

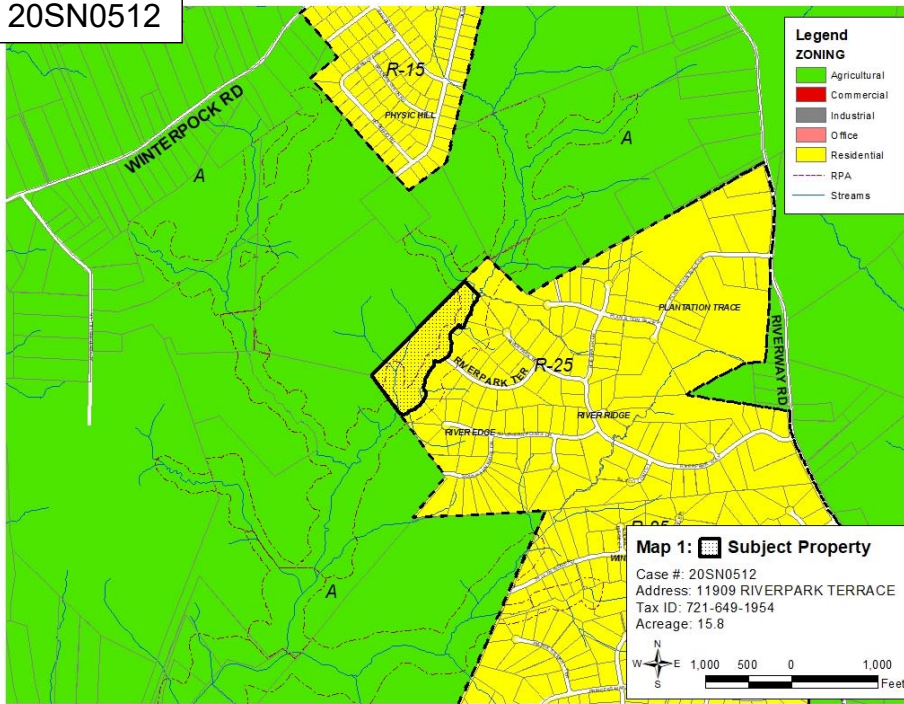
20SN0512
Matoaca
New Dawn Properties, Inc.

Exception to Section 18-60 of the utility ordinance relative to connection to the public sewer system in a Residential (R-25) district.

20SN0512

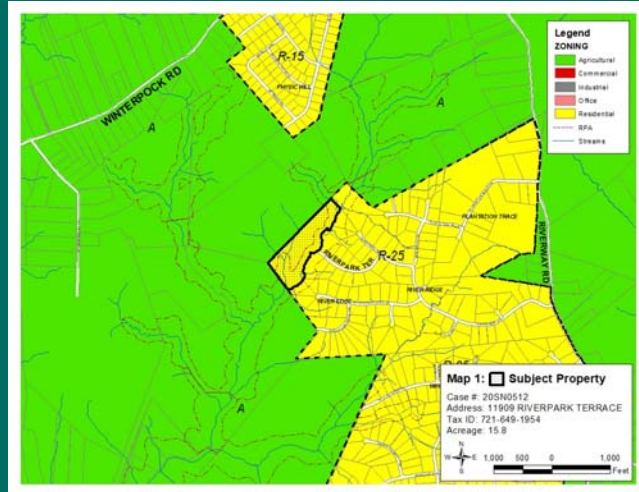
This is case #20SN0512 in the Matoaca District. New Dawn Properties, Inc., requests an exception to Section 18-60 of the utility ordinance relative to connection to the public wastewater system in a Residential (R-25) district.

20SN0512



20SN0512

20SN0512 - Overview



- Exception to Chesterfield County Code Section 18-60, relative to connection to the public wastewater system
- Planning staff recommends approval to allow completion of an existing subdivision, with conditions on the number of lots and for utility easements
- Utilities staff recommends denial since the property is located in the mandatory connection area for public wastewater

20SN0512

Case 20SN0512 is a request for an exception to Chesterfield County Code Section 18-60 relative to mandatory connections to the public wastewater system. The subject property is located west of the River Ridge and Plantation Trace subdivisions, which are south of the intersection of Riverway and Beach roads.

Planning staff recommends approval to allow completion of River Ridge subdivision. Conditions limit density to a maximum of nine (9) lots and require recordation of utility easements to accommodate future expansion of public sewer when available.

Utilities staff recommends denial since the property is located in the mandatory connection area for public wastewater.

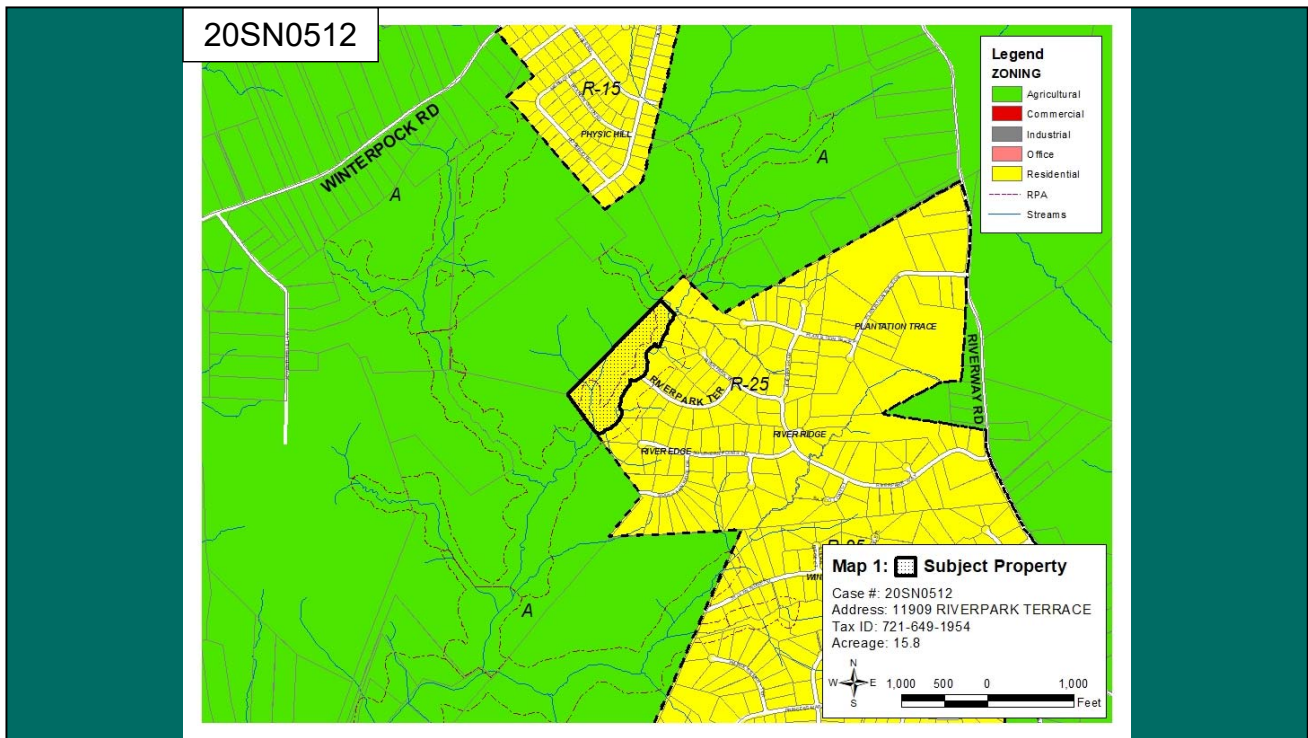
Conditions would also prohibit encroachment into Resource Protection Areas for drainfields

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Matoaca
New Dawn Properties, Inc.

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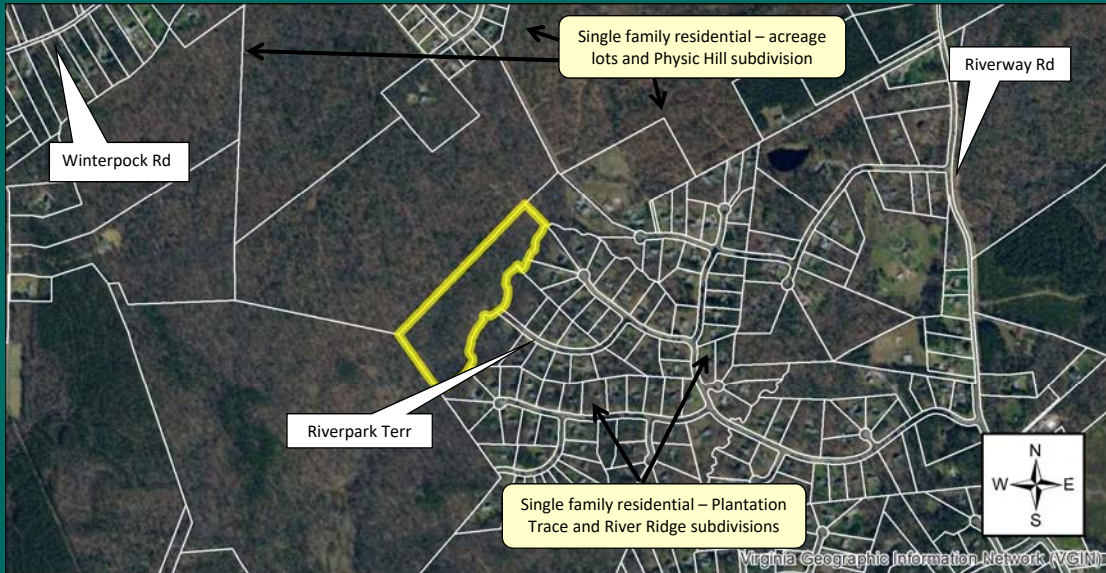
This is case #20SN0512, New Dawn Properties, Inc., requesting an exception to Section 18-60 of the utility ordinance relative to connection to the public sewer system in a Residential (R-25) district.



20SN0512

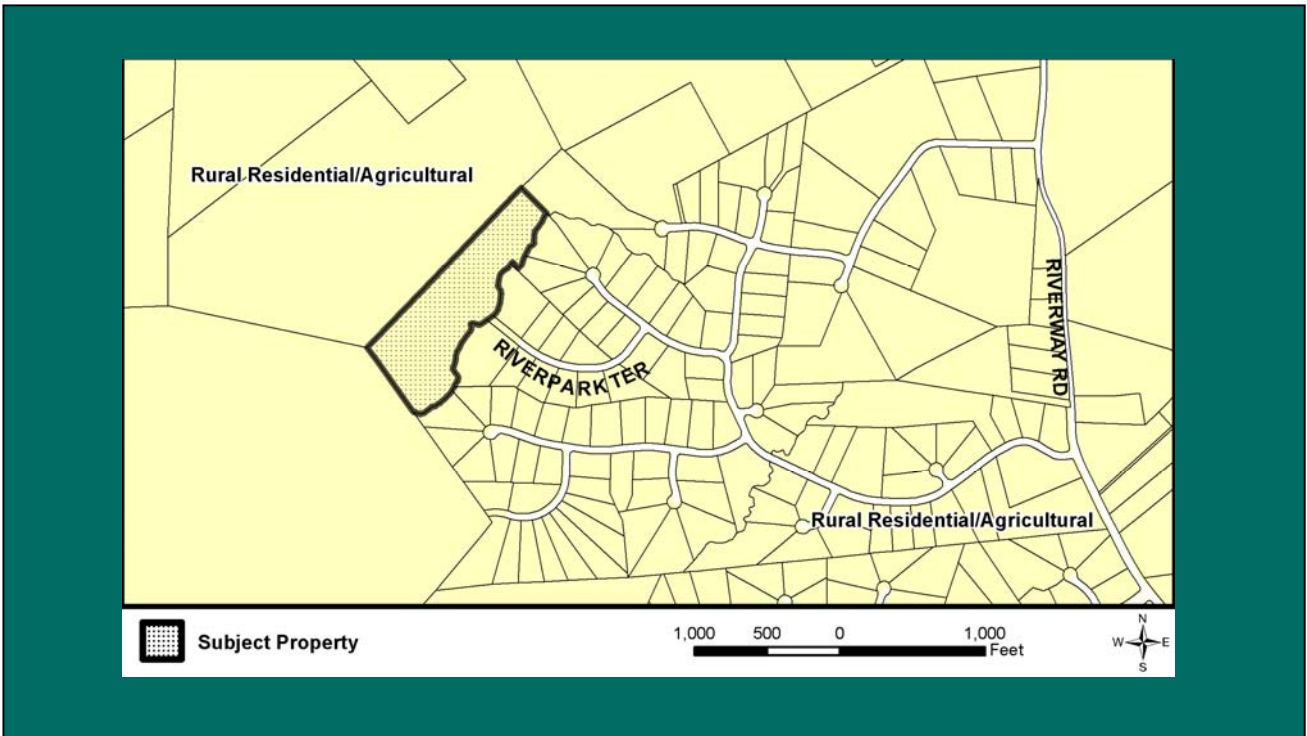
The property is located adjoining the River Ridge subdivision at the terminus of Riverpark Terrace.

Area zoning includes Agricultural (A) and Residential (R-25 and R-15)



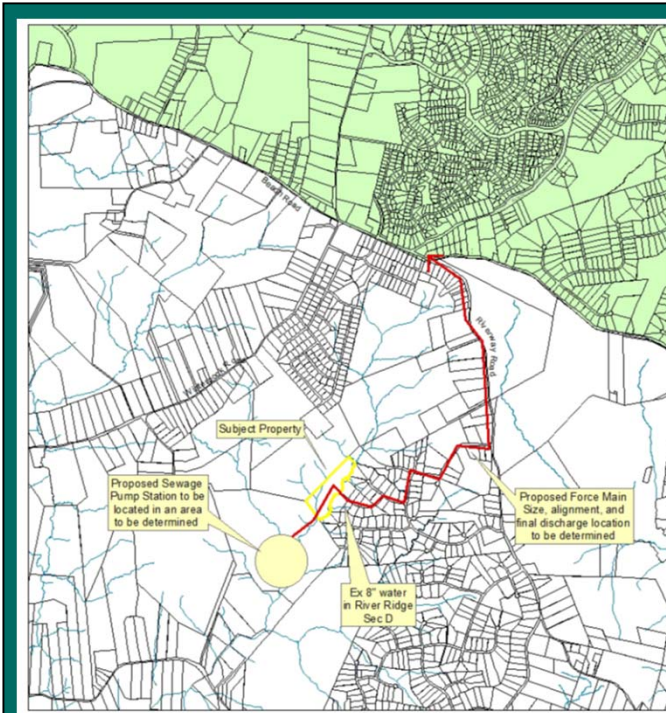
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Area land uses include acreage lots, wooded lands, and single-family residential in River Ridge Sections A – E, Plantation Trace, Physic Hill, and Windsor Park subdivisions. This development completes subdivision proposed as River Ridge Section F



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The Comprehensive Plan designates this area for Rural Residential/Agricultural and suggests this property is appropriate for agricultural uses (farming and forestry, open space and conservation easements) and residential development with lot sizes of 1 – 5 acres or more.



- The property is in the Appomattox River drainage basin
- The 2013 Water and Wastewater Facilities Plan plans no wastewater improvements in this area for Rural Residential/Agricultural uses
- A sewage pump station and force main would be required, which due to the distances involved, would be several million dollars

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The property is in the Appomattox River drainage basin

The 2013 Water and Wastewater Facilities Plan plans no wastewater improvements here for Rural Residential/Agricultural uses

A sewage pump station and force main would be required, which due to the distances involved, would be several million dollars

PROFFERED CONDITIONS

May 15, 2020

1. Public Water Connections. The proposed residential development shall connect to public water. (U)
2. Utility Easement. Public Wastewater easements will be required, reviewed, and approved by the Utilities Department and shown on any record plat for the development. (U)
3. No Encroachment into Resource Protection Areas for Drainfields. No encroachment of the primary and/or secondary drainfields into the RPA is allowed. (EE)
4. Density. The development shall be limited to a maximum of nine (9) lots. (P)
5. Master Plan. The property will be developed in a manner substantially similar/shall generally conform to the plan entitled "River Ridge Subdivision Section F" by Townes Engineering dated July 2, 2019 with a revision date of March 13, 2020. (P)

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PROFFERED CONDITIONS

May 15, 2020

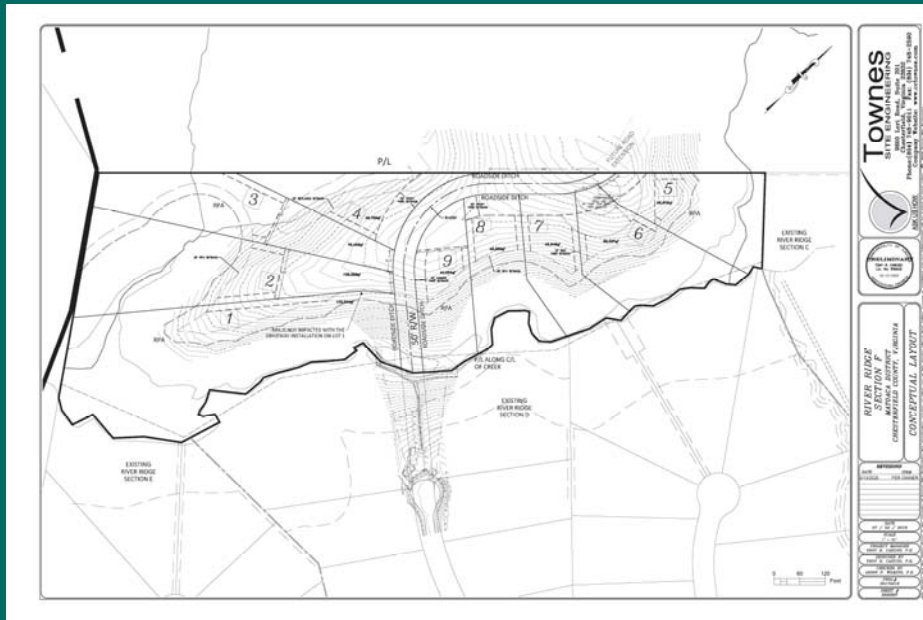
Public Water Connections. The proposed residential development shall connect to public water. (Utilities will ensure)

Utility Easement. Public Wastewater easements will be required, reviewed, and approved by the Utilities Department and shown on any record plat for the development. (Utilities will ensure)

No Encroachment into Resource Protection Areas for Drainfields. No encroachment of the primary and/or secondary drainfields into the RPA is allowed. (Environmental Engineering will ensure)

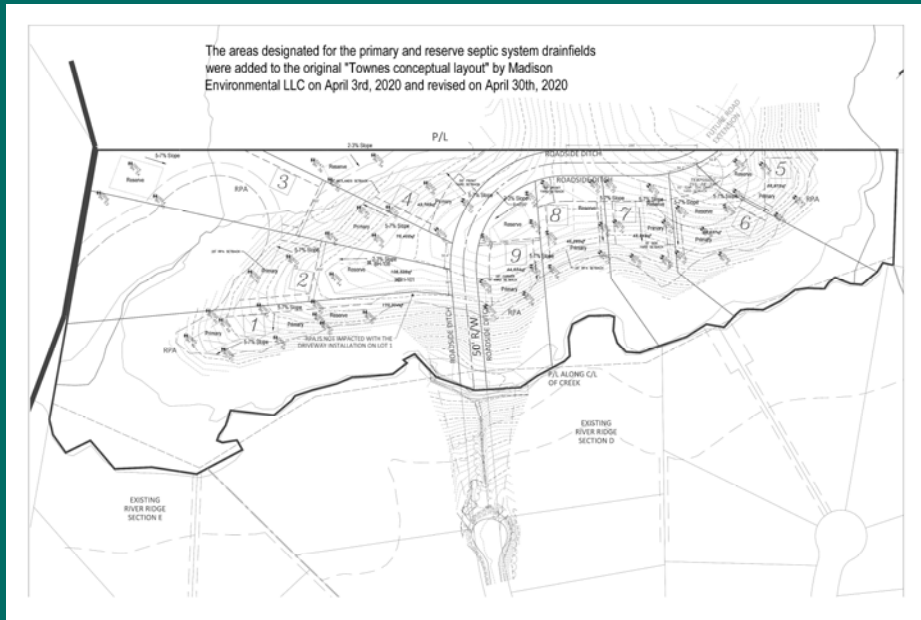
Density. The development shall be limited to a maximum of nine (9) lots. (Planning will ensure)

Master Plan. The property will be developed in a manner substantially similar/shall generally conform to the plan entitled "River Ridge Subdivision Section F" by Townes Engineering dated July 2, 2019 with a revision date of March 13, 2020. (Planning will ensure)



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The Concept Plan provided with the application shows the extension of Riverpark Terrace from the current temporary turnaround and nine (9) new lots. Contour lines on the plan are at intervals of one foot (1')



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The Concept Plan is shown here with areas of hole borings investigating soil conditions and the designated location for primary and reserve septic system drainfields.

Planning Recommends Approval

- Exception allows completion of an existing subdivision
- Planned large lot single-family residential uses comply with Comprehensive Plan recommendations
- Conditions limit the exception to the present property and provide for future utilities when appropriate

Utilities Recommends Denial

- The property is located within the mandatory connection area for public wastewater

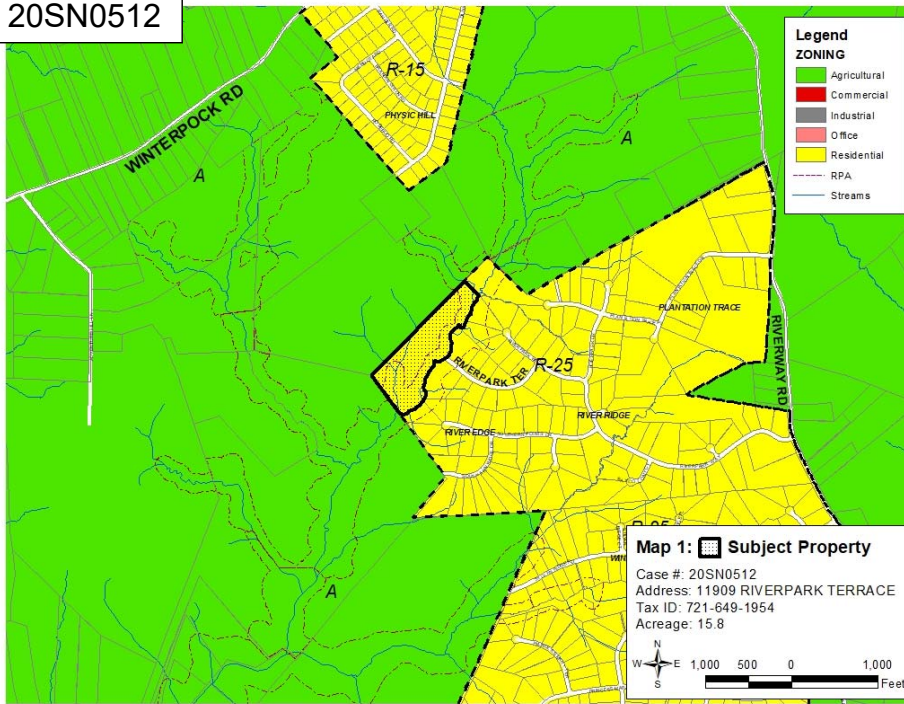
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