

WESTHAVEN REZONING

MECHANICSVILLE TURNPIKE HANOVER COUNTY, VIRGINIA



P.O. Box 6160 • 9560 Kings Charter Drive • Ashland, VA 23005
(804) 550-9200 • FAX (804) 550-9259

DESIGNED: MQF
DRAWN: MQF
CHECKED: MSC
DATE: 6-29-2023

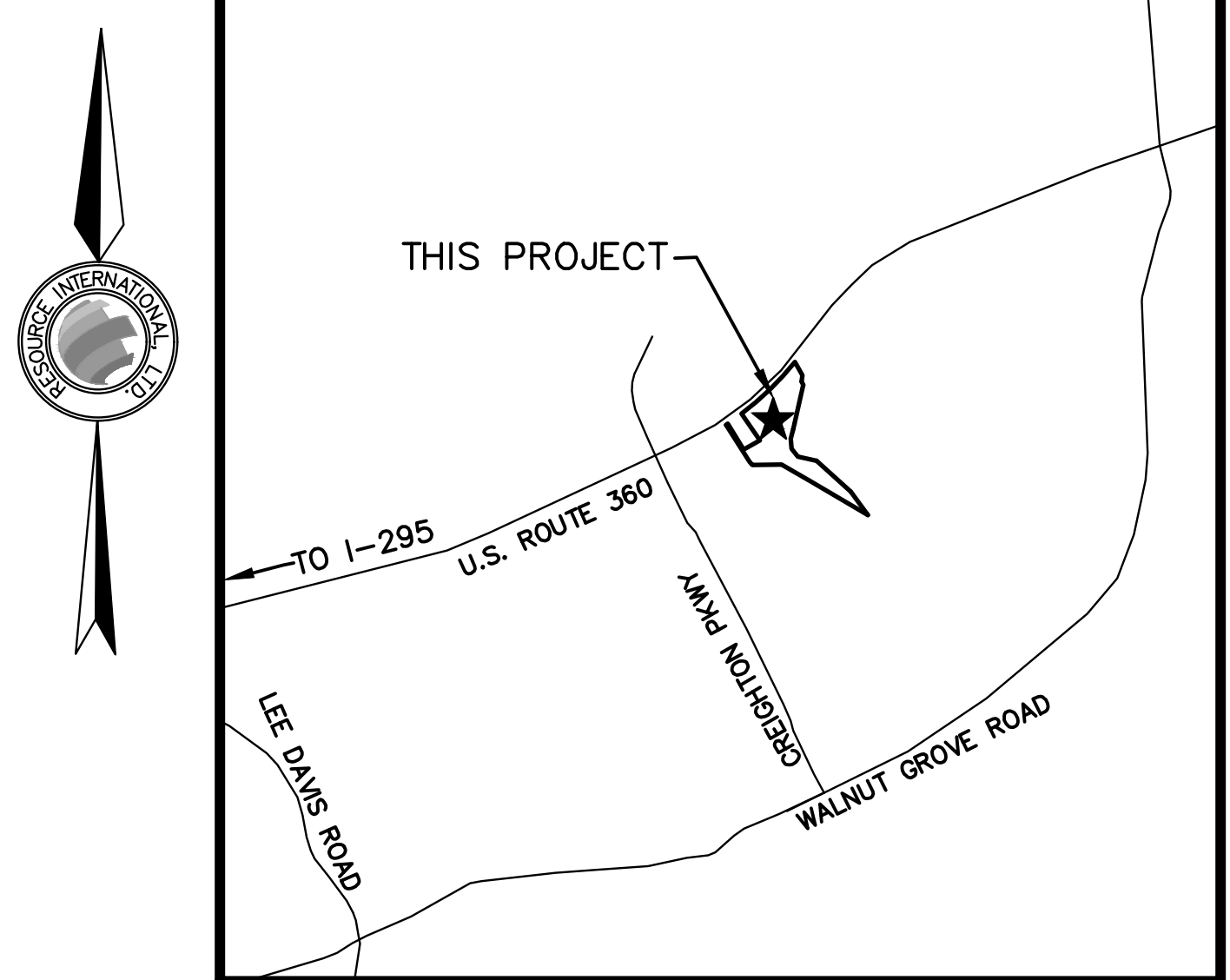
REVISIONS:
1-22-2024 REVISED PER COUNTY COMMENTS
2-1-2024 REVISED PER COUNTY COMMENTS
6-5-2024 REVISED PER COUNTY COMMENTS
9-25-2024 REVISED PER PROFFER CHANGES

WESTHAVEN
REZONING PLAN
MECHANICSVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA

PROJECT NO.:
220030.01
SHEET:
RZ-1

TITLE SHEET

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VICINITY MAP
VDOT COUNTY ROAD MAP
HANOVER COUNTY
SCALE: 1" = 2000'

GENERAL NOTES:

1. SITE ADDRESS: 6221 MECHANICSVILLE TURNPIKE
2. GPINS: 8725-60-4751, 8725-60-1789, 8725-61-0081, 8725-61-6020, 8725-60-0751
3. ACREAGE 17.60
4. CURRENT ZONING: B-2/A-1
5. PROPOSED ZONING: B-2/RS
6. OWNERS: WESTHAVEN PROPERTIES, LLC
11190 OPEN MEADOWS LANE
MECHANICSVILLE, VA 23116
CONTACT: JAY T. THOMPSON
PHONE: 804-393-0347
EMAIL: TOMMYTRX@GMAIL.COM

DANA L. & SUSAN B. CECIL
6259 MECHANICSVILLE TURNPIKE
MECHANICSVILLE, VA 23111
CONTACT: DANA L. CECIL
PHONE: NONE
EMAIL: NONE
7. ENGINEER: RESOURCE INTERNATIONAL, LTD.
9560 KINGS CHARTER DRIVE
P.O. BOX 6160
ASHLAND, VIRGINIA 23005-6160
CONTACT: SCOTT COURTNEY, PE
PHONE: (804) 550-9200
EMAIL: scourtney@armgroup.net
8. MAGISTERIAL DISTRICT: COLD HARBOR
9. OVERLAY DISTRICT: SUBURBAN DEVELOPMENT OVERLAY
10. TRAFFIC ZONE 1774.
11. TOPOGRAPHIC/BOUNDARY INFORMATION OBTAINED FROM FIELD SURVEYS BY RESOURCE INTERNATIONAL, LTD, DATED DECEMBER 2020. COORDINATE SYSTEM IS NAD83/NGVD29.
12. FLOOD INSURANCE RATE MAP HANOVER COUNTY, VIRGINIA COMMUNITY PANEL NO 51085C0430B, DATED 12-2-2008, ZONE X - AREA OF MINIMAL FLOODING AS DETERMINED BY FEMA.
13. UTILITIES:
WATER: PUBLIC
SANITARY: PUBLIC
14. USE: MULTI PURPOSE
15. BUILDING SQUARE FOOTAGE:
EXISTING: 12,000 S.F. (2-STORY @ 6,000 S.F./FLOOR)
PROPOSED PHASE 1-18,000 S.F. (ADDED THIRD FLOOR)
PROPOSED PHASE 2-6,250 S.F. (RETAIL)
14 UNITS (24'X50' FOOTPRINT PER UNIT)
16. PARKING REQUIRED:

RESTAURANT: 1 SPACE PER 100 S.F.
6000 S.F. OF RESTAURANT
6000/100 = 60 SPACES REQUIRED

RETAIL: 1 SPACE PER 250 S.F.
12,250 S.F. OF RETAIL
12,250/250 = 49 SPACES REQUIRED

RETAIL: 1 SPACE PER 400 S.F.
6000 S.F. OF OFFICE
6000/400 = 15 SPACES REQUIRED

RESIDENTIAL UNITS: 2 SPACES PER UNIT
14 RESIDENTIAL UNITS
14X2 = 28 SPACES REQUIRED

TOTAL SPACES REQUIRED: 152
17. PARKING PROVIDED:

157 INCLUDING 6 ADA
18. SETBACKS

B-2 ZONING FRONT YARD 35'
SIDE YARD 10'
REAR YARD 25'

RS ZONING (GREATER THAN BASE DENSITY)
FRONT YARD 15'
SIDE YARD 0'
REAR YARD 0'

DRAWING INDEX

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- RZ-2 PARCEL BOUNDARIES
- RZ-3 PROPOSED ZONING BOUNDARIES
- RZ-4 CONCEPTUAL MASTER PLAN PHASE 1 AND PHASE 2
- RZ-4A CONCEPTUAL MASTER PLAN PHASE 3
- RZ-5 PHASING PLAN
- A3.1 WESTHAVEN 1 BUILDING ELEVATION
- A3.2 WESTHAVEN 1 BUILDING ELEVATION
- CS.04 WESTHAVEN 1 BUILDING 3D VIEWS
- A8 WESTHAVEN 2 (RETAIL) BUILDING ELEVATION
- A4 TOWNHOME ELEVATION
- A5 TOWNHOME ELEVATION
- A6 TOWNHOME STREET ELEVATION
- L-1 LANDSCAPE PLAN-1
- L-2 LANDSCAPE PLAN-2

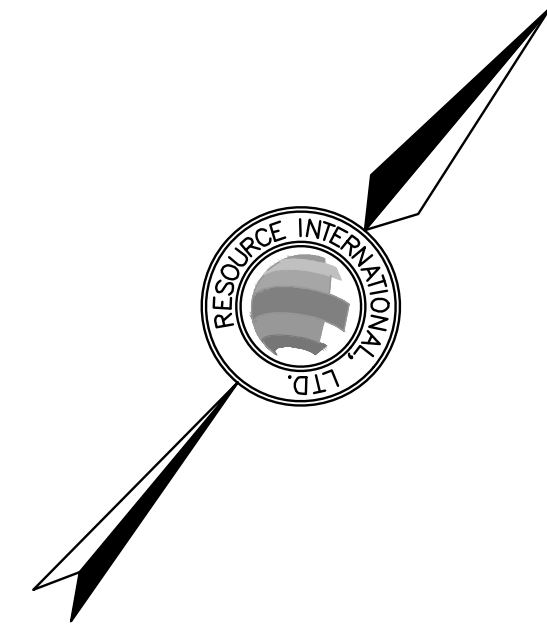
RS LOT TABULATIONS:

TOTAL SITE AREA: 455,081 S.F. = 10.44 ACRES
 AREA OF RPA = 377,670 S.F. (8.67 AC)
 50% AREA OF RPA = 188,835 S.F. (4.34 AC)
 SLOPES GREATER THAN 35% = 0 AC
 NET ACREAGE = 10-8 = 2 AC
 GROSS ACREAGE = 10.44-4.34 = 6.1
 DENSITY: 14 UNITS/6.1 = 2.3 UNITS PER ACRE
 COMMON OPEN SPACE REQUIRED = 2 X 0.2 = 0.4 AC.
 COMMON OPEN SPACE PROVIDED = 0.4 AC.
 COMMON OPEN SPACE PROVIDED INCLUDING RPA = 8.67 + 0.4 AC. = 9.07 AC.

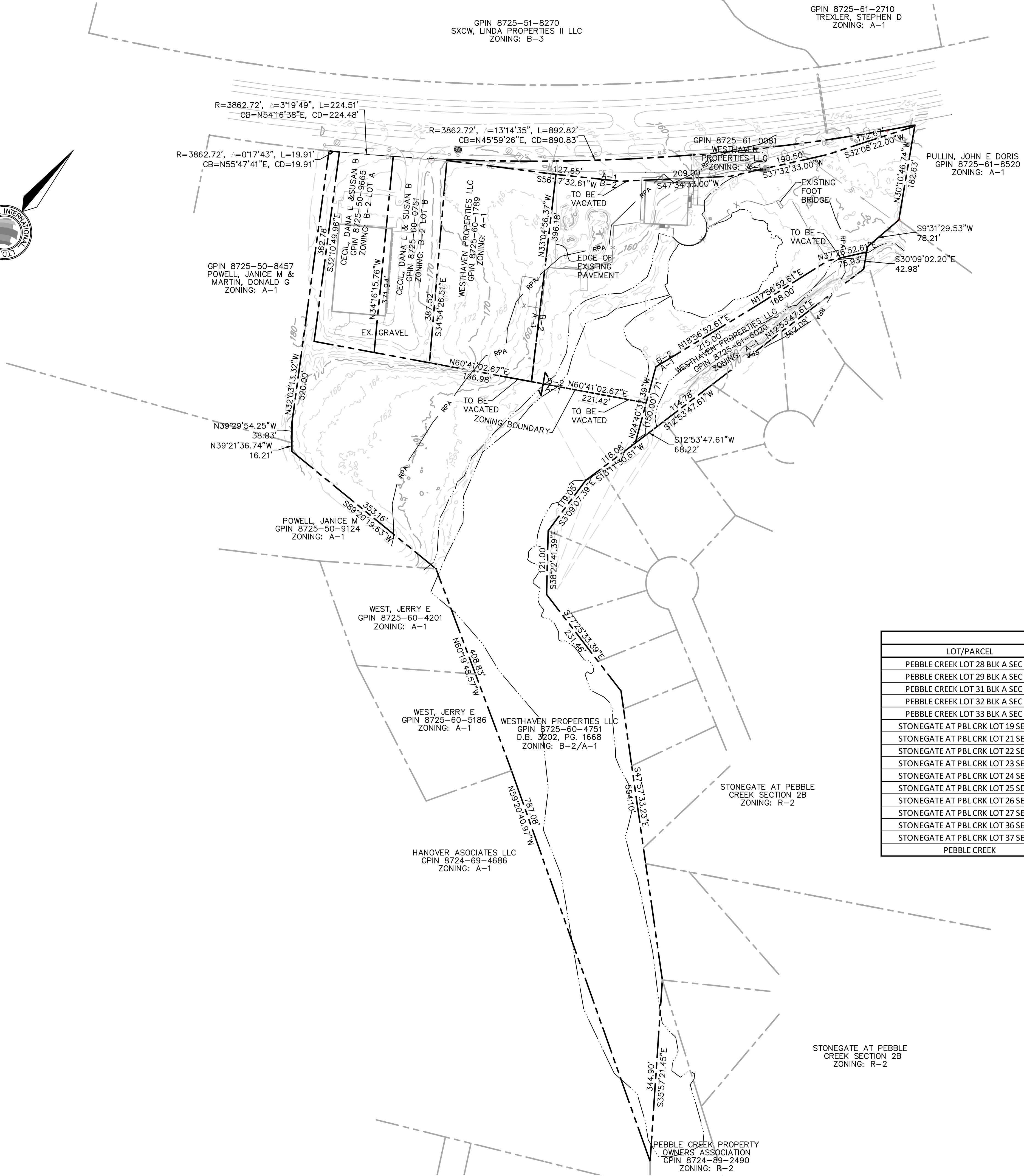
LEGEND

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[Symbol]	WATER METER	[Symbol]

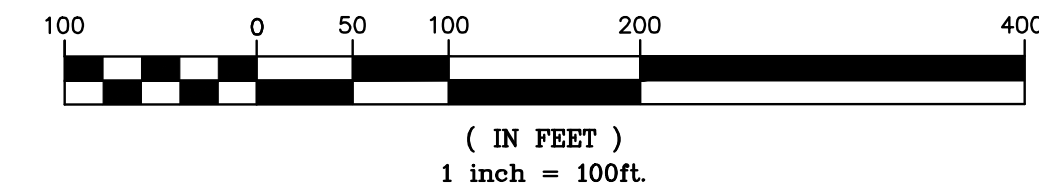
NOTE: SOME LINETYPES AND SYMBOLS SHOWN ON THIS LEGEND MAY NOT BE USED ON THIS PROJECT.



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ADJACENT PROPERTY INFORMATION			
LOT/PARCEL	GPIN	OWNER	ZONING
PEBBLE CREEK LOT 28 BLK A SEC 2A	8725-61-7392	KEMP, WILLIAM E III & IRENE G	R-2
PEBBLE CREEK LOT 29 BLK A SEC 2A	8725-61-7179	WALKER, VICTOR & WALKER, CHANIVEA R/S	R-2
PEBBLE CREEK LOT 31 BLK A SEC 2A	8725-61-7048	SAMPSON, KAREN C, SAMPSON, NATHAN R R/S	R-2
PEBBLE CREEK LOT 32 BLK A SEC 2A	8725-60-7909	TIMBERLAKE, DANIEL FRANCIS & CARA MARIE	R-2
PEBBLE CREEK LOT 33 BLK A SEC 2A	8725-60-6887	BURROUGHS, MICHAEL G & TAMELA M	R-2
STONEGATE AT PBL CRK LOT 19 SEC 2B	8725-60-7762	MOUNTAIN, LARRY D, MOUNTAIN, SHARON T R/S	R-2
STONEGATE AT PBL CRK LOT 21 SEC 2B	8725-60-6569	PECAN, MICHAEL J & JEAN E	R-2
STONEGATE AT PBL CRK LOT 22 SEC 2B	8725-60-6560	OLIVER, TWINKLE & JERRY WAYNE JR	R-2
STONEGATE AT PBL CRK LOT 23 SEC 2B	8725-60-7497	WHALEY, CHARLIE LEE & MELISA B	R-2
STONEGATE AT PBL CRK LOT 24 SEC 2B	8725-60-8484	ENNAS, ANTHONY M JR & ARIANE	R-2
STONEGATE AT PBL CRK LOT 25 SEC 2B	8725-60-9379	WILLIAMSON, ANTHONY & PATRICIA	R-2
STONEGATE AT PBL CRK LOT 26 SEC 2B	8725-70-0361	WOODSON, STEPHEN B & JESSICA H	R-2
STONEGATE AT PBL CRK LOT 27 SEC 2B	8725-70-1288	ATKINSON, RYAN W & KAITLIN A	R-2
STONEGATE AT PBL CRK LOT 36 SEC 2B	8725-70-3102	LEAKE, WAYNE O	R-2
STONEGATE AT PBL CRK LOT 37 SEC 2B	8724-79-4909	GEORGE, LISA S & MICHAEL C	R-2
PEBBLE CREEK	8724-89-2490	PEBBLE CREEK PROPERTY OWNERS ASSOCIATION	R-2



ARM Resource
Engineers and Scientists
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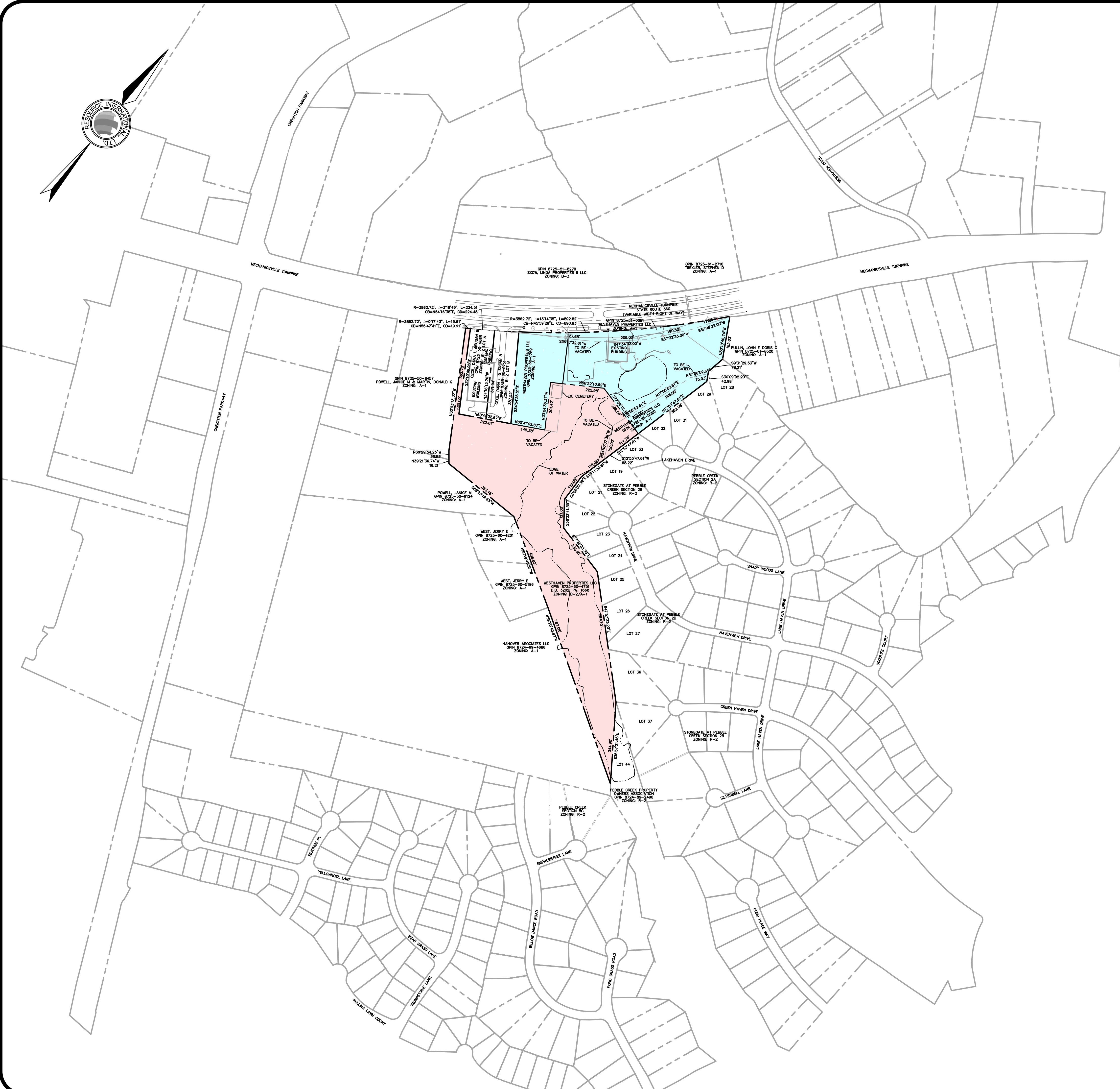
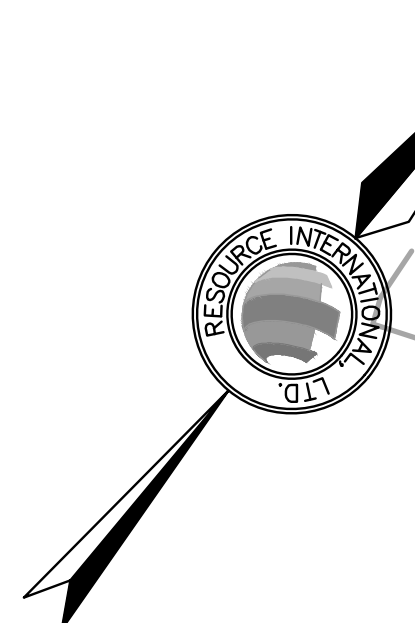
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MECHANICSVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA**

PARCEL BOUNDARIES

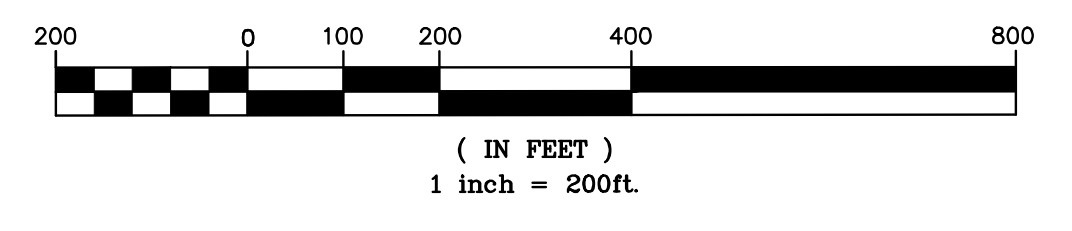
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SHEET:
RZ-2

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PROPOSED ZONING

B-2		6.25 AC
RS		10.44 AC



**WESTHAVEN
REZONING PLAN
MECHANICVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA**

PROJECT NO.:
220030.01
SHEET:
RZ-3

PROPOSED ZONING BOUNDARIES

DESIGNED: MOF
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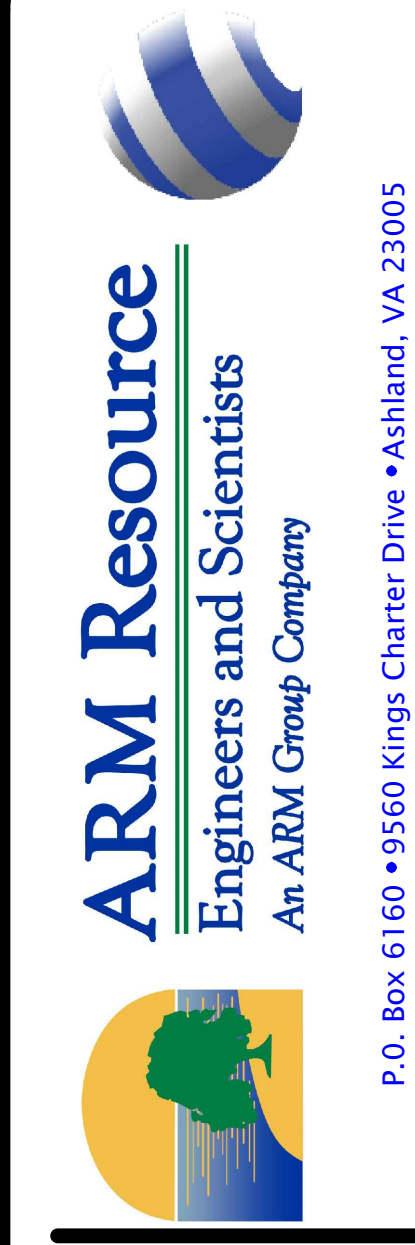
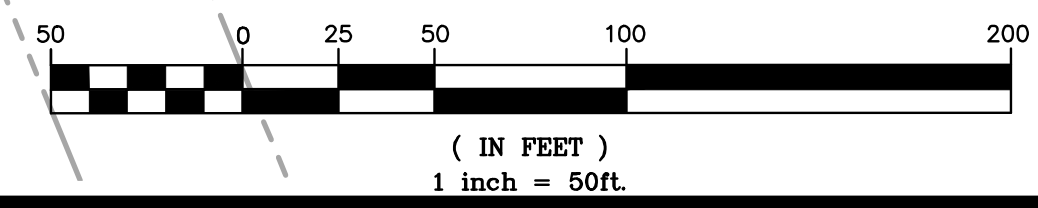
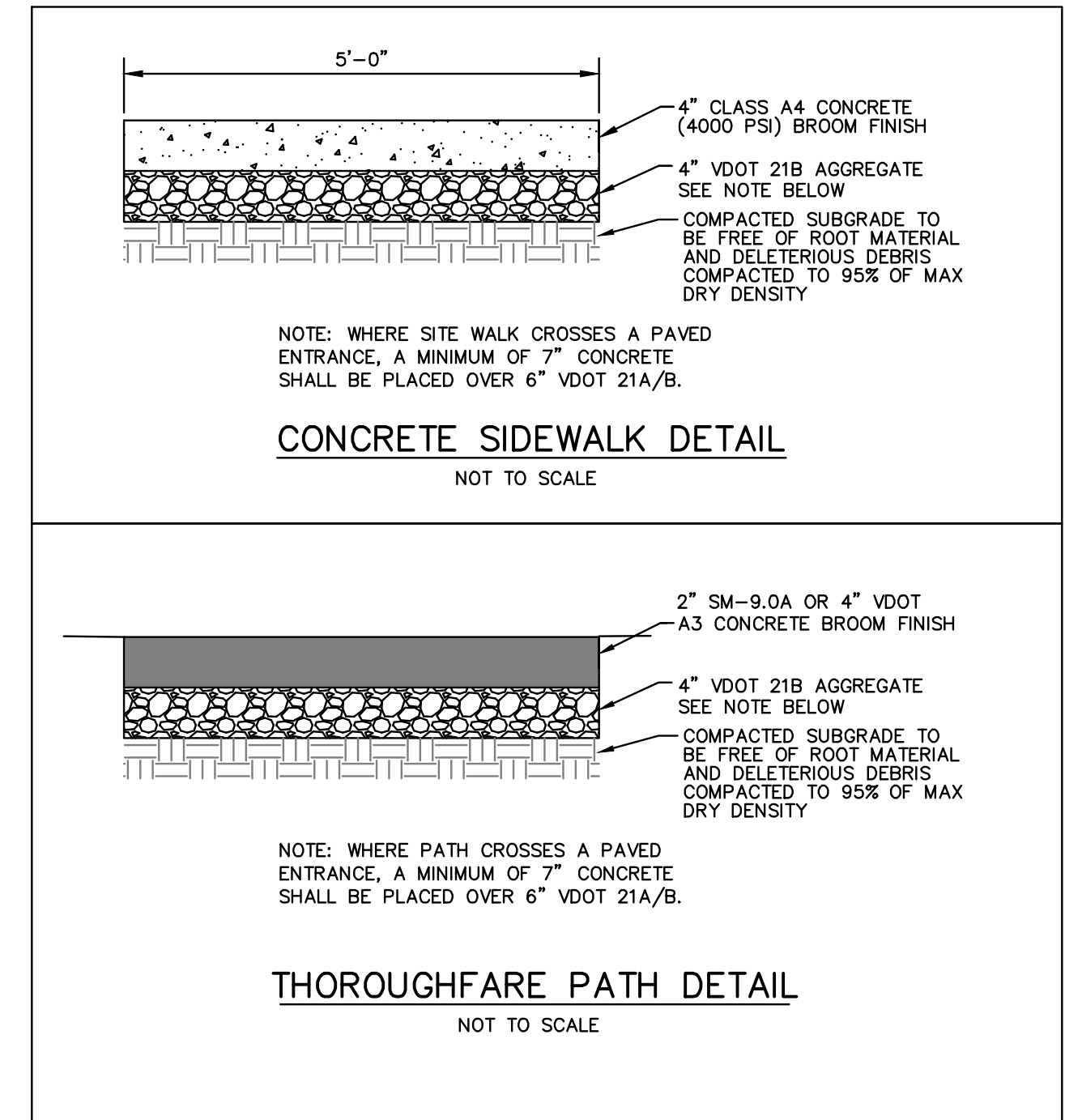
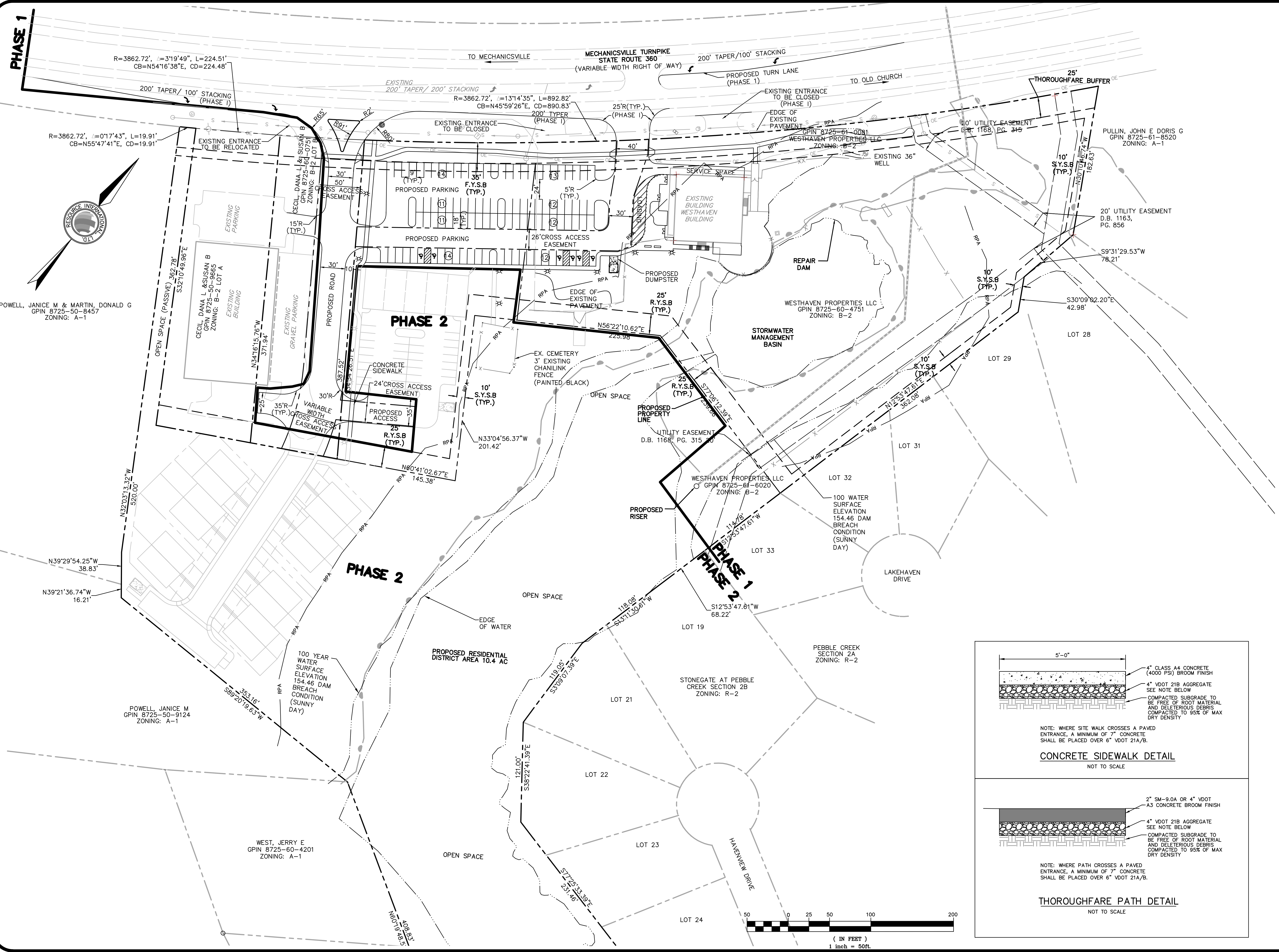
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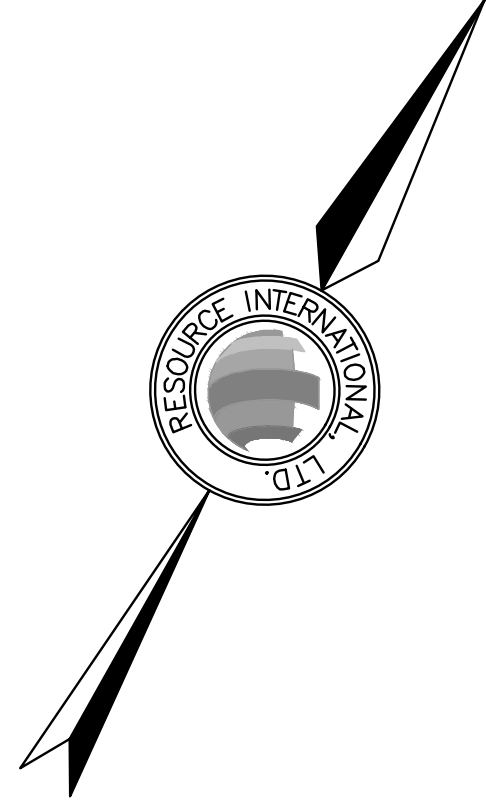
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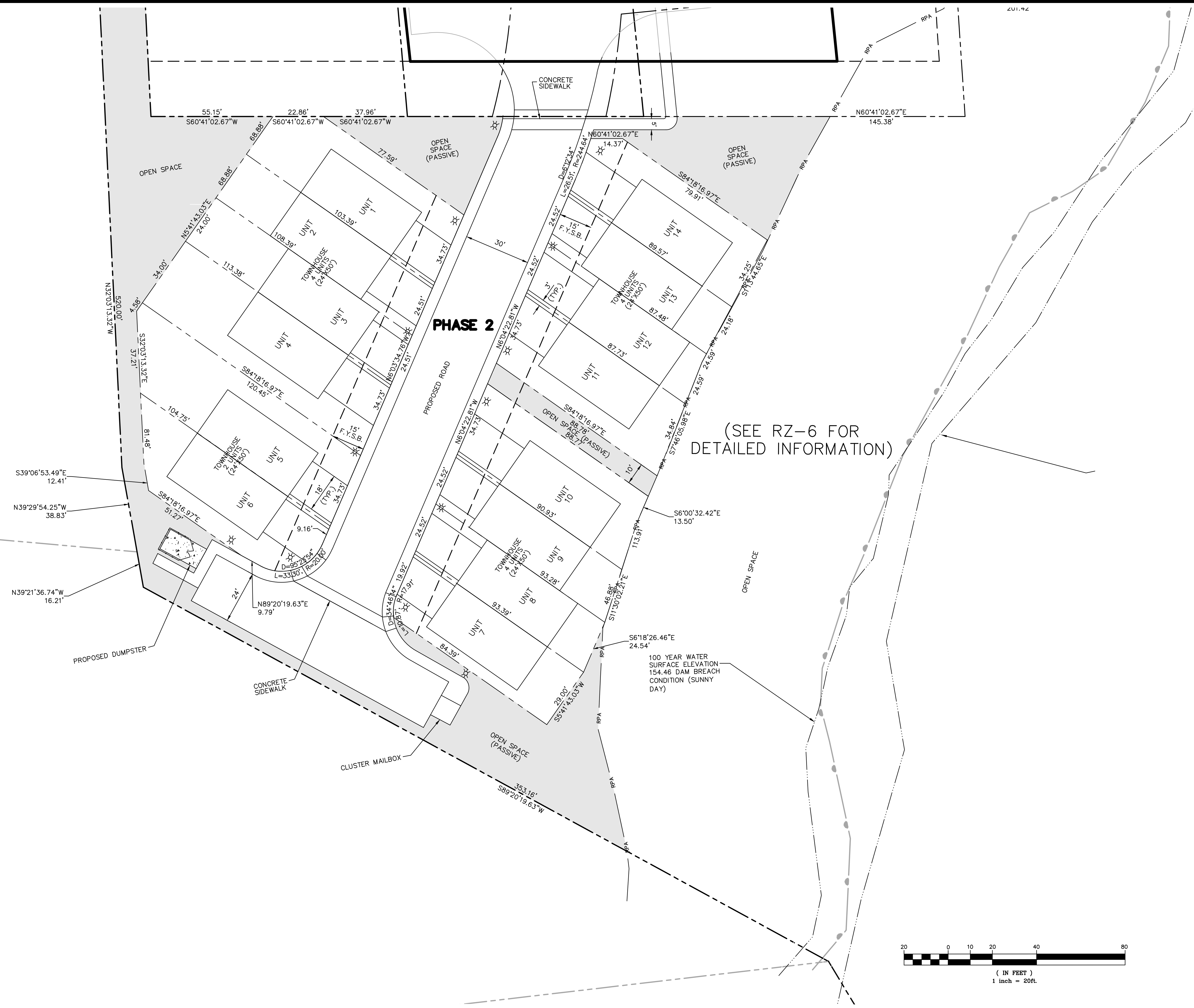
PROJECT NO:
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SHEET:
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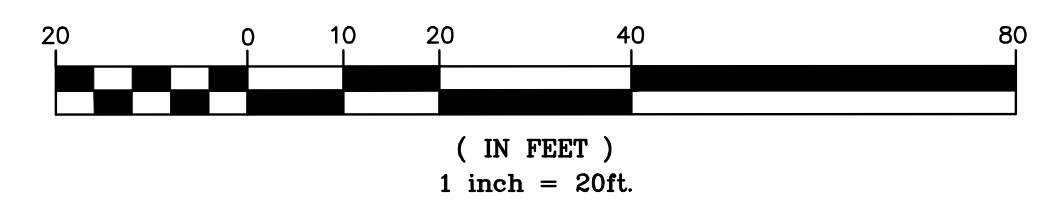
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(SEE RZ-6 FOR DETAILED INFORMATION)



WESTHAVEN
REZONING PLAN
MECHANICSVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA

CONCEPTUAL PHASE 2 TOWNHOUSE
BLOW-UP

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