



TOWN OF SMITHFIELD

Wednesday, May 6th, 2020

TO: PLANNING COMMISSION

FROM: JOHN SETTLE, COMMUNITY DEVELOPMENT & PLANNING DIRECTOR

RE: PLANNING COMMISSION MEETING

The Planning Commission will hold its regular meeting on Tuesday, May 12th, 2020 at 6:30 PM at the Smithfield Center (220 N Church St, Smithfield, VA 23430).

Please call 1-(757)-365-4200 or email jsettle@smithfieldva.gov with any questions.

Enclosures

cc: Town Council
William H. Riddick, III, Town Attorney
The Smithfield Times
The Daily Press
File

SMITHFIELD PLANNING COMMISSION MEETING AGENDA

Tuesday, May 12th, 2020

- 1) **Community Development & Planning Director's Report:**
-The new Town Manager, Michael Stallings, started with the Town on Monday, April 20th, 2020.
We are all excited to be working with him!
- 2) **Upcoming Meetings and Activities:**
Monday, May 18th, 3:00 PM – Town Council Committee Meetings
Tuesday, May 19th, 3:00 PM – Town Council Committee Meetings
Tuesday, May 19th, 6:30 PM – Board of Historic & Architectural Review Meeting
Tuesday, June 2nd, 6:30 PM – Town Council Meeting
Tuesday, June 9th, 6:30 PM – Planning Commission Meeting
- 3) **Public Comments:**
The public is invited to speak to the Planning Commission on any matters, except scheduled public hearing(s). Please use the sign-up sheet. Comments are limited to five (5) minutes per person. Any required response(s) from the Town will be provided in writing following the meeting.
- 4) **Planning Commission Comments**
- 5) ***Public Hearing* SUP & Site Plan Amendment Applications – 600 Cypress Creek Pkwy, Cypress Creek Golfers & Members Club, LLC, C/O Thomas Duerig, applicant.** (Staff report, application, and assorted attachments enclosed.)
- 6) **Site Plan Amendment & Entrance Corridor Overlay (ECO) Design Review Application – 803 S Church St, Ted & Polly Boothe, C/O Nicholas Hess & Derek Joyner, applicants.** (Staff report, application, and assorted attachments enclosed.)
- 7) **Site/Subdivision/Utility Plan & Preliminary Plat Applications – Lot 0A, Huntington Way, Vanasse Hangen Brustlin, Inc., C/O Stephen Romeo, applicant.** (Staff report, application, and assorted attachments enclosed.)
- 8) **ECO Design Review Application – 928 S Church St, Smithfield Auto Center, LLC, C/O Anthony Macioci, applicant.** (Staff report and assorted attachments enclosed.)
- 9) **ECO Design Review Application – 18420 Battery Park Rd, Hardy Elementary School, C/O Kelly Sowden, applicant.** (Staff report and illustration enclosed.)
- 10) **ECO Design Review Application – 1800 S Church St, Smithfield Assembly of God Trustees, C/O Shawn McDowell, applicant.** (Staff report and illustration enclosed.)
- 11) **Approval of the Tuesday, March 10th, 2020 meeting minutes.** (Enclosed.)
- 12) **Adjournment**

*****ATTENTION*****

Owing to the pandemic, we are encouraging remote public comment on all land use applications, whether or not a public hearing is required. If you do not feel comfortable with attending a meeting in person, please submit your comments in writing to Mr. John Settle, Community Development & Planning Director. Your comments will be conveyed to the appropriate Board or Commission. Mr. Settle can be reached via email (jsettle@smithfieldva.gov) or mail at the address below:

**Town of Smithfield Community
Development & Planning Department
ATTN John Settle, Director
PO Box 246
Smithfield, VA 23431**

.....
NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA)
Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend Planning Commission meetings. ADA compliant hearing devices are available for use upon request. Please call 1-(757)-365-4200 at least twenty-four (24) hours prior to the meeting date so that proper arrangements may be made.
.....

**PLANNING COMMISSION STAFF REPORT:
PUBLIC HEARING SITE PLAN AMENDMENT & SUP APPLICATIONS**

TUESDAY, MAY 12TH, 2020, 6:30 PM

Applicant	Cypress Creek Golfers & Members Club, LLC C/O Thomas Duerig 600 Cypress Creek Pkwy Smithfield, VA 23430
Owner	Ibid.
Property	600 Cypress Creek Pkwy TPIN 21-01-084A 70.5 ac encircled by Cypress Creek Pkwy, Royal Aberdeen & St Andrews SE corner Cypress Creek Pkwy & Cypress Creek Pkwy
Zoning	Chesapeake Bay Preservation Overlay (CBO) & Suburban Residential (SR)
Adjacent Zoning	Environmental Conservation (EC), Floodplain Overlay (FPO), CBO & SR
Project Description	<p>The applicants wish to expand the primary building on the premises by approximately 2,820 square feet to accommodate an open air pavilion.</p> <p>Because one (1) of the existing uses of the property is classified as a “boating, country, and/or hunt club” pursuant to Smithfield Zoning Ordinance (SZO) Section 3.C.C.29, the expansion of this use, permissible by special use permit (SUP) only, triggers an additional SUP.</p> <p>Additionally, the applicants are applying for a “waiver of parking and loading requirements” pursuant to SZO Section 3.C.C.26, which is also an SUP item. Specifically, the applicants have requested relief from the following SZO Sections:</p> <p>8.C.2(c): The current parking standards prohibit loading spaces in front yards. Consequently, the applicants are requesting the continuance of this existing legal nonconforming feature.</p> <p>8.D.3: Pursuant to SZO Section 8.E.25, seventy-two (72) parking spaces are required for the existing “golf course and golf driving ranges” use. Additionally, pursuant to SZO Section 8.E.40, sixty-two (62) parking spaces are required for the expanding “boating, country, and/or hunt club” use. SZO Section 8.D.3 requires that the sum of all required parking for all proposed uses on the premises constitutes the minimum number of required parking spaces for any development. The applicants are therefore requesting a waiver in the minimum number of required parking spaces from 134 to ninety-seven (97), as this is the number of parking spaces that currently exist onsite.</p> <p>Because the proposed project entails an increase in the intensity of the property’s use, the applicant must also endeavor to bring certain other features present on the property into compliance with the current language of the SZO. Included in the attached materials is a landscaping plan illustrating the improvements necessary to bring the property into compliance with SZO Sections 9.D.2.a, 9.D.2.b, and 9.D.3.</p>
Recommendation	Town staff recommends that the Planning Commission report favorably on this application to the Town Council, under the condition that the applicant submit a landscaping bond to the Town, pursuant to SZO Section 9.G.

Please direct inquiries to John Settle at 1-(757)-365-4200 or jsettle@smithfieldva.gov.



TOWN OF SMITHFIELD

310 Institute Street, P. O. Box 246 Smithfield, VA 23431
(757) 365-4200 Fax (757)357-9933

APPLICATION FOR:

- Special Use Permit
- Variance
- Special Yard Exception
- Special Sign Exception
- Other

Applicant(s) Name: Cypress Creek Golfers + Members Club LLC
 Address: 600 Cypress Creek Parkway
 City, State, Zip: Smithfield, VA 23430
 Phone Number(s): 757-617-6812

Property Owner(s) Name: Cypress Creek Golfers + Members Club LLC
Thomas Duerig 50% / Anthony Stile 50%
 Address: 417 Muirfield / 419 Muirfield
 City, State, Zip: Smithfield VA 23430
 Phone Number(s): 757-617-6812

Property Address: 600 Cypress Creek Parkway
 Tax Map Number(s): 21-01-084A
 Property Description: Aprox 70 acre site with golf course club, pro shop, cart storage building and tent seating area
 Zoning: Residential L Acreage: 70.5 Application Fee: _____

Legal Reference: PAR 6 Deed Book#: _____ Page#: _____
Cypress Creek Golf Course
Plat 2-39-7 Plat 2-120-8

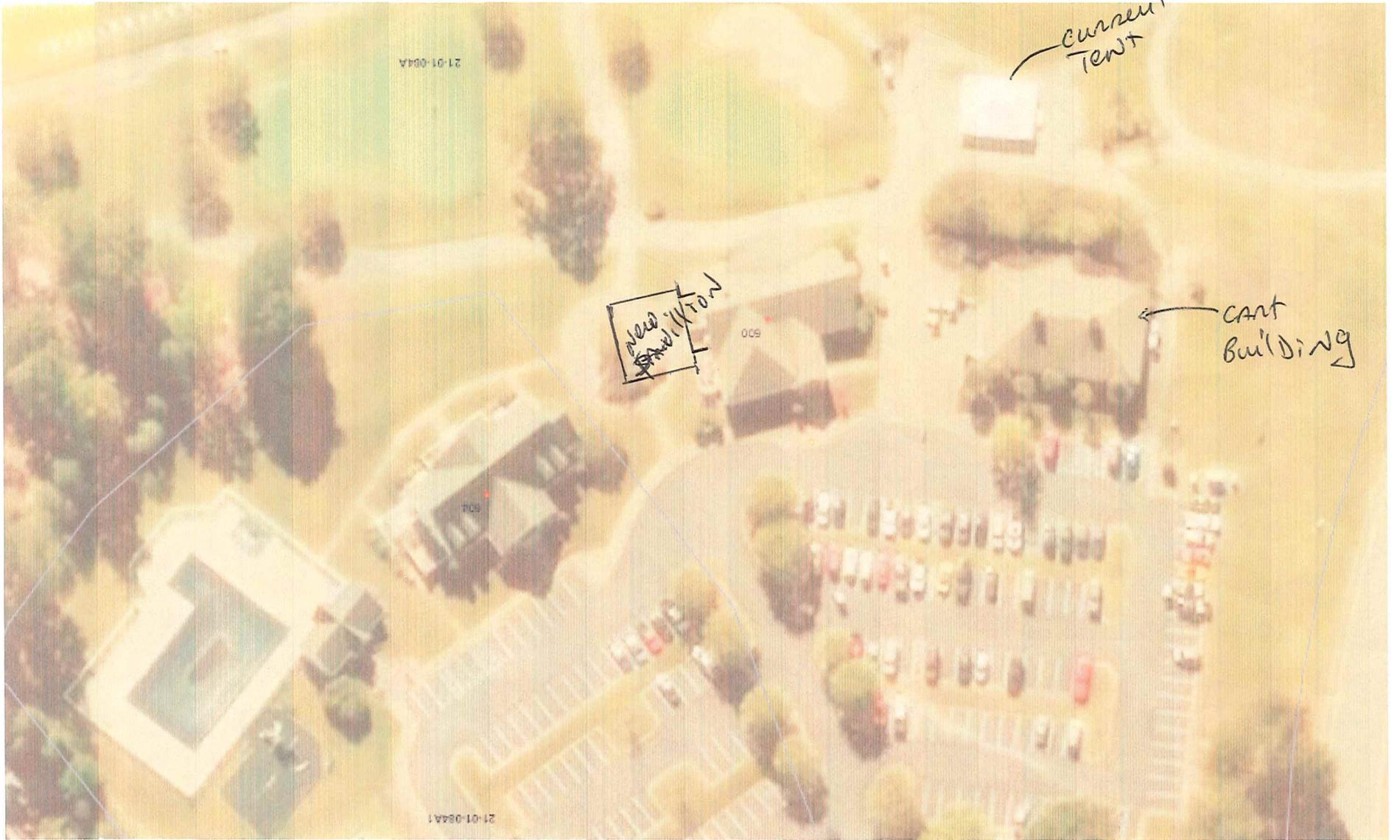
Proposed Use/Exception: Construct an open air pavilion attached to left side of golf club building. Add landscaping front and left side of pavilion. Add trees to parking lot islands/buffer as per attached drawing, as per zoning department request.

Thomas Duerig
 Applicant(s) Signature

3-16-2020
 Date

Anthony Stile
 Applicant(s) Signature

3-16-2020
 Date



current tent

New Installation

CART Building

21-01-08AM

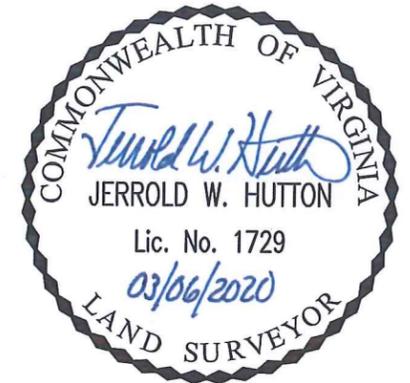
21-01-08AM

LEGEND:
 CONC. = CONCRETE
 (F) = FOUND
 CM = CREPE MYRTLE
 L/A = LANDSCAPED AREA
 HP = HEAT PUMP UNIT
 GM = GAS METER
 ELEC. TRANS. = ELECTRIC TRANSFORMER
 COMM. PED. = COMMUNICATION PEDESTAL
 WM = WATER METER
 IV = IRRIGATION VALVE
 TYP. = TYPICAL
 TBM = TEMPORARY BENCHMARK
 ELEV. = ELEVATION

NOTES:

1. THE MERIDIAN SOURCE OF THIS SITE PLAN IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ISLE OF WIGHT COUNTY, VIRGINIA IN PLAT CABINET 2014, SLIDE 26, PAGES 1 & 2.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 AND ARE EXPRESSED IN FEET.
3. THIS PROPERTY APPEARS TO FALL WITHIN ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SCALED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 51093C0135E, DATED DECEMBER 2, 2015.
4. THIS SURVEY DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 811 OR 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
5. SURVEY PREPARED WITH OUT BENEFIT OF A TITLE REPORT, THEREFOR MAY NOT SHOW ALL EASEMENTS THAT AFFECT THE PROPERTY.
6. SEE SHEET 2 OF 3 FOR SITE PLAN INFORMATION.
7. SEE SHEET 3 OF 3 FOR LANDSCAPE PLAN.

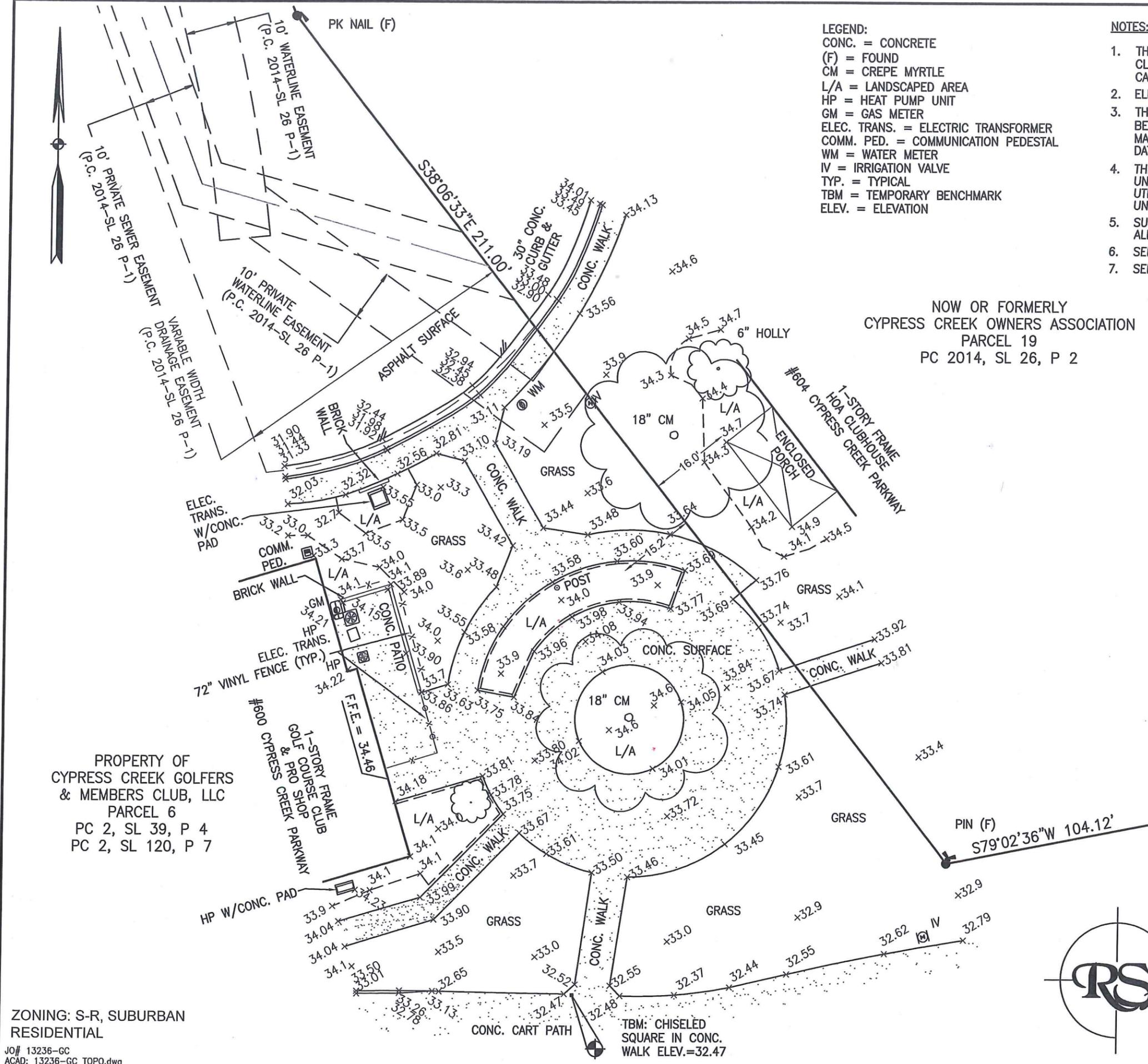
NOW OR FORMERLY
 CYPRESS CREEK OWNERS ASSOCIATION
 PARCEL 19
 PC 2014, SL 26, P 2



PARCEL ID: 21-01-084A
 TOPOGRAPHIC SURVEY
 OF
 A PORTION OF
 PARCEL 6
 CYPRESS CREEK GOLF COURSE
 FOR
 CYPRESS CREEK GOLFERS AND
 MEMBERS CLUB, LLC.
 SMITHFIELD, VIRGINIA

DATE: MARCH 3, 2020
 0 20 40 60 FEET
 GRAPHIC SCALE: 1" = 20'

ROUSE-SIRINE ASSOCIATES, LTD.
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 1311 JAMESTOWN ROAD SUITE 103 WILLIAMSBURG, VIRGINIA 23185
 TEL.(757)490-2300 FAX:(757)499-9136
 TEL.(757)903-4695



ZONING: S-R, SUBURBAN
 RESIDENTIAL

JO# 13236-GC
 ACAD: 13236-GC TOPO.dwg

LEGEND:
 CONC. = CONCRETE
 (F) = FOUND
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- NOTES:**
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 5. SURVEY PREPARED WITH OUT BENEFIT OF A TITLE REPORT, THEREFOR MAY NOT SHOW ALL EASEMENTS THAT AFFECT THE PROPERTY.
 6. BUILDING HEIGHT WILL NOT EXCEED THIRTY-FIVE FEET (35') IN HEIGHT.

NOW OR FORMERLY
 CYPRESS CREEK OWNERS ASSOCIATION
 PARCEL 19
 PC 2014, SL 26, P 2

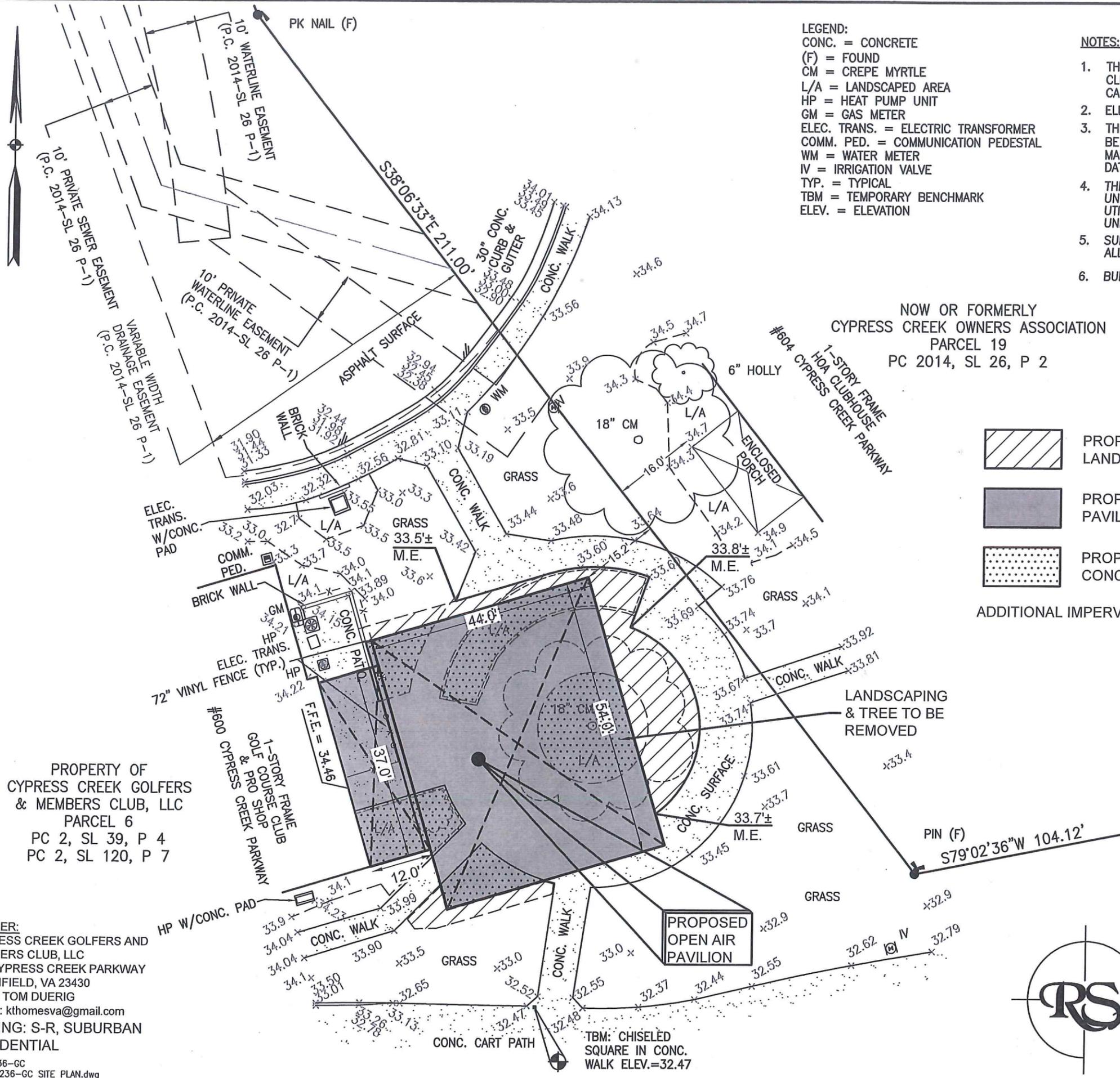
-  PROPOSED ADDITIONAL LANDSCAPING
 -  PROPOSED OPEN AIR PAVILION 2,820 SQ. FT.
 -  PROPOSED ADDITIONAL CONCRETE
- ADDITIONAL IMPERVIOUS AREA: 605 SQ. FT.



PARCEL ID: 21-01-084A
 SITE PLAN
 OF
 A PORTION OF
 PARCEL 6
 CYPRESS CREEK GOLF COURSE
 FOR
 CYPRESS CREEK GOLFERS AND
 MEMBERS CLUB, LLC.
 SMITHFIELD, VIRGINIA
 DATE: MARCH 3, 2020



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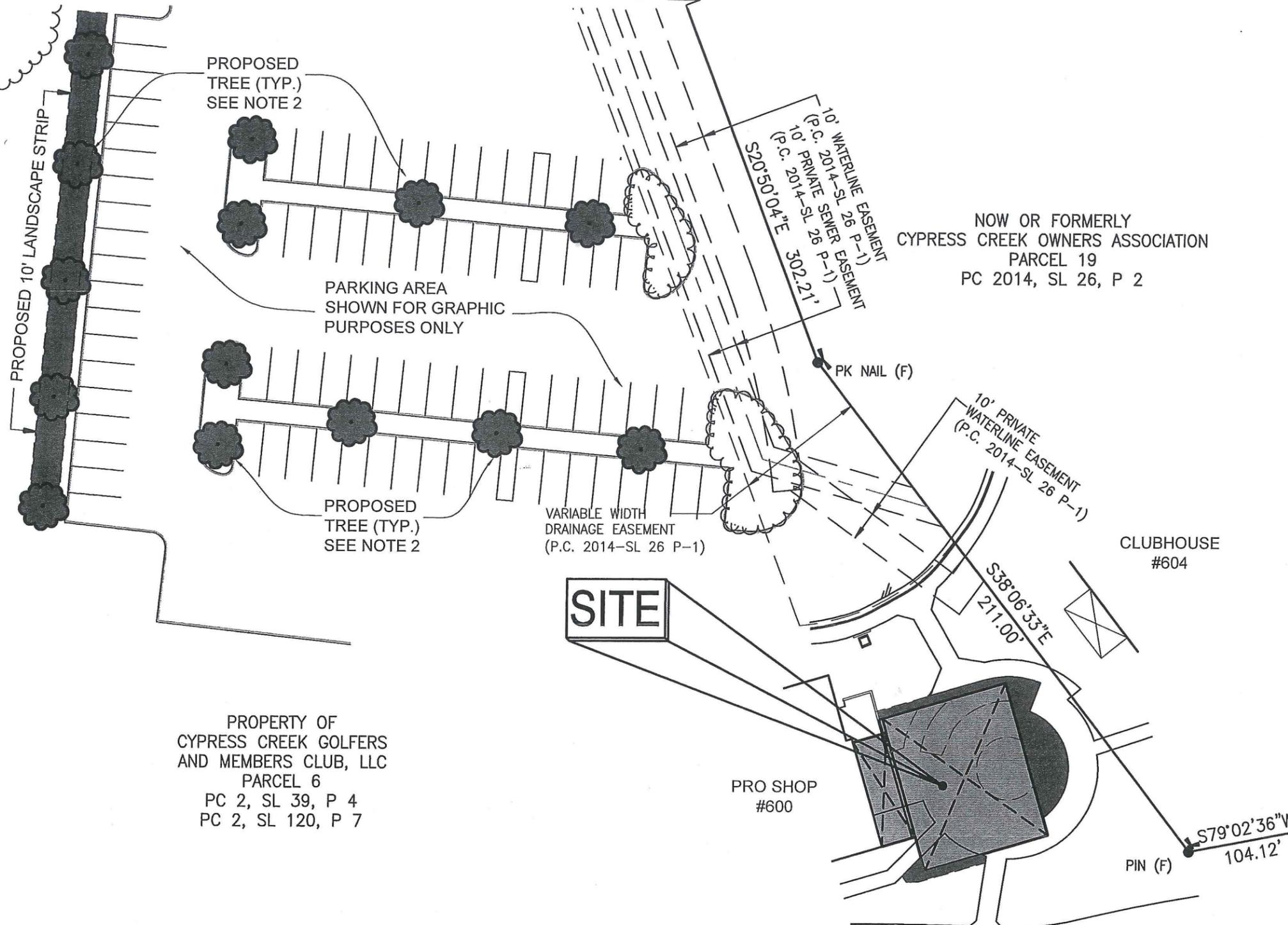


PROPERTY OF
 CYPRESS CREEK GOLFERS
 & MEMBERS CLUB, LLC
 PARCEL 6
 PC 2, SL 39, P 4
 PC 2, SL 120, P 7

BUILDER:
 CYPRESS CREEK GOLFERS AND
 MEMBERS CLUB, LLC
 600 CYPRESS CREEK PARKWAY
 SMITHFIELD, VA 23430
 ATTN: TOM DUERIG
 EMAIL: kthomesva@gmail.com
 ZONING: S-R, SUBURBAN
 RESIDENTIAL

CYPRESS CREEK PARKWAY
(60' RIGHT-OF-WAY)

CYPRESS CREEK PARKWAY
(60' RIGHT-OF-WAY)



PROPERTY OF
CYPRESS CREEK GOLFERS
AND MEMBERS CLUB, LLC
PARCEL 6
PC 2, SL 39, P 4
PC 2, SL 120, P 7

NOW OR FORMERLY
CYPRESS CREEK OWNERS ASSOCIATION
PARCEL 19
PC 2014, SL 26, P 2

PROPOSED OPEN AIR PAVILION
PROPOSED ADDITIONAL LANDSCAPING

PARCEL ID: 21-01-084A
LANDSCAPING PLAN
OF
A PORTION OF
PARCEL 6
CYPRESS CREEK GOLF COURSE
FOR
CYPRESS CREEK GOLFERS AND
MEMBERS CLUB, LLC.
SMITHFIELD, VIRGINIA
DATE: MARCH 3, 2020

0 20 40 80 120 FEET
GRAPHIC SCALE: 1" = 40'

NOTES:

- SEE SHEET 1 OF 3 FOR TOPOGRAPHIC SURVEY, ADDITIONAL NOTES AND INFORMATION.
- TREE TYPE & SIZE TO BE DETERMINED BY BUILDER/CONTRACTOR UTILIZING TOWN OF SMITHFIELD REGULATIONS.
- SEE SHEET 2 OF 3 FOR SITE PLAN, ADDITIONAL NOTES AND INFORMATION.

ZONING: S-R, SUBURBAN
RESIDENTIAL

JO# 13236-GC
ACAD: 13236-GC LANDSCAPE PLAN.dwg



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**PLANNING COMMISSION STAFF REPORT:
SITE PLAN AMENDMENT & ECO DESIGN REVIEW APPLICATIONS**

TUESDAY, MAY 12TH, 2020, 6:30 PM

Applicants	Nicholas Hess 223 S Church St Smithfield, VA 23430	Derek Joyner 15765 Breezy Hill Ln Smithfield, VA 23430
Owners	Ted & Polly Boothe 304 Ridgeland Rd Smithfield, VA 23430	
Property	803 S Church St TPIN 21A-01-484 0.23 ac NE side S Church St 200' SE S Church St & Jordan Dr	
Zoning	Entrance Corridor Overlay (ECO) & [Conditional] Highway Retail Commercial (HRC)	
Adjacent Zoning	Highway Retail Commercial (HRC), Residential Office (RO) & ECO	
Project Description	<p>At its Tuesday, April 7th, 2020 meeting, the Town Council approved the applicants' comprehensive plan amendment and conditional rezoning applications, and approved their special use permit (SUP) application under the condition that the applicants erect signage (to be reviewed and approved by Town staff) explicitly prohibiting their future patrons from parking on the adjacent property (805 S Church St, TPIN 21A-01-485). Specifically, the applicants' approvals entailed the following items:</p> <ul style="list-style-type: none">(a) The alteration of the Future Land Use Map of the Smithfield Comprehensive Plan so that the entirety of the property (803 S Church St, TPIN 21A-01-484) is re-designated from "Future Residential Office" to "Future Retail Commercial."(b) The alteration of the Official Zoning Map of the Smithfield Zoning Ordinance (SZO) so that the entirety of the property is re-designated from "Residential Office" to "Highway Retail Commercial."(c) The granting of a "waiver of parking and loading requirements" pursuant to SZO Sections 3.G.C.20 & 3.I.C.30, specifically for relief from the following Sections of the SZO and their standards:<ul style="list-style-type: none">8.B.6(a): The use of gravel as a parking lot surface.8.B.6(b): The use of gravel as a parking lot surface.8.C.1(b): A reduction in the minimum required parking lot travel way width from twenty-four feet (24') to a width ranging from 16.3' to twenty feet (20')- individual lane widths are reduced in kind from twelve feet (12') to a range of 8.15' to ten feet (10').8.E.18: The reduction of the minimum number of required parking spaces from eleven (11) spaces to seven (7) spaces in total.8.F.2.a: The waiving of the requirement of a dedicated, fifteen foot (15') by twenty-five foot (25') loading space.8.H.5: A reduction in the required width of a handicapped parking space from thirteen feet (13') to nine feet (9').	

The applicants are now applying for a site plan amendment application to accommodate the operation of a tasting room and restaurant at the property in question- such a use is best classified under the SZO as a "fast food restaurant without drive-through facilities". The applicants wish to

improve the site by closing one (1) of the entrances on S Church St with a series of raised flower beds, expanding the paved driveway/parking area by a total of three (3) spaces located south of the building, restoring and expanding the dilapidated gravel driveway and parking area and dedicating four (4) parking spaces along the northwest side of the building, relocating the existing storage shed to a position at the back of the property, constructing a fenced waste disposal area behind the relocated shed, connecting to the public water system, and constructing an approximately 410 square foot patio to the rear of the primary building, which will be fenced. Eventually, the applicants intend to pave the parking lot with asphalt in accordance with their approved phasing plan.

Recommendation Town staff recommends approval under the condition that the following items be resolved prior to the issuance of a zoning permit:

- (1) To maintain consistency with the applicants' prior approvals, the applicants must erect signage (to be reviewed and approved by Town staff) explicitly prohibiting their future patrons from parking on the adjacent property (805 S Church St).
- (2) Pursuant to SZO Section 9.G, a landscaping bond must be submitted to the Town, equal to 120% of the value of the proposed planting(s) referenced in the cost estimate for the required landscaping provided to the Town on Thursday, April 23rd, 2020.
- (3) The recordation of the ingress/egress, parking, and sanitary sewer utility easements illustrated in the attached site plan.
- (4) The resolution of any comments generated on the site plan by either the Virginia Department of Transportation (VDOT) and/or the Isle of Wight County Stormwater Division.

Town of Smithfield

Site Plan and Subdivision Plan Application

Please complete **all** sections of this application.
Call the Smithfield Planning Department at (757) 365-4200 if you have any questions.

1. Project Information

Project Name: <u>803 S. Church St / The Pear Peddler</u>			
Address/Location: <u>803 S. Church St</u>			
Tax Map No(s): <u>T.P. 21A-01-4B4</u>			
Zoning: <u>R-2 H2C Conditional</u>	Total Building Square Footage: <u>751.20</u>		
Acreage: <u>0.23</u>	# of lots: <u>1</u>	# of units: <u>1</u>	
(Check all that apply) <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input type="checkbox"/> New Submittal <input type="checkbox"/> Resubmittal			

2. Contact Information (who will be the main contact person for this project?)

Name: <u>Derek Joyner / Nick Hess</u>		Company: _____
Address: <u>15745 Breezy Hill Ln Smithfield VA 23430</u>		Phone: <u>757-758-0904 / 757-813-0547</u>
Address: <u>223 S Church St Smithfield VA 23430</u>		Fax: _____
Email: <u>djoyner04@gmail.com / chiefhess@icloud.com</u>		

3. Property Owner Information

Name(s): <u>Ted + Pelly Boothe</u>	
Company: _____	
Address: <u>304 Ridgeland Dr Smithfield VA 23430</u>	Phone: <u>757-812-4724</u>
Email: _____	
Fax: _____	

FOR TOWN USE ONLY

4. Submittal Review Fee: \$ 300.00 - Paid 2020-04-24
(To be completed by Town of Smithfield staff only)

I, Derek Joyner + Nick Hess, have been informed by the Town of Smithfield that I will be receiving a bill(s) from the Town for site plan and/or subdivision plan reviewed by the Town's consulting engineering firm and agree to pay all such fees in a timely manner.

Derek Joyner / Nick Hess
Signature

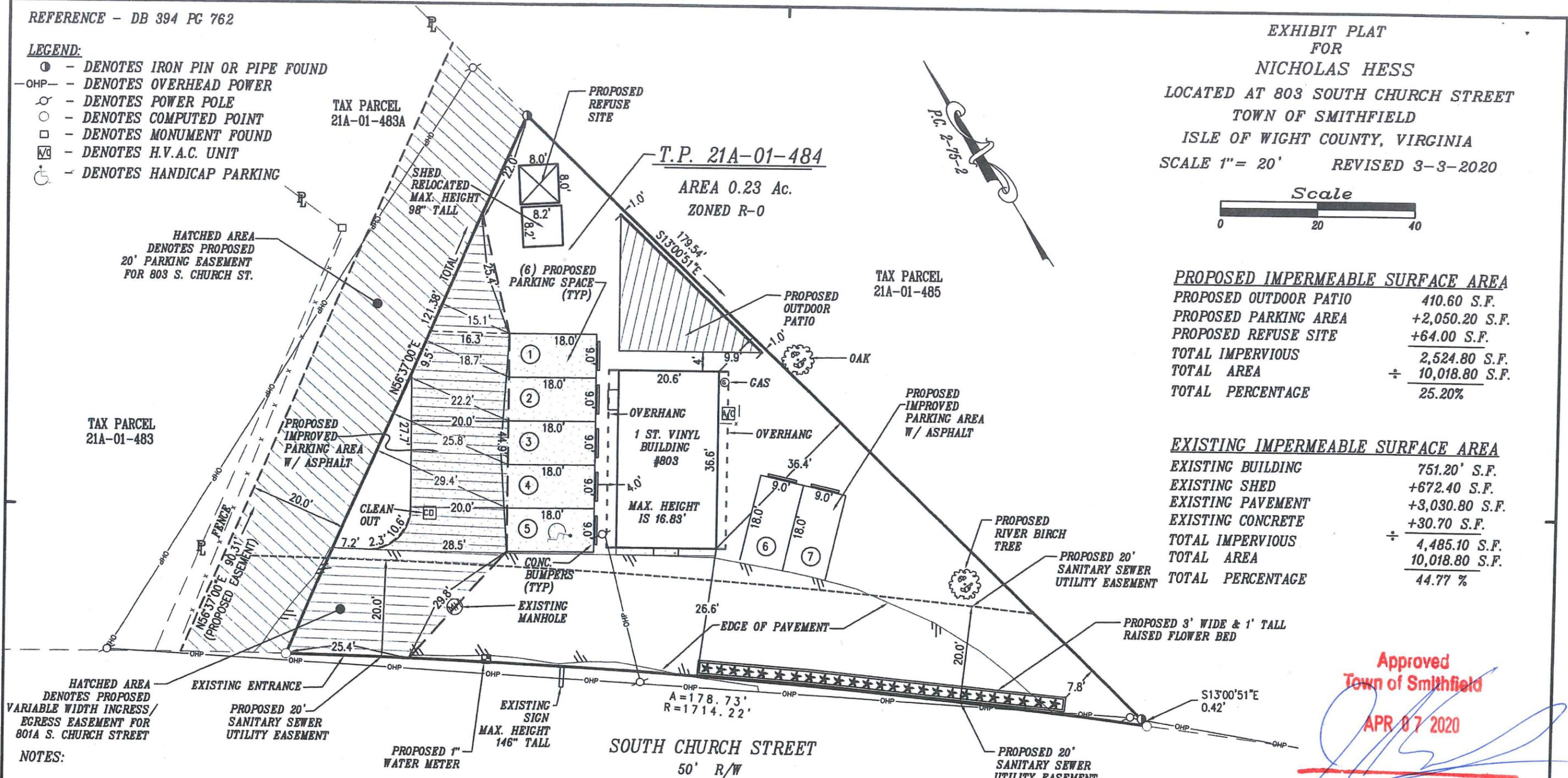
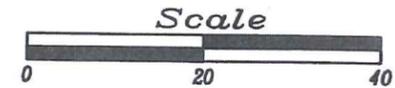
4/21/2020
Date

Note: If, in the discretion of the Town, it is determined that a review by the Town's consulting engineering firm, or any other expert or other consultant is prudent and necessary to ensure that the site plan or subdivision plan is in compliance with the Town's Zoning and Subdivision Ordinance, the Town's development standards and other State and Federal laws, then the applicant submitting said site plan or subdivision plan shall be required to pay the fees and costs incurred for such review. This requirement shall not apply to applications where the estimated cost of construction is less than \$5,000.00.

LEGEND:

- - DENOTES IRON PIN OR PIPE FOUND
- OHP- - DENOTES OVERHEAD POWER
- ⊙ - DENOTES POWER POLE
- - DENOTES COMPUTED POINT
- - DENOTES MONUMENT FOUND
- ⊠ - DENOTES H.V.A.C. UNIT
- ♿ - DENOTES HANDICAP PARKING

EXHIBIT PLAT
FOR
NICHOLAS HESS
LOCATED AT 803 SOUTH CHURCH STREET
TOWN OF SMITHFIELD
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE 1" = 20' REVISED 3-3-2020



PROPOSED IMPERMEABLE SURFACE AREA

PROPOSED OUTDOOR PATIO	410.60 S.F.
PROPOSED PARKING AREA	+2,050.20 S.F.
PROPOSED REFUSE SITE	+64.00 S.F.
TOTAL IMPERVIOUS	2,524.80 S.F.
TOTAL AREA	÷ 10,018.80 S.F.
TOTAL PERCENTAGE	25.20%

EXISTING IMPERMEABLE SURFACE AREA

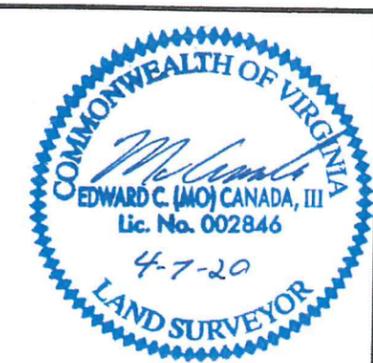
EXISTING BUILDING	751.20' S.F.
EXISTING SHED	+672.40 S.F.
EXISTING PAVEMENT	+3,030.80 S.F.
EXISTING CONCRETE	+30.70 S.F.
TOTAL IMPERVIOUS	÷ 4,485.10 S.F.
TOTAL AREA	10,018.80 S.F.
TOTAL PERCENTAGE	44.77 %

Approved
Town of Smithfield

APR 07 2020

Signature

- NOTES:
- 1) THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD, LAND TRANSACTIONS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
 - 2) THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510081 0151 E, DATED 12-2-2015.
 - 3) THIS PROPERTY IS TO BE REZONED PURSUANT TO SZO SECTION 4.B.4 .
 - 4) THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE HIGHWAY RETAIL COMMERCIAL (HRC) ZONING DISTRICT IS 0.5, PURSUANT TO SZO SECTIONS 3.I.E.3 & 4.B.8.d .
 - 5) RAIN GUTTER TO BE INSTALLED AND DRAIN TO REAR OF PROPERTY TO COMPLY WITH STORM WATER MANAGEMENT.



CANADA LAND & MARINE SURVEYING

1212 S. Church Street Smithfield, VA 23430
PHONE : 757-357-2911

DRAWN BY: ECC JOB #S19-295-SM

PROPOSED PROFFERS BY TENANTS IN CONNECTION WITH THE PROPOSED RE-ZONING OF SAID PROPERTY FOR 803 S. CHURCH STREET.

The undersigned applicants and current tenants Derek Joyner and Nick Hess, states that the following conditions are voluntarily proffered for the reclassification of property identified as 803 S. Church St. The tenants hereby voluntarily proffer that the development of the property proposed for rezoning under this application shall be in accordance with the conditions set forth below. The owner as evidence grants consent to the following proffers by their signatures hereto. Where exhibits are referenced in this proffer, they are on file with the Town Council, Smithfield.

1. With the re-zoning of the property we proffer to improve and maintain the driveway easement accessing the rear parcel.
2. We would like to facilitate and volunteer the use of our property to local charitable organizations.
3. As current tenants we will proffer the re-purposing and re-vitalization of an historic building/structure to our current business needs.



Nick Hess



Derek Joyner



TED BOOTHE

Notary:



POLLY BOOTHE

Signed before me on this 10 day of December, 2019

LORI ANNE KELLO
NOTARY PUBLIC
REG. #7132025
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES June 30, 2023

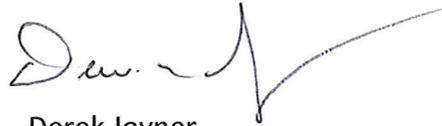
DATE:

Re-Zoning Authorization

I/we (owners) **Ted and Polly Boothe**, give permission and authorization to (lessees) **Nick Hess and Derek Joyner** to re-zone the property at 803 South Church Street Smithfield, VA from Residential Office (RO) to Highway Retail Commercial (HRC).



Nick Hess



Derek Joyner



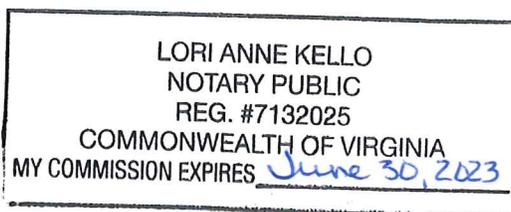
Ted Boothe



Polly Boothe



Signed before this 10 day of December, 2019



12/2/2019

Affidavit

Property: 803 South Church St

Smithfield, VA 23430

This document declares that No/none members of the Planning Commission or Town Council has any interest in the land to be re-zoned either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settler of an irrevocable trust or whether any member of their immediate household has any such interest in the outcome of the decision.

Applicants:

Derek Joyner

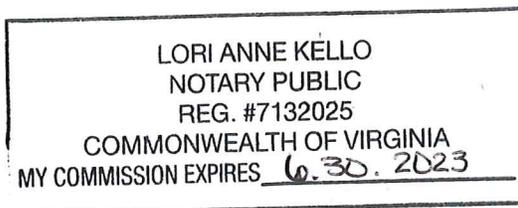
Nick Hess



Notary:

Lori Anne Kello

Signed before me on this 2 day of December 2019

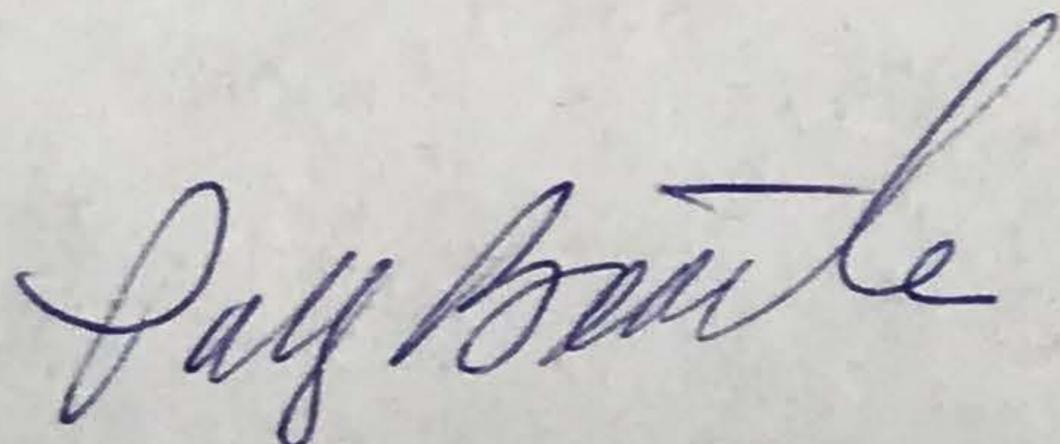


April 1, 2020

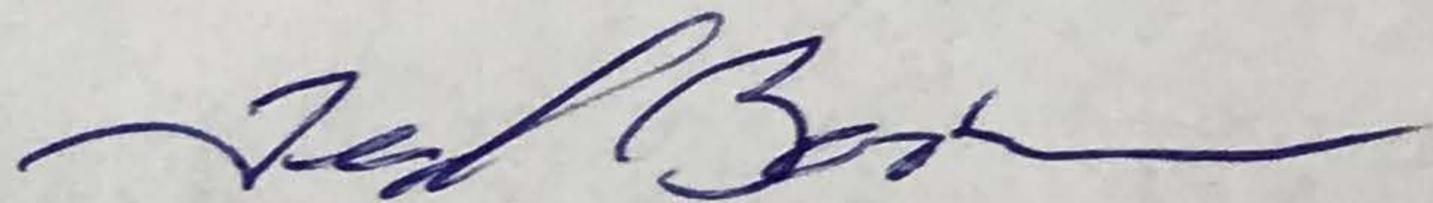
803 South Church St

Smithfield, VA 23430

Ted and Polly Boothe are the Owner's of 803 South Church St. Smithfield VA 23430. We agree to the parking and access easements that have been added to the new plot. It allows access for our tenants to access there rental home in the rear of the property (801 A South Church St) while sharing the same driveway with 803 South Church St.



Polly Boothe / Owner



Ted Boothe / Owner

To: Town of Smithfield

From: Derek Joyner and Nick Hess (applicants)

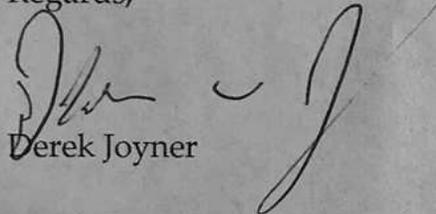
Date: March 4, 2020

Re: 803 South Church Street

Smithfield VA, 23430

We as applicants guarantee that no trees will be removed from the site/property address in question as a part of this re-zoning project, pursuant to SZO Section 3.R.D.6.

Regards,



Derek Joyner



Nick Hess

803 S. Church Street
Smithfield Va. 23430

Re-Zoning Application

Submitted by

Nicholas Hess

Derek Joyner

Re- Zoning Questions-

1. Names of all owners requesting the re-zoning. Attached sheet filled out.

2. Notarized Affidavit

Attached and Notarized.

3. Tax Map

6:53

LTE 46%



iowgis.maps.arcgis.com/ap



803 SOUTH CHURCH STREET X

Show search results for 803 SOUT...

21A-01-483A

801

21A-01-483

21A-01-485

803

21A-01-484

S CHURCH ST

21A-01-524

802

804

21A-01-525

21A-0

0 50 1

County Boundary

All rights reserved



6:56

LTE 46%



light-county.governmax.com

1



Site Provided by... governmax.com

Parcel ID	Alt. PIN	Parcel Address	AV - Tot. Lnd & Improv.	Data as of
21A-01-484	3344	803 S CHURCH ST, SMITHFIELD	\$119,700	11/13/2019

Property Owner Information

Property Owner	BOOTHE TED W & POLLY B
Property Owner Address	304 RIDGELAND DR SMITHFIELD VA 23430
Transfer Date	03/17/1992
Document No.	
Document Reference No.	394 762

Location Information

Tax Group Code	55	Routing No.	
Township No.	001,	Legal Desc.	RED PT SERVICE STATION PAR 5 GEORGIE FELTS EST
Parcel Address	803 S CHURCH ST, SMITHFIELD		
Legal Acreage	.2290		

Parcel Information

Property Class Code	COMMERCIAL/INDUSTRIAL
Neighborhood Code	100
Neighborhood Factor	.00
Neighborhood Type	B

Assessment Information

Current AV - Total Land	\$74,800	Adj. Factor Applied	0.00
Current AV - Total Improv.	\$44,900	Average AV/Acre	\$0
AV - Tot. Lnd & Improv.	\$119,700	Appraisal Date	1/31/2019
Reason for Change Code	19		
Prior AV - Total Land	\$74,800		
Prior AV - Total Improv.	\$44,500		



4. Certified plat by Surveyor (Canada Land Surveying is in Work on this).
The entirety of the property in question is to be rezoned, in pursuant to SZO section 4.B.4.
5. A Tasting room with local Virginia Beer and Wine.

6. Location of existing building and structures (Comes With Survey)

7. a.

The property in question is located within the John Rolfe Planning Area, which was identified in the 2009 Comprehensive Plan as an area in which a dynamic commercial center could be expected and should be encouraged in the future. Additionally, the same Plan changed the future land use category for this particular area from 'Residential Office' to 'Residential Office Transitional,' highlighting the encouragement of commercial growth within this area. A successful conditional rezoning of the adjacent property (805 S Church St) nearly two decades ago to the same zoning district sought by this application was one of the earliest steps in narrowing the commercial gap on S Church St between Red Point Drive and Talbot Dr.

The current address (803 S. Church St.) is zoned as Residential Office (RO). We would like to re-zone the said property to Highway Retail Commercial (HRC) to facilitate our business to a tasting room. The re-zoning of this property will not affect Transportation, community facilities or any schools in the area. We will maintain the building original structure as its one of Virginia's sought-after historic goals. We will repurpose the existing automotive structure as it once operated as an early 20th century service station. The re-zoning will have little to no impact to all adjoining properties as this has operated as a business since 1930. The property directly behind us is already operating as HRC and has since 2001. We are already hooked up to the city sewer and intend to hook up to city water in the future. We are within one mile of each a fire and police facility. There are no schools within the area.

We plan to deliver a business to local Smithfield bosting Virginia's finest beers and wines. We want to incorporate a menu that is built around the Smithfield long heritage of ham and other pork products to include local seafood. Once we are re-zoned to HRC we plan to add a patio and improve the parking while maintaining our business model re-purposing one of Smithfield's historic buildings.

The timing to complete each phase of this re-zoning will be as follows:

Once re-zoning is complete:

We would like to add an outdoor patio by 9/1/2020.

We will hook up to town of Smithfield water by 6/1/2022.

We would like to add our parking improvements by 6/1/2022

We would like to install the proffered improvements to the driveway shared with 801A S. Church St by 6/1/2022.

8.

A. See Certified Drawing

B. See Certified Drawing

C. N/A

D. N/A

E. See Certified Drawing

F. N/A

G. See certified drawing

H. See certified drawing

I. See certified drawing

J. See certified drawing

9. A. N/A as per town attorney

B. N/A as per town attorney

C. N/A as per town attorney

D. This property is located within the entrance corridor overlay "ECO", in which the exterior appearances of all proposed improvements must be reviewed and decided by the planning commission within the context of the towns adopted entrance corridor design guidelines. At this time we intend to not change the exterior appearance of any buildings on said property.

10. Application package signed

11. Names address and tax assessment for a budding properties.

A. Names of all adjacent owners to include Tax IDs.

803 S Church St (TPIN 21A-01-484) ADJOINERS

(1) 801A S Church St (TPIN 21A-01-483A)

Ted & Polly Boothe

403 Ridgeland Dr

Smithfield, VA 23430

(2) 802 S Church St (TPIN 21A-01-524)

Jeffry & Cheryl Jeffers

802 S Church St

Smithfield, VA 23430

- (3) 804 S Church St (TPIN 21A-01-525)
Fay Major
804 S Church St
Smithfield, VA 23430

- (4) 805 S Church St (TPIN 21A-01-485)
Buggs Bluff, LLC
C/O Robert & Yvonne May
11462 Raynor Rd
Smithfield, VA 23430

- (5) 806 S Church St (TPIN 21A-01-526)
Donald Powell
806 S Church St
Smithfield, VA 23430

- (6) 808 S Church St (TPIN 21A-01-527)
Tony & Christine Wilson
808 S Church St
Smithfield, VA 23430

12. 1045.00 due before town meeting.

MINIMAL CHANGES, IF ANY,
ARE TO OCCUR TO THE
BUILDING'S EXTERIOR, ASIDE
FROM ROUTINE MAINTENANCE
AND REPAIR OF ANY
DAMAGED MATERIALS WITH
LIKE MATERIALS OF A LIKE
COLOR



REFERENCE - DB 394 PG 762

- LEGEND:**
- ⊙ - DENOTES IRON PIN OR PIPE FOUND
 - OHP- DENOTES OVERHEAD POWER
 - DENOTES POWER POLE
 - DENOTES COMPUTED POINT
 - DENOTES MONUMENT FOUND
 - ⊠- DENOTES H.V.A.C. UNIT
 - ⊕- DENOTES HANDICAP PARKING

EXHIBIT PLAT
FOR
NICHOLAS HESS
LOCATED AT 603 SOUTH CHURCH STREET
TOWN OF SMITHFIELD
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE 1" = 20' REVISED 3-3-2020

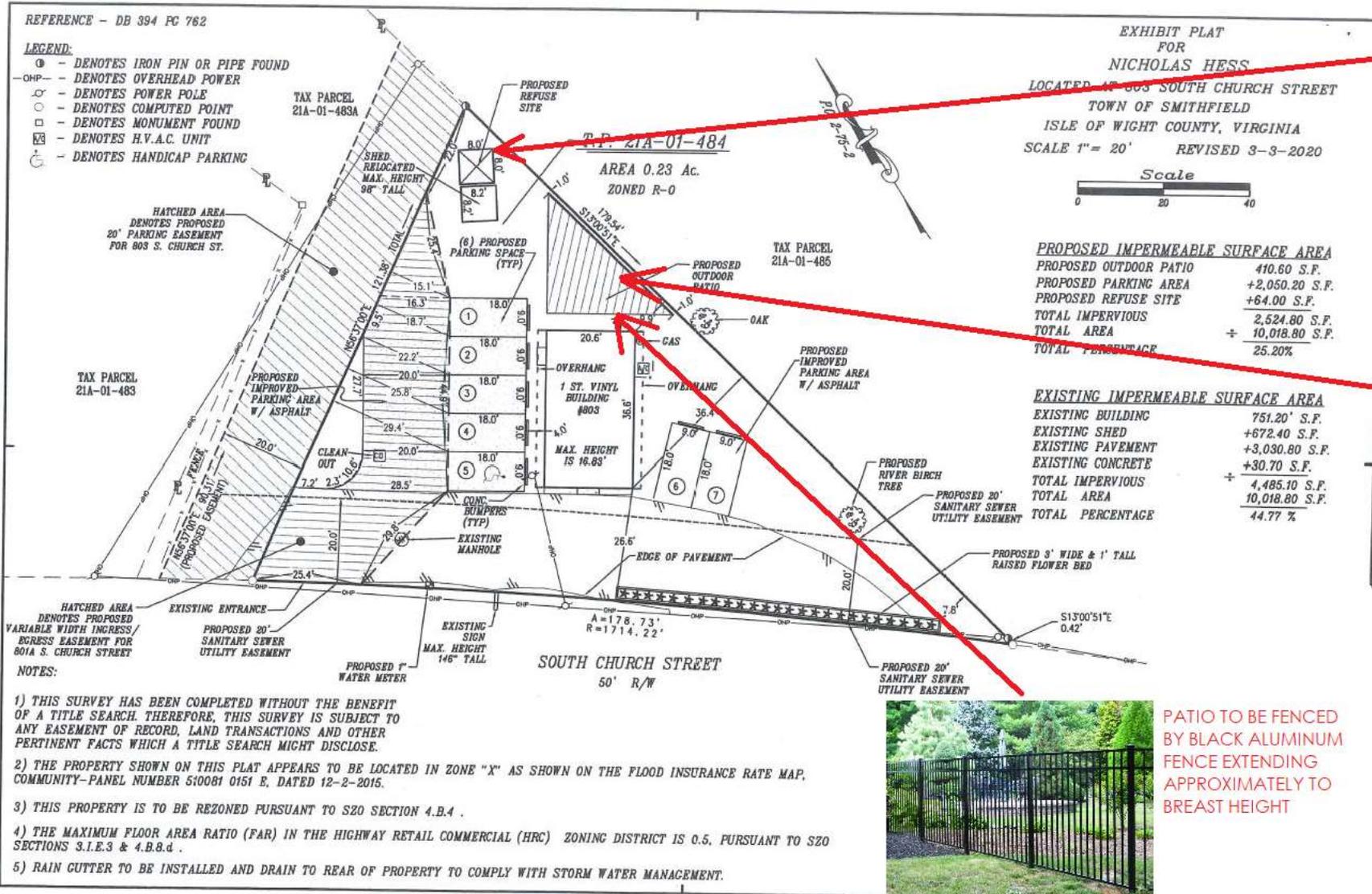


PROPOSED IMPERMEABLE SURFACE AREA

PROPOSED OUTDOOR PATIO	410.60 S.F.
PROPOSED PARKING AREA	+2,050.20 S.F.
PROPOSED REFUSE SITE	+64.00 S.F.
TOTAL IMPERVIOUS	2,524.80 S.F.
TOTAL AREA	+ 10,018.80 S.F.
TOTAL PERCENTAGE	25.20%

EXISTING IMPERMEABLE SURFACE AREA

EXISTING BUILDING	751.20' S.F.
EXISTING SHED	+672.40 S.F.
EXISTING PAVEMENT	+3,030.80 S.F.
EXISTING CONCRETE	+30.70 S.F.
TOTAL IMPERVIOUS	4,485.10 S.F.
TOTAL AREA	10,018.80 S.F.
TOTAL PERCENTAGE	44.77 %



REFUSE DISPOSAL AREA TO BE FENCED BY SIX FOOT (6') TALL WHITE VINYL FENCE



PATIO TO BE SURFACED WITH STAMPED CONCRETE MADE TO RESEMBLE A HARDWOOD PLANK FLOORING MATERIAL



PATIO TO BE FENCED BY BLACK ALUMINUM FENCE EXTENDING APPROXIMATELY TO BREAST HEIGHT

HATCHED AREA DENOTES PROPOSED VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR 601A S. CHURCH STREET

- NOTES:**
- 1) THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THEREFORE, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD, LAND TRANSACTIONS AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.
 - 2) THE PROPERTY SHOWN ON THIS PLAT APPEARS TO BE LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 510081 0151 E, DATED 12-2-2015.
 - 3) THIS PROPERTY IS TO BE REZONED PURSUANT TO S20 SECTION 4.B.4 .
 - 4) THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE HIGHWAY RETAIL COMMERCIAL (HRC) ZONING DISTRICT IS 0.5, PURSUANT TO S20 SECTIONS 3.1.E.3 & 4.B.8.d .
 - 5) RAIN CUTTER TO BE INSTALLED AND DRAIN TO REAR OF PROPERTY TO COMPLY WITH STORM WATER MANAGEMENT.

**PLANNING COMMISSION STAFF REPORT:
SITE/SUBDIVISION/UTILITY PLAN & PRELIMINARY PLAT APPLICATIONS**

Applicant	Vanasse Hangen Brustlin, Inc. C/O Stephen Romeo 351 McLaws Cir #3 Williamsburg, VA 23185
Owners	The Berland Trust C/O Gary & Edna Berland 916 Canterbury Ln Smithfield, VA 23430
Property	Lot 0A, Huntington Way TPIN 22J-02-000A 1.96 ac Huntington Way & Buckingham Way
Zoning	Chesapeake Bay Preservation Overlay (CBO) & Neighborhood Residential (NR)
Adjacent Zoning	Community Conservation (CC), Floodplain Overlay (FPO), Highway Retail Commercial (HRC), CBO & NR
Project Description	<p>At its Tuesday, August 12th, 2008 meeting, the Planning Commission approved a site/subdivision/utility plan and preliminary plat application for the subdivision of the property in question into four (4) Neighborhood Residential (NR) zoned lots, which were to be developed with a like number of single-family dwellings. At the time, this was intended to complete what became known as the final phase of the residential portion of the “Waterford Oaks” subdivision- Section I-B.</p> <p>The applicant is now applying for a new site/subdivision/utility plan and preliminary plat application for the subdivision of the property in question into three (3) Neighborhood Residential (NR) zoned lots, which are to be developed with a like number of single-family dwellings. This subdivision will feature a privately-regulated conservation easement, landscaping, street lighting, stormwater infrastructure, public water and sewer infrastructure, and the completion of the cul-de-sac at the end of Huntington Way, which will serve as the subdivision’s sole means of vehicular access.</p>
Recommendation	<p>The applicants’ proposed project meets all applicable standards of the Town’s zoning and subdivision ordinances, as well as its technical design standards. Town staff recommends approval under the following conditions:</p> <ol style="list-style-type: none">(1) The applicants must adhere to all of the conditions enumerated in the “Amendment to the Existing Revised Proffer of Conditions for Waterford Oaks Subdivision (Dated 3 November 1989, Amended 27 September 2004)”, which was dated Thursday, November 1st, 2007, and signed by the applicant and adopted by the Town Council on Tuesday, May 6th, 2008.(2) Pursuant to Smithfield Zoning Ordinance Section 9.G, a landscaping bond in the amount of \$6,300 must be submitted to the Town prior to the issuance of a zoning permit. The landscaping bond shall be payable to and held by the Town Council, and in the form of a cashier’s check.(3) The deed of conservation easement covering the area of “Old Lot 1” must be recorded in conjunction with the recordation of the final plat following its approval by the Planning Commission- the Town must be furnished with a certified copy of the recorded deed of conservation easement and any accompanying exhibits.

Please direct inquiries to John Settle at 1-(757)-365-4200 or jsettle@smithfieldva.gov.

Town of Smithfield

Site Plan and Subdivision Plan Application

Please complete all sections of this application.
Call the Smithfield Planning Department at (757) 365-4200 if you have any questions.

1. Project Information

Project Name: <u>Waterford Oaks Section 1-B-Amendment to Plan Approved 11/07/08</u>		
Address/Location: <u>Huntington Way, Smithfield</u>		
Tax Map No(s): <u>22J-02-000A</u>		
Zoning: <u>N-R</u>	Total Building Square Footage: _____	
Acreage: <u>2.9837 acres</u>	# of lots: <u>3</u>	# of units: _____
(Check all that apply) <input type="checkbox"/> Site Plan <input type="checkbox"/> Subdivision Plan <input checked="" type="checkbox"/> New Submittal <input type="checkbox"/> Resubmittal		

2. Contact Information (who will be the main contact person for this project?)

Name: <u>Stephen A. Romeo, LS</u>	Company: <u>VHB</u>
Address: <u>351 McLaws Circle, Suite 3</u>	Phone: <u>757-220-0500</u>
<u>Williamsburg, VA. 23185</u>	Fax: <u>757-903-2794</u>
Email: <u>sromeo@vhb.com</u>	

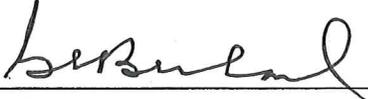
3. Property Owner Information

Name(s): <u>Gary Berland</u>	
Company: _____	
Address: <u>916 Canteberry Lane</u>	Phone: <u>757-342-2998</u>
<u>Smithfield, VA. 23430</u>	Fax: _____
Email: _____	

FOR TOWN USE ONLY

4. Submittal Review Fee: \$ 150.00
(To be completed by Town of Smithfield staff only)

I, GARY L BERLAND, have been informed by the Town of Smithfield that I will be receiving a bill(s) from the Town for site plan and/or subdivision plan reviewed by the Town's consulting engineering firm and agree to pay all such fees in a timely manner.


Signature

2019-07-01
Date

Note: If, in the discretion of the Town, it is determined that a review by the Town's consulting engineering firm, or any other expert or other consultant is prudent and necessary to ensure that the site plan or subdivision plan is in compliance with the Town's Zoning and Subdivision Ordinance, the Town's development standards and other State and Federal laws, then the applicant submitting said site plan or subdivision plan shall be required to pay the fees and costs incurred for such review. This requirement shall not apply to applications where the estimated cost of construction is less than \$5,000.00.

Re: Conditional N-R Rezoning

Proposed Amendment to the existing Revised Proffer of Conditions

For Waterford Oaks Subdivision (dated November 3, 1989 and amended September 27, 2004)

Date of second Proffer Amendment Application: November 1, 2007

The undersigned applicant, H. W. Roberson Company, Inc., a Virginia corporation (the "Developer"), in connection with the pending application referenced above, hereby tenders the following voluntary, Amended Proffer of Conditions to the Governing Body of the Town of Smithfield (the "Town") to further amend the existing, Revised Proffer of Conditions, dated November 3, 1989 and amended September 27, 2004 (the "Existing Proffers") for Waterford Oaks Subdivision (the "Subdivision"), as previously approved and accepted by the Governing Body of Isle of Wight County (the "County"), as follows:

Amended Proffer of Conditions

1. No more than one hundred eighty-seven (187) building lots shall be located within the Subdivision, with no more than forty (40) dwelling units to be constructed in any calendar year.
2. For each four building lots in excess of one hundred eighty-three (183) lots, the cash sum of One Thousand Five Hundred Forty Eight Dollars (\$1548.00) per lot, shall be paid by the Developer to the Town, as a voluntary capital contribution, to offset any and all costs incurred by the County and the Town. Said contribution would be secured by a note and deed of trust, held by the Town, which would be subordinated to any construction, development or permanent financing placed upon the property by developer. The sum of \$1,548.00 shall be paid at the time of the initial out sale of a lot and the Town will release that lot from its deed of trust.
3. The Developer agrees to dedicate, release and convey to the Town any and all remaining ownership interest of the Developer, if any, in and to the median property along Canteberry Lane.
4. Each reference to the County in the Existing Proffers shall be deemed to mean and include the Town.
5. Developer proffers a cash contribution to Isle of Wight County to offset the offsite fiscal impacts incurred by Isle of Wight County Public School as a result of adding 4 lots to the development of Waterford Oaks Section 1B, including but not limited to capital improvements to upgrades to the Public School System. Said contributions would be paid at the rate of \$9,641.00 per lot for the four additional lots approved on the final plat. Said contribution would be secured by a note and deed of trust, held by the County, which would be subordinated to any construction, development or permanent financing placed upon the property by developer. The sum of \$9,641.00 shall be paid at the time of the initial out sale of a lot and the County will release that lot from its deed of trust.

6. The Developer agrees to cooperate with the Town of Smithfield to promote work force housing by making one lot and dwelling house thereon available for purchase by a prospective purchaser who may have income criteria which may qualify said purchaser for assistance in accordance with affordable housing laws, as they may change from time to time and as adopted by the Town. This is a statement of intent and is not to be binding upon either Developer or the Town of Smithfield.

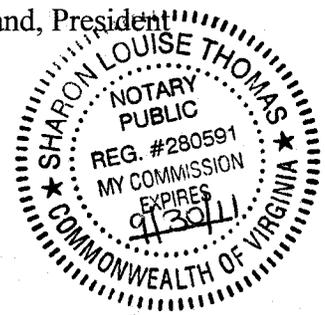
7. If a final subdivision plat is not submitted to the Town of Smithfield for approval in accordance with town ordinances within three (3) years from the date of approval of this application for a change in zoning classification, then the Developer shall not oppose any action by the Town Council to change the zoning classification back to its original zoning classification in effect prior to the filing of this application.

Except as specifically modified by the foregoing Amended Proffer of Conditions, all of the Existing Proffers shall remain in effect, as previously approved and accepted.

Witness the following signature and seal as of the 6th day of May, 2008:

H. W. ROBERSON COMPANY, INC.

By: *Gary L. Berland*
Gary L. Berland, President



STATE OF VIRGINIA:
COUNTY OF ISLE OF WIGHT, to wit:

The foregoing instrument was acknowledged before me this 6th day of May, 2008, by Gary L. Berland, President of H.W. Roberson Company, Inc.

Sharon L. Thomas
Notary Public

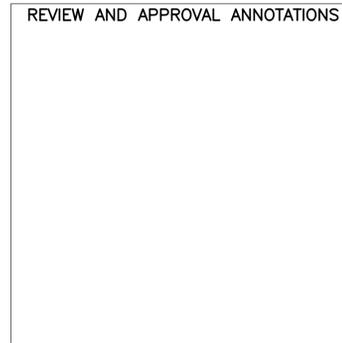
My commission expires: 9/30/2011

AMENDED PLAN OF DEVELOPMENT WATERFORD OAKS SECTION 1-B

SHEET INDEX

SHT. NO.	DESCRIPTION
C-1	COVER SHEET
C-2	SITE PLAN AND PROFILE
C-3	PRELIMINARY SUBDIVISION
C-3A	EROSION AND SEDIMENT CONTROL PLAN
C-4	DETAILS AND NOTES
C-5	UTILITY DETAILS
LA-1	PLANTING PLAN

TOWN OF SMITHFIELD
REVIEW AND APPROVAL ANNOTATIONS



TOWN OF SMITHFIELD, VIRGINIA

AMENDMENT TO PLAN APPROVED 11/07/08

LEGEND

EXISTING	PROPOSED
—SAN—	8" SAN
—W—	8" WATER
—S—	15" RCP
—E—	E
—T—	T
—G—	G
—TV—	TV
—FM—	FM
—OH—	OH
○	MANHOLE
□	CURB DROP INLET
□	YARD DROP INLET
□	CLEANOUT
△	FLARED END SECTION
▽	VALVE
⊙	WATER METER
⊕	FIRE HYDRANT
⊙	POWER POLE
⊙	LIGHT POLE
⊙	TELEPHONE PEDESTAL
⊙	TELEPHONE POLE
⊙	GROUND ELEVATION
⊙	CEMENT CONCRETE
⊙	BITUMINOUS CONCRETE
⊙	CONCRETE CURB
⊙	CURB & GUTTER
⊙	CENTERLINE/BASELINE
⊙	PROPERTY LINE
⊙	DITCH SWALE LINE
⊙	DIRECTION OF FLOW
⊙	TREE LINE
⊙	FENCE
⊙	BENCH MARK
⊙	EASEMENT LINE
⊙	BLOW-OFF VALVE
⊙	DIVERSION DIKE
⊙	CONSTRUCTION ENTRANCE
⊙	SILT FENCE
⊙	INLET PROTECTION

OWNER/DEVELOPER
OWNER: GARY BERLAND
(757)342-2998
919 CANTEBERRY LA.
SMITHFIELD, VA
23430

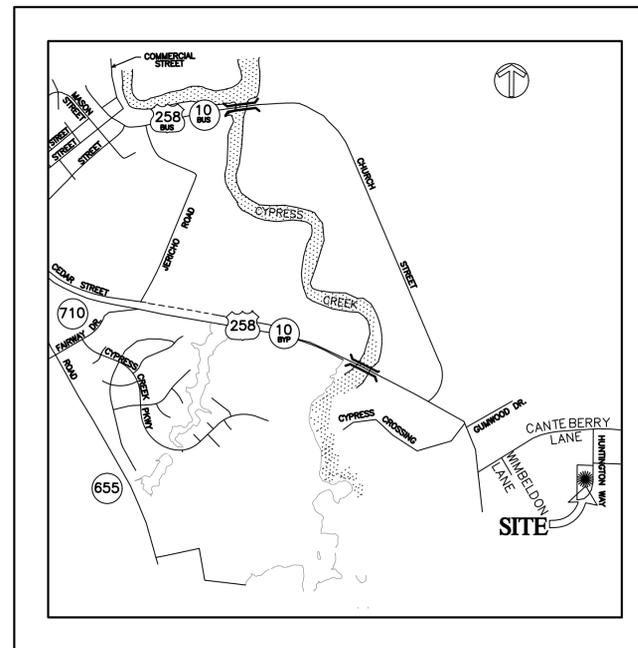
SITE ENGINEER
VHB
351 MCLAWS CIRCLE, SUITE 3
WILLIAMSBURG VA, 23188
PHONE: (757) 220-0500
FAX: (757) 903-2794

- NOTES:**
- HORIZONTAL AND VERTICAL DATUM BASED ON ISLE OF WIGHT COUNTY GEODETIC CONTROL MONUMENTATION - VIRGINIA STATE PLANE, SOUTH ZONE, NAD 83
 - REFERENCE ISLE OF WIGHT SURVEY CONTROL MONUMENTS NO. 1 & 2
 - (1) NORTHING = N3525867.0599
EASTING = 12029263.6445
ELEVATION = 39.1 FEET
 - (2) NORTHING = 3527477.6580
EASTING = 12029.491.8574
ELEVATION = 40.6

Miss Utility of Virginia
204 RIVERS BEND BOULEVARD
CHESTER, VIRGINIA 23831



BEFORE YOU DIG ANYWHERE IN VIRGINIA! CALL 1-800-552-7001
VA LAW REQUIRES 72 HOURS NOTICE BEFORE YOU EXCAVATE.



VICINITY MAP SCALE : 1"=2000'

SUMMARY DATA

PARCEL IDENTIFICATION:	22J-02-000A
ZONING:	N-R
USE:	RESIDENTIAL
GROSS SITE AREA:	2.9837 AC
TOTAL AREA IN R/W:	0.1646 AC
TOTAL AREA IN LOTS:	2.8191 AC
LOT 1:	
TOTAL AREA	1.8914 AC
AREA NET DEVELOPABLE	0.5524 AC
LOT 2:	
TOTAL AREA	0.4158 AC
AREA NET DEVELOPABLE	0.4158 AC
LOT 3:	
TOTAL AREA	0.5120 AC
AREA NET DEVELOPABLE	0.5120 AC
NET DEVELOPABLE:	1.4802 AC
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT WIDTH:	100 FT
MINIMUM FRONT YARD:	35 FT
MINIMUM SIDE YARD:	15 FT
MINIMUM REAR YARD:	35 FT
DISTURBED AREA:	16,921 SF

DEVELOPABLE AREA

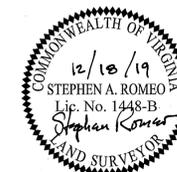
GROSS ACREAGE	2.9837 ACRES
LESS: AREA OF ENVIRONMENTAL LAND UNITS	0.0964 ACRES (WETLANDS)
LESS: CONSERVATION EASEMENT	1.2425 ACRES (CONSERVATION ESMT.)
AVAILABLE ACREAGE	1.6448 ACRES
LESS: RIGHT OF WAY	0.1646 ACRES
TOTAL NET DEVELOPABLE AREA	1.4802 ACRES

NOTE: SOME SYMBOLS SHOWN IN THIS LEGEND MAY NOT NECESSARILY BE USED FOR THIS PROJECT.

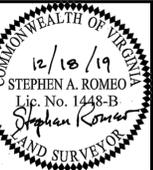
Engineers
Scientists
Planners
Designers



351 McLaws Circle
Suite 3
Williamsburg, VA 23185
757.220.0500
f 757.903.2794



RESPONSIBLE LAND DISTURBER: STEPHEN ROMEO, L.S.
VHB
FOR REVIEW PROCESS ONLY.
THE CONTRACTOR SHALL PROVIDE A RESPONSIBLE LAND DISTURBER AT THE PRECONSTRUCTION MEETING.



351 McLaws Circle
 Suite 3
 Williamsburg, VA 23185
 757.220.0500
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Engineers
 Scientists
 Planners
 Designers



By	Date	Comment
SAR	11/15/19	Revised Per Town Comments
SAR	12/10/19	Revised Per Town Comments

No.	Date	Review	By
1	11/15/19	Interface Review	SAR
2	12/10/19	Client for Review	SAR
3		Pre Approval Bidding	SAR

DRAWING STATUS	
Interface Review	Client for Review
Pre Approval Bidding	1st Submittal
	2nd Submittal
	3rd Submittal
	Approved

PRELIMINARY SUBDIVISION
 WATERFORD OAKS
 SECTION 1-B
 TOWN OF SMITHFIELD, VIRGINIA

Designed: CRO	Date: 03/8/2019
Checked: SAR	Scale: 1"=40'
File Mgr./Drawn: CRO	CADD File name: WOAKS 1B
Project Number: 1880037-004.00	Dwg. File No.: 15306BW
Drawing Number	

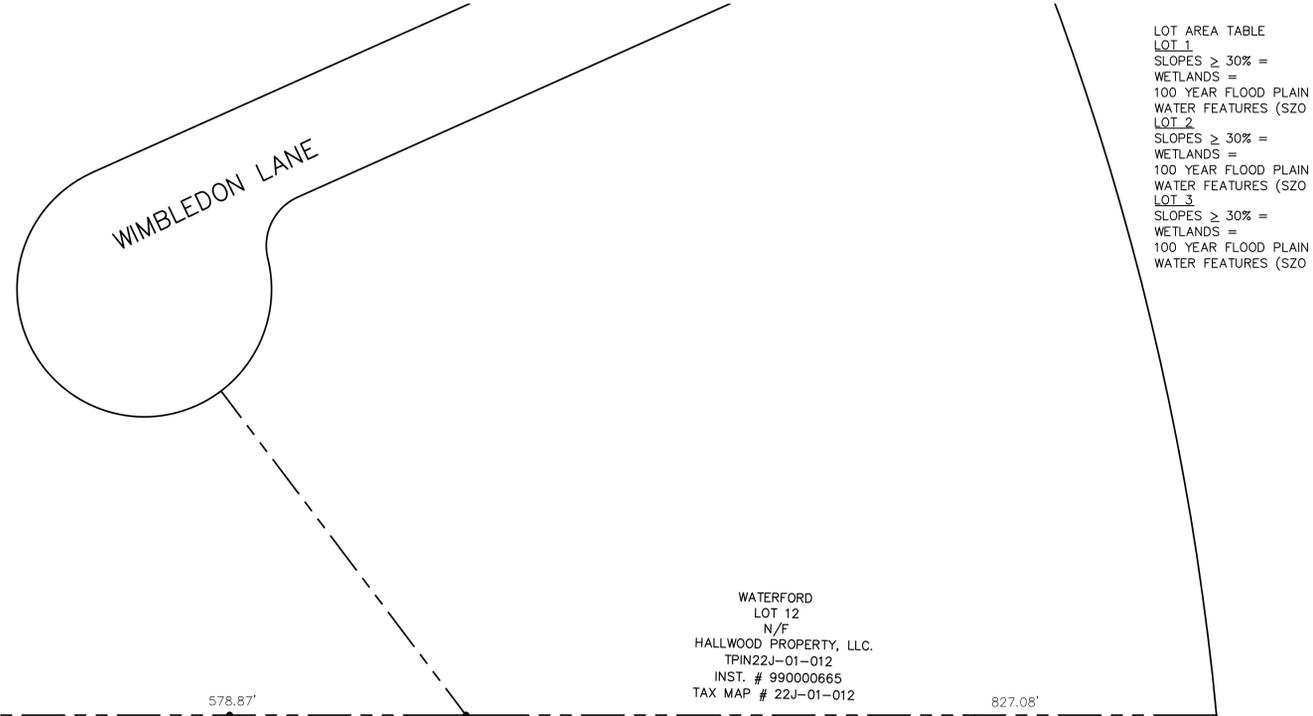
C-3
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CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	45.66'	35.00'	26.73'	42.49'	N34°44'20"E	74°44'33"
C2	86.65'	60.00'	52.84'	79.31'	S30°44'24"W	82°44'26"
C3	54.43'	60.00'	29.25'	52.58'	S36°37'12"E	51°58'45"
C4	125.69'	60.00'	103.97'	103.94'	N57°22'45"E	120°01'23"

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.53'	S60°23'59"E

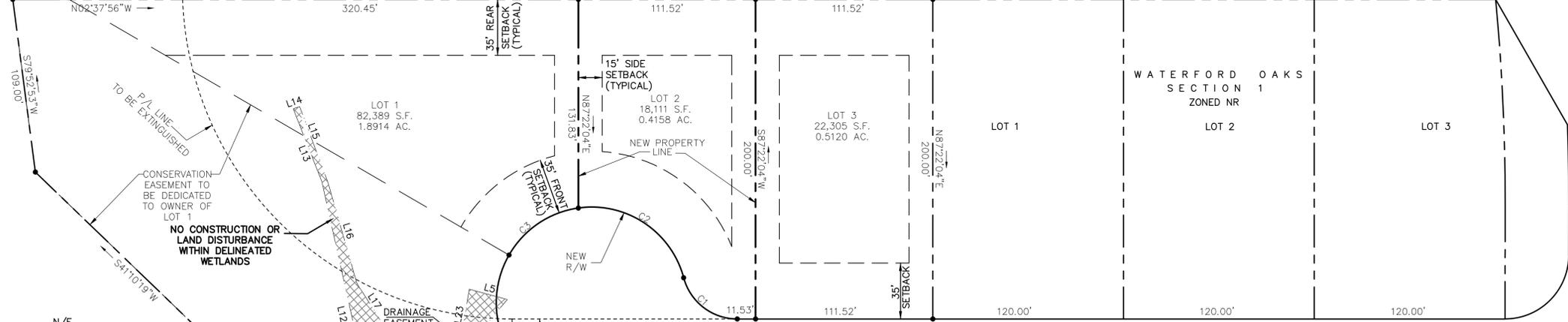
WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L5	24.85'	S12°27'27"W
L6	28.94'	N52°10'55"W
L7	49.40'	N70°42'18"W
L8	62.10'	N88°30'51"W
L9	34.52'	N14°11'11"E
L10	4.30'	N36°18'38"E
L11	51.92'	N79°03'04"E
L12	142.90'	N74°46'15"E
L13	49.07'	N65°51'46"E
L14	4.25'	S20°32'47"E
L15	50.57'	S66°46'52"W
L16	65.94'	S71°17'41"W
L17	44.87'	S54°42'07"W
L18	43.67'	N86°58'54"W
L19	44.64'	S87°21'32"W
L20	21.83'	S07°22'11"E
L21	42.56'	N85°54'09"E
L22	51.19'	S63°51'02"E
L23	33.56'	S83°21'33"E

LOT AREA TABLE	
LOT 1	
SLOPES ≥ 30% =	368 SQ.FT.(0.45% OF LOT AREA)
WETLANDS =	4,167 SQ.FT.(5.06% OF LOT AREA)
100 YEAR FLOOD PLAIN =	0 SQ.FT.(0.0% OF LOT AREA)
WATER FEATURES (SZO SECTION3 3.B.H.4) =	0 SQ.FT.(0.0% OF LOT AREA)
LOT 2	
SLOPES ≥ 30% =	0 SQ.FT.(0.0% OF LOT AREA)
WETLANDS =	0 SQ.FT.(0.0% OF LOT AREA)
100 YEAR FLOOD PLAIN =	0 SQ.FT.(0.0% OF LOT AREA)
WATER FEATURES (SZO SECTION3 3.B.H.4) =	0 SQ.FT.(0.0% OF LOT AREA)
LOT 3	
SLOPES ≥ 30% =	0 SQ.FT.(0.0% OF LOT AREA)
WETLANDS =	0 SQ.FT.(0.0% OF LOT AREA)
100 YEAR FLOOD PLAIN =	0 SQ.FT.(0.0% OF LOT AREA)
WATER FEATURES (SZO SECTION3 3.B.H.4) =	0 SQ.FT.(0.0% OF LOT AREA)



WATERFORD LOT 13
 N/F
 BERLAND
 TPIN22J-01-013
 ZONED: HRC
 INST. #180003629
 PC 2, SL 71, PG 12

WATERFORD LOT 12
 N/F
 HALLWOOD PROPERTY, LLC.
 TPIN22J-01-012
 INST. # 990000665
 TAX MAP # 22J-01-012

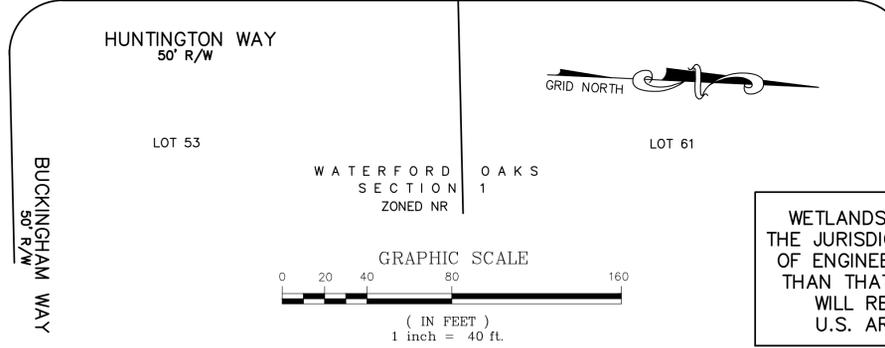


N/F EDWARDS
 TPIN32-01-096
 ZONED CC

NO CONSTRUCTION OR LAND DISTURBANCE WITHIN DELINEATED WETLANDS

7.82 CU. YDS.
 VDOT CLASS 1 RIP RAP
 W=14'
 L=12'
 D=2.2'

LOT 52
 WATERFORD OAKS SECTION 1
 ZONED NR

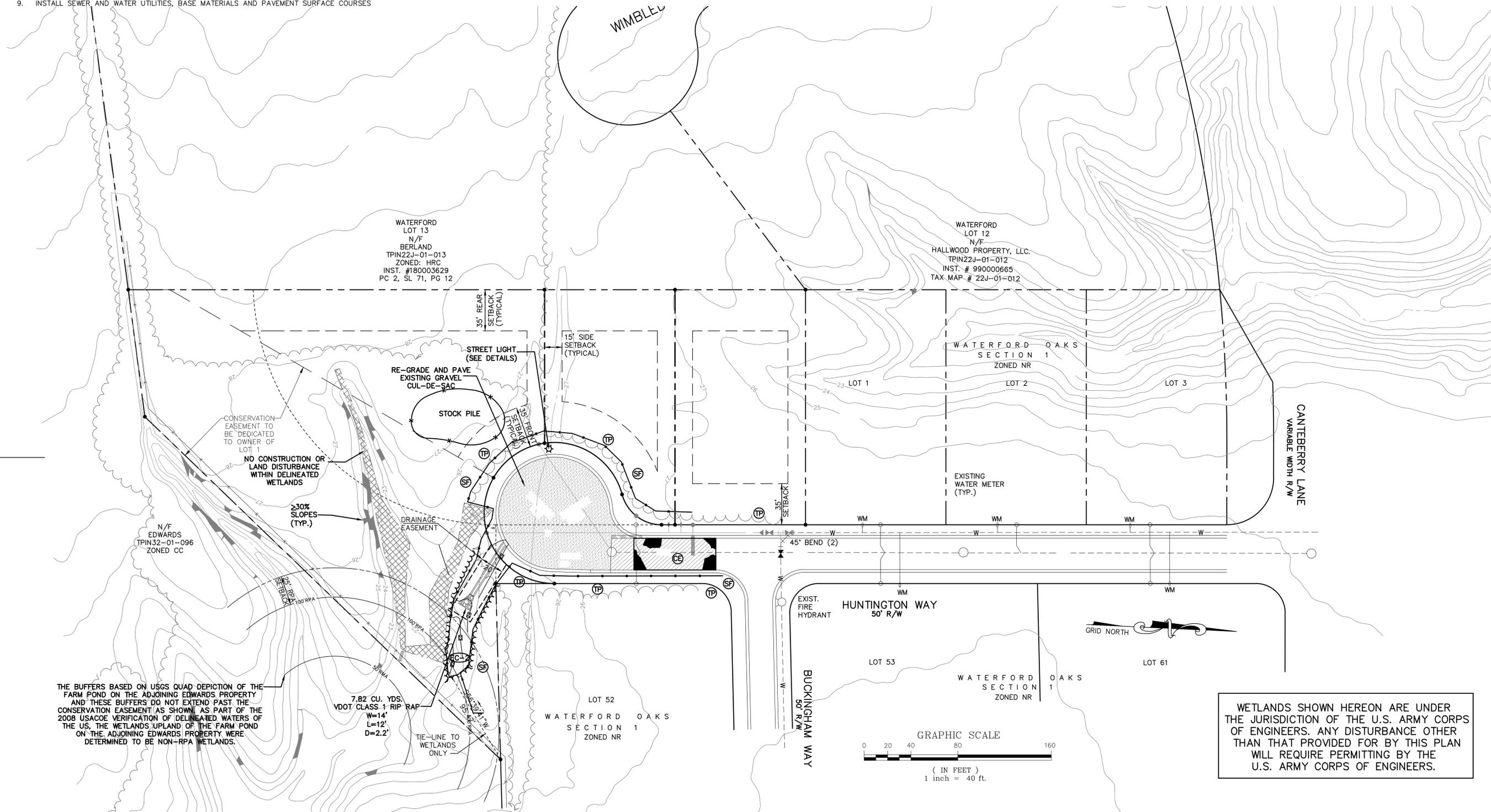


WETLANDS SHOWN HEREON ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. ANY DISTURBANCE OTHER THAN THAT PROVIDED FOR BY THIS PLAN WILL REQUIRE PERMITTING BY THE U.S. ARMY CORPS OF ENGINEERS.

THE BUFFERS BASED ON USGS QUAD DEPICTION OF THE FARM POND ON THE ADJOINING EDWARDS PROPERTY AND THESE BUFFERS DO NOT EXTEND PAST THE CONSERVATION EASEMENT AS SHOWN, AS PART OF THE 2008 USACOE VERIFICATION OF DELINEATED WATERS OF THE US, THE WETLANDS UPLAND OF THE FARM POND ON THE ADJOINING EDWARDS PROPERTY WERE DETERMINED TO BE NON-RPA WETLANDS.

MANAGEMENT STRATEGIES AND CONSTRUCTION SEQUENCE

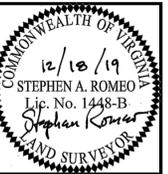
1. CONTRACTOR SHALL CALL THE STORMWATER DIVISION AT 1-757-365-1659 TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO LAND DISTURBING.
2. ESTABLISH TREE PROTECTION/CLEARING LIMITS FLAGGING AND INSTALL SILT FENCE AT PERIMETER OF WORK AREAS AS INDICATED ON THE PLANS.
3. AFTER THE INSTALLATION OF PERIMETER CONTROLS, THE CONTRACTOR SHALL CALL THE STORMWATER DIVISION AT 1-757-365-1659 TO SCHEDULE AN INITIAL EROSION AND SEDIMENT CONTROL INSPECTION. NOTE THAT A PASSING INITIAL INSPECTION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
4. CLEAR SUFFICIENT AREAS TO ALLOW FOR THE PLACEMENT OF THE CONSTRUCTION ENTRANCE. THE CONSTRUCTION ENTRANCE SHALL BE IN PLACE IMMEDIATELY (NO LONGER THAN 24 HOURS) FOLLOWING CLEARING ACTIVITIES, AND BE IN PLACE BEFORE COMMENCING SPECIFIED DEMOLITION AND REMOVAL.
5. UPON INSPECTION AND APPROVAL OF THE CONSTRUCTION ENTRANCE BY THE TOWN, CLEAR SUFFICIENT AREAS FOR INSTALLATION OF SILT FENCE.
6. IF TEMPORARY STOCKPILES ARE USED, THE CONTRACTOR SHALL INSTALL SILT FENCES AT THE BASE TO PREVENT SEDIMENT RUNOFF. STOCKPILES SHALL NOT BE PLACED WITHIN ANY EASEMENT, OR BETWEEN THE RIGHT-OF-WAY AND THE BUILDING SETBACK LINE.
7. CONSTRUCTION OF THE STORM DRAINAGE SYSTEM LIKE SWALE, SHALL COMMENCE IMMEDIATELY AFTER SITE HAS BEEN CLEARED AND IS FREE OF ALL ROOTS, STUMPS, AND DEBRIS OR SPECIFIED DEMOLITION COMPLETED. INSTALL EROSION AND SEDIMENT CONTROL DEVICES, INCLUDING CULVERT INLET PROTECTION, ETC.
8. AFTER THE SWALE IS IN PLACE, THE CONTRACTOR SHALL ROUGH GRADE THE SITE AND PREPARE THE SUBGRADE FOR THE ROADWAYS.
9. INSTALL SEWER AND WATER UTILITIES, BASE MATERIALS AND PAVEMENT SURFACE COURSES



THE BUFFERS BASED ON USGS QUAD DEPICTION OF THE FARM POND ON THE ADJOINING EDWARDS PROPERTY AND THESE BUFFERS DO NOT EXTEND PAST THE CONSERVATION EASEMENT AS SHOWN AS PART OF THE 2008 USACE VERIFICATION OF DELINEATED WATERS OF THE U.S. THE WETLANDS UPLAND OF THE FARM POND ON THE ADJOINING EDWARDS PROPERTY WERE DETERMINED TO BE NON-RPA WETLANDS.

7.82 CU. YDS.
VDOT CLASS 1 RIP RAP
W=14'
L=12'
D=2.2'

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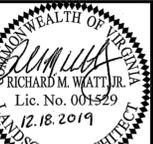


REVISIONS:	
No.	Date
1	11/15/19
2	12/10/19

DRAWING STATUS	
No.	Date
1	11/15/19
2	12/10/19

EROSION AND SEDIMENT CONTROL
WATERFORD OAKS
SECTION 1-B
TOWN OF SMITHFIELD, VIRGINIA

Designed: CRO	Date: 03/8/2019
Checked: SAR	Scale: 1"=40'
File Mgr./Drawn: CRO	CADD File name: WOAKS 1B
Project Number: 1880037-004.00	Dwg. File No.: 15306CW
Drawing Number	



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RAW	11/15/19	Client for Review
RAW	12/10/19	Revised Per Town Comments
RAW	12/10/19	Revised Per Town Comments

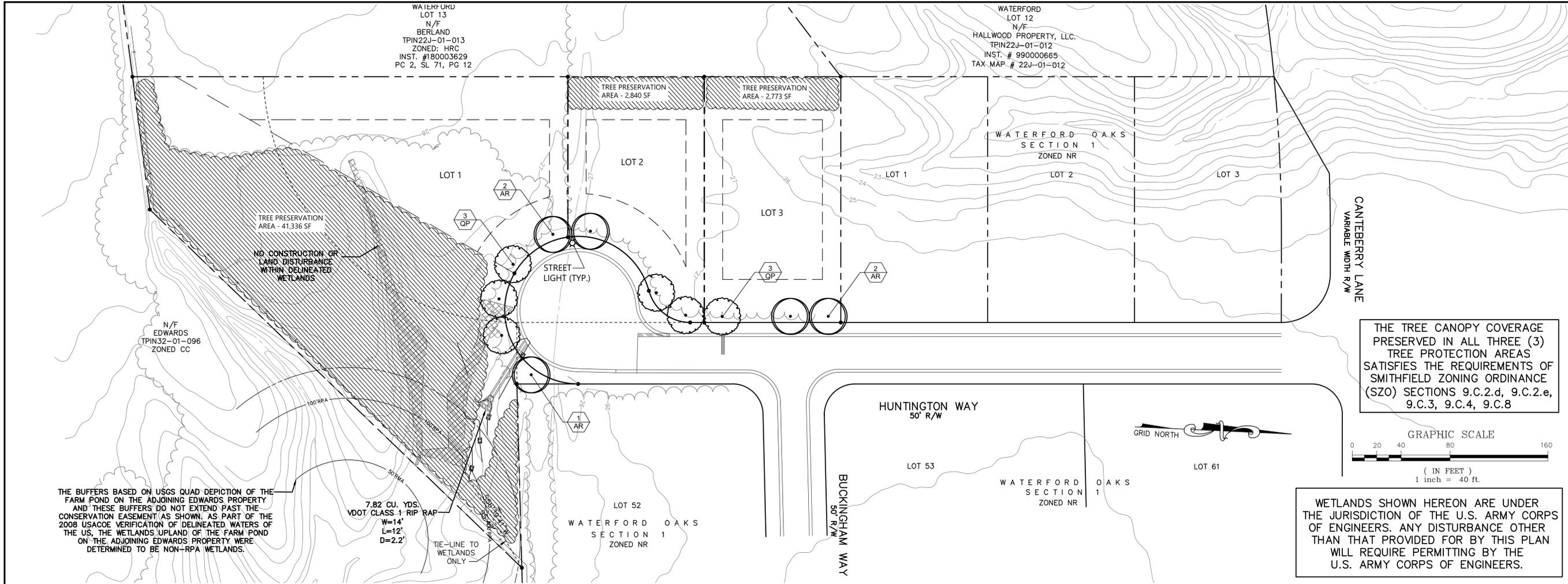
Date	By	Comments
11/15/19	RAW	Client for Review
12/10/19	RAW	Revised Per Town Comments
12/10/19	RAW	Revised Per Town Comments

Interface Review	Client for Review	Pre Approval Bidding	TOWN APPROVAL
✓	✓	✓	✓

PLANTING PLAN
WATERFORD OAKS
SECTION 1-B
TOWN OF SMITHFIELD, VIRGINIA

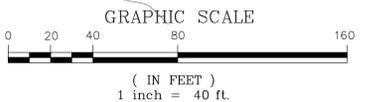
Designed:	Date:
RMW	03/8/2019
Checked:	Scale:
RMW	1"=40'
File Mgr./Drawn:	CADD File name:
RMW	WOAKS 1B
Project Number:	Dwg. File No.:
1800037-004.00	15307W

Drawing Number
1800037-004.00
15307W
LA-1
7 of 7



THE TREE CANOPY COVERAGE PRESERVED IN ALL THREE (3) TREE PROTECTION AREAS SATISFIES THE REQUIREMENTS OF SMITHFIELD ZONING ORDINANCE (SZO) SECTIONS 9.C.2.d, 9.C.2.e, 9.C.3, 9.C.4, 9.C.8

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7.82 CU. YDS. VDOT CLASS 1 RIP RAP
W=14'
L=12'
D=2.2'

PLANTING NOTES

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, ETC. NECESSARY TO COMPLETE ALL PLANTING AS SHOWN ON THIS DRAWING, AS SPECIFIED HEREIN OR IN SUPPLEMENTAL SPECIFICATIONS, AND/OR AS REQUIRED BY JOB CONDITIONS. THE WORK IN GENERAL INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
 - SOIL TESTING;
 - TOPSOIL;
 - PLANTING AREA PREPARATION;
 - PLANTING PIT EXCAVATION AND SOIL AMENDMENT;
 - PLANT MATERIAL AND MULCH;
 - FERTILIZING;
 - STAKING (WHEN REQUIRED);
 - CHEMICAL APPLICATION (WHEN REQUIRED);
 - MAINTENANCE AND GUARANTEE;
 - ALL OTHER ITEMS NECESSARY TO MAKE WORK COMPLETE;
- THE PLANTING CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH THE OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO ANY CONSTRUCTION, EXCAVATION, OR ROTO-TILLING THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF VERIFYING THE LOCATIONS OF ALL UTILITIES, ABOVE AND/OR BELOW GROUND, PUBLIC AND/OR PRIVATE THAT MAY EXIST AND CROSS THROUGH THE AREAS OF CONSTRUCTION.
 - QUALITY ASSURANCE
 - QUALITY ASSURANCE: PLANTING SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING AND EXPERIENCED IN LANDSCAPE WORK.
 - SUBMITTALS
 - TOPSOIL ANALYSIS: PROVIDE FOR THE SERVICES OF AN INDEPENDENT SOIL TESTING LABORATORY TO PERFORM ANALYSIS OF TOPSOIL TO BE USED, AND A DETERMINATION OF NUTRITIONAL REQUIREMENTS OF SOIL FOR ESTABLISHMENT OF PLANT MATERIAL BY LAB FOR SOIL AMENDMENTS.
 - SOIL AMENDMENTS: PROVIDE MANUFACTURERS DATA ON AMENDMENTS AS RECOMMENDED IN TOPSOIL ANALYSIS AND AS NOTED BELOW.
 - PLANTING AREA PREPARATION
 - PLANTING AREAS, BECAUSE OF SOIL COMPACTION DURING CONSTRUCTION, ALL PLANTING AREAS SHALL BE LOOSENEED BY ROTO-TILLING AS SPECIFIED BELOW. AREAS UNDER THE DRIP LINE OF TREES OR SHRUBS TO REMAIN IN PLACE SHALL NOT BE ROTO-TILLED. A PLANTING AREA IS ANY AREA IN WHICH NEW PLANTING OCCURS.
 - PRIOR TO EXCAVATION OF INDIVIDUAL TREE AND SHRUB PITS, A DIAMETER EQUAL TO TEN TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH 6" UNDER NO CIRCUMSTANCES SHALL THE ROTO-TILLED DEPTH BE GREATER THAN THE DEPTH OF THE ROOT BALL.
 - IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 5 TIMES THE DIAMETER OF A SINGLE ROOTBALL OF THE PERIMETER PLANTS. DEPTH OF TILLAGE FOR SHRUBS SHALL BE AS SPECIFIED ABOVE.
 - PLANTING PIT EXCAVATION AND SOIL AMENDMENT
 - TREE AND SHRUB PITS SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL, AND SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL, AND THE TOP OF THE ROOT BALL WILL BE 2" ABOVE FINISH GRADE.
 - GROUND COVER, ANNUAL, AND PERENNIAL BEDS SHALL BE TILLED TO A DEPTH OF 12", OR IF SOIL AMENDMENTS ARE REQUIRED, EXCAVATED TO A DEPTH OF 12", UNLESS OTHERWISE NOTED ON THE PLANS. PLANTS SHALL BE EVENLY SPACED WITHIN THE TILLED PLANTING AREA AND SET TO MAINTAIN THE ORIGINAL GROWING DEPTH WHILE ALLOWING FOR A 2" TOP DRESSING OF MULCH.
 - WHENEVER POSSIBLE, THE EXCAVATED SOIL SHOULD BE USED OR AMENDED TO BE USED AS BACKFILL MATERIAL IN ORDER TO ELIMINATE OR MINIMIZE THE OCCURRENCE OF HYDROLOGIC DISCONTINUITIES, AND/OR SOIL INTERFACE PROBLEMS COMMON TO PLANTING BEDS CONTAINING SOILS OF DIFFERENT TEXTURE.
 - WHERE SOILS TESTING OR SUBSEQUENT OBSERVATION INDICATES THAT THE TEXTURE OF THE EXISTING SOIL IS UNDESIRABLE FOR THE PLANT SPECIES BEING PLANTED (I.E. HEAVY CLAY, PURE SAND) THE ON-SITE SOIL SHALL BE AMENDED AS RECOMMENDED WITHIN THE SOILS REPORT TO PROVIDE SUITABLE TEXTURE. WHERE SOILS TESTS DO NOT REVEAL TEXTURAL DEFICIENCIES, YET SUBSEQUENT EXCAVATIONS DO, THE BACKFILL MIXTURE SHALL BE 66% EXISTING SOIL AND 33% TOPSOIL AS DEFINED ABOVE.

- WHERE SOILS TESTS INDICATE THAT THE PH, SALINITY OR CHEMICAL COMPOSITION IS UNDESIRABLE FOR THE PLANT SPECIES BEING PLANTED, THE SOIL SHALL BE AMENDED AS RECOMMENDED WITHIN THE SOILS REPORT TO ACHIEVE SUITABLE CHEMICAL PROPERTIES. AFTER AMENDING, PLANTING SOIL FOR DECIDUOUS PLANTS SHALL HAVE A pH VALUE BETWEEN 6.0 AND 6.5, AND FOR EVERGREEN OR SEMI-EVERGREEN PLANTS SHALL HAVE A pH VALUE BETWEEN 5.0 AND 6.0. A REPRESENTATIVE SAMPLE FROM THE EXCAVATED SOIL SHALL BE FIELD TESTED FOR PH UTILIZING A RELIABLE SOIL pH METER OR SOIL pH TEST KIT. THE pH VALUE OF THE NATURAL SOIL BACKFILL MIXTURE MAY BE AMENDED BY ADDING LIMESTONE OR ALUMINUM SULFATE AS NEEDED.
- WHERE SOILS TESTING OR SUBSEQUENT EXCAVATION INDICATE THE EXISTING SOIL IS UNSUITABLE FOR USE AS BACKFILL MATERIAL, BECAUSE OF THE PRESENCE OF DEBRIS OR OTHER DELETERIOUS MATERIAL, THE BACKFILL MATERIAL SHALL BE 66% TOPSOIL, AS DEFINED ABOVE, AND 33% CLEAN SAND.
- AMENDED BACKFILL SOIL REPLACES ONLY THE SOIL EXCAVATED FROM THE TREE AND SHRUB PIT (3 TIMES THE WIDTH OF THE ROOT BALL, NOT THE ENTIRE ROTO-TILLED AREA).
- FOR TREES IN POORLY DRAINED SOILS, A VERTICAL PIPE SHALL BE INSTALLED AT THE EDGE OF THE PLANT PIT EXCAVATION, EXTENDING TO A LEVEL EQUAL TO THE TOP OF THE MULCH. THE PIPE END SHALL BE THREADED AND FITTED WITH A THREADED CAP.
- PLANT MATERIAL AND MULCH
 - THE NAMES OF PLANTS REQUIRED UNDER THIS CONTRACT CONFORM TO THOSE GIVEN IN L.H. BAILEY'S HORTUS THIRD, 1976 EDITION. NAMES OF VARIETIES NOT INCLUDED THEREIN CONFORM GENERALLY WITH NAMES ACCEPTED IN THE NURSERY TRADE. ALL PLANTS SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THEIR SPECIES AND THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WITH WELL DEVELOPED ROOT SYSTEMS. ALL PLANT MATERIAL SHALL BE FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST, WHICH ARE MINIMUM ACCEPTABLE SIZES. TREES SHALL HAVE SINGLE TRUNKS EXCEPT AS NOTED. ALL SHRUBS SHALL BE HEALTHY, VIGOROUS, AND OF GOOD COLOR. ONLY DAMAGED OR BROKEN BRANCHES OF PLANT MATERIAL MAY BE PRUNED AND ANY NECESSARY PRUNING SHALL BE DONE AT THE TIME OF PLANTING. HOWEVER, UNDER NO CIRCUMSTANCES SHALL THE CENTRAL LEADER OF A PLANT BE PRUNED. BOLLINGS AND BURGLAPPING OF PLANTS SHALL FOLLOW THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL TAGS, STRINGS OR ANY OTHER MATERIAL ATTACHED TO THE PLANTS SHALL BE REMOVED AT THE TIME OF PLANTING. LABEL AT LEAST ONE TREE, SHRUB AND GROUND COVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL NAME AND THE SIZE AS SPECIFIED IN THE PLANT LIST OF REQUIRED PLANTS. LABELS SHALL BE SECURELY ATTACHED TO PLANTS AND SHALL BE LEGIBLE FOR 60 DAYS AFTER DELIVERY TO THE PLANTING SITE. WIRE IDENTIFICATION TAGS SHALL NOT BE USED.
 - SUBSTITUTIONS WILL BE PERMITTED ONLY UPON SUBMISSION OF PROOF THAT ANY PLANT NOT OBTAINABLE, ALL SUBSTITUTIONS MUST BE AUTHORIZED BY THE OWNER OR THE OWNER'S REPRESENTATIVE IN WRITING PROVIDING FOR THE USE OF THE NEAREST EQUIVALENT OBTAINABLE SIZE OR VARIETY OF PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE ORIGINAL VARIETY WITH AN EQUIVANT ADJUSTMENT OF CONTRACT PRICE.
 - BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD. BURLAP SHALL NOT BE PULLED OUT FROM UNDER BALLS DURING PLANTING OPERATIONS. B&B PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL, MULCH, OR OTHER MATERIAL TO PROVIDE PROTECTION FROM DRYING WINDS AND SUN.
 - PLANTS NOTED A CONTAINER SIZE ON THE PLANT LIST MUST BE CONTAINER GROWN WITH WELL ESTABLISHED ROOT SYSTEMS. LOOSE CONTAINERIZED PLANT MATERIAL WILL NOT BE ACCEPTED. ALL PLANTS INJURED AND PLANTS WITH ROOT BALLS BROKEN DURING TRANSPORT OR PLANTING OPERATIONS WILL BE REJECTED. BARE-ROOTED PLANTS (BR) SHALL BE PLANTED OR HEeled-IN IMMEDIATELY UPON DELIVERY. ALL PLANTS SHALL BE WATERED AS NECESSARY UNTIL PLANTED.
 - NEW PLANTINGS SHALL BE LOCATED WHERE SHOWN ON THE PLAN EXCEPT WHERE OBSTRUCTIONS BELOW GROUND ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN THE PROPOSED CONSTRUCTION. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY AFTER APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE. REASONABLE CARE SHALL BE EXERCISED TO HAVE PLANTING PITS DUG AND SOIL PREPARED PRIOR TO MOVING PLANTS TO THEIR RESPECTIVE LOCATIONS TO ENSURE THAT THEY WILL NOT BE UNNECESSARILY EXPOSED TO DRYING OR PHYSICAL DAMAGE.
 - A LIST OF PLANTS, INCLUDING SIZES, QUANTITIES AND OTHER REQUIREMENTS, IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES AS SHOWN ON THE DRAWINGS. IF DISCREPANCIES OCCUR IN THE QUANTITIES SHOWN, THE PLANTING PLANS SHALL GOVERN.

- THE PLANTING CONTRACTOR WILL BE NOTIFIED BY THE GENERAL CONTRACTOR WHEN OTHER DIVISIONS OF THE WORK HAVE PROCEEDED SUFFICIENTLY TO COMMENCE WORK ON THE PLANTING OPERATION. THEREAFTER, PLANTING OPERATIONS SHALL BE CONDUCTED UNDER FAVORABLE WEATHER CONDITIONS DURING THE NEXT SEASON OR SEASONS WHICH ARE NORMAL FOR SUCH WORK. REMOVAL OF ROCK OR OTHER UNDERGROUND OBSTRUCTIONS, RELOCATIONS TO AVOID OBSTRUCTIONS, AND PROVISION OF DRAINAGE FOR PLANTING AREAS SHALL BE DONE ONLY AS APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL PLANTS SHALL BE PLANTED UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT STRUCTURES. ROOTS SHALL BE SPREAD IN THEIR NORMAL POSITION. ALL BROKEN OR FRAYED ROOTS SHALL BE CUT OFF CLEANLY. PLANTS WITH CIRCLING ROOTS SHALL NOT BE ACCEPTED. BURLAP TWINE AND OTHER FASTENING MATERIAL SHALL BE CUT AND PUSHED TO THE BOTTOM OF THE PLANT PIT PRIOR TO BACKFILL MATERIAL BEING PLACED. THE PLANT SHALL NOT BE ROCKED BACK AND FORTH TO ENTIRELY REMOVE THE WRAPPING MATERIAL NOR SHALL ANY OTHER PRACTICE BE PERFORMED WHICH COULD CAUSE THE ROOT BALL TO BREAK APART. WHEN WIRE BASKETS ARE USED ON THE ROOT BALL OF PLANTS THE WIRE SHALL BE REMOVED FROM THE SIDES OF THE ROOT BALL.
- AT THE TIME OF PLANTING, AND AS MANY TIMES LATER AS SEASONAL CONDITIONS REQUIRE, EACH PLANT AND THE SOIL AROUND IT SHALL BE THOROUGHLY WATERED. CARE SHOULD BE EXERCISED WHEN WATERING TO AVOID FLOODING OF PLANTS AND BEDS, DISPLACEMENT OF MULCH MATERIAL AND EROSION OF SOIL. AVOID USE OF HIGH PRESSURE HOSES. THE CONTRACTOR SHALL MAKE, AT HIS EXPENSE, WHATEVER ARRANGEMENTS MAY BE NECESSARY TO ENSURE AN ADEQUATE SUPPLY OF WATER TO MEET THE NEEDS OF THIS CONTRACT DURING INSTALLATION. THE CONTRACTOR SHALL ALSO FURNISH ALL NECESSARY HOSE, EQUIPMENT ATTACHMENTS AND ACCESSORIES FOR THE ADEQUATE WATERING OF PLANTED AREAS AS MAY BE REQUIRED UNTIL ACCEPTANCE BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- MULCH SHALL BE CLEAN, SHREDED HARDWOOD MULCH. IN PLANTING AREAS WHERE SLOPES EXCEED 3:1 AND AT DRAINAGE DISPERSION POINTS OR ALONG NATURAL WATER WAYS WHERE CONCENTRATIONS OF SURFACE WATER EMPTY FROM CULVERTS OR PAVED DITCHES, HEAVY JUTE MESH SHALL BE INSTALLED. SHREDED HARDWOOD MULCH HAVE BEEN COMPOSTED FOR AT LEAST TWO MONTHS PRIOR TO APPLICATION. FRESHLY GROUND MULCH WILL NOT BE ACCEPTED. FINELY GROUND MULCH, WHICH INHIBITS DRAINAGE, ENCOURAGES WEED GROWTH OR BECOMES WATERLOGGED WILL NOT BE ACCEPTED. MULCH SHALL BE COMPOSED OF SIMILAR SIZED FRAGMENTS AND SHALL NOT CONTAIN STICKS, CONES, LEAVES, SHREDED PIECES, OR OTHER DELETERIOUS MATTER.
- ALL PLANTS SHALL BE MULCHED IMMEDIATELY AFTER PLANTING. GROUND COVERS SHALL BE MULCHED WITH A 3" LAYER OF SHREDED HARDWOOD. ALL OTHER PLANTING BEDS, SHRUBS AND TREE PLANTINGS SHALL BE MULCHED WITH A 3" MINIMUM LAYER OF MULCH. THIS MULCH SHALL ENTIRELY COVER THE AREA OF THE PLANTING PIT, BED, OR EARTH BERM AROUND EACH PLANT WITH THE EXCEPTION OF THE AREA IMMEDIATELY ADJACENT TO THE PLANT TRUNK OR TRUNKS. THE AREA IMMEDIATELY ADJACENT TO THE PLANT TRUNK OR TRUNKS SHALL BE LEFT FREE OF ANY MULCH.
- INSPECT ROOT SYSTEM FOR POTENTIAL STEM GIRDLING ROOTS. DEFECTIVE ROOTS (J ROOTS, DIVING OR CIRCLING) SHALL BE PRUNED AWAY BACK TO LIVE TISSUE BEFORE/AHEAD OF THE ROOT DEFFECT. IF 30% OR MORE OF ROOT SYSTEM IS DEFECTIVE (AS DETERMINED BY INDEPENDENT VLA CERTIFIED HORTICULTURIST OR LANDSCAPE ARCHITECT) OR IF GIRDLING ROOTS ARE NOTED AFTER PLANTING, THE ENTIRE TREE SHALL BE REJECTED.
- SOIL COVERING ROOT STOCK GRAFT OR ON TOP OF THE ROOTBALL SHALL BE REMOVED SO THAT THE TRUNK FLARE AND THE TOP OF THE ROOT SYSTEM ARE CLEARLY VISIBLE. IF MORE THAN 2" OF SOIL WOULD NEED TO BE REMOVED TO EXPOSE TRUNK FLARE, TREE SHALL BE REJECTED. SET THE BASE OF THE TRUNK FLARE 1"-2" HIGHER THAN FINAL GRADE, PARTICULARLY IN SLOWLY DRAINING SOILS.
- FERTILIZING
 - THE FERTILIZER SHOULD BE A DRY SLOW RELEASE FORM OF FERTILIZER. IT SHOULD CONTAIN AT LEAST 25-50% WATER INSOLUBLE NITROGEN. THE FERTILIZER SELECTED SHOULD ALSO HAVE A LOW ADJUSTED SALT INDEX TO PREVENT BURNING. THE N-P-K RATIO SHOULD NOT EXCEED 3-1-2 UNLESS THE SOIL TEST REVEALS THAT ADDITIONAL LEVELS OF P AND K ARE NECESSARY.
 - FOR DECIDUOUS TREES, USE OSMOCOTE (18-6-12) AT THE RATE EQUIVALENT TO 4 LBS ACTUAL N/1000 SQ FT OF ROOT ZONE AREA/YEAR. FOR EVERGREEN TREES USE 2 LBS ACTUAL N/1000 SQ FT OF ROOT ZONE AREA/YEAR OR AS RECOMMENDED BY SOIL TESTING LABORATORY.
 - MIX THE FERTILIZER INTO THE BACKFILL OR THE TREE PITS. FOR SHRUB BEDS, MIX THE FERTILIZER INTO THE AREA THAT HAS BEEN ROTO-TILLED FOR THE PLANTS.
 - THE FERTILIZER RATE FOR CONTINUOUS GROUND COVER AND SHRUB BEDS SHOULD BE DERIVED BY CALCULATING THE ENTIRE ROOT ZONE AREA. THE ROOT ZONE AREA IS FOUND BY MEASURING THE AREA CONTAINING THE MULTIPLE PLANT ROOTS. USE OSMOCOTE (18-6-12) AT A RATE EQUIVALENT TO 2 LBS OF N/1000 SQ FT OF ROOT ZONE AREA OR AS RECOMMENDED BY SOIL TESTING LAB REPORT. THE FERTILIZER SHOULD BE EVENLY DISTRIBUTED WITHIN THE SHRUB BED SOIL.

- ALWAYS BE SURE THAT ADEQUATE MOISTURE IS AVAILABLE WHEN FERTILIZING SO THAT THE FERTILIZER WILL BE DISSOLVED INTO THE SOIL SOLUTION FOR ROOT UPTAKE AND TO AVOID BURNING THE ROOTS.
- ANCHORING
 - ANCHOR TREES, AS REQUIRED BY SITE CONDITIONS ONLY, TO MAINTAIN TRUNKS PLUMB AND UNTIL THE TREES ARE ROOTED AND SELF SUPPORTING. ALL TREES REQUIRING SUPPORT SHALL BE ANCHORED ACCORDING TO THE NOTES BELOW.
 - THREE ANCHORS SHALL BE PROVIDED PER TREE. INSTALL IN SUCH A MANNER AS NOT TO INJURE THE ROOT BALL OR ROOTS.
 - ALL ANCHORING MATERIAL SHALL BE REMOVED AS SOON AS THE TREE HAS SUFFICIENT ROOTS TO NO LONGER REQUIRE ANCHORS. TREES THAT REMAIN UNSTABLE WITHOUT STAKING AFTER ONE YEAR SHALL BE REJECTED AND REPLACED.
- CHEMICAL APPLICATION
 - PESTICIDES SHOULD BE USED ONLY WHEN NECESSARY TO TREAT AN OUTBREAK OF A HARMFUL PEST OR DISEASE PROBLEM. THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 24 HOURS PRIOR TO THE APPLICATION OF ANY PESTICIDE.
 - ALL PESTICIDES SHALL BE PRODUCTS OF RECOGNIZED COMMERCIAL MANUFACTURERS, AND SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL PESTICIDE LAWS. PESTICIDES SHALL BE APPLIED WITH CALIBRATED EQUIPMENT ACCORDING TO EPA LABEL RESTRICTIONS AND REGULATIONS BY A CERTIFIED APPLICATOR. ANY DAMAGE INCURRED TO THE SITE, ADJACENT PROPERTIES, OR APPLICATOR DURING PESTICIDE APPLICATIONS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - MAINTENANCE AND GUARANTEE
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS WORK UNTIL FINAL ACCEPTANCE BY THE OWNER OR THE OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE MOWING, WATERING, WEEDING, CULTIVATING, MULCHING, REMOVAL OF DEAD MATERIALS, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS, RESTORATION OF EARTH BERMS, AND OTHER NECESSARY OPERATIONS. ADEQUATE PROTECTION FOR LAWN AREAS AGAINST TRESPASSING DURING PLANTING OPERATIONS AND AGAINST DAMAGE OF ANY KIND SHALL BE PROVIDED. NOTHING IN THESE NOTES IS INTENDED TO RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO REPAIR EXISTING LAWN AREAS DAMAGED BY WORKMEN ENGAGED IN THE COMPLETION OF THIS PROJECT.
 - INSPECTION OF THE WORK TO DETERMINE COMPLETION OF THE CONTRACT EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTINGS, WILL BE MADE BY THE OWNER OR THE OWNER'S REPRESENTATIVE AT THE CONCLUSION OF THE INSTALLATION PERIOD UPON WRITTEN NOTICE REQUESTING SUCH INSPECTION. REQUEST SHALL BE SUBMITTED BY CONTRACTOR AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED DATE FOR INSPECTION. AFTER INSPECTION, THE CONTRACTOR WILL BE NOTIFIED IN WRITING BY THE OWNER OR THE OWNER'S REPRESENTATIVE OF ACCEPTANCE OF THE WORK, EXCLUSIVE OF THE POSSIBLE REPLACEMENT OF PLANTS SUBJECT TO GUARANTEE, OR, IF THERE ARE ANY DEFICIENCIES, THE CONTRACTOR WILL BE NOTIFIED OF THE REQUIREMENTS NECESSARY FOR COMPLETION OF THE WORK. PLANTINGS SHALL NOT BE CONSIDERED ACCEPTED UNTIL ALL DEFICIENCIES HAVE BEEN CORRECTED AND APPROVED IN WRITING.
 - NURSERY STOCK SHALL BE FULLY GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL ACCEPTANCE. ALL PLANTS THAT FAIL TO MAKE NEW GROWTH FROM A DORMANT CONDITION OR THAT DIE DURING THE FIRST YEAR AFTER PLANTING SHALL BE REPLACED. ALL REPLACEMENTS SHALL CONFORM WITH THE ORIGINAL SPECIFICATIONS AS TO SIZE AND TYPE. ALL COSTS OF REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL OTHER ITEMS NECESSARY TO MAKE WORK COMPLETE
 - ANY PLANT MATERIAL NOT PLANTED SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNUSED RUBBISH AND DEBRIS FROM THE SITE UPON COMPLETION OF HIS WORK.
 - WASTE MATERIAL SHALL BE REMOVED FROM THE SITE DAILY.
 - KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION AT ALL TIMES.
 - PROTECT SEEDED AREAS AND MATERIALS FROM DAMAGE DUE TO OPERATIONS BY OTHER CONTRACTORS, TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE. TREAT, REPAIR OR REPLACE DAMAGED SEEDED AREAS AS DIRECTED.
 - FINAL ACCEPTANCE WILL BE GIVEN BY THE OWNER OR THE OWNER'S REPRESENTATIVE UPON SATISFACTORY COMPLETION OF ALL WORK INCLUDING "PUNCH LIST" ITEMS.

PLANT SCHEDULE - STREET TREES

TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	5	Acer rubrum 'October Glory'	October Glory Maple	2" Cal.	Mature Size: 75'H x 40'W
QP	6	Quercus phellos	Willow Oak	2" Cal.	Mature Size: 80'H x 40'W

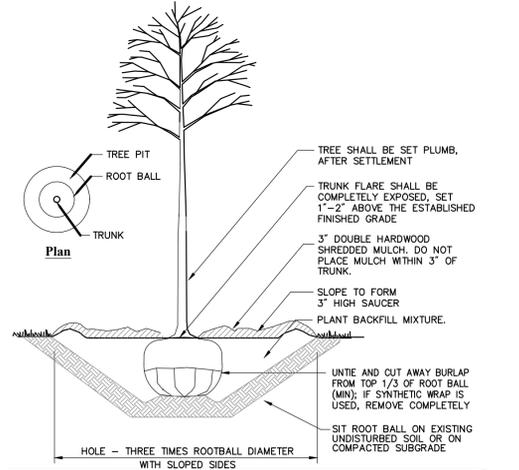
PURSUANT TO SZO, SECTION F, SUBDIVISION LANDSCAPING AND STREET TREE REQUIREMENTS, NO.2: A MINIMUM OF ONE STREET TREE ON EACH SIDE OF A GIVEN STREET SHALL BE ESTABLISHED FOR EACH FORTY (40) FEET OF RIGHT OF WAY LENGTH.

RIGHT OF WAY LENGTH: 435.63 / 40 LF = (11) TREES REQUIRED

TREE PRESERVATION REQUIREMENTS

LOT NUMBER	SITE SIZE	REQUIRED TREE COVER	PROVIDED TREE COVER
1	1.8914 AC (82,339 SF)	0.19 AC (8,239 SF)	1.038 AC (41,336 SF)
2	0.4158 AC (18,112 SF)	0.04 AC (1,811 SF)	0.065 AC (2,840 SF)
3	0.5120 AC (22,303 SF)	0.05 AC (2,230 SF)	0.064 AC (2,773 SF)

PURSUANT TO SZO, SECTION C, SITE LANDSCAPING, CANOPY AND TREE PRESERVATION STANDARDS, RESIDENTIAL DEVELOPMENT (20 DU/AC) AND GREATER): TEN PERCENT (10%) OF THE TOTAL SITE SHALL BE COVERED IN TREE CANOPY.



Tree Planting
N.T.S. Source: VHB

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS made this ____ day of _____, _____, by and between Gary L. Berland and Edna R. Berland, Trustees of the Berland Trust and their heirs, successors and assigns (“Owner”).

WHEREAS, the Grantor is the owner of certain property known as Town Parcel ID 22J-02-000A, consisting of a tract of land containing 2.9837 acres, more or less, more particularly described herein (“Property”);

WHEREAS, Owner wishes to preserve land as natural open space.

NOW, THEREFORE, in recognition of the foregoing, the Owner does hereby impose the right in perpetuity to restrict the use as described below, of the portion of the Property designated as “Restricted Area” as depicted on Plat prepared by VHB entitled “Subdivision Plat of Property of Gary L. Berland and Edna R. Berland, Trustees of the Berland Trust, Smithfield, Virginia, Date: 3/12/2020”.

The restrictions hereby imposed on the use of the Restricted Area shall be as follows:

1. No building or structure shall be built or maintained on the Restricted Area;
2. The Restricted Area shall be kept free and clear of any junk, trash, rubbish or other unsightly or offensive material;
3. No new signs, billboards, outdoor advertising, road or utility lines shall be placed on the Restricted Area;
4. Except for the area encumbered by Drainage Easement, the Restricted Area shall remain in its natural condition with respect to natural leaf litter or other ground covering vegetation, understory vegetation or shrub layer, and tree canopy. The activities of Owner within the Restricted Area shall be limited to those which do not remove or damage any vegetation or

disturb any soil. Such activities include selective trimming and pruning which will not alter the natural character of the Restricted Area. Owner may remove dead, diseased, poisonous or invasive vegetation;

5. The Town and its representatives may enter upon the Restricted Area from time to time to inspect its twenty foot (20') drainage easement;

Although these restrictions will benefit the public in the ways recited above, nothing herein shall be construed to convey a right to the public access to or use of the Restricted Area, and the Owner shall retain exclusive right to such access and use, subject only to the provisions herein recited.

The restrictions and obligations set forth herein shall be binding upon the Declarant and their successors in title to the property affected by this declaration and shall run with the land.

Witness the following signatures and seals on the date first above written.

Gary L. Berland and Edna R. Berland, Trustees of the Berland Trust

By: _____

Gary L. Berland

By: _____

Edna R. Berland

Commonwealth of Virginia

City/County of _____, a Notary Public for the Commonwealth of Virginia, do hereby certify that _____, whose names are signed to the foregoing Deed, have acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand this _____ day of _____, _____.

Notary Public

My Commission Expires: _____

ACCEPTANCE OF DECLARATION

Pursuant to Section 15.2-1803 of the Code of Virginia (1950), as amended, and as authorized by the Town Code, William H. Riddick, III, Town Attorney for the Town of Smithfield, hereby accepts the foregoing Declaration of Restrictions dated _____, 2020 by Gary L. Berland and Edna R. Berland as Trustees of the Berland Trust, this acceptance being executed on behalf of the Town Council of the Town of Smithfield by William H. Riddick, III, Town Attorney.

Given under my hand as Town Attorney and authorized representative for the Town Council of the Town of Smithfield.

TOWN OF SMITHFIELD

William H. Riddick, III, Town Attorney

**COMMONWEALTH OF VIRGINIA
COUNTY OF ISLE OF WIGHT, TO-WIT:**

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by William H. Riddick, III, Town Attorney.

My commission expires: _____.

Notary Public

OWNER'S CERTIFICATE: PARCEL NO.: 223-02-000A
 THE SUBDIVISION OF THE PROPERTY AS SHOWN
 HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE
 WITH THE DESIRES OF THE UNDERSIGNED OWNER.
 GARY L. BERLAND AND EDNA R. BERLAND, TRUSTEE OF THE BERLAND TRUST

BY: _____
 GARY L. BERLAND

STATE OF _____
 COUNTY OF _____
 I, _____, A NOTARY PUBLIC
 IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
 THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
 HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE
 AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

OWNER'S CERTIFICATE: PARCEL NO.: 223-02-000A
 THE SUBDIVISION OF THE PROPERTY AS SHOWN
 HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE
 WITH THE DESIRES OF THE UNDERSIGNED OWNER.
 GARY L. BERLAND AND EDNA R. BERLAND, TRUSTEE OF THE BERLAND TRUST

BY: _____
 EDNA R. BERLAND

STATE OF _____
 COUNTY OF _____
 I, _____, A NOTARY PUBLIC
 IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
 THAT THE PERSON(S) WHOSE NAME IS SIGNED TO THE FOREGOING WRITING
 HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY CITY AND STATE
 AFORESAID.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

CERTIFICATE OF APPROVAL
 THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED
 AND MAY BE ADMITTED TO RECORD.

DATE _____ AGENT, TOWN OF SMITHFIELD, VA

STATE OF VIRGINIA, ISLE OF WIGHT COUNTY
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
 ON _____ 20____ AT _____
 O'CLOCK _____ THIS PLAT WAS RECEIVED AND WITH
 CERTIFICATES ANNEXED THERETO ADMITTED TO RECORD.

TESTE: _____
 CLERK

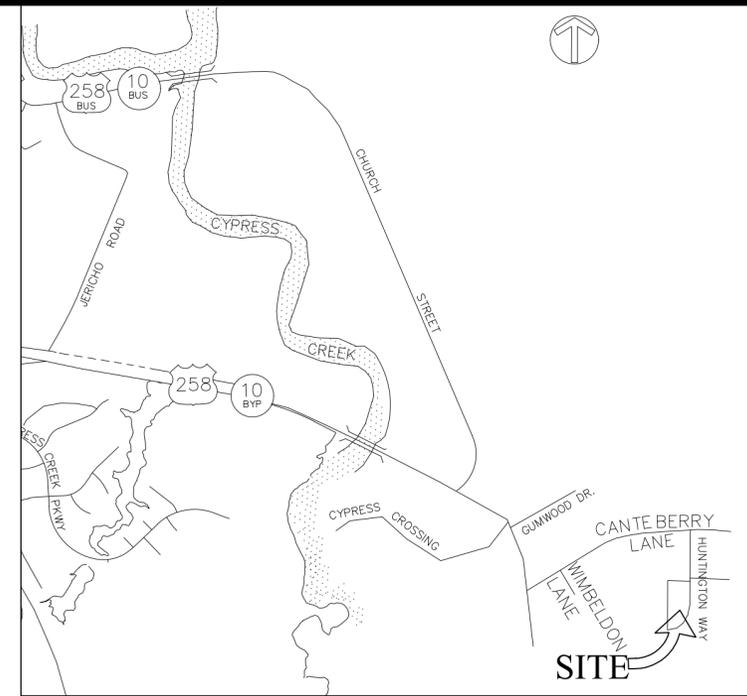
BY: _____
 DEPUTY CLERK

PHASE 1B SUMMARY

TOTAL AREA IN PHASE 1B.....	2.9837 AC.
NUMBER OF LOTS.....	3
AREA IN LOTS.....	2.8192 AC.
AREA FROM ROW.....	0.0091 AC.
AREA TO ROW.....	0.1645 AC.
AREA IN CONSERVATION EASEMENT.....	1.2425 AC.
LARGEST LOT.....	1.8914 AC.
SMALLEST LOT.....	0.4158 AC.

NOTES:

- OWNER: GARY L. BERLAND AND EDNA R. BERLAND, TRUSTEES OF THE BERLAND TRUST
 916 CANTEBERRY LANE SMITHFIELD VA.
- LOTS SERVED BY PUBLIC WATER AND SEWER.
- HORIZONTAL DATUM: VIRGINIA STATE PLANE SOUTH ZONE (NAD 83)
- ALL UTILITIES UNDERGROUND.
- THIS PROPERTY LIES IN ZONES X (AREA ABOVE THE 100 YEAR FLOOD) AS SHOWN ON
 FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 51093C0135E EFFECTIVE DATE:
 DECEMBER 02, 2015.
- UTILITY AND DRAINAGE EASEMENTS SHOWN ON PLAT HEREBY DEDICATED TO THE TOWN
 OF SMITHFIELD UNLESS OTHERWISE INDICATED.
- CURRENT ZONING N-R DISTRICT, MINIMUM LOT AREA 15,000 SQ. FT.
- SETBACKS, UNLESS OTHERWISE SHOWN ARE:
 FRONT= 35'
 SIDE= 15'
 REAR= 35'
- RIGHT OF WAYS HEREBY DEDICATED TO THE TOWN OF SMITHFIELD FOR PUBLIC STREET
 PURPOSES.
- PRIOR TO THE TOWN'S ISSUANCE OF AN OCCUPANCY PERMIT FOR A SPECIFIC LOT, THE
 DEVELOPER SHALL PROVIDE A ONE YEAR WARRANTY FOR REPLACEMENT OF REQUIRED
 TREES.
- ALL DEVELOPMENT ACTIVITY WITHIN THE ONE-HUNDRED FOOT (100') RESOURCE
 PROTECTION AREA (RPA) BUFFER MUST BE IN ACCORDANCE WITH THE CHESAPEAKE BAY
 PRESERVATION ACT (CBPA) AND ARTICLE 3.P OF THE SMITHFIELD ZONING ORDINANCE
 (SZO).



VICINITY MAP 1"=2,000'

**SUBDIVISION PLAT
 OF PROPERTY OF
 GARY L. BERLAND AND
 EDNA R. BERLAND,
 TRUSTEES OF THE BERLAND TRUST**

SMITHFIELD, VIRGINIA
 DATE: 3/12/2020
 SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY (1) THAT THIS PLAT AS IT IS
 PRESENTED WAS MADE BY ME AT THE DIRECTION OF THE
 OWNER(S), (2) THAT THE SUBDIVISION IS ENTIRELY WITHIN
 THE BOUNDARIES OF THE LAND OWNED BY THE SAID
 OWNER(S), THE SOURCE OF TITLE AND THE PLACE OF
 RECORD OF THE LAST INSTRUMENT IN THE CHAIN OF
 TITLE BEING FILED IN INSTRUMENT NO. 190004158 IN
 THE CLERKS OFFICE OF THE COURT OF ISLE OF WIGHT
 COUNTY, VIRGINIA (3) THAT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH ALL
 OF THE REQUIREMENTS OF THE TOWN OF SMITHFIELD,
 VIRGINIA.

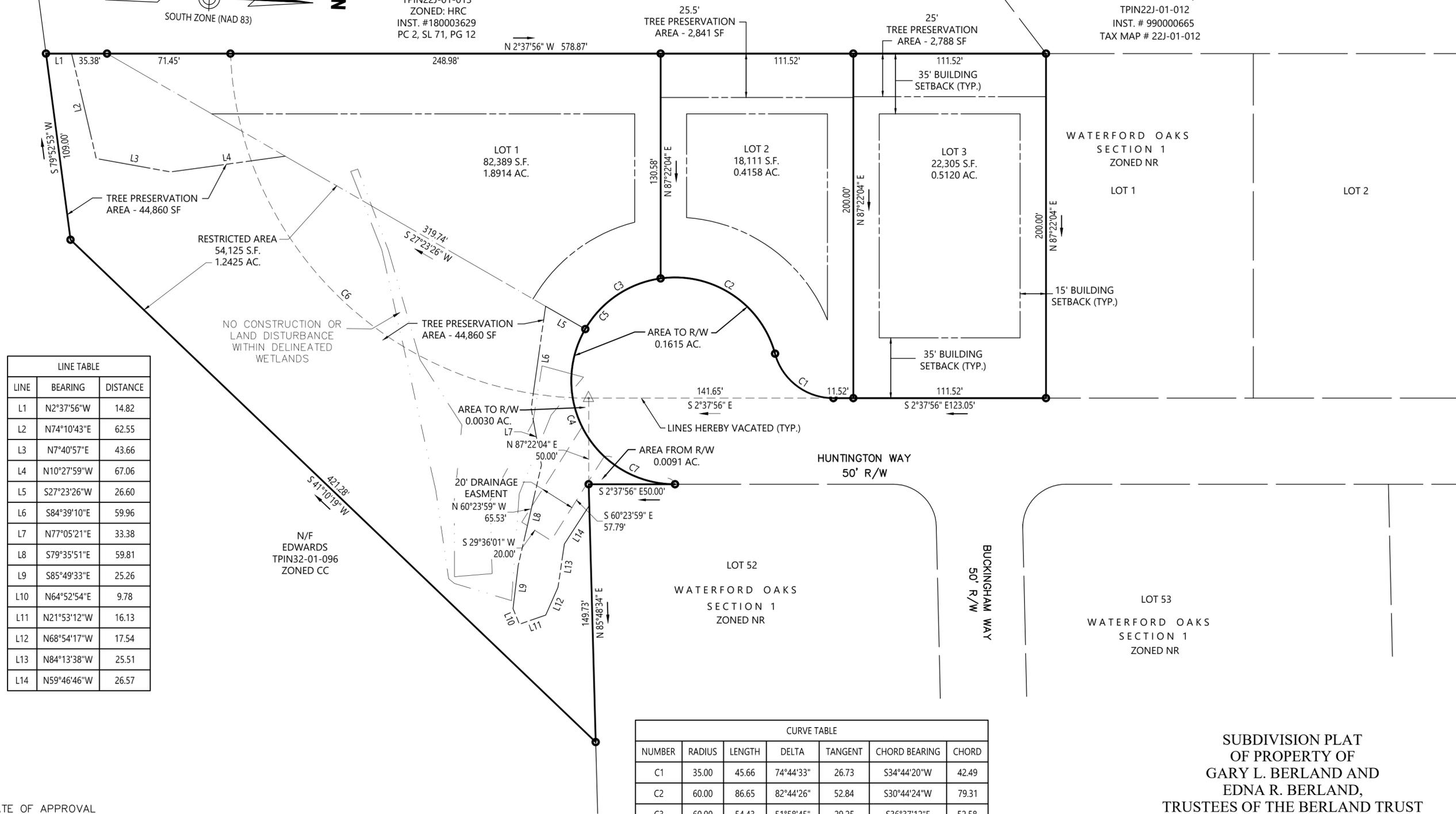


351 McLaws Circle, Suite 3
 Williamsburg, Virginia 23185
 757 220 0500 • FAX 757 903 2794



WATERFORD
LOT 13
N/F
BERLAND
TPIN22J-01-013
ZONED: HRC
INST. #180003629
PC 2, SL 71, PG 12

WATERFORD
LOT 12
N/F
HALLWOOD PROPERTY, LLC.
TPIN22J-01-012
INST. # 990000665
TAX MAP # 22J-01-012



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N2°37'56"W	14.82
L2	N74°10'43"E	62.55
L3	N7°40'57"E	43.66
L4	N10°27'59"W	67.06
L5	S27°23'26"W	26.60
L6	S84°39'10"E	59.96
L7	N77°05'21"E	33.38
L8	S79°35'51"E	59.81
L9	S85°49'33"E	25.26
L10	N64°52'54"E	9.78
L11	N21°53'12"W	16.13
L12	N68°54'17"W	17.54
L13	N84°13'38"W	25.51
L14	N59°46'46"W	26.57

CURVE TABLE						
NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	35.00	45.66	74°44'33"	26.73	S34°44'20"W	42.49
C2	60.00	86.65	82°44'26"	52.84	S30°44'24"W	79.31
C3	60.00	54.43	51°58'45"	29.25	S36°37'12"E	52.58
C4	60.00	125.69	120°01'22"	103.97	N57°22'45"E	103.93
C5	60.00	266.77	254°44'33"	78.56	S55°15'40"E	95.37
C6	207.47	318.42	87°56'14"	200.13	N41°20'09"E	288.08
C7	60.00	45.11	43°04'41"	23.68	N18°54'24"E	44.06

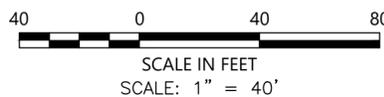
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THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED
AND MAY BE ADMITTED TO RECORD.

DATE _____ AGENT, TOWN OF SMITHFIELD, VA

STATE OF VIRGINIA, ISLE OF WIGHT COUNTY
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
ON _____ 20____ AT _____
O'CLOCK _____ THIS PLAT WAS RECEIVED AND WITH
CERTIFICATES ANNEXED THERETO ADMITTED TO RECORD.

TESTE: _____
CLERK

BY: _____
DEPUTY CLERK



SUBDIVISION PLAT
OF PROPERTY OF
GARY L. BERLAND AND
EDNA R. BERLAND,
TRUSTEES OF THE BERLAND TRUST

SMITHFIELD, VIRGINIA
DATE: 3/12/2020
SHEET 2 OF 2



351 McLaws Circle, Suite 3
Williamsburg, Virginia 23185
757 220 0500 • FAX 757 903 2794

SUPPORTING ENGINEERING DOCUMENTS

for

WATERFORD OAKS SECTION 1-B

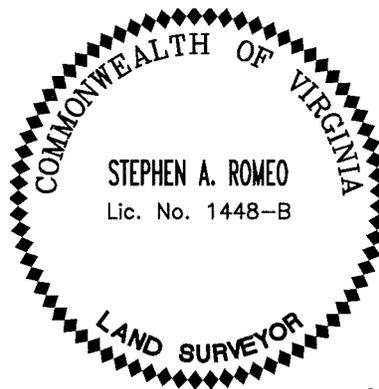
Smithfield, Virginia

November 26, 2007

March 27, 2008

July 14, 2008

REVISED September 2, 2008



Job #: 1880037-004.00

LANDMARK
DESIGN GROUP

Engineers ♦ Planners ♦ Surveyors ♦ Landscape Architects ♦ Environmental Scientists

4029 Ironbound Road, Suite 100, Williamsburg, VA 23188 (757) 253-2975 FAX: (757) 229-0049 imd@landmarkdg.com

Waterford Oaks

Section 1-B

Table of Contents

1. Narrative
2. Pre Development Calculations
3. Swale Calculations
4. Channel Calculations
5. Outlet Protection
6. Drainage Area Maps

Plan of Development for Waterford Oaks
Section 1-B
Town of Smithfield, VA

1.0 Project Description

Waterford Oaks is an undeveloped 2.98-acre parcel. The development proposes the division of the parcel into four (4) lots and to build a cul-de-sac that will tie into the existing Huntington Way to provide access to the lots. Also, a concrete swale will handle the runoff from this site and utility connections are proposed for each lot.

2.0 Soil Types

According to the Soil Survey of Isle of Wright County Virginia, the following soils are located within the project construction limit: Peawick silt loam 12A and Kinston loam.

This Peawick silt loam is a very deep, moderately well drained, and nearly level soil on uplands flats and low ridgetops. Areas range from about 30 to 150 acres.

Typically, the surface layer is dark gray silt loam 4 inches thick. The subsoil is more than 66 inches thick. It is light olive brown silty clay loam to a depth of 8 inches, yellowish brown, mottled silty clay to a depth of 23 inches, mottled yellowish brown, yellowish red, and gray clay loam to a depth of 36 inches, mottled light olive brown, light brownish gray, and strong brown clay loam to a depth of 60 inches or more.

Included with this soil in mapping are small areas of Chickahominy soils in depressions, Kinston soils in depressions and drainageways, and Slagle soils scattered randomly throughout the mapped areas and on points of slopes. The included soils make up 10 to 20 percent of the map unit.

Permeability of this Peawick soil is very slow. The available water capacity is medium. Runoff is slow. Natural fertility and organic matter content are low. Shrink-swell potential is high. In some places root growth is restricted below a depth of 20 inches by the firm, massive layers in the subsoil. In unlimed areas the surface layer and subsoil are extremely acid to strongly acid. The seasonal high water table is 18 to 36 inches below the surface in winter and early spring.

The Kinston Loam soil is poorly drained.

Typically, the surface layer of this soil is dark grayish brown loam. The subsurface layer is dark grayish brown, mottled fine sandy loam. The substratum is grayish brown, mottled sandy clay loam in the upper part, very dark grayish brown, mottled sandy clay loam in the middle part and light yellowish brown loamy sand. The subsoil is yellowish brown, mottled sandy loam in the upper part, very dark grayish brown, mottled sandy

clay loam and grayish brown, mottled sandy loam in the middle part, and very dark grayish brown, mottled sandy loam and gray sandy clay loam in the lower part.

The permeability of this Kinston Loam soil is moderate. The available water capacity is high.

The shrink/swell potential for the Kinston Loam soil is low. The erosion factor "K" is from 0.32 to 0.37. Kinston Loam soils are in hydrologic group "B/D".

3.0 Stormwater Management

The runoff from the site will be conveyed by a concrete swale for which the design calculations are provided in the next chapter of this book. The flow rates and the discharge will not cause erosion problems for the slopes downstream.

4.0 Erosion and Sedimentation Control Measures

Unless otherwise indicated. All vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook, 1992, and in accordance with the Town of Smithfield Standards.

The following practices are shown on the site plans and detailed on the erosion control detail sheet.

1. Temporary Construction Entrance (3.02)
Temporary construction entrance shall be installed where shown on the site plan.
3. Silt Fence (3.05)
Silt fence with wire support shall be installed where shown on the site plan.
4. Outlet Protection (3.18)
Structurally lined aprons or other acceptable energy dissipating devices placed at the outlets of pipes or paved channel sections, used to prevent scour at stormwater outlets, to protect the outlet structure, and to minimize the potential for downstream erosion by reducing the velocity and energy of concentrated stormwater flows.
5. Temporary Seeding (3.31)
All disturbed areas on-site shall be seeded with a fast-germinating, temporary vegetation immediately following grading and where exposed soil surfaces will

remain dormant for longer than 30 days. Selection of the appropriate seed mixture as recommended by the Virginia Erosion and Sediment Control Handbook, 1992 will depend on the time of year it is to be applied.

6. **Permanent Seeding (3.32)**
All areas disturbed by grading shall be stabilized with permanent seeding immediately following finish grading. Permanently seeded areas shall be protected during establishment with straw mulch.
7. **Tree Protection (3.38)**
Tree protection fencing or other suitable devices shall be placed along the “clearing limits” to protect desirable trees from mechanical and other injury during land disturbing and construction activity.

5.1 Management Strategies And Construction Sequence

1. Establish tree protection/clearing limits flagging and install silt fence at perimeter of work areas as indicated on the plans.
2. Clear sufficient areas to allow for the placement of the construction entrance. The construction entrance shall be in place immediately (no longer than 24 hours) following clearing activities, and be in place before commencing specified demolition and removal.
3. Upon inspection and approval of the construction entrance by the town, clear sufficient areas for installation of silt fence.
4. If temporary stockpiles are used, the contractor shall install silt fences at the base to prevent sediment runoff. Stockpiles shall not be placed within any easement, or between the right-of-way and the building setback line.
5. Construction of the storm drainage system like swale, shall commence immediately after site has been cleared and is free of all roots, stumps, and debris or specified demolition completed. Install erosion and sediment control devices, including culvert inlet protection, etc.
6. After the swale is in place, the contractor shall rough grade the site and prepare the subgrade for the roadways.
7. Install sewer and water utilities, base materials and pavement surface courses.

8. Provide permanent seeding as required. Permanent seeding may take place at prior phases as deemed appropriate.
9. During all of the construction, the contractor shall perform daily inspections of all erosion control facilities. Accumulated sediment build up is to be removed and disposed of on-site after each storm event. The contractor will be responsible for any additional sediment controls and removal of sediment caused by construction.

5.2 Erosion and Sediment Control Maintenance

Maintenance of temporary erosion and sediment control devices are the responsibility of the contractor. In general, all erosion and sediment control measures shall be checked weekly and after each significant rainfall. Silt fencing shall be inspected immediately after each rainfall and at least daily during prolonged rainfall for undermining or repair. All seeded areas shall be checked to insure a good stand of grass is maintained. Seeded areas deficient shall be reseeded as necessary.

Pre Development Calculations

Swale Calculations

Channel

VA-Isle of Wright 2-Year Duration=10 min, Inten=4.93 in/hr

Prepared by LandMark Design Group

Printed 7/14/2008

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Summary for Subcatchment 1S: Swale Drainage Area

Runoff = 9.51 cfs @ 0.17 hrs, Volume= 0.133 af, Depth= 0.31"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 2-Year Duration=10 min, Inten=4.93 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
4.850	0.35	Woods/grass comb., Poor, HSG C
5.120	0.38	Weighted Average
5.120		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Channel

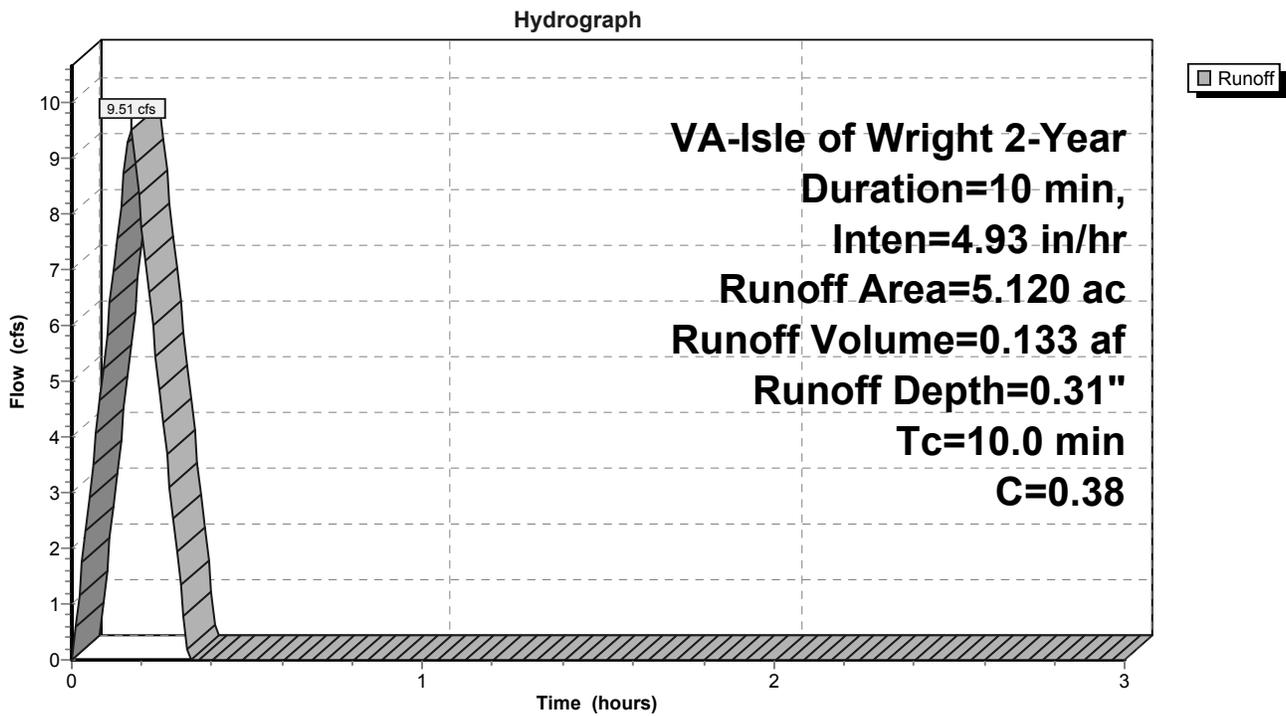
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VA-Isle of Wright 2-Year Duration=10 min, Inten=4.93 in/hr

Printed 7/14/2008

Subcatchment 1S: Swale Drainage Area



Channel

VA-Isle of Wright 10-Year Duration=10 min, Inten=6.43 in/hr

Prepared by LandMark Design Group

Printed 7/14/2008

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Summary for Subcatchment 1S: Swale Drainage Area

Runoff = 12.40 cfs @ 0.17 hrs, Volume= 0.174 af, Depth= 0.41"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 10-Year Duration=10 min, Inten=6.43 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
4.850	0.35	Woods/grass comb., Poor, HSG C
5.120	0.38	Weighted Average
5.120		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Channel

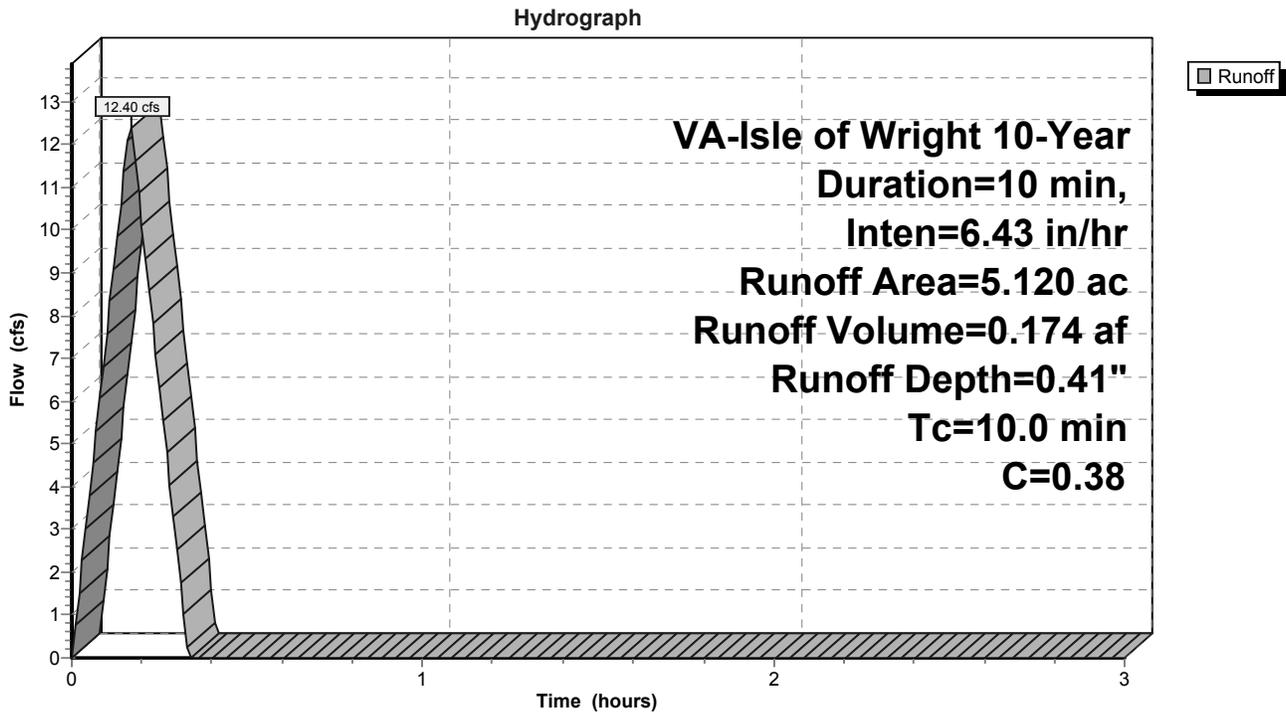
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VA-Isle of Wright 10-Year Duration=10 min, Inten=6.43 in/hr

Printed 7/14/2008

Subcatchment 1S: Swale Drainage Area



Channel Calculations

Channel

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Prepared by LandMark Design Group

Printed 7/14/2008

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Summary for Subcatchment 2S: Channel Section I

Runoff = 9.55 cfs @ 0.18 hrs, Volume= 0.144 af, Depth= 0.33"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
4.940	0.35	Woods/grass comb., Poor, HSG C
5.210	0.38	Weighted Average
5.210		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2					Direct Entry,

Channel

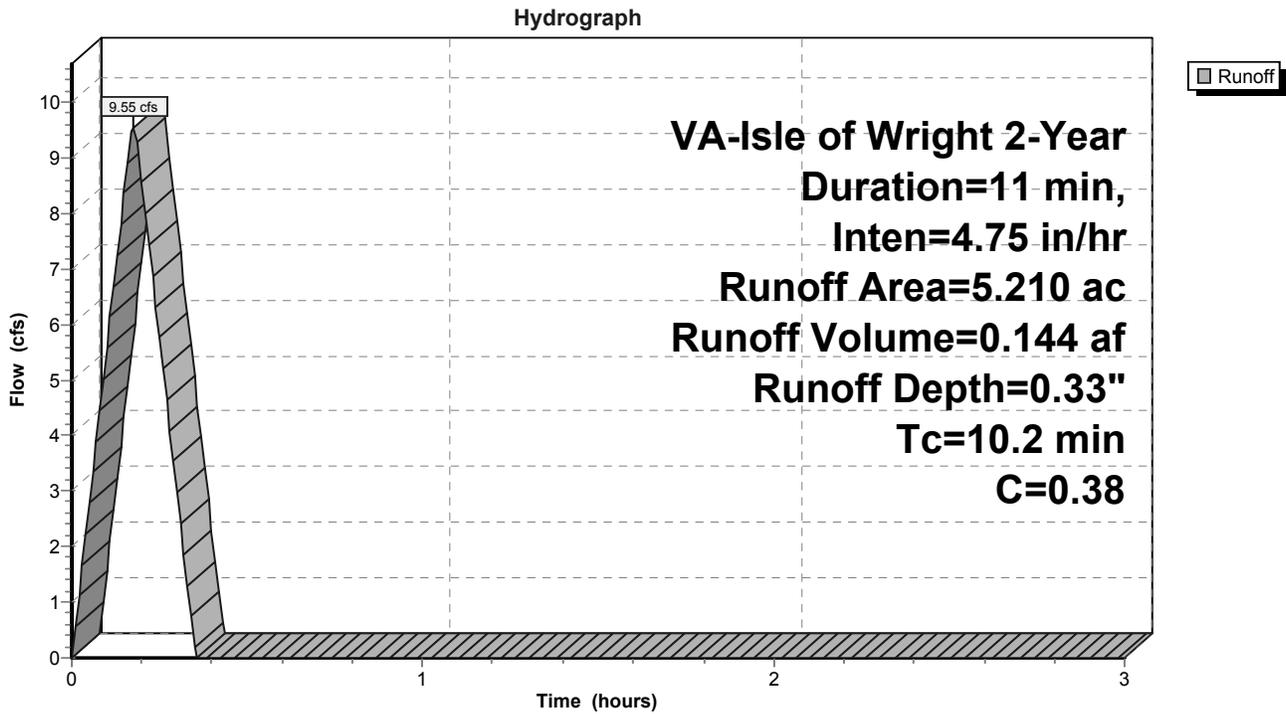
Prepared by LandMark Design Group

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VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Printed 7/14/2008

Subcatchment 2S: Channel Section I



Channel

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Prepared by LandMark Design Group

Printed 7/14/2008

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Summary for Subcatchment 3S: Channel Section II

Runoff = 9.57 cfs @ 0.18 hrs, Volume= 0.145 af, Depth= 0.33"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
4.980	0.35	Woods/grass comb., Poor, HSG C
5.250	0.38	Weighted Average
5.250		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.3					Direct Entry,

Channel

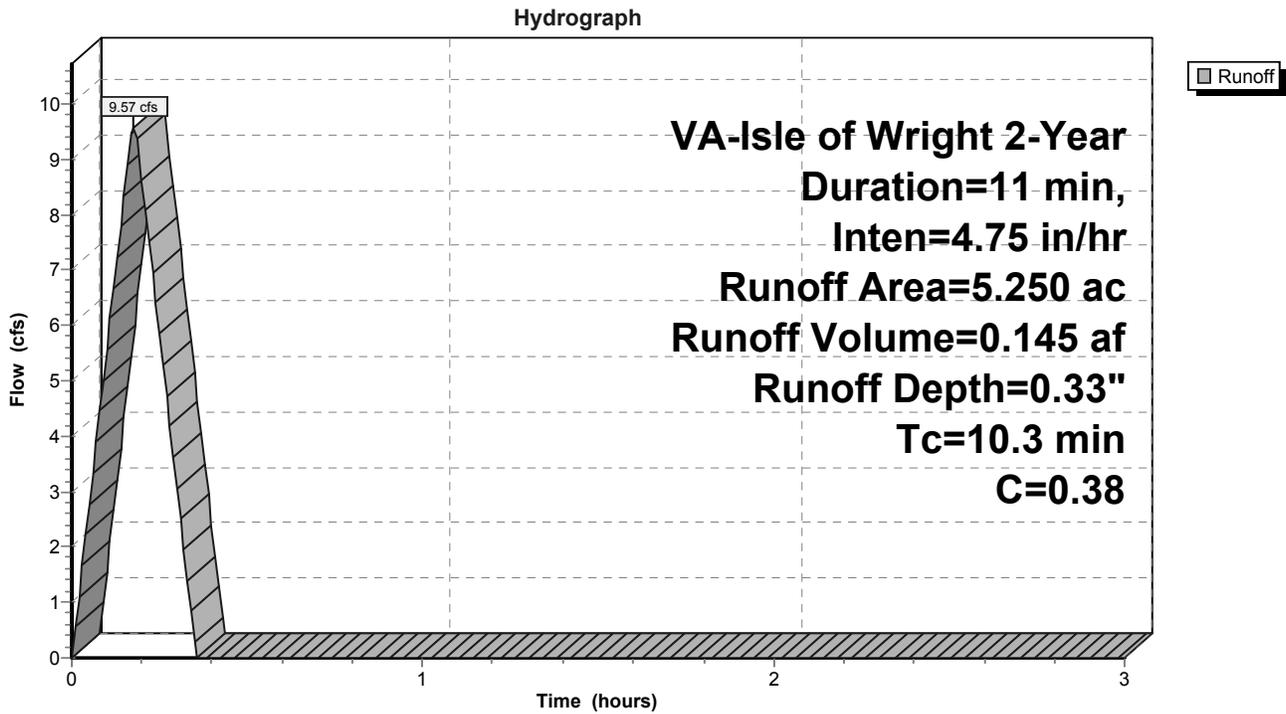
Prepared by LandMark Design Group

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VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Printed 7/14/2008

Subcatchment 3S: Channel Section II



Channel

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Prepared by LandMark Design Group

Printed 7/14/2008

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Summary for Subcatchment 4S: Channel Section III

Runoff = 9.65 cfs @ 0.18 hrs, Volume= 0.146 af, Depth= 0.33"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
5.030	0.35	Woods/grass comb., Poor, HSG C
5.300	0.38	Weighted Average
5.300		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.4					Direct Entry,

Channel

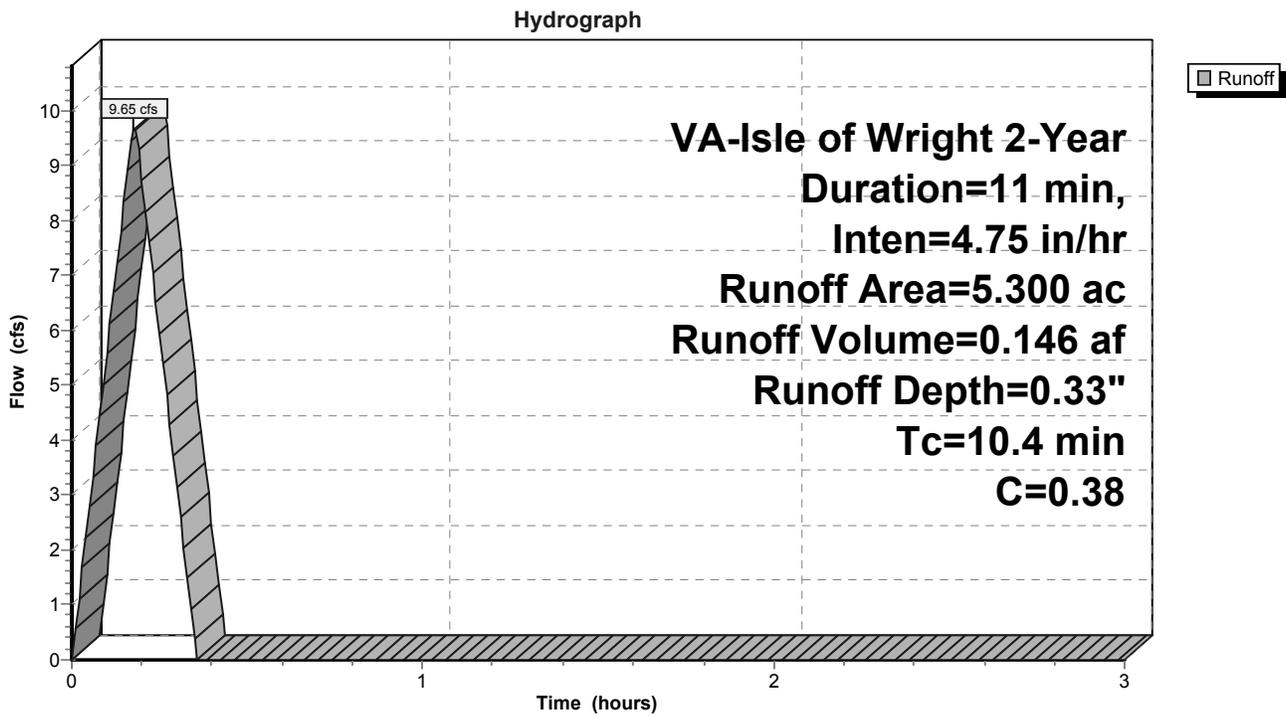
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VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Printed 7/14/2008

Subcatchment 4S: Channel Section III



Channel

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Prepared by LandMark Design Group

Printed 7/14/2008

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Summary for Subcatchment 5S: Channel Section IV

Runoff = 9.77 cfs @ 0.18 hrs, Volume= 0.148 af, Depth= 0.33"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
5.100	0.35	Woods/grass comb., Poor, HSG C
5.370	0.38	Weighted Average
5.370		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5					Direct Entry,

Channel

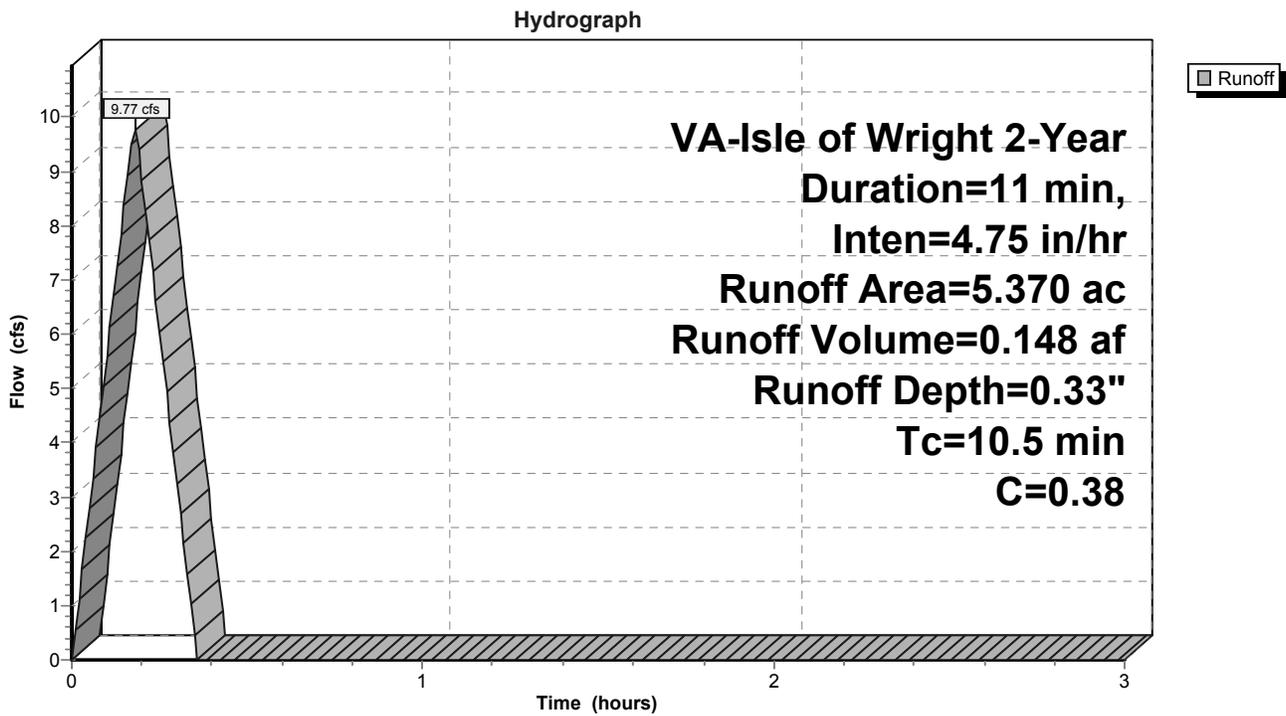
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VA-Isle of Wright 2-Year Duration=11 min, Inten=4.75 in/hr

Printed 7/14/2008

Subcatchment 5S: Channel Section IV



Channel

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Prepared by LandMark Design Group

Printed 7/14/2008

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Summary for Subcatchment 2S: Channel Section I

Runoff = 12.48 cfs @ 0.18 hrs, Volume= 0.188 af, Depth= 0.43"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
4.940	0.35	Woods/grass comb., Poor, HSG C
5.210	0.38	Weighted Average
5.210		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2					Direct Entry,

Channel

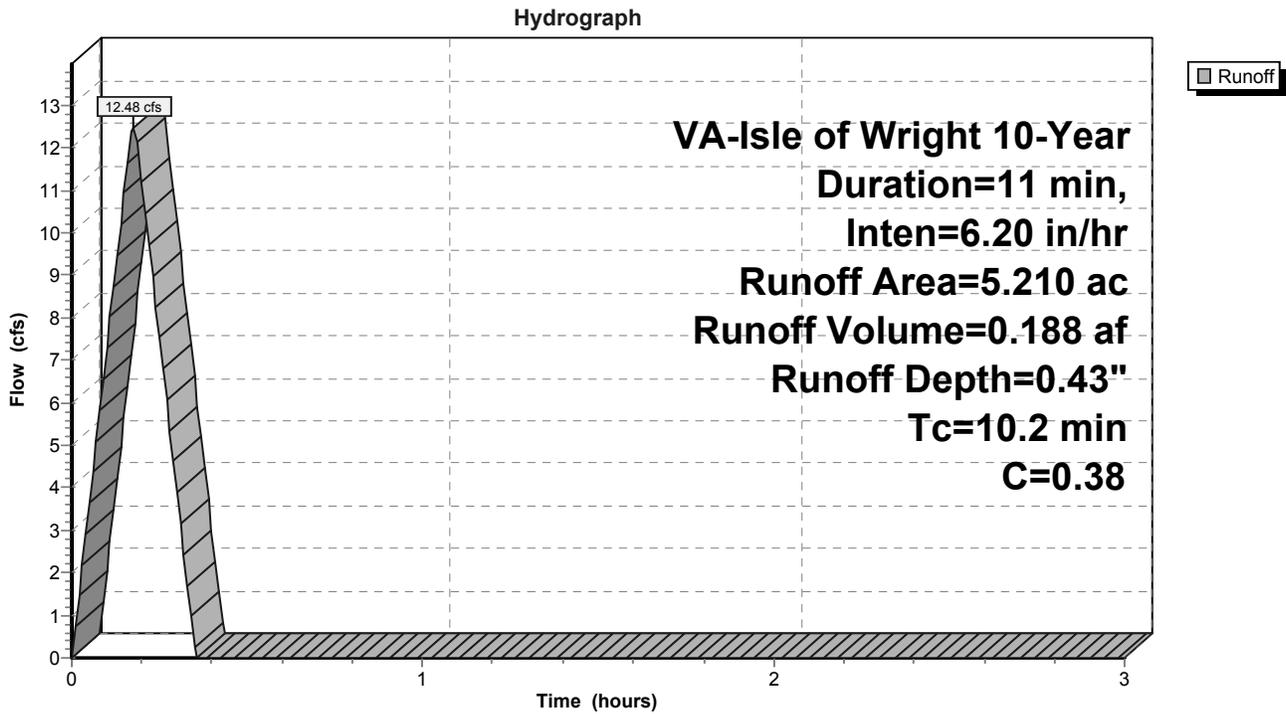
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VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

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Subcatchment 2S: Channel Section I



Channel

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

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Summary for Subcatchment 3S: Channel Section II

Runoff = 12.51 cfs @ 0.18 hrs, Volume= 0.189 af, Depth= 0.43"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
4.980	0.35	Woods/grass comb., Poor, HSG C
5.250	0.38	Weighted Average
5.250		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.3					Direct Entry,

Channel

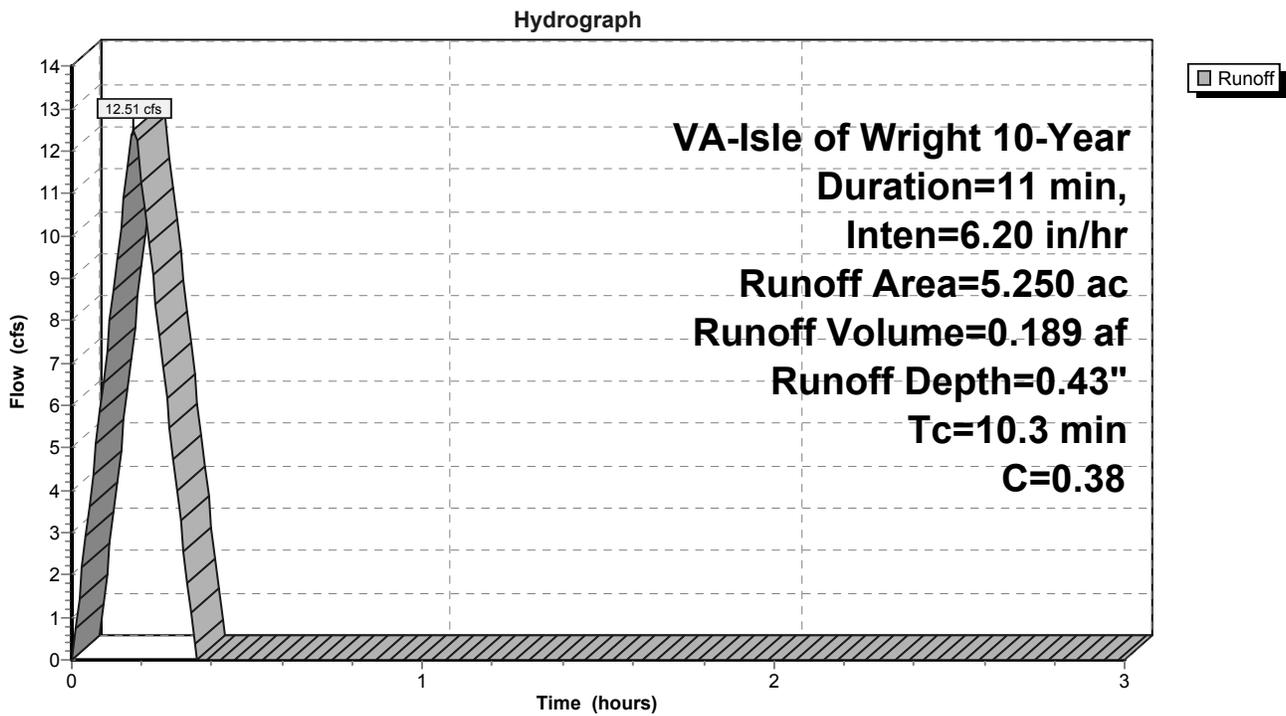
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VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Printed 7/14/2008

Subcatchment 3S: Channel Section II



Channel

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

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Summary for Subcatchment 4S: Channel Section III

Runoff = 12.61 cfs @ 0.18 hrs, Volume= 0.191 af, Depth= 0.43"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
5.030	0.35	Woods/grass comb., Poor, HSG C
5.300	0.38	Weighted Average
5.300		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.4					Direct Entry,

Channel

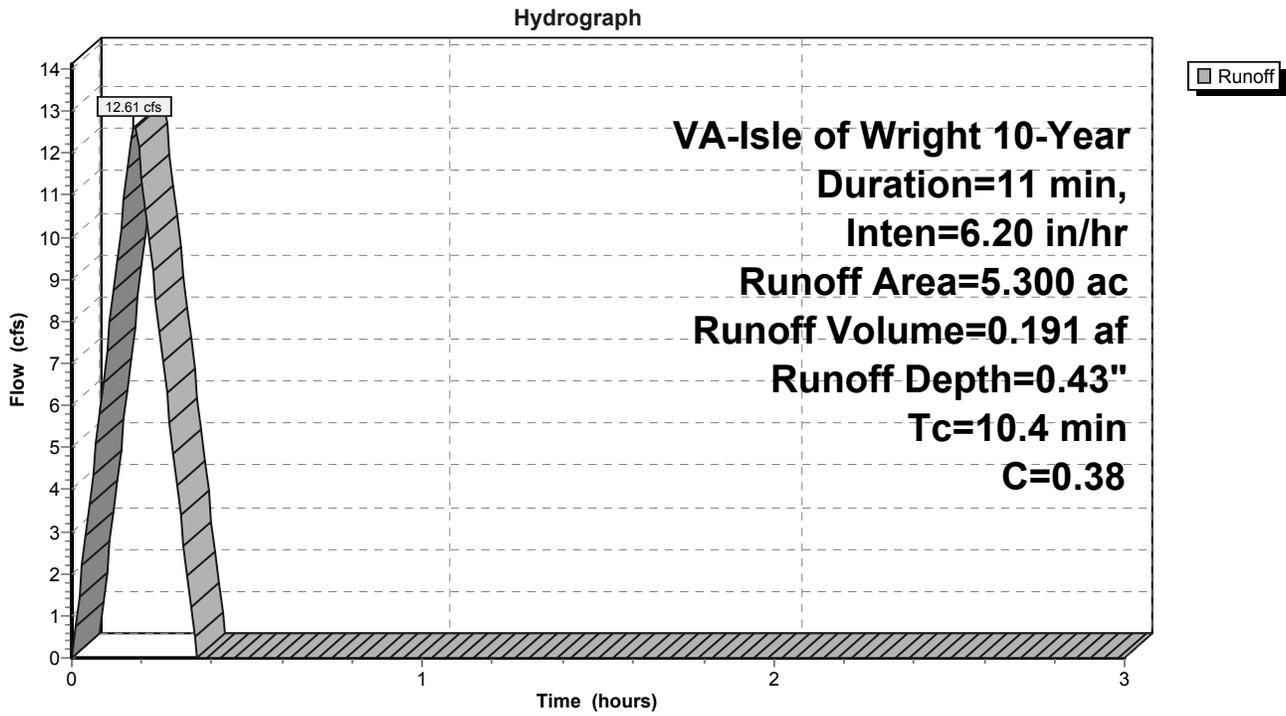
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VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Printed 7/14/2008

Subcatchment 4S: Channel Section III



Channel

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

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Summary for Subcatchment 5S: Channel Section IV

Runoff = 12.77 cfs @ 0.18 hrs, Volume= 0.193 af, Depth= 0.43"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-3.00 hrs, dt= 0.01 hrs

VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Area (ac)	C	Description
0.270	0.90	Paved parking & roofs
5.100	0.35	Woods/grass comb., Poor, HSG C
5.370	0.38	Weighted Average
5.370		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5					Direct Entry,

Channel

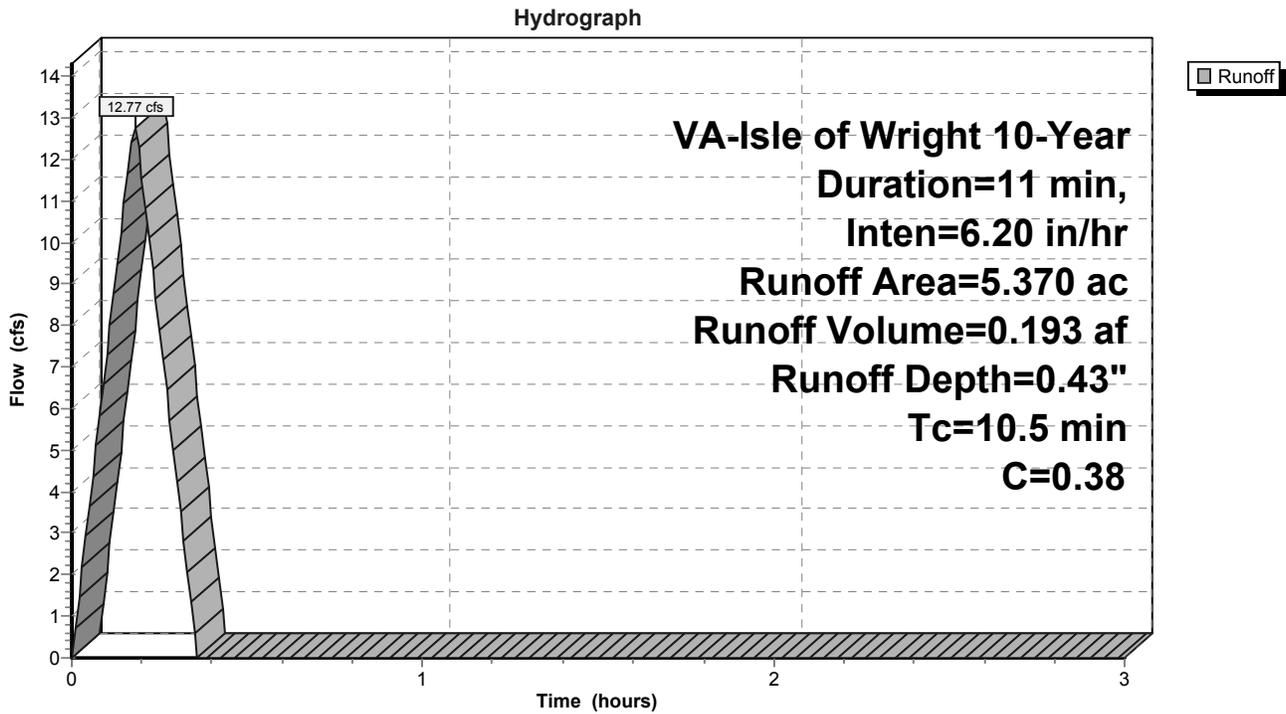
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VA-Isle of Wright 10-Year Duration=11 min, Inten=6.20 in/hr

Printed 7/14/2008

Subcatchment 5S: Channel Section IV



Outlet Protection

Worksheet for Outlet Protection 10-yr

Project Description

Friction Method Manning Formula
Solve For Normal Depth

Input Data

Roughness Coefficient	0.069	← Class I Rip Rap
Channel Slope	0.00500	ft/ft
Left Side Slope	1.00	ft/ft (H:V)
Right Side Slope	1.00	ft/ft (H:V)
Bottom Width	12.00	ft ← W of OP on plans
Discharge	12.50	ft ³ /s ← S1 Flow

Results

Normal Depth	0.80	ft	
Flow Area	10.24	ft ²	
Wetted Perimeter	14.26	ft	
Hydraulic Radius	0.72	ft	
Top Width	13.60	ft	
Critical Depth	0.32	ft	
Critical Slope	0.10513	ft/ft	
Velocity	1.22	ft/s	← Permissible velocity of poor grass condition at 0-0.5%=2.5 fps
Velocity Head	0.02	ft	
Specific Energy	0.82	ft	
Froude Number	0.25		
Flow Type	Subcritical		

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.80	ft
Critical Depth	0.32	ft
Channel Slope	0.00500	ft/ft

Worksheet for Outlet Protection 10-yr

GVF Output Data

Critical Slope 0.10513 ft/ft

Worksheet for PG-5 10-yr

Project Description

Friction Method	Manning Formula
Solve For	Normal Depth

Input Data

Roughness Coefficient	0.013	
Channel Slope	0.00500	ft/ft
Left Side Slope	1.00	ft/ft (H:V)
Right Side Slope	1.00	ft/ft (H:V)
Bottom Width	2.00	ft
Discharge	12.50	ft ³ /s

Results

Normal Depth	0.83	ft
Flow Area	2.34	ft ²
Wetted Perimeter	4.34	ft
Hydraulic Radius	0.54	ft
Top Width	3.65	ft
Critical Depth	0.91	ft
Critical Slope	0.00354	ft/ft
Velocity	5.35	ft/s
Velocity Head	0.44	ft
Specific Energy	1.27	ft
Froude Number	1.18	
Flow Type	Supercritical	

GVF Input Data

Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	

GVF Output Data

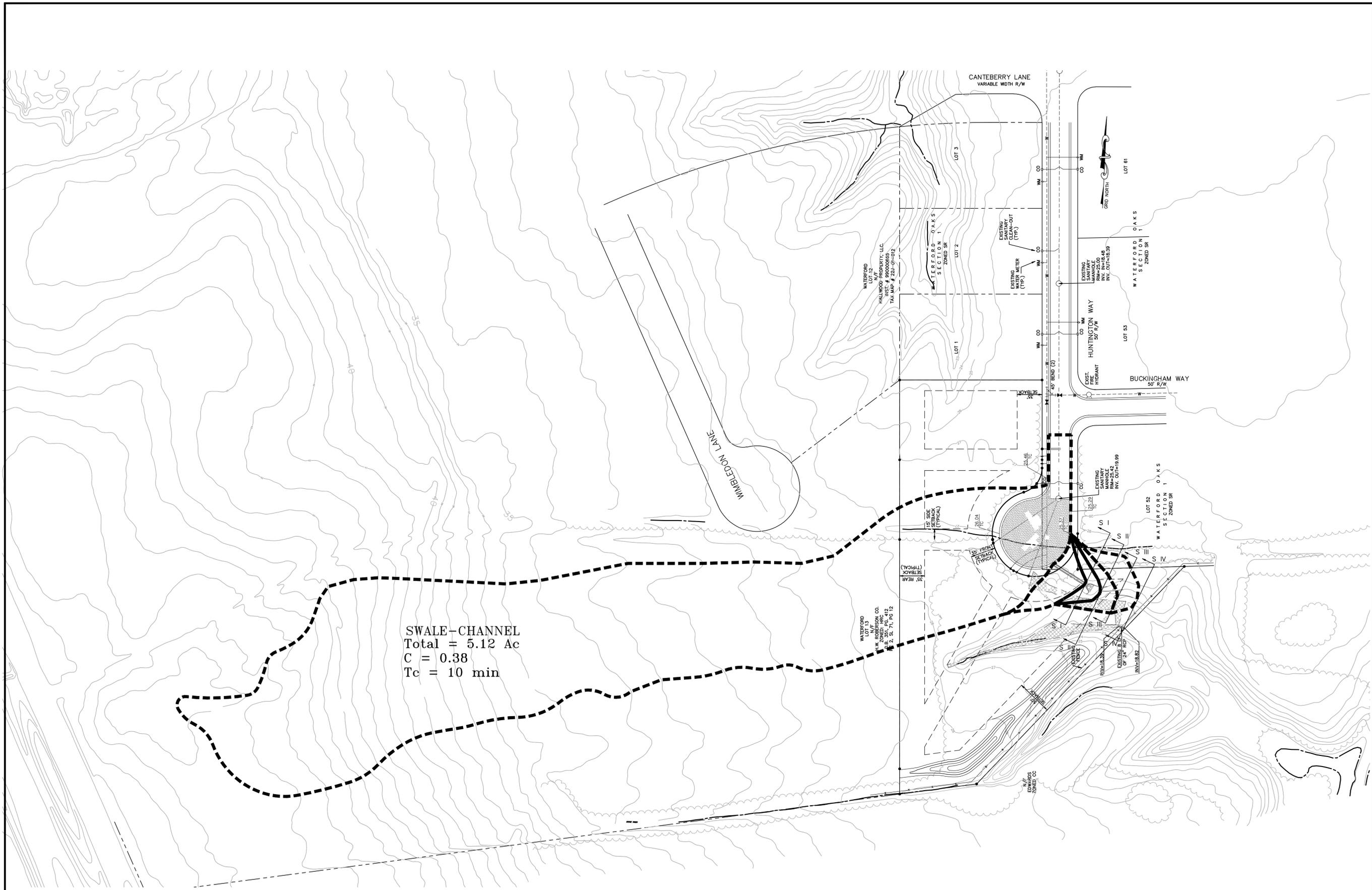
Upstream Depth	0.00	ft
Profile Description		
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.83	ft
Critical Depth	0.91	ft
Channel Slope	0.00500	ft/ft

Worksheet for PG-5 10-yr

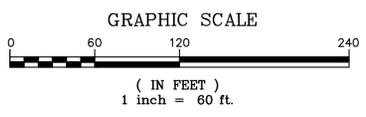
GVF Output Data

Critical Slope 0.00354 ft/ft

Drainage Area Maps



SWALE-CHANNEL
 Total = 5.12 Ac
 C = 0.38
 Tc = 10 min



WETLANDS SHOWN HEREON ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. ANY DISTURBANCE OTHER THAN THAT PROVIDED FOR BY THIS PLAN WILL REQUIRE PERMITTING BY THE U.S. ARMY CORPS OF ENGINEERS.

DRAINAGE AREA MAP
WATERFORD OAKS
SECTION 1-B
 TOWN OF SMITHFIELD, VIRGINIA

Designed: ICV	Date: 07/14/08
Checked: SAR	Scale: 1"=40'
File Mgr./Drawn: ICV	CADD File name: WOAKS 1B
Project Number: 1880037-004.00	Dwg. File No.: 15306EW
Drawing Number	

DRAWING STATUS	
Interoffice Review	
Client for Review	
Pre Approval Bidding	
TOWN APPROVAL	
1st Submittal	
2nd Submittal	
3rd Submittal	
Approved	

REVISIONS				
No.	Date	Comment	By	PF
1	5/27/08	PIER TOWN COMMENTS		

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 Landscape Architects • Environmental Scientists

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 Email: ed@landmarkdg.com

PLANNING COMMISSION STAFF REPORT: ECO DESIGN REVIEW

Tuesday, May 12th, 2020, 6:30 PM

Applicant	Smithfield Auto Center, LLC C/O Anthony Macioci 928 S Church St Smithfield, VA 23430
Owner	Ibid.
Property	928 S Church St TPIN 21A-32-071A 2.91 ac W side of S Church St 500' S Talbot Dr, Durham St & S Church St
Zoning	Highway Retail Commercial (HRC) & Entrance Corridor Overlay (ECO)
Adjacent Zoning	Neighborhood Residential (NR), Residential Office (RO), HRC & ECO
Project Description	The exterior trim of the building is weathered and requires a fresh coat of paint. The applicant is requesting to repaint all exterior trim with the same color. Secondly, the applicant is requesting to paint the front door of the building "Heartthrob" (SW 6866). The color is in compliance with the ECO building color guidelines set forth in the Entrance Corridor Design Guidelines (see page 44).
Recommendation	Town staff recommends approval as submitted.

Please direct inquiries to John Settle at 1-(757)-365-4200 or jsettle@smithfieldva.gov.



REPAINTING OF FRONT DOOR
"HEARTTHROB" (SW 6866)

<

>



REPAINTING OF ALL REMAINING
EXTERIOR TRIM WITH THE EXISTING COLOR

v



H. Color

Color is an integral element of the overall design. Brick, concrete, and stone will have an inherent color, created by nature or during the manufacturing process. Other surfaces will get their color from applied materials such as paint. Awnings provide another opportunity for color.

1. A coordinated palette of colors should be created for each development. This palette should be compatible with adjacent developments.
2. Set the color theme by choosing the color for the material with the most area. If there is more roof than wall area in a development, roof color will be the most important color choice and will set the tone for the rest of the colors.
3. Limit the number of color choices. Generally there is a wall color, trim color, accent color, and roof color.
4. Use natural tints of materials such as reds, browns, tans, grays, and greens as primary colors. Save bright accent colors for awnings and signs on commercial buildings.
5. Use color variation to break up the mass of a building and provide visual interest.
6. Do not use strong color turns the entire building into a logo/sign effect.



A variety of brick colors are used to provide contrasting horizontal color bands on this office building.



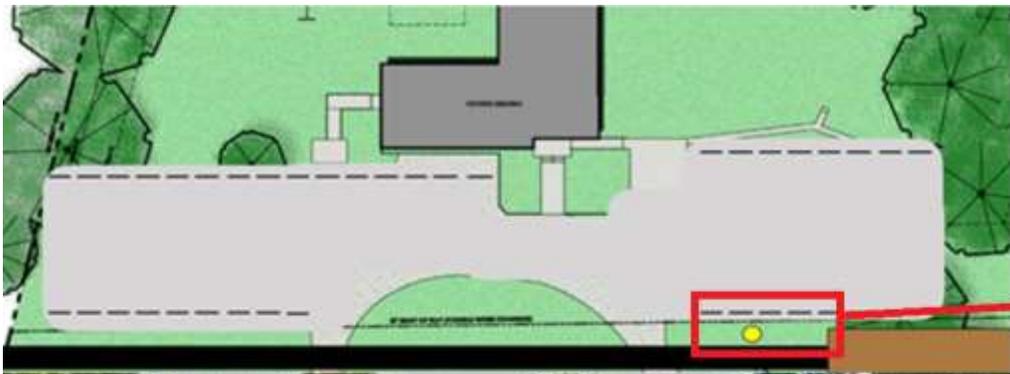
A darker brick color is used for contrast while the roof color is repeated as an accent color throughout the shopping center.

PLANNING COMMISSION STAFF REPORT: ECO DESIGN REVIEW

Tuesday, May 12th, 2020, 6:30 PM

Applicant	Hardy Elementary School C/O Kelly Sowden 203 Muirfield Smithfield, VA 23430
Owner	Smithfield Church of Christ Trustees C/O Joseph Thompson 18420 Battery Park Rd Smithfield, VA 23430
Property	18420 Battery Park Rd TPIN 22-01-010 2.64 ac S side Battery Park Rd 550' E Battery Park Rd, Kendall Hvn, & Villa Dr
Zoning	Chesapeake Bay Preservation Overlay (CBO), Community Conservation (CC), & Entrance Corridor Overlay (ECO)
Adjacent Zoning	Multifamily Residential (MFR), Neighborhood Residential (NR), Suburban Residential (SR), CBO, CC & ECO
Project Description	The applicant wishes to erect a freestanding “little library” at the Smithfield Christian Church, located at 18420 Battery Park Road (TPIN 22-0-010). The little library will be in the northwestern area of the property and located southeast of the bridge connected to the bike trail. The little library is a wooden rectangular box resembling a building and suspended at breast height by a wooden pole that can be moved if needed. The applicant will place books in the little library that are free of charge and available to all.
Recommendation	Town staff recommends approval as submitted.

Please direct inquiries to John Settle at 1-(757)-365-4200 or jsettle@smithfieldva.gov.



APPROXIMATE LOCATION
OF PROPOSED "LITTLE
LIBRARY" STRUCTURE



APPEARANCE OF
PROPOSED
"LITTLE LIBRARY"
STRUCTURE

<

PLANNING COMMISSION STAFF REPORT: ECO DESIGN REVIEW APPLICATION

Tuesday, May 12th, 2020, 6:30 PM

Applicants	Smithfield Assembly of God Trustees C/O Shawn McDowell 1800 S Church St Smithfield, VA 23430
Owner	Ibid.
Property	1800 S Church St & 111 Heptinstall Ave TPINs 22A-01-001 & 001A & 22A-03-A000, B000, C000 & D000 3.75 ac W side S Church St SW corner S Church St & Heptinstall Ave
Zoning	Entrance Corridor Overlay (ECO) & Neighborhood Residential (NR)
Adjacent Zoning	Attached Residential (AR), Chesapeake Bay Overlay (CBO), Floodplain Overlay (FPO), Highway Retail Commercial (HRC), ECO & NR
Project Description	The applicants are seeking to erect a black aluminum fence on the property in question. The fence will be located in an area to the right of the church, will be four feet (4') tall, and will encompass a small playground surfaced in mulch.
Recommendation	Town staff recommends approval as submitted.

Please direct inquiries to John Settle at 1-(757)-365-4200 or jsettle@smithfieldva.gov.

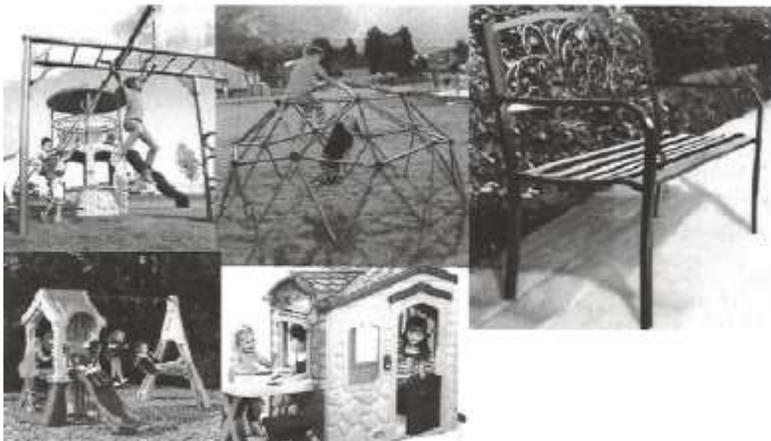


APPROXIMATE LOCATION OF PROPOSED PLAYGROUND AREA



PROPOSED 4' TALL BLACK ALUMINUM FENCE MATERIAL

NEW 4' H BLACK ALUMINUM FENCE



PROPOSED PLAYGROUND EQUIPMENT

