CITY OF VIRGINIA BEACH

PLANNING & COMMUNITY DEVELOPMENT
Development Services Center
Building 3-Mucnicipal Center
2403 Courthouse Drive
Virginia Beach, VA 23456

July 24, 2026

Michael Gaddy, PE
Sent via email only: mike.gaddy@gmail.com
Gaddy Engineering Services, LLC
508 N. Birdneck Rd., Suite D
VIRGINIA BEACH, VA 23451

RE: Approval-Site Plan Review for Solara at Shadowlawn formerly Virginia Avenue Condo @ 1001 Virginia - Gaddy Engineering Services, LLC, DSC File# L07-021142-SP

Dear Mr. Gaddy:

The Development Services Center (DSC) and other City agencies have reviewed the referenced plan package received on June 9, 2026. The site plan is now approved.

The approved site plan will be released for construction after the following items are satisfied:

Site Plan:
Contact Theresa Holleran (757)385 -5655 or thollera@vbgov.com

1. Stormwater Maintenance Agreements for DSC File # L07-021142-LDSMA must be approved and recorded.
2. An Affidavit of Nutrient Credit Purchase shall be provided to the DSC prior to release of the approved plans. *[9VAC25-875-610]*

Plats and Legal Documents:
Contact Brian Alperin (757)385 -5655 or balperin@vbgov.com

3. Subdivision plat proposed Public Utility and Public Drainage, Access & Maintenance Easements must be recorded.
4. Indemnity Agreement must be recorded.

Right of Way Permit, Fees & Sureties:
Contact Amy Gray (757) 385-8614 or amgray@vbgov.com for additional assistance.

5. An Engineer's Cost Estimate (ECE) covering the cost of all work to be performed in existing public rights of way or easements and proposed public easements must approved. The surety and inspection fees will be determined from the approved ECE.
6. A Right of Way surety (check, performance bond, or letter-of-credit with automatic renewal clause) in the amount of the approved ECE must be posted with the DSC Office.

7. A Right of Way Permit must be issued by the DSC and the permit and inspections fees must be paid. Various forms must be completed and provided to the DSC Office prior to issuance of the permit. Once the ECE is approved, you will receive a separate letter outlining the surety, fees and documents that are required.

Land Disturbing Activity/Stormwater Management Permit, Fees and Surety:

Contact Amy Gray (757) 385-8614 or amgray@vbgov.com.for additional assistance.

8. A Land Disturbing Activity/Stormwater Management Cost Estimate (LDA/SWM-ECE) containing the acreage of land disturbance and the cost of construction of all stormwater system components must be approved. The surety and inspection fees will be determined from the approved estimate.
9. A Land Disturbing/Stormwater surety (check, performance bond, or letter-of-credit with automatic renewal clause) in the amount of the approved SW-ECE must be posted with the DSC Office before the LDA/SWM permit can be issued.
10. Provided a completed Responsible Land Disturber (RLD) Certification Information Form along with a copy of the RLD certificate issued by the Virginia Department of Environmental Quality.
11. A Land Disturbing/Stormwater Permit must be issued by the DSC and permit and inspections fees must be paid. Once the LDA/SWM-ECE is approved, you will receive a separate letter outlining the surety, fees and documents that are required.
12. This project disturbs 1-acre or greater; therefore, a construction general permit (CGP) issued by VA DEQ is required.

Advisory Comments:

A. No land disturbing, clearing, demolition, or construction activity may occur until the SWM/LDA permit and right-of-way permit are issued by the DSC and a preconstruction meeting is held with Planning/Civil Inspections (757) 385-4558 and Public Utilities/Inspections (757) 385-4175. Contact both inspection offices at least 48-hours before any construction activities begin. Failure to contact Planning/Civil Inspections prior to any land disturbing activity may result in a stop work order or other legal action. *[CVB Subdivision and Site Development General Notes Criteria]*

B. The submitted variance request to PWDSM 8.5.B.5 to allow less than 2' of separation between the seasonal high groundwater elevation and the bottom of the underground SWMF is acceptable, provided there will be a minimum 1' of separation provided.

C. The submitted variance request to PWDSM 8.5.B.5 and VSMH P-SUP-07 allow a reduced setback from the edge of the underground SWMF and the proposed buildings is acceptable, provided an impermeable liner will be provided along the sides (only) of the SWMF where setback distances to buildings are not met. [PWDSM 8.5.B.5, 1.2; VSMH P-SUP-07]

D. The submitted variance request to 9VAC25-875-600-C2b to allow a combined flood protection analysis in lieu of analyzing flood protection at each point of discharge is acceptable based on directing as much of the onsite development into the SWMF as possible.

E. A Hauling Permit is required for material removed in excess of 337 CY from the site. *[City Code, Section 33-19]*
F. The retaining wall will require a structural design to be submitted with the building permit for the wall.
G. This project involves the removal of one or more tree(s) in public right of way, easement, or property. Such work shall be performed only as directed by the city arborist or the superintendent of landscape services. The owner, developer and/or consultant are responsible for contacting Parks and Recreation, Landscape Management Division (757-385-4461; landscape@vbgov.com) regarding approval to remove public tree(s). Site plan approval and permit issuance from the Planning Department does not approve or permit public tree removal. [City Code Sec 33-59]
H. An executed Stormwater Management Facility (SWMF) Maintenance Agreement (SWMF-1A "Private Standard and Nutrient Credit") is required to be submitted to the DSC prior to plan approval and must be recorded prior to the release of the approved plans. Be advised that the maintenance agreement template could change based on plan revisions. *SWMF-MA templates can be found here:* https://planning.virginiabeach.gov/land-development/legal-docs-templates#Templates
I. The owner, developer and/or consultant are responsible for contacting the Virginia Department of Environmental Quality and/or the U.S. Army Corps of Engineers regarding the potential presence of jurisdictional wetlands. The City of Virginia Beach does not make jurisdictional wetland determinations. *[City Code App. C, Sec 4]*
J. Site plan approval is valid for a period of five (5) years from the approval date.

If you have any questions, please contact me at (757) 385-5655 or at thollera@vbgov.com.

Sincerely,
Theresa Holleran
DSC Project Manager

CC: DSC File# L07-021142-SP
Via email:
Laine Harrington -Zoning
Marchelle Coleman-Planning Administration
Heather Blake-Addressing
Arthur Felton– DSC/Public Utilities
Michael Lynn-Public Utilities
EJ Gwin - Planning/DSC Engineer
Rachelle Del Rosario - Public Works/Traffic Engineering
Matt Gifford– Fire
Brian Alperin – DSC Planner
Jonathan Speight