

ESSEX POINT AT MOUNT CLEMENT

PRELIMINARY SITE PLAN ESSEX COUNTY, VIRGINIA 2/24/2023

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TOTAL SHEETS: 13



VICINITY MAP SCALE: 1" = 2,000'

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
TELEPHONE: (434) 327-1688
EMAIL: CRAIG.KOTARSKI@TIMMONS.COM

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 COPEL 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
DUPLICES = 6 UNITS
PROPOSED PUD SETBACKS: - FRONT: 75'
- SIDE: 10'
- REAR: 20'

LAND USE SUMMARY TABLE		
	ACRES	%
TOTAL PROPERTY ACREAGE	13.18	100.0%
LIMITS OF CLEARING	11.82	89.7%
RESIDENTIAL BUILDINGS	0.71	5.4%
MIXED-USE BUILDINGS	1.06	8.1%
COMMERCIAL BUILDINGS	0.21	1.6%
PARKING AND STREETS	4.54	34.4%
SIDEWALKS AND CONCRETE	1.38	10.5%
TOTAL IMPERVIOUS AREA	7.75	58.8%
OPEN SPACE (PERVIOUS)	5.43	41.2%

PARKING SUMMARY

	Total Spaces Provided	ADA Required	ADA Provided
Front (south)			
A1 - Front	19	1	1
A1 - Back	58	3	4
A2	61	3	4
A3	22	1	1
B1	57	3	3
B2	34	2	2
Street	36	2	0
Sub Total	287	15	15
Rear (North)			
C1	89	4	8
D1/2/3 - Street	13	1	0
D1/2/3 - Drive	6	0	0
Sub Total	108	5	8
Total	395	20	23

NOTE: REFER TO PARKING REDUCTION JUSTIFICATION LETTER FOR REQUIRED PARKING

ESSEX POINT - OVERALL BUILDING DATA										UNIT MIX					
Bldg Heights *avg grade to mid-point gable OR t.o.flat roof	Bldg	Primary use	Floors	Non-resi GSF	Resi GSF	Resi NSF	Core factor	# Units	STUDIO	Avg Unit Size (SF)	1 BR	Avg Unit Size (SF)	2 BR	Avg Unit Size (SF)	
45'-0"	A1	Commercial	1-3	43,368											
60'-0"	A2	Commercial	1	12,729											
		Workforce Housing	2-4		25,978	20,102	77.4%	18			4	654	14	1249	
45'-0"	A3	Drive in	1	1,194											
21'-0"	A4	Commercial	1	540											
40'-0"	B1	Assembly	1	7,261											
		Shared office space	2	3,050											
		Basement kitchen/storage	0	3,996											
60'-0"	B2	Commercial	1	8,100											
		Workforce Housing	2-4		41,250	30,855	74.8%	30			24	985	6	1201	
ESSEX POINT / SOUTH				subtotals	80,238	67,228	50,957	48			28		20		
				TOTAL AREA / SOUTH SIDE	147,466										
58'-4"	C1	Multifamily Residential	1-5	-	99,470	71,510	71.9%	85	10	568	60	797	15	1253	
14'-0"	D1	Single Family Residential	1	-	3,286	3,286	100.0%	2					2	1643	
14'-0"	D2	Single Family Residential	1	-	3,286	3,286	100.0%	2					2	1643	
14'-0"	D3	Single Family Residential	1	-	3,286	3,286	100.0%	2					2	1643	
ESSEX POINT / NORTH				subtotals	-	109,328	81,368	91	10		60		21		
				TOTAL AREA / NORTH SIDE	109,328										
ESSEX POINT / TOTAL				Totals	80,238	176,556	132,325	74.9%	139	10	7.2%	88	63.3%	41	29.5%

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608 Preston Avenue, Suite 200 | Charlottesville, VA 22903
TEL: (434) 293-5624 FAX: (434) 293-8317 www.timmons.com

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DATE: 2/24/2023
DRAWN BY: C. BOLTON
DESIGNED BY: C. BOLTON
CHECKED BY: C. KOTARSKI
SCALE: AS NOTED

TIMMONS GROUP
ESSEX POINT AT MOUNT CLEMENT
TAPPAHANNOCK, VIRGINIA
COVER SHEET AND SITE DATA

JOB NO. 55310
SHEET NO. C0.0

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GENERAL NOTES :

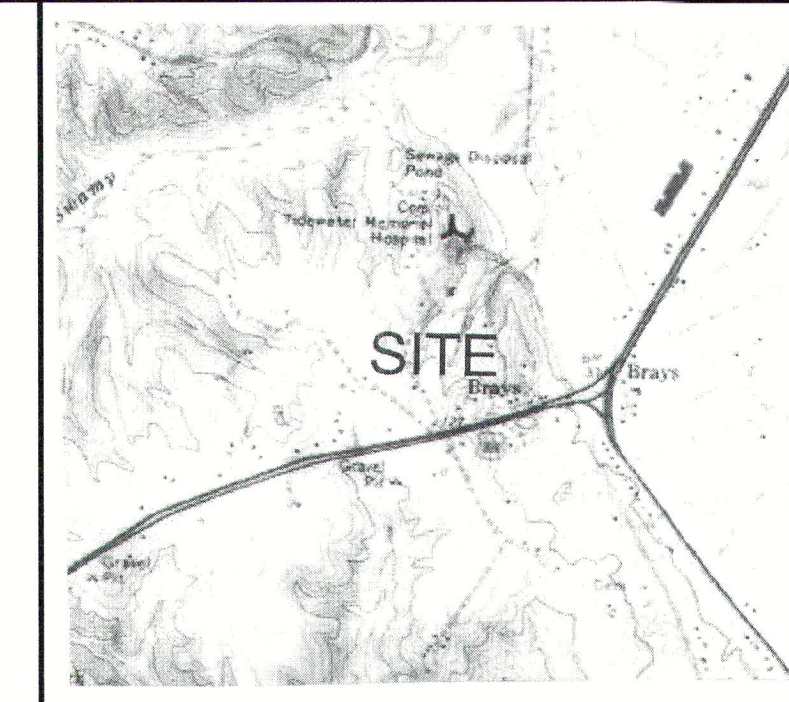
- FOR EASEMENTS AND RESTRICTIVE COVENANTS NOT SHOWN, SEE TITLE REPORT.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
- BOUNDARY INFORMATION SHOWN HEREON HAS BEEN BASED UPON A CURRENT FIELD SURVEY.

CERTIFICATE OF TITLE

THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF JUNE CONSTANCE MONTERIO BY DEED DATED DECEMBER 21, 2021 AND RECORDED AT INSTRUMENT #210000058 AMONG THE LAND RECORDS OF ESSEX COUNTY, VIRGINIA.

N

VIRGINIA STATE GRID SOUTH



VICINITY MAP 1" = 2,000'

STANLEY B. GASKINS AND MARY B. GASKINS
TM 36 PARCEL 46
DB 125 PG 126

STANLEY B. GASKINS, JR.
TM 36 PARCEL 46C
INSTRUMENT #08000453
PB 24 PG 91

ARCHA R. LILES
TM 36 PARCEL 44A
INSTRUMENT #170000034
PB 26 PG 179

FLEET ENTERPRISES, LLC
TM 36 PARCEL 44
INSTRUMENT #140000198

JUNE CONSTANCE MONTERIO
TM 36 PARCEL 43
INSTRUMENT #210000058
PB 16 PG 9

AREA = 13.18 +/- ACRES

RIVERSIDE TAPPAHANNOCK HOSPITAL, INC.
TM 36 PARCEL 39
DB 177 PG 45
PB 24 PG 58

RIVERSIDE TAPPAHANNOCK HOSPITAL, INC.
TM 36 PARCEL 40
DB 177 PG 45
PB 24 PG 58

PLAT SHOWING BOUNDARY SURVEY ON THE PROPERTY OF JUNE CONSTANCE MONTERIO

CENTRAL MAGISTERIAL DISTRICT
ESSEX COUNTY, VIRGINIA
JANUARY 27, 2022
REVISED DECEMBER 9, 2022
SCALE : 1" = 100'

J. L. HOWETH, P. C.
CONSULTING ENGINEERING & LAND SURVEYING
2853 COPLER HIGHWAY
MONTROSS, VIRGINIA 22520
www.jlhowethpc.com

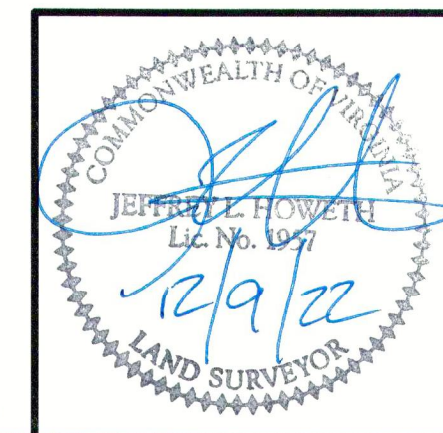
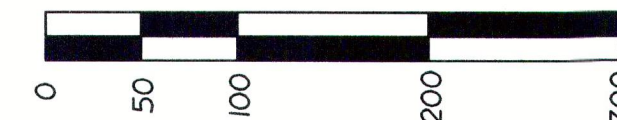
804-493-1333
FAX 804-493-1311

804-443-6367
FAX 804-443-0227

LEGEND:

- IRF - IRON ROD FOUND
- IFF - IRON PIPE FOUND
- SPF - SURVEY PIN FOUND
- P/P - POWER POLE
- OHU - OVERHEAD UTILITIES
- C/A - CONCRETE APRON

GRAPHIC SCALE



S:\11036551\0-Mt_Clement_Site\DWG\SheetCD55310-C1-D-EXISTING CONDITIONS.dwg | Plotted on 2/24/2023 9:12 AM | by Campbell Ebbson

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2/24/2023 <td></td>	

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C. BOLTON

DESIGNED BY
C. BOLTON

CHECKED BY
C. KOTARSKI

SCALE
1" = 50'

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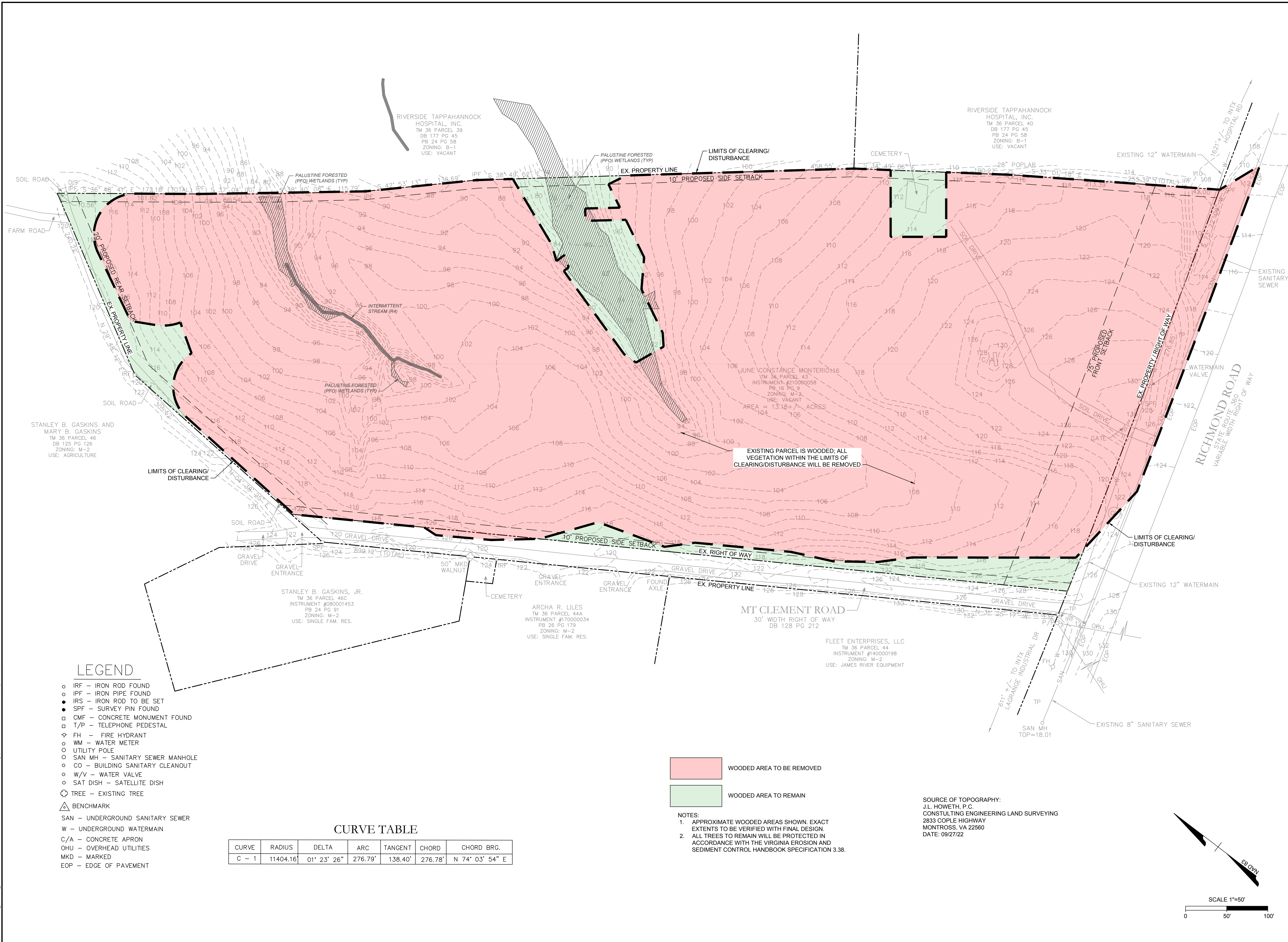
ESSEX POINT AT MOUNT CLEMENT
TAPPAHANNOCK, VIRGINIA
BOUNDARY SURVEY

JOB NO.
55310

SHEET NO.
C1.0

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LEGEND

- IRF - IRON ROD FOUND
- IPF - IRON PIPE FOUND
- IRS - IRON ROD TO BE SET
- SPF - SURVEY PIN FOUND
- CMF - CONCRETE MONUMENT FOUND
- T/P - TELEPHONE PEDESTAL
- ⊕ FH - FIRE HYDRANT
- WM - WATER METER
- UTILITY POLE
- SAN MH - SANITARY SEWER MANHOLE
- CO - BUILDING SANITARY CLEANOUT
- W/V - WATER VALVE
- SAT DISH - SATELLITE DISH
- TREE - EXISTING TREE
- △ BENCHMARK
- SAN - UNDERGROUND SANITARY SEWER
- W - UNDERGROUND WATERMAIN
- C/A - CONCRETE APRON
- OHU - OVERHEAD UTILITIES
- MKD - MARKED
- EOP - EDGE OF PAVEMENT

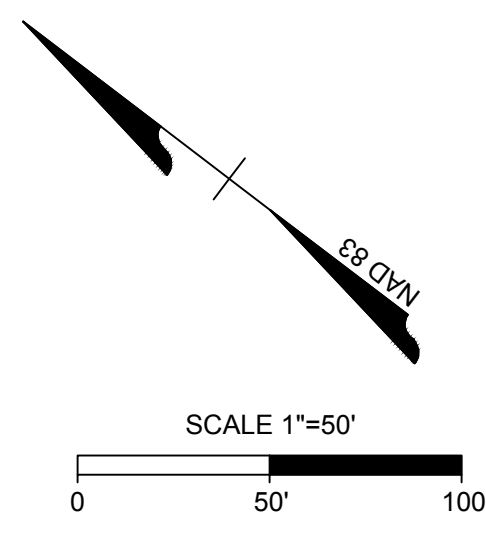
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
C - 1	11404.16'	01° 23' 26"	276.79'	138.40'	276.78'	N 74° 03' 54" E

WOODED AREA TO BE REMOVED
 WOODED AREA TO REMAIN

- NOTES:**
- APPROXIMATE WOODED AREAS SHOWN. EXACT EXTENTS TO BE VERIFIED WITH FINAL DESIGN.
 - ALL TREES TO REMAIN WILL BE PROTECTED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK SPECIFICATION 3.38.

SOURCE OF TOPOGRAPHY:
 J.L. HOWETH, P.C.
 CONSULTING ENGINEERING LAND SURVEYING
 2833 COBLE HIGHWAY
 MONROSS, VA 22860
 DATE: 09/27/22



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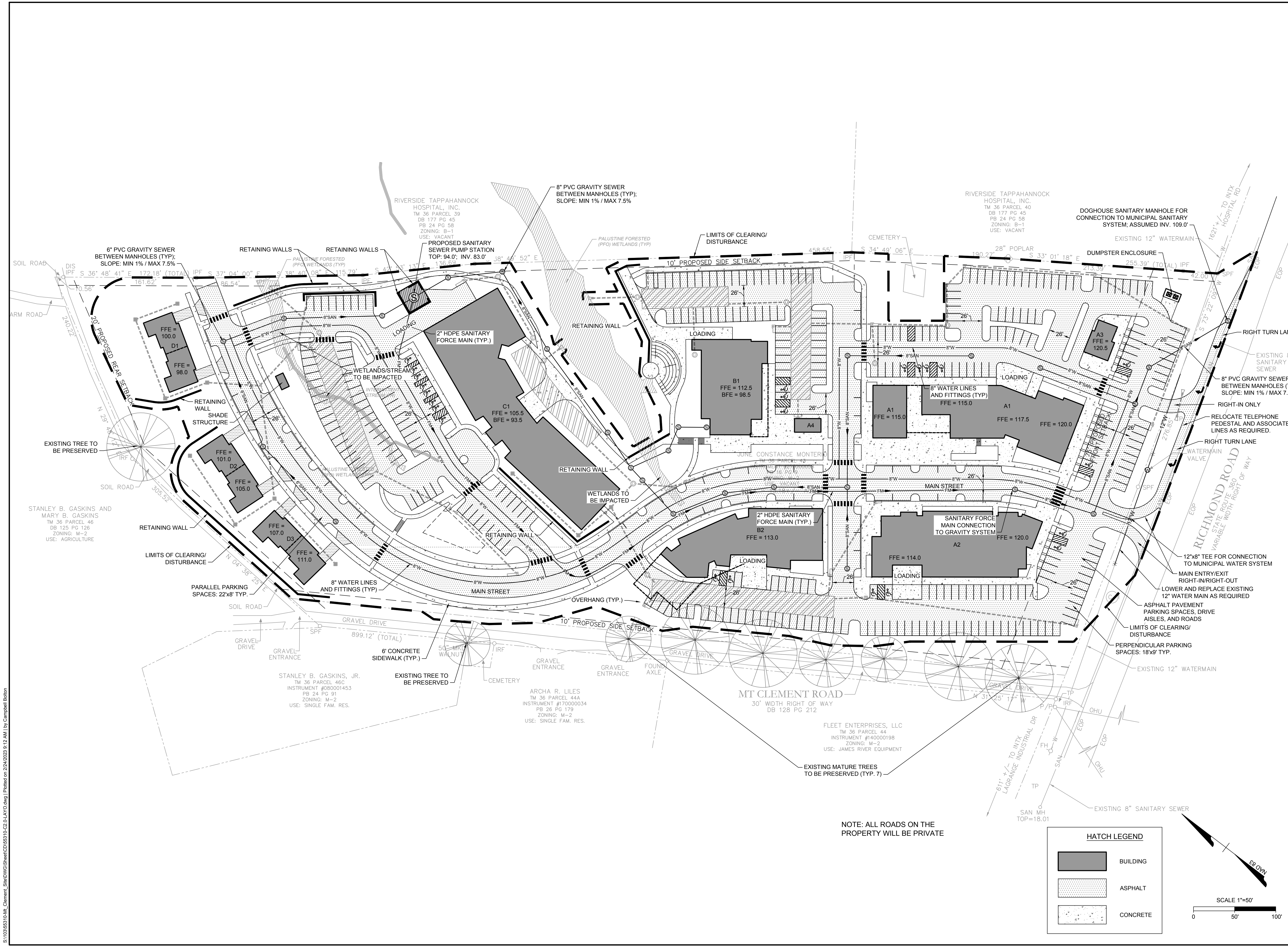
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 SCALE: 1" = 50'

TIMMONS GROUP
 ESSEX POINT AT MOUNT CLEMENT
 TAPPAHANNOCK, VIRGINIA
 EXISTING CONDITIONS AND DEMOLITION PLAN

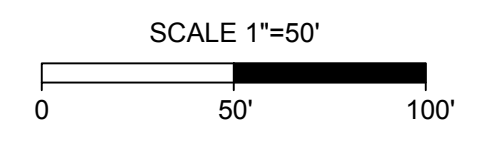
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 SHEET NO.: C.1

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NOTE: ALL ROADS ON THE PROPERTY WILL BE PRIVATE

HATCH LEGEND	
[Solid Grey Hatch]	BUILDING
[Dotted Hatch]	ASPHALT
[Cross-hatched Hatch]	CONCRETE



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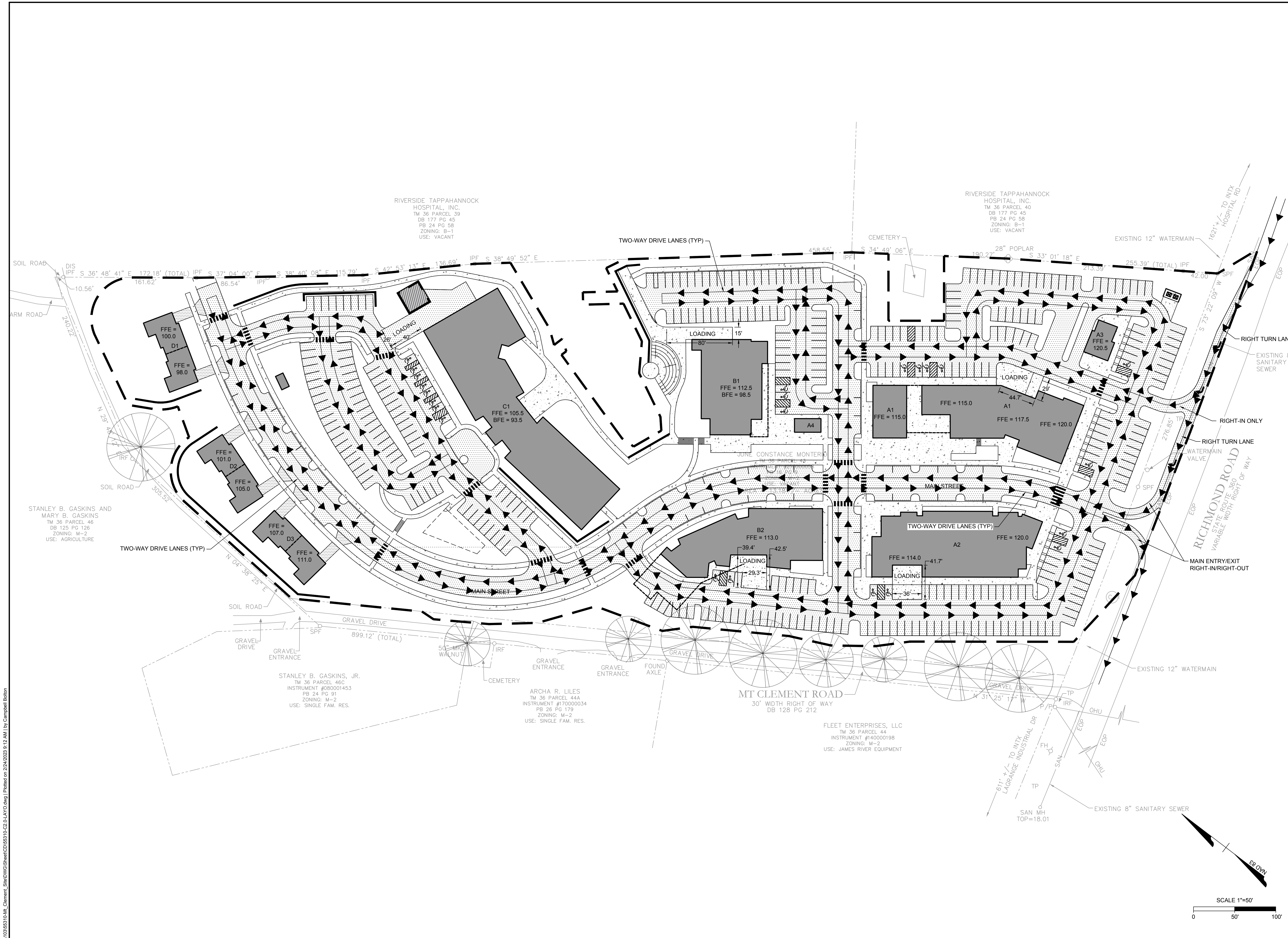
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ESSEX POINT AT MOUNT CLEMENT
 TAPPAHANNOCK, VIRGINIA
 LAYOUT AND UTILITY PLAN

JOB NO. 55310
 SHEET NO. C2.0

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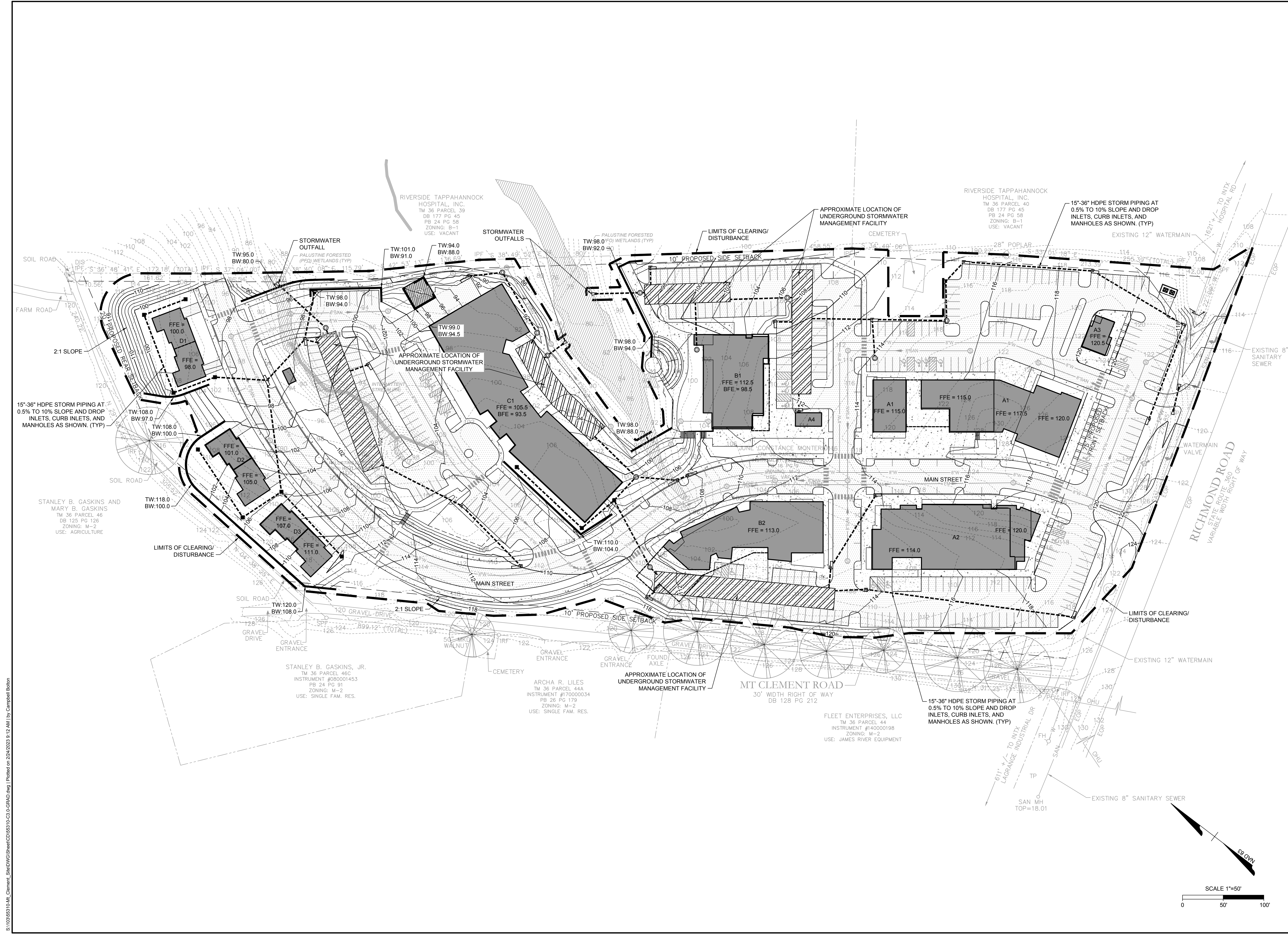
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ESSEX POINT AT MOUNT CLEMENT
 TAPPAHANNOCK, VIRGINIA
 TRAFFIC CIRCULATION PLAN

JOB NO.	55310
SHEET NO.	C2.1

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ESSEX POINT AT MOUNT CLEMENT TAPPAHANNOCK, VIRGINIA GRADING PLAN

JOB NO. 55310
 SHEET NO. C3.0

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