ESSEX POINT AT MOUNT CLEMENT
PRELIMINARY SITE PLAN
ESSEX COUNTY, VIRGINIA
2/24/2023

OWNER
JUNE C. MONTERIO
7012 CLIFTON KNOLL CT
ALEXANDRIA, VA 22315

DEVELOPER:
7 & M DEVELOPMENT, LLC
23263 TIDEWATER TRAIL
TAPPAHANNOCK, VIRGINIA 22560

ENGINEER OF RECORD:
TIMMONS GROUP
608 PRESTON AVE STE 200
CHARLOTTESVILLE, VA 22903

CONTACT: CRAIG KOTARSKI, P.E., LEED AP
PHONE: (434) 327-1688
EMAIL: CRAIG.KOTARSKI@TIMMONS.COM

VICTORY MAP
SCALE: 1" = 2,000'

SITE DATA:
TAX MAP PARCEL:
TM 36 PARCEL 43
ADDRESS:
MT. CLEMENT ROAD & RICHMOND HIGHWAY
TAPPAHANNOCK, VA 22560
PARCEL AREA:
13.18 ACRES
ZONING:
M-2
SOURCE OF TOPOGRAPHY:
J.L. HOWETH, P.C.
CONSULTING ENGINEERING LAND SURVEYING
2833 COPLE HIGHWAY
MONTROSS, VA 22560
EXISTING USE:
VACANT (WOODED)
PROPOSED USE:
PLANNED UNIT DEVELOPMENT (PUD)
LIMITS OF CLEARING:
11.82 ACRES
WOODED AREA TO REMAIN:
0.30 ACRES
IMPERVIOUS COVER:
7.75 ACRES
OPEN SPACE (PERVIOUS):
5.43 ACRES
RESOURCE PROTECTION AREAS (RPA):
NONE, AS PER ESSEX COUNTY GIS
WETLAND/STREAM IMPACTS:
YES, TO BE PERMITTED
FLOODPLAIN:
ZONE X (51057C0145F; 10/21/2021)
DAM BREAK INUNDATION ZONE:
N/A
DRAINAGE DISTRICT:
LOWER RAPPAHANNOCK RIVER WATERSHED
UTILITIES:
TOWN OF TAPPAHANNOCK WATER AND SEWER
NUMBER OF DWELLING UNITS:
TOTAL NUMBER OF DWELLING UNITS = 139
OVERALL UNIT DENSITY = 10.5 UNITS PER ACRE
NUMBER OF DWELLING UNITS BY TYPE:
APARTMENTS = 133 UNITS
DUPLEXES = 6 UNITS

PROPOSED PUD SETBACKS
- FRONT: 75'
- SIDE: 10'
- REAR: 20'

NOTE: REFER TO PARKING REDUCTION JUSTIFICATION LETTER FOR REQUIRED PARKING
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CHARLOTTESVILLE OFFICE

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| Plotted on 2/24/2023 9:12 AM | by Campbell Bolton

C. BOLTON
C. BOLTON
C. KOTARSKI
2/24/2023

ESSEX POINT AT MOUNT CLEMENT
TAPPAHANNOCK, VIRGINIA
55310
BOUNDARY SURVEY
C1.0
1" = 50'