (757) 382-6301.

Sincerely,

Patrick N. Milinazzo

Patrick N. Milinazzo, P.E.
Engineer II

Enclosure

page 5-17 & 5-18, cora. 5 p lb

"The City of Chesapeake adheres to the principles of equal employment opportunity.
This policy extends to all programs and services supported by the City."

ACCREDITED AGENCY
2014

COMMONWEALTH OF VIRGINIA

OFFICIAL RECEIPT
CHESAPEAKE CIRCUIT COURT
DEED RECEIPT

DATE: 10/03/06 TIME: 14:11:50 ACCOUNT: 550CLR060068016 RECEIPT: 06000074243
CASHIER: JRB REG: KP97 TYPE: DOD PAYMENT: FULL PAYMENT
INSTRUMENT : 060068016 BOOK: PAGE: RECORDED: 10/03/06 AT 12:19
GRANTOR: CPM VIRGINIA LLC, EX: N LOC: CI
GRANTEE: CPM VIRGINIA LLC, EX: Y PCT: 100%
AND ADDRESS : CEDAR ROAD CHESAEAPE, VA. 23322
RECEIVED OF : CITY OF CHESAPEAKE DATE OF DEED: 09/29/06
: $.00
DESCRIPTION 1: S. CENTERVILLE TPK PAGES: 4
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP: 0620000000020
PIN: 0620000000020

000 ** ZERO PAYMENT ** .00

TENDERED :	.00
AMOUNT PAID:	.00
CHANGE AMT :	.00

CLERK OF COURT: FAYE W. MITCHELL

DC-18 (1/90)

(114:3-005 4/06)
BUSINESS FORMS SPECIALTY, INC (757) 627-9575
57790

Instrument Cont[illegible]umber BK6768PG631 68016

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.93]

TAX EXEMPT [ ] CORP [ ]

Date of Instrument: [9/29/2006]
Instrument Type: [DOD]

Number of Parcels [1]
Number of Pages [4]

City [x] County [ ] [Chesapeake] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[CPM VIRGINIA LLC]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[x] [~~CPM Virginia LLC~~]	[ ]	[ ]	[ ]
[ ] [City o Chesapeake]	[ ]	[ ]	[ ]

Grantee Address (Name) [City of CHesapeake]
(Address 1) [Cedar Road]
(Address 2) [Cedar ROad]
(City, State, Zip) [Chesaeape] [VA] [23322]

Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City [x] County [ ] [Chesapeake] Percent. in this Juris. [100]
Book [ ] Page [ ] Instr. No [ ]
Parcel Identification No (PIN) [0620000000020]
Tax Map Num. (if different than PIN) [0620000000020]
Short Property Description [S. Centerville Tpk]
[ ]
Current Property Address (Address 1) [S. Centerville Tk]
(Address 2) [ ]
(City, State, Zip) [Chesapeake] [VA] [23322]

Instrument Prepared By [City of CHesapeake]
Recording Paid for By [City of Chesapeake]
Return Recording To (Name) [City of Chesapeake]
(Address 1) [Public Works]
(Address 2) [Carole Gillespie]
(City, State, Zip) [Chesapeake] [VA] [23322]
Customer Case ID [ ] [ ] [ ]

RECEIVED
FOR RECORDATION
2006 SEP 29 PM 3:29
[illegible]
FAYE W. [illegible]

Cover Sheet Page # 1 of 1

2016

(The City of Chesapeake is exempt from recordation taxes pursuant to Section 58.1-811.A.3, and Grantor's taxes are exempt pursuant to Section 58.811.C.5, Code of Virginia, 1950, as amended.)

THIS DEED OF DEDICATION AND CONVEYANCE AND DEED OF EASEMENT, made this 28th day of August, 2006, by and between **CPM VIRGINIA, L.L.C.**, a Virginia limited liability company, Grantor, and the **CITY OF CHESAPEAKE, VIRGINIA**, a Virginia municipal corporation, Grantee, whose address is 306 Cedar Road, Chesapeake, Virginia 23322.

WITNESSETH: That for and in consideration of the sum of Ten ($10.00) dollars, and other good and valuable consideration, the receipt and sufficiently of which are hereby acknowledged, the Grantor does dedicate and convey with General Warranty and English covenants of title, unto the Grantee, the following property to-wit:

ALL THAT piece or parcel of land, lying and being in the Butts Road and Pleasant Grove Boroughs in the City of Chesapeake, Virginia, being known, numbered and designated as "20' R/W Hereby Dedicated To The City Of Chesapeake " as shown on the attached plat entitled "EXHIBIT 'A' OF RIGHT-OF-WAY AND DRAINAGE/ACCESS EASEMENT DEDICATION FOR CPM VIRGINIA L.L.C., T.M.# 0620000000020, BUTTS ROAD & PLEASANT GROVE BOROUGH, CHESAPEAKE, VA.," dated August 18, 2006, made by Midgette & Associates, P.C., Engineer, Surveyors and Planners, said plat marked "Exhibit A.".

The Grantor also dedicates and conveys to the Grantee a perpetual drainage/access easement, across the lands and property of the Grantor, including the right of egress and ingress to same, being known, numbered, and designated on the aforesaid plat as "50' DRAINAGE/ACCESS EASEMENT HEREBY DEDICATED TO THE CITY OF CHESAPEAKE."

This document was prepared by
Dept. of Public Works
Right of Way
306 Cedar Road
Chesapeake, Virginia 23322

RETURN TO:
Carole A. Gillespie
Right-of-Way Agent
306 Cedar Road
Chesapeake, Va. 23322

Portion of Tax Map No. 0620000000020

IT BEING a part of the same property conveyed to the Grantor by deed dated May 28, 2003, from Whittamore Properties, LLC, and duly recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Deed Book 5050, at page 169.

It is agreed between the parties hereto that the Grantee shall have the right to inspect the said drainage ditch or structures and to cut and clear all undergrowth and other obstructions in and along the said drainage ditch or structures adjacent thereto that may in any way endanger or interfere with the proper use of same. No physical obstructions, including but not limited to fences, sheds, landscaping, and trees will be placed within the easement at any time.

The above described property is conveyed subject to all conditions, restrictions, reservations and easements of record as the same may affect said property.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed by its authorized designee.

CPM VIRGINIA, L.L.C.

By Neil Wallace

Neil T. Wallace, Managing Member

COMMONWEALTH OF VIRGINIA
CITY OF CHESAPEAKE, to-wit:

The foregoing instrument bearing date of August 18, 2006, was acknowledged before me this 21st day of September, 2006, by Neil T. Wallace, Managing Member of CPM Virginia, L.L.C.

Alicia Sanders

Notary Public

ALICIA A. SANDERS COMMONWEALTH OF VIRGINIA NOTARY PUBLIC 2018

My commission expires: 1/31/2008

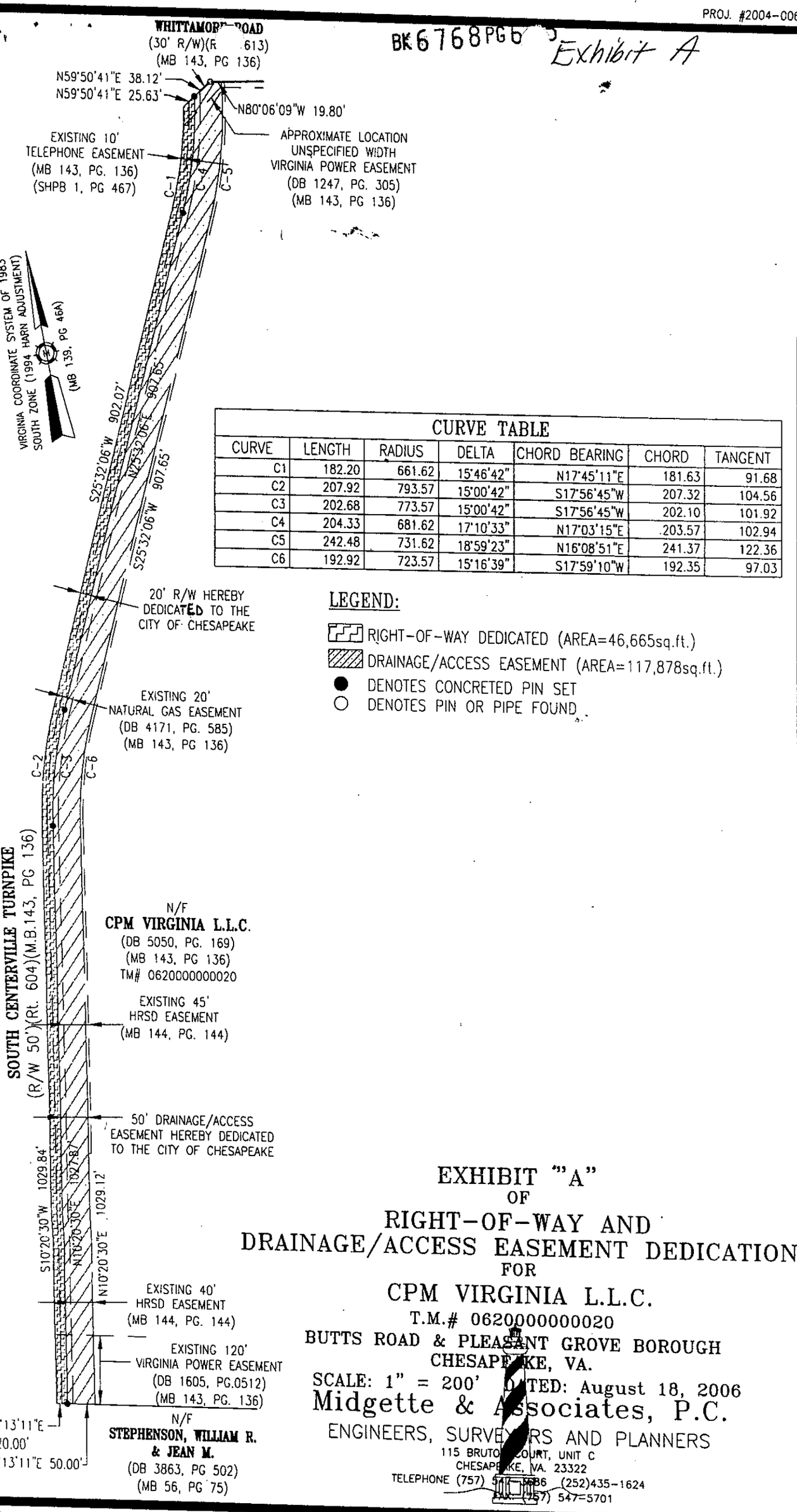
APPROVED AS TO FORM:

Assistant City Attorney
Chesapeake City Attorney's Office

ACCEPTED BY:
THE CITY OF CHESAPEAKE

Patricia C. Biegler, P. E.
Director of Public Works

BK6768PG6 Exhibit A



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
C1	182.20	661.62	15°46'42"	N17°45'11"E	181.63	91.68
C2	207.92	793.57	15°00'42"	S17°56'45"W	207.32	104.56
C3	202.68	773.57	15°00'42"	S17°56'45"W	202.10	101.92
C4	204.33	681.62	17°10'33"	N17°03'15"E	203.57	102.94
C5	242.48	731.62	18°59'23"	N16°08'51"E	241.37	122.36
C6	192.92	723.57	15°16'39"	S17°59'10"W	192.35	97.03

LEGEND:

- RIGHT-OF-WAY DEDICATED (AREA=46,665sq.ft.)
- DRAINAGE/ACCESS EASEMENT (AREA=117,878sq.ft.)
- ● DENOTES CONCRETED PIN SET
- ○ DENOTES PIN OR PIPE FOUND

EXHIBIT "A"
OF
RIGHT-OF-WAY AND DRAINAGE/ACCESS EASEMENT DEDICATION
FOR
CPM VIRGINIA L.L.C.
T.M.# 0620000000020
BUTTS ROAD & PLEASANT GROVE BOROUGH
CHESAPEAKE, VA.
SCALE: 1" = 200' DATED: August 18, 2006

Midgette & Associates, P.C.
ENGINEERS, SURVEYORS AND PLANNERS
115 BRUTON COURT, UNIT C
CHESAPEAKE, VA. 23322
TELEPHONE (757) 547-3886 (252)435-1624
FAX: (757) 547-5701

FILE NUMBER: 040066-exhibit A

GNM

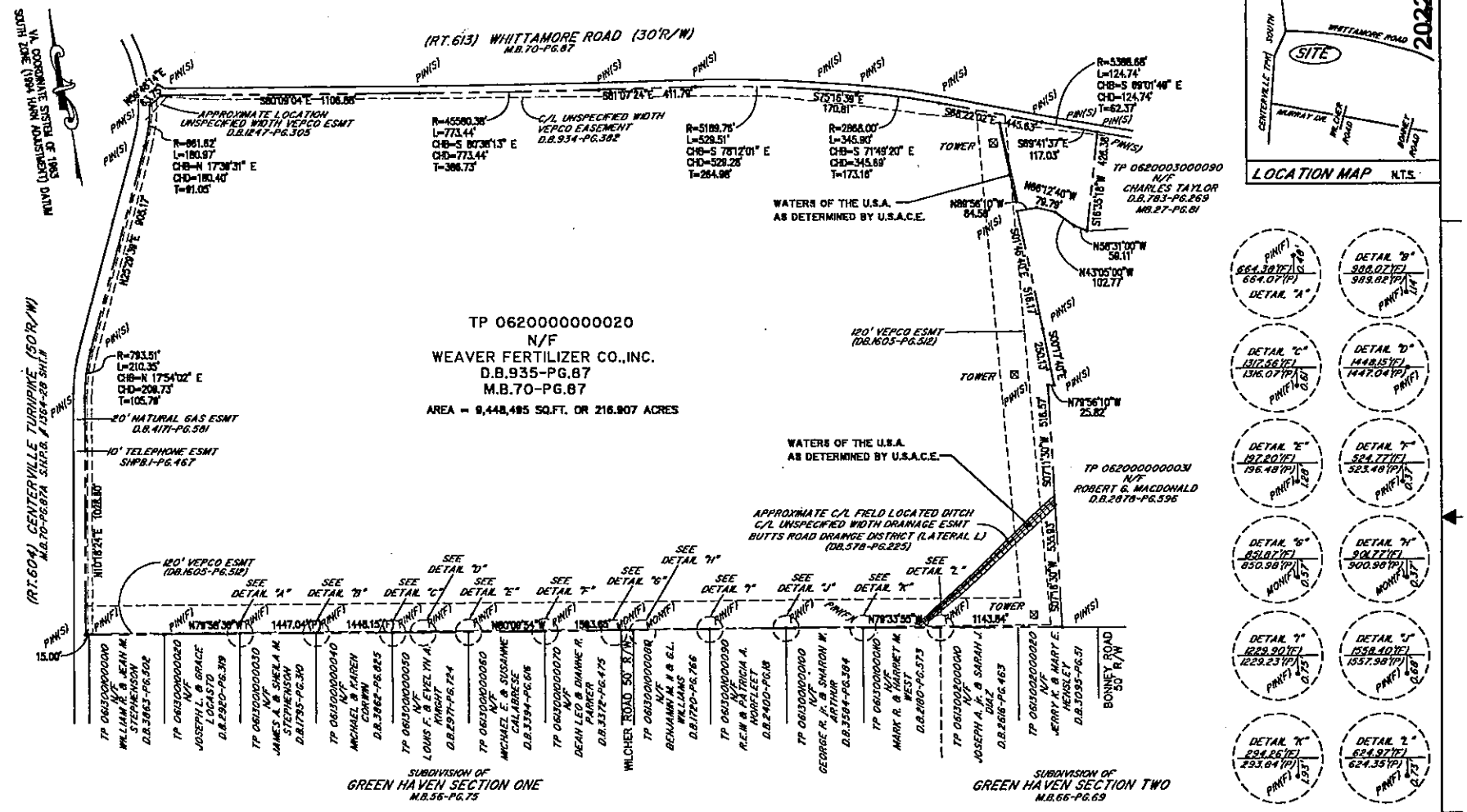
BK6768PG636

INSTRUMENT #060068016
RECORDED IN THE CLERK'S OFFICE OF
CHESAPEAKE ON
OCTOBER 3, 2006 AT 12:19PM
FAYE W. MITCHELL, CLERK

RECORDED BY: JRB

68016

2021



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

SIGNED: 3-5-02
DATE: CHRISTOPHER D. CAPOZZI, PLS No. VA. 002398

THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION PLAT. THE SIGNATURE BELOW DOES NOT SIGNIFY APPROVAL OF A SUBDIVISION PLAT, NOR DOES IT SIGNIFY THE CORRECTNESS OR ACCURACY OF THE SURVEY.

Bobbie D. [signature] (For) 3-6-02
DIRECTOR OF PLANNING DATE

WETLANDS DELINEATION PROVIDED BY STOKES ENVIRONMENTAL ASSOCIATES AND APPROVED BY U.S.A.C.E., PROJECT NUMBER 01-R1971, DATED NOV. 5, 2001

CIR. CT. RECORDED
CHESAPEAKE, VIRGINIA
DATE 3/11/02 TIME 2:44 P.M.
MAPBOOK 143 PAGE 136
LILLIE M. HART, CLK.
BY [signature] D.C.
SEE D.B. _____ PAGE _____

0' 300' 600' 900'
SCALE: 1"=300'

COMMONWEALTH OF VIRGINIA
CHRISTOPHER D. CAPOZZI
No. 002398
3-5-02
LAND SURVEYOR

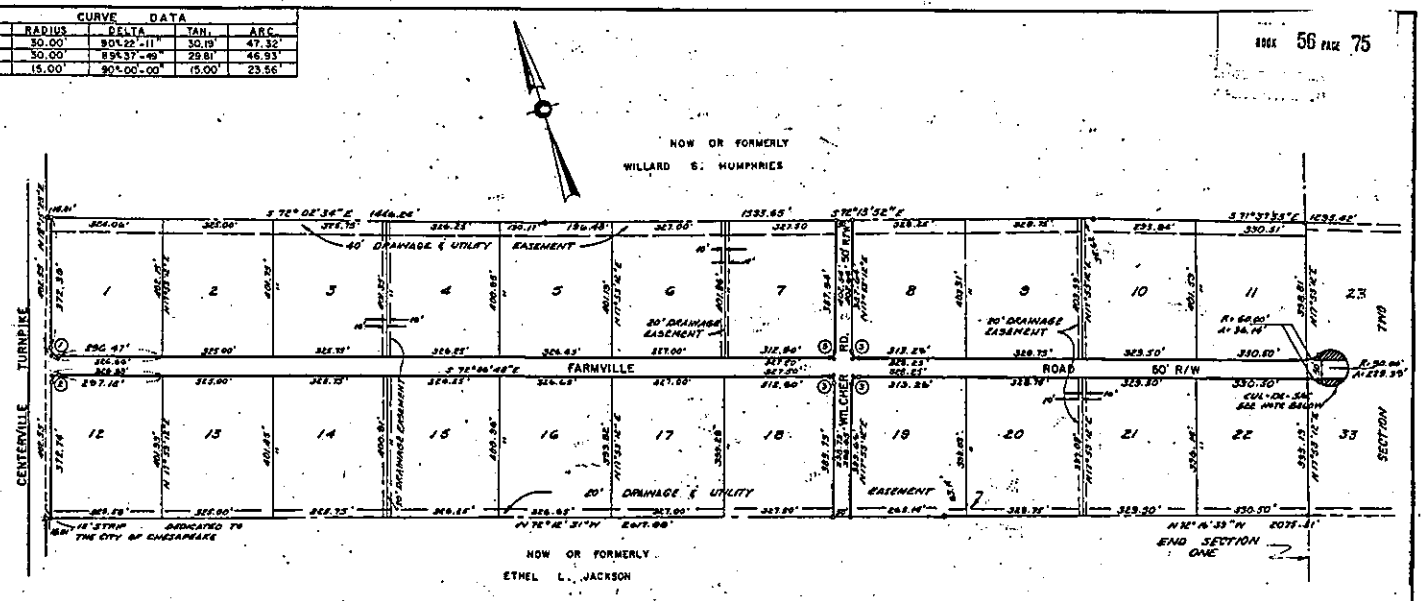
Hassell&Folkes,P.C.
Engineers Surveyors Planners
325 Volvo Parkway
Chesapeake, VA.23320
(757) 547-9531

BOUNDARY SURVEY
OF
T.P.0620000000020
FOR
COMBUSTION PRODUCTS MANAGEMENT, INC.
PLEASANT GROVE BOROUGH CHESAPEAKE, VIRGINIA

SIZE	CONTRACT NO	DISK/BOX	FILENAME	REV.
C	A01012		ETH GRNS	
SCALE: 1"=300'	DATE 03/05/02		SHEET 1 of 1	

3-01-85 REV.

CURVE DATA				
Nº	RADIUS	DELTA	TAN.	ARC.
1	30.00'	90°-22'-11"	30.19'	47.32'
2	30.00'	89°-37'-49"	29.81'	46.93'
3	15.00'	90°-00'-00"	15.00'	23.56'



NOTE:
CUL-DE-SAC AREA OUTSIDE OF 50' TO REVERT TO THE ADJACENT OWNERS WHEN STREET IS CONTINUED.

NOTES:

MINIMUM LOT AREA = 3.0 ACRES

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

CENTERVILLE ASSOCIATES, LTD.

[signature] 3/28/74
OWNER PRES. DATE

[signature] 3/28/74
OWNER SEC. DATE

WE HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN APPROVED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CHESAPEAKE.

[signature] 4-23-74
DIRECTOR OF PLANNING DATE

[signature] 4-23-74
DIRECTOR OF PUBLIC WORKS DATE

[signature] [illegible]
AGENT, CHESAPEAKE HEALTH DEPARTMENT DATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHESAPEAKE SUBDIVISION REGULATIONS.

[signature] 3/26/74
GEORGE F. HOGGARD, RE & C.L.S. DATE

STATE OF VIRGINIA
CITY OF Norfolk, TO WIT:

I, R. Shultz, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF 3/26, 1974, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 31st DAY OF March, 1974

R. Shultz
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/10/77

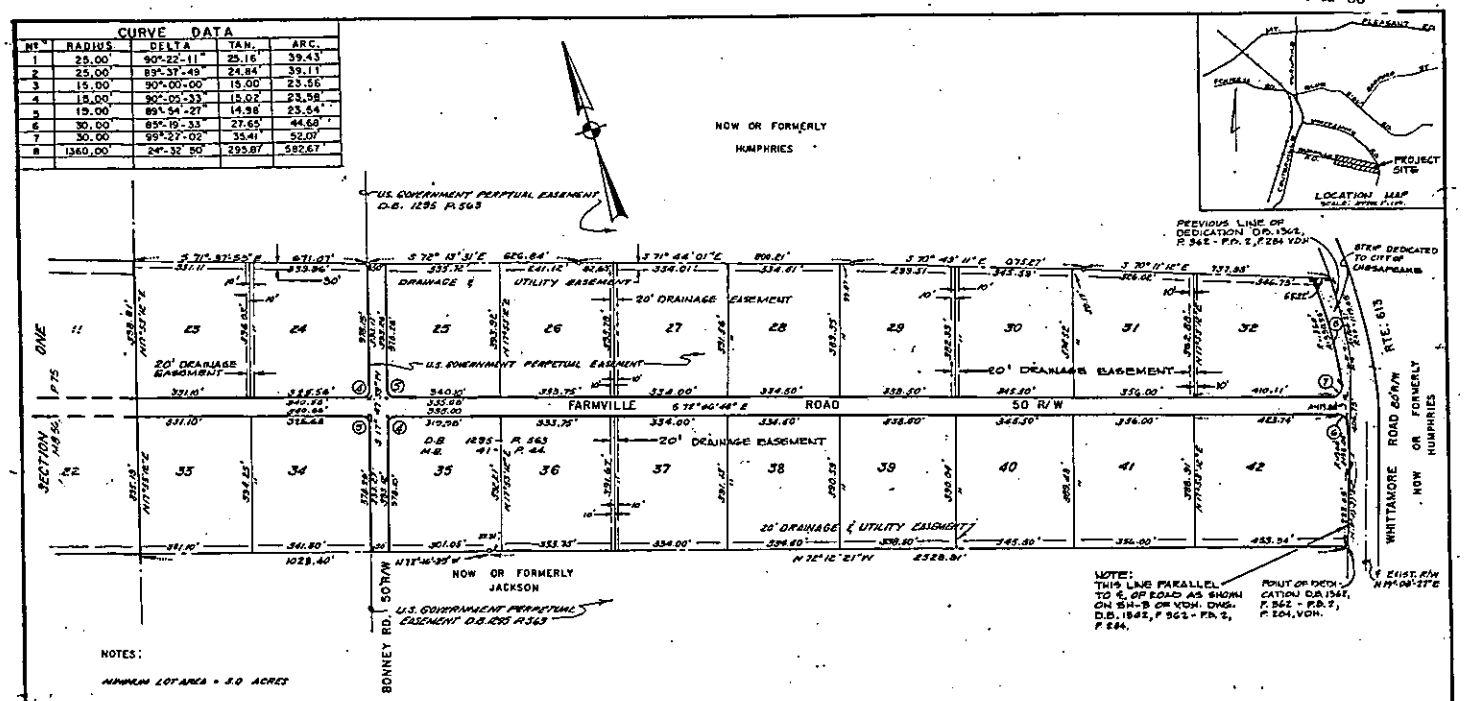
SUBDIVISION OF
SECTION ONE
GREEN HAVEN
BUTTS ROAD BOROUGH
CHESAPEAKE, VA.

SCALE 1" = 200' MARCH 27, 1974

CHEWNING, HOGGARD & ASSOCIATES, INC.
ENGINEERS – PLANNERS – SURVEYORS
VIRGINIA BEACH, VIRGINIA

2023

CURVE DATA				
Nº	RADIUS	DELTA	TAN.	ARC.
1	25.00'	90°-22'-11"	25.16'	39.43'
2	25.00'	89°-37'-49"	24.84'	39.11'
3	15.00'	90°-00'-00"	15.00'	23.56'
4	15.00'	90°-05'-33"	15.02'	23.58'
5	15.00'	89°-54'-27"	14.98'	23.54'
6	30.00'	85°-19'-33"	27.65'	44.68'
7	30.00'	99°-27'-02"	35.41'	52.07'
8	1360.00'	24°-32'-50"	295.87'	582.67'



NOTES:

MINIMUM LOT AREA = 5.0 ACRES

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT. ESTABLISH THE MINIMUM LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

H. C. Hluk — OWNER — 3/28/79 — DATE

B. K. Gordon — OWNER — 3/28/79 — DATE

WE HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN APPROVED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CHESAPEAKE.

Walter L. Hoggard — DIRECTOR OF PLANNING — FEB. 1, 1979 — DATE

John A. O'Connor — DIRECTOR OF PUBLIC WORKS — 2/1/79 — DATE

William F. Hoffmann — AGENT, CHESAPEAKE HEALTH DEPARTMENT — 1-26-79 — DATE

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHESAPEAKE SUBDIVISION REGULATIONS.

George F. Hoggard — GEORGE F. HOGGARD, P.E., L.C.L.S. — 2-26-79 — DATE

STATE OF VIRGINIA
CITY OF _____, TO WIT:

I, _____, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFOREBAID, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF _____, 1979, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFOREBAID.

GIVEN UNDER MY HAND THIS ____ DAY OF _____, 1979.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

REV. 2/1/79
REV. 1/31/79
REV. 1/26/79
REV. 3/21/79

SOURCE OF TITLE TO THIS PROPERTY IS BY DEED. DEED BOOK 1800, PG. 618 TO H.G. ALLECK & B.K. GORDON BY CENTERVILLE ASSOCIATES, LTD. VA. CORPORATION DATED MARCH 22, 1978.

CIR. CT. RECORDED
CHESAPEAKE, VIRGINIA
DATE 1/1/79 TIME 4:59 P.M.
MAP BOOK 66 PAGE 69
CHARLES B. CROSS, JR. CLK.
BY Lloyd V. Lawson D.C.
SEE: D.B. — PAGE —

SUBDIVISION OF
SECTION TWO
GREEN HAVEN
BUTTS ROAD BOROUGH
CHESAPEAKE, VA.

SCALE 1" = 200' FEBRUARY 20, 1978

GEORGE F. HOGGARD & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
VIRGINIA BEACH, VIRGINIA

S-79-15

D-25

2024

Appendix IV

Flexible Pavement Design Worksheet for New Subdivision Streets

This sheet is intended for use and submission in conjunction with VDOT's Subdivision Street Requirements

County	City of Chesapeake	Date:
Subdivision		
Street Name		
Developer	Mike Waugh	Phone:

ADT Projected traffic for the street segment considered, as defined in the Subdivision Street Requirements.

CBR_D Design CBR = Average of CBR_T x 2/3 and modified only as discussed in the Pavement Design Guide.

CBR_T CBR value of the subgrade sample, taken and tested as specified in the Pavement Design Guide

DME VDOT District Materials Engineer

EPT Equivalent projected traffic

HCV Number of Heavy Commercial Vehicles (e.g. trucks, buses, etc., with 2 or more axles and 6 or more tires).

%HCV Percentage of the total traffic volume composed of Heavy Commercial Vehicles.

RF Resiliency Factor = Relative value of the subgrade soil's ability to withstand repeated loading.

SSV Soil support value of subgrade (SSV = CBR_D x RF)

D_P Thickness index of proposed pavement design computed by the Conventional Pavement Design Method

D_R Thickness index required, based on Design ADT and SSV, determined by Appendix II.

Step 1: Determine Design ADT

ADT	
Required 80 spaces x %HCV = 100 x HCV x ADT) or 2 Trips/Day 20 x HCV Note: For %HCV ≤ 5%, use ADT	160 Note: For %HCV>5%, EPT>ADT
Design ADT Use greater of ADT or EPT	

Step 2: Determine Design Values CBR, RF, and SSV

Sample	DBR_T
# 1	
# 2	
# 3	
#	
#	
#	

Resiliency Factor	(RF)
Source	Value
Table 1	
Appendix I	
DME approved RF	

For preliminary designs, use the lowest RF value in the equation

CBR_D	x	RF	=	SSV
(4)	x	(3)	=	12

Step 3: Pavement Design (Check appropriate box and show proposed pavement design below.)

☐ (A) Limited to Design ADT ≤ 400 - Show pavement material notations and thickness from Appendix IV Tables A and B.

☐ (B) Show pavement section as developed in the Pavement Design Guide. (See Appendix III for material notations and thickness equivalency values (a)).

D_R = 7.0 from Appendix II

Description of Proposed Pavement Section

	Material Notation	Thickness, h	a	(a x h)
Surface	SM-9	2	1.67	3.34
Base	Aggregate, Type 1, Size 21A	8	1.00	8.00
Subbase				

D_P must equal or exceed the value of D_R. $D_P = \Sigma(a \times h) =$ 11.34

Appendix IV

Flexible Pavement Design Worksheet for New Subdivision Streets

This sheet is intended for use and submission in conjunction with VDOT's Subdivision Street Requirements

County	City of Chesapeake	Date:
Subdivision		
Street Name		
Developer	Mike Waugh	Phone:

ADT Projected traffic for the street segment considered, as defined in the Subdivision Street Requirements.

CBR_D Design CBR = Average of CBR_T x 2/3 and modified only as discussed in the Pavement Design Guide.

CBR_T CBR value of the subgrade sample, taken and tested as specified in the Pavement Design Guide

DME VDOT District Materials Engineer

EPT Equivalent projected traffic

HCV Number of Heavy Commercial Vehicles (e.g. trucks, buses, etc., with 2 or more axles and 6 or more tires).

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D_P Thickness index of proposed pavement design computed by the Conventional Pavement Design Method

D_R Thickness index required, based on Design ADT and SSV, determined by Appendix II.

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ADT	
Required 80 spaces x %HCV = 100 x HCV x ADT) or 2 Trips/Day 20 x HCV Note: For %HCV ≤ 5%, use ADT	160 Note: For %HCV>5%, EPT>ADT
Design ADT Use greater of ADT or EPT	

Step 2: Determine Design Values CBR, RF, and SSV

Sample	DBR_T
# 1	
# 2	
# 3	
#	
#	
#	

Resiliency Factor	(RF)
Source	Value
Table 1	
Appendix I	
DME approved RF	

For preliminary designs, use the lowest RF value in the equation

CBR_D	x	RF	=	SSV
(4)	x	(3)	=	12

Step 3: Pavement Design (Check appropriate box and show proposed pavement design below.)

☐ (A) Limited to Design ADT ≤ 400 - Show pavement material notations and thickness from Appendix IV Tables A and B.

☐ (B) Show pavement section as developed in the Pavement Design Guide.
(See Appendix III for material notations and thickness equivalency values (a)).

D_R = 7.0 from Appendix II

Description of Proposed Pavement Section

	Material Notation	Thickness, h	a	(a x h)
Surface	SM-9	2	1.67	3.34
Base	Aggregate, Type 1, Size 21A	8	1.00	8.00
Subbase				

D_P must equal or exceed the value of D_R. $D_P = \Sigma(a \times h) =$ 11.34

SIA# 07106

Drainage Summary for Battlefield Golf Course

Existing Conditions - The site is has elevations ranging from 10 to 25 feet. The site consists of a golf course and driving range. The runoff within the limits as shown on the drainage area map is directed toward the north to an existing BMP. A roadside ditch located on the south side of Whittamore Road directs runoff towards the east.

Proposed Conditions – The proposed parking area and drive aisles will direct runoff to storm structures which will connect to the existing BMP. The outfall will be an earthen weir/swale and will control the outflow to pre-developed conditions. The existing BMP is utilized for quantity and quality (10-year and BMP calculations are attached). The normal water elevation is 11.50, and the 10-year elevation is 12.23 with a maximum outflow of 2.91 cfs. The swale will tie into the roadside ditch mentioned earlier. The existing 18" rcp will be removed and replaced with a 15" rcp due to minimum cover requirements at the entrance (culvert calculations are attached).

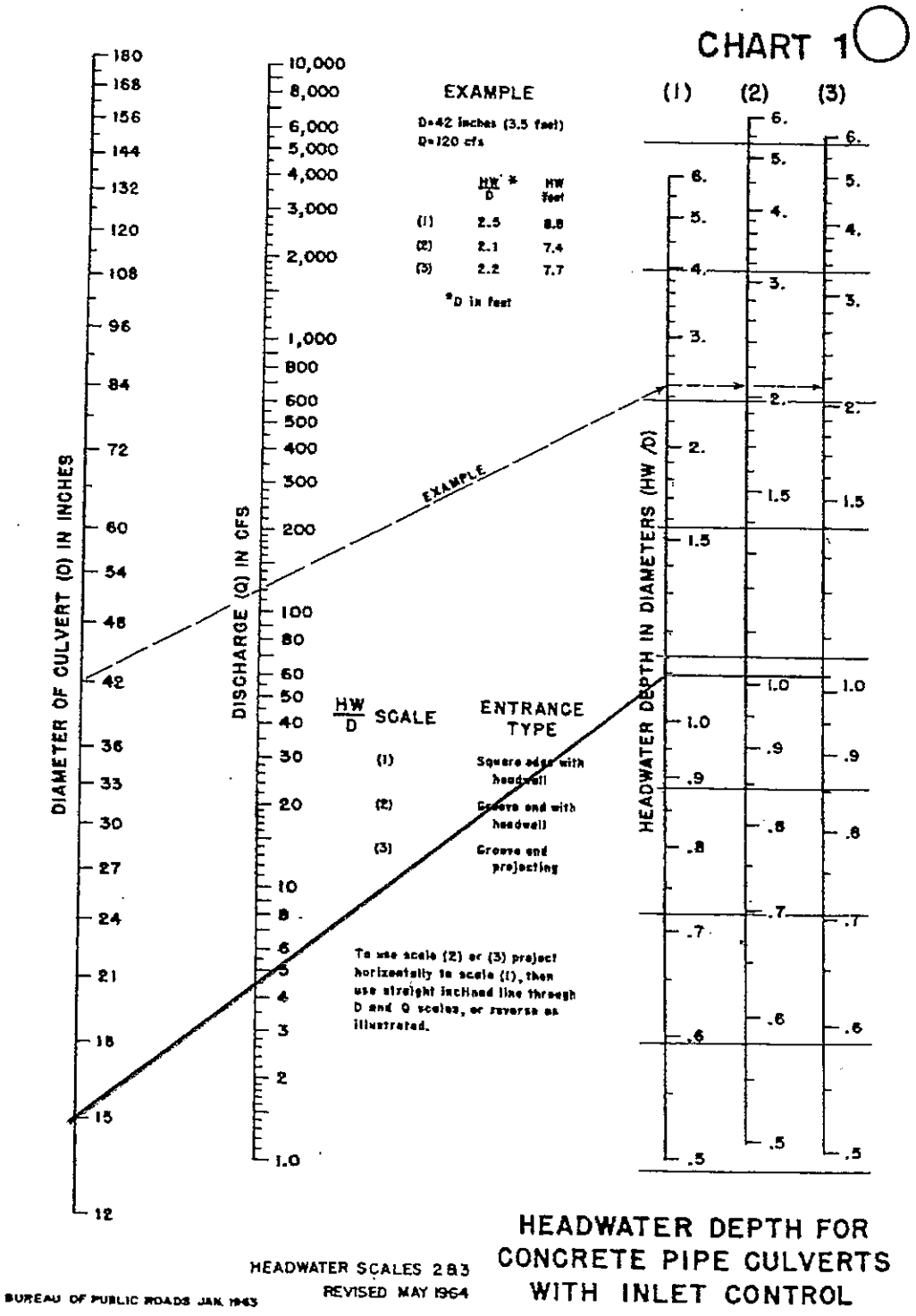
Water Quality – Based on the CBPA calculations (see attached), an efficiency of 48% is required. The existing BMP provides an efficiency of 50% and meets compliance.

Culvert Calculations for Entrance Pipe

The area for the roadside ditch is 0.60 acres. With a time of concentration of 15 minutes for a 10-year storm, the intensity is 5.1 in/hr. The "c" factor is 0.5, and therefore, the outflow is 1.53 cfs (Q=cia). The outflow from the BMP is also tied into the roadside ditch. The maximum outflow for the BMP is 2.91 cfs. Adding the two outflows gives a total of 4.44 cfs. With a 15" rcp, the HW/D value is 1.05 (see nomograph), and therefore, the pipe is adequate for conveying the runoff.

BATTLEFIELD GOLF COURSE SIP # 07106

Appendix 8C-1 Inlet Control, Circular Concrete



Source: HDS -5

WORKSHEET A: NEW DEVELOPMENT (10/07)

1. Compile POST-DEVELOPMENT site-specific data and determine site imperviousness (I_{site}).

Area in Acres	Rational Method C_R Factor	C_RA
1.283	0.9	1.1547
3.867	0.3	1.1601

A= 5.15 C_RA= 2.3148

$$C_R = \frac{\sum CA}{\sum A} = \frac{0.45}{} =$$

$I_{site} = 142.86(C_R - 0.2) =$ 36 (percent expressed in whole numbers)

2. Determine the average land cover conditions ($I_{watershed}$).

Use $I_{watershed}$ = 16 % from Equivalent Impervious Cover for Watershed
Use $C_{pre} = 0.26mg/l$.

3. Determine need to continue.

I_{site} = 36 % (from Step 1)
$I_{watershed}$ % from applicable watershed (from Step 2)

If $I_{site} \leq I_{watershed}$,**STOP** and submit analysis to this point. If land disturbance occurs in the RPA, Step 8 shall also be performed
If $I_{site} \phi I_{watershed}$, CONTINUE.

4. Set constants.

P_j = unitless rainfall correction factor
= 0.9 for all of Tidewater Virginia
C = flow weighted mean concentration of total phosphorus
= 0.26 mg/1 for all I_{site}
P = annual rainfall depth, 45 inches

12 and 2.72 are used in the equation as unit conversion factors.

5. Calculate the pre-development load (L_{pre}).

$$L_{pre} = \frac{PxP_j\,x[0.05+(0.009x\,I_{watershed})]x\,C_{pre}\,xAx2.72}{12}$$

$$= \frac{45x0.9x[0.05+(0.009x\,I_{watershed})]x0.26xAx2.72}{12}$$

$$= 2.39[0.05+(0.009x\,I_{watershed})]xA$$

= 2.39 pounds per year

6. Calculate the post-development load (L_{post}).

$$L_{post} = \frac{PxP_j\,x[0.05+(0.009x\,I_{site})]xCxAx2.72}{12}$$

$$= \frac{45x0.9[0.05+(0.009x\,I_{site}]x0.26xAx2.72}{12}$$

$$= 2.39[0.05+(0.009x\,I_{site})]xA$$

= 4.60 pounds per year

7. Calculate the pollutant removal requirement (RR).

$$RR = L_{post} - L_{pre}$$

= 4.60 - 2.39

= 2.21 pounds per year

To determine the overall BMP efficiency required (%RR) when selecting BMP options:

$$\%RR = \frac{RR}{L_{post}}x100$$

= (2.21 / 4.60) x 100

= 48 %

WORKSHEET C: COMPLIANCE

Select BMP options using screening tools and list them below. Then calculate the load removed for each option.

1.

Selected Option	Removal Efficiency x (%/100)	Fraction of Drainage Area Served (expressed in x decimal form)	L_{post} = (lbs/yr)	Load Removed (lbs/yr)
Retention	0.5	1	4.60	2.30
Basin				

2. Determine loadings for off-site areas

$I_{watersged}$= % from applicable watershed

$$C_{offsite} = \frac{0.26mg}{l}$$

$$L_{offsite} = \frac{PxP_j\,x[0.05+(0.009x\,I_{watershed})]x\,C_{offsite}\,x\,A_{offsite}\,x2.72}{12}$$

$$= \frac{45x0.9x[0.5+(0.009x\,I_{watershed})]x0.26x\,A_{offsite}\,x2.72}{12}$$

$$= 2.39x(0.05+0.009x\,I_{watershed})xAoffsite$$

_____pounds per year

3. Total pollutant loading.

L_{onsite} + $L_{offsite}$ = total load

_____ +_____ = pounds per year

4. Calculate credits

Selected Option	Removal Efficiency x (%/100)	L_{post} = (lbs/yr)	Load Removed (lbs/yr)

5. Calculate overall compliance

Step 1 + Step 5 = total load removed

_____ + _____ = _____ pounds per year

If total load removed > removal requirement, criteria are satisfied

2.3 > 2.21

Impervious Area = 56,760 S.F.

WQ Volume = (4)(1/2")(56,760 S.F) (1 FT/12 IN) = 9,460 CF

Water Surface Area = 14,296 S.F.

Therefore, A Depth of 0.70' Meets the Water Quality Requirement

TECHNOLOGY BASED METHOD

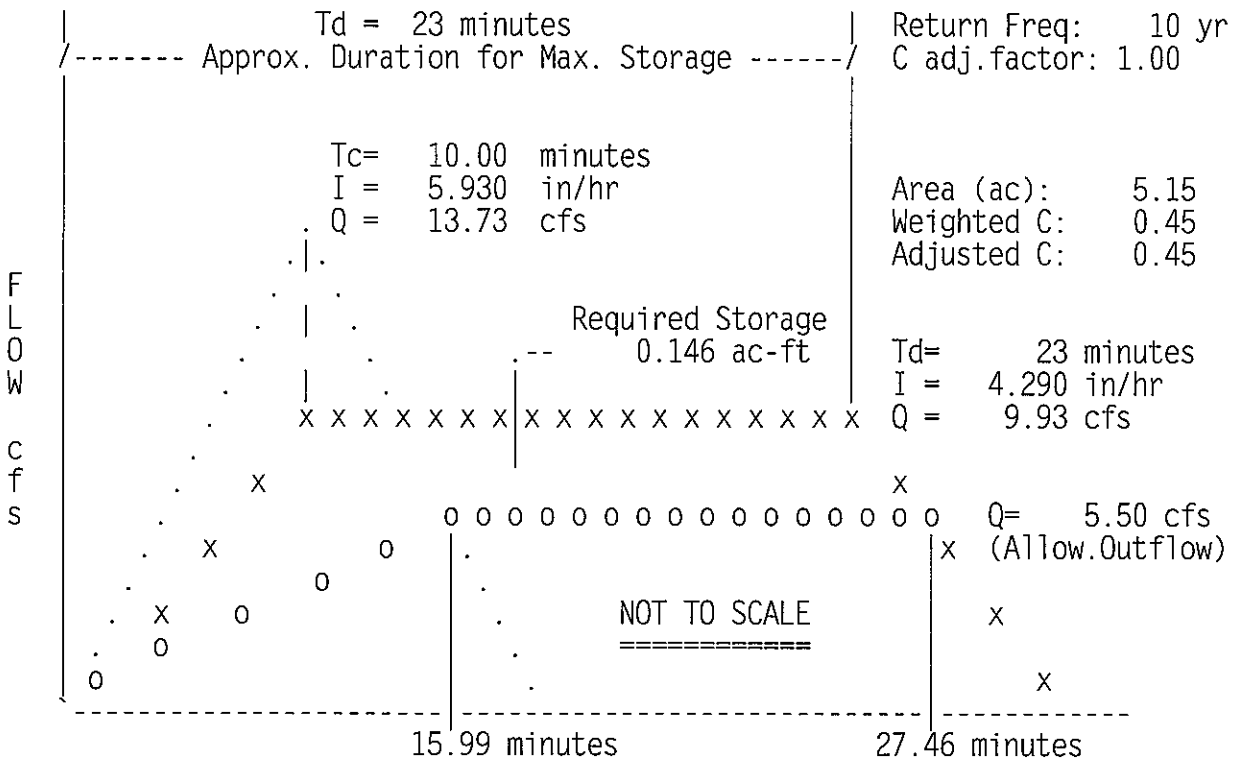
Quick TR-55 Ver.5.46 S/N
Executed: 14:59:20 03-20-2008

MODIFIED RATIONAL METHOD
---- Graphical Summary for Maximum Required Storage ----

First peak outflow point assumed to occur at Tc hydrograph recession leg.

Battlefield Golf Club, SIA #07106
10 year Storm Calculations

```
**************************************************************************
*  RETURN FREQUENCY:  10 yr     |  Allowable Outflow:     5.50 cfs     *
*  'C' Adjustment: 1.000        |  Required Storage:     0.146 ac-ft   *
*-------------------------------------------------------------------------*
*  Peak Inflow:    9.93 cfs        Inflow .HYD stored: 0710610 .HYD     *
**************************************************************************
```



Quick TR-55 Ver.5.46 S/N:
Executed: 14:59:20 03-20-2008

Battlefield Golf Club, SIA #07106
10 year Storm Calculations

**** Modified Rational Hydrograph *****
Weighted C = 0.449 Area= 5.150 acres Tc = 10.00 minutes

Adjusted C = 0.449 Td= 23.00 min. I= 4.29 in/hr Qp= 9.93 cfs

RETURN FREQUENCY: 10 year storm Adj.factor = 1.00
Output file: 0710610 .HYD

HYDROGRAPH FOR MAXIMUM STORAGE
For the 10 Year Storm

Time Hours	Time increment = 0.083 Hours Time on left represents time for first Q in each row.						
0.000	0.00	4.97	9.93	9.93	9.93	7.94	2.98

Quick TR-55 Ver.5.46 S/N:
Executed: 14:59:20 03-20-2008

Battlefield Golf Club, SIA #07106
10 year Storm Calculations

* * * * * * SUMMARY OF RATIONAL METHOD PEAK DISCHARGES * * * * * *

Q = adj * C * I * A
Where: Q=cfs, C=Weighted Runoff Coefficient, I=in/hour, A=acres
adj = 'C' adjustment factor for each return frequency

RETURN FREQUENCY = 10 years
`C' adjustment, k = 1
Adj. 'C' = Wtd.'C' x 1

Subarea Descr.	Runoff 'C'	Area acres	Tc (min)	Wtd. 'C'	Adj. 'C'	I in/hr	Total acres	Peak Q (cfs)
Impervious	0.900	1.28						
Green	0.300	3.87						
			10.00	0.449	0.449	5.930	5.15	13.73

Quick TR-55 Ver.5.46 S/N:
Executed: 14:59:20 03-20-2008

****
****
*
*
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*
*
*
****
****

MODIFIED RATIONAL METHOD
---- Grand Summary For All Storm Frequencies ----

First peak outflow point assumed to occur at Tc hydrograph recession leg.

Battlefield Golf Club, SIA #07106
10 year Storm Calculations

Area = 5.15 acres Tc = 10.00 minutes

Frequency (years)	Adjusted 'C'	Duration minutes	Intens. in/hr	Qpeak cfs	Allowable cfs	VOLUMES Inflow (ac-ft)	VOLUMES Storage (ac-ft)
10	0.449	23	4.290	9.93	5.50	0.315	0.146

Quick TR-55 Ver.5.46 S/N:
Executed: 14:59:20 03-20-2008

MODIFIED RATIONAL METHOD
---- Summary for Single Storm Frequency ----

First peak outflow point assumed to occur at Tc hydrograph recession leg.

Battlefield Golf Club, SIA #07106
10 year Storm Calculations

RETURN FREQUENCY: 10 yr `C' Adjustment = 1.000 Allowable Q = 5.50 cfs

Hydrograph file duration= 23.00 minutes
Hydrograph file: 0710610 .HYD Tc = 10.00 minutes

Weighted `C'	Adjusted 'C'	Duration minutes	Intens. in/hr	Areas acres	Qpeak cfs	VOLUMES Inflow (ac-ft)	VOLUMES Storage (ac-ft)
0.449	0.449	10	5.930	5.15	13.73	0.189	0.113
0.449	0.449	15	5.170	5.15	11.97	0.247	0.136
0.449	0.449	20	4.580	5.15	10.60	0.292	0.145
0.449	0.449	23	4.290	5.15	9.93	0.315	0.146 Storage Maximum
0.449	0.449	30	3.730	5.15	8.63	0.357	0.138
0.449	0.449	40	3.150	5.15	7.29	0.402	0.112
0.449	0.449	50	2.720	5.15	6.30	0.434	0.073
0.449	0.449	60	2.400	5.15	5.56	0.459	0.027
0.449	0.449	120	1.400	5.15	3.24	Qpeak < Qallow	

Outlet Structure File: 07106 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
Outfall Structure for Battlefield Golf Course, SIA # 07106

****

***** COMPOSITE OUTFLOW SUMMARY ****

Elevation (ft)	Q (cfs)	Contributing Structures
11.50	0.0	1
11.75	0.5	1
12.00	1.5	1
12.25	3.0	1
12.50	4.9	1
12.75	7.3	1
13.00	0.0	

Outlet Structure File: 07106 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
Outfall Structure for Battlefield Golf Course, SIA # 07106

****

Outlet Structure File: 07106 .STR
Planimeter Input File: 07106 .VOL
Rating Table Output File: 07106 .PND

Min. Elev.(ft) = 11.5 Max. Elev.(ft) = 13 Incr.(ft) = .25

Additional elevations (ft) to be included in table:
* *

****
SYSTEM CONNECTIVITY
****

Structure	No.	Q Table		Q Table
WEIR-XY	1		->	1

Outflow rating table summary was stored in file:
07106 .PND

Outlet Structure File: 07106 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****
Outfall Structure for Battlefield Golf Course, SIA # 07106

****

>>>>>> Structure No. 1 <<<<<<
(Input Data)

WEIR-XY
Weir - Defined by X, Y Coordinates
E1 (ft) =11.5 E2 (ft) =13.0

X dist.(ft)	Y elev.(ft)
0	13
4.5	11.5
10.5	11.5
15	13

Outlet Structure File: 07106 .STR

POND-2 Version: 5.20 S/N:
Date Executed: Time Executed:

****

Outfall Structure for Battlefield Golf Course, SIA # 07106

****

Outflow Rating Table for Structure #1
WEIR-XY Weir - Defined by X, Y Coordinates

***** INLET CONTROL ASSUMED *****

Elevation (ft)	Q (cfs)	Computation Messages
11.50	0.0	E = Y min= 11.5
11.75	0.5	W(ft)=7.5 Max. D(ft)=.25
12.00	1.5	W(ft)=9.0 Max. D(ft)=.5
12.25	3.0	W(ft)=10.5 Max. D(ft)=.750
12.50	4.9	W(ft)=12.0 Max. D(ft)=1.0
12.75	7.3	W(ft)=13.5 Max. D(ft)=1.25
13.00	0.0	E = or > E2=13.0

****
*
* 10-yr Routing for Battlefield Golf Course, SIA # 07106 *
*
*
*
*
****

Inflow Hydrograph: 0710610 .HYD
Rating Table file: 07106 .PND

----INITIAL CONDITIONS----
Elevation = 11.50 ft
Outflow = 0.00 cfs
Storage = 0 cu-ft

GIVEN POND DATA

ELEVATION (ft)	OUTFLOW (cfs)	STORAGE (cu-ft)
11.50	0.0	0
11.75	0.5	3,635
12.00	1.5	7,392
12.25	3.0	11,274
12.50	4.9	15,283
12.75	7.3	19,421

INTERMEDIATE ROUTING COMPUTATIONS

2S/t (cfs)	2S/t + O (cfs)
0.0	0.0
24.2	24.7
49.3	50.8
75.2	78.2
101.9	106.8
129.5	136.8

Time increment (t) = 0.083 hrs.

Pond File: 07106 .PND
Inflow Hydrograph: 0710610 .HYD
Outflow Hydrograph: OUT .HYD

INFLOW HYDROGRAPH		ROUTING COMPUTATIONS				
TIME (hrs)	INFLOW (cfs)	I1+I2 (cfs)	2S/t - O (cfs)	2S/t + O (cfs)	OUTFLOW (cfs)	ELEVATION (ft)
0.000	0.00	-----	0.0	0.0	0.00	11.50
0.083	4.97	5.0	4.8	5.0	0.10	11.55
0.167	9.93	14.9	18.9	19.7	0.40	11.70
0.250	9.93	19.9	36.7	38.7	1.04	11.88
0.333	9.93	19.9	52.9	56.5	1.81	12.05
0.417	7.94	17.9	65.6	70.8	2.59	12.18
0.500	2.98	10.9	70.7	76.5	2.91	12.23

********** SUMMARY OF ROUTING COMPUTATIONS **********

Pond File: 07106 .PND
Inflow Hydrograph: 0710610 .HYD
Outflow Hydrograph: OUT .HYD

Starting Pond W.S. Elevation = 11.50 ft

***** Summary of Peak Outflow and Peak Elevation *****

Peak Inflow	=	9.93 cfs
Peak Outflow	=	2.91 cfs
Peak Elevation	=	12.23 ft

***** Summary of Approximate Peak Storage *****

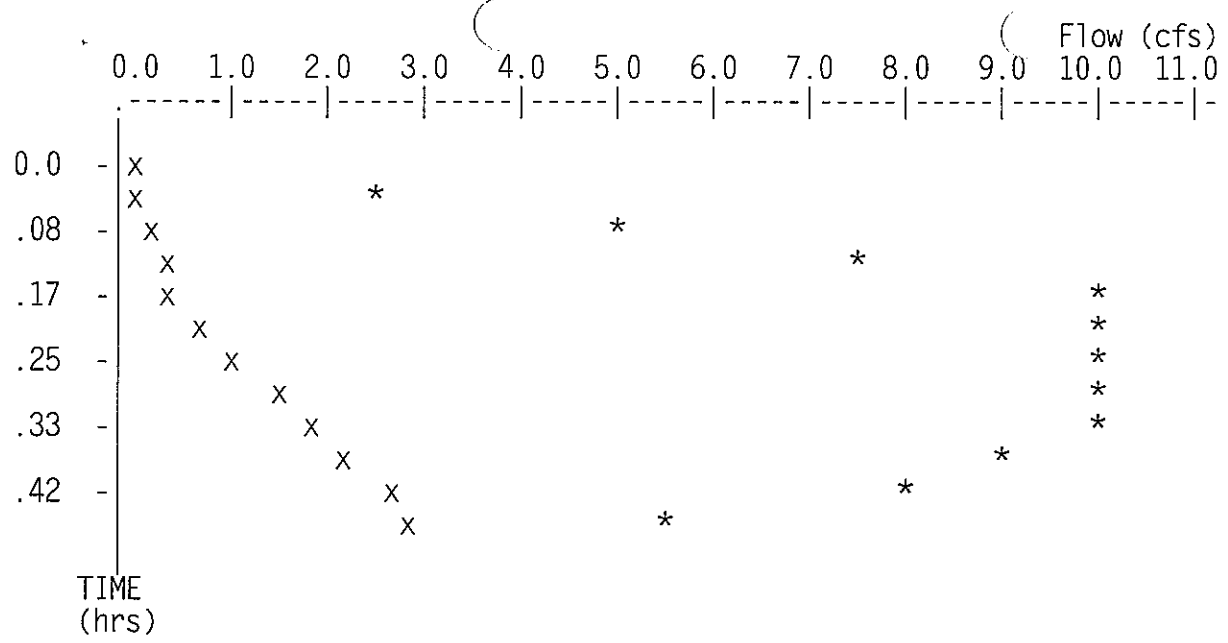
Initial Storage	=	0 cu-ft
Peak Storage From Storm	=	11,037 cu-ft
Total Storage in Pond	=	11,037 cu-ft

Warning: Inflow hydrograph truncated on right side.

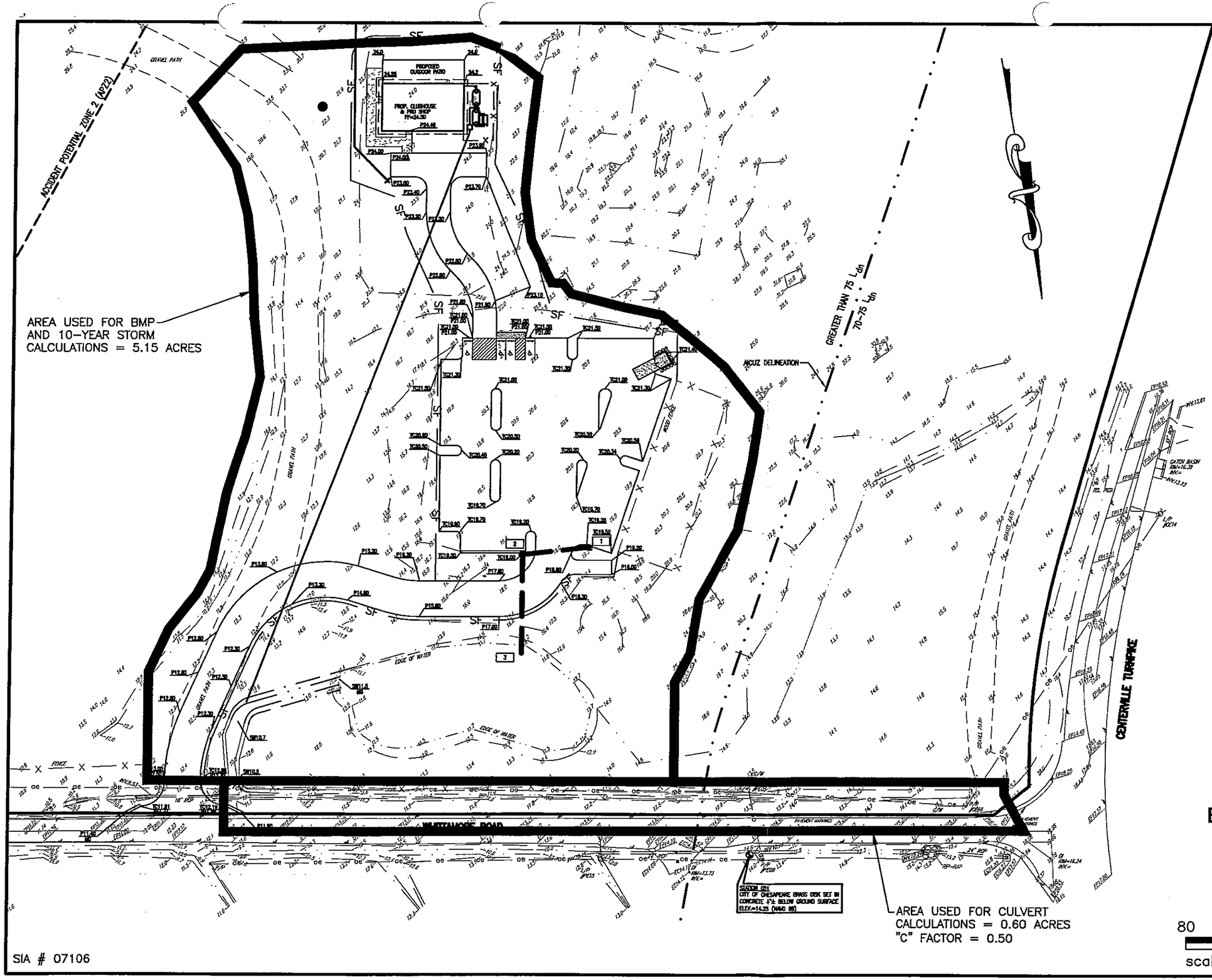
Pond File: 07106 .PND
Inflow Hydrograph: 0710610 .HYD
Outflow Hydrograph: OUT .HYD

EXECUTED: 03-20-2008
14:56:27

Peak Inflow = 9.93 cfs
Peak Outflow = 2.91 cfs
Peak Elevation = 12.23 ft



* File: 0710610 .HYD Qmax = 9.9 cfs
x File: OUT .HYD Qmax = 2.9 cfs



SIA SITE IMPROVEMENT
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DRAINAGE AREA MAP FOR BATTLEFIELD GOLF CLUB AT CENTERVILLE

CHESAPEAKE, VIRGINIA
T.P. 0620000000020

SCALE: 1"=80' MARCH 21, 2008

80 40 0 80 160
scale feet

SIA # 07106

SITE IMPROVEMENT ASSOCIATES,INC
800 Juniper Crescent
Suite A
Chesapeake, VA 23320
(757) 671-9000

1/13/2008

n= **0.013**

SIA PROJECT NO **07106**

Yr. Storm: 10
Des. By: RWS
Chkd. By: IHB

DRAINAGE CALCULATIONS
FOR
BATTLEFIELD GOLF CLUB
CHESAPEAKE, VA

FROM	TO	AREA ACRES	RUN-OFF COEF	C*A INCR.	C*A ACCU.	INLET TIME MINUTES INCR.	INLET TIME MINUTES SYS.	RAIN-FALL IN.	RAIN-FALL SY.	RUNOFF 'Q' C.F.S. INCR.	RUNOFF 'Q' C.F.S. ACCU.	PIPE CAPA-CITY	PIPE DIA. IN.	PIPE SLOPE (%)	PIPE LGH. FT.	PIPE VEL. F.P.S.	FLOW TIME MIN.	ELEV. DIFF. FT.	INVERT ELEV UPR.	INVERT ELEV LWR.
1	2	0.18	0.90	0.16	0.16	5.0	5.0	7.00	7.05	1.13	1.14	3.1	15	0.23	52	2.53	0.3	0.12	8.71	8.59
2	3	0.51	0.90	0.46	0.62	5.0	5.3	7.00	6.97	3.21	4.33	4.8	15	0.55	83	3.92	0.4	0.46	8.59	8.13

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Suite A
Chesapeake, VA 23320
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1/13/2008

n= **0.013**

SIA PROJECT NO **07106**

Yr. Storm: 10
Des. By: RWS
Chkd. By: IHB

DRAINAGE CALCULATIONS
FOR
BATTLEFIELD GOLF CLUB
CHESAPEAKE, VA

FROM	TO	AREA ACRES	RUN-OFF COEF	C*A INCR.	C*A ACCU.	INLET TIME MINUTES INCR.	INLET TIME MINUTES SYS.	RAIN-FALL IN.	RUNOFF 'Q' C.F.S. SY.	RUNOFF 'Q' C.F.S. INCR.	RUNOFF 'Q' C.F.S. ACCU.	PIPE CAPA-CITY	PIPE DIA. IN.	PIPE SLOPE (%)	PIPE LGH. FT.	PIPE VEL. F.P.S.	FLOW TIME MIN.	ELEV. DIFF. FT.	INVERT ELEV UPR.	INVERT ELEV LWR.
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2	3	0.51	0.90	0.46	0.62	5.0	5.3	7.00	6.97	3.21	4.33	4.8	15	0.55	83	3.92	0.4	0.46	8.59	8.13

WORKSHEET A: NEW DEVELOPMENT (10/07)

1. Compile POST-DEVELOPMENT site-specific data and determine site imperviousness (I_{site}).

Area in Acres	Rational Method C_R Factor	C_RA
1.46	0.90	1.31
215.38	0.30	64.61

A= 216.84 C_RA= 65.92

$$C_R = \frac{\sum CA}{\sum A} = \underline{0.30} =$$

$I_{site} = 142.86(C_R - 0.2) =$ 14.286 (percent expressed in whole numbers)

2. Determine the average land cover conditions ($I_{watershed}$).

Use $I_{watershed}$ = 16 % from Equivalent Impervious Cover for Watershed
Use $C_{pre} = 0.26mg/l$.

3. Determine need to continue.

I_{site} = 14 % (from Step 1) (No BMP Required)
$I_{watershed}$ % from applicable watershed (from Step 2)

If $I_{site} \leq I_{watershed}$,**STOP** and submit analysis to this point. If land disturbance occurs in the RPA, Step 8 shall also be performed
If $I_{site} \phi I_{watershed}$, CONTINUE.

4. Set constants.

P_j = unitless rainfall correction factor
= 0.9 for all of Tidewater Virginia
C = flow weighted mean concentration of total phosphorus
= 0.26 mg/1 for all I_{site}
P = annual rainfall depth, 45 inches

12 and 2.72 are used in the equation as unit conversion factors.

5. Calculate the pre-development load (L_{pre}).

$$L_{pre} = \frac{PxP_j\,x[0.05+(0.009x\,I_{watershed})]x\,C_{pre}\,xAx2.72}{12}$$

$$= \frac{45x0.9x[0.05+(0.009x\,I_{watershed})]x0.26xAx2.72}{12}$$

$$= 2.39[0.05+(0.009x\,I_{watershed})]xA$$

= _____ pounds per year

6. Calculate the post-development load (L_{post}).

$$L_{post} = \frac{PxP_j\,x[0.05+(0.009x\,I_{site})]xCxAx2.72}{12}$$

$$= \frac{45x0.9[0.05+(0.009x\,I_{site}]x0.26xAx2.72}{12}$$

$$= 2.39[0.05+(0.009x\,I_{site})]xA$$

= _____ pounds per year

7. Calculate the pollutant removal requirement (RR).

RR $= L_{post} - L_{pre}$

= _____ - _____

= _____ pounds per year

To determine the overall BMP efficiency required (%RR) when selecting BMP options:

$$\%RR = \frac{RR}{L_{post}}x100$$

= (____ / ____) x 100

= ____ %

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= _____ pounds per year

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$$L_{post} = \frac{PxP_j x[0.05+(0.009x I_{site})]xCxAx2.72}{12}$$

$$= \frac{45x0.9[0.05+(0.009x I_{site.}]x0.26xAx2.72}{12}$$

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To determine the overall BMP efficiency required (%RR) when selecting BMP options:

$$\%RR = \frac{RR}{L_{post}} x100$$

= (____ / ____) x 100

= ____ %

STORM SEWER SCHEDULE

1	CB–1 RIM=19.20 INV.=8.71	1	TO	2	52' – 15" STM @ 0.23%.
2	CB–1 RIM=19.00 INV.=8.59	2	TO	3	83' – 15" STM @ 0.55%.
3	PIPE END INV.=8.13				

*STORM SEWER PIPE SHALL BE RCP OR APPROVED EQUAL. ALL RCP WITHIN THE RIGHT–OF–WAY SHALL BE CLASS III RCP.

PROPOSED OUTDOOR PATIO

PROP. CLUBHOUSE & PRO SHOP FF=24.50

0.51 AC. C=0.90

0.18 AC. C=0.90

AICUZ DELINEATION

GREATER THAN 75 Ldn

70–75 Ldn

WHITTAMORE ROAD

N 80°08'11" W 1106.88'

EDGE OF WATER

TOP OF BANK

GRAVEL PATH

WOOD FENCE

FENCE

SF

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SIA # 07106

40 0 40 80
scale feet

DRAINAGE AREA MAP
FOR
BATTLEFIELD GOLF CLUB AT CENTERVILLE
CHESAPEAKE, VIRGINIA
T.P. 0620000000020

SCALE: 1"=60' JANUARY 10, 2008

2054

STORM SEWER SCHEDULE

1	CB-1 RIM=19.20 INV.=8.71	1	TO	2	52' – 15" STM @ 0.23%.
2	CB-1 RIM=19.00 INV.=8.59	2	TO	3	83' – 15" STM @ 0.55%.
3	PIPE END INV.=8.13				

*STORM SEWER PIPE SHALL BE RCP OR APPROVED EQUAL. ALL RCP WITHIN THE RIGHT-OF-WAY SHALL BE CLASS III RCP.

INV. 7.5

PROPOSED OUTDOOR PATIO

PROP. CLUBHOUSE & PRO SHOP FF=24.50

P24.46

P24.00

P23.90

P23.90

P22.75

P22.70

TC21.50 P21.50

TC21.50

TC21.50

TC21.50

TC21.40

TC21.30

TC21.30

TC21.30

TC21.00

TC21.00

TC20.60

TC20.50

TC20.40

TC20.20

TC20.50

TC20.20

TC20.50

TC20.58

TC20.34

TC19.70

TC19.70

TC19.90

TC19.70

TC19.20

TC19.20

TC19.50

TC19.50

TC19.00

P19.20

P19.00

P18.60

P18.30

P17.60

P17.00

P15.20

P15.20

P15.80

P14.80

P13.80

P13.20

P12.80

P12.30

P12.80

P12.30

P12.80

P12.30

SW11.5 MG

SW10.7

SW10.5

TC12.50

TC11.70 P11.20

TC12.25 P11.75

P11.80 MG

0.51 AC. C=0.90

0.18 AC. C=0.90

N 80°08'11" W 1106.88'

EDGE OF WATER

TOP OF BANK

GRAVEL PATH

WOOD FENCE

FENCE

18" RCP

WHITTAMORE ROAD

AICUZ DELINEATION

GREATER THAN 75 L dn

70–75 L

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40 0 40 80
scale feet

DRAINAGE AREA MAP
FOR
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CHESAPEAKE, VIRGINIA
T.P. 0620000000020

SCALE: 1"=60' JANUARY 10, 2008

2055