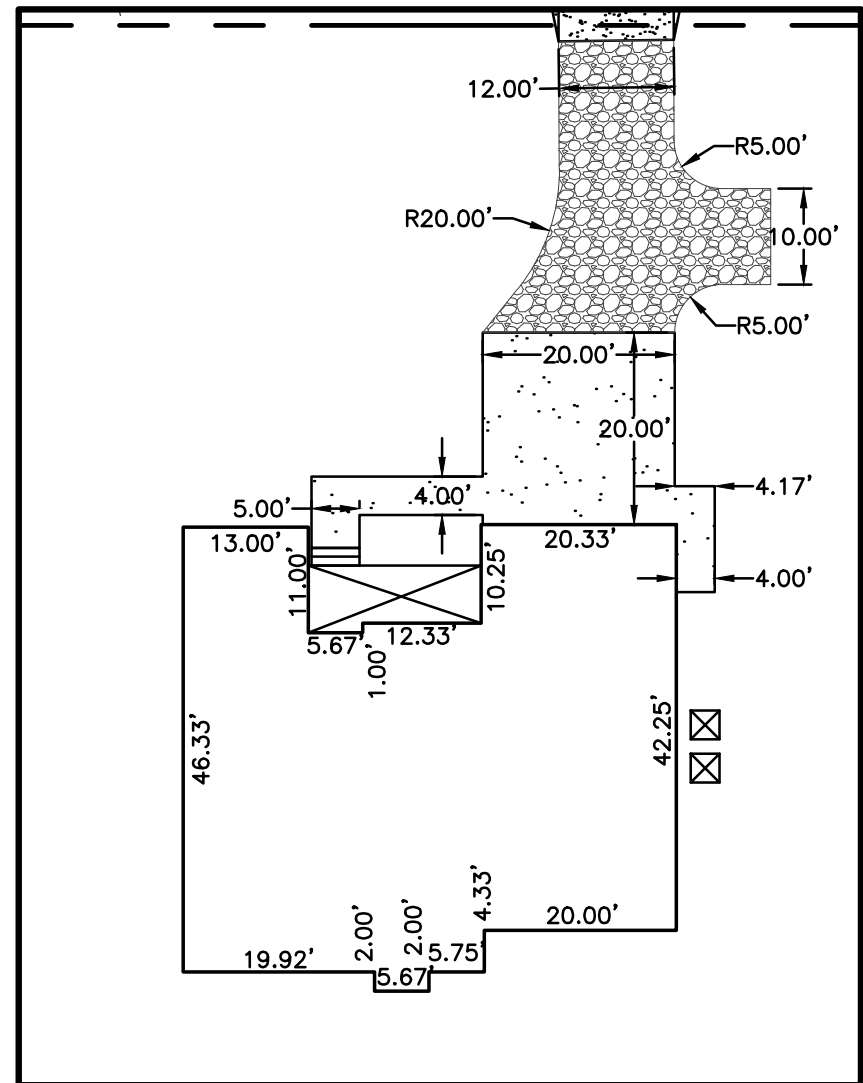
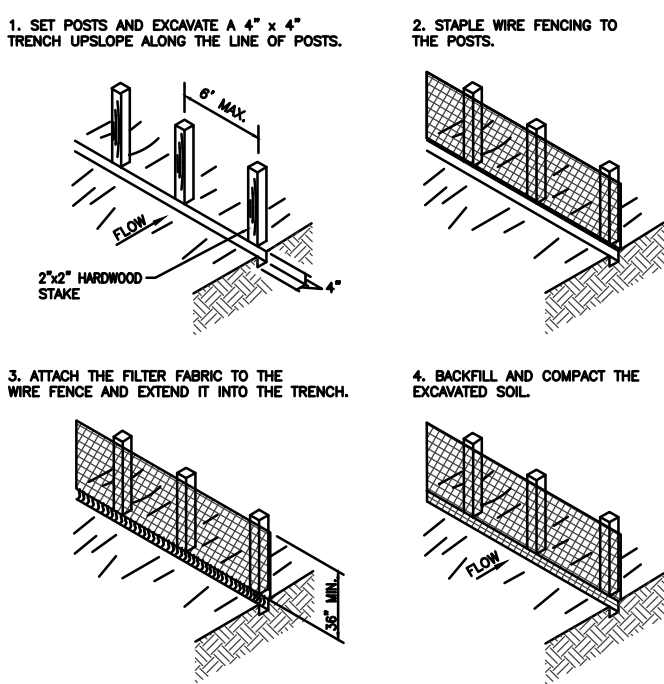


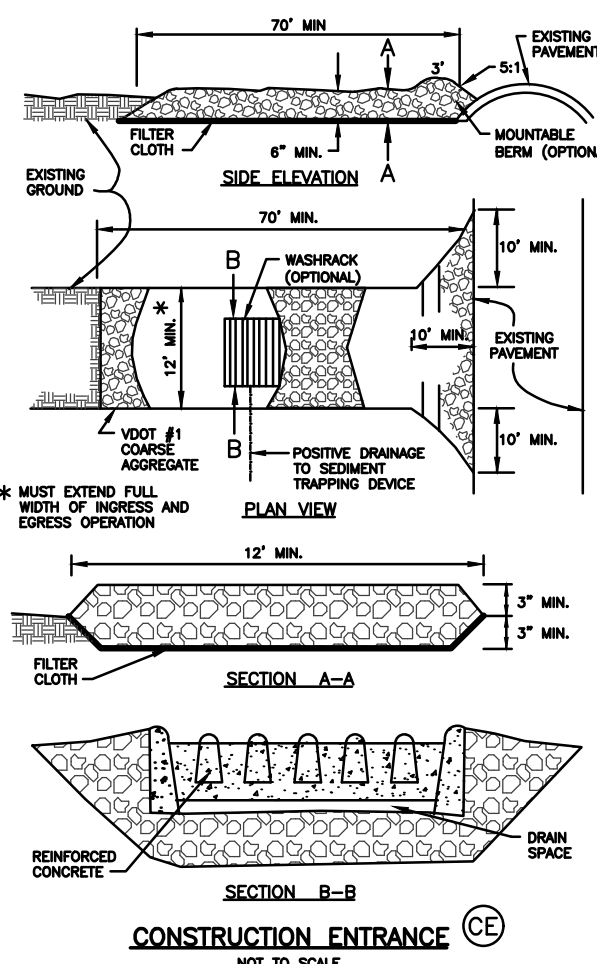


HOUSE DIMENSIONS:
1"=20'

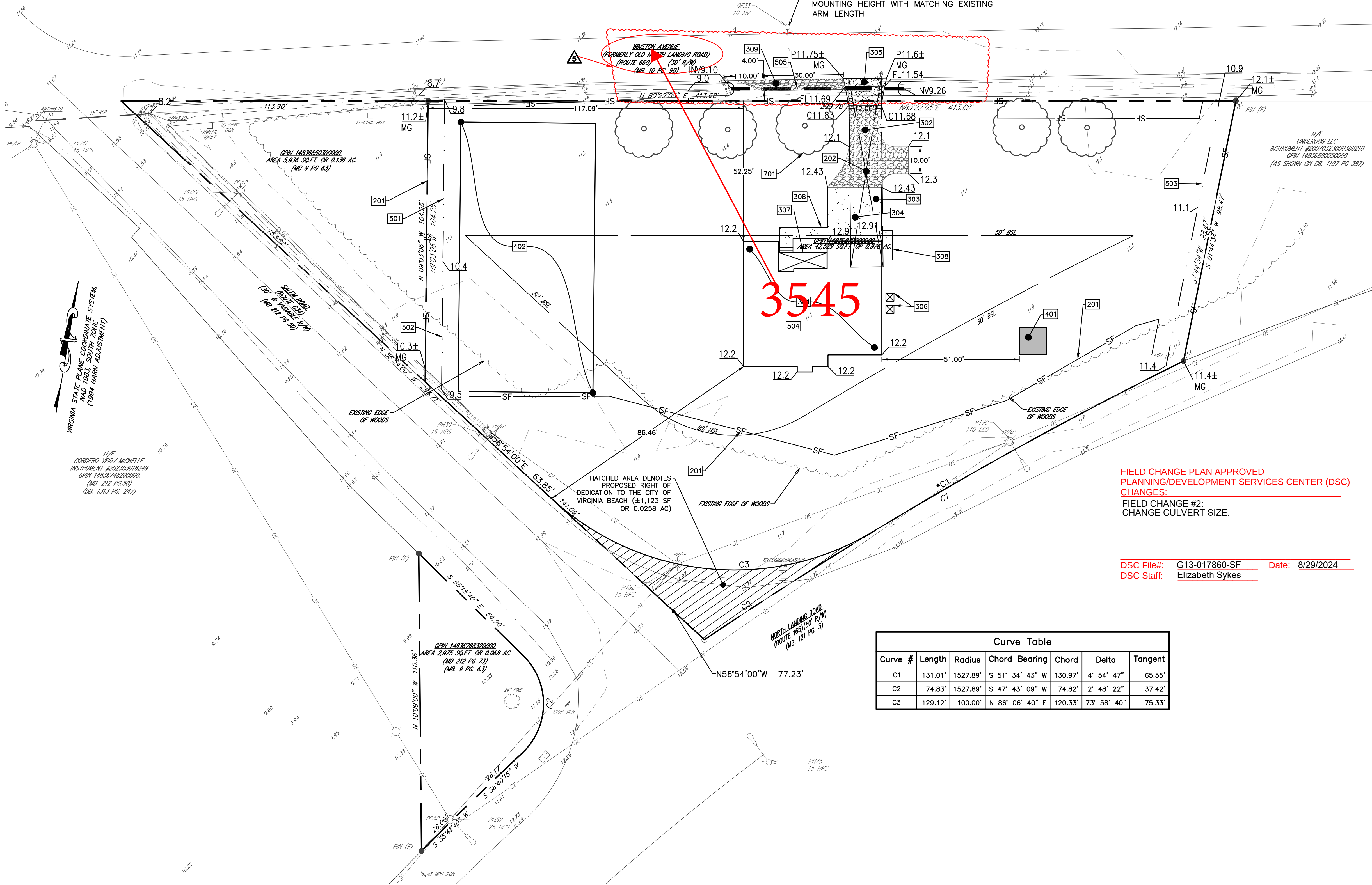
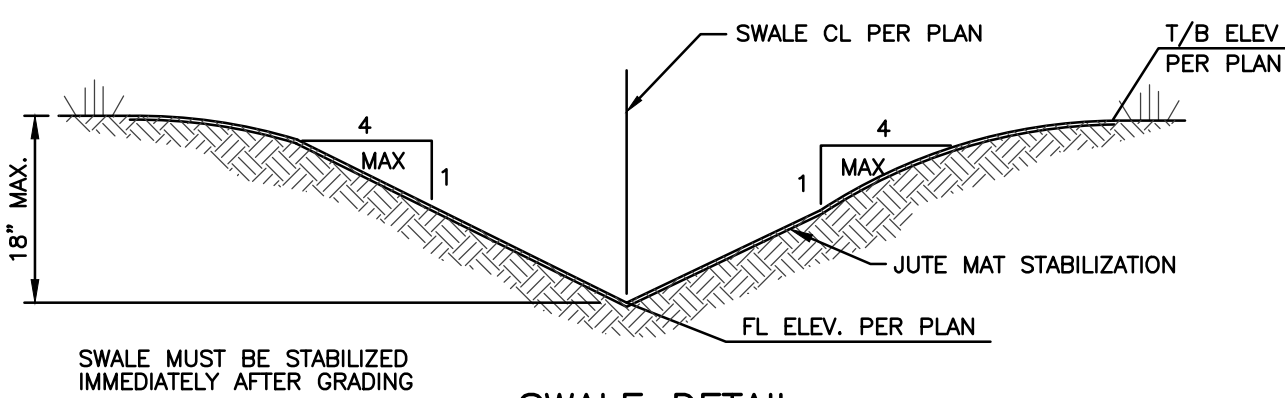
NOTE: SILT FENCES ARE UTILIZED IN AREAS WHERE ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.



TEMPORARY SEDIMENT FENCE (SF)



SWALE DETAIL
NOT TO SCALE



FIELD CHANGE PLAN APPROVED
PLANNING/DEVELOPMENT SERVICES CENTER (DSC)
CHANGES:
FIELD CHANGE #2:
CHANGE CULVERT SIZE.

DSC File#: G13-017860-SF Date: 8/29/2024
DSC Staff: Elizabeth Sykes

Curve Table						
Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent
C1	131.01'	1527.89'	S 51° 34' 43\"	130.97'	4° 54' 47\"	65.55'
C2	74.83'	1527.89'	S 47° 43' 09\"	74.82'	2° 48' 22\"	37.42'
C3	129.12'	100.00'	N 86° 06' 40\"	120.33'	73° 58' 40\"	75.33'

EROSION AND SEDIMENT CONTROL NOTES:

- INSTALL SILT FENCE AS SHOWN (SILT FENCE DENOTES LIMITS OF DISTURBANCE, CLEARING, AND CONSTRUCTION)
- CONSTRUCTION ENTRANCE

LAYOUT NOTES:

- PROPOSED 2-STORY SINGLE FAMILY DWELLING (HOUSE FF ELEVATION 14.12, GARAGE FF ELEVATION 12.95)
- 12' WIDE GRAVEL DRIVEWAY (WITH 10' TURN AROUND) TAPERED TO 20' CONCRETE DRIVE PAD (±521 SF)
- 20'X20' CONCRETE DRIVEWAY PAD (400 SF)
- PARKING SPACE 9'X18' MINIMUM (2 TOTAL)
- CITY OF VIRGINIA BEACH STANDARD RESIDENTIAL ENTRANCE WITH 2' FLARE, CLASS A-3 CONCRETE, 7\"/>
- AC PADS (2) ELEVATION 12.95 (CONCRETE OR HVAC COMPOSITE)
- COVERED PORCH
- 4\"/>
- 30'-4' WIDE GRAVEL SHOULDER, WITH 10' TRANSITION- GRAVEL SHALL BE 4\"/>

UTILITY NOTES:

- PROPOSED WELL LOCATION
- PROPOSED DRAIN FIELD LOCATION

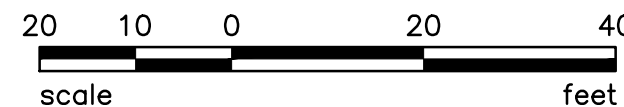
GRADING AND DRAINAGE NOTES:

- GRASS SWALE @ 1.0% SLOPE
- GRASS SWALE @ 1.9% SLOPE
- GRASS SWALE @ 0.5% MINIMUM SLOPE
- INSTALL SIMPLE ROOFTOP DISCONNECTION TO THE FRONT OF THE LOT

64'-15\"/>

LANDSCAPE NOTES:

- INSTALL 5 LARGE TREES (WILLOW OAK OR APPROVED EQUAL) AS SHOWN
- *COORDINATE WITH CITY ARBORIST AS EXISTING CANOPY COVERAGE ON LOT COULD MEET THE REQUIRED CANOPY COVERAGE.



CECS
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COMMONWEALTH OF VIRGINIA
ALLI BARAKI
Lic. No. 68242
8-12-24
PROFESSIONAL ENGINEER

SITE PLAN
FOR
WINSTON AVENUE SINGLE FAMILY
3545 WINSTON AVENUE
VIRGINIA BEACH, VIRGINIA

JOB# 24139
DWG: 24139-SP.dwg
DATE: 8-29-23
SCALE: 1\"/>

SHEET NUMBER
3 OF 4

REVISIONS		Description	
No.	Date		
1	10-23-23	REVISED PER CITY COMMENTS LETTER DATED SEPTEMBER 28, 2023	
2	11-7-23	REVISED PER CITY COMMENTS LETTER DATED NOVEMBER 6, 2023	
3	1-9-24	REVISED PER CITY COMMENTS LETTER DATED NOVEMBER 28, 2023	
4	7-8-24	FIELD CHANGE: HOUSE FOOTPRINT AND GARAGE REVISION	
5	8-12-24	FIELD CHANGE: DRIVEWAY CULVERT REVISION	

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