

SUMMARY OF LAND USE APPLICATION-REZONING

Case RZ-01-2023	Belmont North Proffer Amendment Woodlawn Belmont LLC, Owner Burleigh Residential LLC , Applicant
Property Description/Location	TM 83-A-1, 184 Acres, more or less Zoned Planned Residential Development Located between Moncure Drive and Belmont Subdivision Mattaponi Voting District
Action	The applicant is seeking to amend proffers associated with a previous rezoning (RZ-11-2007).
Public Hearing Required	A public hearing for RZ-01-2023 has been scheduled for the May 25, 2023 Planning Commission meeting.

General Development Plan Attached.

GENERALIZED DEVELOPMENT PLAN FOR BELMONT NORTH

MATTAPONI MAGISTERIAL DISTRICT CAROLINE COUNTY, VA

**LEGACY
ENGINEERING**

419 CHATHAM SQUARE OFFICE PARK
FREDERICKSBURG, VA 22405
www.legacy-eng.com
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OWNER
WOODLAWN BELMONT LLC
8115 NORTH MAYFIELD LANE
MECHANICSVILLE, VA 23111

APPLICANT
JIM BONNELL
BURLINGHAM RESIDENTIAL LAND, LLC
706 OLD STREAM ROAD
MANAKIN-SABOT, VA 23103

SITE DATA
PARCEL # 83-A-1
ACREAGE: 183.85
EXISTING ZONE: PRD
PROPOSED USE: RESIDENTIAL DEVELOPMENT

OPEN/Common Area
TOTAL SITE AREA: 183.85 AC = 100%
TOTAL LOT AREA: 71.55 AC = 39.2%
OPEN SPACE REQUIRED: 15% (1.15) = 27.5 AC
OPEN SPACE PROVIDED: 59.58 AC = 61.08%

DENSITY
ALLOWABLE DENSITY: 10 UNITS PER GROSS ACRE
PROPOSED DENSITY: 526 UNITS/183.85 AC = 2.86 UNITS PER ACRE

ZONING:
ZONE: PRD
MINIMUM YARDS: (SINGLE FAMILY/TOWNHOUSE & VILLA):
FRONT YARD: 25/10 FT
SIDE YARD: 5/15 (END UNIT) FT
REAR YARD: 25/20 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM DENSITY: 10 D.U./ACRE

VEHICLE TRIP GENERATION

SINGLE-FAMILY DETACHED HOUSING (210)*
DAILY (ITB 11TH GEN): 284 D.U. X 9.43/D.U. = 2,678 VPD

SINGLE-FAMILY ATTACHED HOUSING (215)
DAILY (ITB 11TH GEN): 242 D.U. X 7.20/D.U. = 1,742 VPD

TOTAL VPD = 4,420 VPD

*INCLUDES VILLAS AND TOWNHOMES

SSAR NOTE

THIS SITE PLAN WAS PREPARED USING SSAR (SECONDARY STREET ACCEPTANCE REQUIREMENTS).

LANDSCAPING:

LANDSCAPING REQUIREMENTS WILL BE MET WITH DESIGN OF FINAL SITE PLAN.

WETLANDS:

WETLAND LIMITS SHOWN ARE BASED ON INFORMATION PROVIDED BY TNY ENVIRONMENTAL, INC. REPORT DATED DECEMBER 27, 2022.

TOPOGRAPHY:

AERIAL TOPOGRAPHY SHOWN HEREIN, AT 2 FT INTERVAL, PROVIDED BY AIR SURVEY, DATED MARCH 18, 2003. SOME AREAS OF TOPOGRAPHY NOT SHOWN DUE TO DENSE TREES.

BOUNDARY:

THE BOUNDARY INFORMATION SHOWN HEREIN WAS OBTAINED FROM PLAT OF SURVEY PREPARED BY DEWBERRY & DAVIS LLC DATED DECEMBER 20, 2007 FOR TM 83-A-1 AND COMPILED FROM INFORMATION OF RECORD FOR TM 83-A-2 (PT)

FLOOD PLAIN:

PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5103K0355C, DATED MARCH 2, 2009 THE PROPERTY SHOWN HEREIN IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YR FLOODPLAIN.

UTILITIES:

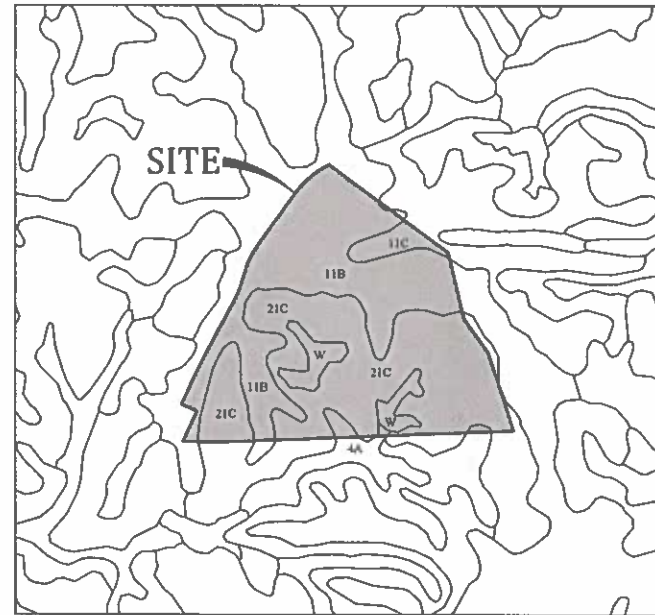
THIS PROJECT SHALL BE SERVICED BY PUBLIC WATER AND SEWER VIA PROPOSED CONNECTION IN TRAYERS COURSE AND TRIPLE CROWN DRIVE.

CHESAPEAKE BAY:

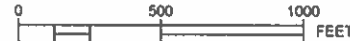
RESOURCE PROTECTION AREA (RPA) SHOWN IS BASED ON INFORMATION PROVIDED BY ENVIRONMENTAL, INC.

OVERLAY DISTRICT:

CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT



SOILS MAP
1" = 1000'



SYMBOL	NAME	SLOPES	FREQUENT FLOODING
4A	BIBB-CHASTAIN COMPLEX	0 TO 2 PERCENT	YES
11B	KEMPSVILLE-EMPORIA COMPLEX	2 TO 6 PERCENT	NO
11C	KEMPSVILLE-EMPORIA COMPLEX	6 TO 10 PERCENT	NO
21C	SLAGLE-KEMPSVILLE COMPLEX	2 TO 15 PERCENT	NO
W	WATER		

PARKING REQUIREMENTS:

PARKING REQUIRED FOR TOWNHOUSES
190 TOWNHOUSES @ 2 SPACES PER DWELLING UNIT = 380 SPACES

PARKING REQUIRED FOR VILLAS
52 VILLAS @ 2 SPACES PER DWELLING UNIT = 104 SPACES

PARKING REQUIRED FOR SINGLE FAMILY LOT
284 SINGLE FAMILY LOTS @ 2 SPACES PER DWELLING UNIT = 568 SPACES

TOTAL PARKING REQUIRED: 1052 SPACES

PARKING PROVIDED:
TOWNHOUSE SPACES: 2 SPACES EACH (1 CAR GARAGE + 1 SPACE/DRIVEWAY)
190 DU * 2 SPACES = 380 SPACES

VILLA SPACES: 2 SPACES EACH (1 CAR GARAGE + 1 SPACE/DRIVEWAY)
52 DU * 2 SPACES = 104 SPACES

SINGLE FAMILY SPACES: 2 SPACES EACH (2 SPACES/DRIVEWAY)
284 DU * 2 SPACES = 568 SPACES

PARKING LOT SPACES: 202 SPACES

TOTAL PARKING PROVIDED: 1254 SPACES

HISTORIC BUILDINGS:

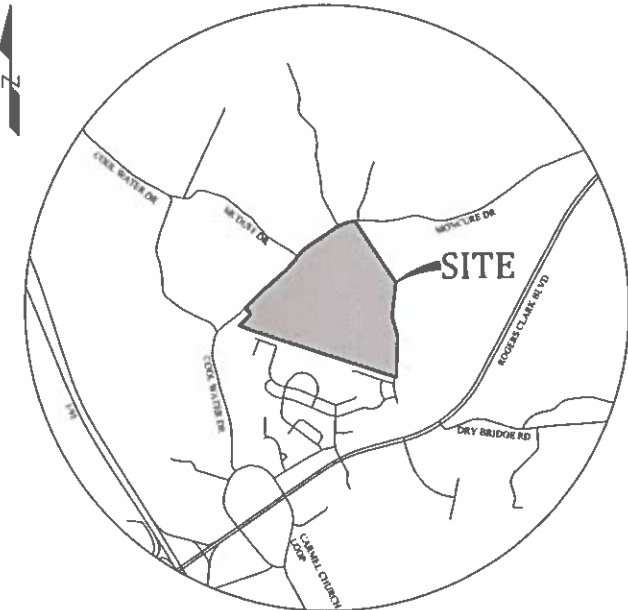
TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN HISTORIC BUILDINGS OR FEATURES ON THIS SITE.

PLACES OF BURIAL:

TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.

GENERAL NOTES

- THE APPLICATION REQUESTS AN AMENDMENT TO EXISTING PROFFERS, REZONING CASE #RZ-11-2007.
- THE PROPERTY OWNERS OF THE SUBJECT ARE AS FOLLOWS
83-A-1
JIM BONNELL
BURLINGHAM RESIDENTIAL LAND, LLC
706 OLD STREAM ROAD
MANAKIN-SABOT, VA 23103
- THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING OVERLAY DISTRICTS/PLANNING AREAS: THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A. MAP NO. 5103K0355C, DATED MARCH 2, 2009.
- THE SUBJECT PROPERTY IS LOCATED IN THE CHESAPEAKE BAY PRESERVATION ACT OVERLAY DISTRICT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT AREA AS DESIGNATED BY THE CAROLINE COUNTY COMPREHENSIVE PLAN. THE RECOMMENDED LAND USE IS RESIDENTIAL.
- THERE ARE NO KNOWN SOLID WASTE DUMPS OR SANITARY LANDFILLS ON SITE.
- THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO EXISTING STRUCTURES LOCATED ON SUBJECT PROPERTY.
- PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER AND SEWER. AVAILABILITY AND CAPACITY TO BE VERIFIED AT TIME OF FINAL SITE PLAN.
- STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CAROLINE COUNTY STORMWATER MANAGEMENT DESIGN MANUAL, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, AND OTHER RELEVANT STATE/FEDERAL REGULATIONS. COMPLIANCE SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.
- IMPACTS TO WETLANDS AND OTHER ENVIRONMENTALLY SENSITIVE AREAS SHALL OBTAIN PERMIT PRIOR TO CONSTRUCTION. COMPLIANCE WITH ALL RELEVANT REGULATIONS SHALL BE DEMONSTRATED WITH THE FINAL SITE PLAN.



VICINITY MAP
1" = 2000'



SHEET INDEX	
SHEET#	SHEET TITLE
1	COVER
2	NOTES AND DETAILS
3	EXISTING CONDITIONS
4	OVERALL LAYOUT & LAND BAYS
5	GEOMETRIC & UTILITY PLAN
6	GEOMETRIC & UTILITY PLAN
7	GEOMETRIC & UTILITY PLAN

GENERALIZED DEVELOPMENT PLAN
FOR
BELMONT NORTH
COVER
MATTAPONI MAGISTERIAL DISTRICT
CAROLINE COUNTY, VA

DATE	REVISION	NO

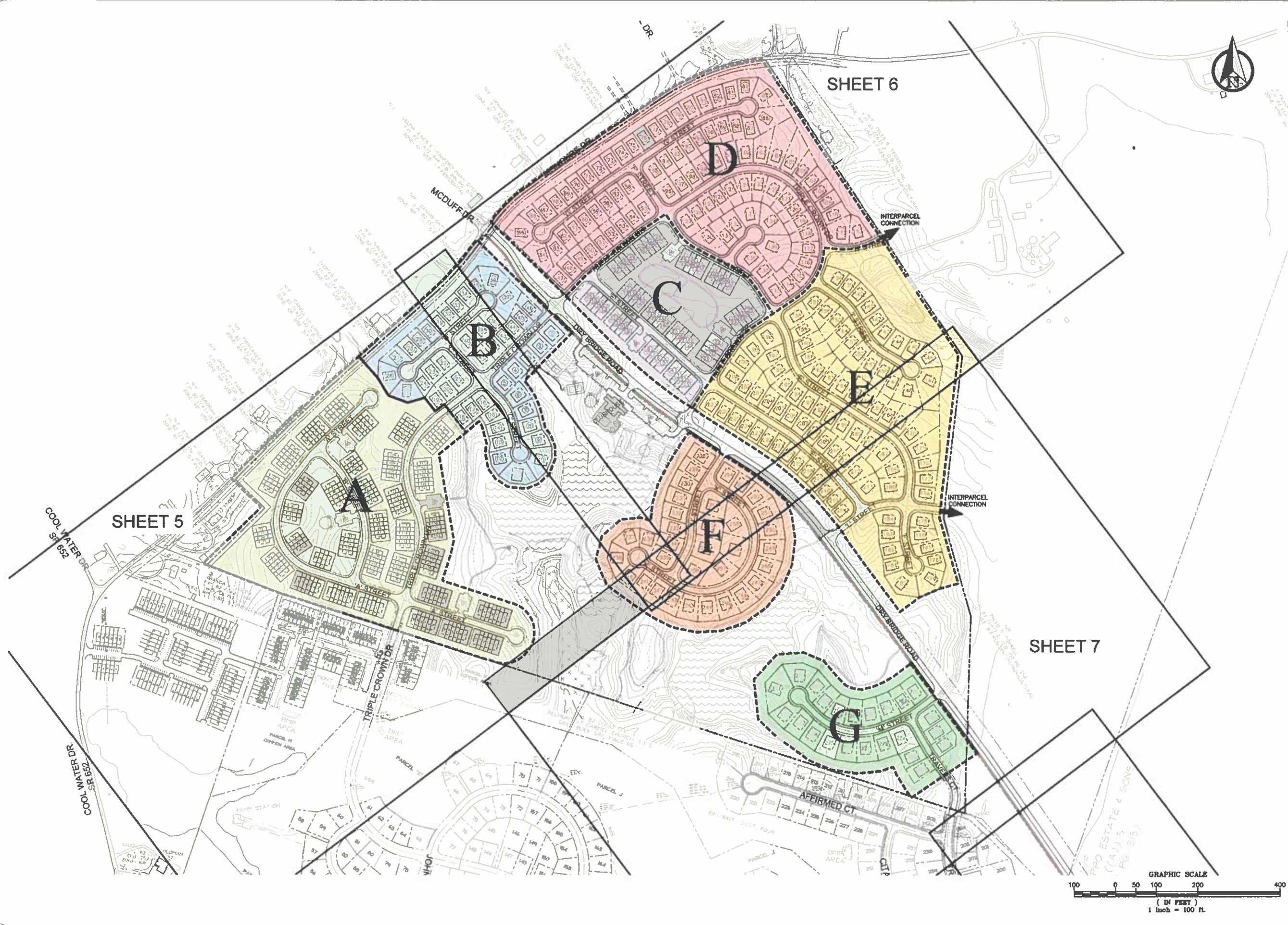


APPROVAL BLOCK

FILE NO. 7476 SHEET 1 OF 7
DATE 03/03/23
SCALE AS SHOWN
DIRECTOR OF PLANNING

DATE PREPARED: MARCH 3, 2023

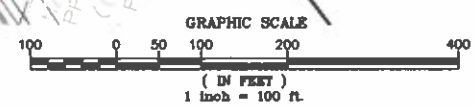
c:\burligh\residential - 1405\belmont_north_caroline - 7476\Planning\SHEETS\GEOMETRIC_LAYOUT.dwg



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GENERALIZED DEVELOPMENT PLAN
 FOR
BELMONT NORTH
 OVERALL LAYOUT & LAND BAYS
 MATTAPONI MAGISTERIAL DISTRICT
 CAROLINE COUNTY, VA

DATE	REVIEW STATUS	NO
DATE	REVISION	NO



FILE NO. 7476	SHEET 4
DATE 03/03/23	OF 7
SCALE 1"=100'	