



United States Department of Interior
Fish and Wildlife Service

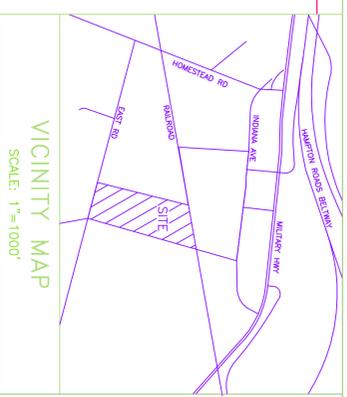
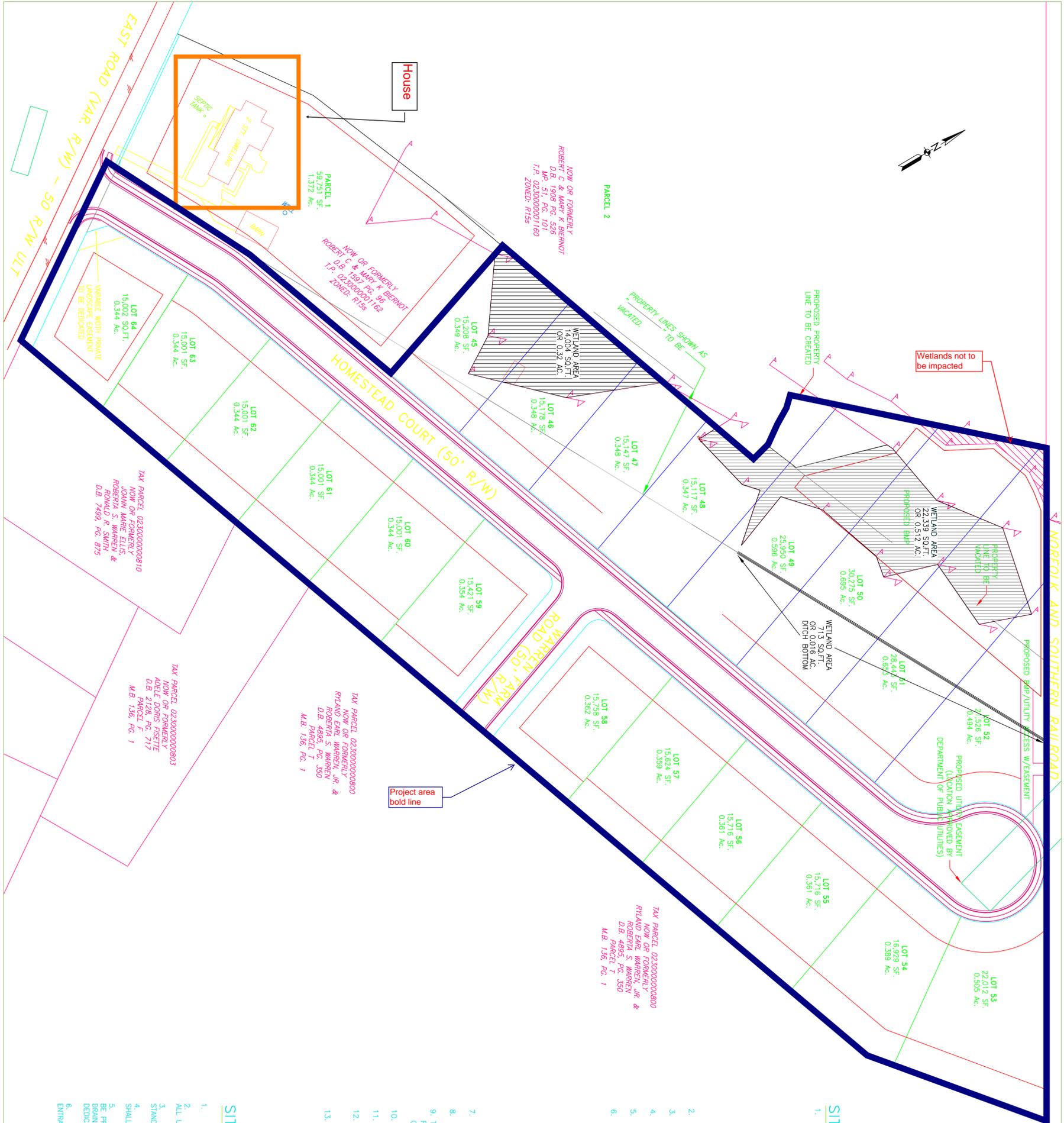
Project name: Whitley Manor JPA 13-0834

Project Location Map:



Project Coordinates: MULTIPOLYGON (((-76.4061901 36.778763, -76.4059975 36.779124, -76.4061477 36.7792357, -76.4052679 36.7809371, -76.4056756 36.7809199, -76.4055039 36.7814613, -76.4033904 36.7817964, -76.4055361 36.7786084, -76.4061901 36.778763)))

Project Counties: Chesapeake, VA



SITE STATISTICS:

- OWNER/DEVELOPER:
WHITLEY MANOR, LLC
616 VILLAGE DRIVE, SUITE G
VIRGINIA BEACH, VIRGINIA 23454-4278
CONTACT: JIM WIERS
PHONE: (757) 425-8391
- PROPERTY LOCATION: 4316 EAST ROAD
- ZONING: R155 - RESIDENTIAL DISTRICT
- USE: RESIDENTIAL SINGLE FAMILY
- TOTAL SITE AREA: 496,897 SQ.FT. OR 11.407 AC.
- SUBDIVISION DESCRIPTION:
SUBDIVISION NAME: HOMESTEAD AT BOWERS HILL, PHASE 2
NUMBER OF LOTS CREATED: 20

- MAXIMUM BUILDING COVERAGE: 35%
- TAX MAP AND PARCEL NO.: 023-1162, 023-1160 AND 023-1170
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CHESAPEAKE, VIRGINIA. COMMUNITY PANEL NO.: 510034 0220 C
- WETLANDS EXIST ON THE PROPERTY.
- TOTAL RIGHT-OF-WAY DEDICATION: 75,595 SQ.FT. OR 1.735 AC.
- ALL NEW CITY UTILITIES (INCLUDING CABLE, ELECTRIC, NATURAL GAS, SEWER, TELEPHONE AND WATER) SHALL BE PLACED UNDERGROUND.
- SITE DOES NOT LIE WITHIN A RESOURCE MANAGEMENT AREA (RMA) OF THE CHESAPEAKE BAY PRESERVATION ACT (CBPA).

PHASE 2 ZONED R-155
MINIMUM LOT SIZE: 15,000 SF
MINIMUM LOT WIDTH: 90'
MINIMUM LOT FRONTAGE: 72'
R-155 SETBACKS:
FRONT - MIN. 30'
SIDE - MIN. 10'
REAR - MIN. 30'

SITE NOTES:

- ANY EXISTING STRUCTURES TO BE DEMOLISHED SHALL REQUIRE A ROBERT LETTER.
- A DEMOLITION PERMIT SHALL BE REQUIRED ALONG WITH DISCONNECT LETTERS FROM ALL UTILITY COMPANIES FOR ANY DWELLING NEEDING TO BE DEMOLISHED.
- THE PROPOSED SUBDIVISION SHALL COMPLY WITH THE R-155 DEVELOPMENT STANDARDS AND MUST CONFORM TO THE ALLOWED R-155 USES.
- FIRE HYDRANTS SHALL MEET THE FIRE FLOW DEMAND AND DISTANCE SPACING AND SHALL BE REQUIRED IN ACCORDANCE WITH THE FIRE CODE AND PNL.
- DEDICATION FOR ONE-HALF OF A 50 FOOT RIGHT OF WAY ALONG EAST ROAD SHALL BE PROVIDED AS REQUIRED BY CITY CODE ZO-95. A MINIMUM TEN FOOT PUBLIC DRAINAGE EASEMENT SHALL BE PROVIDED AS REQUIRED ADJACENT TO THE RIGHT OF WAY DEDICATION.
- A 1' NON-INGRESS/EGRESS EASEMENT IS REQUIRED ALONG EAST ROAD EXCEPT AT ENTRANCES.



No.	DATE	DESCRIPTION	BY
REVISIONS			

HOGGARD-EURE ASSOCIATES, P.C.
Engineers Surveyors Planners
901 PortCentre Parkway, Suite 5
Portsmouth, Virginia 23704
Phone: (757) 484-8800

APPROVAL DATE:

PRELIMINARY SUBDIVISION PLAN
FOR
HOMESTEAD AT BOWERS HILL
PHASE 2
CHESAPEAKE, VIRGINIA
TAX MAP NO. 023-1130, 023-1151, 023-1170 & 023-1200

DATE: 05/13/2013
SCALE: 1" = 50'
ENGR.: SCM
DESIGN: MISA
DRAWN: SCM / SF

SHEET NO. 1 OF XX

CAD FILE 3313.00.

Property Information

Property Names

Name Explanation	Name
Historic	Sunray Agricultural (Rural) Historic District
Historic	Sunray Village

Property Evaluation Status

NRHP Listing
 VLR Listing
 This Property is associated with the Sunray Agricultural (Rural) Historic District.

Property Addresses

Address Type	Street Number	Street Name	Street Direction	Alt. Route Number
Current	No Data	Biernot Road	No Data	No Data
Current	No Data	Carlise Road	No Data	No Data
Current	No Data	Compaz Road	No Data	No Data
Current	No Data	Danberry Street	No Data	No Data
Current	No Data	East Road	No Data	No Data
Current	No Data	Hertz Road	No Data	No Data
Current	No Data	Homestead Road	No Data	No Data
Current	No Data	Interstate 64	No Data	No Data
Current	No Data	Old State Road	No Data	No Data
Current	No Data	Peach Avenue	No Data	No Data
Current	No Data	Seldon Road	No Data	No Data
Current	No Data	Sondej Avenue	No Data	No Data
Current	No Data	Sunray Avenue	No Data	No Data
Current	No Data	Truitt Road	No Data	No Data

County/Independent City(s): Chesapeake (Ind. City)
Incorporated Town(s): No Data
Zip Code(s): 23221
Magisterial District(s): No Data
Tax Parcel(s): No Data
USGS Quad(s): BOWERS HILL

Additional Property Information

Architecture Setting: Rural
Acreage: 1,264

Site Description:

2006: The Sunray Agricultural Historic District is defined by agrarian fields divided by brackish-water ditches and early 20th century farmhouses with associated outbuildings in a rural setting. A single asphalt roadway flanked by brackish-water ditches accesses the district area. Tree stands, roadways and ditches divide the rectangular agrarian fields.

Surveyor Assessment:

The Sunray Agricultural Historic District was a planned agrarian community of Polish immigrants from the early 20th century. Poles who immigrated to the United States were encouraged by prospects of work in industrial centers, mining colonies and agricultural communities from New York to Chicago. The land on which Sunray is located was purchased by a real estate developer, and in conjunction with shipping agents out of New York who assisted the relocation of Polish immigrants, they created a Polish agricultural community on undeveloped tidal marshes of the Great Dismal Swamp. The colony thrived from its arrival in the 1910s, draining and farming the land, building a church and a school, and forming a community organization to protect residents' interests. Located between Portsmouth and Suffolk, access to these major cities was via railroad connections located in the north. The community retains its Polish heritage and agricultural function.

See nomination for additional historic information.

Surveyor Recommendation: Legacy

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Other

Resource Type: Historic District
Date of Construction: 1908
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Domestic, Education, Ethnic/Immigration, Funerary, Religion
Architectural Style: *No Data*
Form: *No Data*
Number of Stories: *No Data*
Condition: *No Data*
Interior Plan: *No Data*
Threats to Resource: None Known

Architectural Description:

The Sunray Agricultural Historic District is defined by agrarian fields divided by brackish-water ditches and early 20th century farmhouses with associated outbuildings in a rural setting. A single asphalt roadway flanked by brackish-water ditches accesses the district area. Early 20th century vernacular farmhouses are located throughout the district and are simple in form and treatment. Numerous agricultural buildings are clustered around the farmhouses and are found in the agricultural fields. Near the main entrance road to the farming community and the intersecting railroad tracks of the now defunct Virginia Railway, there are clustered institutional buildings, such as the Catholic Church with parish house and school, and the 1920-era public school, which eventually became the Bowers Hill post office. The district retains its integrity and reflects an early 20th century immigrant farming community.

See nomination for additional and itemized architectural information.

Secondary Resource Information

Secondary Resource #1

Resource Category: *No Data*
Resource Type: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Date of Construction: *No Data*
Condition: *No Data*
Threats to Resource: *No Data*

Architectural Description:

No Data

Historic District Information

Historic District Name: Sunray Agricultural (Rural) Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: NRHP Listing

DHR ID: 131-5325
Staff Name: NPS
Event Date: 5/29/2007
Staff Comment

No Data

Event Type: NRHP Nomination

DHR ID: 131-5325
Staff Name: David, Kimble
Event Date: 7/9/2004
Staff Comment
Updated on August 14, 2006

Event Type: VLR Listing

DHR ID: 131-5325
Staff Name: DHR
Event Date: 3/19/2003
Staff Comment
No Data

Event Type: PIF

Project Review File Number: *No Data*
Investigator: Shea, Mark
Organization/Company: Unknown (DSS)
Sponsoring Organization: *No Data*
Survey Date: 2/6/2002
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data

Project Bibliographic Information:

No Data