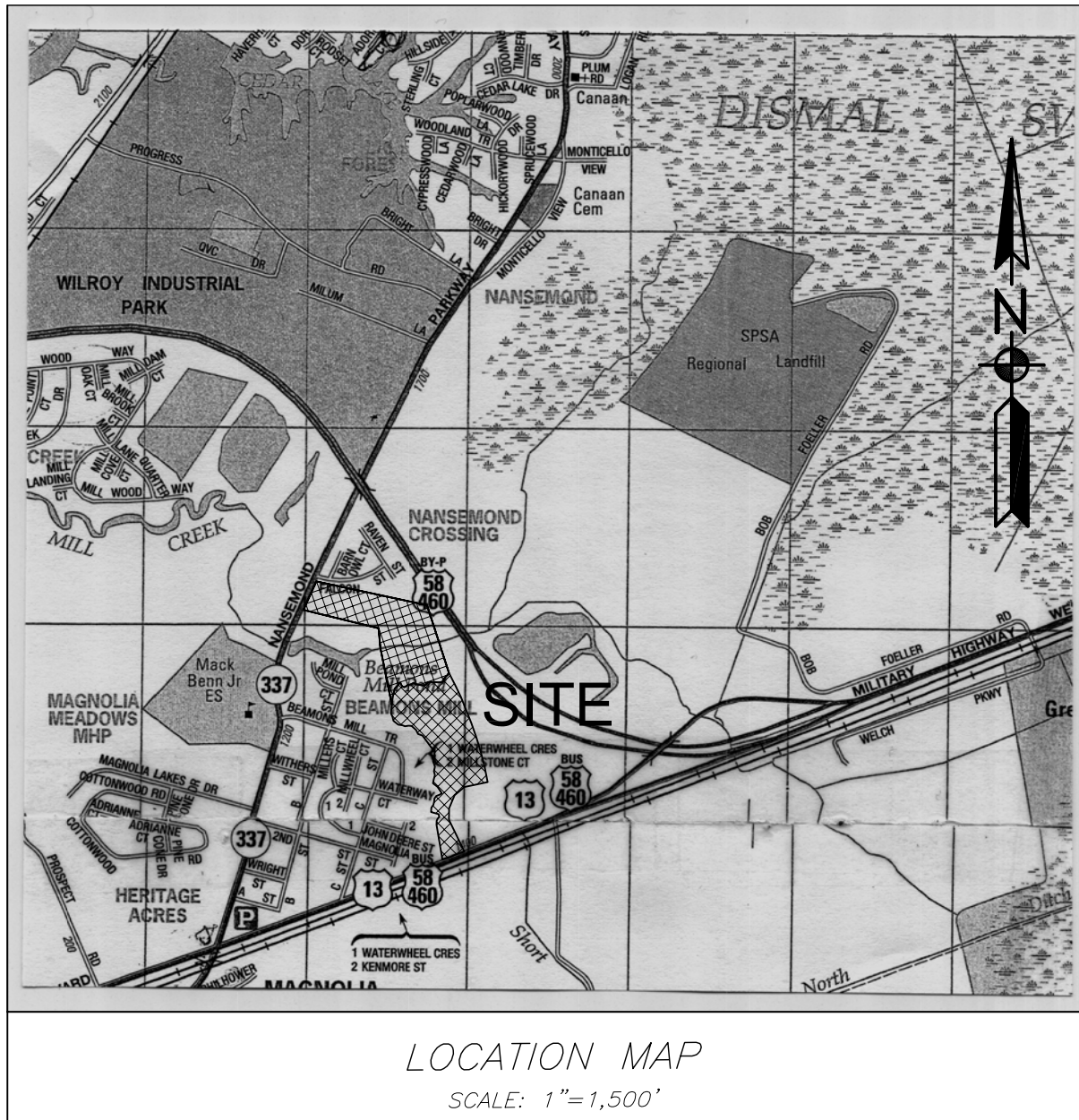




WETLANDS EXHIBIT FOR

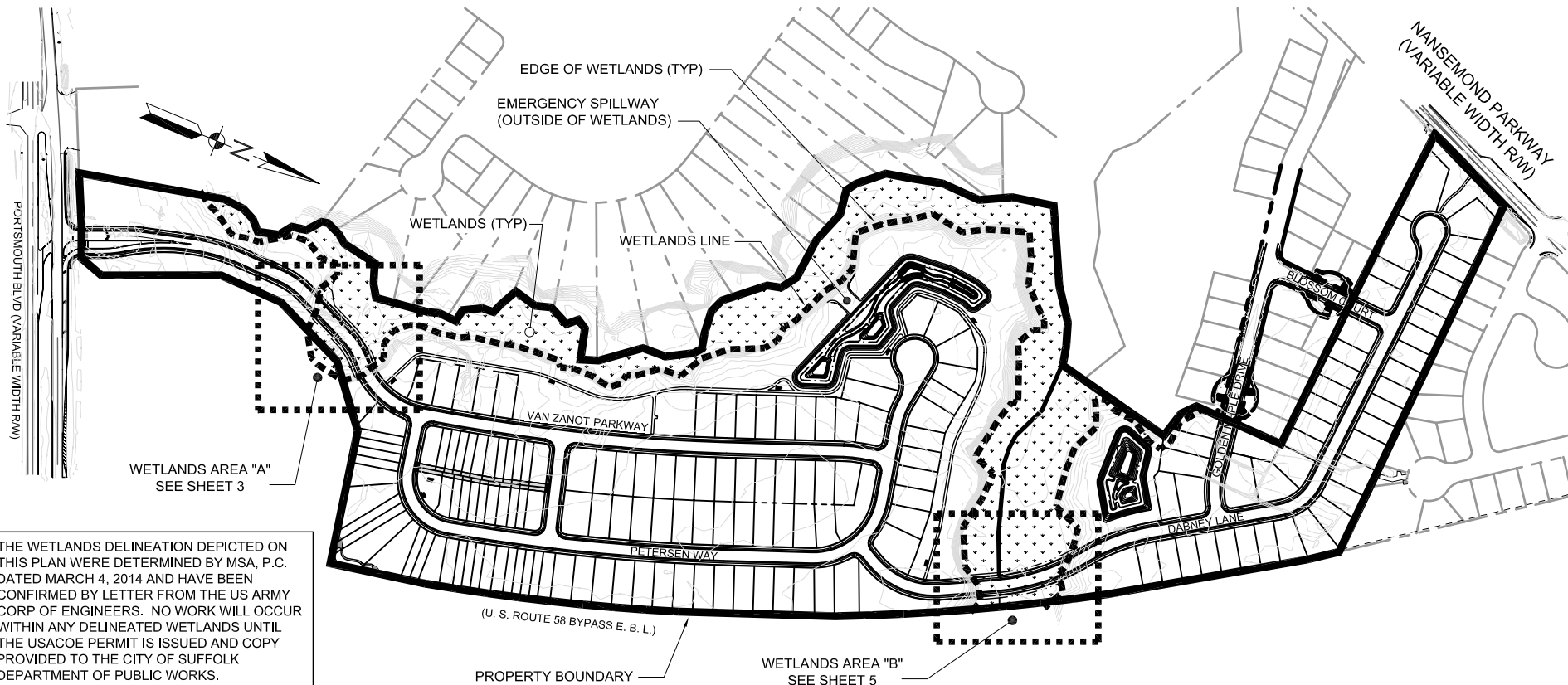
MOORE'S POINTE SUBDIVISION

TAX MAP NO. 27*39, 27*43, 27*42B, 27*42A AND 27*42
SUFFOLK, VIRGINIA



HOGGARD / EURE ASSOCIATES, P.C.
Engineers • Surveyors • Planners
901 PORTCENTRE PARKWAY, SUITE 5 (757)484-9670
Portsmouth, Virginia 23704

SCALE: N/A
DATE: 3/9/16
DRAWN: MSA
REV: 8/17/2016
1 OF 6
2547.01.



THE WETLANDS DELINEATION DEPICTED ON THIS PLAN WERE DETERMINED BY MSA, P.C. DATED MARCH 4, 2014 AND HAVE BEEN CONFIRMED BY LETTER FROM THE US ARMY CORP OF ENGINEERS. NO WORK WILL OCCUR WITHIN ANY DELINEATED WETLANDS UNTIL THE USACOE PERMIT IS ISSUED AND COPY PROVIDED TO THE CITY OF SUFFOLK DEPARTMENT OF PUBLIC WORKS.

SITE STATISTICS:

DEVELOPER:

MOORE'S POINTE, LLC
901 PORT CENTRE PARKWAY, SUITE 5
PORTSMOUTH, VA 23704
ATTN: MATT HOWARD
PHONE: (757)675-6535

ZONING: RU CONDITIONAL - RESIDENTIAL URBAN

USE: RESIDENTIAL

SINGLE FAMILY BUILDING SETBACKS: MULTI-FAMILY BUILDING SETBACKS:

FRONT: 20 FEET	FRONT: 25 FEET
SIDE: 5 FEET	SIDE: 5 FEET
REAR: 10 FEET	REAR: 20 FEET

SINGLE FAMILY LOTS: 114

MULTI-FAMILY LOTS: 47

TOTAL LOTS: 161

SITE AREAS:

TOTAL SITE AREA:	2,128,149 SQ.FT. OR 48.855 Ac.
CRITICAL AREA (NON-TIDAL WETLANDS):	381,101 SQ.FT. OR 8.748 Ac.
EXIST. R/W DISTURBED AREA:	60,153 SQ.FT. OR 1.381 Ac.
ON-SITE DISTURBED AREA:	1,614,076 SQ.FT. OR 37.054 Ac.
TOTAL DISTURBED AREA:	1,674,229 SQ.FT. OR 38.435 Ac.
PRE-DEVELOPED IMPERVIOUS AREA:	35,302 SQ.FT. OR 0.810 Ac.
POST-DEVELOPED IMPERVIOUS AREA:	240,832 SQ.FT. OR 5.528 Ac.
IMPERVIOUS PERCENTAGE:	11.31%
EXISTING BUILDING AREA:	15,052 SQ.FT. OR 0.345 Ac.
PROPOSED BUILDING FLOOR AREA:	N/A
RESIDENTIAL DENSITY:	3.29 UNITS/ACRE
RIGHT-OF-WAY DEDICATION:	345,731 SQ.FT. OR 7.937 Ac.
TOTAL OPEN SPACE:	920,180 SQ.FT. OR 21.124 Ac.
TOTAL WETLAND DISTURBANCE:	38,481 SQ.FT. OR 0.883 Ac.
(PERMANENT FILL AREA: 27,563 SQ.FT. OR 0.633 Ac.)	
(TEMPORARY DISTURBANCE AREA: 10,918 SQ.FT. OR 0.251 Ac.)	

FLOOD ZONE:

THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE "X" AND "AE" (BASE FLOOD ELEVATION=10') AS SHOWN ON THE F.E.M.A. BOUNDARY MAP FOR THE CITY OF SUFFOLK, VIRGINIA.
MAP NUMBERS: 5101560118E AND 5101560231E
EFFECTIVE DATE: 8/3/2015
(BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY)

BENCHMARK:

COORDINATE VALUES SHOWN HEREON ARE GRID COORDINATES AND REFERENCED TO THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD-83 (1994 HARN). BASED ON TIES TO CITY OF SUFFOLK HORIZONTAL CONTROL NETWORK, STATIONS 135 AND 136. COORDINATE VALUES ARE EXPRESSED IN U.S. SURVEY FEET.
ELEVATION OF STATION #136 = 23.0 (NAVD 88)

WETLANDS EXHIBIT FOR

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SCALE: 1"=400'

DATE: 3/9/16

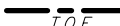
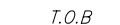
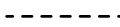
DRAWN: MSA

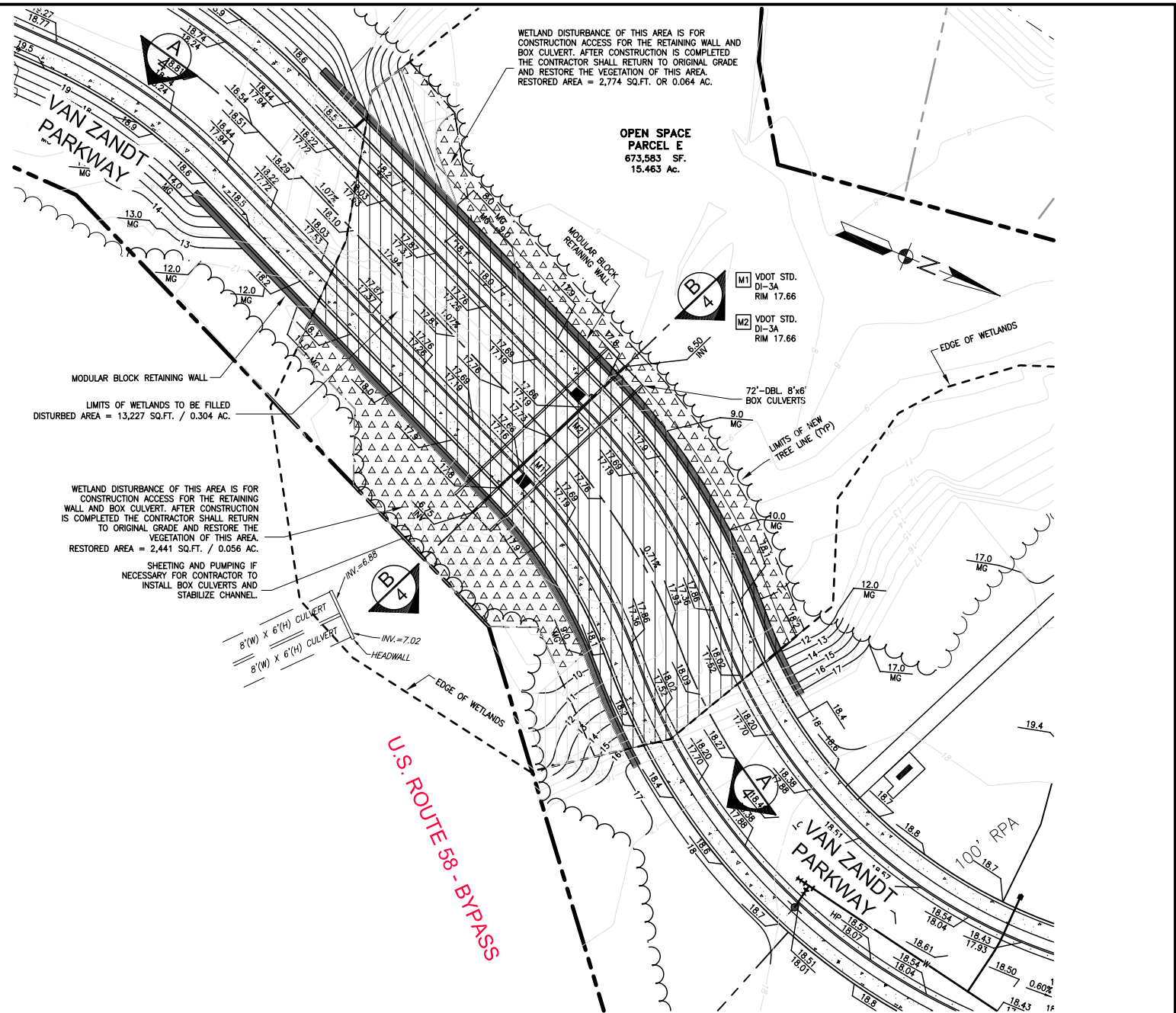
REV: 8/17/2016

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LEGEND

-  CONCRETE SIDEWALK
-  AREA OF PERMANENT WETLANDS FILL
-  AREA OF TEMPORARY WETLANDS DISTURBANCE
-  CURB & GUTTER
-  PROPERTY LINE
-  T.O.E
-  T.O.B
-  WETLANDS LINE



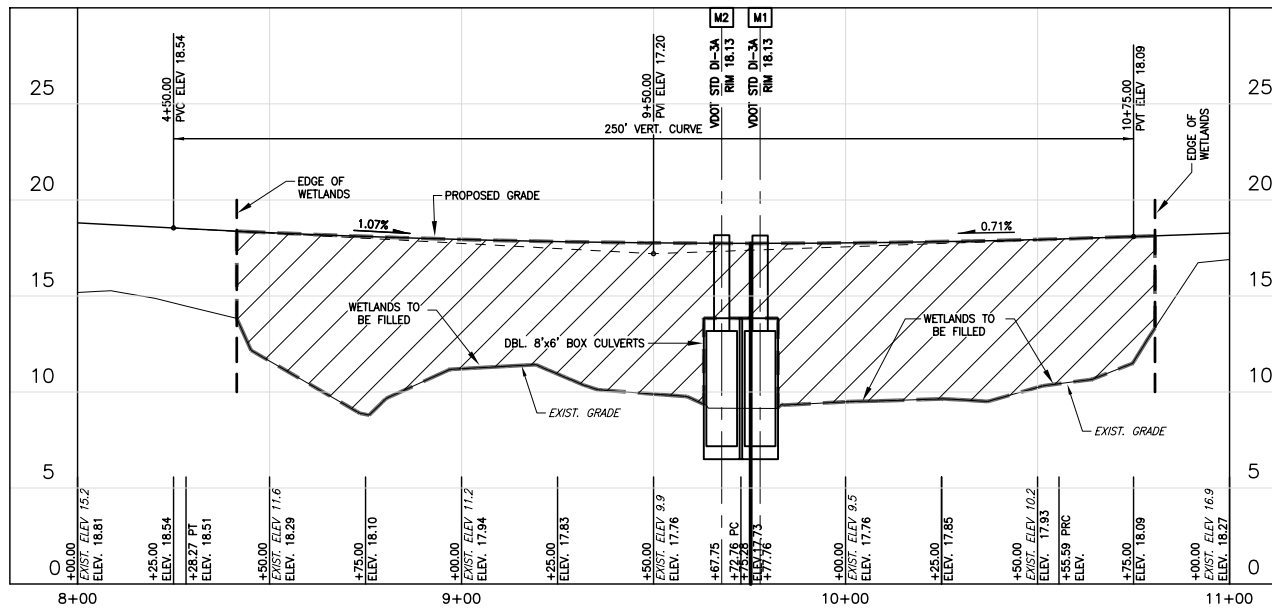
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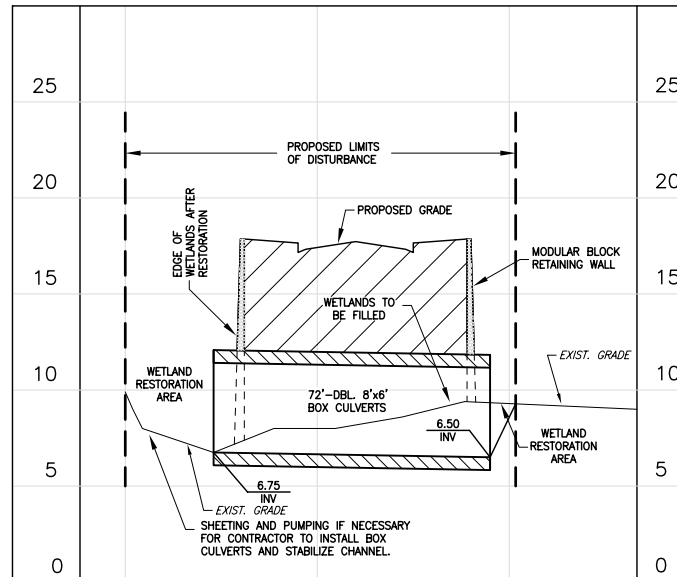
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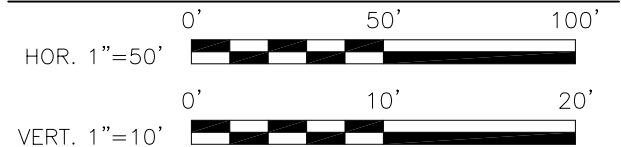


SECTION A-A



SECTION B-B

GRAPHIC SCALES:



WETLANDS EXHIBIT FOR

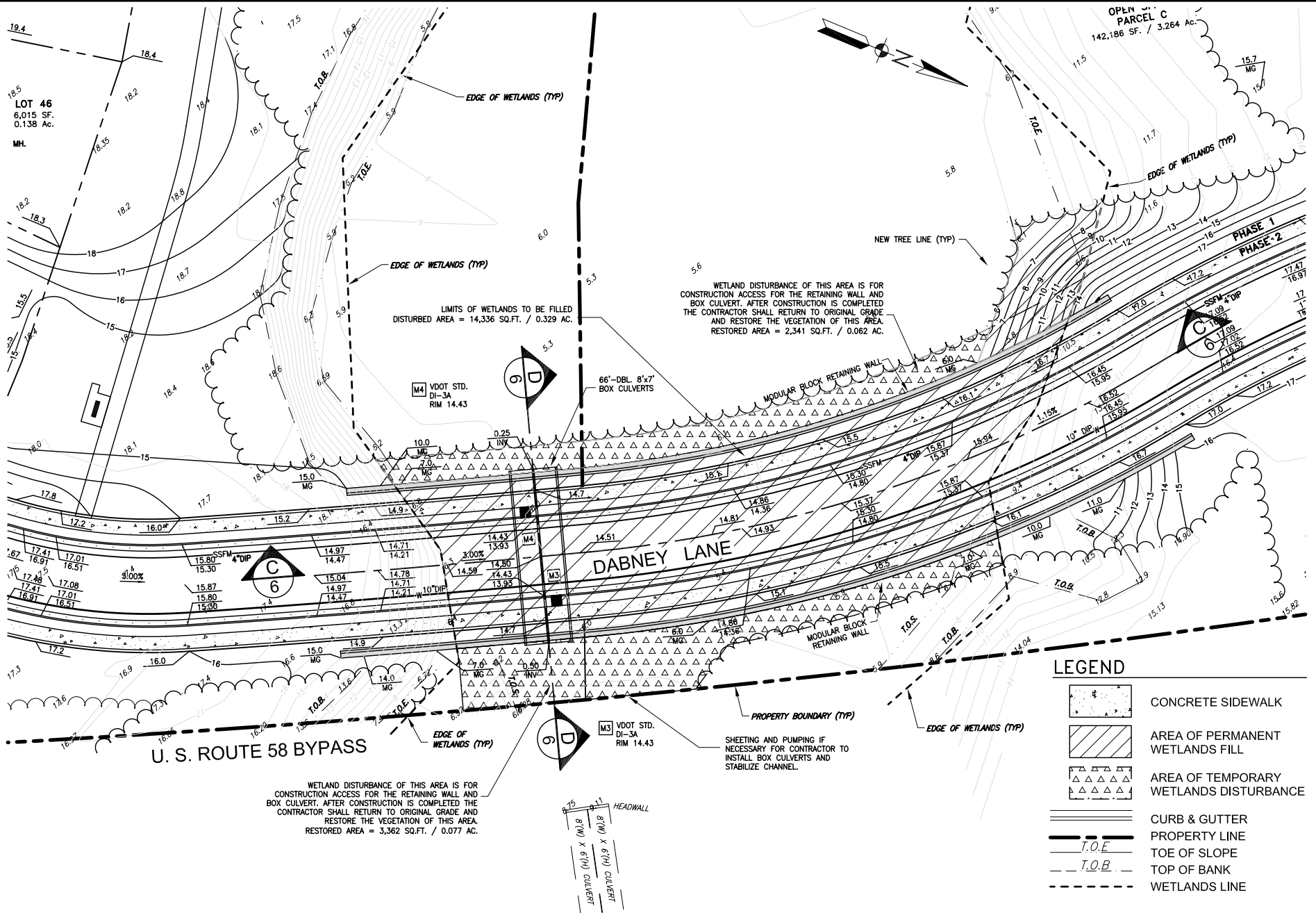
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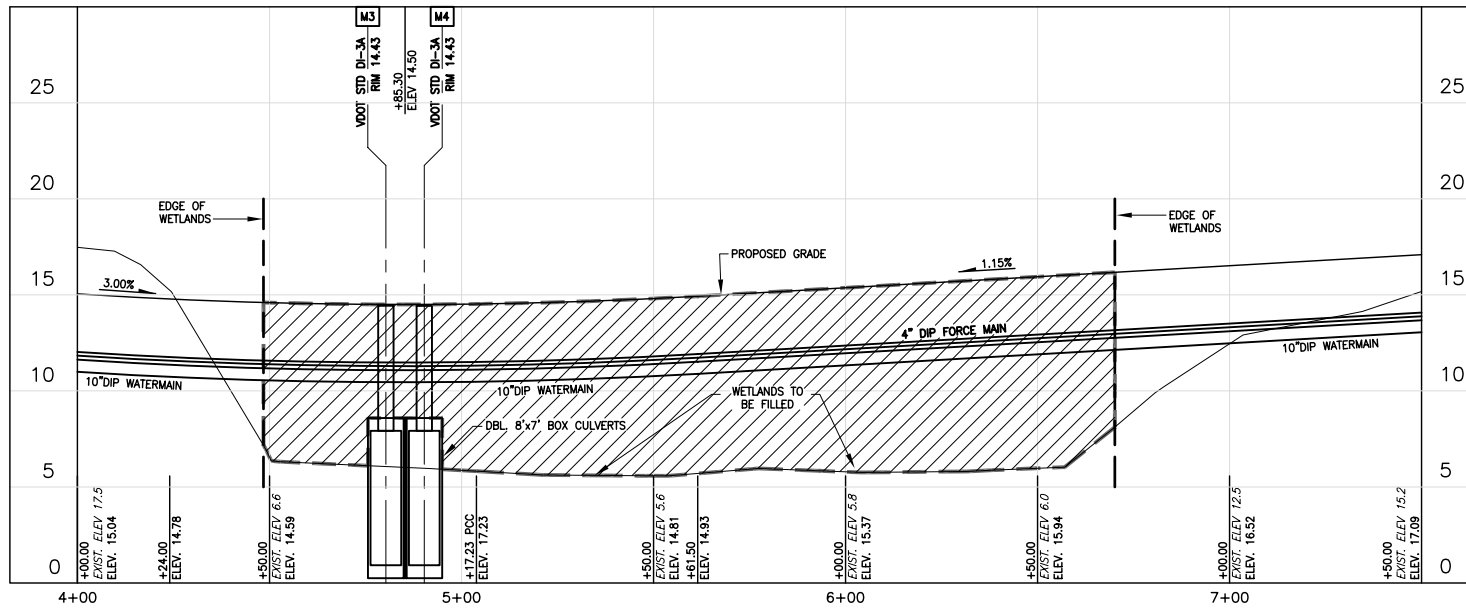
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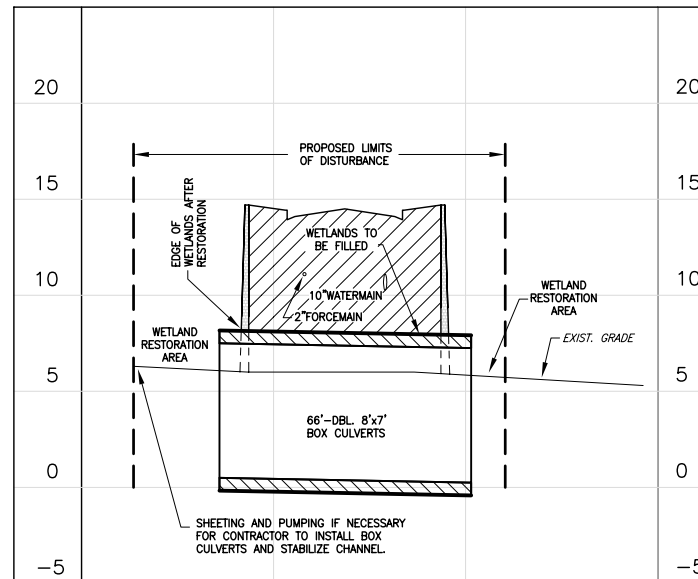
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SECTION C-C



SECTION D-D

GRAPHIC SCALES:



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