

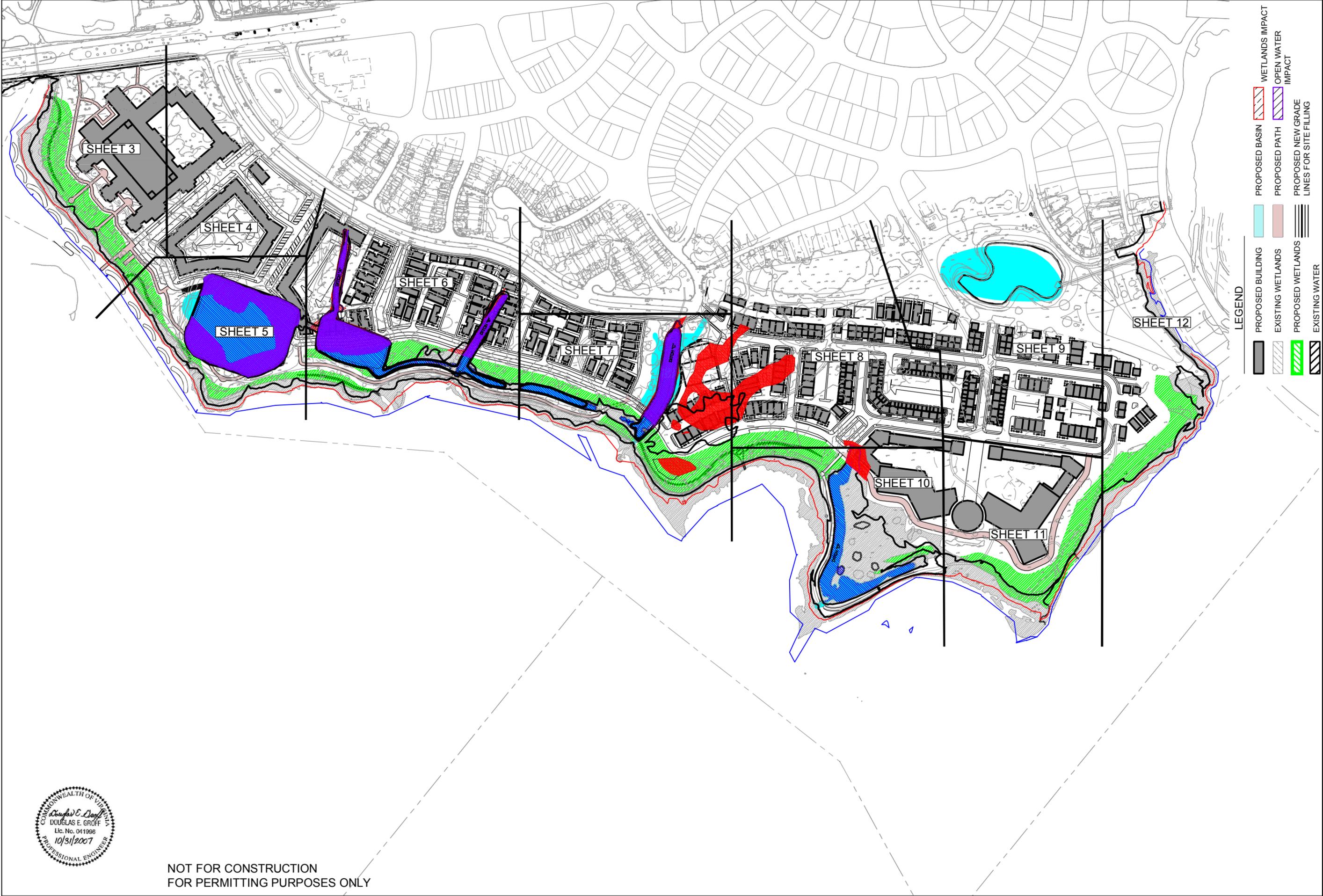
**Kimley-Horn
and Associates, Inc.**

Vicinity Map
Indigo Dunes
A Waterfront Community
Virginia Beach, Virginia
1 inch equals 969.70 feet

Data Sources: USGS 7.5' Series Topographic Quadrangle -
Cape Henry, Virginia



**Sheet 1 of 30
Vicinity Map**



LEGEND

	PROPOSED BUILDING		WETLANDS IMPACT
	PROPOSED BASIN		OPEN WATER IMPACT
	EXISTING WETLANDS		PROPOSED PATH
	PROPOSED WETLANDS		PROPOSED NEW GRADE LINES FOR SITE FILLING
	EXISTING WATER		

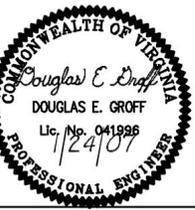
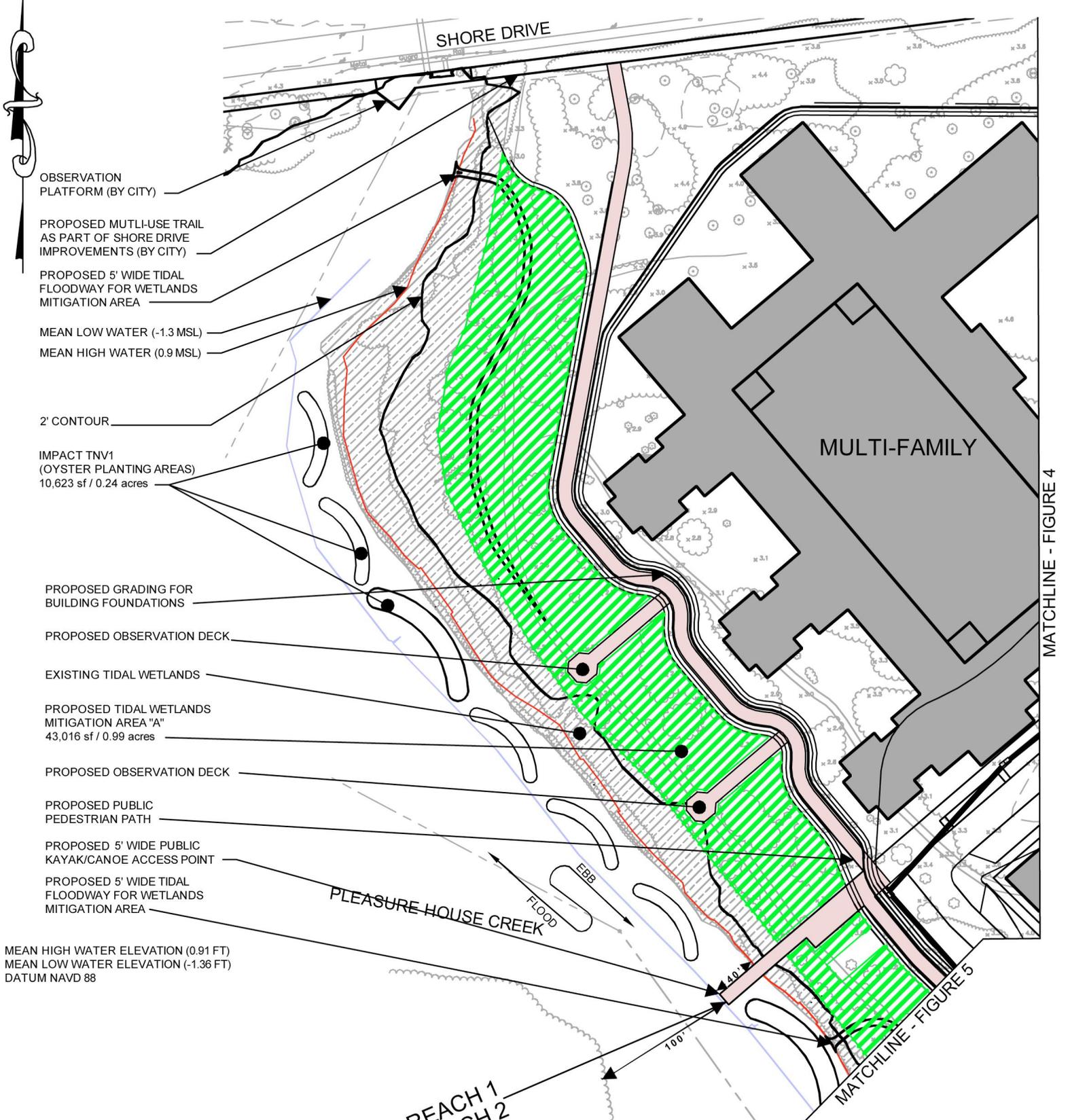


NOT FOR CONSTRUCTION
 FOR PERMITTING PURPOSES ONLY

Kimley-Horn and Associates, Inc.
 Joint Permit Application
 Indigo Dunes Residential Community
 Virginia Beach, Virginia

Purpose: Mixed Use Development
Adjacent Property Owners: See Application

In: Pleasure House Creek
 City: Virginia Beach
 State: Virginia
 Application By: Sandler at Indigo Bay, LLC
 Scale: 1" = 300'
 Date: 11/07/06, REVISED 4/28/08
 Sheet: 2 OF 30



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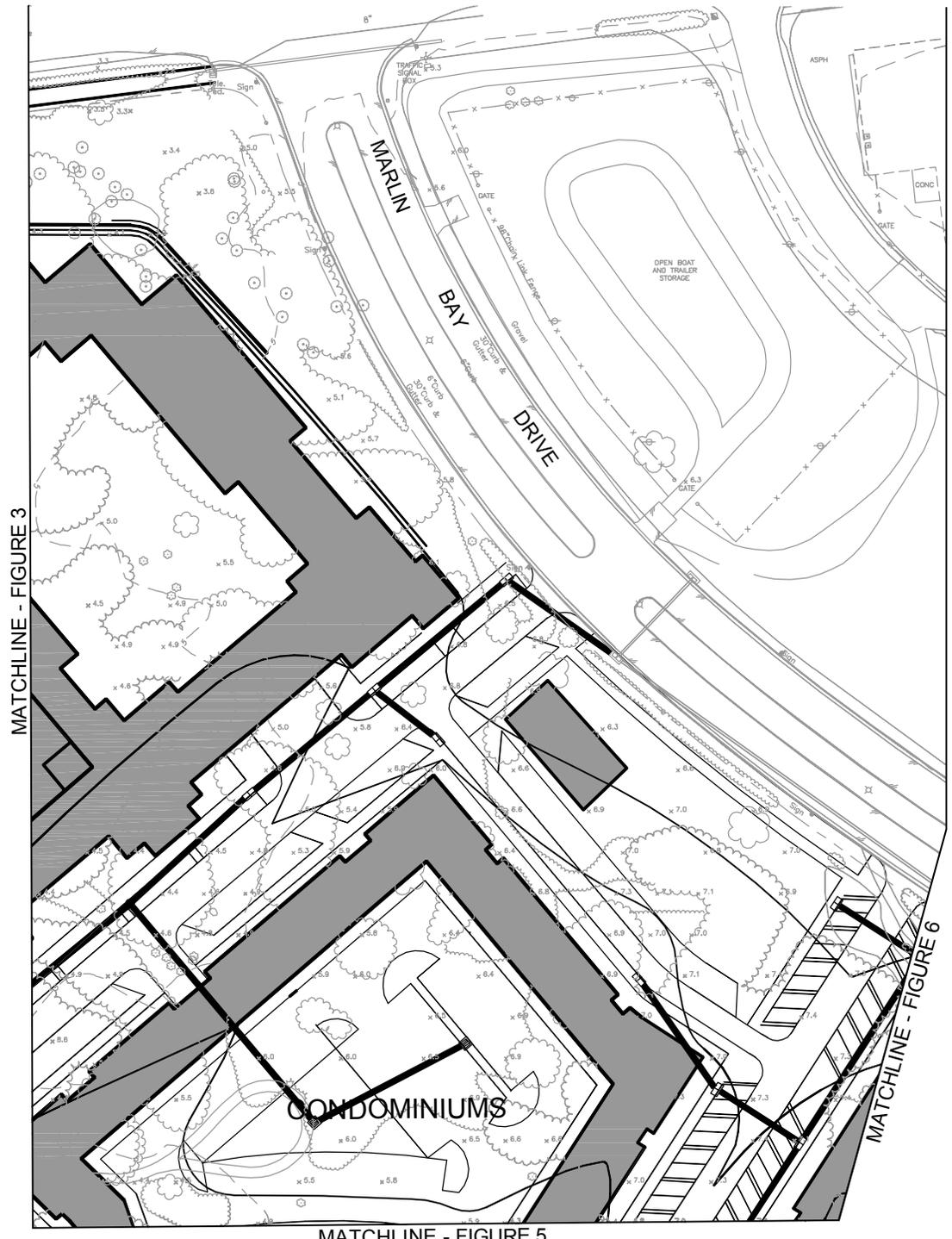
LEGEND					
	PROPOSED BUILDING		PROPOSED BASIN		WETLANDS IMPACT
	EXISTING WETLANDS		PROPOSED PATH		OPEN WATER IMPACT
	PROPOSED WETLANDS		PROPOSED NEW GRADE LINES FOR SITE FILLING		
	EXISTING WATER				

Purpose:
Mixed Use Development

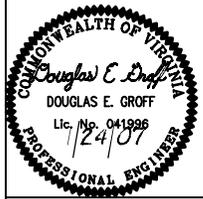
Adjacent Property Owners:
See Application

Kimley-Horn and Associates, Inc.
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Indigo Dunes
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Scale: 1:100
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Sheet 3 of 30



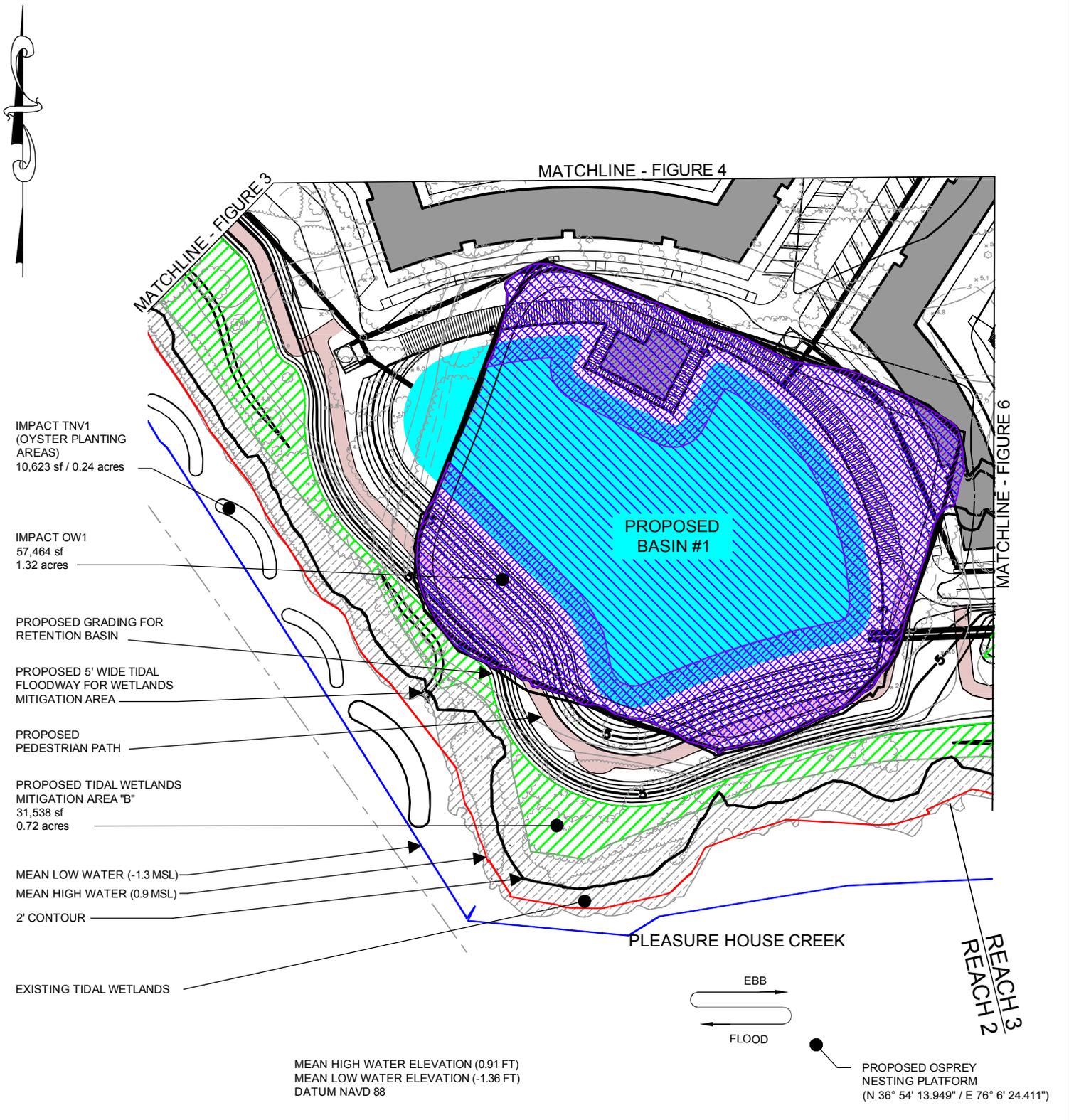
MEAN HIGH WATER ELEVATION (0.91 FT)
 MEAN LOW WATER ELEVATION (-1.36 FT)
 DATUM NAVD 88



NOT FOR CONSTRUCTION
 FOR PERMITTING PURPOSES ONLY

LEGEND					
	PROPOSED BUILDING		PROPOSED BASIN		WETLANDS IMPACT
	EXISTING WETLANDS		PROPOSED PATH		OPEN WATER IMPACT
	PROPOSED WETLANDS		PROPOSED NEW GRADE LINES FOR SITE FILLING		
	EXISTING WATER				

Purpose: Mixed Use Development	Kimley-Horn and Associates, Inc. Joint Permit Application Indigo Dunes Residential Community Virginia Beach Virginia	In: Pleasure House Creek
		City: Virginia Beach
Adjacent Property Owners: See Application		State: Virginia
		Application By: Sandler at Indigo Bay, LLC
		Scale: 1:100
		Date: 11/07/06, REVISED 4/28/08
		Sheet 4 of 30



IMPACT TNV1
(OYSTER PLANTING
AREAS)
10,623 sf / 0.24 acres

IMPACT OW1
57,464 sf
1.32 acres

PROPOSED GRADING FOR
RETENTION BASIN

PROPOSED 5' WIDE TIDAL
FLOODWAY FOR WETLANDS
MITIGATION AREA

PROPOSED
PEDESTRIAN PATH

PROPOSED TIDAL WETLANDS
MITIGATION AREA "B"
31,538 sf
0.72 acres

MEAN LOW WATER (-1.3 MSL)
MEAN HIGH WATER (0.9 MSL)

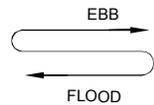
2' CONTOUR

EXISTING TIDAL WETLANDS

PROPOSED
BASIN #1

PLEASURE HOUSE CREEK

REACH 3
REACH 2

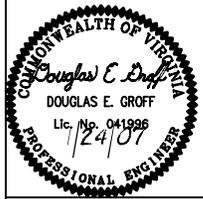


PROPOSED OSPREY
NESTING PLATFORM
(N 36° 54' 13.949" / E 76° 6' 24.411")

MEAN HIGH WATER ELEVATION (0.91 FT)
MEAN LOW WATER ELEVATION (-1.36 FT)
DATUM NAVD 88

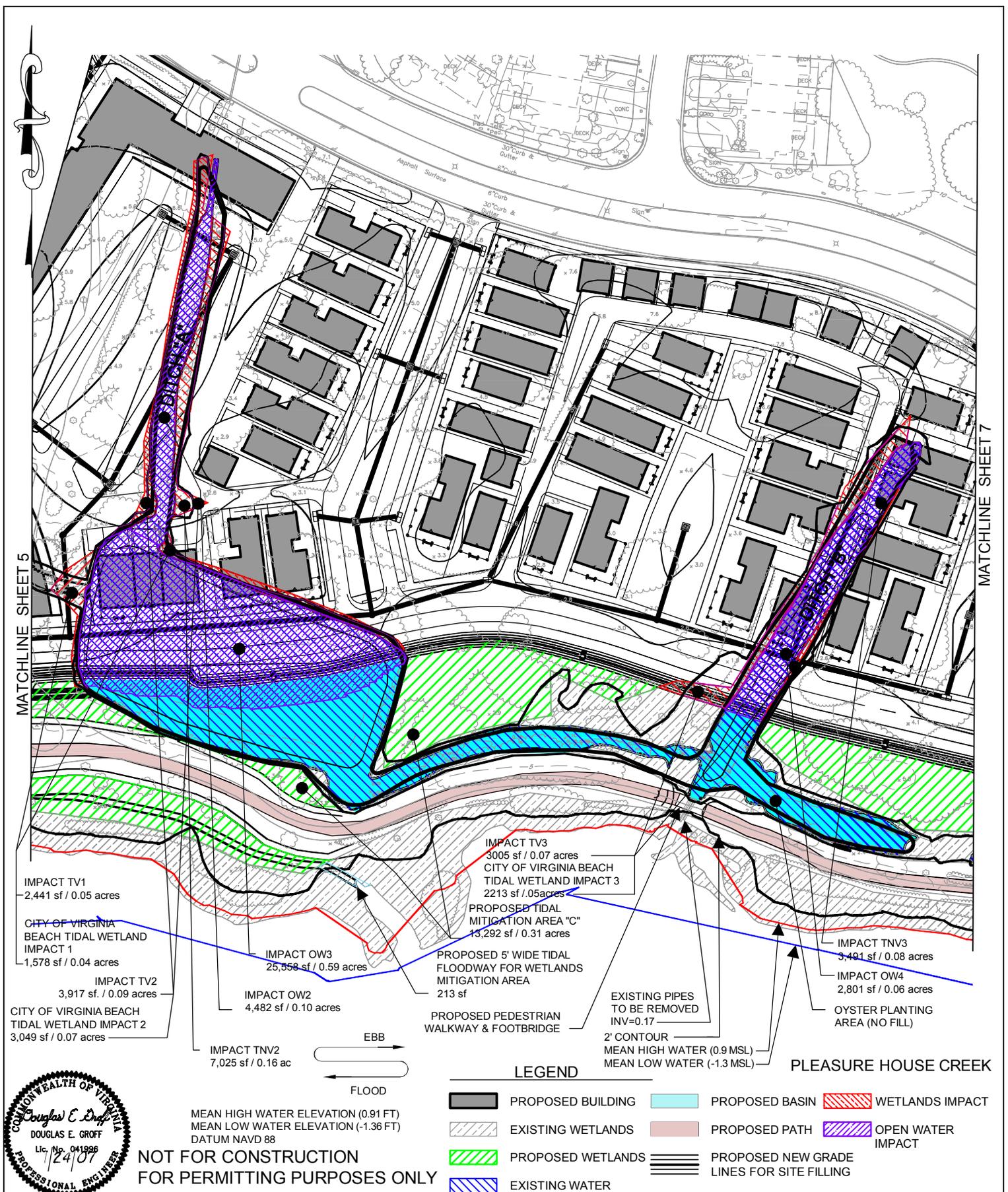
LEGEND

- PROPOSED BUILDING
- PROPOSED BASIN
- WETLANDS IMPACT
- EXISTING WETLANDS
- PROPOSED PATH
- OPEN WATER IMPACT
- PROPOSED WETLANDS
- PROPOSED NEW GRADE LINES FOR SITE FILLING
- EXISTING WATER



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Purpose: Mixed Use Development	 Kimley-Horn and Associates, Inc. Joint Permit Application Indigo Dunes Residential Community Virginia Beach Virginia	In: Pleasure House Creek City: Virginia Beach State: Virginia Application By: Sandler at Indigo Bay, LLC Scale: 1:100 Date: 11/07/06, REVISED 4/28/08 Sheet 5 of 30
Adjacent Property Owners: See Application		



MATCHLINE SHEET 5

MATCHLINE SHEET 7

IMPACT TV1
2,441 sf / 0.05 acres
CITY OF VIRGINIA
BEACH TIDAL WETLAND
IMPACT 1
1,578 sf / 0.04 acres

IMPACT TV2
3,917 sf / 0.09 acres
CITY OF VIRGINIA BEACH
TIDAL WETLAND IMPACT 2
3,049 sf / 0.07 acres

IMPACT OW3
25,558 sf / 0.59 acres
IMPACT OW2
4,482 sf / 0.10 acres

IMPACT TNV2
7,025 sf / 0.16 ac

IMPACT TV3
3,005 sf / 0.07 acres
CITY OF VIRGINIA BEACH
TIDAL WETLAND IMPACT 3
2,213 sf / 0.05 acres

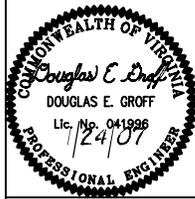
PROPOSED TIDAL
MITIGATION AREA "C"
13,292 sf / 0.31 acres

PROPOSED 5' WIDE TIDAL
FLOODWAY FOR WETLANDS
MITIGATION AREA
213 sf

PROPOSED PEDESTRIAN
WALKWAY & FOOTBRIDGE

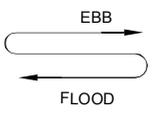
EXISTING PIPES
TO BE REMOVED
INV=0.17
2' CONTOUR
MEAN HIGH WATER (0.9 MSL)
MEAN LOW WATER (-1.3 MSL)

IMPACT TNV3
3,491 sf / 0.08 acres
IMPACT OW4
2,801 sf / 0.06 acres
OYSTER PLANTING
AREA (NO FILL)



MEAN HIGH WATER ELEVATION (0.91 FT)
MEAN LOW WATER ELEVATION (-1.36 FT)
DATUM NAVD 88

**NOT FOR CONSTRUCTION
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LEGEND			
	PROPOSED BUILDING		PROPOSED BASIN
	EXISTING WETLANDS		PROPOSED PATH
	PROPOSED WETLANDS		PROPOSED NEW GRADE LINES FOR SITE FILLING
	EXISTING WATER		WETLANDS IMPACT
			OPEN WATER IMPACT

Purpose:
Mixed Use Development

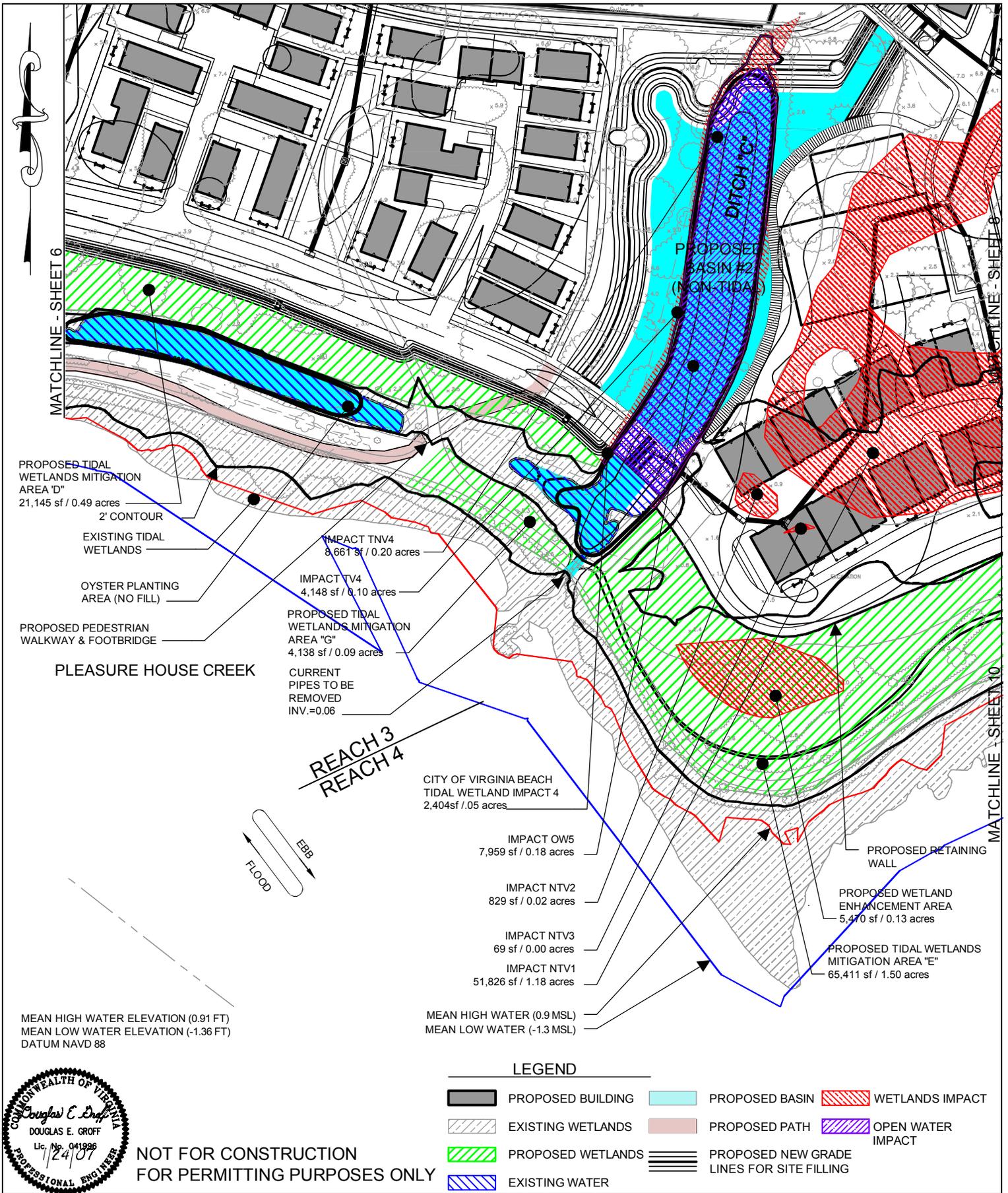
Adjacent Property Owners:
See Application

**Kimley-Horn
and Associates, Inc.**

**Joint Permit Application
Indigo Dunes
Residential Community**

Virginia Beach Virginia

In: Pleasure House Creek
City: Virginia Beach
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Scale: 1:100
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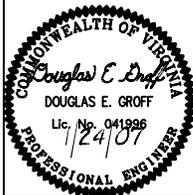


Purpose:
Mixed Use Development

Adjacent Property Owners:
See Application

Kimley-Horn and Associates, Inc.
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IMPACT NTV1
51,826 sf / 1.18 acres

PROPOSED TIDAL WETLANDS
MITIGATION AREA "E"
65,411 sf
1.50 acres

MEAN HIGH WATER ELEVATION (0.91 FT)
MEAN LOW WATER ELEVATION (-1.36 FT)
DATUM NAVD 88



**NOT FOR CONSTRUCTION
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LEGEND

- PROPOSED BUILDING
- PROPOSED BASIN
- WETLANDS IMPACT
- EXISTING WETLANDS
- PROPOSED PATH
- OPEN WATER IMPACT
- PROPOSED WETLANDS
- PROPOSED NEW GRADE LINES FOR SITE FILLING
- EXISTING WATER

Purpose:
Mixed Use Development

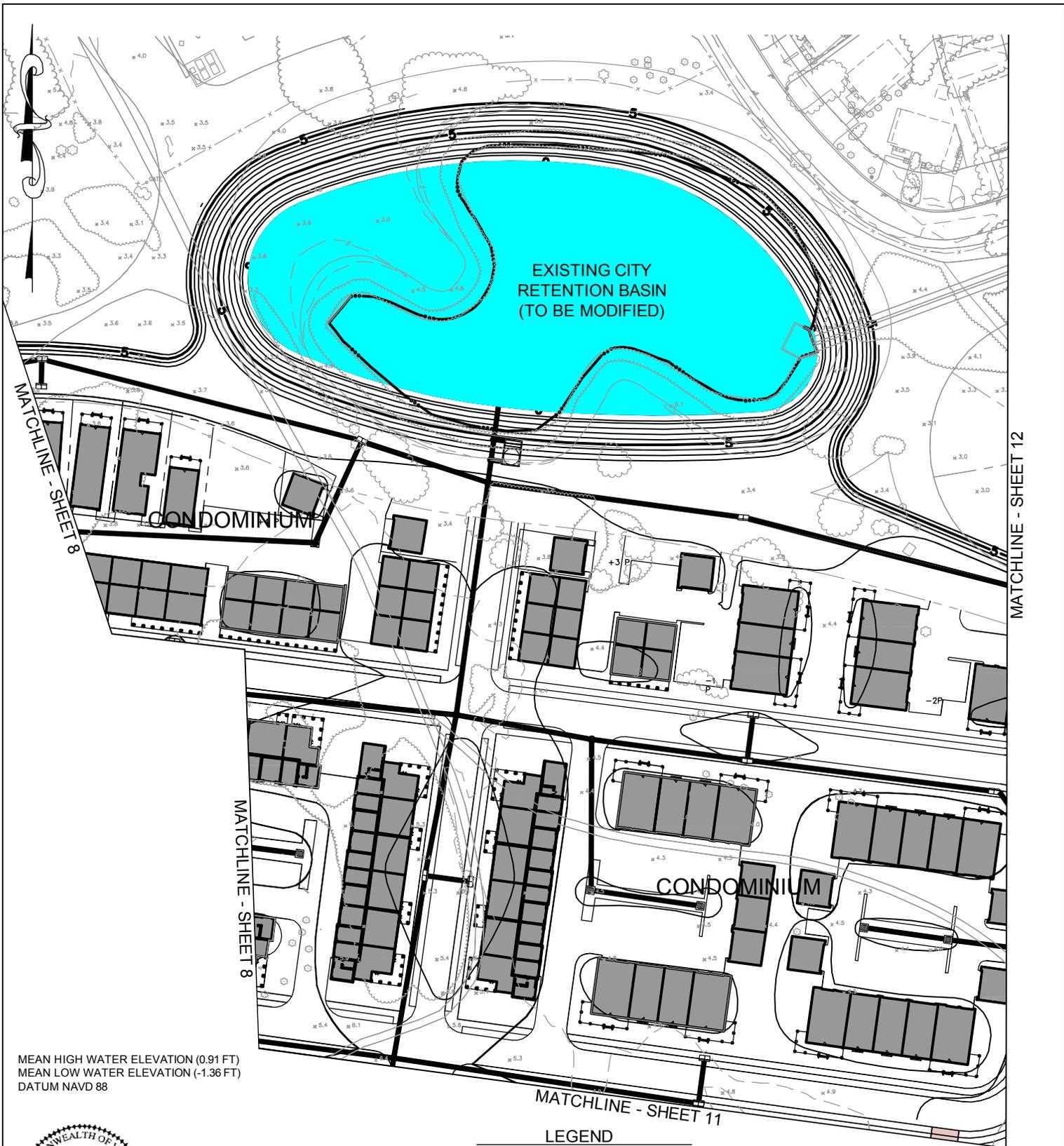
Adjacent Property Owners:
See Application

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Virginia Beach Virginia

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Scale: 1:100
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Sheet 8 of 30



EXISTING CITY
RETENTION BASIN
(TO BE MODIFIED)

CONDOMINIUM

CONDOMINIUM

MEAN HIGH WATER ELEVATION (0.91 FT)
MEAN LOW WATER ELEVATION (-1.36 FT)
DATUM NAVD 88



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LEGEND					
	PROPOSED BUILDING		PROPOSED BASIN		WETLANDS IMPACT
	EXISTING WETLANDS		PROPOSED PATH		OPEN WATER IMPACT
	PROPOSED WETLANDS		PROPOSED NEW GRADE LINES FOR SITE FILLING		
	EXISTING WATER				

Purpose:
Mixed Use Development

Adjacent Property Owners:
See Application

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Scale: 1:100
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Sheet 9 of 30

LANAI

REACH 4
REACH 5

DITCH "D"

PLEASURE HOUSE CREEK

MEAN HIGH WATER (0.9 MSL)
MEAN LOW WATER (-1.3 MSL)

PROPOSED 5' WIDE TIDAL FLOODWAY FOR WETLANDS MITIGATION AREA 166ST

IMPACT OW6
171 sf / 0.00 acres

PROPOSED PEDESTRIAN PATH & 20' WIDE FIRE LANE

2' CONTOUR

IMPACT TV5
6,026 sf / 0.14 acres
CITY OF VIRGINIA BEACH TIDAL WETLAND IMPACT 5
2,202sf / .05 acres

PROPOSED RETAINING WALL FOR BUILDING FOUNDATION

PROPOSED TIDAL WETLANDS MITIGATION AREA "F"
4,092 sf
0.09 acres

EXISTING TIDAL WETLANDS

PEDESTRIAN PATH ON EXISTING BERM
PROPOSED TIDAL FLOODWAY FOR WETLANDS MITIGATION AREA
EXISTING CULVERT TO BE REMOVED
INV.=0.49

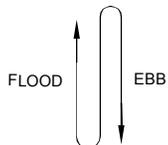
PROPOSED FOOTBRIDGE

2' CONTOUR

OYSTER PLANTING AREA (NO FILL)

PROPOSED OSPREY NESTING PLATFORM
(N 36° 54' 5.486" / E 76° 6' 2.272")

MEAN HIGH WATER ELEVATION (0.91 FT)
MEAN LOW WATER ELEVATION (-1.36 FT)
DATUM NAVD 88



MATCHLINE - SHEET 11



NOT FOR CONSTRUCTION
FOR PERMITTING PURPOSES ONLY

LEGEND

- PROPOSED BUILDING
- EXISTING WETLANDS
- PROPOSED WETLANDS
- EXISTING WATER
- PROPOSED BASIN
- PROPOSED PATH
- OPEN WATER IMPACT
- WETLANDS IMPACT
- PROPOSED NEW GRADE LINES FOR SITE FILLING

Purpose:
Mixed Use Development

Adjacent Property Owners:
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LEGEND					
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	EXISTING WETLANDS		PROPOSED PATH		OPEN WATER IMPACT
	PROPOSED WETLANDS		PROPOSED NEW GRADE LINES FOR SITE FILLING		
	EXISTING WATER				

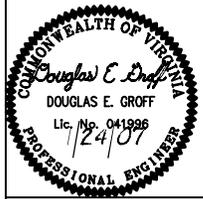
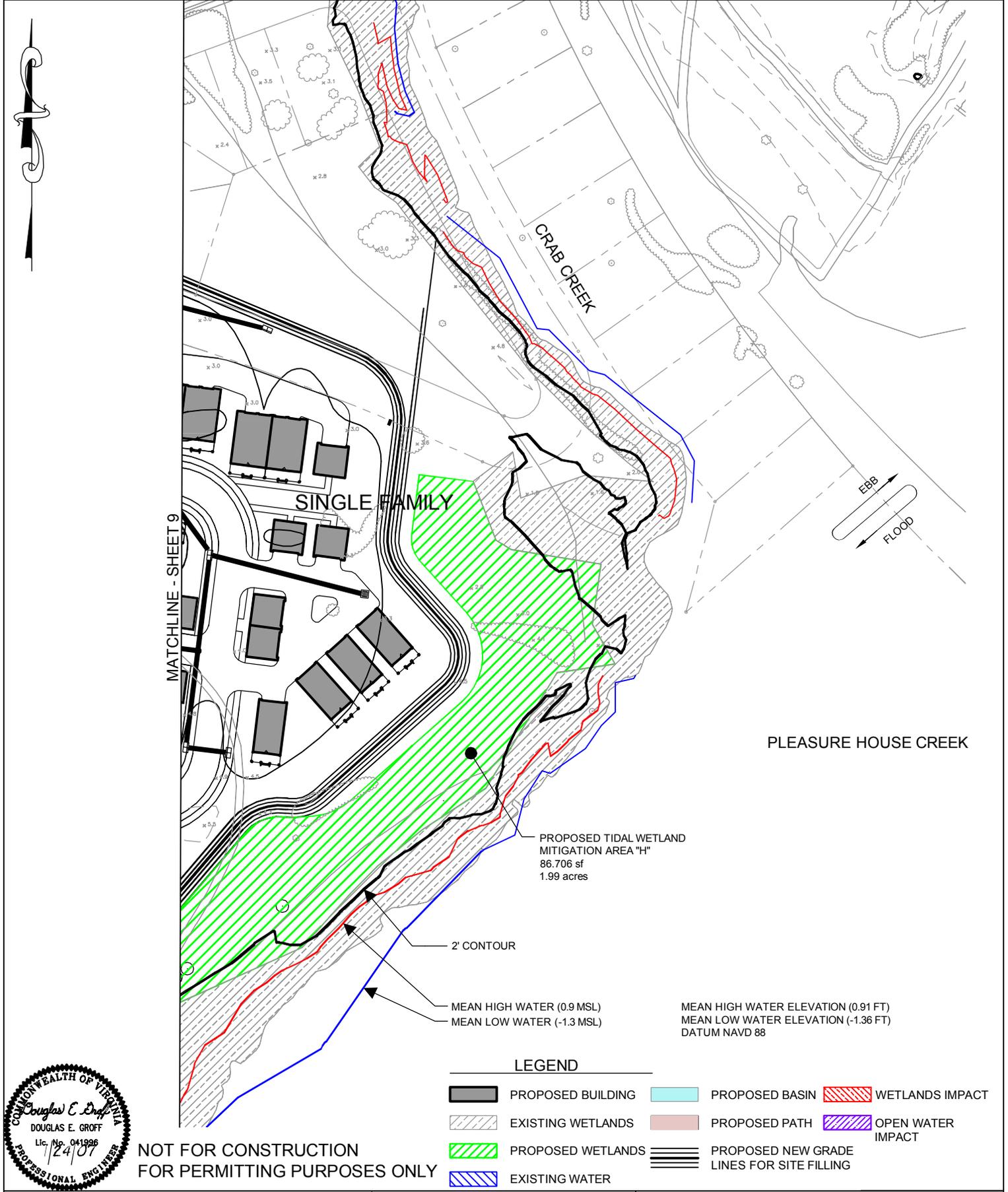
Purpose:
Mixed Use Development

Adjacent Property Owners:
See Application

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Sheet 11 of 30



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LEGEND					
	PROPOSED BUILDING		PROPOSED BASIN		WETLANDS IMPACT
	EXISTING WETLANDS		PROPOSED PATH		OPEN WATER IMPACT
	PROPOSED WETLANDS		PROPOSED NEW GRADE LINES FOR SITE FILLING		
	EXISTING WATER				

Purpose:
Mixed Use Development

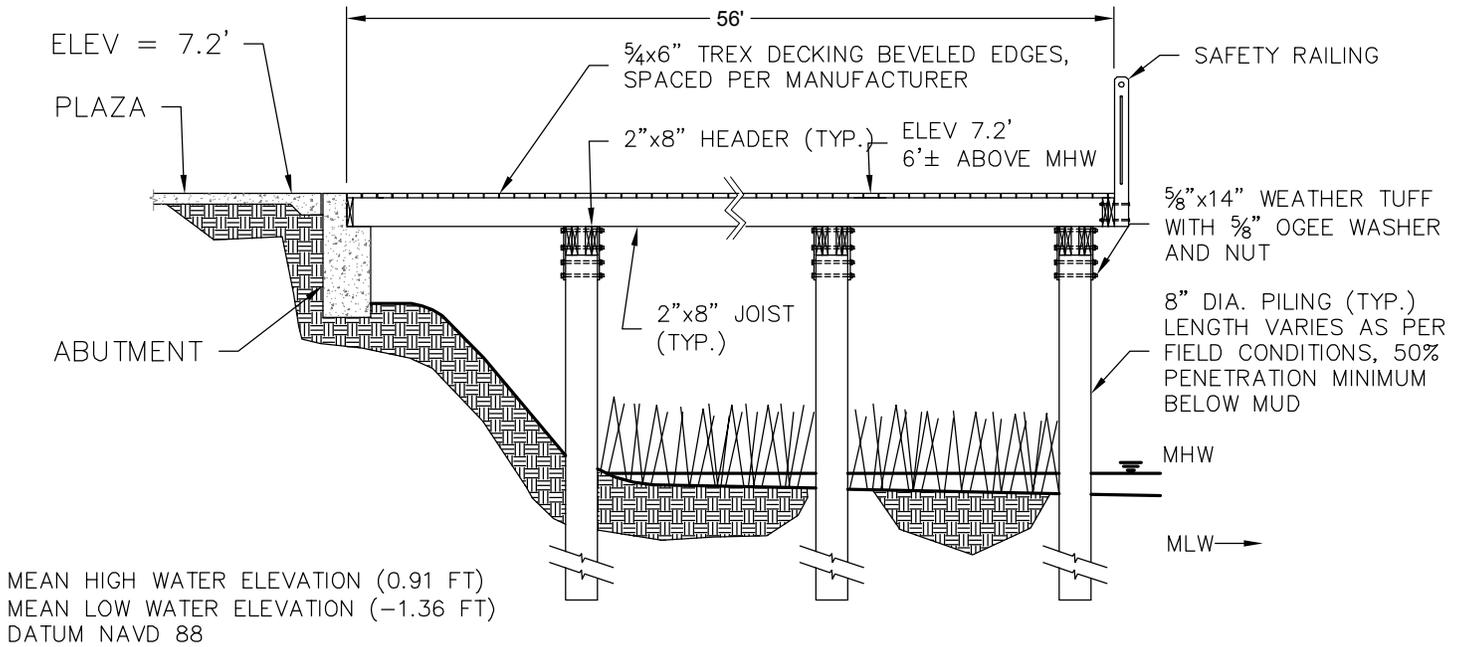
Adjacent Property Owners:
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Sheet 12 of 30

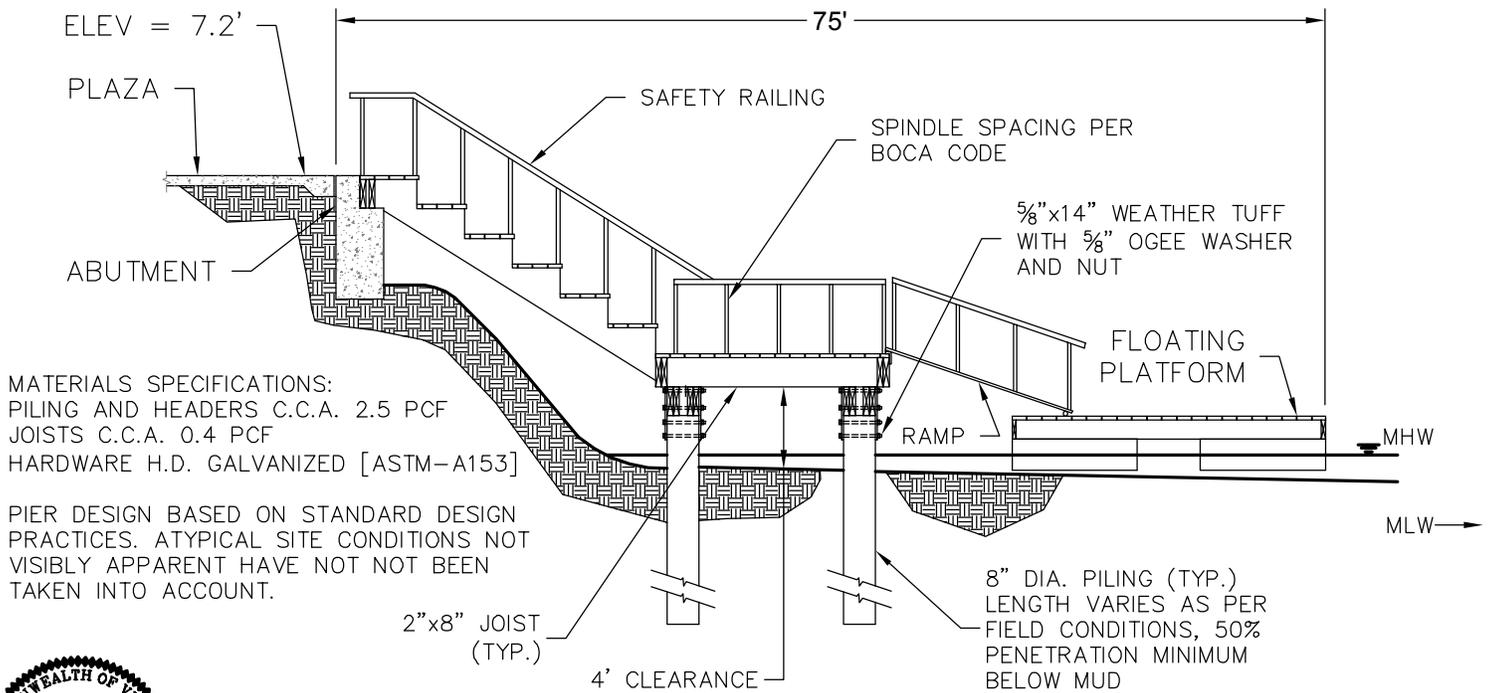
Observation Pier Typical Section

Piers on Sheet 3 of 30



Canoe/Kayak Pier Cross Section

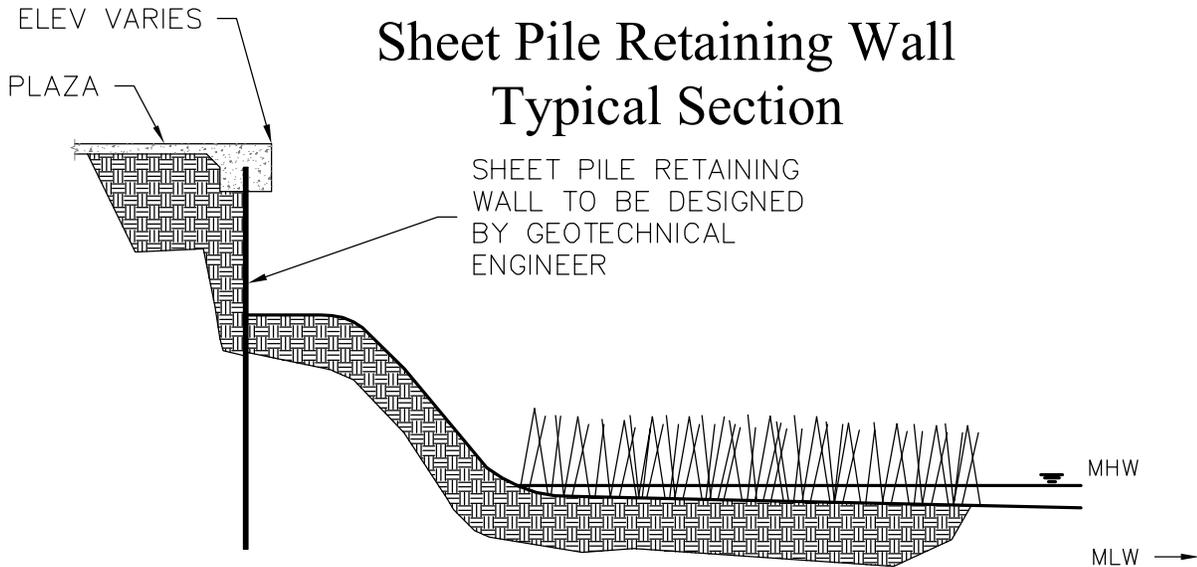
Pier on Sheet 3 of 30



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Purpose: Mixed Use Development	Kimley-Horn and Associates, Inc. Joint Permit Application Indigo Dunes Residential Community Virginia Beach Virginia	In: Pleasure House Creek City: Virginia Beach State: Virginia Application By: Sandler at Indigo Bay, LLC Scale: 1/4" = 1'-0" Date: 11/07/06, REVISED 4/28/08 Sheet 13 of 30
Adjacent Property Owners: See Application		

Sheet Pile Retaining Wall Typical Section



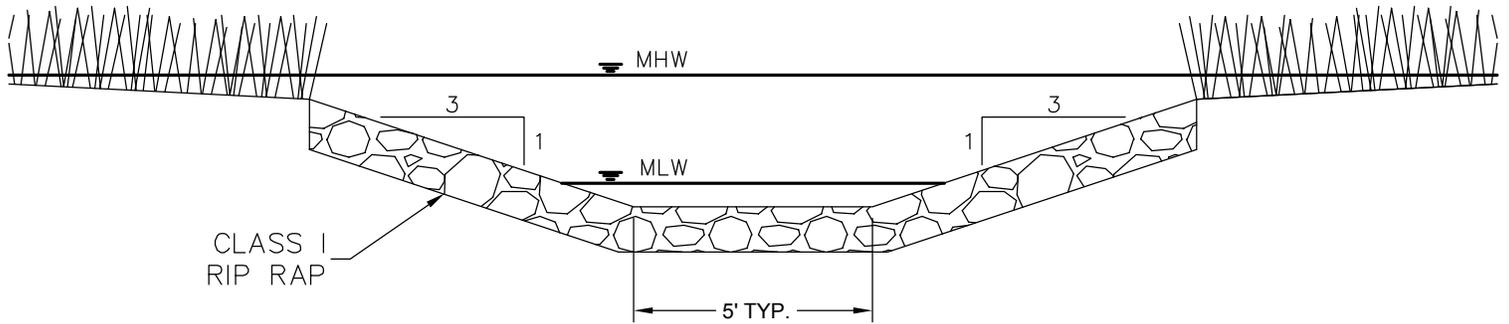
MEAN HIGH WATER ELEVATION (0.91 FT)
MEAN LOW WATER ELEVATION (-1.36 FT)
DATUM NAVD 88



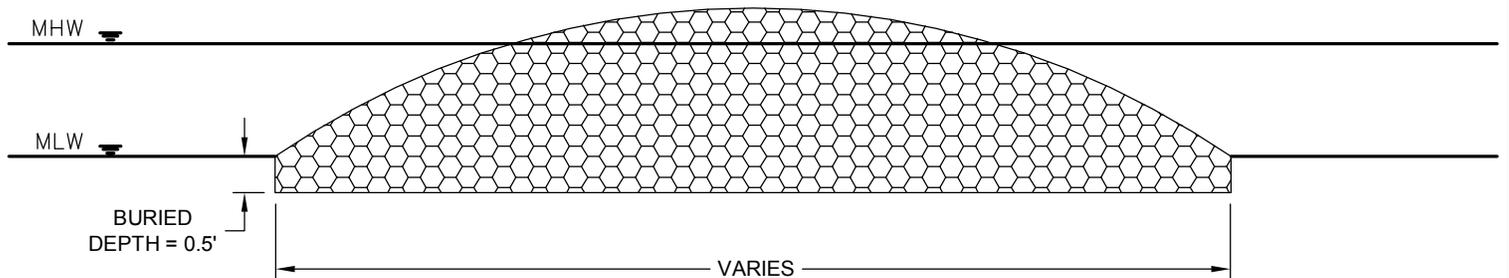
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		Scale: 1/4" = 1'-0"
		Date: 11/07/06, REVISED 4/28/08
		Sheet 14 of 30

Flood Channel Typical Section



Oyster Shell Bed Typical Section



OYSTER BEDS TO BE PLACED IN INTER-TIDAL ZONE.

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 MEAN LOW WATER ELEVATION (-1.36 FT)
 DATUM NAVD 88



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		Sheet 15 of 30