

# Retail REO Caroline County

Rogers Clark Blvd - Rt. 207  
Caroline County, Virginia



## PROPERTY HIGHLIGHTS

- **Site D:** 7± acres = \$225,000/acre - zoned B-1

## 2013 DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	6,381	25,552	180,017
Households	2,441	9,300	64,623
Median HH Income	\$58,944	\$60,940	\$73,679

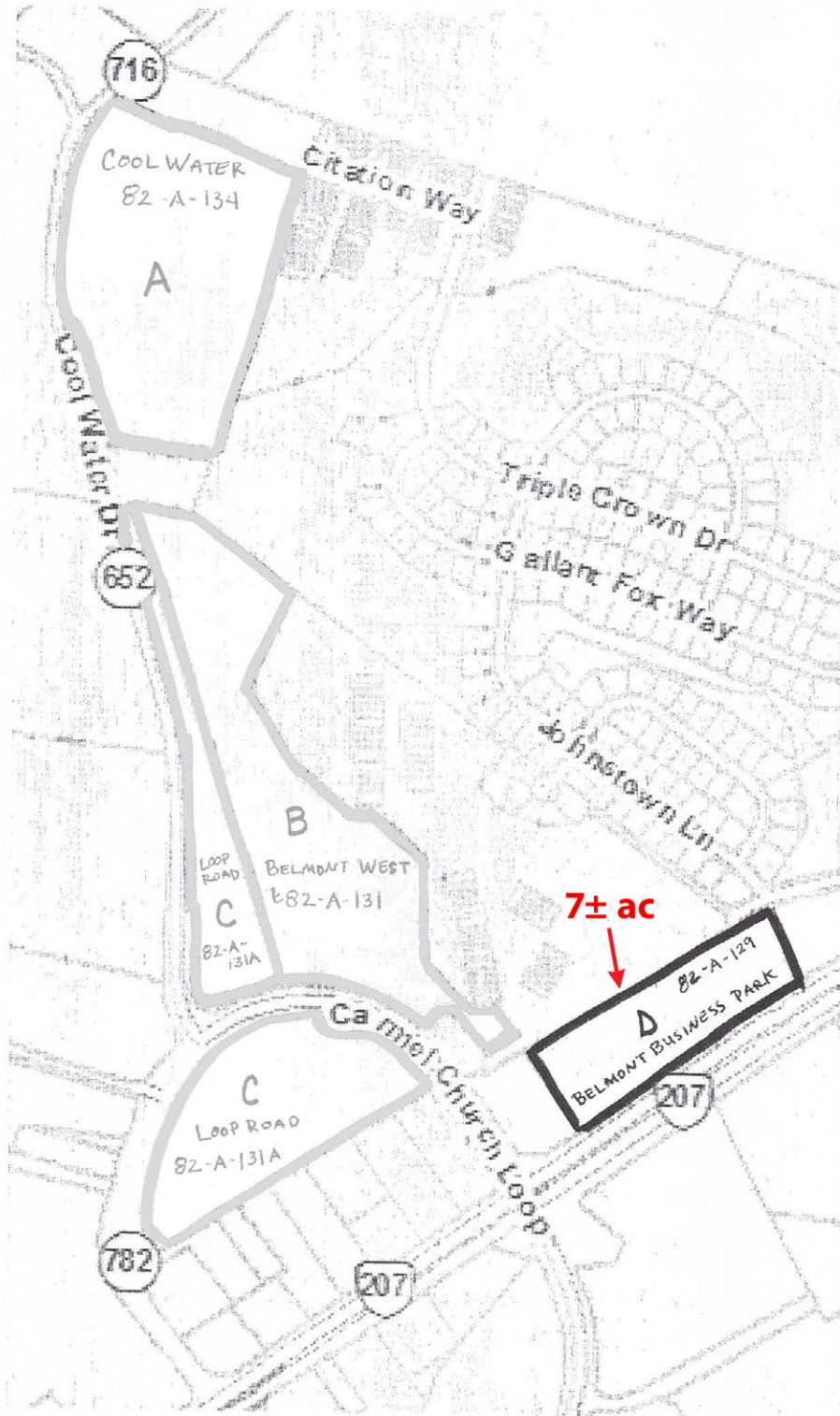


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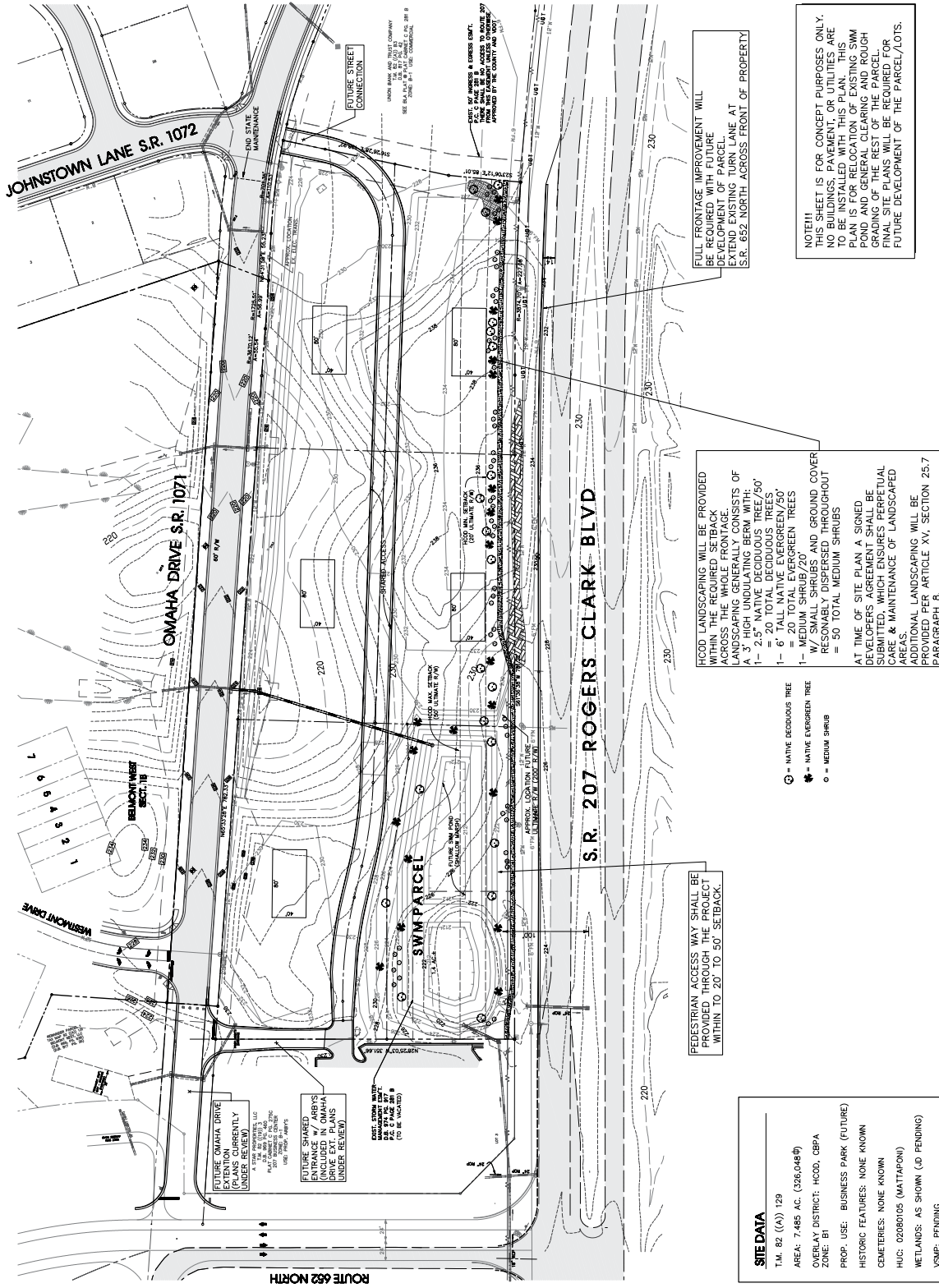
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FULL FRONTAGE IMPROVEMENT WILL BE REQUIRED WITH FUTURE DEVELOPMENT OF PARCEL. EXTEND EXISTING TURN LANE AT S.R. 652 NORTH ACROSS FRONT OF PROPERTY.

NOTE!! THIS LOT IS FOR CONCEPT PURPOSES ONLY. ALL BUILDINGS, PAVEMENT, UTILITIES ARE TO BE INSTALLED WITH THIS PLAN. THIS PLAN IS FOR RELOCATION OF EXISTING SWM POND AND GENERAL CLEARING AND ROUGH GRADING OF THE REST OF THE PARCEL. FINAL SITE PLANS WILL BE REQUIRED FOR FUTURE DEVELOPMENT OF THE PARCEL/LOTS.

HOOD LANDSCAPING WILL BE PROVIDED THROUGHOUT THE WHOLE FRONTAGE LANDSCAPING GENERALLY CONSISTS OF A 3' HIGH UNDULATING BERM WITH:  
 1- 2.5" NATIVE DECIDUOUS TREE/50'  
 1- 6" NATIVE EVERGREEN/50'  
 1- 20" NATIVE EVERGREEN TREES  
 1- MEDIUM SHRUB/20'  
 W/ SMALL SHRUBS AND GROUND COVER REASONABLY DISPERSED THROUGHOUT = 50 TOTAL MEDIUM SHRUBS  
 AT TIME OF SITE PLAN A SIGNED DEVELOPERS AGREEMENT SHALL BE SUBMITTED, WHICH ENSURES PERPETUAL CARE & MAINTENANCE OF LANDSCAPED AREAS.  
 ADDITIONAL LANDSCAPING WILL BE PROVIDED PER ARTICLE XV, SECTION 25.7 PARAGRAPH 6.

- = NATIVE DECIDUOUS TREE
- = NATIVE EVERGREEN TREE
- = MEDIUM SHRUB

PEDESTRIAN ACCESS WAY SHALL BE PROVIDED THROUGH THE PROJECT WITHIN TO 20' TO 50' SETBACK.

**SITE DATA**  
 T.M. 82 (A) 129  
 AREA: 7.465 AC. (326,048<sup>sq</sup>ft)  
 OVERLAY DISTRICT: HOOD, CBPA  
 ZONE: B1  
 PROP. USE: BUSINESS PARK (FUTURE)  
 HISTORIC FEATURES: NONE KNOWN  
 GENETIC FEATURES: NONE KNOWN  
 HUC: 02080105 (MATTAPONI)  
 WETLANDS: AS SHOWN (JD PENDING)  
 USMP: PENDING

FUTURE OMAHA DRIVE (PLANS CURRENTLY UNDER REVIEW)  
 FUTURE SHARED ENTRANCE W/ ARBY'S (INCLUDED IN OMAHA DRIVE PLANS UNDER REVIEW)

SWM PARCEL  
 S.W.M. PARCEL  
 P.C. OF PARCEL 207  
 (TO BE MAINTAINED)

## Site D



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