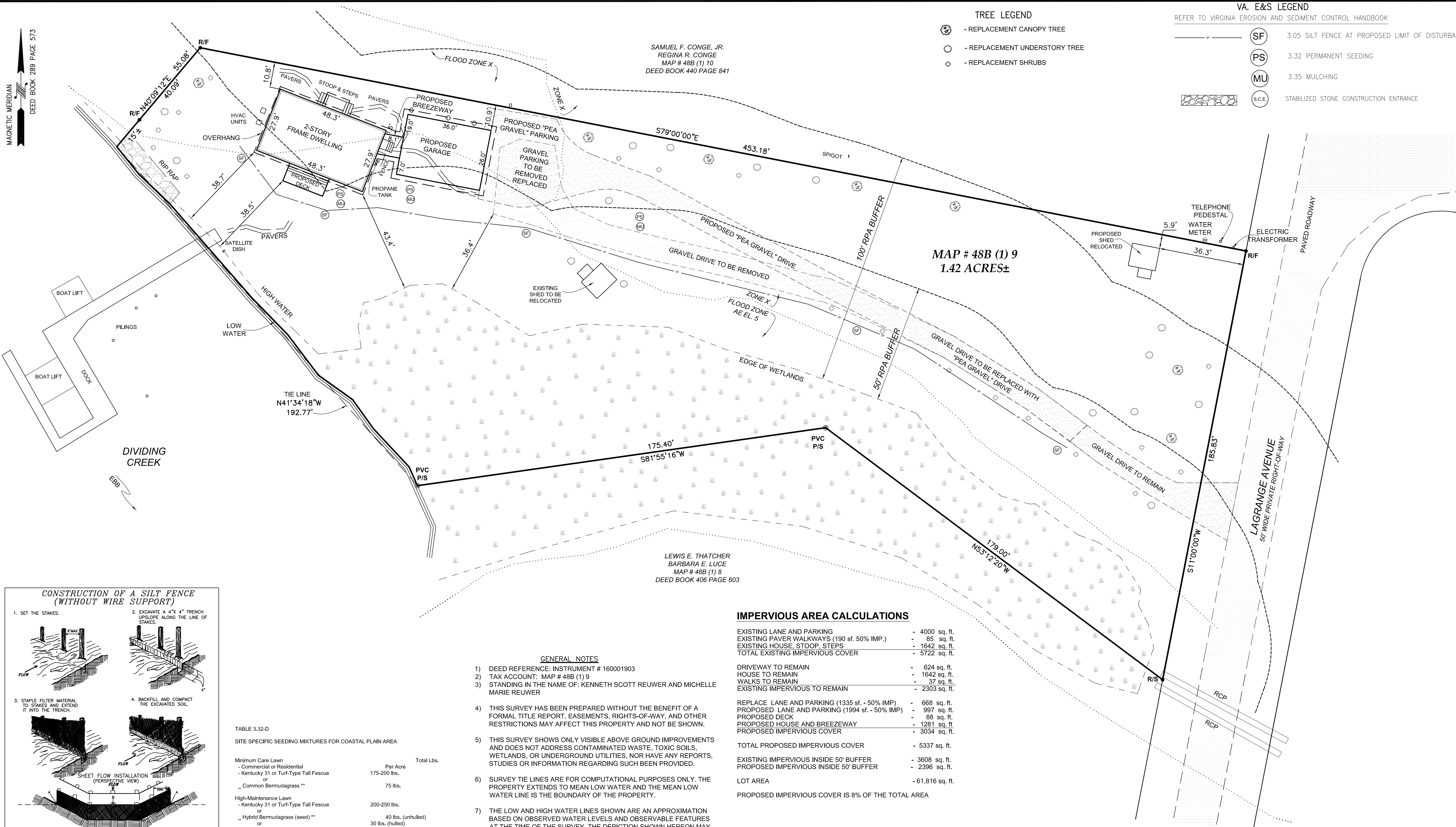
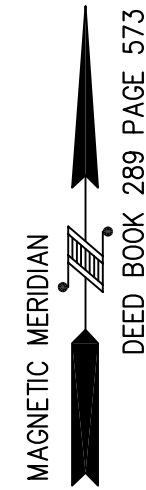




TREE LEGEND

- REPLACEMENT CANOPY TREE
- REPLACEMENT UNDERSTORY TREE
- REPLACEMENT SHRUBS

VA. E&S LEGEND

REFER TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK

- (SF) 3.05 SILT FENCE AT PROPOSED LIMIT OF DISTURBANCE
- (PS) 3.32 PERMANENT SEEDING
- (MU) 3.35 MULCHING
- (S.C.E) STABILIZED STONE CONSTRUCTION ENTRANCE

MAP # 48B (1) 9
1.42 ACRES±

SAMUEL F. CONGE, JR.
REGINA R. CONGE
MAP # 48B (1) 10
DEED BOOK 440 PAGE 841

LEWIS E. THATCHER
BARBARA E. LUCE
MAP # 48B (1) 8
DEED BOOK 406 PAGE 603

GENERAL NOTES

- DEED REFERENCE: INSTRUMENT # 160001903
- TAX ACCOUNT: MAP # 48B (1) 9
- STANDING IN THE NAME OF: KENNETH SCOTT REUWER AND MICHELLE MARIE REUWER
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
- THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS CONTAMINATED WASTE, TOXIC SOILS, WETLANDS, OR UNDERGROUND UTILITIES, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
- SURVEY TIE LINES ARE FOR COMPUTATIONAL PURPOSES ONLY. THE PROPERTY EXTENDS TO MEAN LOW WATER AND THE MEAN LOW WATER LINE IS THE BOUNDARY OF THE PROPERTY.
- THE LOW AND HIGH WATER LINES SHOWN ARE AN APPROXIMATION BASED ON OBSERVED WATER LEVELS AND OBSERVABLE FEATURES AT THE TIME OF THE SURVEY. THE DEPICTION SHOWN HEREON MAY NOT REFLECT THE ACTUAL LIMIT OF TITLE AS WATER EDGES MAY CHANGE DUE TO NATURAL CAUSES.
- SEE COMMUNITY PANEL # 51133C 0239F, NORTHUMBERLAND COUNTY F.I.R.M., NORTHUMBERLAND COUNTY, VA, FOR FLOOD INFORMATION.
- CONTRACTOR TO VERIFY EXISTING UTILITY CROSSINGS PRIOR TO CONSTRUCTION. NOTIFY MISS UTILITY 1-800-552-7001 48 HOURS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF LANCASTER COUNTY AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK

IMPERVIOUS AREA CALCULATIONS

EXISTING LANE AND PARKING	- 4000 sq. ft.
EXISTING PAVER WALKWAYS (190 sf. 50% IMP.)	- 85 sq. ft.
EXISTING HOUSE, STOOP, STEPS	- 1642 sq. ft.
TOTAL EXISTING IMPERVIOUS COVER	- 5722 sq. ft.
DRIVEWAY TO REMAIN	- 624 sq. ft.
HOUSE TO REMAIN	- 1642 sq. ft.
WALKS TO REMAIN	- 37 sq. ft.
EXISTING IMPERVIOUS TO REMAIN	- 2303 sq. ft.
REPLACE LANE AND PARKING (1335 sf. - 50% IMP)	- 668 sq. ft.
PROPOSED LANE AND PARKING (1994 sf. - 50% IMP)	- 997 sq. ft.
PROPOSED DECK	- 88 sq. ft.
PROPOSED HOUSE AND BREEZEWAY	- 1281 sq. ft.
PROPOSED IMPERVIOUS COVER	- 3034 sq. ft.
TOTAL PROPOSED IMPERVIOUS COVER	- 5337 sq. ft.
EXISTING IMPERVIOUS INSIDE 50' BUFFER	- 3608 sq. ft.
PROPOSED IMPERVIOUS INSIDE 50' BUFFER	- 2396 sq. ft.
LOT AREA	- 61,816 sq. ft.
PROPOSED IMPERVIOUS COVER IS 8% OF THE TOTAL AREA	

CHESAPEAKE BAY PRESERVATION ACT CALCULATIONS
STEP 1. CALCULATE PERCENTAGE OF POST CONSTRUCTION SITE IMPERVIOUS COVER.

I SITE COVER 8 %

STEP 2. MITIGATION PROPOSAL

- THIS PLAN PROPOSES DEVELOPMENT WITHIN THE 100 FOOT RESOURCE PROTECTION AREA
- THE POST CONSTRUCTION IMPERVIOUS COVER IS LESS THAN THE 16% WATERSHED AVERAGE.
- THE VEGETATIVE ALTERNATIVE BMP WILL BE UTILIZED TO MITIGATE THE POST DEVELOPMENT POLLUTANT SITE LOAD TO THE LEVEL OF A FULL 100 FOOT BUFFER. THIS METHOD HAS BEEN APPROVED BY D.C.R.

STEP 3. CALCULATE POST CONSTRUCTION IMPERVIOUS COVER WITHIN 100' RPA

E. AREA OVER EXISTING IMPERVIOUS COVER	2971 SQ. FT.
USE 10%	297 SQ. FT.
AREA OVER PERVIOUS GROUND	2366 SQ. FT.

STEP 4. CALCULATE PLANTINGS REQUIRED

- PLANTING UNITS REQUIRED (2663/400) 7.0
- PLANTING UNITS PROPOSED 7
- PLANTS: I. CANOPY TREES 7 RED MAPLES (OR EQ.)
II. UNDERSTORY TREES 14 CRAPE MYRTLES (OR EQ.)
III. SHRUBS 21 MOUNTAIN LAUREL (OR EQ.)

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ES-1: Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of Virginia Erosion and Sediment Control Handbook and Virginia Regulations 4VAC50-30 Erosion and Sediment Control Regulations.
- ES-2: The plan approving authority must be notified one week prior to the preconstruction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.
- ES-3: All erosion and sediment control measures are to be placed prior to or as the first step in clearing.
- ES-4: A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.
- ES-5: Prior to commencing land disturbing activities in areas other than indicated on these plans (including, but not limited to, off-site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the plan approving authority.
- ES-6: The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.
- ES-7: All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.
- ES-8: During dewatering operations, water will be pumped into an approved filtering device.
- ES-9: The contractor shall inspect all erosion control measures periodically and after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

THIS IS TO CERTIFY THAT THIS
SURVEY IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF. THIS SURVEY IS BASED ON
A CURRENT FIELD SURVEY.



APPROVED: NORTHUMBERLAND DEPARTMENT
OF BUILDING AND ZONING

ADMINISTRATOR DATE

B.L. STALLINGS
LAND SURVEYING, LLC

77 S. MAIN STREET
P.O. BOX 1871 KILMARNOCK, VIRGINIA 22482
PHONE: (804) 435-9766 FAX: (804) 435-9311
WWW.BLSLANDSURVEY.COM EMAIL: BENSTALL@YAHOO.COM

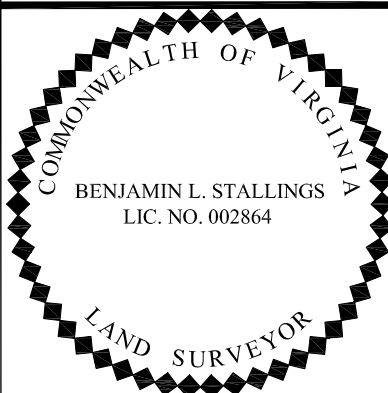
REVISION

DATE

SITE PLAN
PREPARED FOR

KENNETH S. REUWER
MICHELLE M. REUWER

183 LAGRANGE AVENUE
MAP # 48B (1) 9
WICOMICO MAGISTERIAL DISTRICT
NORTHUMBERLAND COUNTY VIRGINIA



SCALE: 1"=20'

DATE: 11-01-2016

JOB# 1610101.00

DESIGNED: BLS

DRAWN: AMH

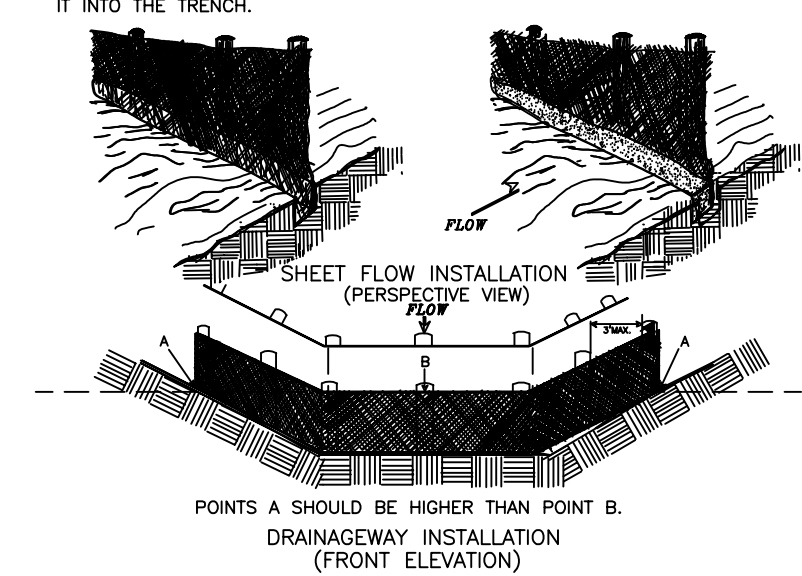
CHECKED: BLS

SHEET NO.

1 OF 1

CONSTRUCTION OF A SILT FENCE
(WITHOUT WIRE SUPPORT)

- SET THE STAKES.
- EXCAVATE A 4"X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.
- STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
- BACKFILL AND COMPACT THE EXCAVATED SOIL.



SOURCE: Adapted from Installation of Stone and Fabric Filter Barriers for Sediment Control VA, DCR, Shawmut and Hyatt

TABLE 3.32-D

SITE SPECIFIC SEEDING MIXTURES FOR COASTAL PLAIN AREA

Minimum Care Lawn	Per Acre	Total Lbs.
- Commercial or Residential	175-200 lbs.	
- Kentucky 31 or Turf-Type Tall Fescue		
or		
- Common Bermudagrass **	75 lbs.	
High-Maintenance Lawn	200-250 lbs.	
- Kentucky 31 or Turf-Type Tall Fescue		
or		
- Hybrid Bermudagrass (seed) **	40 lbs. (unhulled)	
or	30 lbs. (hulled)	
- Hybrid Bermudagrass (by other vegetative establishment method, see Std. & Spec. 3.34		
General Slope (3:1 or less)	128 lbs.	
- Kentucky 31 Fescue	2 lbs.	
- Red Top Grass		
- Seasonal Nurse Crop *	20 lbs.	
	Total 150 lbs.	

Low Maintenance Slope (Steeper than 3:1)

- Kentucky 31 Tall Fescue 93-108 lbs.
- Common Bermudagrass ** 0-15 lbs.
- Red Top Grass 2 lbs.
- Seasonal Nurse Crop * 20 lbs.
- Sericea Lespedeza ** 20 lbs.

Total 150 lbs.

* Use seasonal nurse crop in accordance with seeding dates as stated below:

- February, March through April.....Annual Rye
- May 1st through August.....Foxtail Millet
- September, October through November 15th.....Annual Rye
- November 16th through January.....Winter Rye

** May through October, use hulled seed. All other seeding periods, use unhulled seed. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

MINIMUM TEMPORARY SEEDING PLANT MATERIALS

TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

PLANTING DATES	SPECIES	RATE (LBS/ACRE)
SEPT. 1 - FEB 15	50/50 MIX OF ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) & CEREAL (WINTER) RYE (SECALE CEREALE)	50 - 100
FEB. 16 - APR. 30	ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	60 - 100
MAY 1 - AUG. 31	GERMAN MILLET (SETARIA ITALICA)	50