

Source: USDA Geospatial Data Gateway, 2008 NAIP, Newport News, Virginia

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PROJECT TITLE:

OYSTER POINT

CITY OF NEWPORT
NEWS, VIRGINIA



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FIGURE 1
LOCATION MAP
APRIL 2013

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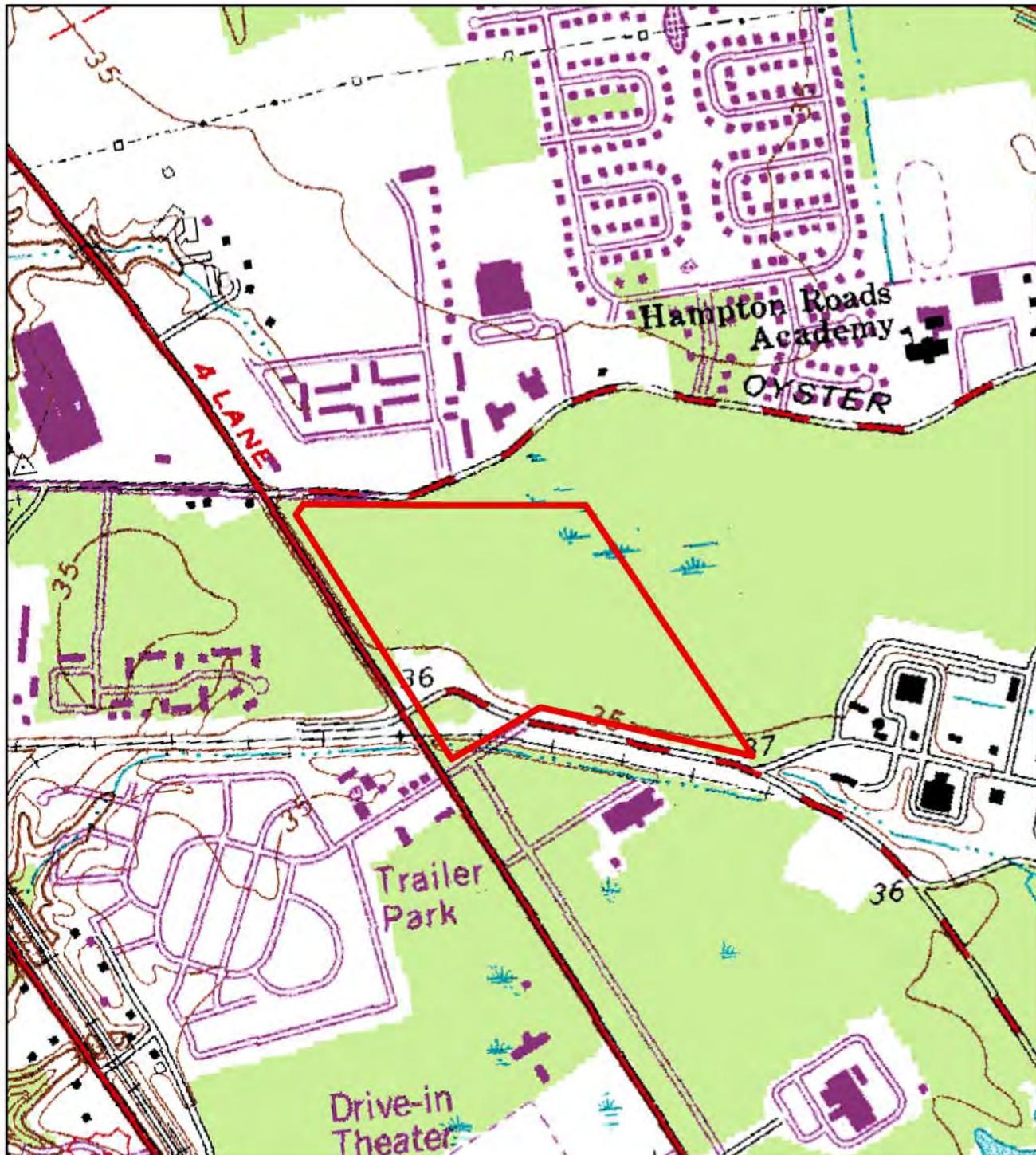
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LEGEND

 PROPERTY
BOUNDARY

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FIGURE 2
SITE LOCATION
USGS TOPO

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FIGURE 3

OFFSITE
 AND PREFERRED
 ALTERNATIVE SITE
 LOCATIONS



PROJECT DATA OVERALL

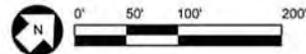
BUILDINGS

MAJOR TENANT A	33,065 SF
MAJOR TENANT B	35,000 SF
MINI/SHOPS	29,600 SF
RESTAURANTS	7,957 SF
TOTAL PROJECT AREA	105,622 SF

PARKING

TENANT PARKING REQ'D (5.0/1000 SF)	341 SPACES
SHOPS PARKING REQ'D (4.5/1000 SF)	134 SPACES
REST. PARKING REQ'D (10/1000 SF)	80 SPACES
TOTAL PARKING REQ'D	555 SPACES
TOTAL PARKING PROVIDED	580 SPACES
PARKING RATIO PROVIDED	5.49/1,000 SF

1 SITE PLAN
SP.07 SCALE: 1" = 100'



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**FIGURE 4
OFFSITE
ALTERNATIVE 1**

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Blvd, Newport News, Virginia 23602

410 ft Jefferson Ave

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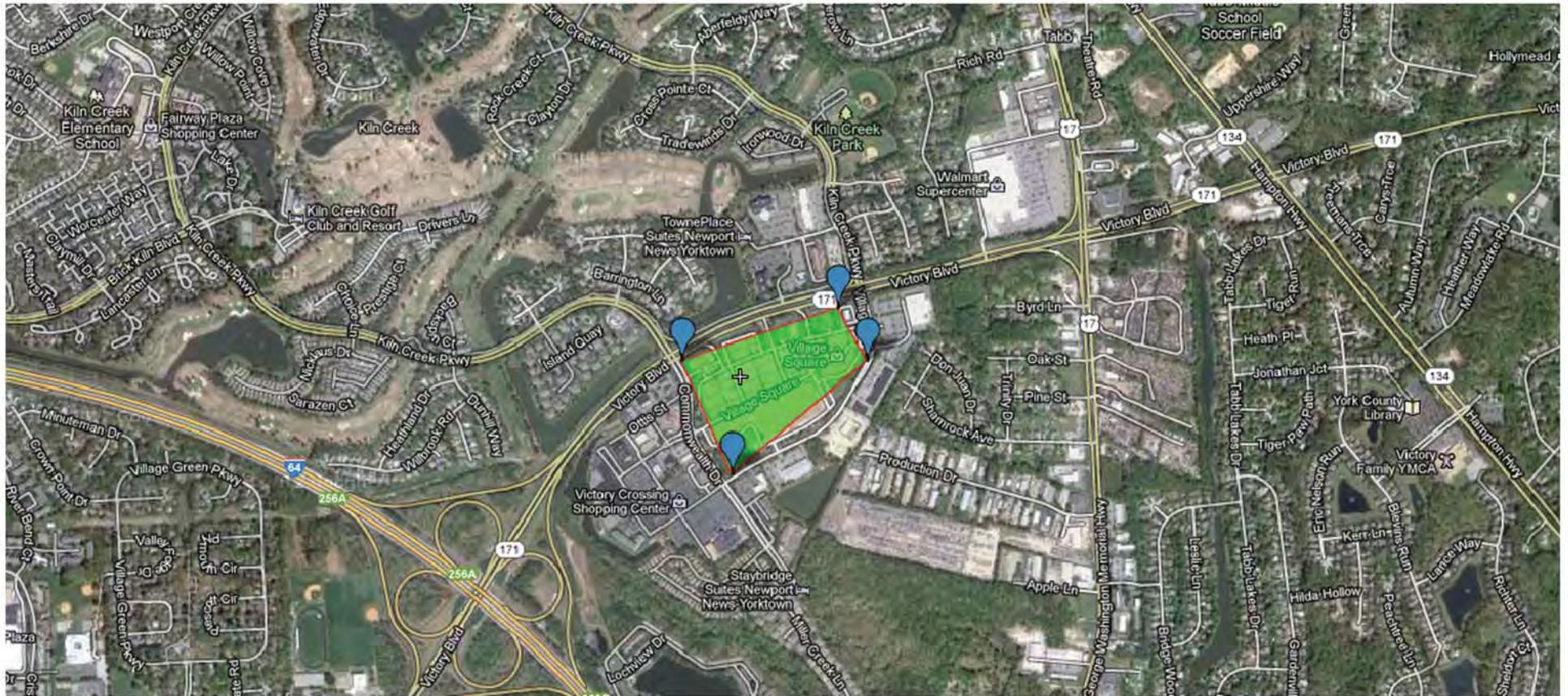


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FIGURE 5

OFFSITE
 ALTERNATIVE 2

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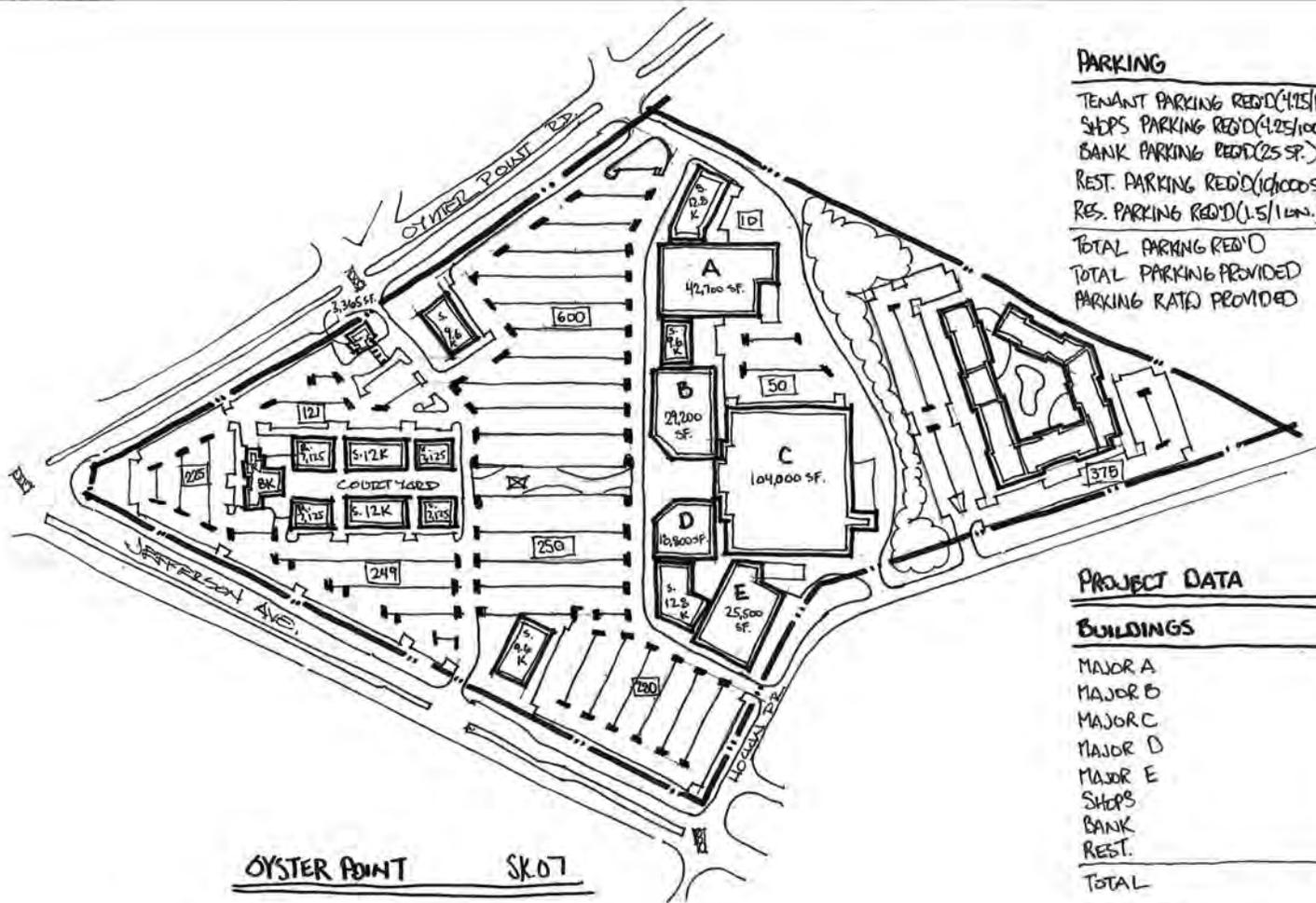


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FIGURE 6

OFFSITE
 ALTERNATIVE 3

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PARKING

TENANT PARKING REQ'D (415/1000SF)	936 SF.
SHOPS PARKING REQ'D (4.25/1000SF)	425 SF.
BANK PARKING REQ'D (25 SF.)	25 SF.
REST. PARKING REQ'D (10/1000SF)	225 SF.
RES. PARKING REQ'D (1.5/1 UN.)	375 SF.
TOTAL PARKING REQ'D	1,984 SF.
TOTAL PARKING PROVIDED	2,160 SF.
PARKING RATE PROVIDED	5.00 SF./1000SF.

PROJECT DATA

BUILDINGS	
MAJOR A	42,700 SF.
MAJOR B	29,200 SF.
MAJOR C	104,000 SF.
MAJOR D	18,800 SF.
MAJOR E	25,500 SF.
SHOPS	99,850 SF.
BANK	3,365 SF.
REST.	22,750 SF.
TOTAL	345,065 SF.
RESIDENTIAL	250 UN.

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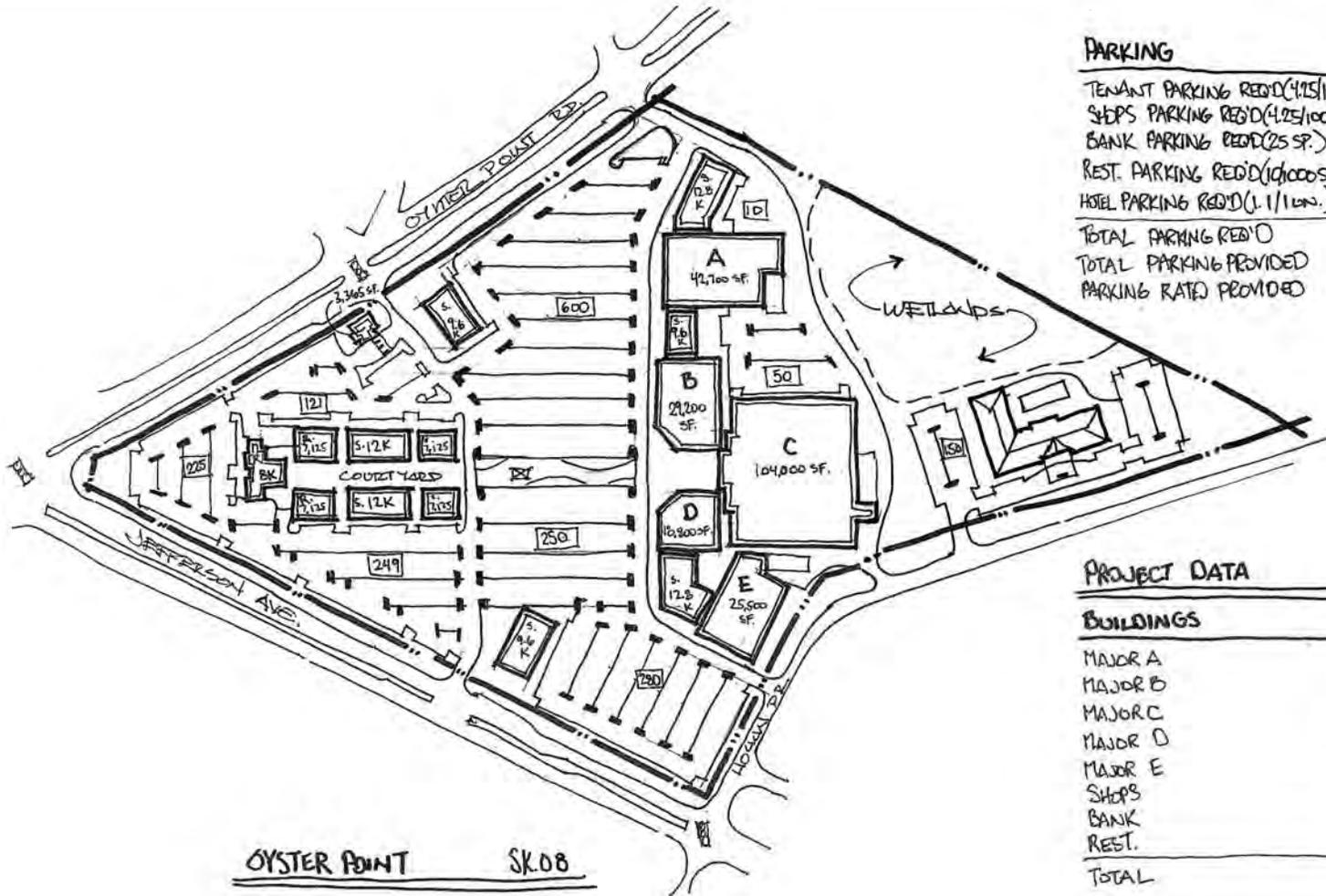


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FIGURE 7

ONSITE
ALTERNATIVE 1

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PARKING

TENANT PARKING REQ'D (4.15/1000SF)	936 SF.
SHOPS PARKING REQ'D (4.25/1000 SF)	425 SF.
BANK PARKING REQ'D (25 SF.)	25 SF.
REST. PARKING REQ'D (10/1000SF)	225 SF.
HOTEL PARKING REQ'D (1.1/LIN.)	149 SF.
TOTAL PARKING REQ'D	1,750 SF.
TOTAL PARKING PROVIDED	1,935 SF.
PARKING RATIO PROVIDED	500 SF./1000SF.

PROJECT DATA

BUILDINGS

MAJOR A	42,700 SF.
MAJOR B	29,200 SF.
MAJOR C	104,000 SF.
MAJOR D	18,800 SF.
MAJOR E	25,500 SF.
SHOPS	49,850 SF.
BANK	3,365 SF.
REST.	22,750 SF.
TOTAL	345,645 SF.
HOTEL	135 LIN.

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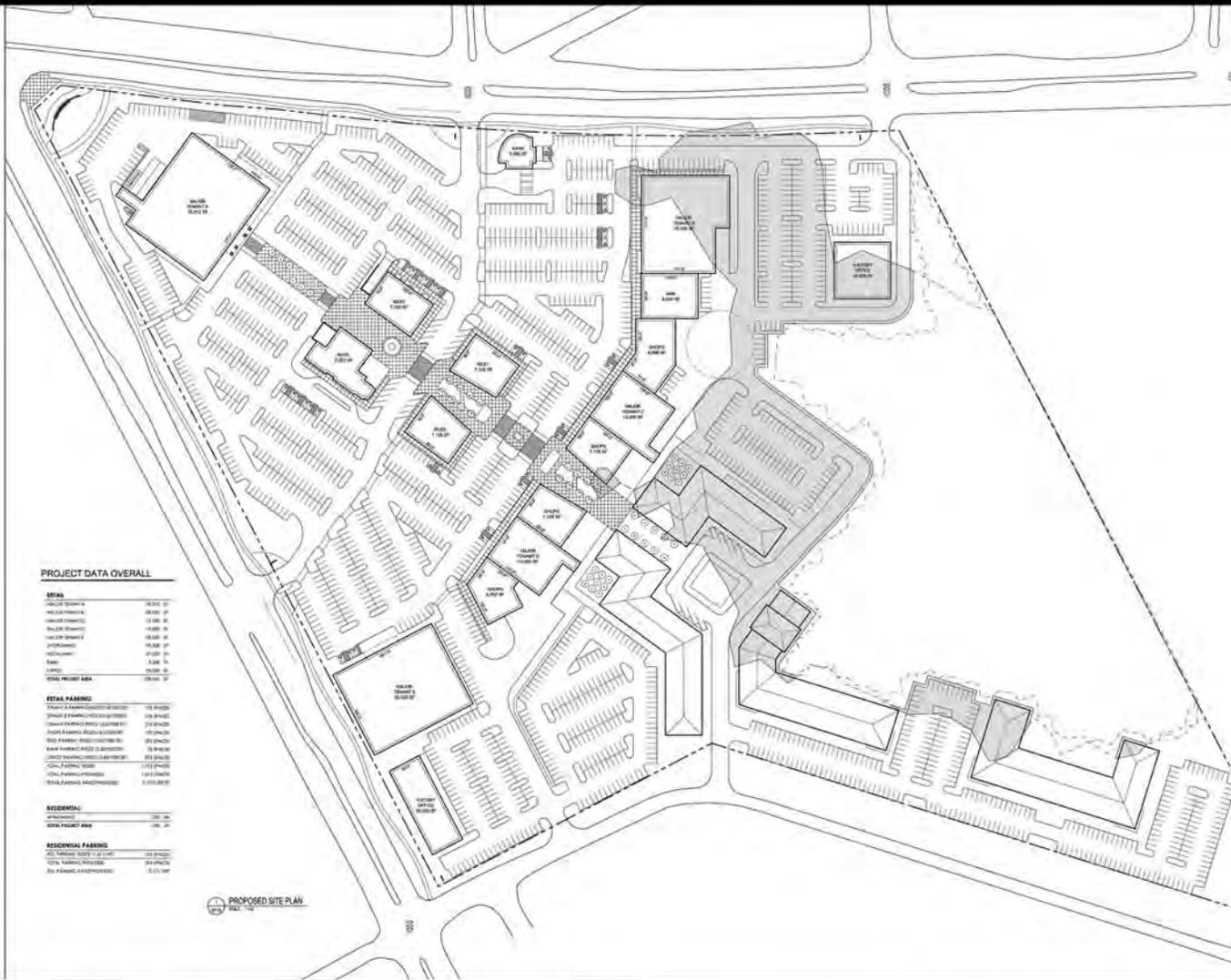


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FIGURE 8

ONSITE
ALTERNATIVE 2

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PROJECT DATA OVERALL

TOTAL	
Overall Project Area	180,000 SF
Overall Building Area	100,000 SF
Overall Parking Area	80,000 SF
Overall Site Area	180,000 SF
Overall Project Area	180,000 SF

TOTAL PARKING	
Overall Project Area	80,000 SF
Overall Building Area	100,000 SF
Overall Parking Area	80,000 SF
Overall Site Area	180,000 SF
Overall Project Area	180,000 SF

RESIDENTIAL	
Overall Project Area	100,000 SF
Overall Building Area	100,000 SF
Overall Parking Area	80,000 SF
Overall Site Area	180,000 SF
Overall Project Area	180,000 SF

RESIDENTIAL PARKING	
Overall Project Area	80,000 SF
Overall Building Area	100,000 SF
Overall Parking Area	80,000 SF
Overall Site Area	180,000 SF
Overall Project Area	180,000 SF

PROPOSED SITE PLAN

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FIGURE 9

ONSITE
ALTERNATIVE 3

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**FIGURE 10
 ONSITE
 ALTERNATIVE 4**

APRIL 2013



-  GPS-Located Wetland Flag
 -  Wetlands (13.56 acres)
 -  Data Point
-  0 105 210 Feet

SOURCE: VHB WETLANDS CONFIRM
DATE OCTOBER 10, 2007

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**FIGURE 12
JURISDICTIONAL
WATERS MAP**

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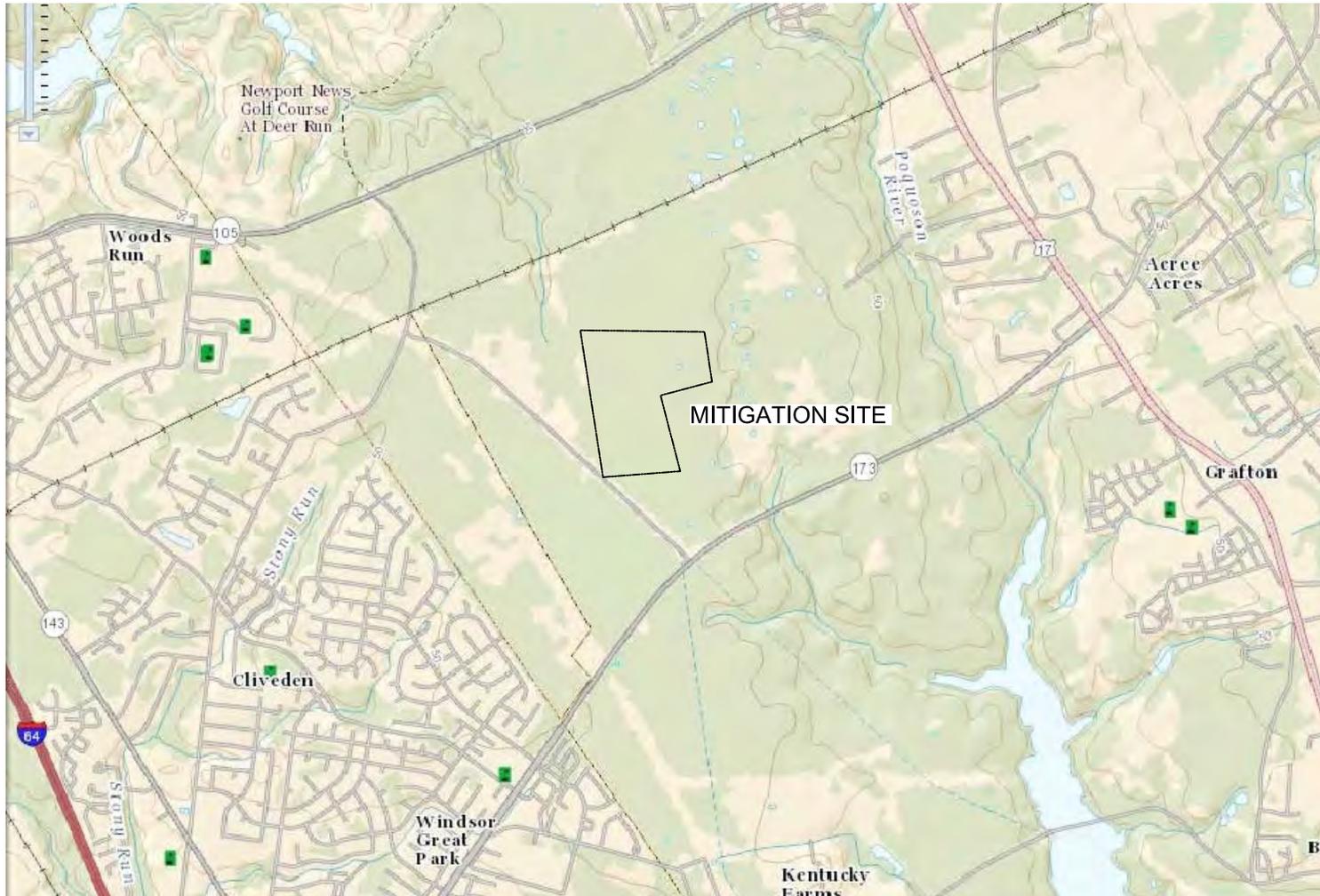
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 FIGURE 13
 MITIGATION
 SITE LOCATION

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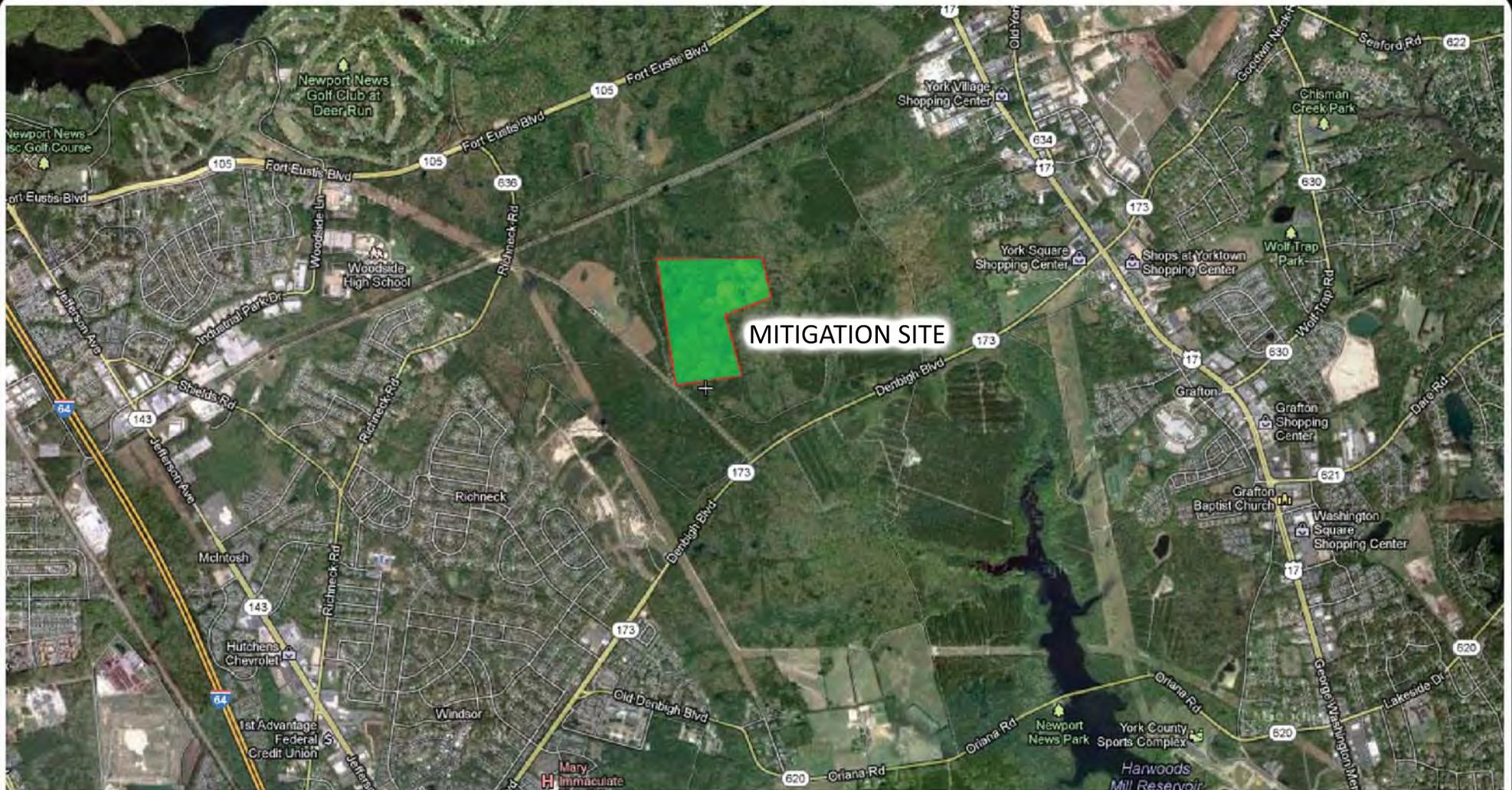
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**FIGURE 14
 MITIGATION SITE
 USGS TOPO MAP**

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MITIGATION SITE

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FIGURE 15
 MITIGATION
 AERIAL PHOTO

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**FIGURE 16
MITIGATION
AERIAL PHOTO**

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