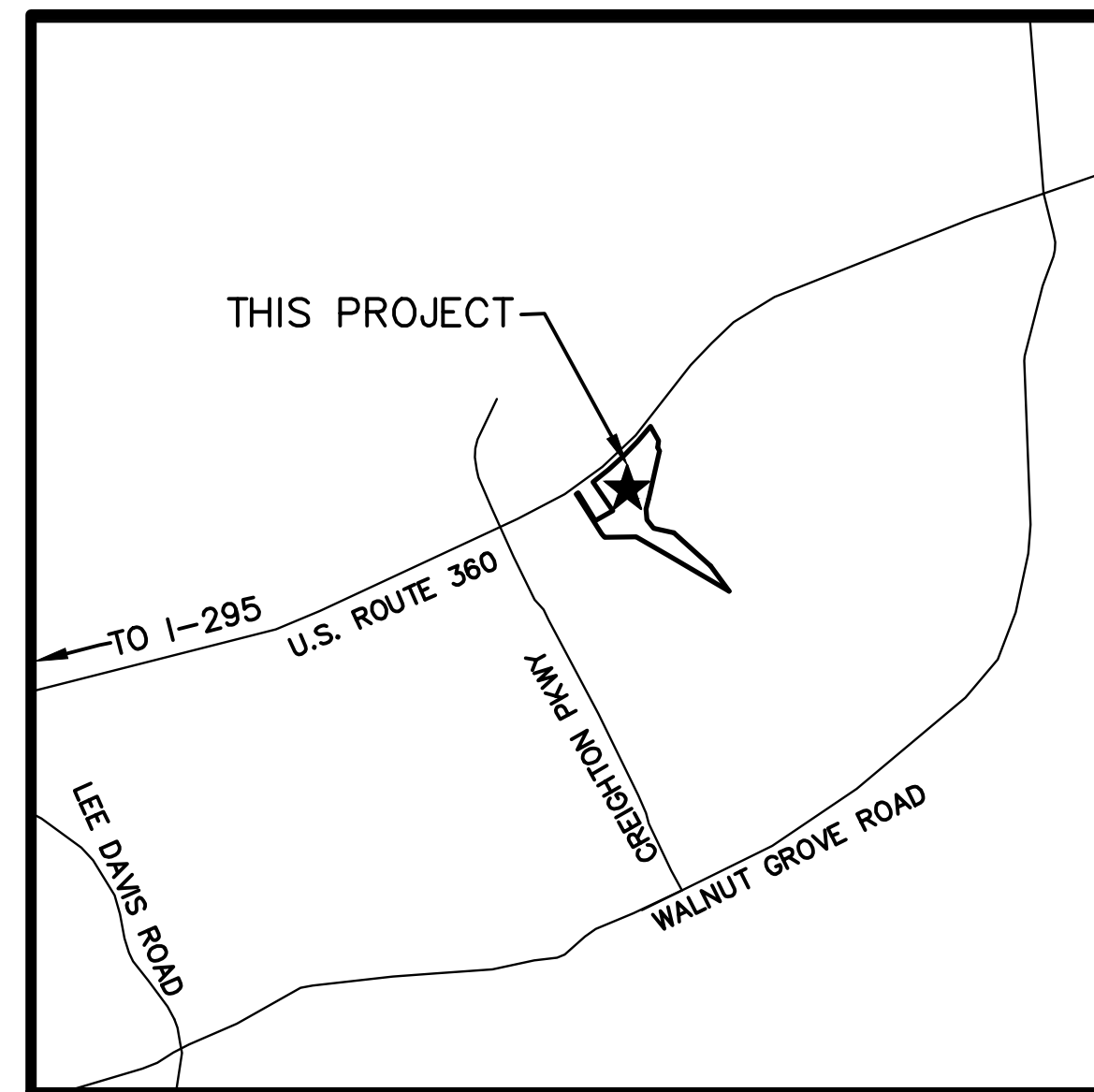


WESTHAVEN REZONING MECHANICSVILLE TURNPIKE HANOVER COUNTY, VIRGINIA



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

GENERAL NOTES:

- SITE ADDRESS: 6221 MECHANICSVILLE TURNPIKE
- GPINS: 8725-60-4751, 8725-60-1789, 8725-61-0081, 8725-61-6020, 8725-60-0751
- ACREAGE 17.60
- CURRENT ZONING: B-2/A-1
- PROPOSED ZONING: B-2/RS
- 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
- 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@armgruop.net
- MAGISTERIAL DISTRICT: COLD HARBOR
- OVERLAY DISTRICT: SUBURBAN DEVELOPMENT OVERLAY
- TRAFFIC ZONE 1774.
- TOPOGRAPHIC/BOUNDARY INFORMATION OBTAINED FROM FIELD SURVEYS BY RESOURCE INTERNATIONAL, LTD, DATED DECEMBER 2020. COORDINATE SYSTEM IS NAD83/NGVD29.
- 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.
- UTILITIES:
WATER: PUBLIC
SANITARY: PUBLIC
- USE: MULTI PURPOSE
- 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)
- 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
- PARKING PROVIDED:
157 INCLUDING 6 ADA
- 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

- RZ-1 TITLE SHEET
- 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
- RZ-6 CONCEPTUAL PHASE 2 TOWNHOUSE BLOW-UP
- RZ-7 LAKE OUTFALL DETAILS
- 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

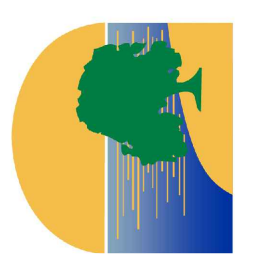
RS LOT TABULATIONS:

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

EXISTING		PROPOSED
[Symbol]	PROPERTY LINE	[Symbol]
[Symbol]	RIGHT-OF-WAY	[Symbol]
[Symbol]	EDGE OF PAVEMENT	[Symbol]
[Symbol]	ROAD CENTERLINE	[Symbol]
[Symbol]	DITCH/DRAINAGE CHANNEL	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	SANITARY SEWER DESIGNATION	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
[Symbol]	DROP INLET	[Symbol]
[Symbol]	STORM SEWER DESIGNATION	[Symbol]
[Symbol]	WATERLINE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	ELECTRIC LINE	[Symbol]
[Symbol]	TREELINE	[Symbol]
[Symbol]	CURB AND GUTTER	[Symbol]
[Symbol]	EDGE OF SHOULDER	[Symbol]
[Symbol]	LIMITS OF DISTURBANCE	[Symbol]
[Symbol]	CONTOUR	[Symbol]
[Symbol]	SPOT ELEVATION	[Symbol]
[Symbol]	SLOPE EASEMENT	[Symbol]
[Symbol]	UTILITY EASEMENT	[Symbol]
[Symbol]	TRAFFIC FLOW DIRECTION	[Symbol]
[Symbol]	CULVERT	[Symbol]
[Symbol]	ROOF DRAIN	[Symbol]
[Symbol]	WETLAND	[Symbol]
[Symbol]	SOIL TYPE	[Symbol]
[Symbol]	FLOODPLAIN	[Symbol]
[Symbol]	RMA	[Symbol]
[Symbol]	RPA	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	SIGN	[Symbol]
[Symbol]	TELEPHONE PEDESTAL	[Symbol]
[Symbol]	BENCH MARK	[Symbol]
[Symbol]	TREE	[Symbol]
[Symbol]	POWER POLE	[Symbol]
[Symbol]	SPRINKLER HEAD	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]
[Symbol]	VALVE	[Symbol]
[Symbol]	WATER METER	[Symbol]

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



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

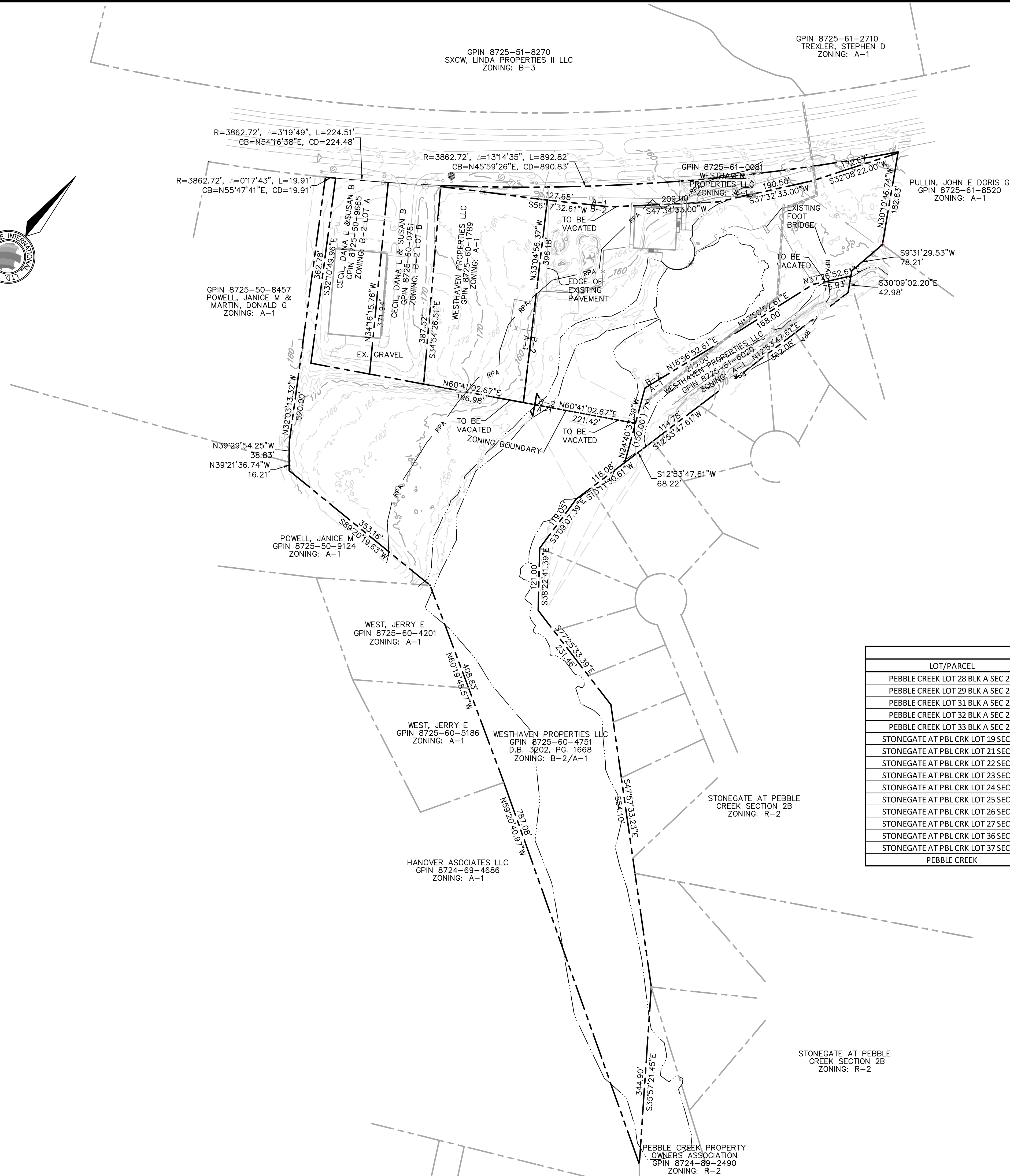
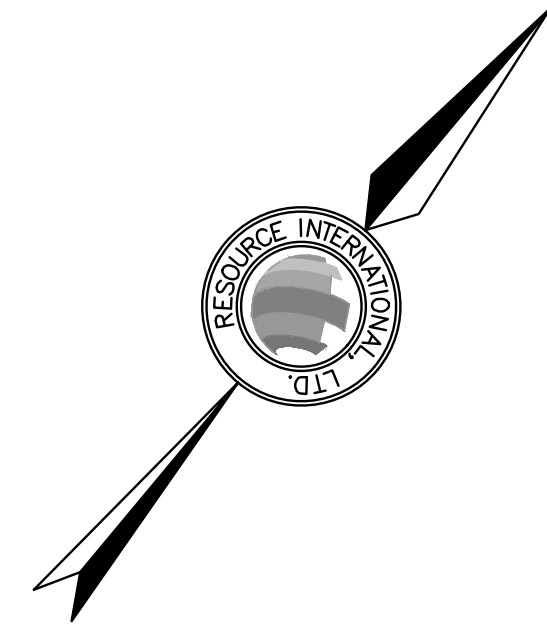
REVISIONS:
 1-22-2024 REVISED PER COUNTY COMMENTS
 2-1-2024 REVISED PER COUNTY COMMENTS
 6-5-2024 REVISED PER COUNTY COMMENTS
 11-20-2024 REVISED (RZ-7 ADDED)

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

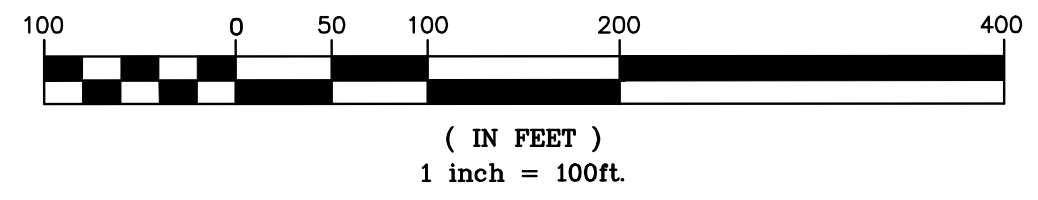
**WESTHAVEN
REZONING PLAN
MECHANICSVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA**

PROJECT NO.:
220030.01
SHEET:
RZ-1

TITLE SHEET



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



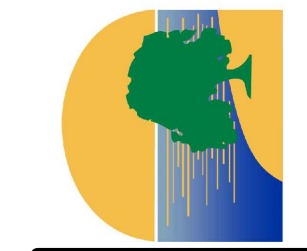
H:\220030.01 WEST HAVEN (REZONING)\SITE-MA.dwg Plotted: Nov. 20, 2024-4:07pm

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

PROJECT NO:
220030.01
SHEET:
RZ-2

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
11-20-2024 REVISED (RZ-7 ADDED)

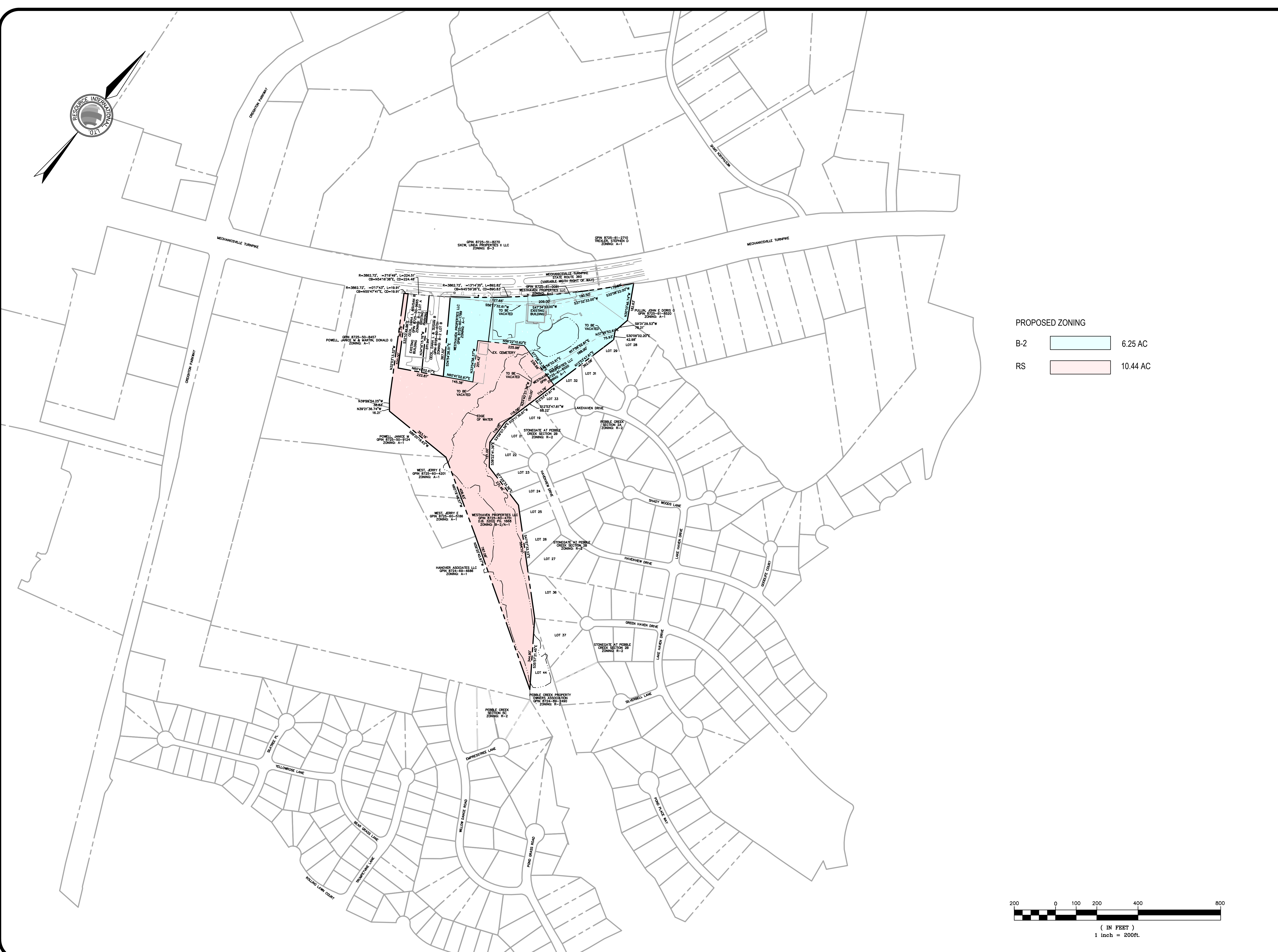
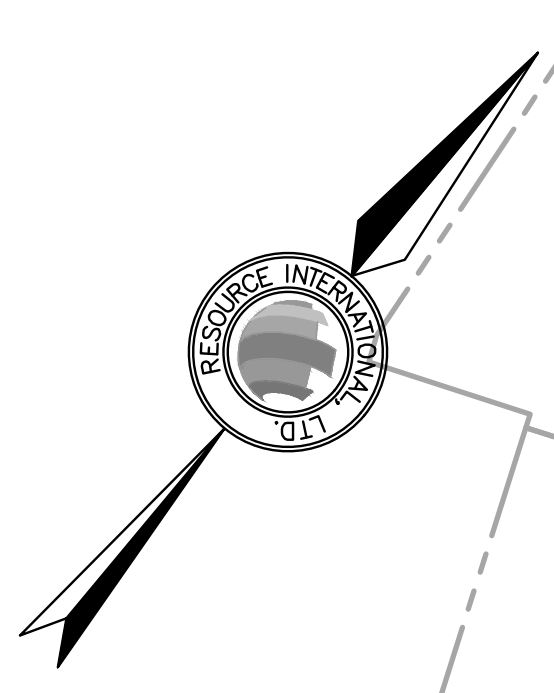


ARM Resource
Engineers and Scientists
An ARM Group Company

PARCEL BOUNDARIES

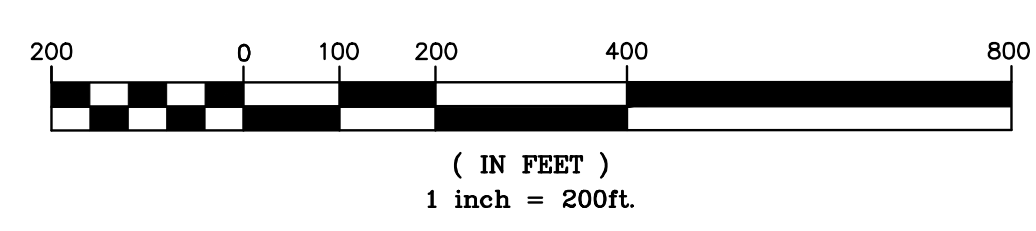
© Resource International, Ltd. All rights reserved. This drawing is the exclusive property of Resource International, Ltd. Use of this work in whole or in part is prohibited without the express written consent of Resource International, Ltd.

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



PROPOSED ZONING

B-2		6.25 AC
RS		10.44 AC



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

PROJECT NO.:
220030.01
SHEET:

RZ-3

PROPOSED ZONING BOUNDARIES

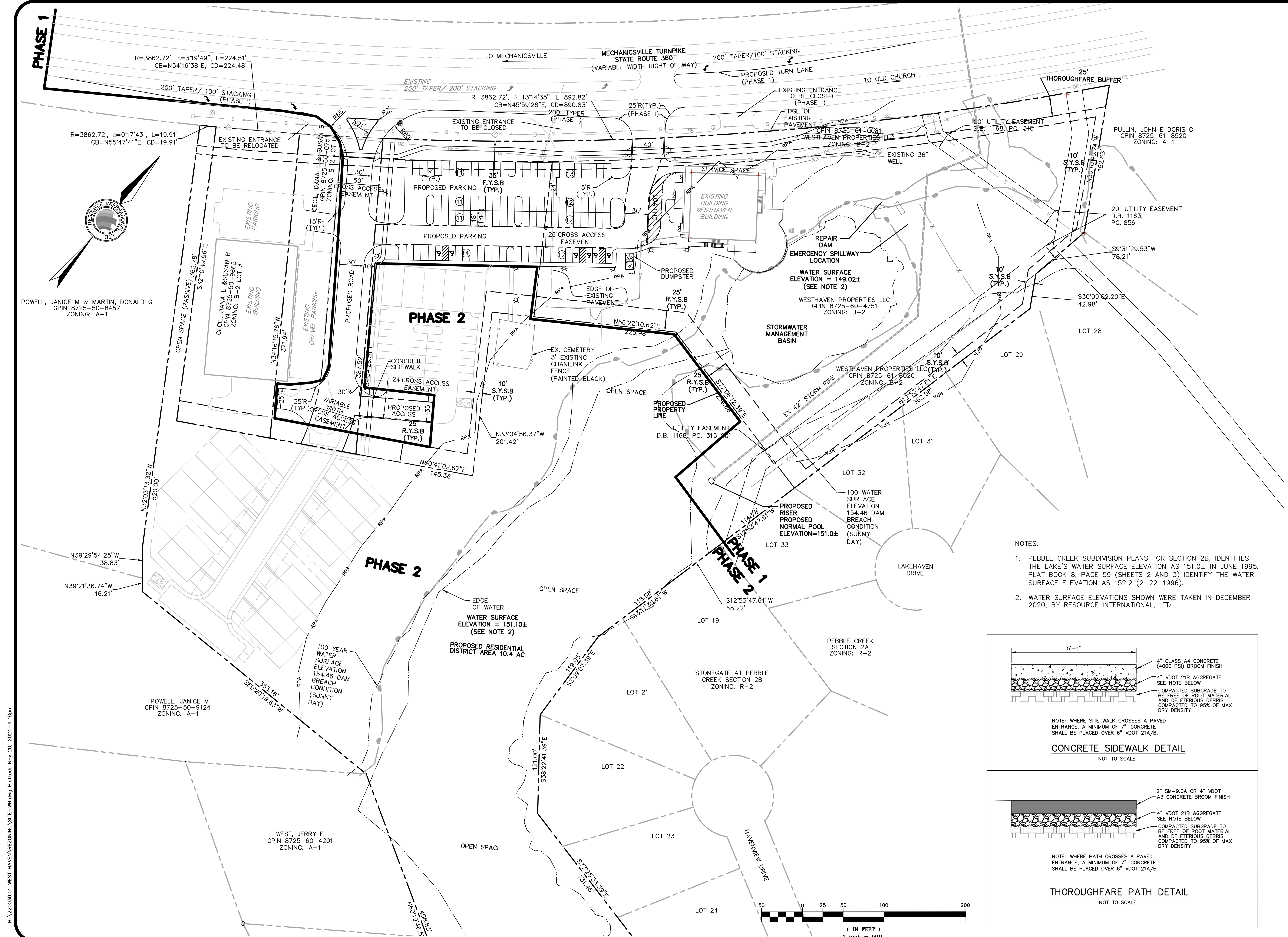
DESIGNED: MOF
DRAWN: MOF
CHECKED: MSC
DATE: 6-29-2023

REVISIONS:
1-22-2024 REVISED PER COUNTY COMMENTS
2-1-2024 REVISED PER COUNTY COMMENTS
6-5-2024 REVISED PER COUNTY COMMENTS
11-20-2024 REVISED (RZ-7 ADDED)

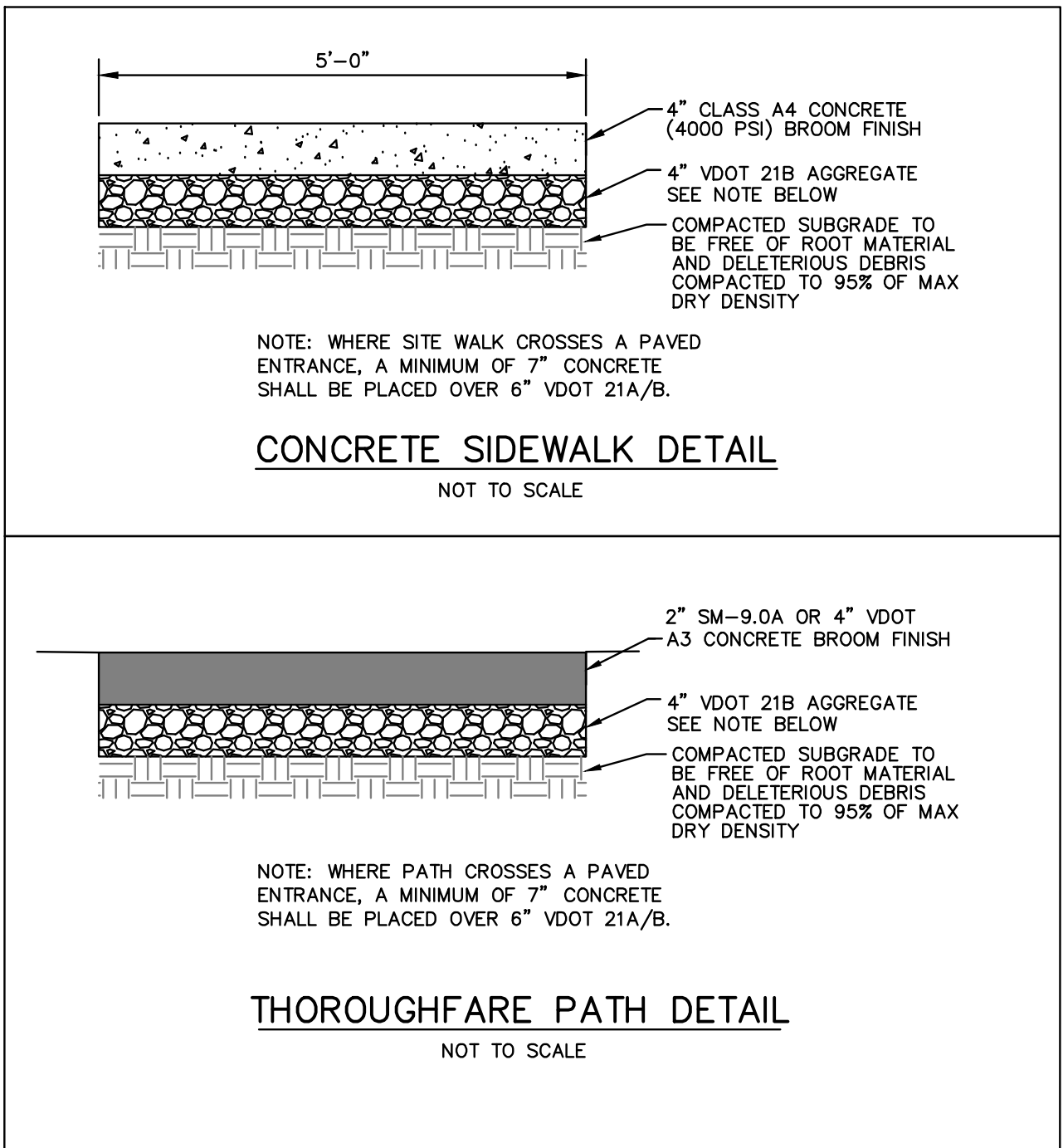
© Resource International, Ltd. All rights reserved by copyright and in the exclusive property of Resource International, Ltd. Use of this work in whole or in part is forbidden without the express written consent of Resource International, Ltd.



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



- NOTES:
1. PEBBLE CREEK SUBDIVISION PLANS FOR SECTION 2B, IDENTIFIES THE LAKE'S WATER SURFACE ELEVATION AS 151.0± IN JUNE 1995. PLAT BOOK 8, PAGE 59 (SHEETS 2 AND 3) IDENTIFY THE WATER SURFACE ELEVATION AS 152.2 (2-22-1996).
 2. WATER SURFACE ELEVATIONS SHOWN WERE TAKEN IN DECEMBER 2020, BY RESOURCE INTERNATIONAL, LTD.



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

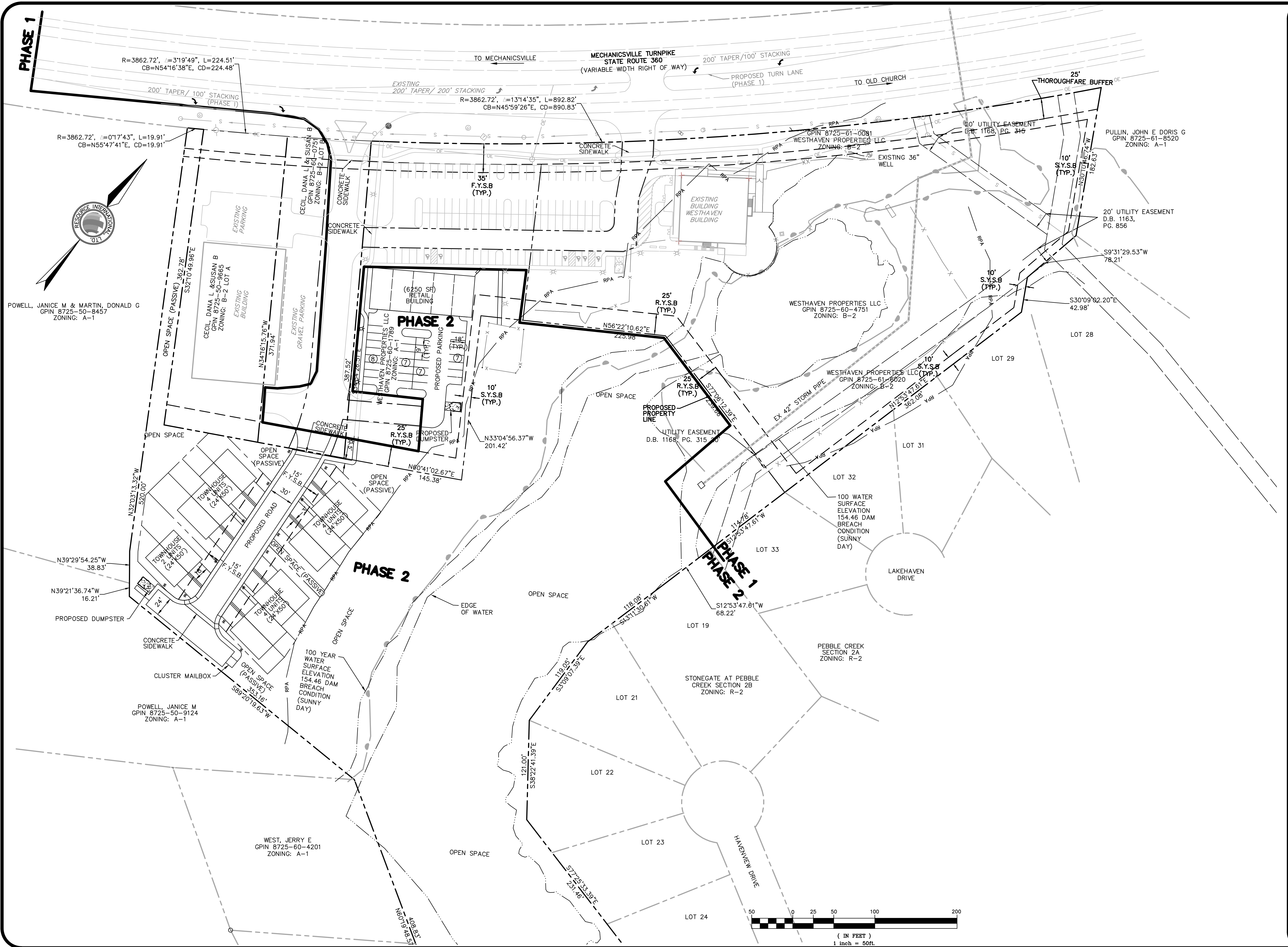
WESTHAVEN
REZONING PLAN
MECHANICVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA

CONCEPTUAL MASTER PLAN PHASE 1

PROJECT NO:
220030.01
SHEET:
RZ-4

H:\220030.01 WEST HAVEN REZONING\SITE-ML.dwg Plotted: Nov 20, 2024 4:10pm

H:\220030.01 WEST HAVEN\REZONING\SITE-MA.dwg Plotted: Nov 20, 2024 4:11pm



**WEST HAVEN
REZONING PLAN
MECHANICVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA**

PROJECT NO:
220030.01
SHEET:
RZ-4A

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
11-20-2024 REVISED (RZ-7 ADDED)

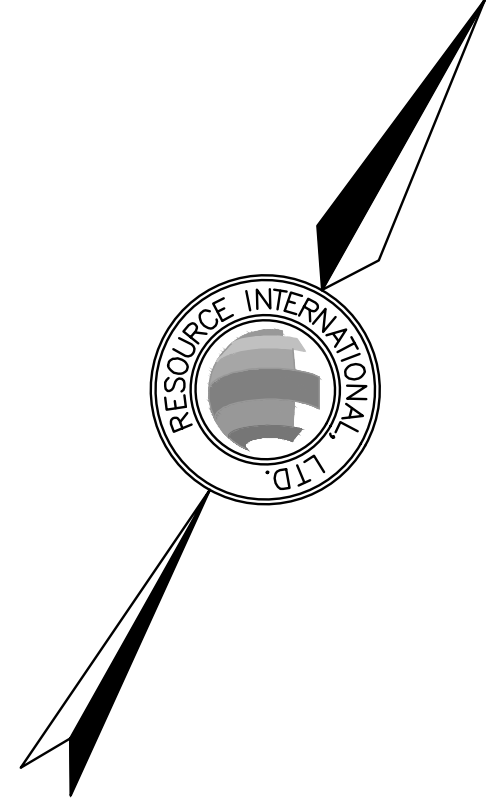
© Resource International, Ltd. All rights reserved. This document is the exclusive property of Resource International, Ltd. No part of this work in whole or in part is to be reproduced without the express written consent of Resource International, Ltd.



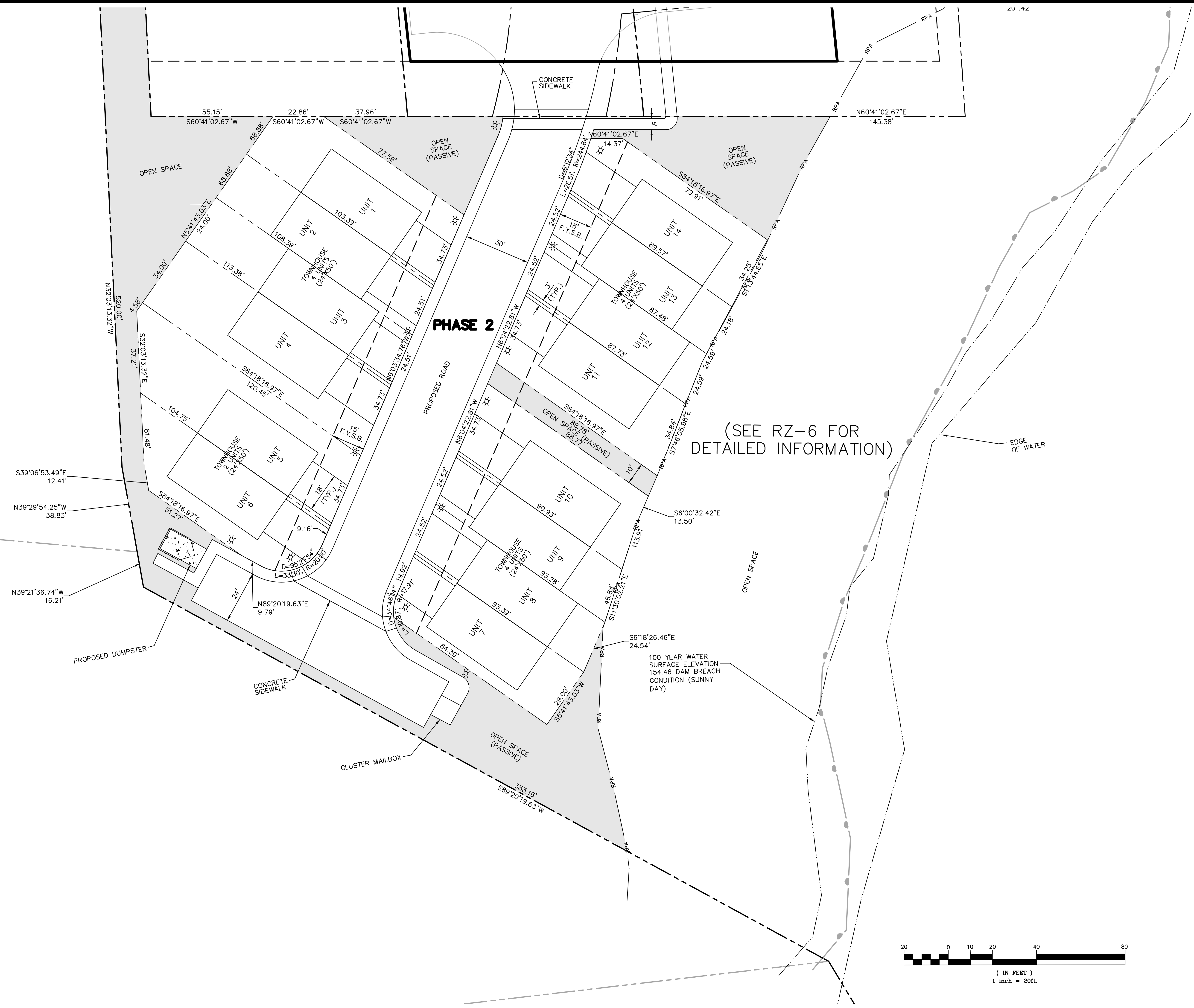
ARM Resource
Engineers and Scientists
An ARM Group Company



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



H:\220030.01 WEST HAVEN\REZONING\SITE-WH.dwg Plotted: Nov 20, 2024 - 11:47am



ARM Resource
Engineers and Scientists
An ARM Group Company

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

CONCEPTUAL PHASE 2 TOWNHOUSE
BLOW-UP

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

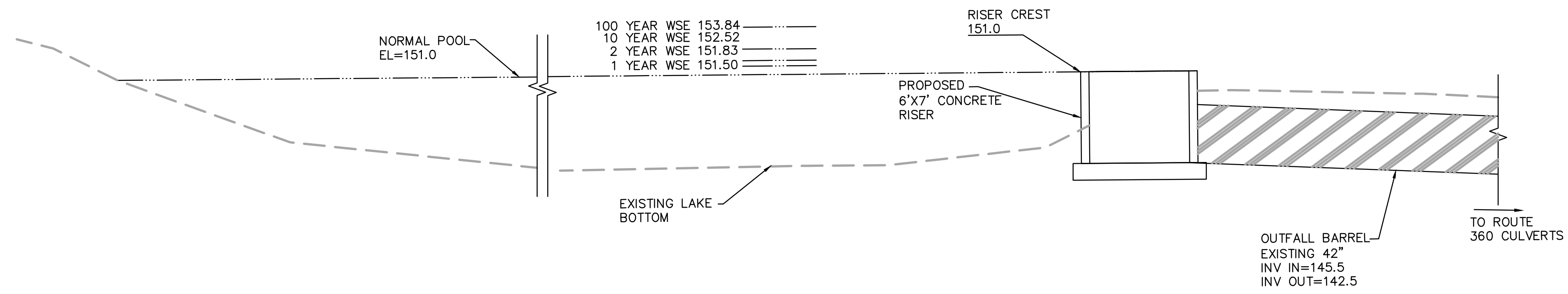
REVISIONS:
1-22-2024 REVISED PER COUNTY COMMENTS
2-1-2024 REVISED PER COUNTY COMMENTS
6-5-2024 REVISED PER COUNTY COMMENTS
11-20-2024 REVISED (RZ-7 ADDED)

PROJECT NO.:
220030.01
SHEET:
RZ-6

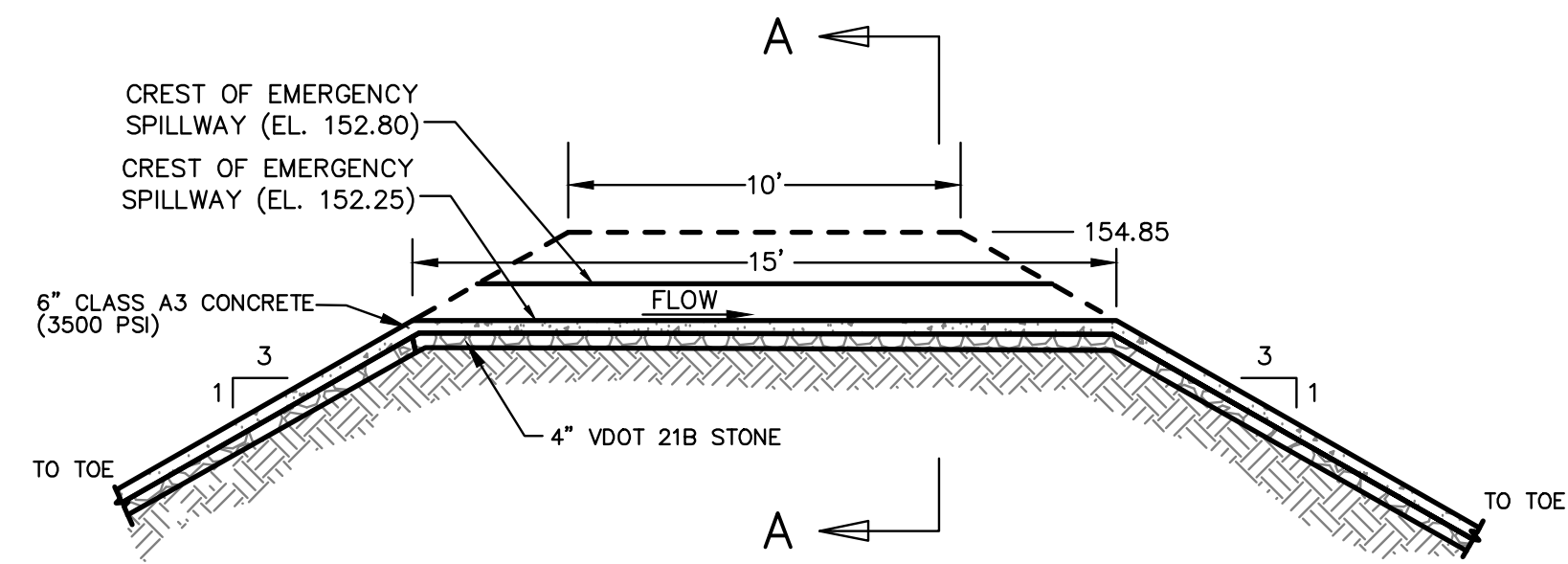
© Resource International, Ltd. All rights reserved. This drawing is the exclusive property of Resource International, Ltd. Use of this work in whole or in part is prohibited without the express written consent of Resource International, Ltd.

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

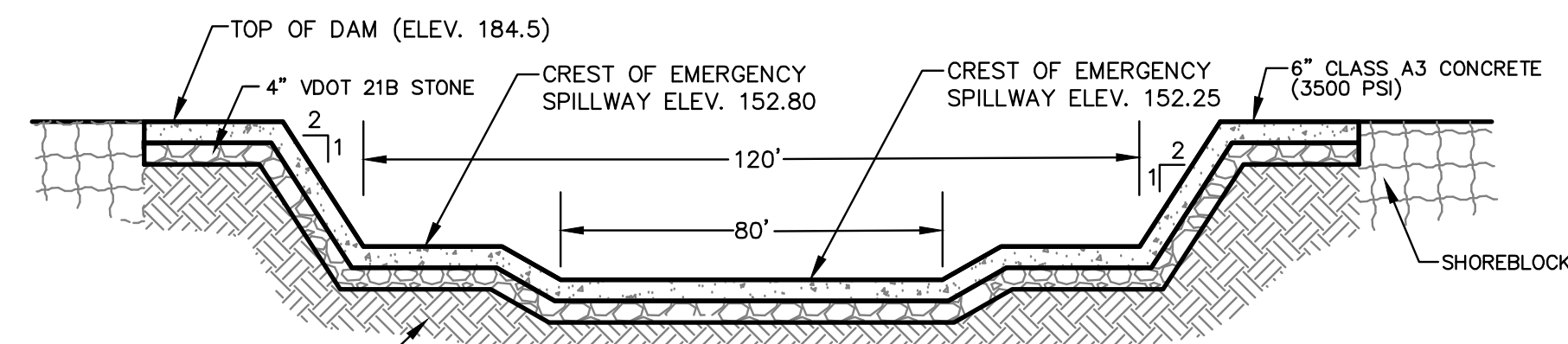
H:\220030.01 WEST HAVEN\REZONING\SITE-WH.dwg Plotted: Nov 20, 2024 - 4:20pm



LAKE PRINCIPLE SPILLWAY DETAIL
NTS

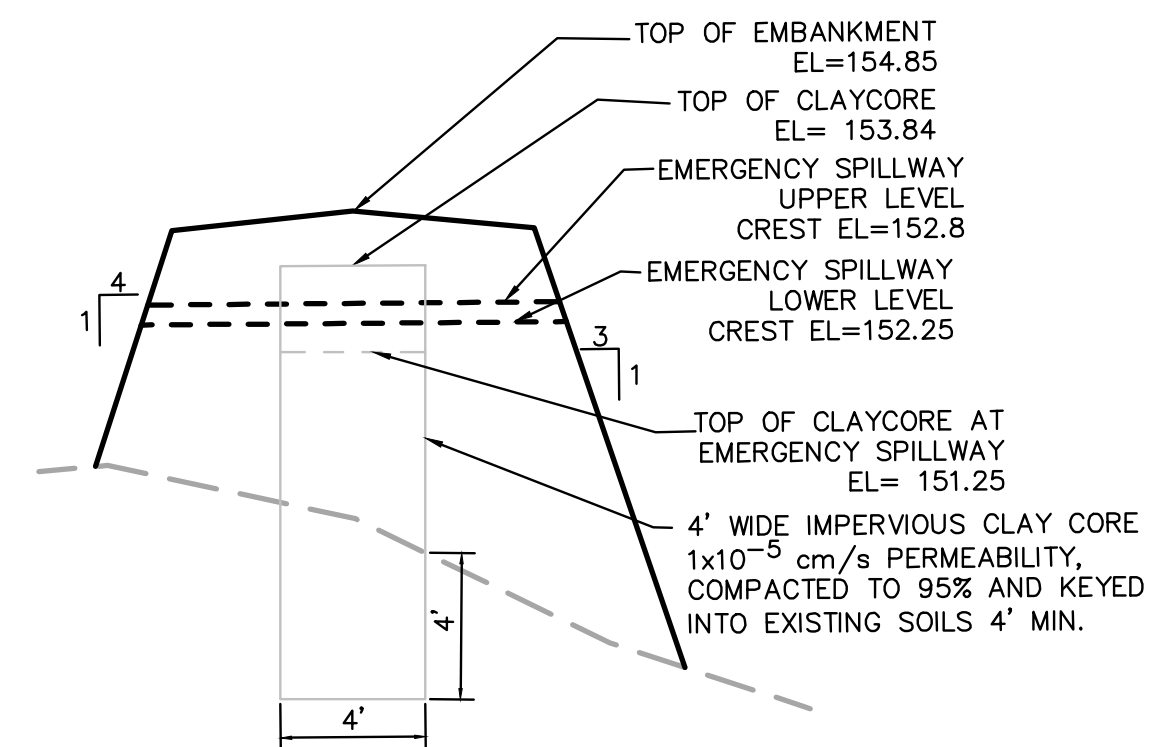


EMERGENCY SPILLWAY
TYPICAL LONGITUDINAL SECTION A
NTS



EMERGENCY SPILLWAY DETAILS
NTS

COMPACTED SUBGRADE TO BE FREE OF ROOT MATERIAL AND DELETERIOUS DEBRIS. COMPACTED TO 95% DRY DENSITY STANDARD PROCTOR.



LAKE EMBANKMENT DETAIL
NTS

NOTES:
1. THE OUTFALL OF THE 42" PIPE HAS NOT BEEN LOCATED AT THIS TIME.



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

REVISIONS:
1-22-2024 REVISED PER COUNTY COMMENTS
2-1-2024 REVISED PER COUNTY COMMENTS
6-5-2024 REVISED PER COUNTY COMMENTS
11-20-2024 REVISED (RZ-7 ADDED)

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

WESTHAVEN
REZONING PLAN
MECHANICSVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA

PROJECT NO.:
220030.01
SHEET:
RZ-7

© Resource International, Ltd. All rights reserved. This document is the property of Resource International, Ltd. No part of this work in whole or in part is to be reproduced without the express written consent of Resource International, Ltd.

LAKE OUTFALL DETAILS

ELEVATION KEYNOTES	
No.	Description
1	STANDING SEAM ROOF
2	FIBER CEMENT PANELS
3	RECLAIMED HEAVY TIMBER FRAMING
4	SIMULATED STONE VENEER
5	SIGNAGE
6	ALUMINUM STOREFRONT SYSTEM
7	MEMBRANE ROOF OVER WD. FRAMED CANOPY
8	PRECAST CONCRETE CAP
9	WOOD PERGOLA
10	CABLE GUARDRAIL
11	PTD. STL. COLUMN
12	SOLAR PANELS ON RAILS ATTACHED TO STANDING SEAMS
13	PTD. STL. CONNECTIONS
14	PTD. STL. BEAM
15	FINISHED WOOD FRAMING

Commonwealth
ARCHITECTS

101 SHOCKOE SUP. THIRD FLOOR
RICHMOND, VIRGINIA 23219

TELEPHONE: 804.648.5040
FACSIMILE: 804.225.0329

Please refer to our website for information on our services and terms of use. Commonwealth Architects is not responsible for the construction of the building. Commonwealth Architects is not responsible for the construction of the building.

WESTHAVEN BUILDING
MECHANICSVILLE, VIRGINIA

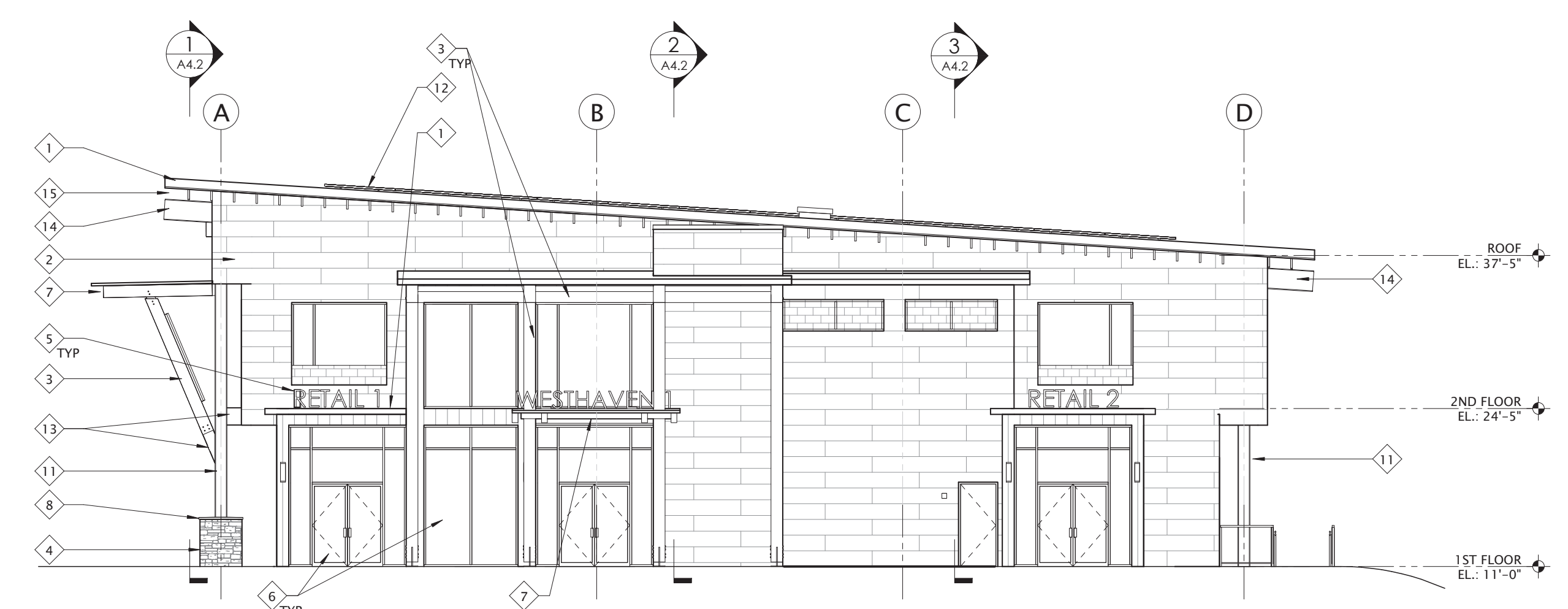
Issue Record	Date
100% SCHEMATIC DESIGN	09.09.20

NOT FOR CONSTRUCTION

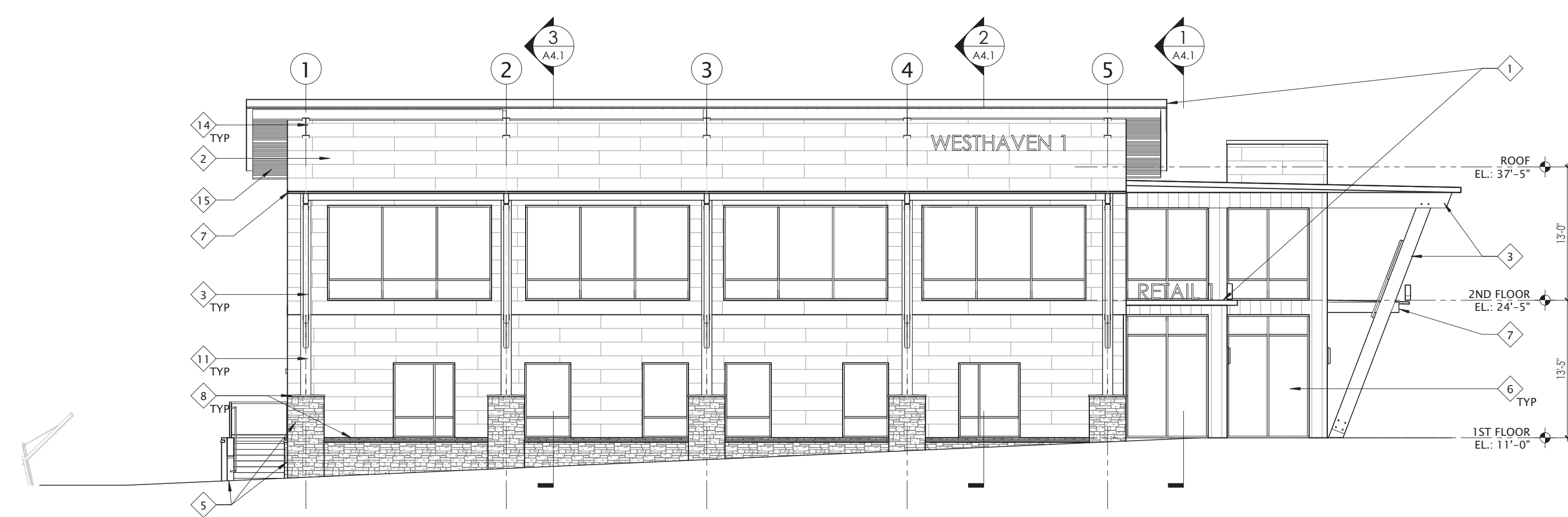
Drawing Title
PROPOSED BUILDING ELEVATIONS

PROGRESS SET:
NOT FOR CONSTRUCTION

Sheet
A3.1
Comm No 1909.00



4 PROPOSED WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

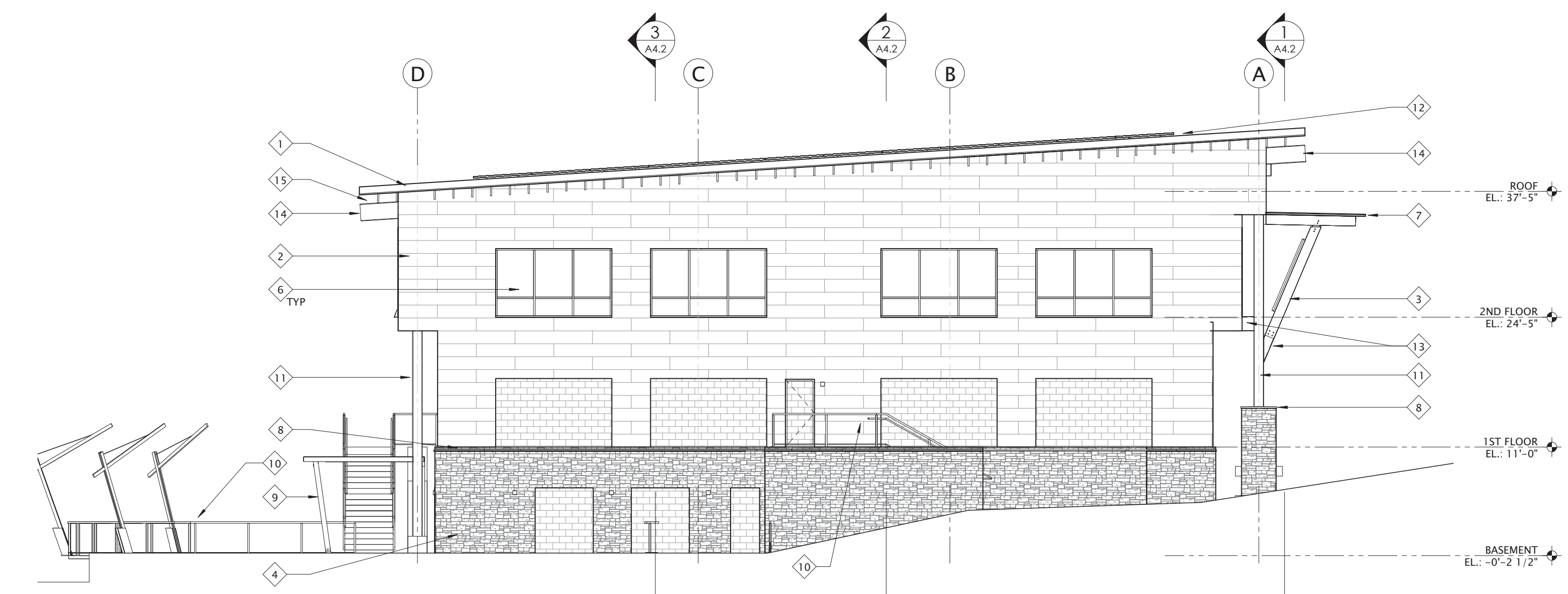
ELEVATION KEYNOTES	
No.	Description
1	STANDING SEAM ROOF
2	FIBER CEMENT PANELS
3	RECLAIMED HEAVY TIMBER FRAMING
4	SIMULATED STONE VENEER
5	SIGNAGE
6	ALUMINUM STOREFRONT SYSTEM
7	MEMBRANE ROOF OVER WD. FRAMED CANOPY
8	PRECAST CONCRETE CAP
9	WOOD PERGOLA
10	CABLE GUARDRAIL
11	PTD. STL. COLUMN
12	SOLAR PANELS ON RAILS ATTACHED TO STANDING SEAMS
13	PTD. STL. CONNECTIONS
14	PTD. STL. BEAM
15	FINISHED WOOD FRAMING

Commonwealth
ARCHITECTS

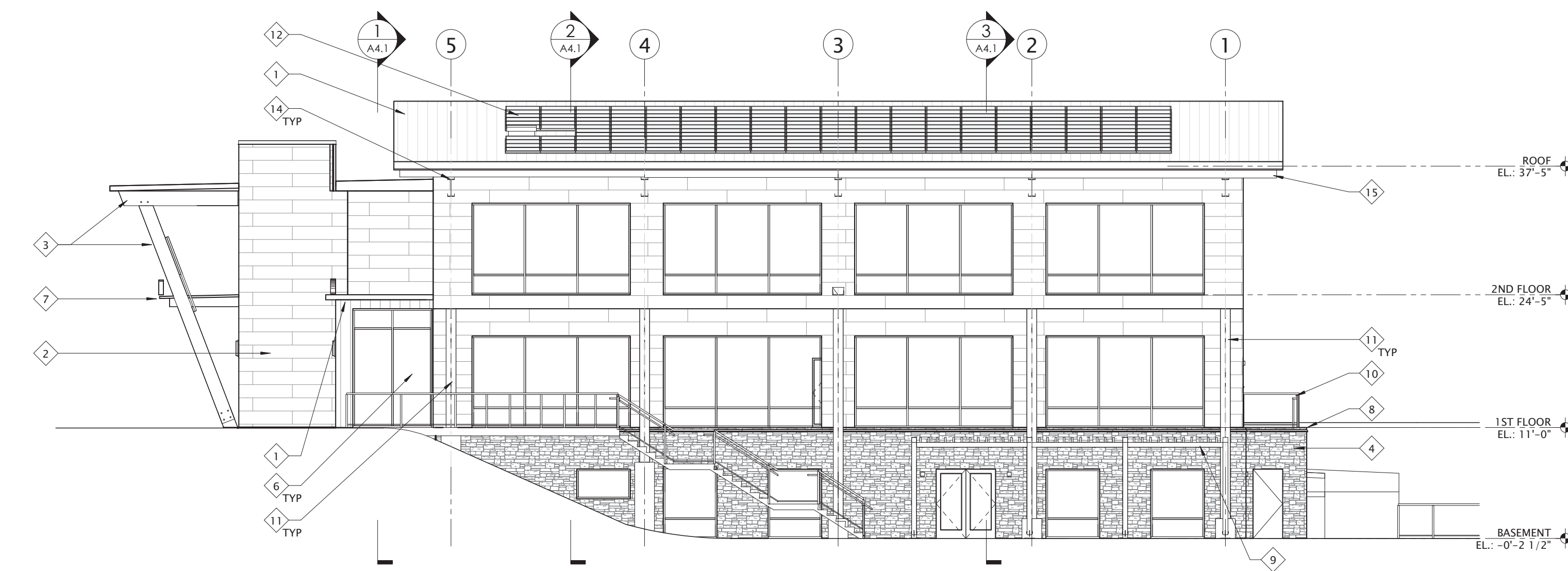
101 SHOCKOE SUP. THIRD FLOOR
RICHMOND, VIRGINIA 23219

TELEPHONE: 804.648.5040
FACSIMILE: 804.225.0329

Commonwealth Architects, Inc. is a registered professional architectural firm in the State of Virginia. This drawing is the property of Commonwealth Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written permission of Commonwealth Architects, Inc.



2 PROPOSED EAST ELEVATION
A32 SCALE: 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
A32 SCALE: 1/8" = 1'-0"

WESTHAVEN BUILDING

MECHANICSVILLE, VIRGINIA

Issue Record	Date
100% SCHEMATIC DESIGN	09.09.20

NOT FOR CONSTRUCTION

Drawing Title

PROPOSED BUILDING ELEVATIONS

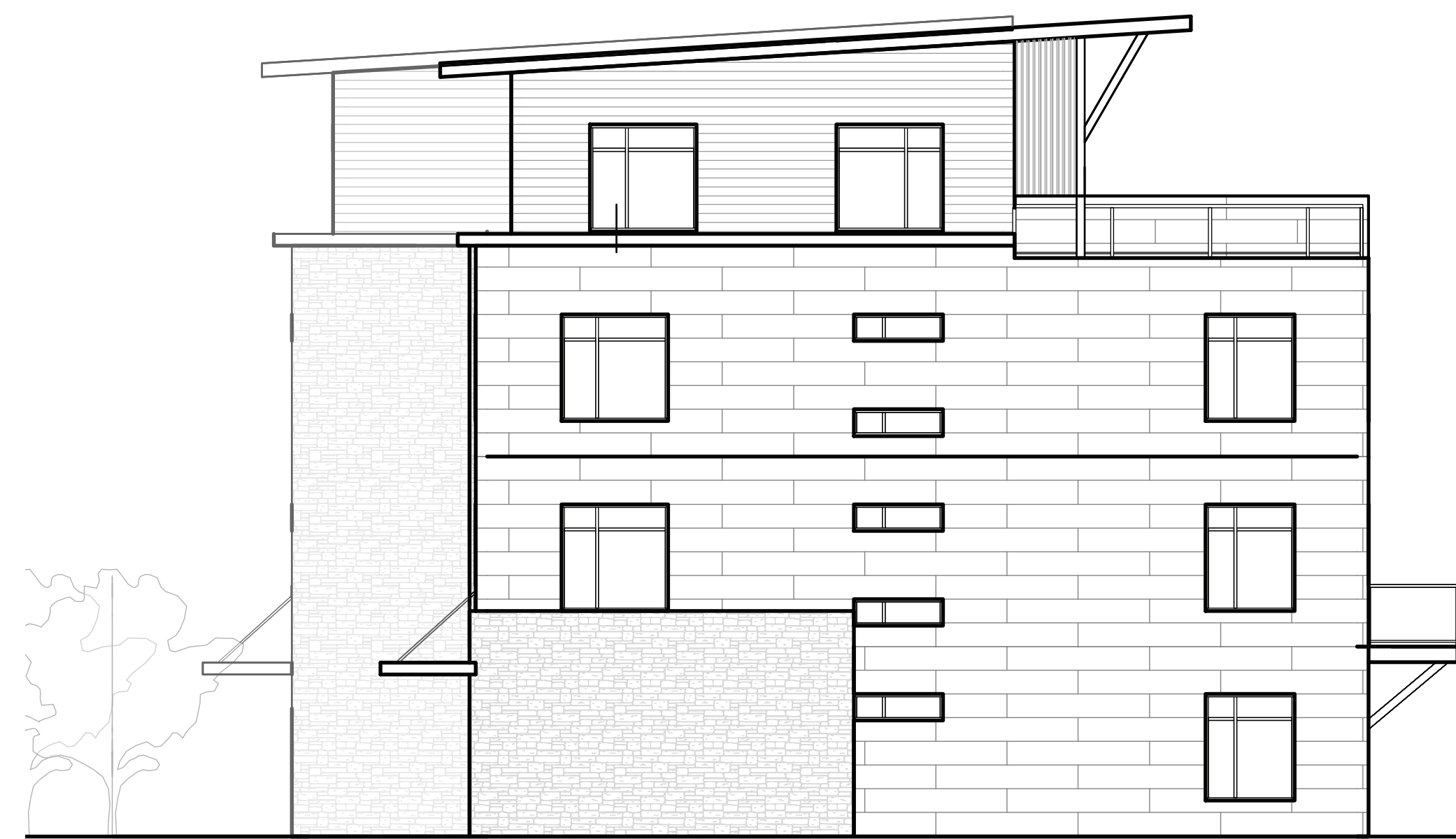
PROGRESS SET:
NOT FOR CONSTRUCTION

A3.2

Comm No 1909.00



AERIAL PERSPECTIVE

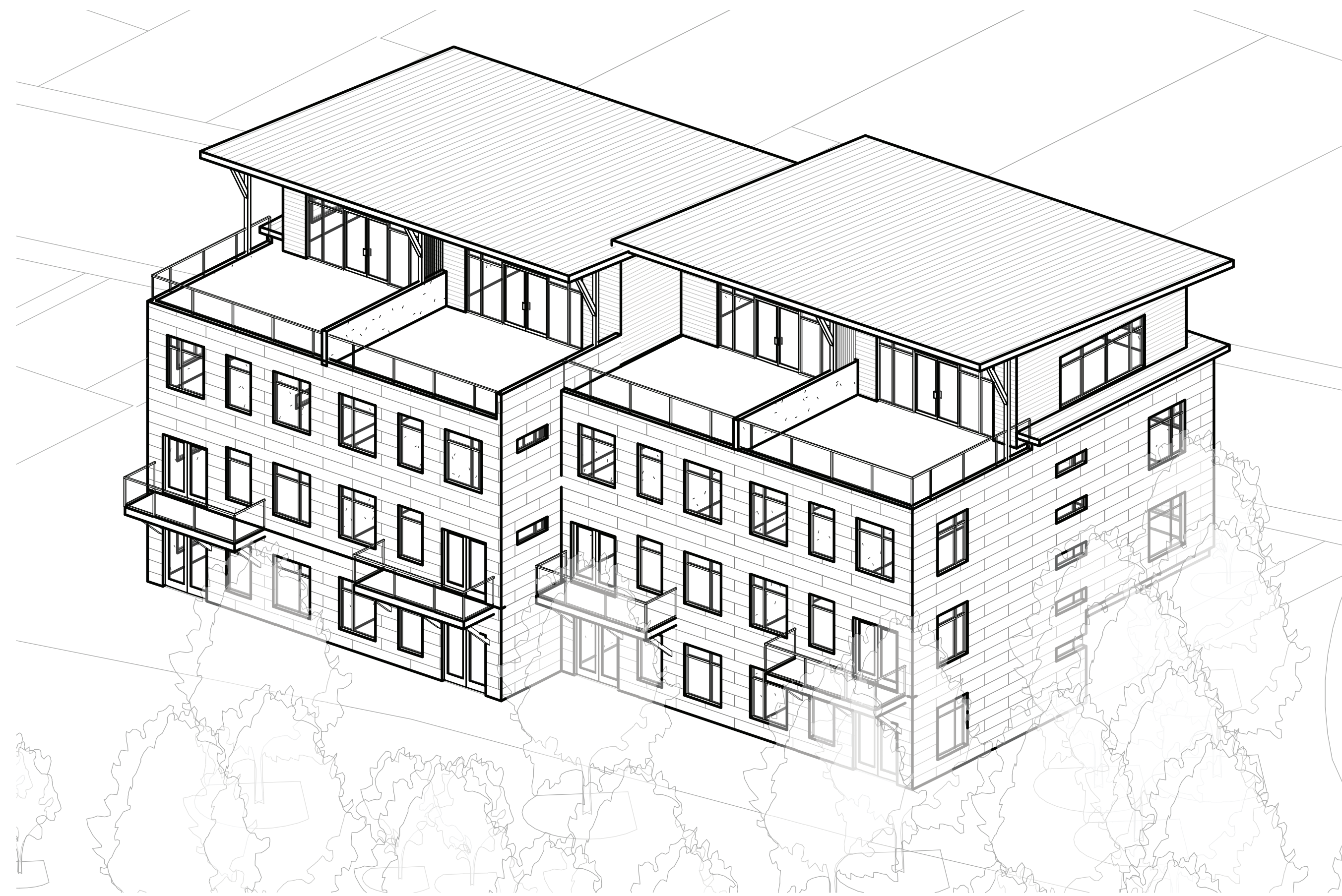


WEST

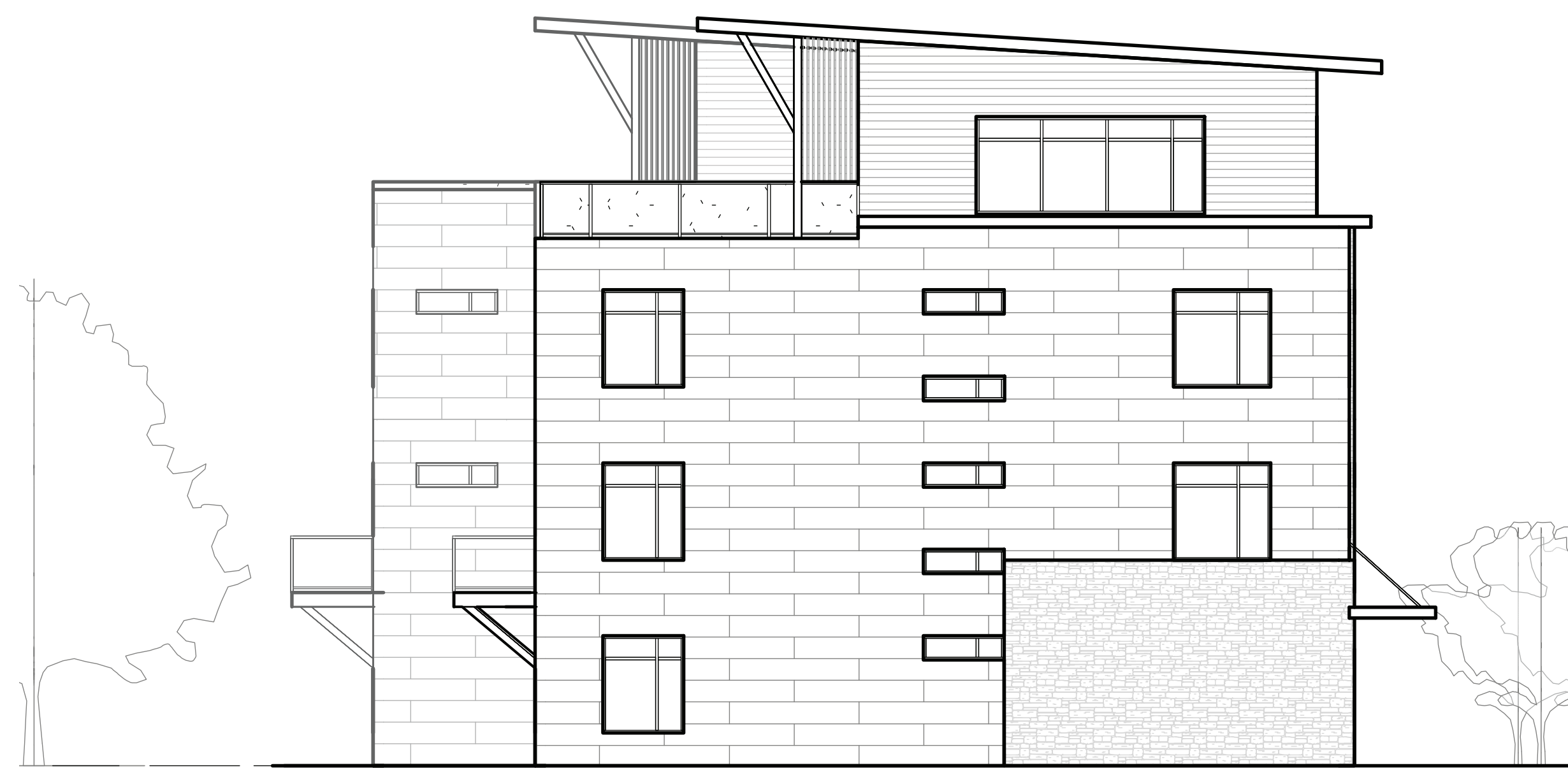


NORTH

TOWNHOME ELEVATION
WESTHAVEN TOWNHOMES & RETAIL



AERIAL PERSPECTIVE



EAST



SOUTH

TOWNHOME ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

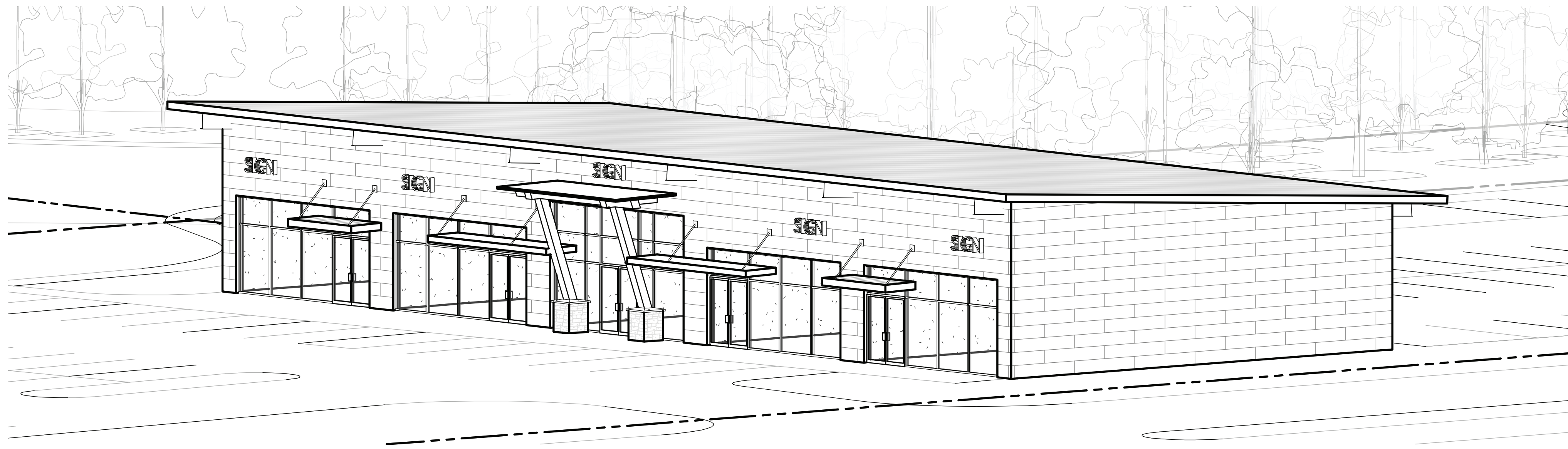


STREET ELEVATION SOUTH

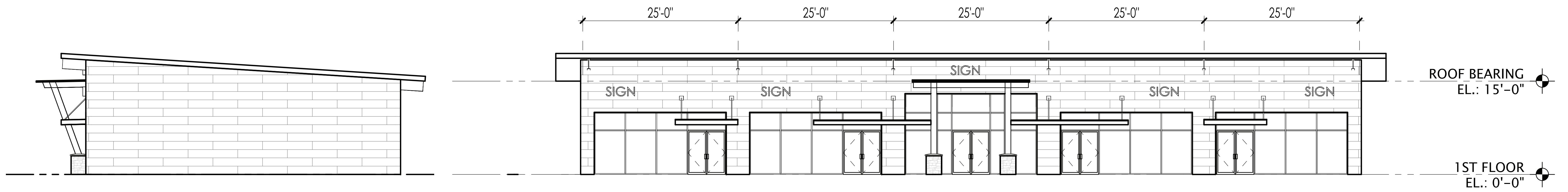


STREET ELEVATION NORTH

TOWNHOME STREET ELEVATION
WESTHAVEN TOWNHOMES & RETAIL



RETAIL AERIAL PERSPECTIVE

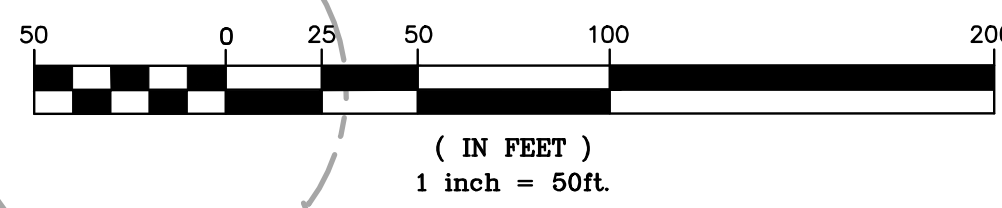
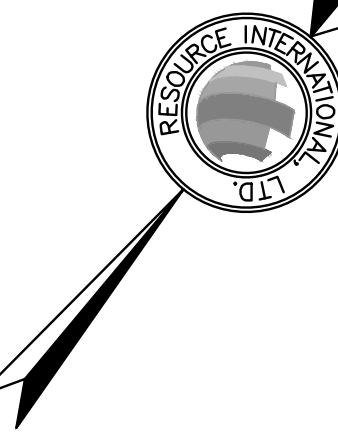
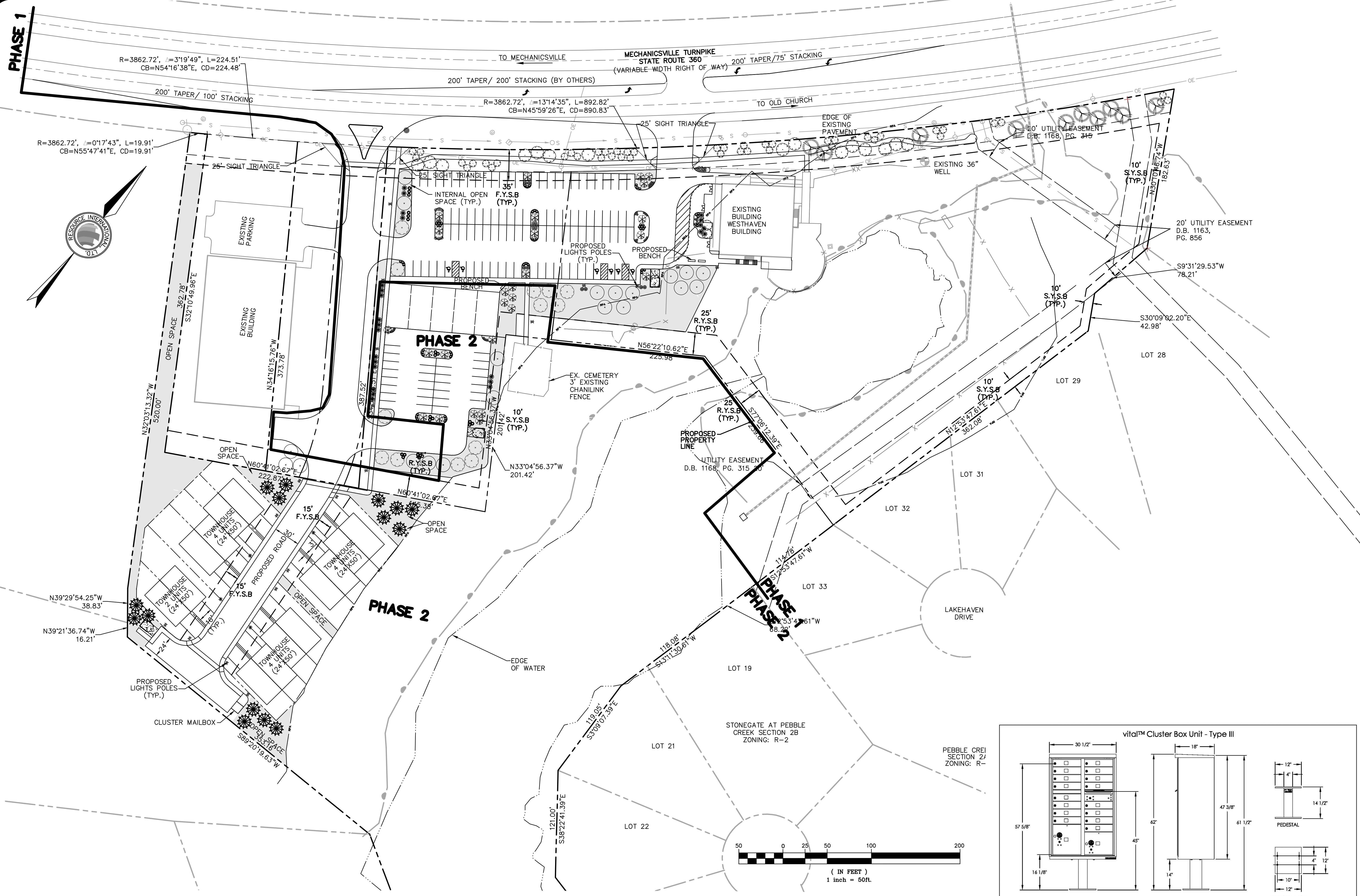


RETAIL WEST

RETAIL NORTH

RETAIL ELEVATION
WESTHAVEN TOWNHOMES & RETAIL

H:\220030.01 WEST HAVEN REZONING\NDP-WI.dwg Plotted: Nov 20, 2024 - 4:25pm



vital™ Cluster Box Unit - Type III

FRONT VIEW **SIDE VIEW** **DOOR CHART**

DOOR TYPE	EMERSON MESSAGE MOUNTING
FRONT	338X13-131P
FRONT	338X13-131P
FRONT	338X13-131P
FRONT	338X13-131P

NOTES:

- This unit is approved for USPS and private applications.
- Decorative mailbox accessories sold separately and are USPS Approved products.
- Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
- Florence™ "F" series CBU is Officially Licensed by USPS; License# CDEG-08-8-0012

AF FLORENCE manufacturing company
 3935 Corporate Drive • Mechanicsville, VA 23061
 www.florencemailboxes.com • (800) 275-1747
 A GIBLART INDUSTRIES COMPANY

MODEL: 1570-16 REV: A
 SCALE: NONE DATE: 7/26/2023
 DRAWING NUMBER: 1570-16CS DRAWN BY: AFD

**WEST HAVEN
 REZONING PLAN
 MECHANICSVILLE TURNPIKE
 HANOVER COUNTY, VIRGINIA**

PROJECT NO.:
220030.01
 SHEET:
L-1

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

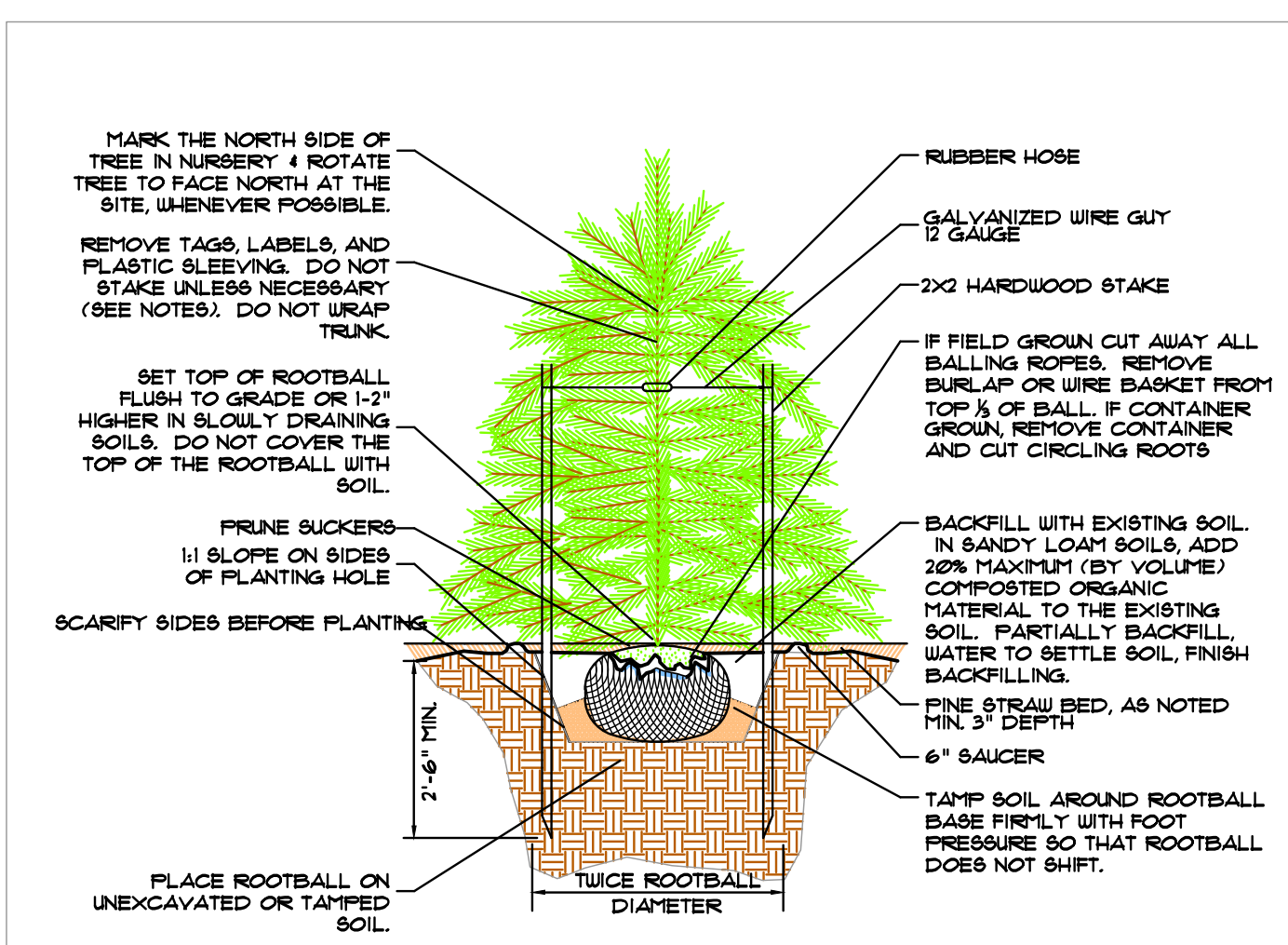
REVISIONS:

- 1-22-2024 REVISED PER COUNTY COMMENTS
- 2-1-2024 REVISED PER COUNTY COMMENTS
- 6-5-2024 REVISED PER COUNTY COMMENTS
- 11-20-2024 REVISED (RZ-7 ADDED)

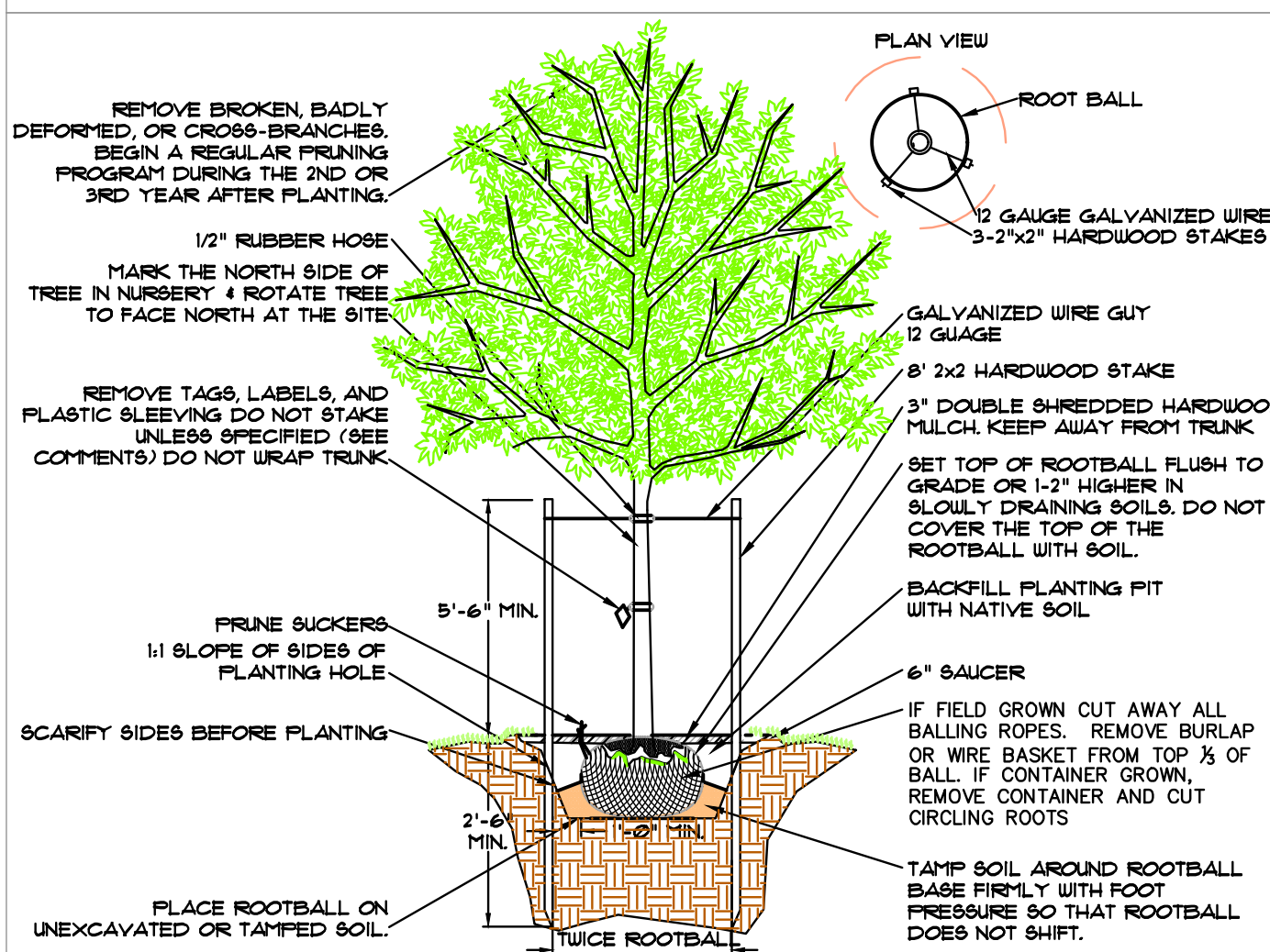
ARM Resource
 Engineers and Scientists
 An ARM Group Company

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

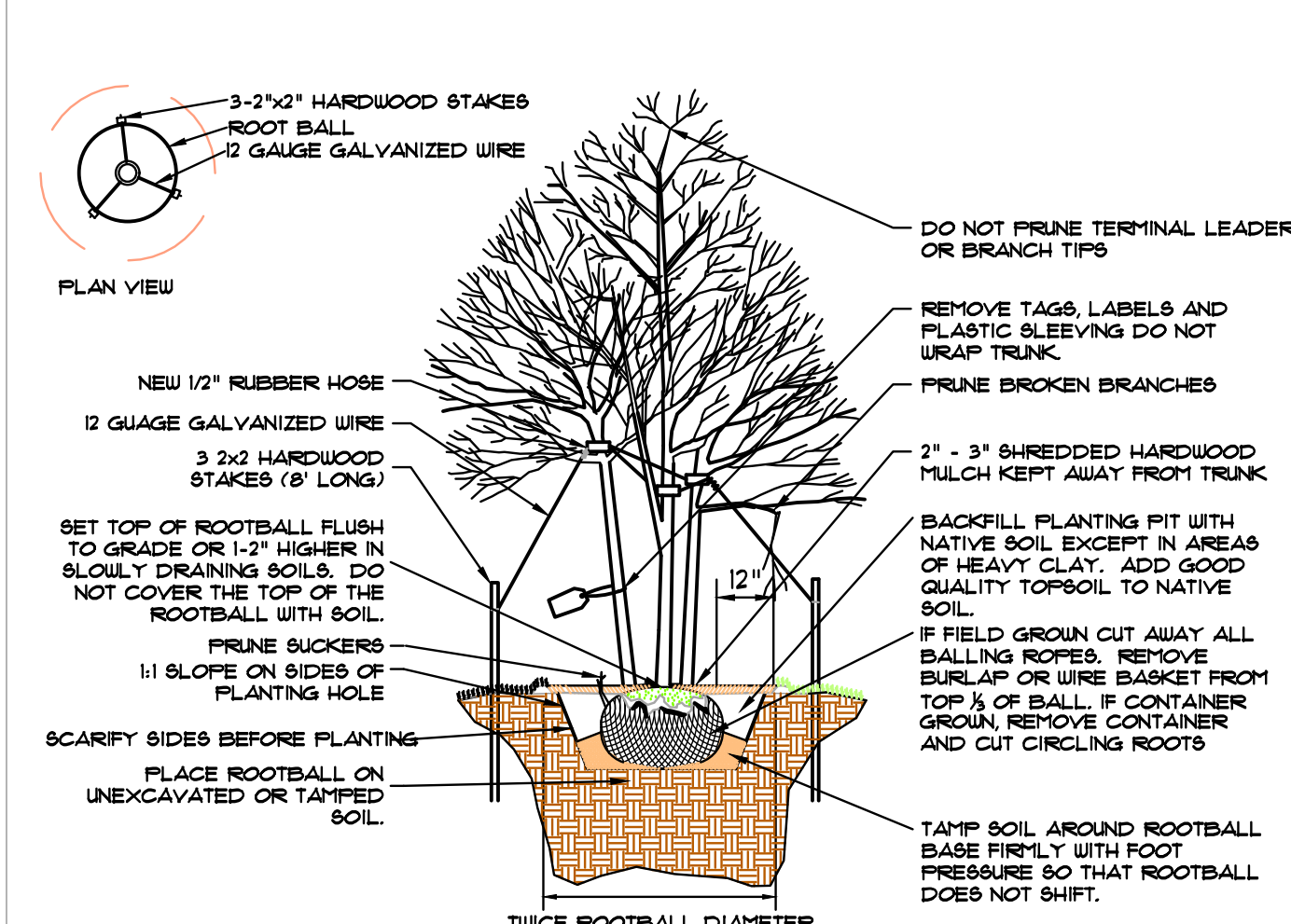
© Resource International, Ltd. All rights reserved. This drawing is the property of Resource International, Ltd. Use of this work in whole or in part is forbidden without the express written consent of Resource International, Ltd.



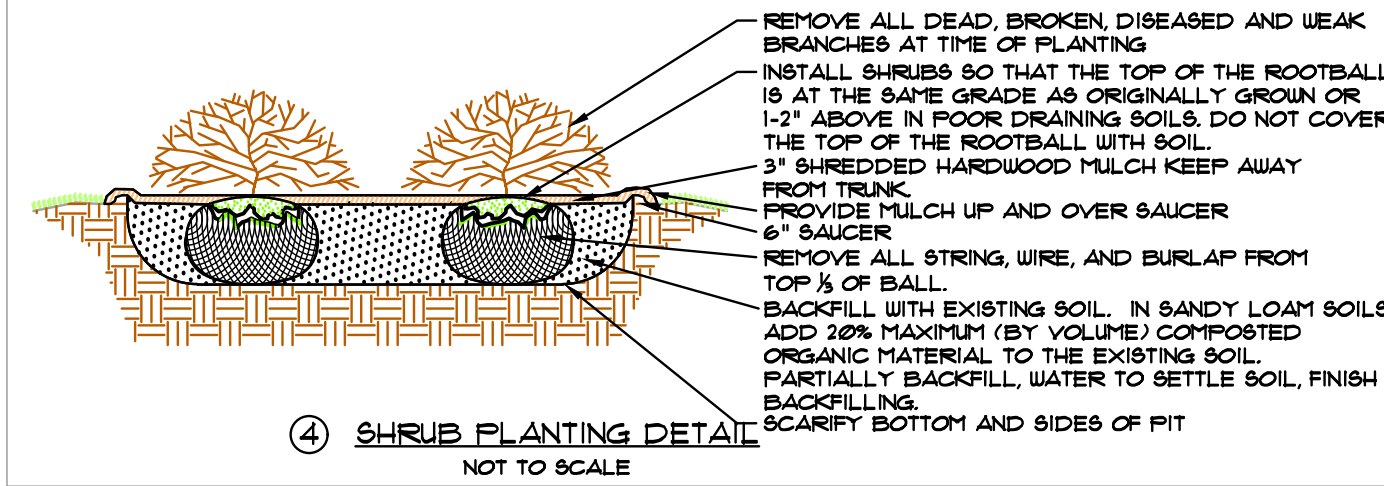
1 CONIFEROUS/EVERGREEN TREE PLANTING DETAIL - STAKING SPECIFIED
NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL - STAKING SPECIFIED
NOT TO SCALE



3 MULTI-STEM TREE PLANTING DETAIL - STAKING SPECIFIED
NOT TO SCALE



4 SHRUB PLANTING DETAIL
NOT TO SCALE

THOROUGHFARE BUFFER TREES AND SHRUBS										
ABV.	SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	HT./SP.	CONTAINER		REMARKS
	EXISTING TO REMAIN	PROPOSED						TYPE	DETAIL	
CM		15	LAGERSTROEMIA INDICA	CREPE MYRTLE	-	2.0"	-	B&B	2	DECIDUOUS
WP		10	PINUS STROBUS	EASTERN WHITE PINE	-	-	6'-8' HT.	B&B	1	EVERGREEN
VS		45	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	-	-	18"-24" HT.	GALLON	4	SHRUB

THOROUGHFARE BUFFER LANDSCAPING REQUIREMENTS:	
25' THOROUGHFARE BUFFER ALONG MECHANICVILLE TURNPIKE:	
1 DECIDUOUS TREE PER 50 LF x 1,000 LF =	20 TREES REQUIRED
INCREASE 25% FOR NARROW BUFFER =	25 TREES REQUIRED PER PROFFER
	25 TREES PROVIDED
1 SHRUB PER 30 LF x 1,000 LF =	34 SHRUBS REQUIRED
INCREASE 30% FOR NARROW BUFFER =	45 SHRUBS REQUIRED PER PROFFER
	45 SHRUBS PROVIDED

LANDSCAPE PLANT SCHEDULE - PHASE 1												
EXISTING QUANTITY	PROPOSED QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DETAIL	SIZE OF MATERIAL			ROOT TYPE	PLANTING REMARKS	COMMENTS	TREE CANOPY TOTAL S.F.
						CALIPER	HEIGHT	SPREAD				
TREES												
	7	RM	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	1	2.5"			B & B	LIMB TO 5' AT PLANTING		(200 SF x 7) = 1,400 S.F.
	15	FP	PRUNUS CERASIFERA	FLOWERING PLUM	1	2.5"	10-15'		B & B	LIMB TO 5' AT PLANTING		(60 SF x 15) = 900 S.F.
	12	RO	QUERCUS RUBRA	RED OAK	1	2.5"			B & B	LIMB TO 5' AT PLANTING		(200 SF x 12) = 2,400 S.F.
	2	CM	LAGERSTROEMIA INDICA	CREPE MYRTLE	1	2"			B & B	LIMB TO 5' AT PLANTING		(150 SF x 2) = 300 S.F.
SHRUBS												
	14	FN	NANDINA DOMESTICA 'FIREPOWER'	'FIREPOWER' NANDINA	2		18"-24"		CONT.			
	6	AG	ABELIA GRANDIFLORA	'LITTLE RICHARD' ABELIA	2		18"-24"		CONT.			
	8	IG	ILEX GLABRA	INKBERRY HOLLY	2		18"-24"		CONT.			
	11	IV	ITEA VIRGINICA 'HENRY GARNET'	HENRY GARNET SWEETSPIRE	2		18"-24"		CONT.			
	7	BL	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOX LEAF EUONYMUS	2		12"-24"		CONT.			

LANDSCAPE PLANT SCHEDULE - PHASE 2												
EXISTING QUANTITY	PROPOSED QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DETAIL	SIZE OF MATERIAL			ROOT TYPE	PLANTING REMARKS	COMMENTS	TREE CANOPY TOTAL S.F.
						CALIPER	HEIGHT	SPREAD				
TREES												
	7	RM	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	1	2.5"			B & B	LIMB TO 5' AT PLANTING		(200 SF x 7) = 1,400 S.F.
	9	FP	PRUNUS CERASIFERA	FLOWERING PLUM	1	2.5"	10-15'		B & B	LIMB TO 5' AT PLANTING		(60 SF x 9) = 540 S.F.
	5	RO	QUERCUS RUBRA	RED OAK	1	2.5"			B & B	LIMB TO 5' AT PLANTING		(200 SF x 5) = 1,000 S.F.
SHRUBS												
	12	FN	NANDINA DOMESTICA 'FIREPOWER'	'FIREPOWER' NANDINA	2		18"-24"		CONT.			
	6	AG	ABELIA GRANDIFLORA	'LITTLE RICHARD' ABELIA	2		18"-24"		CONT.			
	6	IG	ILEX GLABRA	INKBERRY HOLLY	2		18"-24"		CONT.			
	12	IV	ITEA VIRGINICA 'HENRY GARNET'	HENRY GARNET SWEETSPIRE	2		18"-24"		CONT.			
	6	BL	EUONYMUS JAPONICUS 'MICROPHYLLUS'	BOX LEAF EUONYMUS	2		12"-24"		CONT.			

TOWNHOME LANDSCAPE PLANT SCHEDULE												
EXISTING QUANTITY	PROPOSED QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DETAIL	SIZE OF MATERIAL			ROOT TYPE	PLANTING REMARKS	COMMENTS	TREE CANOPY TOTAL S.F.
						CALIPER	HEIGHT	SPREAD				
	15		FAGUS GRANDIFOLIA BETULA NIGRA FRAXINUS AMERICANA NYSSA SYLVATICA QUERCUS PHELLOS	AMERICAN BEECH RIVER BIRCH WHITE ASH BLACK GUM WILLOW OAK	1	2"			B & B	TREES MUST BE AT LEAST THREE DIFFERENT SPECIES		

RESIDENTIAL STREET TREE REQUIREMENT
1 TREE PER 50 LF OF ROAD
ROAD LENGTH = 747 LF
747 LF / 50 LF = 14.94 (15) TREES (REQ'D)
15 TREES PROVIDED

NOTE
1. TREES WITHIN RPA SHALL BE RETAINED, UNLESS DISEASED OR DYING. TREES LESS THAN 3 INCHES MAY BE CLEARED.

- GENERAL NOTES**
- PRE-CONSTRUCTION**
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING "1888 UTILITY" AT 1-800-892-1001 OR 811 FOR LOCATION OF ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF 10 FEET FROM SUBURBAN WATER CONNECTIONS. NOTIFY ENGINEER OF CONFLICTS.
 - VERIFY ALL PLANT MATERIAL QUANTITIES ON THE PLAN PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING.
 - PROVIDE PLANT MATERIALS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY INDICATED ON PLANS. ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z6021 "AMERICAN STANDARD FOR NURSERY STOCK". IF SPECIFIED PLANT MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON AVAILABILITY TO THE ARCHITECTS, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
 - PROVIDE AND INSTALL ALL PLANTS AS IN ACCORDANCE WITH DETAILS AND CONTRACT SPECIFICATIONS.
 - CONSTRUCTION/INSTALLATION**
 - OWNER AND ENGINEER RESERVE THE RIGHT TO REJECT ANY PLANTS AND MATERIALS THAT ARE IN AN UNHEALTHY OR UNBIDDABLE CONDITION, AS WELL AS PLANTS AND MATERIALS THAT DO NOT CONFORM TO ANSI Z6021 "AMERICAN STANDARD FOR NURSERY STOCK".
 - LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING THE DESIGNATION OF BOTANICAL AND COMMON NAME.
 - INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO THAT MATERIALS WILL NOT INTERFERE WITH SIGHT DISTANCES.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECT THE GUARANTEE.
 - INSPECTIONS/GUARANTEE**
 - UPON COMPLETION OF LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR WHO WILL VERIFY COMPLETENESS, INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY THE OWNER AND ENGINEER.
 - ALL EXTERIOR PLANT MATERIALS SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER DATE OF FINAL INSPECTION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL, ARE NOT THE RESPONSIBILITY OF THE CONTRACTOR.
 - PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT OF THE PLANNING DEPARTMENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
 - TREES SHALL BE INSPECTED AT ONE YEAR, AND AT 6 MONTH INTERVALS THEREAFTER FOR GIRDLING AND UNHEALTHY STAKING CONDITIONS UNTIL SUCH TIME THAT THE STAKING CAN BE REMOVED.

LANDSCAPE DISCLAIMER:
THE INFORMATION PROVIDED HEREON IS FOR LANDSCAPING ONLY. REFER TO THE CONSTRUCTION DRAWING SHEETS FOR ALL OTHER CONSTRUCTION, STAKEOUT SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT REVISIONS TO THE CONSTRUCTION PLANS AND FIELD ADJUSTMENTS ARE NOT IN CONFLICT WITH THE LANDSCAPE.

ARM Resource
Engineers and Scientists
An ARM Group Company

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

REVISIONS:

- 1-22-2024 REVISED PER COUNTY COMMENTS
- 2-1-2024 REVISED PER COUNTY COMMENTS
- 6-5-2024 REVISED PER COUNTY COMMENTS
- 11-20-2024 REVISED (RZ-7 ADDED)

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

© Resource International, Ltd. All rights reserved by copyright and in the exclusive property of Resource International, Ltd. Use of this work in whole or in part is forbidden without the express written consent of Resource International, Ltd.

WESTHAVEN
REZONING PLAN
MECHANICVILLE TURNPIKE
HANOVER COUNTY, VIRGINIA

LANDSCAPE PLAN - 2

PROJECT NO.:
220030.01
SHEET:
L2