

GENERAL INFORMATION
 ACREAGE: 179.7 ACRES
 CURRENT ZONING: A-1, R-1, & M1
 REQUESTED ZONING: R-3, R-5, B-2, UD-5
 DEVELOPMENT: BELMONT PARK

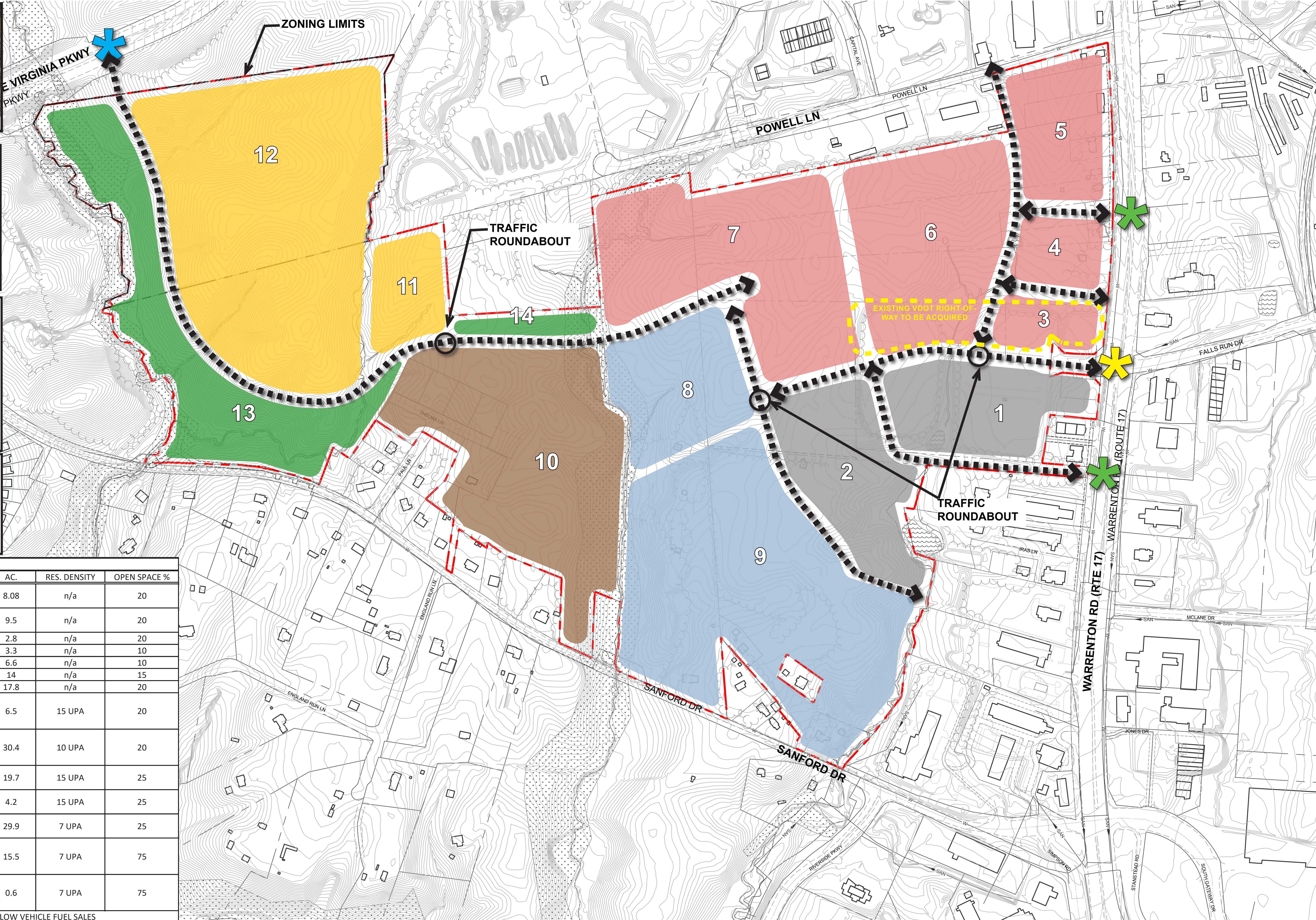
APPLICANT: MID-ATLANTIC REAL ESTATE INVESTMENTS INC.
 PREPARED BY: TIMMONS GROUP

- PARTIAL CROSSOVER ACCESS
- FULL CROSSOVER ACCESS
- SECONDARY LIMITED ACCESS (NO CROSSOVER)
- WETLANDS
- ZONING LIMITS

- MAXIMUM DEVELOPMENT DENSITIES**
 (PER TRAFFIC IMPACT ASSESSMENT)
- 435,400 SF OF RETAIL SPACE
 - 162,500 SF OF OFFICE SPACE
 - 303 MF APARTMENTS
 - 412 AGE RESTRICTED RESIDENTIAL UNITS
 - 100 BED ASSISTED LIVING FACILITY

LEGEND					
AREA	LAND USE	DESCRIPTION	AC.	RES. DENSITY	OPEN SPACE %
1	B-2 w/ CUP*	VDOT Commuter Lot	8.08	n/a	20
2	B-2	VDOT Commuter Lot	9.5	n/a	20
3	B-2 w/ CUP*	Office/Retail	2.8	n/a	20
4	B-2 w/ CUP*	Office/Retail	3.3	n/a	10
5	B-2 w/ CUP*	Office/Retail	6.6	n/a	10
6	B-2	Office/Retail	14	n/a	15
7	B-2	Office/Retail	17.8	n/a	20
8	UD-5	Office/Retail/ Multifamily Residential	6.5	15 UPA	20
9	UD-5	Office/Retail/ Multifamily Residential	30.4	10 UPA	20
10	R-5	Age-Restricted Residential	19.7	15 UPA	25
11	R-5	Age-Restricted Residential	4.2	15 UPA	25
12	R-3	Age-Restricted Residential	29.9	7 UPA	25
13	R-3	Age-Restricted Residential/Open Space	15.5	7 UPA	75
14	R-5	Age-Restricted Residential/Open Space	0.6	7 UPA	75

* CONDITIONAL USE PERMIT TO ALLOW VEHICLE FUEL SALES



BELMONT PARK

GENERALIZED DEVELOPMENT PLAN - MASTER PLAN
 OCTOBER 3, 2019



ADJACENT PROPERTY INFORMATION					
MAP NO.	PARCEL NO.	OWNER	ADDRESS	USE TYPE	VACANCY
0	44-126	CORPENO SIMON A	680 WARRENTON RD	RES	N
1	44-134D	MAIN STREAM PARTNERSHIP LLP	626 WARRENTON RD	COM	N
2	44-151	DUERDEN ROBERT K	15 ENGLAND RUN LN	RES	N
3	44C-3-1	MC GEE JOHN J & DEBORAH L	1204 PAUL LN	RES	N
4	44-133A	SUN ASSOCIATES LLC	656 WARRENTON RD	COM	N
5	44-120H	FALLS RUN MINI STORAGE INC	900 NELMS CIR	COM	N
6	44-123	ASGHARINIA SAEID & MARK BREDESEN	39 POWELL LN	COM	N
7	44-127	WELLS FARGO BANK NA TRUSTEE	676 WARRENTON RD	RES	N
8	44-93-H	CHITTIM LARRY W & MARY BETH	130 SANFORD DR	RES	N
9	44-95	LUCK STONE CORPORATION		COM	N
10	44C-2-1	SIRKS MARSHAR	1200 PAUL LN	RES	N
11	44-134	PALANI PROPERTIES AZ LLC	640 WARRENTON RD	COM	N
12	44C-1-1	MWAKILEMBE DAVID B	1201 PAUL LN	RES	N
14	44-93C	CARR THOMAS J & CHARMA K	142 SANFORD DR	RES	N
15	44-93	TORRICE TERRI ET ALS		COM	Y
16	44-137B	FIELDS INVESTMENTS LLC	625 WARRENTON RD	COM	N
18	44-137	MITCHELL HOMES INC	621 WARRENTON RD	COM	N
19	44-93D	HALL JOYCE M	148 SANFORD DR	RES	N
20	44-128	SUN KATHY	664 WARRENTON RD		Y
21	44-147	WARD RICHARD E			Y
22	45-37T	RIVERSIDE BUSINESS PARK ASSOCIATION	61 SANFORD DR		Y
23	44-90	CELEBRATE VIRGINIA CORPORATE CAMPUS			Y
24	44-151G	PINTOS LEONARDO LUIS RIVAS	181 SANFORD DR	RES	N
25	44-151D	CARTER TIMOTHY M & CATHIE J	217 SANFORD DR	RES	N
26	44-90	CELEBRATE VIRGINIA CORPORATE CAMPUS			Y
29	44-93	TORRICE TERRI ET ALS			Y
30	44-151A	BENNETT LLOYD J & ANNETTE SHEPARD	199 SANFORD DR	RES	N
31	44-141A	SUN KATHY OU & KATHY OU SUN TRUSTEE	595 WARRENTON RD	COM	N
32	44-139	JAZMINE HOSPITALITY LLC	605 WARRENTON RD		Y
34	44C-2-2	SIRKS MARSHAR			Y
35	45-30A	DLP HOTEL GROUP LLC	20 SANFORD DR	COM	N
37	44-93B	C S BAJWA LLC			Y
38	44-145A	BELK N ELAINE	84 SANFORD DR	RES	N
39	44C-3-9A	ROBINSON WILLIAM N & MARIANNE N	1205 PAUL LN	RES	N
40	44-151B	BENNETT LLOYD J TRUSTEE & LOHR JANICE C	209 SANFORD DR	RES	N
41	44-146	WARD RICHARD E	67 SANFORD DR	RES	N
42	44C-1-2	WHEELER MATTHEW T & HEATHER A	166 SANFORD DR	RES	N
43	44C-3-2	CAMPBELL THURMAN & SHIRLEY JEANE	1206 PAUL LN	RES	N
44	44-94	C S BAJWA LLC	148 POWELL LN		Y
45	44-92A	PAGE VALERIE	160 SANFORD DR	RES	N
46	44-93J	SISSON PERRY R & RUDY B MEEKINS			Y
47	44-93G	SISSON PERRY R & RUDY B MEEKINS			Y
48	44-145B	DITTMAN ROBERT L	80 SANFORD DR	RES	N
49	44-150	KEEVEN BRIAN	189 SANFORD DR	RES	N
50	44-145	BELK N ELAINE	74 SANFORD DR	RES	N
51	44-93F	LUCK STONE CORPORATION	121 POWELL LN		Y
52	44-144A	SAFFELLE PAUL	12 HEWITT LN	RES	N
53	44-140A	JAYSHIV LLC	601 WARRENTON RD	RES	N
54	44-143	BNE RESTAURANT GROUP IV LLC	567 WARRENTON RD	COM	N
55	45-23A	JAYNI ENTERPRISES INC	557 WARRENTON RD	COM	N
57	45-17G	ADVANCE STORES COMPANY INC	598 WARRENTON RD	COM	N
58	44-151C	HATCHER NORMAN R III & JACQUELINE K	227 SANFORD DR	RES	N
59	44-123F	IEC PROPERTY LLC	29 POWELL LN	COM	N
62	44W-2	CARDINAL FIELDS ON BLACKWELL LLC			Y
63	44-89A	TOVES JOSE M & BEVERLY L	344 SANFORD DR	RES	N
66	45-17C	LEE REALTY LLP			Y
67	44-151H	CARTER TIMOTHY M & CATHIE J	223 SANFORD DR	RES	N

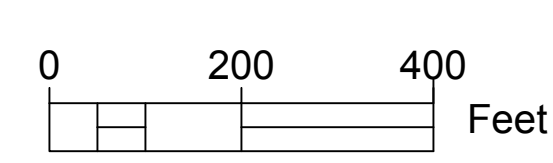
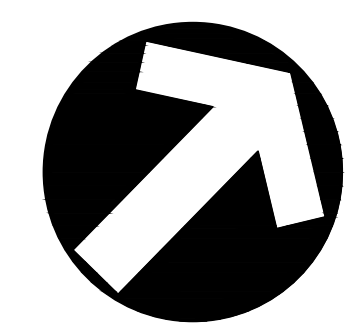
APPLICANT PARCEL INFORMATION				
MAP LETTER	PARCEL ID	OWNER	ADDRESS	CURRENT ZONING
A	44-91	MID-ATLANTIC REAL ESTATE INVESTMENTS		A1
B	44-93E	MID-ATLANTIC REAL ESTATE INVESTMENTS		A1
C	44-93A	GLEN H CROPP & ROBERT BURTON & MARIE B MITCHELL	102 SANFORD DR FALMOUTH, VA 22406 66 HEWITT LN FREDERICKSBURG, VA 22406	A1
D	44-144	ROBERT BURTON & MARIE B MITCHELL	66 HEWITT LN FREDERICKSBURG, VA 22406	A1
E	44-144B	GLORIA P CHITTIM	84 SANFORD DRIVE FALMOUTH, VA 22406	A1
F	44-144C	MICHAEL T PAYNE	31 HEWITT LANE FREDERICKSBURG, VA 22406	A1
G	44-138A	FRANK C HARRIS AND ATHLENE P HARRIS LIVING TRUST		R1
H	44-137A	STATE HIGHWAY AND TRANSPORTATION COMM	627 WARRENTON RD FREDERICKSBURG, VA 22406	R1
I	44-135	COMMONWEALTH OF VA		R1
J	44-136A	COMMONWEALTH OF VA		R1
K	44-136	COMMONWEALTH OF VA		R1
L	44-132	GOLDEN INVESTMENT EMPIRE CORP	655 WARRENTON RD	R1
M	44-130	ALPAMAYO CORPORATION	661 WARRENTON RD FREDERICKSBURG, VA 22406	R1
N	44-130A	ALPAMAYO CORPORATION		R1
O	44-129	ALPAMAYO CORPORATION	665 WARRENTON RD FREDERICKSBURG, VA 22406	R1
MAP LETTER	PARCEL ID	OWNER	ADDRESS	CURRENT ZONING
P	44-129A	ALPAMAYO CORPORATION		R1
Q	44-131	ALPAMAYO CORPORATION	669 WARRENTON RD FREDERICKSBURG, VA 22406	R1

APPLICANT PARCEL INFORMATION				
MAP LETTER	PARCEL ID	OWNER	ADDRESS	CURRENT ZONING
R	44-124	ALPAMAYO CORPORATION	675 WARRENTON RD FREDERICKSBURG, VA 22406	R1
S	44-125	ALPAMAYO CORPORATION	681 WARRENTON RD FREDERICKSBURG, VA 22406	A1
T	44-124A	ALPAMAYO CORPORATION		R1
U	44C-3-3	CAMPBELL THURMAN & SHIRLEY JEANE		A1
V	44C-3-4	CAMPBELL THURMAN & SHIRLEY JEANE		A1
W	44C-3-5	CAMPBELL THURMAN & SHIRLEY JEANE		A1
X	44C-3-6	CAMPBELL THURMAN & SHIRLEY JEANE		A1
Y	44C-3-7	CAMPBELL THURMAN & SHIRLEY JEANE		A1
Z	44C-3-8	CAMPBELL THURMAN & SHIRLEY JEANE		A1
AA	44C-3-9	CAMPBELL THURMAN & SHIRLEY JEANE		A1
BB	44-92	MILLS KENNETH G & GRACE F	150 SANFORD DR	A1
CC	44-123A	BREDESEN MARK & SAEID ASGHARINIA	691 WARRENTON RD	R1
DD	44-123B	YADZANI SAM	701 WARRENTON RD	M1
EE	44-123D	YADZANI SAM	VACANT	M1
FF	44-123E	ASGHARINIA SAEID & MARK BREDESEN	697 WARRENTON RD	M1

BELMONT PARK

GENERALIZED DEVELOPMENT PLAN - ADJACENT OWNERSHIP

OCTOBER 3, 2019



LEGEND

- A OFFICE/RETAIL
- B APARTMENTS
- C WALKING PATH
- D ACTIVE OPEN SPACE
- E PASSIVE OPEN SPACE
- F STREET NETWORK
- G STORMWATER/BMP

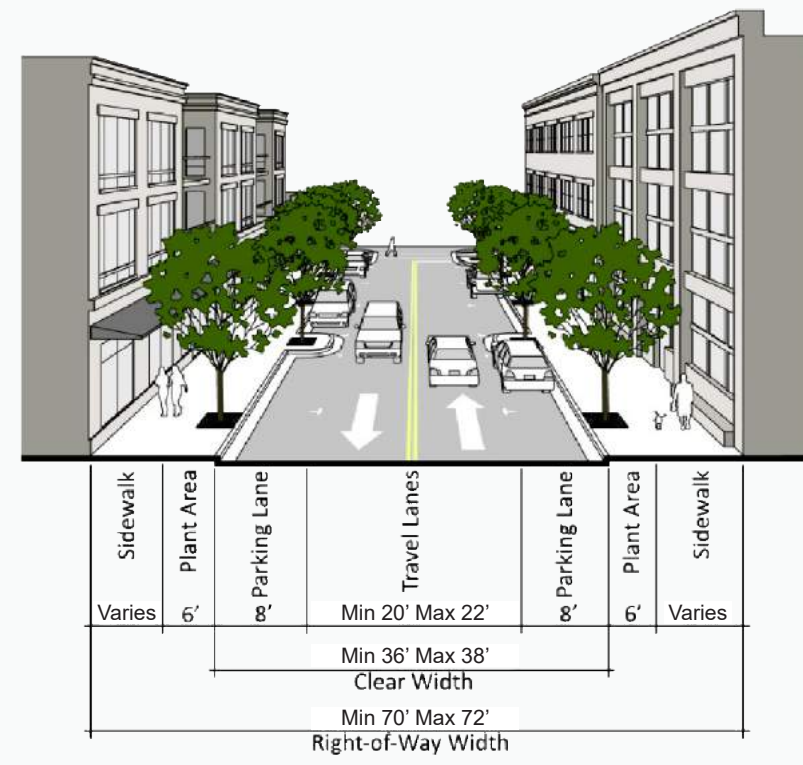


TABLE OF USES

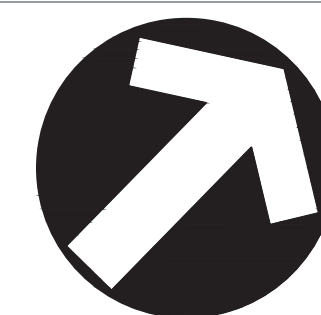
USE TYPE	TOTAL ACREAGE	TOTAL BLDG SF	% OF DEVELOPMENT
RESIDENTIAL	8.3	300,000 SF	23%
RETAIL	3.4	50,000 SF	9%
OFFICE	4.4	100,000 SF	12%
OPEN SPACE	16.8	N/A	45%
STREETS	4.3	N/A	11%
CIVIC SPACE	N/A	N/A	N/A



BELMONT PARK

UD-5 MASTER PLAN

OCTOBER 3, 2019



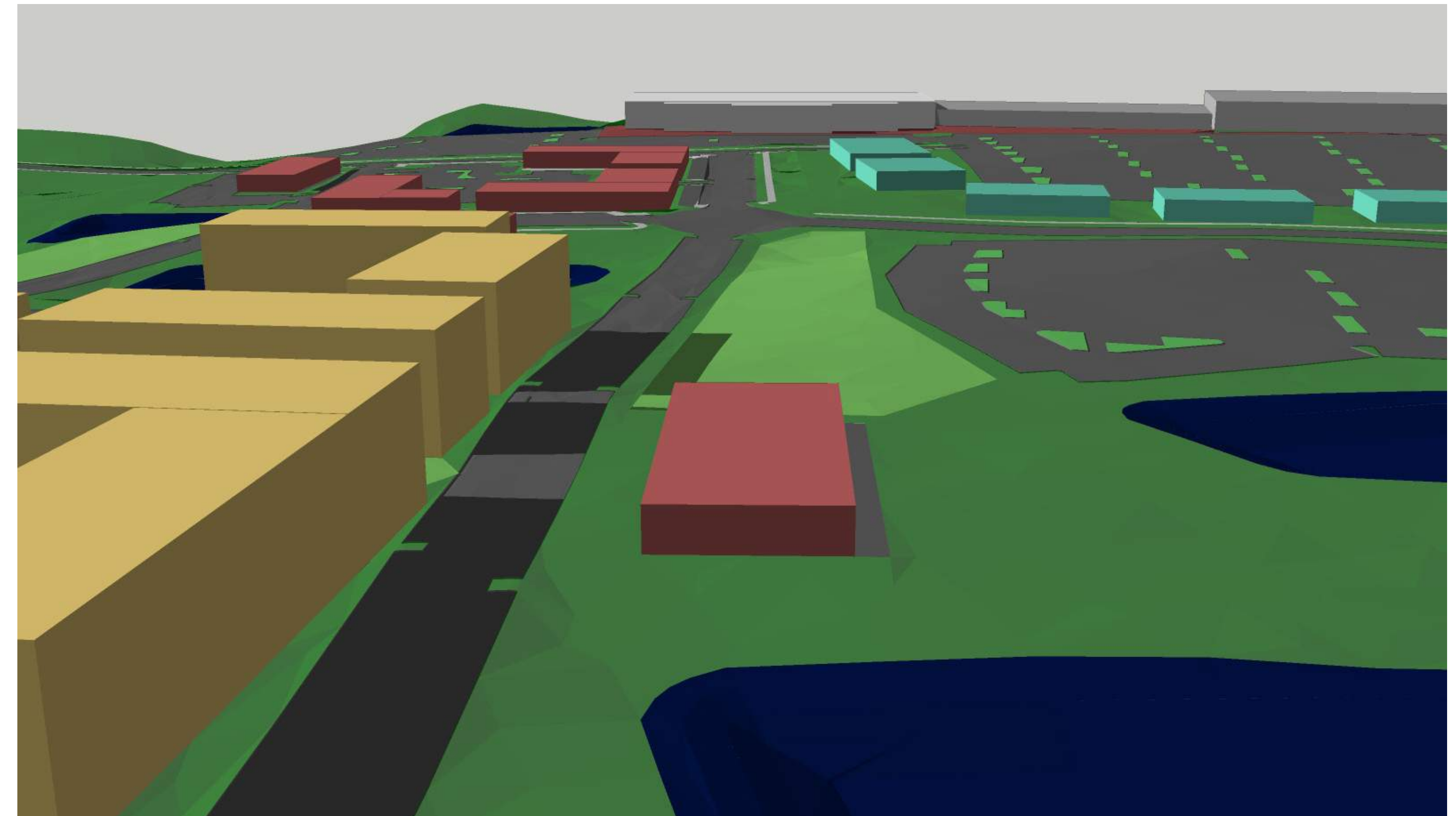
SCALE 1" = 100'

LEGEND

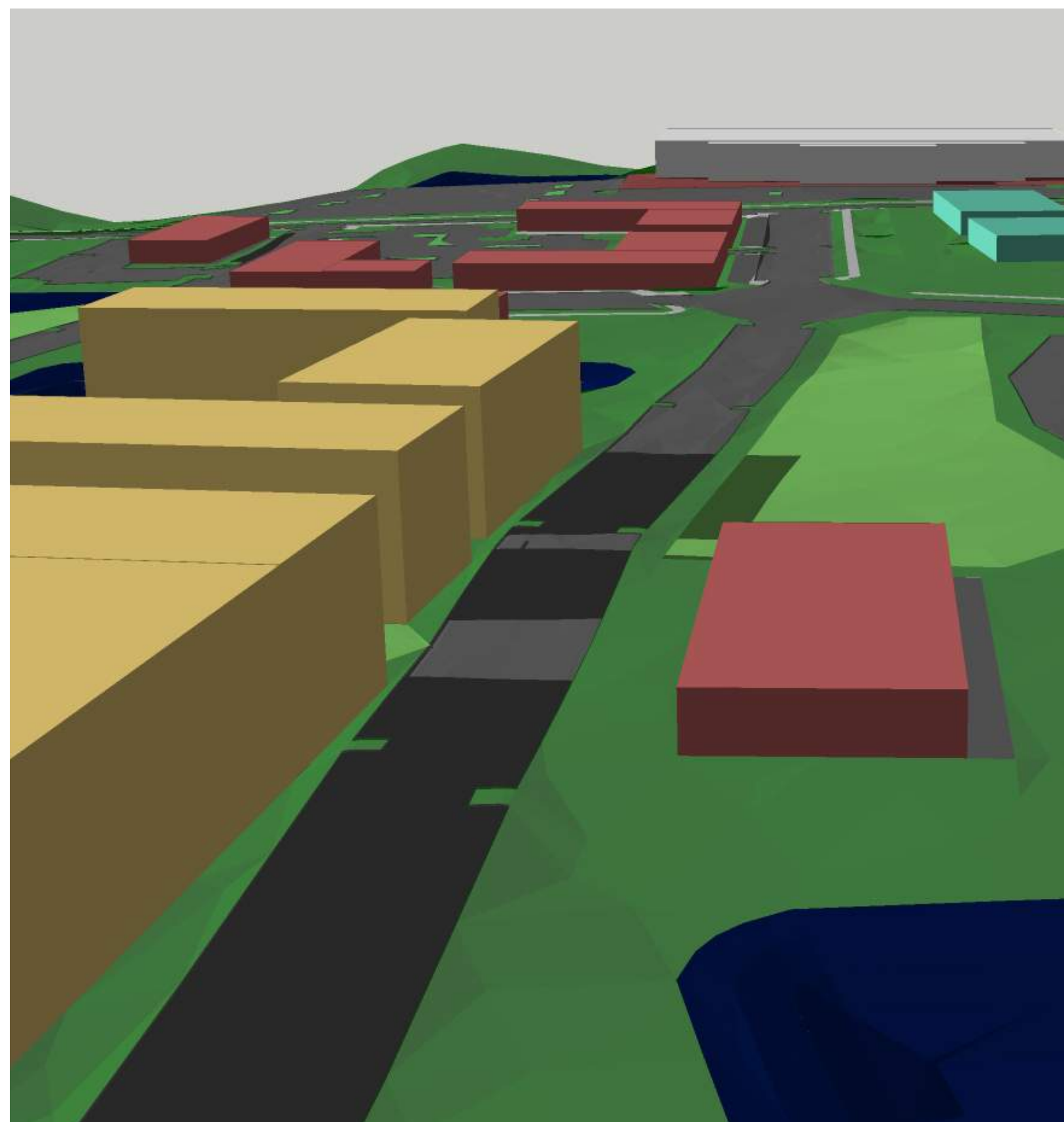
- RETAIL
- OFFICE/RETAIL MIX
- COMMERCIAL DISTRICT
- MULTIFAMILY



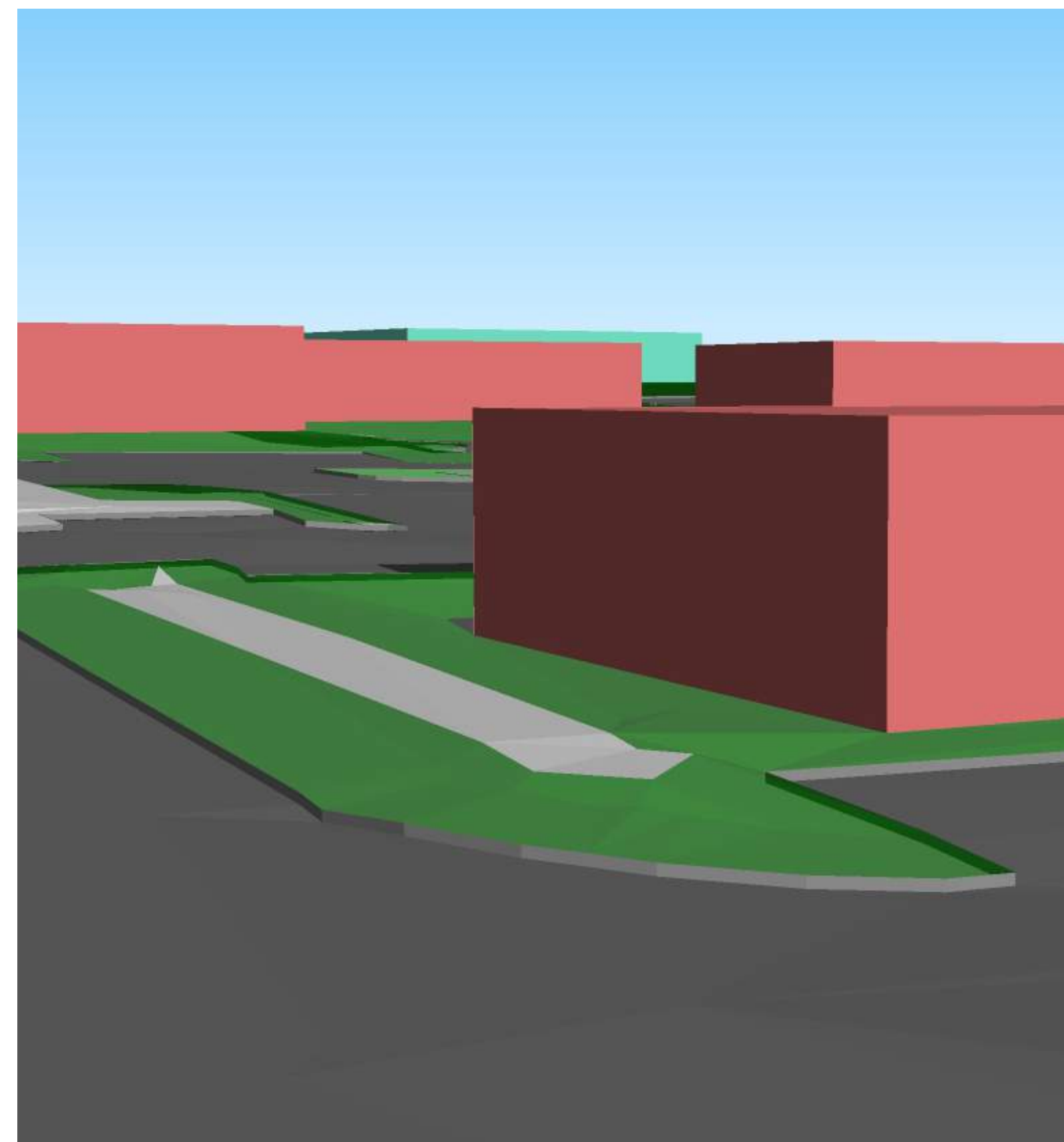
Overall massing of Belmont Park UD-5 District looking South. VDOT Commuter lot shown in lower right.



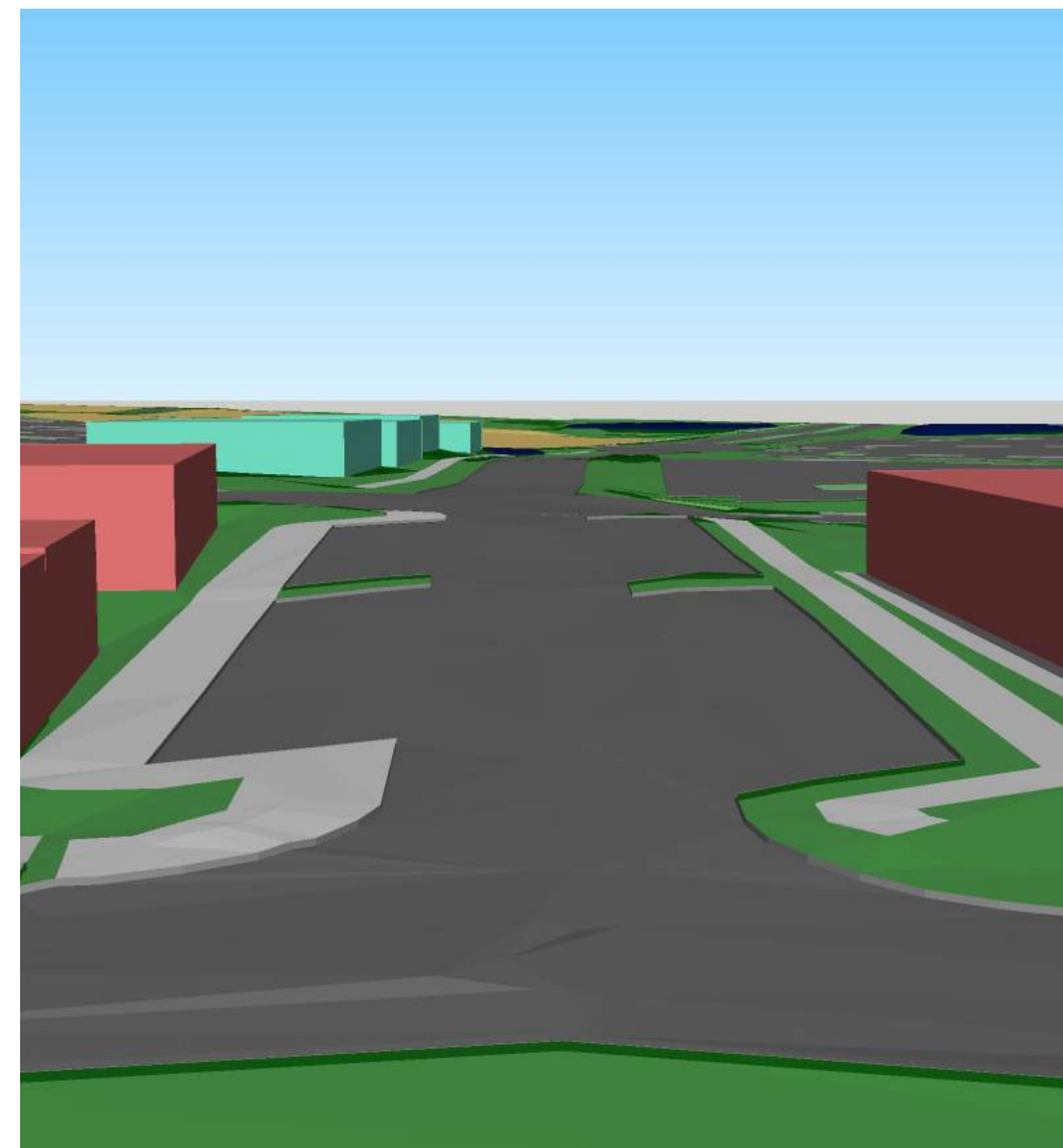
Streets of UD-5 district shall create a pedestrian streetscape with attention to placemaking.



Parking lots in UD-5 shall be generally located behind buildings as they relate to the streetscape.



Streetscapes in UD-5 shall include landscaping, sidewalks, lighting, and street furniture to give a visual priority to pedestrian movement.



Road intersections shall generally line up with designed features (medians, landscape, etc.) to break up long views of pavement.



Placemaking shall generally be located west of the VDOT Commuter Parking Lot.