



Application for Use Permit

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

UP22-00016

**Received
9.9.2022**

Case Number: UP _____ - _____

1. PROPERTY INFORMATION

Address or Location 924 Old Big Bethel Road

LRSN 4000717 Zoning District RT-1, proposed MD-4

Current Land Use Undeveloped

Proposed Land Use Multifamily Residential (Townhomes)

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Romero Properties, LLC

Address 2601 Beacon Hill Rd City Alexandria State VA Zip 22306

Phone 571-419-4480 Email saulromero73@hotmail.com ; romeromoises1234@gmail.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is not an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Romero Properties, LLC

Signed by: Name (printed) Saúl E Romero, Its (title) Managing Member

Signature [Signature] Date 9-9-2022

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals. N/A

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____

Signature _____ Date _____

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

Application Form

Narrative Statement

Proffer Statement

Application Fee

Survey Plat

Additional materials (if required)

Project Narrative

**924 Old Big Bethel Road
Hampton, Virginia 23666
(Parcel ID 4000717)**

September 26, 2022

Prepared by
Romero Properties, L.L.C.

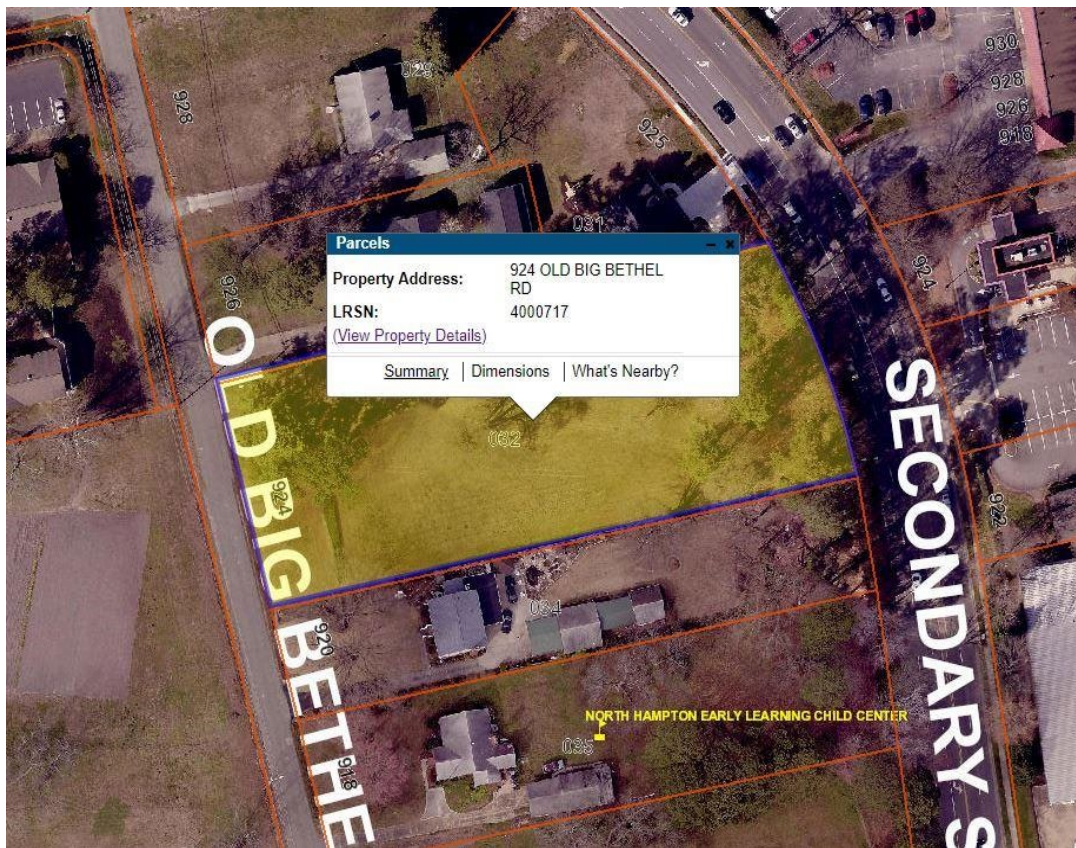


Image from City of Hampton GIS

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1.0 - INTRODUCTION / PROJECT DESCRIPTION

Strategically situated less than 2 miles from Interstate 64, 924 Old Big Bethel Road is an undeveloped 1.3-acre parcel bound by Old Big Bethel Road to the west and Big Bethel Road to the east. Single-family residential and commercial uses are adjacent to and nearby the property. A new multifamily for-sale development is underway approximately 0.2 miles (800 feet) to the north on Big Bethel Road. The property is located along the Big Bethel Road corridor in close proximity to Todd's Lane, within the Residential Transition (RT-1) District.

According to the City's Zoning Ordinance, the intent of the Residential Transition Zoning District is to:

- (a) serve as a buffer between single-family residential districts and major arterial streets
- (b) allow only uses compatible with single-family development, recognizing that these uses may be interspersed with residential development along the corridors
- (c) allow non-residential development, but which requires that development to maintain the existing residential scale along the corridors and
- d) not significantly increase traffic along the corridors, by allowing only those uses that generate no more than two and one-half (2½) times the total average daily traffic trips generated by single-family development, or eighty-eight (88) trips per acre.

The City's Comprehensive Plan designates this property for Mixed Use, which suggests an integrated mixture of commercial and residential uses. With this land use guidance, Romero Properties, LLC believes that a medium-density townhome development would be an effective use for the property to preserve the residential character of the adjacent single-family homes while complementing local commercial uses and continuing the momentum of the multi-family development to the north. Although RT-1 zoning has no maximum density, the development standards within the district significantly limit redevelopment of the property due to restrictive building setbacks and a maximum building size of five thousand (5,000) square feet of floor area per acre.

Romero Properties, LLC is proposing the unimproved parcel at 924 Old Big Bethel Road be rezoned to MD-4 to allow for the development of high-quality for-rent multi-family townhomes. Although townhomes are a permitted use in RT-1, the development standards significantly limit potential uses of

the site. Rezoning to MD-4 Zoning would allow for an attractive pedestrian oriented development with reduced yard setbacks and increased density to engage active uses along the street frontage and advance the City's vision for a transition of the area to more modern mixed-use node. The intent of the rezoning is to create a vibrant community that aligns with the City's future land use map and complements other redevelopment in the area. The proposed development would add additional households to support the local commercial tax base and the project's high-quality architecture would raise the bar for quality redevelopment along the Big Bethel Road corridor.

2.0 - PROPOSED IMPROVEMENTS

The proposed development will consist of 16 new luxury townhomes. Each townhome will be 2-stories slab-on-grade with 1500 SF of interior living space and a spacious 275 SF attached garage. The open concept first floor plans will allow for ample gathering space between the kitchen, dining room, and living room. The upstairs boasts 3 bedrooms, 2 bathrooms, and a laundry room. Interior finishes will include stainless steel appliances, granite or quartz counter tops, luxury vinyl plank throughout the house and comfortable carpet in the bedrooms. Energy efficient appliances, central HVAC, and properly installed insulation will help ensure a comfortable living space for residents. The wood framed structures will be designed and constructed to meet the 110 mile per hour wind load design requirements of the applicable building code.

Only high-quality and durable exterior building materials will be used, to include cement fiber siding, brick veneer, PVC trim, and 30-year architectural shingles. A community courtyard with picnic style seating and grills will be provided to allow for outdoor gathering space. Native landscaping and greenspace will be provided, in accordance with the City's landscape guidelines, to enhance community appeal and promote wellbeing. The driveway and walkways to each respective unit will utilize pervious pavers to minimize stormwater runoff. A 24' wide asphalt roadway will provide vehicular access to the site, designed to meet the City's requirements for private streets. One (1) electric vehicle charging station that can serve 2 vehicles will be provided at the visitor parking area. The site layout has been designed to provide a single entrance along Old Big Bethel Rd with potential connectivity within the site to adjacent redevelopments that may arise in the future.

3.0 - IMPACTS

To present the most compelling case for potential redevelopment of the site, it is important to consider the context of the site constraints and anticipated impacts. The site is currently undeveloped and located adjacent to single-family dwellings at 920 Old Big Bethel Road, 926 Old Big Bethel Road, and 925 Big Bethel Road, which are all also zoned RT-1. Other nearby uses include assisted/senior living and small commercial/retail. There are other residential properties in the vicinity of the subject property. A new multifamily development is underway to the north along Big Bethel Road.

Traffic

The current zoning of RT-1 imposes a limit for traffic generated by development and use not to exceed 88 trips per day per acre, or a maximum of 120 trips per day. According to the Institute of Transportation Engineers (ITE) Vehicle Trip Generation for Low-Rise Multifamily Housing, the average rate for Vehicle Trip Generation per Dwelling Unit is 7.32 trips per day. The proposed 16 units would generate approximately 110 average trips per day and would be less than the current maximum trips per day allowed by the current zoning.

Impacts to Big Bethel Road will be minimal, other than as needed for utility connection and tie-ins to existing sidewalk. Old Big Bethel Road is currently a narrow, approximately 20-foot-wide asphalt “substandard” roadway. A 10’ ROW dedication along Old Big Bethel with sidewalk, in compliance with the City requirements, will be provided during the site plan process. Roadway and drainage Improvements are anticipated along the frontage of Old Big Bethel Road to provide safe ingress/egress to the site and proper runoff from the development. Future connectivity to adjacent parcels has been considered in the site layout in event adjacent parcels become available for redevelopment and expansion of the proposed improvements is possible.

Environmental

There are no known environmental concerns located on the subject property. The entire site is located in FEMA Zone X, an area of minimal flood hazard. There are no known wetlands, RPA, or RMAs on site. The site is not in an AICUZ zone. The proposed development would comply with all Department of Environmental Quality requirements to contain environmental impacts during construction and minimize post-construction impacts. New stormwater management facilities will be developed to capture, control, and treat the stormwater runoff from the development in accordance with State and local requirements. Required stormwater management facilities will be provided as needed within the

landscaped micro-bioretenion basins in general conformance with the locations shown on the conceptual site plan. The use of pervious pavers in the driveways and lead walks as well as landscaping on site will help reduce the impervious footprint on-site and help offset SWM requirements.

Parking

In accordance with Chapter 11 of the City's Zoning Ordinance, parking will be provided for each residential unit. In addition, and in accordance with Sec. 11-2, Parking spaces visitor parking is required to be provided for one (1) additional space for visitor parking per 5 units to a maximum of 1 space per 4 units. Parking will be provided at the proposed facilities including designated parking spaces for each residential unit. Each unit is proposing to include a single-car garage along with driveways that will provide 2 additional spaces for each unit for a total of 3 per unit. The project also proposes to include 4 visitor parking spaces to be located centrally on the property, as shown on the conceptual site plan.

Utilities

According to City GIS mapping, there is existing sanitary sewer and waterline along Big Bethel Road. The development will require new sanitary sewer and water connections to the public systems located in Big Bethel Road. It is estimated each unit would average approximately 150-200 gallons per day as anticipated average daily flows. As the project evolves, meetings will be held with the City's Public Works department and Newport News Waterworks to review the proposed usage and flows. The civil engineer and owner will coordinate with private utility companies (electric and telecommunications) during the site plan process to ensure an effective layout that avoid conflicts with other utilities.

Public Service

The proposed development does not anticipate having a significant impact on City resources including schools, fire, police, and trash. The subject property is within the Bethel High School and Phenix PreK-8 School districts. While school capacity is an important factor to consider, it is our understanding that the impact to schools should be minimal since school capacity in the City of Hampton is cyclical, with demand ebbing and flowing every couple of years, but not substantially or consistently growing.

Other community facilities such as fire station #6 and the Northampton Branch library are also located nearby and will provide services to the new residents. The fire and police department's recommendations will be further considered during the site and building plan process. The preference for on-site trash collection would be for Public Works to accommodate if possible. If Public Works is unable

to service the site due to truck accessibility, private trash collection will be provided. There will be further dialogue with Public Works during the site plan process to determine the best plan.

4.0 - CONFORMANCE / CONCLUSION

The conceptual site plan and elevations are in general conformance with the MD-4 zoning requirements. The plans have been through interdepartmental project triage, with comments and concerns brought forth by staff being addressed. Further plan development and confirmation of compliance with all applicable codes will occur during the site plan and building plan process.

The proposed rezoning of the property is in alignment with the City's Community Plan and is consistent with the Comprehensive Plan's Mixed-Use designation for the area. In accordance with the intent of the original Residential Transition zoning, the proposed development would serve as a transition between the major thoroughfares and adjacent low-density residential districts. The requested rezoning will contribute to the efforts by the City to stimulate further redevelopment along the Todds Lane and Big Bethel Road corridors. Approval of this request would permit the creation of a new community to further enhance the diversity of housing types in the area. The construction of this project will expand the city's tax base in a manner that compliments the redevelopment to date, contributes to local business growth, and will further stimulate investment in the adjacent area.

924 Old Big Bethel Rd has the potential to catalyze change in the Residential Transition District. Our plan to redevelop the site into a high-quality, multifamily development is in alignment with the goals of the City's Comprehensive Plan and would contribute to the City's coastal resilience and pedestrian connectivity initiatives. In sum, this project will be a model for the high-quality development that can be achieved in this district. Our proposal will benefit the City, its residents and stakeholders. We appreciate you considering our proposal and hope we can work together to help make Hampton the "most livable community in Virginia."

Prepared by:
Kaufman & Canoles, P.C.
Timothy O. Trant II, Esq.
11815 Fountain Way, Suite 400
Newport News, VA 23606

After recording return to:
Office of the City Attorney
22 Lincoln Street
Hampton, Va. 23669
(bnb)

LRSN: 4000717

PROFFER AGREEMENT

THIS PROFFER AGREEMENT (“Agreement”) made this 30th day of September, 2022, by and between **ROMERO PROPERTIES, LLC**, a Virginia limited liability company (“Romero”) (index as “Grantor”); and **THE CITY OF HAMPTON**, a municipal corporation of the Commonwealth of Virginia (the “Grantee”), with an address of 22 Lincoln Street, Hampton City Hall, Hampton, Va. 23669.

RECITALS

- A. Romero is the owner of a certain parcel of property located in the City of Hampton, herein known as LRSN Number 4000717, and more fully described on “Exhibit A” (the “Property”).
- B. Grantor has initiated a conditional amendment to the zoning map of the City of Hampton, Virginia, by petition addressed to the Grantee so as to change the zoning classification of the Property from Residential Transition District RT-1 to Multifamily Residential District MD-4.
- C. Grantor has requested approval of this Agreement.
- D. Grantee’s policy is to provide for the orderly development of land for various purposes, including commercial purposes, through zoning and other land development legislation.
- E. Grantor desires to offer the City of Hampton certain conditions for the enhancement of the community and to provide for the highest quality and orderly development of the Property.
- F. The conditions outlined in this Agreement have been proffered by Grantor and allowed and accepted by Grantee as a part of the amendment of the City Zoning Ordinance and the Zoning Map. These conditions shall continue in full force and effect until a subsequent amendment changes the zoning of the Property; provided, however, that such conditions shall continue if the subsequent amendment is part of the comprehensive implementation of a

new or substantially revised zoning ordinance of Grantee.

NOW, THEREFORE, for and in consideration of the approval and acceptance by the City of Hampton, (the "City") of this Agreement, Grantor agrees that it will meet and comply with all of the following conditions in developing the Property. In the event the requested change of zoning classification is not granted by the City, these Proffers shall thereupon become null and void. Grantor, its heirs, successors, assigns, grantees and other successors in title or interest to the Property, voluntarily and without any requirement by or exaction from Grantee or its governing body and without any element or compulsion or quid pro quo for zoning, rezoning, site plan, building permit or subdivision approval, makes the foregoing declaration of conditions and restrictions governing the use and physical development and operation of the Property, and covenants and agrees that this declaration and the further terms of this Agreement shall constitute covenants running with the Property, which shall be binding upon the Property, and upon all persons and entities claiming under or through the Grantor, its heirs successors and assigns, grantees and other successors in interest or title to the Property; namely:

CONDITIONS

- A) The only permitted use of the Property shall be as multifamily residences, together with all accessory uses.
- B) The Property shall be developed in substantial conformance with the conceptual site plan entitled "Concept Plan NorthHampton Townhomes 924 Old Big Bethel Road Hampton, Virginia", dated September 6, 2022, and prepared by Draper Aden Associates (the "Master Plan"), a copy of which is on file with the Community Development Department and has been exhibited to the Hampton City Council for illustrative purposes and to provide justification for this rezoning action. Minor changes in the Master Plan may be made to accommodate environmental, engineering, architectural, topographic or other development conditions, or site/subdivision plan approval requirements as required by applicable law and/or regulations and subject to approval of the Director of Community Development or his designee for consistency with the terms of this proffer. A copy of the final approved Master Plan shall be placed in the file with the Planning Division of the Department of Community Development and shall supersede any previous Master Plan.
- C) There shall be a maximum of 16 residential dwelling units (each, a "Residential Unit" and collectively, the "Residential Units") constructed on the Property.
- D) The buildings to be constructed on the Property shall be in substantial conformance with the elevations entitled: "A-4 Northampton Townes 5-Unit Townes Plan Code Used: International Residential Code 2018", dated September 28, 2022, and prepared by Kevin Urbina, Designer; "A-2 Northampton Townes 5-Unit Townes Plan Code Used: International Residential Code 2018", dated September 23, 2022, and prepared by Kevin Urbina, Designer; "A-4 Northampton Townes 4-Unit Townes Plan Code Used: International Residential Code 2018", dated September 23, 2022, and prepared by Kevin Urbina,

Designer; "A-2 Northampton Townes 4-Unit Townes Plan Code Used: International Residential Code 2018", dated September 23, 2022, and prepared by Kevin Urbina, Designer; "A-4 Northampton Townes 7-Unit Townes Plan Code Used: International Residential Code 2018", dated September 23, 2022, and prepared by Kevin Urbina, Designer; and "A-2 Northampton Townes 7-Unit Townes Plan Code Used: International Residential Code 2018", dated September 23, 2022, and prepared by Kevin Urbina, Designer (collectively, the "Elevations"), copies of which are on file with the Community Development Department which Elevations have been exhibited to the Hampton City Council for illustrative purposes and to provide justification for this rezoning action. Minor changes in the Elevations may be made to accommodate environmental, engineering, architectural, topographic or other development conditions, building code, or site/subdivision plan approval requirements as required by applicable law and/or regulations and subject to approval of the Director of Community Development or his designee for consistency with the terms of this proffer. A copy of the final approved Elevations shall be placed in the file with the Planning Division of the Department of Community Development and shall supersede any previous Elevations.

- E) The construction of the buildings shall be as follows:
1. Acceptable building materials for the front, side and rear elevations of the buildings shall be brick, full-face brick veneer, cast stone, stone veneer, cement fiber board, and/or engineered wood (e.g. LP Smartside). Plywood and metal siding are not permitted.
 2. Acceptable trim materials are fiber cement board, engineered wood, and/or vinyl. Painted wood trim is not permitted.
 3. Roof materials shall be 30 year architectural/dimensional asphalt composition shingle .
- F) Acceptable fencing materials shall be PVC, wood composite, and/or decorative aluminum pickets. Other suitable fencing materials complementary to the building architecture may be approved by the Director of Community Development or his designee.
- G) The community amenity shall include, but is not limited to, a courtyard with grilling station and outdoor seating. Other similar amenities intended to provide a communal focal point may be provided in place of those previously listed with the approval of the Director of Community Development or his designee.
- H) Development of the Property shall include the following resiliency and sustainability elements:
1. The residential buildings constructed on the Property shall be designed to meet the 110 mile per hour wind load design requirements of the applicable building code.
 2. Pervious or grass pavers/paving systems shall be used within the driveway areas of each residential dwelling unit as shown generally on the Master Plan.

3. One (1) electric vehicle charging station that can serve two (2) vehicles shall be provided at the visitor parking area.
 4. Energy Star certified hot water heaters, refrigerators, and dishwashers will be installed in the homes at the time of the final building inspection for the initial certificate of occupancy.
 5. Each Residential Unit shall be equipped with an exterior power inlet for use with a portable generator.
-
- I) Prior to final site plan approval for development of the Property, a landscape plan meeting the requirements of the City of Hampton Landscape Guidelines shall be reviewed and approved by the Director of Community Development or his designee.
 - J) Ground-mounted HVAC systems shall be screened from the right-of-way and adjacent properties through the use of landscaping and/or fencing.
 - K) All exterior lighting, both site and building, shall comply with the "City of Hampton Outdoor Lighting Policy and Procedures", shall consist of full cut-off fixtures that are directed downward and inward to the site, and shall utilize light-emitting diodes (LEDs) or such other lighting technology as may be approved by the Director of Community Development or his designee.
 - L) It is understood that all phases of the proposed project shall comply with all ordinances of the City of Hampton.
 - M) Further lawful conditions or restrictions against the Property may be required by Grantee during the detailed Site Plan review and administration of applicable codes and regulations of Grantee by all appropriate agencies and departments of Grantee, which shall be observed or performed by Grantor. Grantor acknowledges that additional further lawful conditions or restrictions may be imposed by Grantee as a condition of approvals, including but not limited to final site plan approval.
 - N) All references hereinabove to zoning districts and to regulations applicable thereto, refer to the City Zoning Ordinance of the City of Hampton, in force as of the date the conditional rezoning amendment is approved by the Grantee.
 - O) The Grantor covenants and agrees that (1) the Zoning Administrator of the City of Hampton, Virginia, shall be vested with all necessary authority on behalf of the governing body of the City of Hampton, Virginia, to administer and enforce the foregoing conditions and restrictions specified in this Agreement, including (i) the ordering in writing of the remedying of any noncompliance with such conditions, and (ii) the bringing of legal action or suit to ensure compliance with such conditions, including mandatory or prohibitory injunction, abatement, damages or other appropriate action, suit or proceedings; (2) the failure to meet all conditions shall constitute cause to deny the issuance of any of the required

building or occupancy permits as may be appropriate; and (3) the Zoning Map shall show by an appropriate symbol on the Map the existence of conditions attaching to the zoning of the subject Property on the Map and that the ordinance and conditions may be made readily available and accessible for public inspection in the office of the Zoning Administrator and in the Department of Community Development and that this Agreement shall be recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia and indexed in the name of the Grantor and Grantee.

[Signatures located on the following pages]

[Signature Page to Proffer Agreement]

WITNESS the following signatures:

GRANTOR:

ROMERO PROPERTIES, LLC

By:

Name:

Its:

[Signature]
Saul E. Romero
Managing Member

COMMONWEALTH OF VIRGINIA
COUNTY/CITY of Fairfax, to-wit:

I, Kyle Kennedy, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Saul E. Romero, whose name is assigned to the foregoing instrument as (title) Owner of Romero Properties, LLC, a Virginia limited liability company, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this 30 day of September, 2022 on behalf of said Owner. He/she is personally known to me or has produced VA Drivers License as identification.

[Signature]
Notary Public

My commission expires: 08/31/2024 Registration No. 7516972

KYLE KENNEDY
NOTARY PUBLIC
REG # 7516972
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 08/31/2024

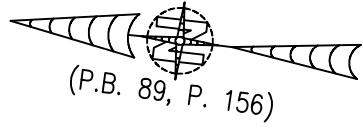
Exhibit A
Legal Description

ALL that lot, piece, or parcel of land known, numbered, and designated as "924 Big Bethel Road 1.3 Acres", being PIN 4000717 and as shown on that certain map entitled "Physical Survey of 924 Big Bethel Road, 1.3 Ac, (P.B. 89, P. 156) Hampton, Virginia for BSA Ventures, L.L.C." dated 07-06-22 and prepared by Hayden Frye and Associates, Inc. Land Surveyors; said parcel being more particularly described as follows:

Beginning at an iron pipe found on the eastern right-of-way line of Old Big Bethel Road, said iron pipe being approximately 630 feet south of the intersection with Big Bethel Road; thence leaving said eastern right-of-way line of Old Big Bethel Road in an easterly direction N 83° 18' 35" E 377.40 feet to an iron pin found on the western right-of-way line of Big Bethel Road; thence turning in a southerly direction and following the said western right-of-way line of Big Bethel Road along a curve to the right, having a radius of 523.62 feet and an arc length of 150.62 feet to an iron pipe found; thence turning and leaving said western right-of-way line of Big Bethel Road in a westerly direction S 84° 25' 02" W 399.20 feet to a point on the aforementioned eastern right-of-way line of Old Big Bethel Road; thence turning and following the said eastern right-of-way line of Old Big Bethel Road in northerly direction N 07° 04' 08" W 140.64 feet to an iron pipe found, being the aforementioned point of beginning. Said parcel containing 56,624 square feet or 1.30 acres, more or less.

THIS IS TO CERTIFY THAT ON JUNE 28, 2022 I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS EXCEPT AS SHOWN.

THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE THE ZONE AND ON THE MAP PAGE SHOWN BELOW. REFERENCE: NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF HAMPTON, VIRGINIA. (COMMUNITY #515527) REVISED: MAY 16, 2016. ZONE: X, MAP PANEL 16, SUFFIX H OF 32.



BIG BETHEL (70' R/W) ROAD
(P.B. 89, P. 156)
Asphalt

#925 BIG BETHEL RD.
NOW OR FORMERLY
DAVID JOHN & LI XIANG
WESTBERG
(P.B. 788, P. 146)
(INST.# 180014078)

#926 OLD BIG BETHEL RD.
NOW OR FORMERLY
DONALD V. & MILAGROS H.
HARRIS
(P.B. 334, P. 555)
(INST.# 040029876)

924 OLD BIG BETHEL RD.
1.3 AC.

#920 OLD BIG BETHEL RD.
NOW OR FORMERLY
DAVID A. WINEMAN, EX UX
(P.B. 433, P. 617)
(INST.# 04330617)

N83°18'35"E 377.40' (O/A)

144.31'

Pin(F)
(Loose)

233.09'

Wooded

72"Oak

Top of Bank

Q of Swale

14" Pine

36" Pine

15" Pine

Shrubs

36" Pine

Top of Bank

Shrubs

24" Cedar

Top of Bank

Shrubs

L/P
#QC21

Conc. Apron

18" RCP

Conc. Apron

N07°04'08"W 140.64'

Asphalt

P/P
#QC20

OLD BIG BETHEL (VAR. R/W) ROAD
(P.B. 89, P. 156)



PHYSICAL SURVEY
OF
924 OLD BIG BETHEL ROAD
1.3 AC

(P.B. 89, P. 156)
HAMPTON, VIRGINIA

FOR
BSA Ventures LLC.

ZONED: RT-1 per GIS
PIN/LRSN/RPC: 4000717

Hayden Frye
and Associates, Inc.
Land Surveyors

333 KELLAM ROAD, SUITE 200
VIRGINIA BEACH, VA., 23462
PH: (757) 491-7228 FX: (757) 491-7229
Email: hfrye@haydenfrye.com

DATE: July 6, 2022
SCALE: 1" = 35'