

SURVEY NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE "X" AS SHOWN ON PANEL 0025H OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF HAMPTON, VIRGINIA, COMMUNITY NO.: 515527, DATED MAY 16, 2016. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
3. NORTH MERIDIAN SHOWN HEREON IS BASED ON DEED BOOK 150, PAGE 395.
4. ELEVATIONS SHOWN HEREON BASED ON NAVD88 AND WERE ESTABLISHED FROM CITY OF HAMPTON, VIRGINIA VERTICAL CONTROL STATION 095, ELEVATION=12.89.
5. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
6. LOCATION OF UNDERGROUND NON-GRAVITY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUBTERRANEAN USE AND PAINT MARKINGS FIELD LOCATED BY MSA, P.C. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES.
7. THIS SITE PLAN WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JEFFREY J. VIERRETHETTER, L.S. (LIC. NO. 2306) FROM AN ACTUAL GROUND/AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON DECEMBER 31, 2020; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE SHOWN TO BLOCK AND ARE TO BE VERIFIED BY BLOCK MASON.

SITE PLAN NOTES:

1. COORDINATE WITH CITY OF HAMPTON PUBLIC WORKS FOR CONNECTION TO SANITARY SEWER SYSTEM
2. WATER SERVICE MUST BE COORDINATED WITH NEWPORT NEWS WATERWORKS.
3. CURRENT OWNER PER CITY OF HAMPTON TAX ASSESSOR IS LARRY W. ROBINSON & BARBARA L. ROBINSON.
 - 3.1. ADDRESS: P.O. BOX 277, KOSSE, TEXAS 76653
 - 3.2. SOURCE OF TITLE: (INST. NO. 060016414)
4. AREA OF DISTURBANCE = 5,813 SF
5. ALL VEGETATION LOCATED OUTSIDE THE AREA OF DISTURBANCE (SILT FENCE DEPICTS LIMITS) SHALL REMAIN.
6. MINIMAL FILL, IF ANY, MAY BE REQUIRED FOR THIS SITE. ANY FILL REQUIRED WILL CONSIST OF TOPSOIL.
7. THIS PARCEL IS SUBJECT TO THE INFILL HOUSING OVERLAY DISTRICT (O-IH) REGULATIONS. IT APPEARS THAT THE AVERAGE FRONT YARD SETBACK FOR THE BLOCK IS ±41.1'. THE MAXIMUM REQUIRED SETBACK IS 30', WHICH WILL BE USED FOR THIS SITE PLAN. THE MAIN ENTRY DOOR AND 50% OF THE WIDTH OF THE PROPOSED STRUCTURE WILL BE LOCATED WITHIN THE 10' FACADE ZONE, WHICH IS SETBACK FROM THE AVERAGE FRONT YARD SETBACK. A MINIMUM OF 50% OF THE FRONT YARD SHALL BE GREEN AREA.
8. ZONE:R-11 (PROPOSED)

IMPERVIOUS CALCULATIONS

HOUSE/DECK AREA = 1,957 SF
 CONCRETE AREA = 587 SF
 (TOTAL IMPERVIOUS AREA = 2,544 SF)

LOT AREA = 8,250 SF
 IMPERVIOUS AREA = 2,544 SF
 (OR 31% OF LOT AREA)
 TOTAL REMAINING LOT AREA = 5,706 SF

FRONT YARD GREEN SPACE AREA CALCULATIONS

TOTAL FRONT YARD AREA = 1,585 SF
 FRONT YARD IMPERVIOUS AREA = 715 SF
 (45% OF FRONT YARD)
 FRONT YARD GREEN SPACE AREA = 870 SF
 (OR 55% OF FRONT YARD)

SHEET INDEX

- SHEET 1 – NOTES, CERTIFICATIONS, & IMPERVIOUS CALCULATIONS (NOTES)
 SHEET 2 – TOPOGRAPHIC SURVEY & DEMOLITION PLAN
 SHEET 3 – SITE PLAN

AVERAGE FRONT YARD SETBACK FOR BRIGHTWOOD AVENUE	
<u>ADDRESS</u>	<u>AVERAGE SETBACK (FT.)</u>
#224	54.0
#214	36.2
#212	37.0
#210	37.0
<u>TOTAL NUMBER OF LOTS</u>	<u>AVERAGE FRONT SETBACK OF BLOCK (FT.)</u>
4	41.1



SITE PLAN FOR
PART OF BLOCK 26
 (DB 78, PG 179)(DB 150, PG 395)
 (INST. NO. 060016414)
& PORTION OF EAST AVENUE (CLOSED)
 (DB 173, PG 20)

LRSN:1006398, 208 BRIGHTWOOD AVENUE
 HAMPTON, VIRGINIA, JANUARY 26, 2021



MSA, P.C.

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 Civil & Environmental Engineering

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DWN BY: WGS
 FB: 717, PG 61

JOB# 15188ER
 SCALE: 1" = 25'

(DB 150, PG 395)

N/F
KECOUGHTAN HOUSING COMPANY
(DB 441, PG 730)
LRSN: 1007350
3605 KECOUGHTAN ROAD

PART OF BLOCK 26
(DB 78, PG 179)
(DB 150, PG 395)
(INST. NO. 060016414)
& PORTION OF EAST
AVENUE (CLOSED)
(DB 173, PG 20)
LRSN: 1006398
208 BRIGHTWOOD AVENUE
AREA = 8,250 SF
OR 0.189 AC

S88°37'00"E
165.00'(O/A)

N/F
ERNESTO ARELLANO
(INST. NO. 190007877)
PART OF BLOCK 26
(DB 78, PG 179)
LRSN: 1006397
210 BRIGHTWOOD AVENUE

N/F
LARRY W. ROBINSON
& BARBARA L. ROBINSON
(INST. NO. 060016414)
PART OF BLOCK 26
(DB 78, PG 179)
(INST. NO. 060016414)
& PORTION OF EAST
AVENUE (CLOSED)
(DB 173, PG 20)
LRSN: 1006399
3533 KECOUGHTAN ROAD

SSMH
RIM=13.17
INV(E)=9.77
INV(W)=9.78
INV(N)=9.72

BRIGHTWOOD AVENUE (40' R/W)
(DB 78, PG 179)(DB 150, PG 395)

PROPOSED VE-5 ENTRANCE
(NO PIPE)
N1°30'00"E
50.00'

TBM: CU SQUARE IN TOP OF CURB
ELEV=13.09(NAVD88)

150' TO
KECOUGHTAN ROAD



SITE PLAN FOR
PART OF BLOCK 26
(DB 78, PG 179)(DB 150, PG 395)
(INST. NO. 060016414)
& PORTION OF EAST
AVENUE (CLOSED)
(DB 173, PG 20)

LRSN: 1006398, 208 BRIGHTWOOD AVENUE
HAMPTON, VIRGINIA, JANUARY 26, 2021

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SCALE: 1" = 25'