



# Bayside Village

Cape Charles, Virginia

## Project Team:

**Project Team:** Chris Carbaugh & Jay Bergey

### **Team Background:**

Chris Carbaugh: In 2000 founded the Atlantic Group & Associates, Inc. which provides land planning, landscape architecture, surveying and civil engineering services to clients throughout the Mid Atlantic region. This land development experience and skill set also created an opportunity to partner with others to develop various residential, commercial and mixed-use projects in Maryland, Delaware, and more recently the Eastern Shore of Virginia.

Jay Bergey: In 2000 founded Bergey & Company, P.A. providing professional accounting, consulting and trustee services. During this time has also been responsible for the development of numerous residential multi-family projects on the Eastern Shore of Maryland. Mr. Bergey has served as the Treasurer and Chairman of the Finance Committee for Atlantic General Hospital and is currently on the Board of Directors of Calvin B. Taylor Bank.

## Project Understanding:

- Town of Cape Charles has identified a need for workforce housing.
- Cape Charles identified a town owned parcel suitable to accommodate workforce housing. The property is Tax Parcel 90-19-B fronting Cassatt Parkway and Old Cape Charles Road consisting of 16.6 Acres and is zoned R-3. Multi-family.
- This project is intended to provide a housing alternative where families, those in careers that support our community, can live and work while enjoying a high quality of life found in the Cape Charles area. When people have access to affordable housing, they can live near their workplaces. They can, and do, support other local businesses. They develop a vested interest in their town. They become integrated into the social networks that bind communities and make them great places to visit live and work.
- Development plans to provide rental and homeownership opportunities. Percent of rental and homeownership to be determined based upon market demand.
- Workforce units shall be restricted for a term of 20 years.
- Short term rentals will be prohibited.
- Sewer must be extended to site. Developer will be responsible for the forcemain extension.

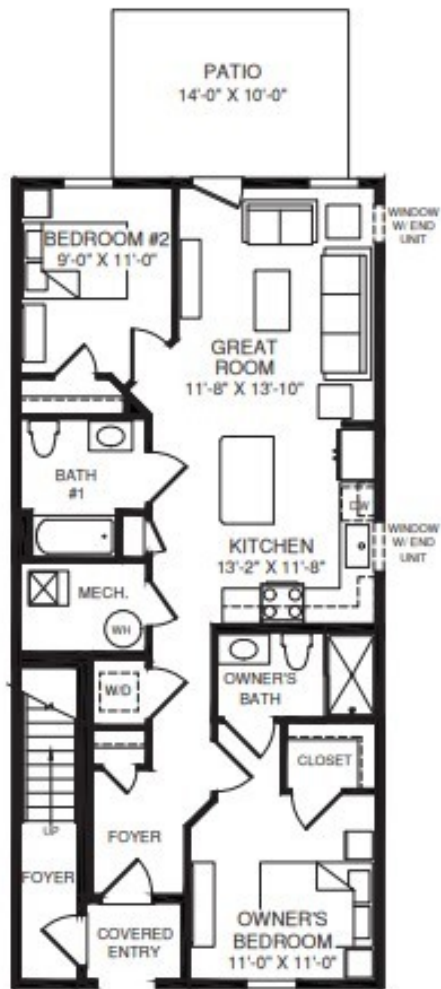
# Project Overview:

- Based upon this understanding, we have evaluated numerous concepts and ultimately found the most suitable approach to be what is known as an “One Over One” product.
- This is basically a townhouse where there is a first and second floor unit.
- This approach allows us to significantly lower the unit cost, making at least 50 percent of the proposed units fall within the workforce housing parameters...whether a rental or for purchase unit.
- Proposal is to construct 170 One Over One Units. A minimum of 50 percent shall qualify as workforce housing. The remainder of units shall be market rate units.
- Property to utilize a professional property management company to qualify residents, as well as manage and maintain the property.

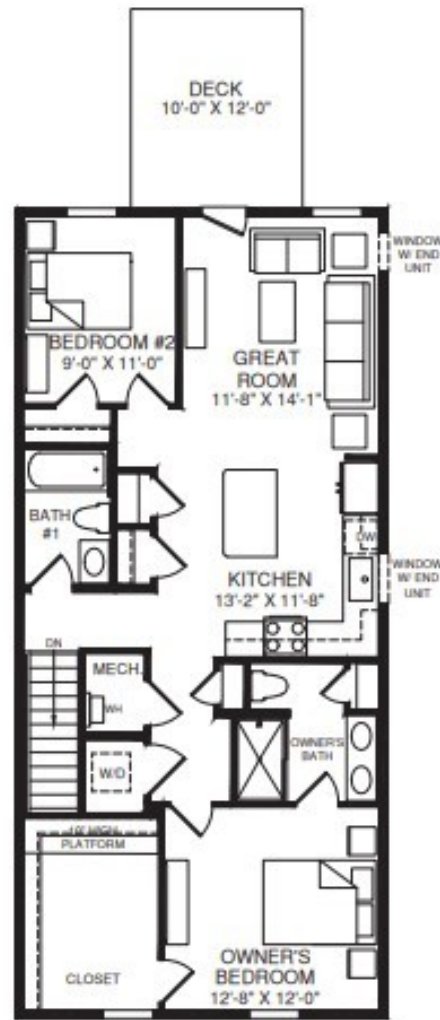




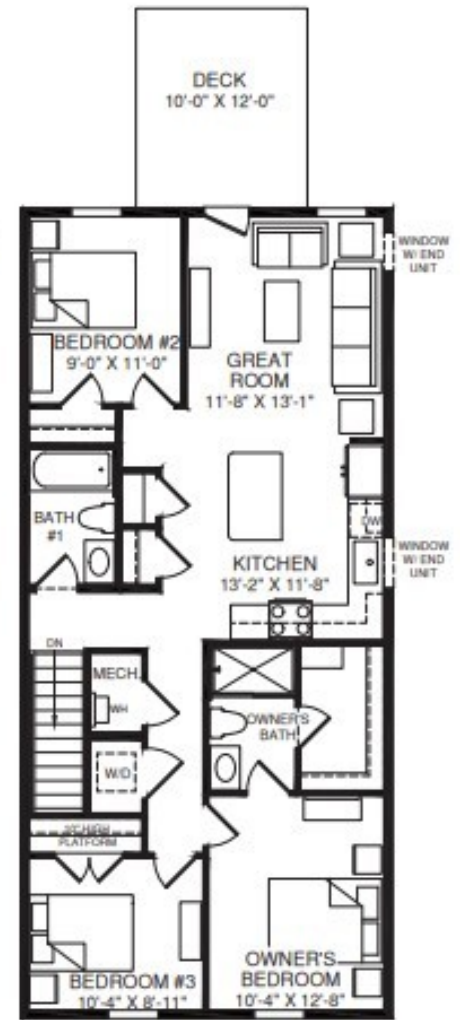
- Concept Elevation



BEECH

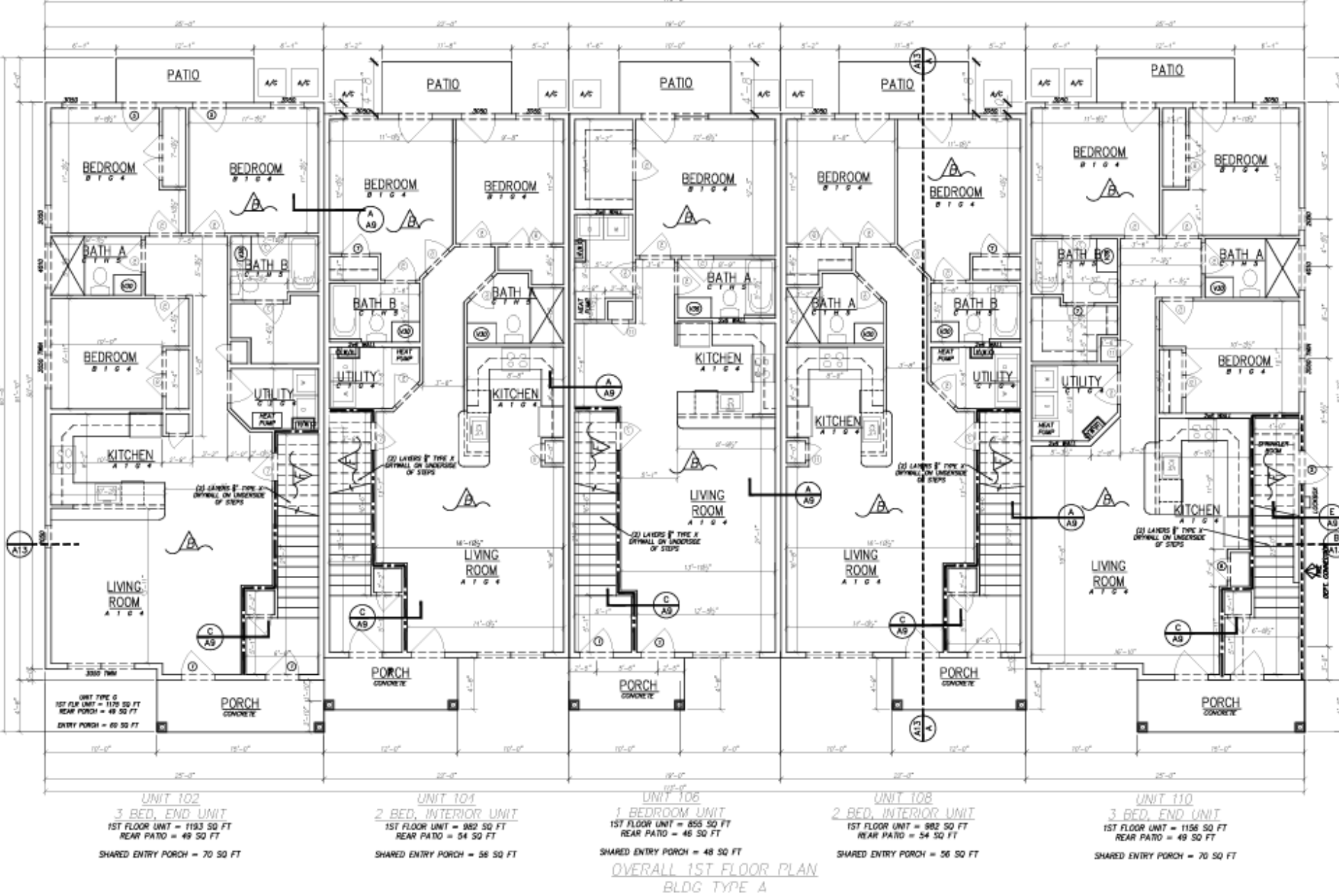


CHESTNUT

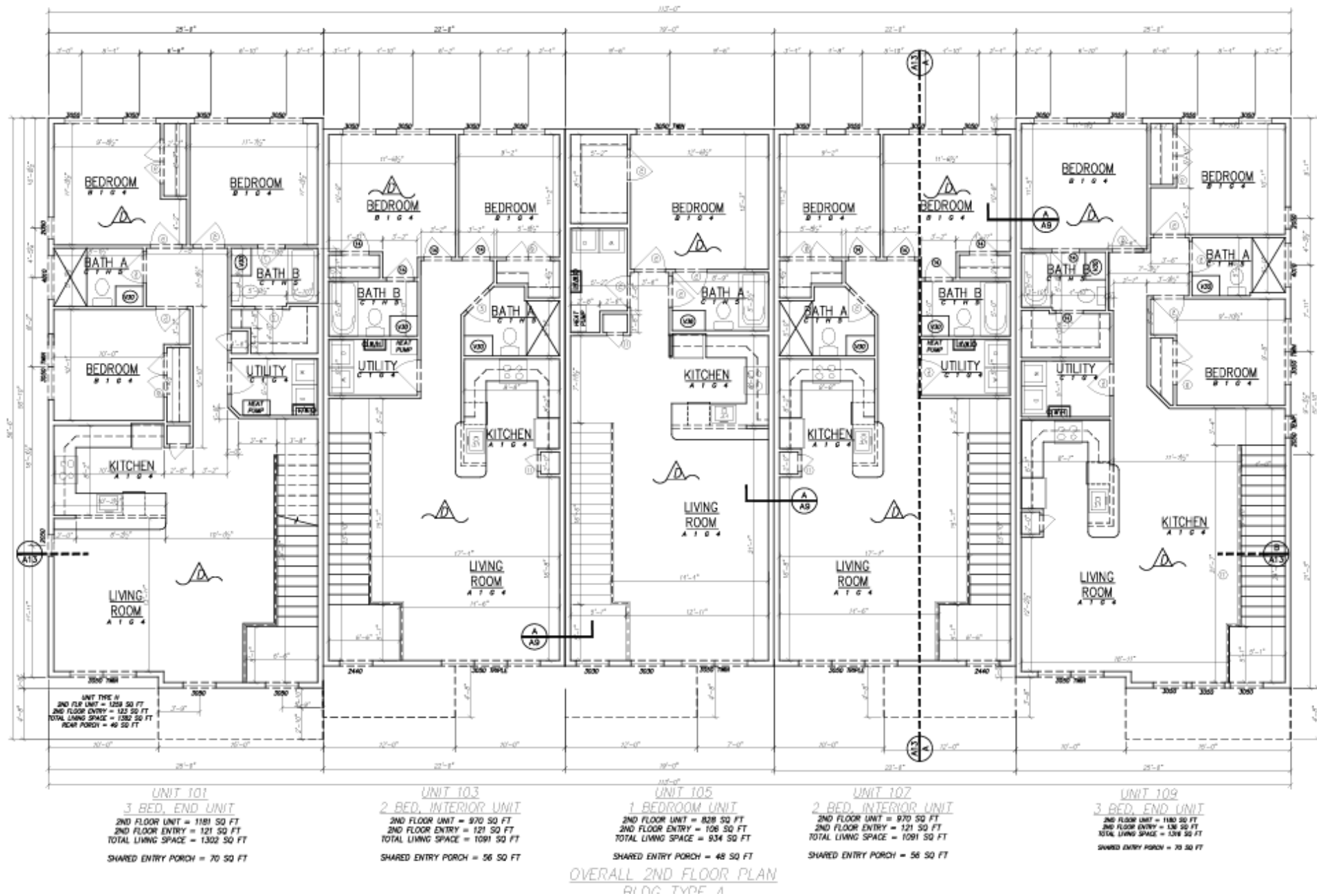


THREE BEDROOM LAYOUT

Unit Conceptual Floor Plans:



Unit Conceptual Floor Plans:



# Unit Conceptual Floor Plans:



- Interior Living Room



- Interior Kitchen Area



- Interior Living Room & Kitchen Area



PLANS ISSUED FOR REVIEW

REVISIONS:		
No.	Description	Date

**Vicinity Map**  
1/10 in Scale

**Site Data:**  
 Tax Map ID: 9055-A  
 Total site area: 18.85 Acres  
 Existing Zoning: R-2 (Residential Multi-Family)  
 Proposed Zoning: R-2 (Residential Multi-Family)

**Proposed Land Use:**  
 Residential:  
 - Apartmental Condominiums: 170 Units

**Clubhouse:**  
 - 2 Bed Rooms  
 - Meeting Room  
 - Outdoor Pool  
 - Hot Tub  
 - Playground Tot Lot

**Regulated Features:**  
 Wetland Coverage: 0.0 Units Per Acre

**Proposed Setbacks:**  
 Front yard: 25 Ft  
 Side yard: 10 Ft  
 Rear yard: 10 Ft

**Regulated Off-Street Parking:**  
 Dwelling: 2 Spaces / Unit (2 of 3 Bedrooms)  
 1 Space / Unit (3 Bedrooms)

**Proposed Off-Street Parking:**  
 Apartments: 100  
 Accessory Area: 12  
 Boat & RV Parking: 67

**Bayside Village**

Cajup Charles  
 Northampton County

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Concept Plan

PROJECT:	SP-11	DATE:	10/20/20
DRAWN BY:	CHC	SCALE:	AS SHOWN
CHECKED BY:			
DATE:			

C-100

### - Concept Plan Overview:

- Town Approvals Required
- 170 Units (Max. 10 Units/ Ac.)
- Community Amenities
- Min. 40% Open Space
- 2 Parking Spaces/ Unit
- Incorporate Boat & RV Storage
- Phased Project