1 · EXECUTIVE SUMMARY

Severe risk: a private sewer pump station is likely; resolve before committing capital

Address	**1737 BATTLEFIELD BLVD S**, Chesapeake, VA
Parcel ID	GPIN 0730000000210 · MapIQ 437142
Gross area	**3.00 acres** (130,680 sq ft)
Zoning	R-MF-1 Multifamily residential
Last sale	**$4,150,000** (May 2026) · 15.20x assessed

OVERALL
SEVERE RISK

EXECUTIVE SUMMARY

- Zoned R-MF-1 (Multifamily residential); split-zoned 77% R-MF-1 / 23% B-2.
- Public sewer is distant; a private sewer pump station is likely.
- Next: Environmental Professional (EP). Order a Phase I ESA under ASTM E1527-21 if the deal is financed.
- Assessed at $273,000; last sold for $4,150,000 (May 2026); nearby comparable sales median $5.27 per sq ft of land.

EXHIBIT 1 Risk matrix

ZONING — REVIEW REQUIRED
Friction: professional review required

- Zoned R-MF-1 (Multifamily residential); rules entered with section citations.
- Split zoning: 77% R-MF-1 (Multifamily residential), 23% B-2 (General business). Uses, setbacks and envelopes apply only within each district's part of the lot; a specialized site plan is required.
- Custom proffers or use-permit conditions on file: they can override the district rules.

ENVIRONMENTAL — CLEAR
No issue found in the records screened

- No DEQ or EPA record of concern on or within 500 ft; no Superfund NPL site within a mile.

TOPOGRAPHY, WATER & SOILS — CLEAR
No issue found in the records screened

- Outside the FEMA 100-year floodplain.
- No peat, muck or high shrink-swell soils mapped (SSURGO).

UTILITIES & ACCESS — SEVERE RISK
Prohibited or severe risk

- Public sewer: 8-in City gravity main 1,018 ft from the lot (to pump station 254); the main is across BATTLEFIELD BLVD S (21,000/day); none on the lot's side within 1/4 mile.
- Nearest sewer is a force main: a private pump station is likely.
- Water and sewer tie-in: about $143,000 of trench (at $100 per foot, pipe math).

Source: MapIQ screening of the public records listed on page 7

EXHIBIT 2 The site



Source: City of Chesapeake parcels and zoning; FEMA flood maps; USDA NAIP 2023 aerial imagery (public domain)

2 · UNDERWRITING SUMMARY

8 facts confirmed from public records; 10 open questions before closing

Overall: **Severe risk**. Zoned R-MF-1 (Multifamily residential); split-zoned 77% R-MF-1 / 23% B-2. Public sewer is distant; a private sewer pump station is likely.

KEY UNDERWRITING TAKEAWAYS: CONFIRMED FROM PUBLIC RECORDS

Site	3.00 acres (130,680 sq ft), GPIN 0730000000210	City of Chesapeake parcels
Zoning	Split-zoned 77% R-MF-1 (Multifamily residential), 23% B-2 (General business); up to 48 units at by-right density	City of Chesapeake zoning map and ordinance (§ 4-217)
Conditions	Rezoning or use-permit conditions on file (PLN-REZ-2025-017, PLN-USE-2021-024)	City of Chesapeake planning records
Access	150 ft on Battlefield Blvd S (21,000 vehicles/day)	City of Chesapeake parcels and roads; VDOT counts
Flood	Outside the FEMA 100-year floodplain (zone X)	FEMA National Flood Hazard Layer
Environmental	No Chesapeake Bay RPA buffer mapped; no mapped wetlands; no DEQ or EPA record of concern on or within 500 ft of the lot, and no Superfund NPL site within a mile	City RPA map; NWI; DEQ and EPA records
Utilities	Public water 413 ft away; public sewer 1,018 ft away; a private sewer pump station is likely; tie-in trench about $143,000 (pipe math)	City of Chesapeake utility maps
Value	Assessed $273,000 (tax year 2027); about $2,757/yr real estate tax; last sold $4.15M (May 2026)	City of Chesapeake Assessor

OPEN QUESTIONS: WHAT THE RECORDS CANNOT SETTLE

QUESTION	WHO CONFIRMS IT
Is there a recognized environmental condition on the site?	Phase I ESA (Environmental Professional)
Will the soils carry the planned foundations, and at what cost?	Soil borings (Geotechnical Engineer)
What do the recorded proffers and permit conditions require?	Land Use Attorney
Can one site plan work across the zoning district line?	Land Use Attorney / Civil Engineer
Is the intended use allowed on this parcel today?	Zoning verification letter (Planning Department)
What will sewer service cost?	Civil Engineer
Is there water and sewer capacity to serve the project?	Availability and capacity letters (Civil Engineer)
Where can the entrance go, and are turn lanes required?	Traffic Engineer
Exact boundaries, easements, private restrictions and encroachments?	ALTA/NSPS survey (Surveyor & Title Company)
Does the price reflect zoning or approvals that nearby land sales do not? (The site's own recent sale is far above them.)	Appraiser (MAI) or broker opinion of value

For an offering memorandum, buyer email or investment committee note: this page is written to be shared on its own. Every fact cites the public record it comes from (sources and dates on page 7); each open question names who settles it. Screening only, not a Phase I ESA, survey, title search or zoning determination.

3 · ZONING & USABLE AREA

Zoned R-MF-1 (Multifamily residential); split-zoned 77% R-MF-1 / 23% B-2

BASE ZONING & OVERLAYS

⚠ **Split Zoning Detected:** 77% R-MF-1 (Multifamily residential), 23% B-2 (General business).

Note: Development envelopes, setbacks, and permitted uses are legally restricted to the precise geographic boundaries of their respective zoning districts within the parcel. The primary district (R-MF-1 Multifamily residential) drives the baseline matrix, but a specialized site plan is required.

R-MF-1	Multifamily residential **(primary, 77%)**	§ 4-217
B-2	General business (23% of lot)	split zoning
SUBURBAN	Suburban overlay district	100% of lot

DIMENSIONAL CONSTRAINTS

District	**R-MF-1** Multifamily residential **(split: 77% R-MF-1 (Multifamily residential), 23% B-2 (General business))**	§ 4-217
Housing allowed	detached, multifamily, two-family	§ 6-2102
Min. lot area	15,000 sq ft	§ 6-1602
Min. lot width	90 ft	§ 6-1602
Front setback	25 ft	§ 6-1602
Side setback	15 ft	§ 6-1602
Rear setback	25 ft	§ 6-1602
Max. height	35 ft	§ 6-1602
Max. lot coverage	35%	§ 6-1602
Parking	minimum by use and size; run the brief with the use	§ 19-411
Landscaping	Verify with the City	§ 4-217
Density cap	48 units (16/acre, R-MF-1)	§ 5-402.C.1
Overlays	Suburban overlay district (100%)	City overlay map

⚠ **CUSTOM CONDITIONS DETECTED:** This parcel has an approved Rezoning on file. Standard zoning rules may be overridden by custom City Council proffers. Verify exact restrictions in the City of Chesapeake's Development Tracking records before proceeding.

- Rezoning PLN-REZ-2025-017, Approved, filed 2025-08-22 (100% of the lot) · record
- Conditional Use Permit PLN-USE-2021-024, Approved, filed 2021-06-28 (82% of the lot) · record

EXHIBIT 3 The dirt math: gross to usable area

Gross area	130,680 sq ft	City parcel layer
RPA / tidal wetland deduct	– 0 sq ft	0% of the lot
Estimated net usable area	**130,680 sq ft**	gross – RPA
Assumed impervious cover	78,408 sq ft	60% residential maximum
Stormwater BMP reserve	– 9,409 sq ft	12% of impervious (VRRM, surface)
True Usable Yield	**121,271 sq ft**	net – BMP
Building envelope after setbacks	98,291 sq ft	setbacks
Last sale price per acre	$1,383,330	2026 sale, City Assessor
Density cap	48 units	16/acre (§ 5-402.C.1)

Net usable area takes out the mapped Chesapeake Bay RPA and tidal wetlands. The stormwater reserve is a Day Zero heuristic: VRRM compliance depends on the final roof and parking layout, and underground vaults can remove the surface footprint at higher cost. Retain a licensed Civil Engineer for formal VRRM calculations.

Source: City of Chesapeake parcels; Chesapeake Bay RPA map; MapIQ estimates

EXHIBIT 4 Site plan: buildable area after setbacks



Mapped wetlands · Buildable area after setbacks · Existing building · Parcel

Source: City of Chesapeake parcels and zoning; FEMA flood maps; USDA NAIP 2023 aerial imagery (public domain)

FINANCIAL & TAX INCENTIVES

No mapped federal Opportunity Zones or state Enterprise Zones on this parcel.

KEY ALLOWED USES

BY-RIGHT

- Dwelling, detached
- Dwelling, multifamily
- Dwelling, two-family
- Natural gas transmission and distribution
- Home child day care services
- Public elementary and secondary schools

+12 more (§ 6-2102)

CONDITIONAL USE PERMIT

- Residential care except juvenile correctional facilities
- Offices and clinics of dentists
- Offices and clinics of doctors of medicine
- Offices and clinics of doctors of osteopathy
- Offices and clinics of other health practitioners

+26 more (§ 6-2102)

4 · ENVIRONMENTAL RECORDS

No environmental record of concern on or next to the lot

No DEQ or EPA record of concern on or within 500 ft of the lot, and no Superfund NPL site within a mile.

EXHIBIT 5 ASTM E1527-21 records search

Database	Source	Search distance	On lot	≤500 ft	Found
Superfund National Priorities List (NPL)	EPA	1 mile	—	—	0
Federal facilities in state cleanup	Virginia DEQ	1 mile	—	—	0
Superfund sites not on the NPL (SEMS)	EPA	1/2 mile	—	—	0
RCRA treatment, storage, disposal (TSD)	EPA	1/2 mile	—	—	0
Brownfield properties (ACRES)	EPA	1/2 mile	—	—	0
Petroleum releases (LUST)	Virginia DEQ	1/2 mile	—	—	0
Voluntary Remediation Program (VRP)	Virginia DEQ	1/2 mile	—	—	0
Solid waste facilities and landfills	Virginia DEQ	1/2 mile	—	—	0
Registered petroleum tanks (UST/AST)	Virginia DEQ	Property & adjoining	—	—	0
RCRA hazardous waste generators	EPA	Property & adjoining	—	—	0
Dry cleaners (EPA records, by name)	EPA	Property & adjoining	—	—	0
Pollution and spill reports (PReP)	Virginia DEQ	Property & adjoining	—	—	0

Source: EPA and Virginia DEQ public databases at ASTM E1527-21 search distances

EXHIBIT 6 Records within one mile



Parcel · Severe · Review · Other record

Rings: 500 ft, 1/2 mile, 1 mile from the lot line

USDA NAIP 2023 aerial imagery (public domain)

Source: EPA and Virginia DEQ record locations

FINDINGS

- No record of concern on or next to the lot.

Virginia DEQ records (petroleum releases, registered petroleum tanks, Voluntary Remediation Program, solid waste, pollution reports, federal facilities) and EPA's (Superfund NPL and other Superfund sites, EPA brownfields, RCRA hazardous waste handlers), searched to ASTM E1527-21's minimum distances: 1 mile for NPL and federal facilities; 1/2 mile for releases, remediation, Superfund, brownfield, waste and hazardous waste disposal sites; the lot and adjoining 500 ft for tanks, pollution reports and hazardous waste generators. Both agencies' points are geocoded addresses, so a site on the lot may plot nearby. Ground elevation (USGS 3DEP) is the land surface, not groundwater flow. Historical uses: former gas stations are covered from 1986 tank registration and dry cleaners from EPA hazardous waste records (by business name); earlier or unrecorded uses need Sanborn maps, city directories and old aerials, and RCRA corrective action status is not checked: a clean screen is not a clean Phase I. Names and addresses are not shown, except the names of Superfund NPL sites.

5 · INFRASTRUCTURE & ACCESS

Outside the 100-year floodplain; a private sewer pump station is likely; public sewer is distant

EXHIBIT 7 VDOT traffic on fronting roads

Route	ADT	Year
BUS VA-168N (1 City of Chesapeake)	21,000	2025

Source: VDOT annual average daily traffic (ADT) counts

VDOT ACCESS MANAGEMENT & FRONTAGE

Fronting road	BUS VA-168N (1 City of Chesapeake) (Minor Arterial, posted speed not published)
Median status	Undivided
Lanes / maintained by	2 / City or Municipal Highway Agency
Permit	City of Chesapeake right-of-way / entrance permit

CURB-CUT & ACCESS SCREENING

Frontage	Battlefield Blvd S about 150 ft
Lot type	Interior lot
Nearest intersection	Hillcrest Pkwy, about 900 ft from the frontage

Verify curb-cut spacing and median breaks with City Traffic Engineering / VDOT (24VAC30-73).

- High-volume arterial (21,000 vehicles/day; no posted speed published): minimum commercial entrance spacing (VDOT Road Design Manual, Appendix F; typically 500 to 1,000 ft on major arterials) will apply and may rule out a secondary curb cut.

Note: This road is maintained by the City of Chesapeake, not VDOT: a commercial curb cut needs the City's right-of-way / entrance permit (the VDOT Land Use Permit applies on VDOT-maintained state highways). Access approvals are contingent upon sight distance, trip generation volumes, and minimum driveway spacing standards.

WATER & SEWER

Water	service on the parcel, tapping a 8-in City water main
Sewer	8-in City gravity main 1,018 ft from the lot (to pump station 254); the main is across BATTLEFIELD BLVD S (21,000/day); none on the lot's side within 1/4 mile
Water run	8-in Chesapeake DPU water main 413 ft from the lot: about $41,000 of trench (at $100 per foot).
Sewer run	8-in Chesapeake DPU gravity sewer main 1,018 ft from the lot: about $102,000 of trench (at $100 per foot).
Tie-in cost	**about $143,000** (at $100 per linear foot; rough: no taps, fees, pavement or bores)
Warning	The nearest sewer is a force main (pressurized): a gravity lateral cannot tie into it, so the site likely needs its own pump station and force main, a major added cost beyond the pipe run.
Warning	A 30-in transmission water main is 45 ft away, nearer than the nearest distribution main, but transmission mains take no service connections.

EXHIBIT 8 FEMA flood zones on the lot

Zone	Type	Share
X	AREA OF MINIMAL FLOOD HAZARD	100%

Source: FEMA National Flood Hazard Layer

HURRICANE STORM SURGE (NOAA SLOSH)

Category 1	not in NOAA's surge area within 500 ft
Category 2	not in NOAA's surge area within 500 ft
Category 3	not in NOAA's surge area within 500 ft
Fronting street	Battlefield Blvd S: stays dry through Category 3

Worst-case peak surge per category at high tide (no waves or rainfall), 1-ft bins. NOAA: community-level awareness, not a parcel-level assessment, so this is the area within 500 ft of the lot; pre-LOI screening, not a BFE or elevation certificate. Source: NOAA NHC Storm Surge Risk Maps v4 (SLOSH MOM), 2026-06-17.

TERRAIN (USGS 3DEP LIDAR)

Ground elevation	19.8 ft NAVD88 (median)
Relative to surroundings	+0.1 ft
Closed low spot	none
HydroRisk (screening)	1/10 Low

SOILS (USDA NRCS SSURGO)

Geotechnical Soil Profile

- Mapped Soil Types: Tomotley-Deloss complex (100%)
- Risk Factors: None identified in SSURGO database.

Note: Regional soil data is highly generalized. A standard geotechnical soil boring report is still required for structural engineering and foundation design.

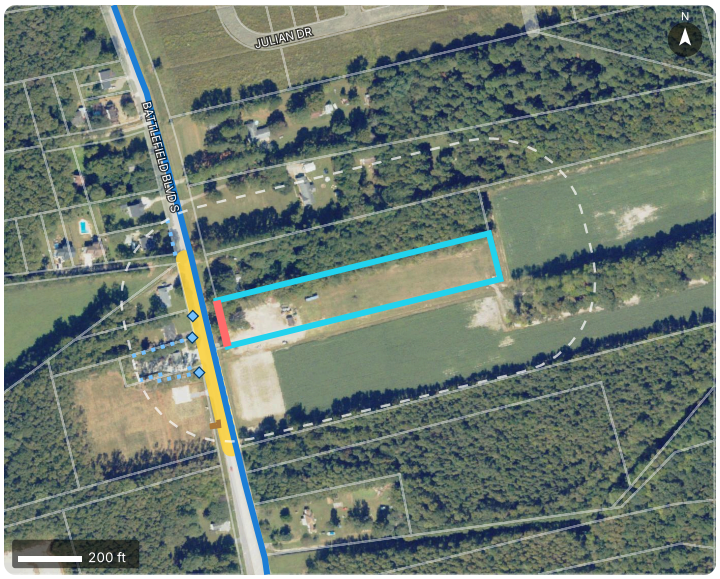
6 · VALUATION & INFRASTRUCTURE

Nearby land sales median $5.27 per sq ft; what the site ties into within 300 ft

VALUATION & TAX

Current owner	Not in the City's published records
Mailing address	—
Last sale	$4,150,000 (May 2026)
Assessed land (2027)	$265,000
Assessed improvements	$8,000
Total assessed	**$273,000**
Annual real estate tax	$2,757 (FY2027)

EXHIBIT 9 Frontage & infrastructure within 300 ft



Fronting street · Ditch / channel · Sewer main · Water main
300 ft from the lot · Parcel · Front lot line · Storm inlet

Not shown: hydrant and cleanout locations not published by the City.

Source: City of Chesapeake streets, water and sewer mains, hydrants and storm drainage; USDA NAIP 2023 aerial imagery (public domain)

EXHIBIT 10 Comparable land & industrial sales

Address	Sale date	Price	Lot	$/sq ft	Zoning
225 Carmichael Way	Aug 2026	$1,450,000	1.47 ac	$22.63	PUD
717 Beaver Dam Rd	May 2026	$295,000	3.06 ac	$2.21	A-1
1801 Prince Edward Dr	Sep 2025	$250,000	1.09 ac	$5.27	RE-1
321 Armstrong Ln	Mar 2025	$1,398,400	3.69 ac	$8.71	PUD
1401 Binford St	Sep 2024	$29,000	0.91 ac	$0.73	R-8S
Median price per sq ft of land				**$5.27**	

Comparable Sales Benchmark: Median $5.27/sq ft across 5 nearby vacant-land sales (last 36 mo), implying ~$689,000 on this parcel's 130,680 sq ft lot (for screening only; not a licensed appraisal).

Same zoning class (multifamily): fewer than 2 land sales within 5 mi in the last 36 months, so the benchmark above uses other land; land zoned multifamily may sell for more.

Entitlement check: This site's own May 2026 sale ($31.76/sq ft) is 6x nearby land sales: it was likely priced for its zoning or approvals, which the land comps do not carry. The recent sale is the stronger value signal.

Within 2 mi in the last 36 months: 5 land or industrial sales (improvements under 10% of assessed value, or industrial zoning). Recorded consideration, one parcel per deed, not adjusted.

Source: City of Chesapeake Assessor sale and assessment records

7 · NEXT STEPS & DISCLAIMERS

What to verify next, and what this screening report does not cover

NEXT STEPS FOR THE BUYER

1. **Environmental Professional (EP).** Order a Phase I ESA under ASTM E1527-21 if the deal is financed: lenders require it, and only a Phase I preserves the CERCLA landowner liability protections.
2. **Geotechnical Engineer.** Soil borings before closing: a standard geotechnical report is needed for foundation design (SSURGO is generalized).
3. **Land Use Attorney.** Obtain and read the recorded proffers and permit conditions (PLN-REZ-2025-017, PLN-USE-2021-024); they can override the district rules.
4. **Land Use Attorney / Civil Engineer.** A site plan that respects the district line.
5. **Planning Department.** Request a zoning verification letter for R-MF-1 and the intended use.
6. **Civil Engineer.** Price a private sewer pump station and force main: the nearest public sewer is a pressurized force main, which takes no gravity lateral.
7. **Civil Engineer.** Request water and sewer availability and capacity letters from Public Utilities (and HRSD for sewer); confirm the connection route, including any bore under a road.
8. **Traffic Engineer.** Confirm the entrance location, median access, any shared-entrance requirement and turn-lane or traffic-study requirements with City Traffic Engineering / VDOT (24VAC30-73).
9. **Surveyor & Title Company.** Order an ALTA/NSPS survey and a title commitment: easements, private restrictions and encroachments are not in this report.

REQUIRED PROFESSIONAL VERIFICATIONS & DISCLAIMER

This report is an automated screening compiled from public records for informational triage only. It is not a Phase I Environmental Site Assessment under ASTM E1527-21, does not satisfy the EPA All Appropriate Inquiries rule (40 CFR Part 312), and cannot be used to establish the innocent landowner, bona fide prospective purchaser or contiguous property owner defenses to liability under CERCLA (42 U.S.C. §§ 9601(35), 9601(40), 9607(q) and 9607(r)). It is not a survey, title report, wetland delineation, RPA determination, flood elevation certificate, zoning determination, traffic study, engineering study or legal advice. Public records can be incomplete, out of date or mislocated, and the absence of a record does not mean the absence of a condition. Map lines are approximate. Stormwater, yield and access figures are screening estimates. Confirm every figure with the responsible agency or a licensed professional before acquiring, financing or designing the property. MapIQ makes no warranty as to the completeness or accuracy of public data. Use of this report is subject to the MapIQ Client Terms.

DATA SOURCES & VINTAGE

DATA COVERAGE

- full **Zoning rules & uses**
- full **Permit history**
- full **Assessed value**
- full **Rezonings & variances**
- full **Sales history**
- full **Water & sewer**

Parcels City of Chesapeake GIS	2026-11-15	current
Zoning map City of Chesapeake Planning	2026-11-15	current
Zoning ordinance rules City of Chesapeake	2026-11-15	current
Zoning overlays City of Chesapeake GIS	2026-11-15	current
FEMA flood zones FEMA	2026-11-15	current
Chesapeake Bay RPA City of Chesapeake Planning Department	2026-11-15	current
DEQ / EPA sites U.S. EPA / Virginia DEQ	2026-11-18	current
Opportunity Zones U.S. Treasury / HUD	2026-11-18	current
Enterprise Zones Virginia DHCD / VEDP	2026-11-21	current
NMTC, historic, tourism, arts U.S. Treasury CDFI Fund (NMTC); Virginia DHR / NPS (historic); City of Chesapeake (tourism, arts)	2026-11-21	current
Wetlands & dunes Virginia Institute of Marine Science	2026-11-15	current
Utility points City of Chesapeake Public Utilities	2026-11-15	current
Water & sewer mains City of Chesapeake Public Utilities	2026-11-15	current
Traffic counts Virginia Department of Transportation	2026-11-15	current
VDOT roads Virginia DOT	2026-11-21	current
Soils (SSURGO) USDA NRCS	2026-11-20	current
Building footprints HRGeo	2026-11-17	current
Tax assessor City of Chesapeake	2026-10-31	current
Sales records City of Chesapeake GIS	2026-11-19	current
Building permits City of Chesapeake Development and Permits	2026-11-16	current
Land use actions City of Chesapeake Planning Department	2026-11-15	current

As of: the later of the last load and the last check against the source. Also used live: USGS 3DEP lidar elevation and the City zoning ordinances (section citations).