

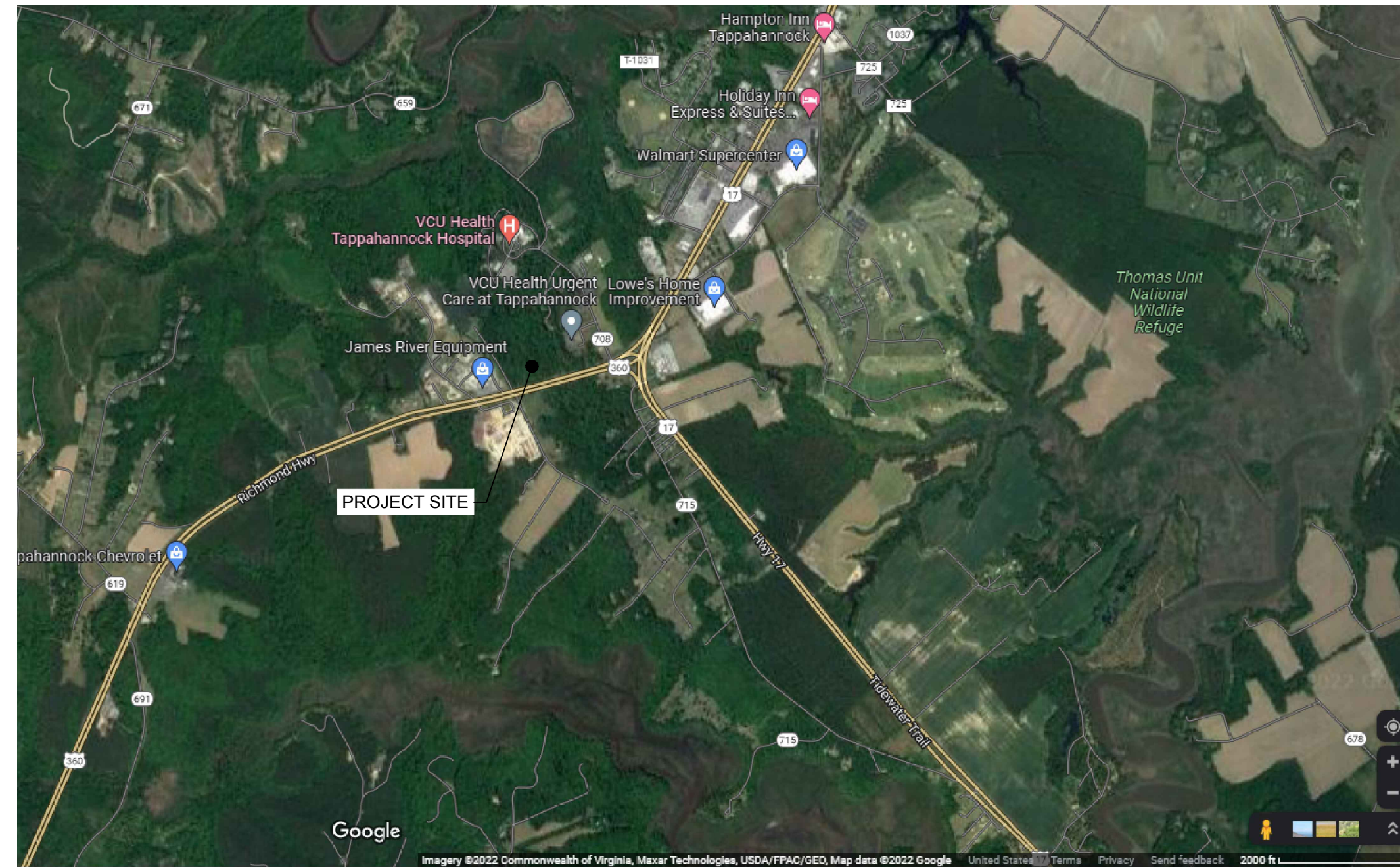
# ESSEX POINT AT MOUNT CLEMENT

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

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET AND SITE DATA
C1.0	BOUNDARY SURVEY
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	LAYOUT AND UTILITY PLAN
C2.1	TRAFFIC CIRCULATION PLAN
C3.0	GRADING PLAN
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L200	LANDSCAPE PLAN ENLARGEMENT
L201	LANDSCAPE PLAN ENLARGEMENT
L300	PLANTING DETAILS & PLANT SCHEDULE
L400	LANDSCAPE DETAILS
L401	SIGNAGE

TOTAL SHEETS: 13



VICINITY 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 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  
 DUPLEXES = 6 UNITS  
 PROPOSED PUD SETBACKS: - FRONT: 75'  
 - SIDE: 10'  
 - REAR: 20'

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)	3 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			
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			
ESSEX POINT / SOUTH				subtotals	80,238	67,228	50,957	48		28	985	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			
14'-0"	D1	Single Family Residential	1	-	3,286	3,286	100.0%	2				2			
14'-0"	D2	Single Family Residential	1	-	3,286	3,286	100.0%	2				2			
14'-0"	D3	Single Family Residential	1	-	3,286	3,286	100.0%	2				2			
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%

**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

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
<b>Front (south)</b>			
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
<b>Sub Total</b>	<b>287</b>	<b>15</b>	<b>15</b>
<b>Rear (North)</b>			
C1	89	4	8
D1/2/3 - Street	13	1	0
D1/2/3 - Drive	6	0	0
<b>Sub Total</b>	<b>108</b>	<b>5</b>	<b>8</b>
<b>Total</b>	<b>395</b>	<b>20</b>	<b>23</b>

NOTE: REFER TO PARKING REDUCTION JUSTIFICATION LETTER FOR REQUIRED PARKING

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

YOUR VISION ACHIEVED THROUGH OURS.  
DATE: 5/3/23

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 :**

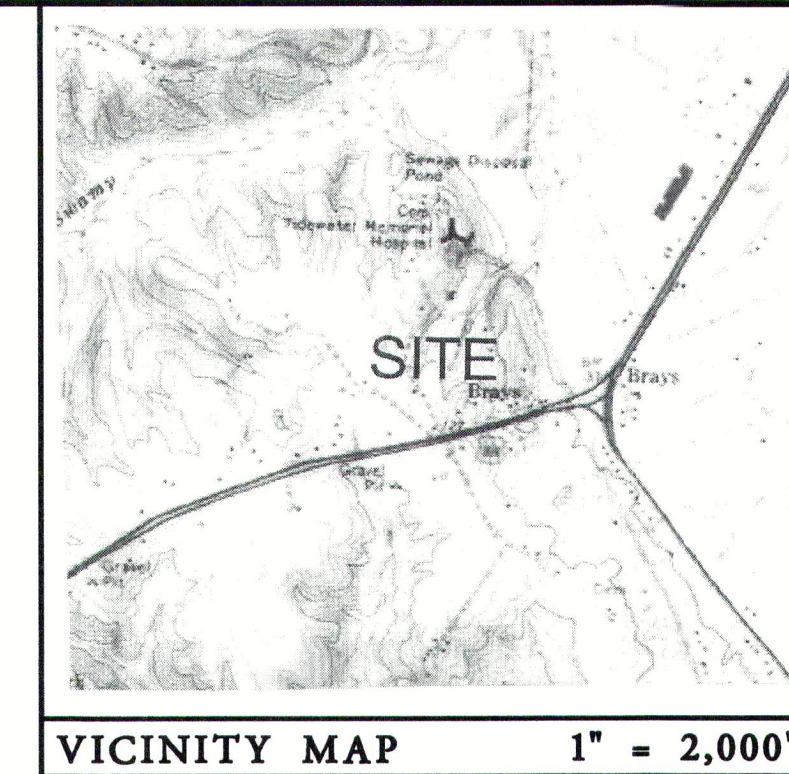
1. FOR EASEMENTS AND RESTRICTIVE COVENANTS NOT SHOWN, SEE TITLE REPORT.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
3. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN BASED UPON A CURRENT FIELD SURVEY.

**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



**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

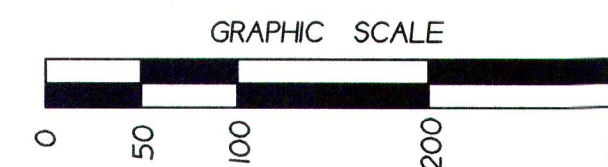
**PLAT SHOWING BOUNDARY SURVEY ON THE PROPERTY OF JUNE CONSTANCE MONTERIO**

**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 COBLE HIGHWAY  
MONTROSS, VIRGINIA 22520  
www.jlhowethpc.com

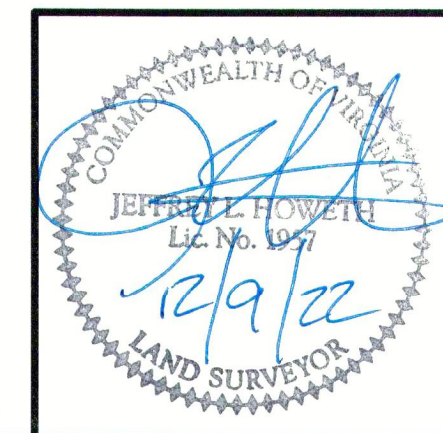
804-493-1333  
FAX 804-493-1311

804-443-6367  
FAX 804-443-0227



**LEGEND:**

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



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DATE	REVISION DESCRIPTION	REVISED PER	VDOT COMMENTS
5/3/23			

DATE: 2/24/2023  
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DESIGNED BY: C. BOLTON  
CHECKED BY: C. KOTARSKI  
SCALE: 1" = 50'

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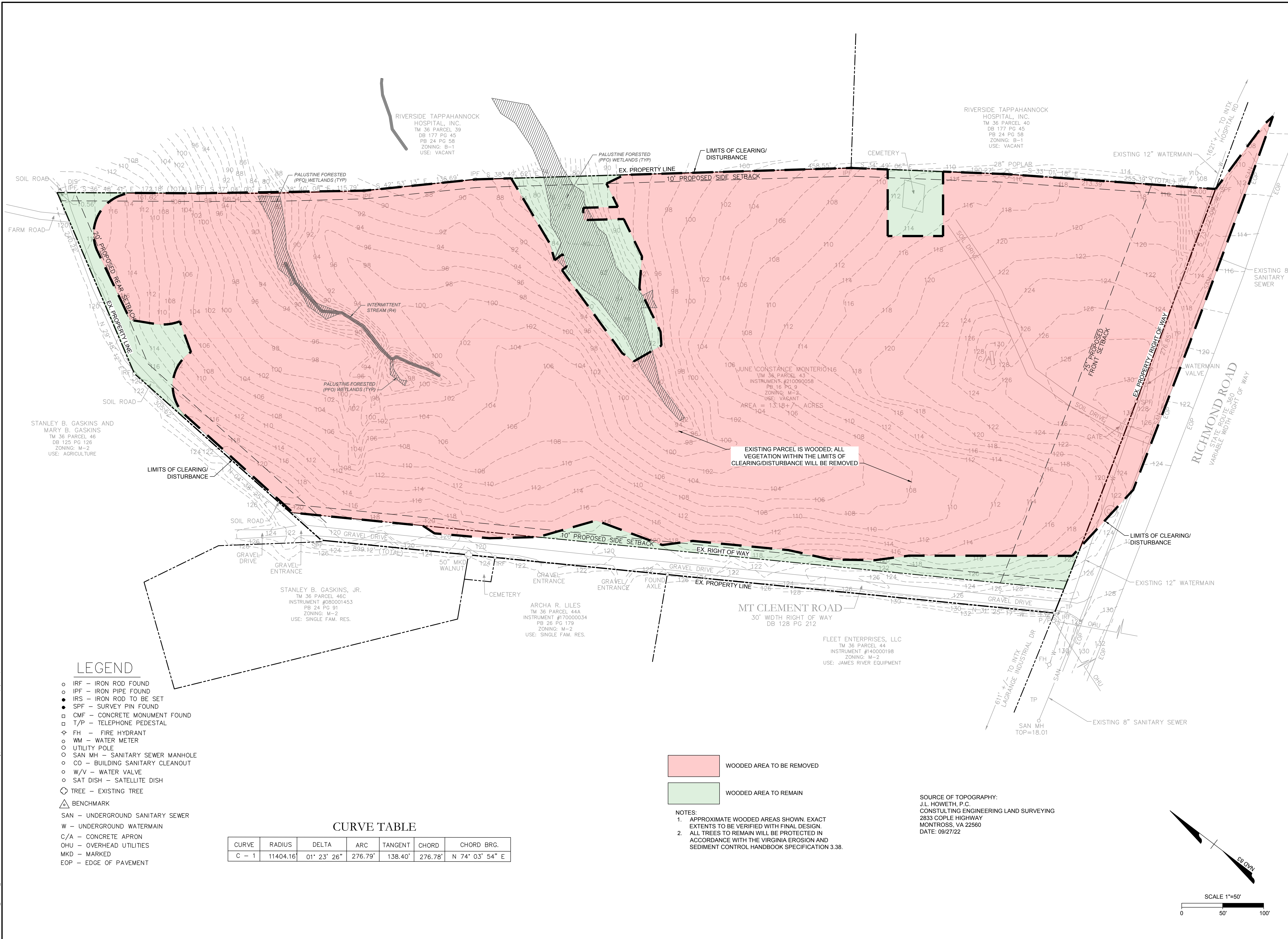
**ESSEX POINT AT MOUNT CLEMENT**  
TAPPAHANNOCK, VIRGINIA  
**BOUNDARY SURVEY**

JOB NO. 55310  
SHEET NO. C1.0

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S:\10365510-Mt. Clement\_Site\DWG\SheetCD55310-C1-EXISTING CONDITIONS.dwg | Plotted on 03/20/2023 3:27 PM by Campbell Bolton



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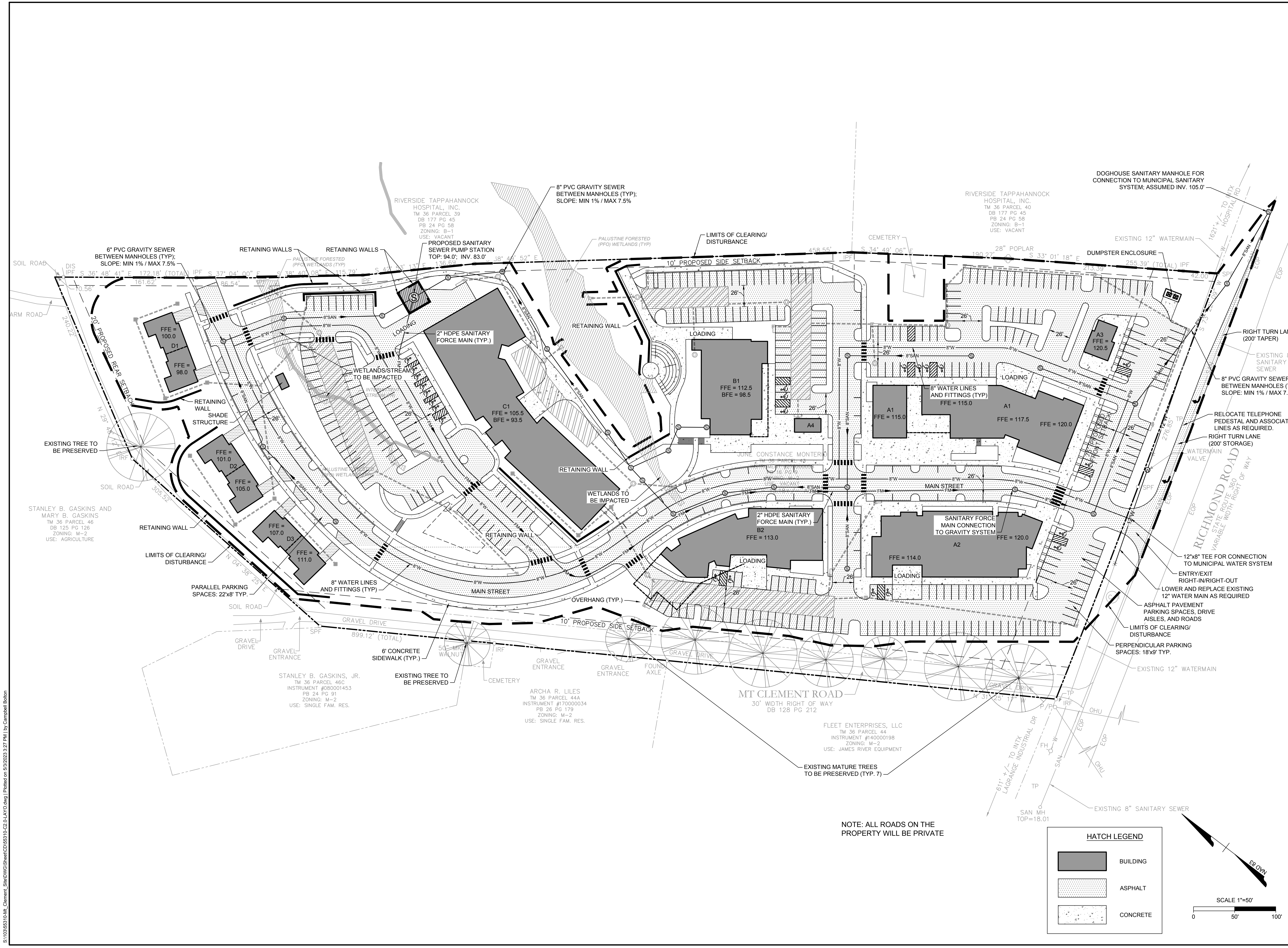
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ESSEX POINT AT MOUNT CLEMENT  
 TAPPAHANNOCK, VIRGINIA  
 EXISTING CONDITIONS AND DEMOLITION PLAN

JOB NO.  
**55310**  
 SHEET NO.  
**C.1**

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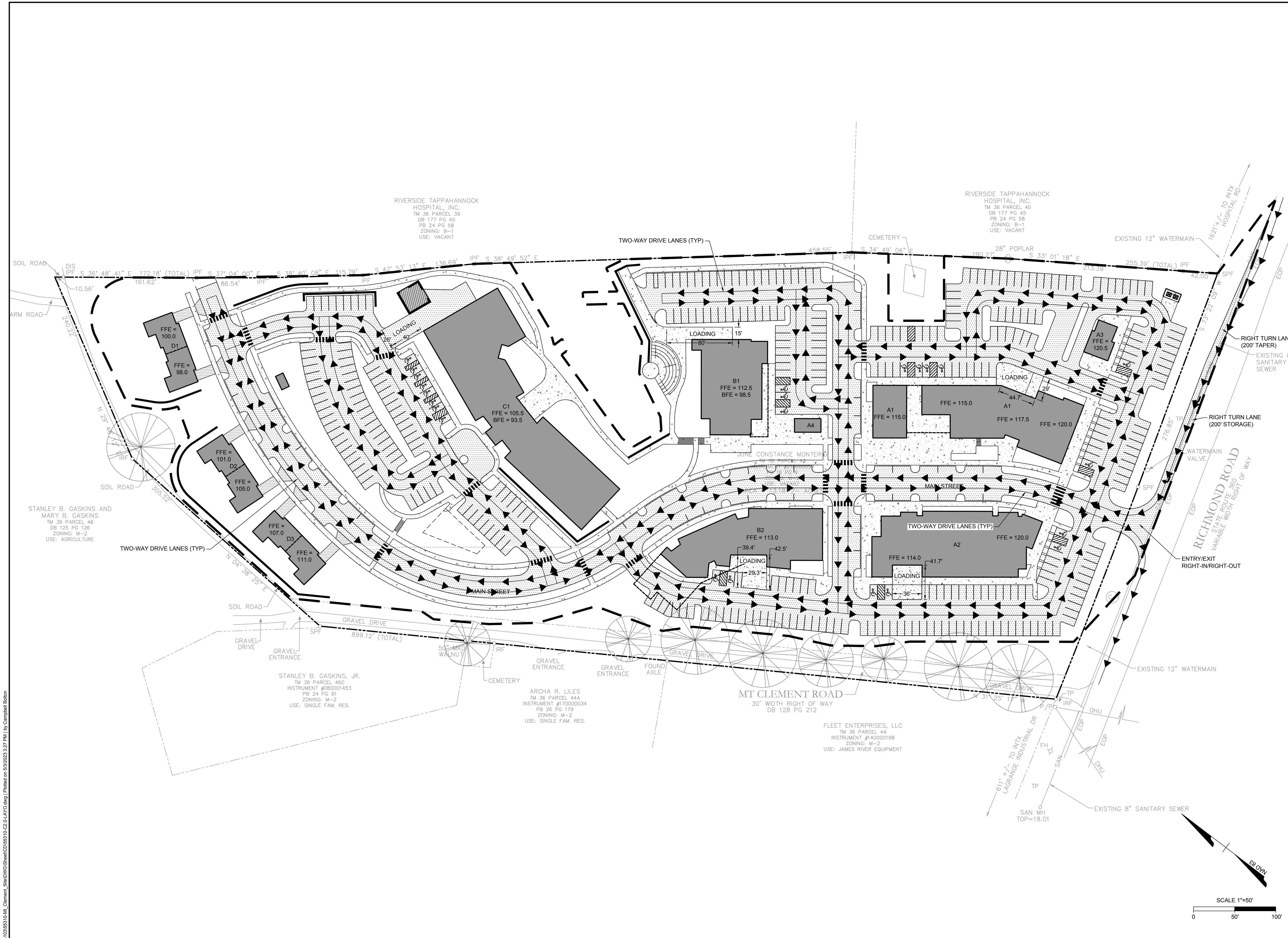
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ESSEX POINT AT MOUNT CLEMENT  
 TAPPAHANNOCK, VIRGINIA  
 LAYOUT AND UTILITY PLAN

JOB NO.	55310
SHEET NO.	C.2.0

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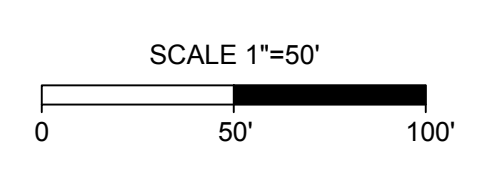
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SCALE	1" = 50'

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ESSEX POINT AT MOUNT CLEMENT  
 TAPPAHANNOCK, VIRGINIA  
 TRAFFIC CIRCULATION PLAN

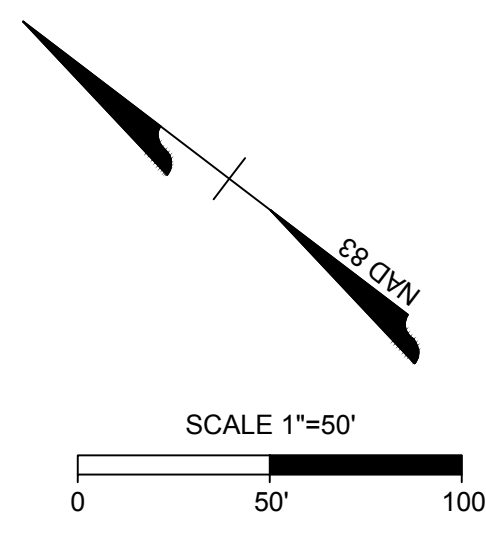
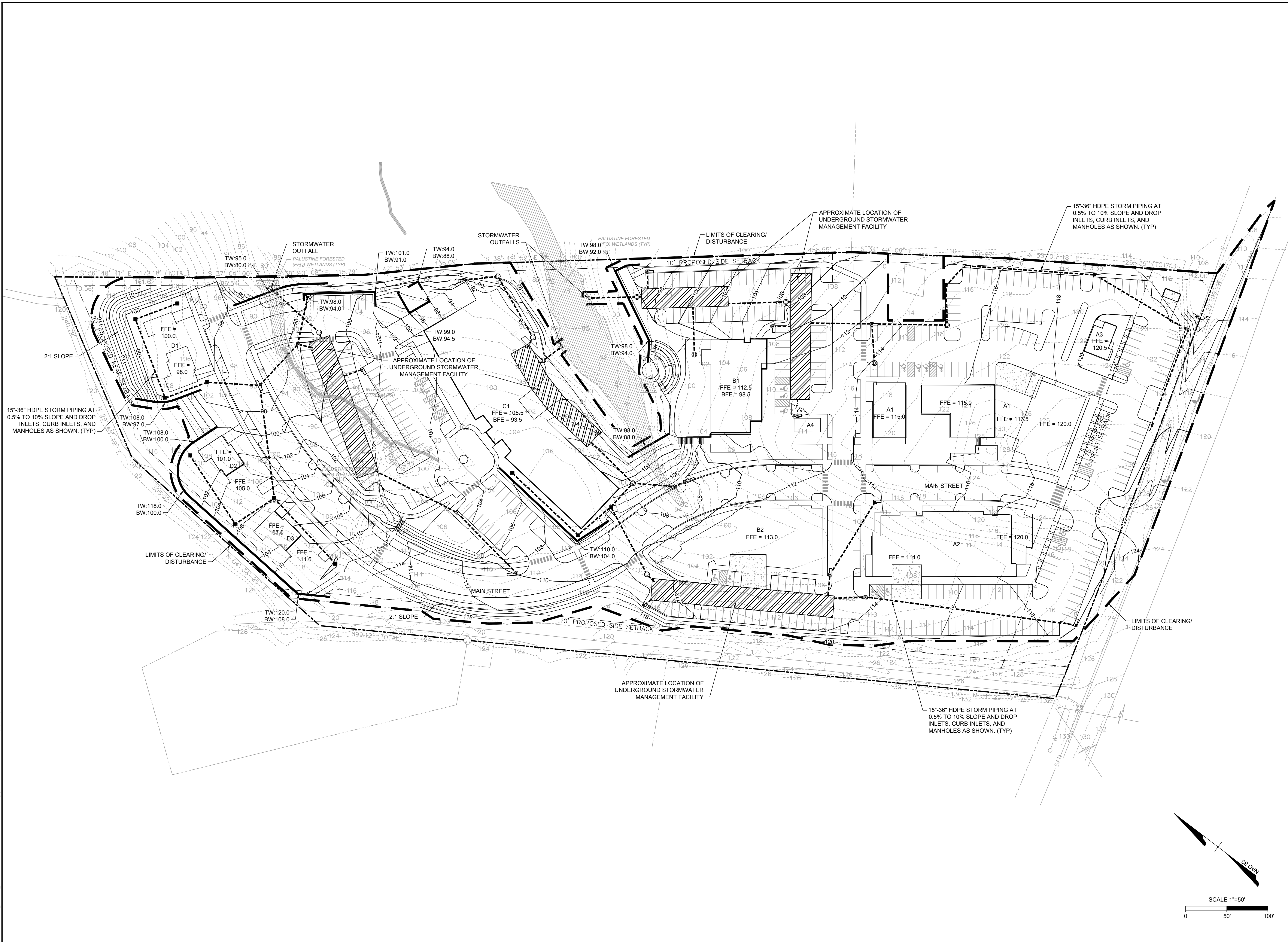
JOB NO.	55310
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ESSEX POINT AT MOUNT CLEMENT  
TAPPAHANNOCK, VIRGINIA  
GRADING PLAN

JOB NO.  
**55310**  
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**C3.0**

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