

# WHY THIS DEVELOPMENT CANNOT PROCEED AS PROPOSED

Solara at Shadowlawn – 24 Condominiums | FEMA Zone AE Floodplain | >75 dB AICUZ Noise Zone

**24**

condominiums on 1.51 acres

**7 ft**

of fill in FEMA floodplain

**>75 dB**

FAA: "Not Compatible"

**\$130M+**

city spent REMOVING homes from this zone

**1 road out**

dead-end street,  
no secondary egress

**ZERO**

soil infiltration capacity

## WHAT NEIGHBORS ALREADY LIVE WITH



### FLOODING:

October 2025: water reached 7.3 ft at Rudee Inlet. Virginia Ave floods repeatedly. This site sits in FEMA Zone AE.



### JET NOISE:

Peak flyovers exceed 100 dB. The city is BUYING residents out of this zone – this developer wants to put 24 more families IN.



### DEAD-END DANGER:

One road in, one road out. 48+ cars, no secondary egress. When the street floods, there is no evacuation route.

## STRONGEST GROUNDS FOR OPPOSITION



### ILLEGAL PARCEL

Parcel created by deed without required subdivision plat. Cited in EVERY city review letter. The lot may not be legally valid.



### ENDANGERED SPECIES

Site in official NLEB Year-Round Zone. Developer claimed bats "unlikely" – no survey, no biologist, no permit.



### NOISE ZONE FRAUD

Site plan says "<75 dB." City GIS says ">75 dB." That's the difference between possible and prohibited.



### BLANK ARMY CORPS FORM

USACE Form 6285 submitted completely blank. No project name, no permit number, no signature. Zero federal authorization.

**STORMWATER: THE DEVELOPER'S OWN DATA PROVES THE DESIGN FAILS**



**268 underground infiltration chambers designed for soil that their own geotechnical test says has ZERO infiltration capacity**

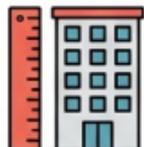
*"The water in the casing did not infiltrate at all at the test locations."*

*This means: stormwater fills the chambers, overflows untreated into Rudee Inlet (already prohibited for shellfish harvest), adding 62% more phosphorus to impaired waters*



**5. FLOODPLAIN FILL**

7 feet of fill in FEMA Zone AE.  
No hydraulic analysis.  
No compensatory storage.  
No demonstration that neighbors won't flood MORE.



**6. BUILDING HEIGHT**

Building elevations never submitted in 4 review rounds.  
35-ft height limit.  
Three stories on 7 ft of fill = unverifiable.



**7. MISSING PERMITS**

No CWA §404 permit.  
No ESA consultation.  
No VA Water Protection Permit.  
No VMRC tidal wetlands permit.  
No jurisdictional determination.



**8. SEA LEVEL RISE**

Hampton Roads: 1.5 ft sea level rise by 2050. Today's 2.75 ft freeboard becomes 1.25 ft.  
Building designed to minimum will be underwater within its mortgage.

**THE BOTTOM LINE**

The developer's own consultant found **zero infiltration**.

The developer's own site plan says '<75 dB' on a >75 dB site.

The developer claimed **bats are 'unlikely'** in an official bat presence zone.

A **blank federal form** was submitted as authorization.

The city has spent \$130 million removing residents from this exact noise zone –  
– and this developer wants to add **24 more families**.

**TAKE ACTION**



- **READ** the full 60-page Community Review → [solera.moc11.com](http://solera.moc11.com)
- **SIGN** the neighborhood petition → [solera.moc11.com/#petition](http://solera.moc11.com/#petition)
- **CONTACT** your City Council member and the Planning Commission
- **ATTEND** the next public hearing on this site plan
- **SHARE** this with neighbors on Virginia Avenue and Shadowlawn