

- LEGEND**
- EXISTING: PROPERTY LINE, BUILDING SETBACK LINE, EASEMENT LINE, CENTERLINE, BUILDING, STORM SEWER PIPE, SANITARY SEWER PIPE, WATERLINE, OVERHEAD UTILITY LINE, VIRGINIA NATURAL GAS, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, MANHOLE, DROP INLET, CLEANOUT, WATER METER, WATER VALVE, FIRE HYDRANT, ELEC. TRANSFORMER, UTILITY POLE, TELE. JUNCTION BOX, LIGHT POLE
  - PROPOSED: PROPERTY LINE, BUILDING SETBACK LINE, EASEMENT LINE, CENTERLINE, BUILDING, STORM SEWER PIPE, SANITARY SEWER PIPE, WATERLINE, OVERHEAD UTILITY LINE, VIRGINIA NATURAL GAS, UNDERGROUND ELECTRIC, UNDERGROUND TELEPHONE, MANHOLE, DROP INLET, CLEANOUT, WATER METER, WATER VALVE, FIRE HYDRANT, ELEC. TRANSFORMER, UTILITY POLE, TELE. JUNCTION BOX, LIGHT POLE

- EASEMENT LEGEND**
- (A) PRIVATE DRAINAGE EASEMENT TO BE CONVEYED TO HOMEOWNERS ASSOCIATION
  - (B) PRIVATE UTILITY EASEMENT TO BE CONVEYED TO HOMEOWNERS ASSOCIATION
  - (C) 10' EASEMENT OVER WATER LINE AND SERVICE LINES TO BE CONVEYED TO N/WW
  - (D) VARIABLE WIDTH PRIVATE SANITARY SEWER, DRAINAGE, AND MAINTENANCE ACCESS EASEMENT TO BE CONVEYED TO HOMEOWNER'S ASSOCIATION. (SECONDARY 20" SANITARY SEWER, AND MAINTENANCE ACCESS EASEMENT TO BE CONVEYED TO CITY OF POQUOSON FOR EMERGENCY REPAIRS)
  - (E) NON EXCLUSIVE EASEMENT OVER FRANKLIN LANE (PRIVATE) TO BE CONVEYED TO THE CITY OF POQUOSON FOR ACCESS AND TO PUBLIC UTILITIES

**\*\* POND OWNED BY HOMEOWNERS ASSOCIATION AND JOINTLY MAINTAINED BY COOL WAVE CARWASH AND HOMEOWNERS ASSOCIATION. AN EASEMENT WILL BE DEDICATED TO THE CITY OF POQUOSON OVER COMMON AREA #1 (IN CASE POND IS NOT MAINTAINED OR FLOOD EMERGENCY)**

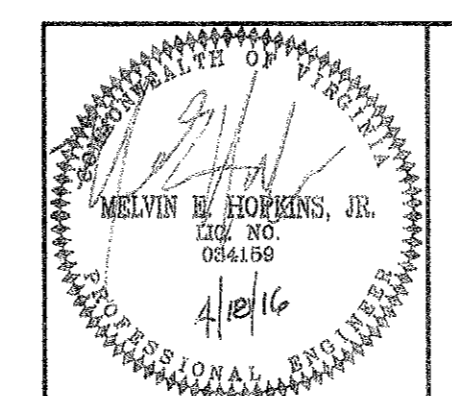
**\*\* CONTRACTOR SHALL RELOCATE POND FENCE OUTSIDE OF THE RIGHT-OF-WAY.**

**APPROVED FOR THE CITY OF POQUOSON**

BY: *[Signature]*  
 RANDALL WHEELER - CITY MANAGER

DATE: 4/20/2016

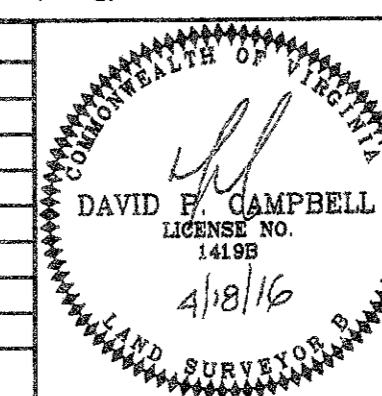
- CONC. CURB
- CONC. CURB & GUTTER
- CONC. SIDEWALK
- CONC. SWALE/DITCH
- CONC. PAVEMENT
- BITUMINOUS PAVEMENT
- GROUND ELEVATION
- ELEVATION CONTOUR
- FINISHED GRADE
- TOP OF CURB ELEV.
- PAVEMENT ELEV.
- SIDEWALK ELEV.
- DITCH
- DIRECTION OF FLOW
- TRAFFIC DIRECTION
- WOODS LINE
- TREE
- SHRUB
- FENCE
- SIGN



**MEL HOPKINS ENGINEERING, L.L.C.**  
 204 WALDEN DRIVE  
 YORKTOWN, VA 23692  
 CONTACT PERSON: MEL HOPKINS, P.E.  
 PHONE: 757-812-9818  
 EMAIL: hopkinsm@cox.net

NO.	DATE	REVISIONS	BY
3	4/18/16	REVISIONS PER CITY OF POQUOSON COMMENTS	
2	2/26/16	REVISIONS PER CITY OF POQUOSON COMMENTS	
1	12/18/15	REVISIONS PER CITY OF POQUOSON COMMENTS	

SURVEYOR:  
 CAMPBELL LAND SURVEYING, INC.  
 P.O. BOX 855  
 YORKTOWN, VA 23692  
 CONTACT PERSON: DAVID CAMPBELL  
 PHONE - (757)890-0837  
 FAX - (757)898-4537  
 EMAIL - dpc@cls@luno.com



#0 WYTHE CREEK ROAD

**SITE LAYOUT PLAN**

**DEVELOPMENT PLAN - SUBDIVISION OF PARCEL B-1 CONTAINING 3.7875 AC. MOORE PROPERTY**

POQUOSON, VIRGINIA

CAMPBELL LAND SURVEYING, INC.	SCALE	DATE
P.O. BOX 855, YORKTOWN, VA 23692 (757) 890-0837	1"=30'	09/20/2015

DESIGN BY	DRAWN BY	CHK'D. BY	JOB NO.	SHEET
DPC	DPC	DPC	15-0059	5 OF 15

15-0059.DWG F.B.: 430 & 443