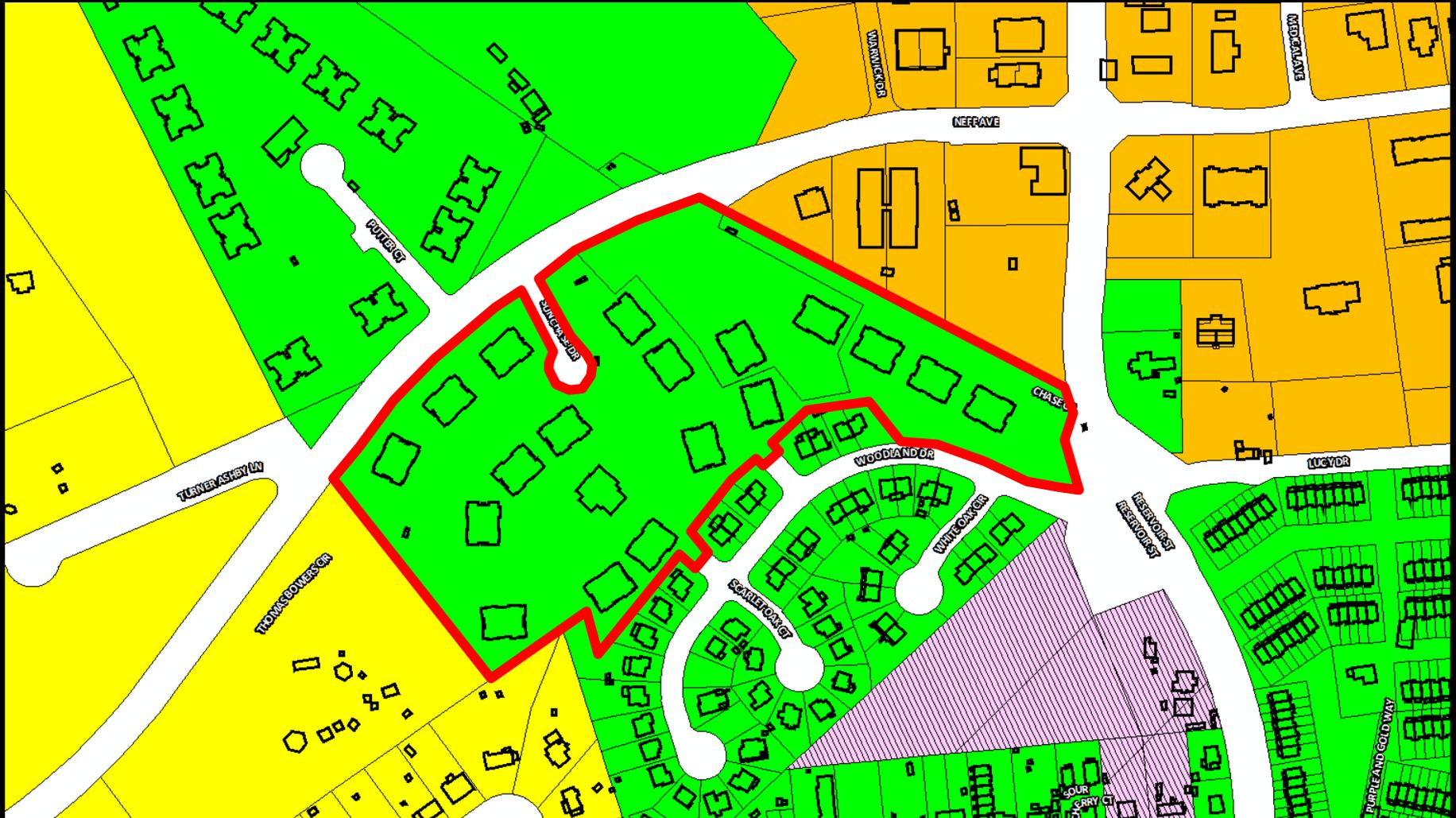
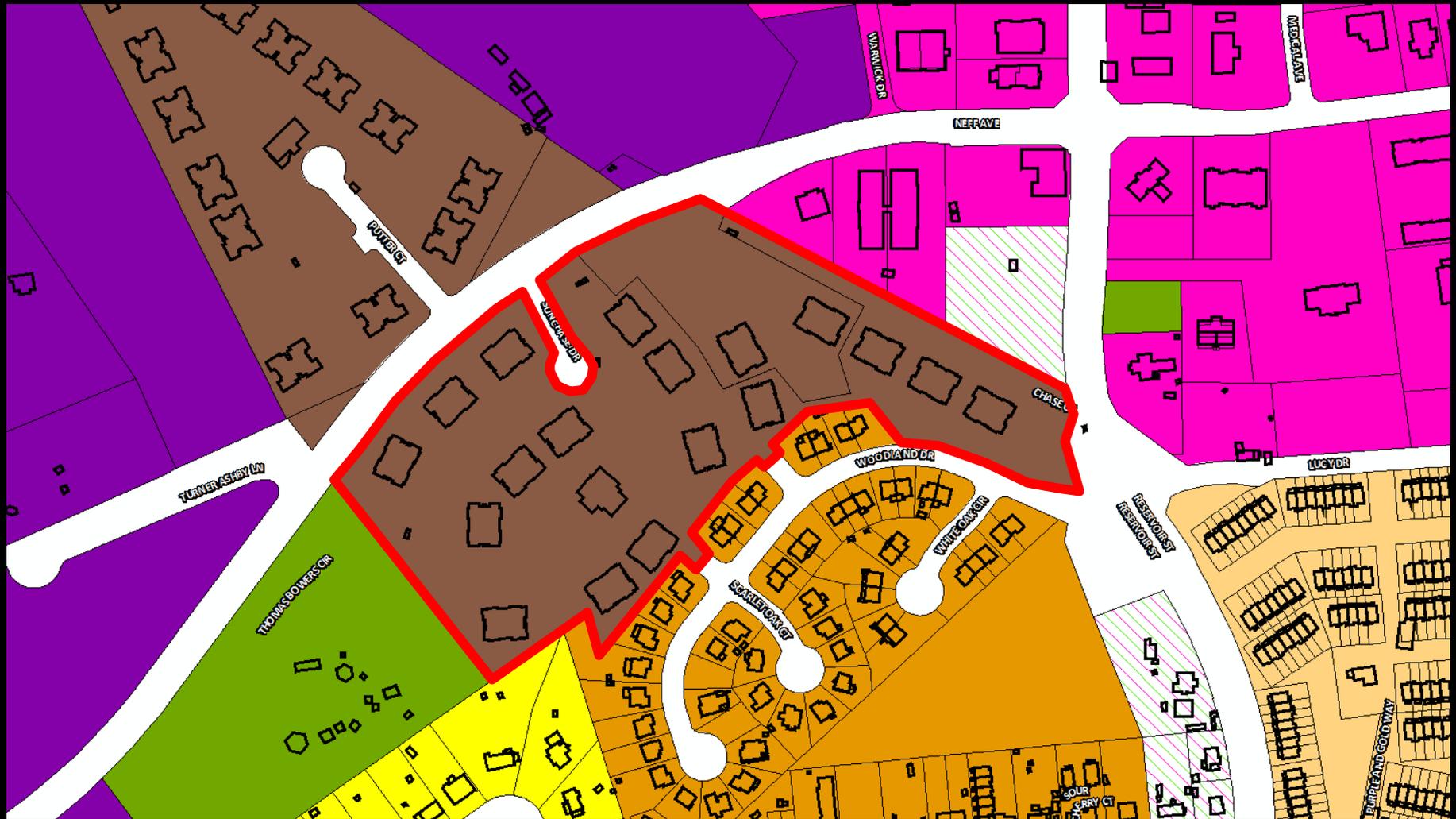


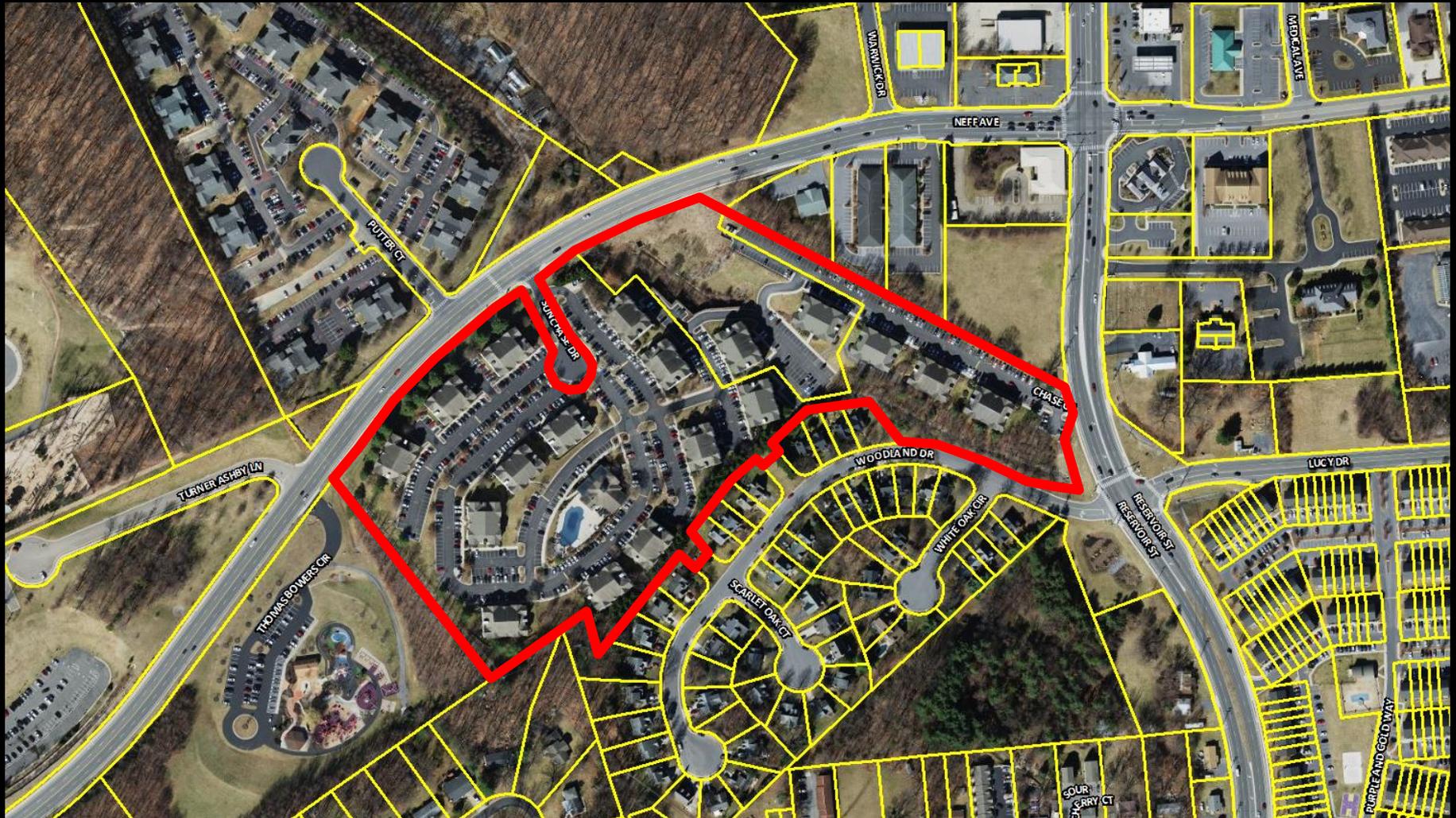
Rezoning and Special Use Permit – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court (R-3 to R-5C) (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building)



Rezoning and Special Use Permit – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court (R-3 to R-5C) (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building)



Rezoning and Special Use Permit – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court (R-3 to R-5C) (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building)



LEGEND - SEE NOTE #1

- IRON PIPE SET
- SMOKEWOOD
- POHLL HOLE FOUND
- ▲ RAILROAD SPIKE FOUND
- SEWER MANHOLE
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- POWER BOX
- TELEPHONE FEEDSTAKE
- LIGHT POLE
- SIGNAL FOUND
- FIRE HYDRANT
- UTILITY POLE
- GUY WIRE
- OVERHEAD UTILITY LINES
- SANITARY SEWER LINE
- STORM DRAIN PIPE
- FENCE LINE
- WATER MANHOLE
- TELEVISION FEEDSTAKE
- GROUND RAIL



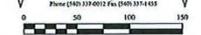
NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND AN ALTA SURVEY AND TITLE SURVEY DATED APRIL 14, 2016. NO FIELD WORK HAS BEEN PERFORMED SINCE APRIL 14, 2016 AND MAY NOT REFLECT THE CURRENT IMPROVEMENTS OF THIS PROPERTY.
2. THIS PROPERTY IS PRESENTLY IN THE NAME OF SUNCHASE HARBOURBORG, LLC.
3. HEARDINGS ARE ROTATED TO PLAY RECORDED IN DEED BOOK 2007, PAGES 58-62.
4. A TOTAL OF 87 PARKING SPACES ARE SHOWN, WHICH INCLUDES 8 HANDICAP SPACES.
5. ADDRESS: BUILDINGS 1 THRU 15 AND 18 STREET NUMBERS AS SHOWN SUNCHASE DRIVE HARBOURBORG, VIRGINIA 23061. BUILDINGS 14 THRU 17 STREET NUMBERS AS SHOWN CHASE COURT HARBOURBORG, VIRGINIA 23061.
6. A PORTION OF THE SURVEY PREMISES IS LOCATED WITHIN FLOOD ZONE AS OFFICIAL FLOOD HAZARD AREA (INDICATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED) THE FLOOD ZONE AREA AS SHOWN HEREON IS FROM THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HARBOURBORG, VIRGINIA, COMMUNITY PANEL NUMBER 2186241D - EFFECTIVE DATE NOVEMBER 2, 2009. THE REMAINING PORTION OF THE SURVEY PREMISES IS LOCATED WITHIN X-Z AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLANS.
7. FOR CLARITY PURPOSES, NO CARENOTES OR HEARDINGS AND DISTANCES HAVE BEEN SHOWN ON THIS SKETCH FOR CLARITY PURPOSES, REFERS TO ALL NOTES LAND FILE SURVEY ON LOT 1 AND LOT 2, SUNCHASE SUBDIVISION, SECTION ONE BY LOTT & ASSOCIATES DATED APRIL 14, 2016 FOR EASEMENTS AND HEARDINGS AND DISTANCES INFORMATION.
8. ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN DEEDS, RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING CONSTRUCTIVE NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREON SHOWN THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.
9. THE CLARIBOURG ADDRESS IS 1901 SUNCHASE DRIVE HARBOURBORG, VIRGINIA 23061.
10. THIS PROPERTY IS KNOWN AS SUNCHASE APARTMENTS.

SKETCH OF LOT 1 AND LOT 2, SUNCHASE SUBDIVISION, SECTION ONE CITY OF HARBOURBORG, VIRGINIA SCALE 1" = 50' MAY 17, 2023

PROPOSED DWELLING UNITS

Lott & Associates, P.C.
 Land Surveying - Land Planning
 2100 Williamsburg Blvd., Suite 107
 Williamsburg, Virginia 23187
 Phone (757) 337-0012 Fax (757) 337-0105







Proffers

- The maximum number of dwelling units proposed for Lot 1 TMP 084-A-14 is 208 Units.
- The maximum number of dwelling units proposed for Lot 2 TMP 084-A- 15 is 28 Units.

Recommendation

Staff and PC (5-0) recommends approval of both the rezoning and the SUP.