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## HANOVER COUNTY

ESTABLISHED IN 1720

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## PLANNING DEPARTMENT

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CODE COMPLIANCE SUPERVISOR

ERIN M. BABER  
BUSINESS MANAGER

P. O. BOX 470  
HANOVER, VIRGINIA 23069  
PHONE 804-365-6171

February 23, 2024

VIA E-mail: [kburns@shurmhomes.com](mailto:kburns@shurmhomes.com)  
Kyle Burns  
9205 Atlee Branch Lane  
Mechanicsville, VA 23116

RE: REZ2023-00046, Marianne Rae Minton

Dear Mr. Burns,

Planning staff has conducted a review of your application materials and provides the comments listed below. Attached, you will also find comments from other reviewing agencies. Your request has tentatively been placed on the Planning Commission agenda for April 18, 2024. Please respond to the comments below by **March 15, 2024**, which is the submittal deadline for the April meeting. Please email a PDF of the revised conceptual plan before submitting hard copies. Three full size hard copies will be due by April 4, 2024.

The following are Planning staff's comments regarding your request:

1. On the conceptual plan:
  - a. The plat states that the total acreage of the rezoning is 7.5 acres; however, the concept plan and application state 7.2 acres. Please add the correct acreage to the concept plan and recalculate the density and open space. In addition, please add the net density to the plan and show the full calculations of the open space. See the calculations on Sheet C1 of the attached concept plan example for reference.
  - b. In order to allow the open space to be directly accessible to the largest practicable number of lots within the district (Section 26-67.3(a) of the Zoning Ordinance), staff recommends changing the area of Lot 1 or Lot 3 to the open space area and add one of those lots to the open space to the south.
  - c. The smaller open space areas to the north look like they are considered to be qualified open space but there are no amenities on them. Please address.
  - d. Add amenity details. Consider incorporating community gardens and vegetable gardens within the open space, as recommended in the Comprehensive Plan.

- e. Show the outline of the existing cul-de-sac on Sycamore Grove Way.
  - f. Add the total acreage of the GPIN on Sheet C01.
  - g. On Sheet C02, differentiate open space vs. qualified open space. Please see Sheet C4 of the attached example for reference.
  - h. Show the existing treelines that will remain.
  - i. Show the stormwater facility and add screening of the facility as recommended in the Comprehensive Plan.
  - j. Rather than elevations, please add a plan set that shows architectural representations of the residential styles to be constructed, with each showing two to four architectural features that may be used to meet elevation requirements that are similar to the existing Giles Farm properties. Additionally, please include a list of quality building materials that must be used for all structures.
2. Staff is still reviewing the submitted proffers and will send you any comments related to those as soon as possible.
  3. Staff recommends that the subdivision be incorporated into the Giles Farm HOA. Should you move forward with this recommendation, please submit a letter from the HOA acknowledging acceptance.
  4. Please submit a document from a traffic engineer which addresses the traffic that will be produced by the subdivision.
  5. Note the attached comments from the Fire Marshalls Office.
  6. Staff may have additional comments following responses to this letter.

If you have any questions, please contact me at (804) 365-6374.

Sincerely,



Brendan McHugh  
Planner



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

**Stephen C. Brich, P.E.**  
COMMISSIONER

February 7, 2024

County of Hanover  
Department of Planning and Zoning  
P.O. Box 470  
Hanover, VA 23069  
Attn.: Brendan McHugh

Re: REZ2023-00046 Marianne Rae Minton

Mr. McHugh,

The Department of Transportation, Ashland Residency Transportation and Land Use Section has reviewed the above referenced plans and study as submitted by Balzer and Associates, dated September 20, 2023 and offer the following comments:

1. All streets intended to be accepted by VDOT into the state system for maintenance must meet the SSAR regulations and be designed in accordance with the Road Designed Manual, most notably Appendix B(1). Insufficient geometry is provided to allow VDOT to comment on the design. This is not necessary at this stage. Full design details can be provided if/when the plan moves to construction plan phase.
2. Is an extension of Sycamore Grove Way beyond the limits of the concept plan likely? Or feasible? There appears to be a small parcel with a dwelling in the area as well as steep slopes.
3. If extension is not likely in that direction, a stub out is not appropriate. The road should curve towards the proposed cul-de-sac instead of forming a three-leg intersection.
4. The Department assumes that the cul-de-sac is forming the required second connection via stub out to the property line. Is this correct?

For more information, please contact me at (840)585-3585.

Sincerely,

Adam J. Moore P.E.  
Area Land Use Engineer  
Ashland Residency

WE KEEP VIRGINIA MOVING



# HANOVER COUNTY

## Office of the Fire Marshal



Office (804) 365-6195  
Fax (804) 537-5488

13326 Hanover Courthouse Road  
P.O. Box 470 Hanover, VA 23069

[fmo@hanovercounty.gov](mailto:fmo@hanovercounty.gov)  
Dispatch (804) 365-6140

## FIRE PLANS REVIEW

<b>JURISDICTION:</b>	Hanover
<b>TRAKIT FILE#</b>	REZ2023-00046
<b>TO:</b>	Brendan McHugh
<b>FROM:</b>	Lieutenant Paul Polivka Fire Plans Review Office 804-365-4858 Email: <a href="mailto:ptpolivka@hanovercounty.gov">ptpolivka@hanovercounty.gov</a>
<b>SUBJECT:</b>	MARIANNE RAE MINTON / Giles Farm
<b>DATE:</b>	1-19-2024
<b>TYPE OF REVIEW</b>	REZ 1 <sup>st</sup> Review
<b>COMMENTS:</b>	<ol style="list-style-type: none"> <li>1. The Hanover Fire Marshal’s Office has reviewed the rezoning of this property and has the comments below to consider as the project moves forward. <ul style="list-style-type: none"> <li>○ The submitted plan shall indicate the location of all required or existing fire hydrants after determining the number and distribution of fire hydrants.</li> <li>○ Needed Fire Flow must be emailed to FMO.</li> <li>○ Hydrant and FDC locations shall not impede additional emergency vehicle access.</li> <li>○ 26’ minimum width roadway EP to EP, not FC to FC (with fire hydrants).</li> <li>○ 36’ minimum width roadway, 20’ clear width (with on-street parking).</li> <li>○ One and two-family residences having &gt; 50 units require two separate access roads. Due to the location, egress would need to be added to access that part of Giles Farm.</li> <li>○ Maximum 500’ hose lay between hydrants.</li> <li>○ Landscaping Note must be on the plans - No landscaping shall be placed within a three-foot radius of any fire hydrant, fire pump test header, fire department connection for fire protection systems, or fire suppression system control valve. Landscaping shall be of a type that will not encroach in the three-foot radius on the maturity of the material.</li> </ul> </li> </ol>



# HANOVER COUNTY Office of the Fire Marshal



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## FIRE PLANS REVIEW

- If this project moves towards the site plan process, the applicant should be aware of the requirements of the Hanover Fire Marshal's Office. Requirements can be found on the Hanover Fire and EMS web page:  
<https://www.hanovercounty.gov/1082/Plans-Review>.
- The Hanover County- Plans Review Guidelines and the Commercial Development- Checklist are in the Reference Plans Review Tab.
-

## Department of Public Works Comments

**CASE NAME: Marianne Rae Minton**

**TRACKIT PROJECT #: REZ2023-00046**

**PLEASE MARK THE APPROPRIATE BOX BELOW:**

No Comment

Comments Below

DATE: 01/08/2024

REVIEWED BY: Michael J Dieter

No comments on rezoning. Comments are for development plans.

1. Additional development subject to runoff reduction and channel protection.
2. With the large increase in impervious area, it is likely that the onsite detention of stormwater will be required.
3. If development is 5 acres or more or 10lb or more of phos load, 75% of nutrient reduction must be met on site.
4. Wetlands delineation, evaluation of CBPA and extent of RPA required. Water quality impact assessment certification required along with associated supporting information.
5. Analysis of downstream manmade and natural systems to a point where the site is less than 1% of drainage area will likely be required.
6. Wetland per national wetland inventory occupy substantial portions of the lot. A site specific delineation of the extent of wetlands and approval of any impacts will be required prior to construction plan approval.
7. Provide for BMP access

**ZONING STAFF MEETING**

**Department of Public Utilities Comments**

**CASE NAME: Marianne Rae Minton**

**PROJECT #: REZ2023-00046**

**PLEASE MARK THE APPROPRIATE BOX BELOW:**

No Comment:

Comments Below:

DATE: 1/16/2024

REVIEWED BY: T. Watkins

The Hanover County Department of Public Utilities (DPU) has reviewed the above referenced rezoning request and has the following comments:

1. There are 32 existing lots within the Giles Farm development served by this single supply point waterline. No more than 50 lots may be approved for development without a second, independent supply point being provided.
2. All water and sanitary sewer extensions and connections will need to be completed in accordance with DPU requirements.
3. After the zoning process, but prior to initiating site design or construction drawings, the developer should meet with the Fire Marshal's office to discuss the proposed layout and determine the location of the fire hydrants and then meet with DPU to discuss the layout of the waterlines that will supply the hydrants.

Please feel free to contact me if you have any questions or concerns.

REZ2023-00047

SE2023-00017

CUP2023-00009

Returned 1/3/2024

Sent 1/3/2024

Reviewer Jason Hazelwood

### View Notes

REZ2023-00046

Type (Asc) **GO**

#### REVIEWS

David B Bauer

REZR1  
HEALTH  
DEPARTMENT

No comments.

1/18/2024 8:42:49 AM

Close

Remarks See attached comments

Due 1/19/2024

Returned 1/8/2024

Reviewer Kimberlee Daniels

Sent 1/3/2024

Remarks (no remarks)

Due 1/8/2024

Returned (mm/dd/yyyy)

Reviewer Ed Buzzelli

Sent 1/3/2024

Remarks (no remarks)

Due 1/19/2024

Returned (mm/dd/yyyy)

Reviewer Kathleen Cabe

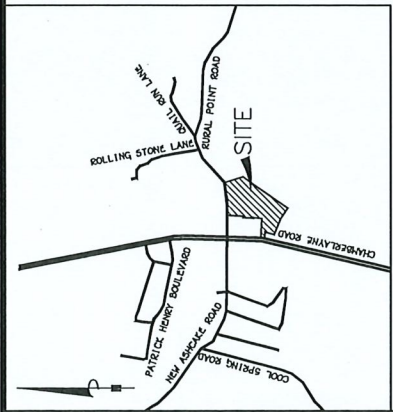
Sent 1/3/2024

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER, IN WHOLE OR IN PART, WITHOUT EXPRESS WRITTEN PERMISSION.  
 FILED: 2003\_prelim plat  
 DATE: May 19, 2023  
 REVISED: June 20, 2023  
 REVISED: December 1, 2023  
 REVISED: February 13, 2024



10022 CHAMBERLAYNE ROAD  
 MECHANICSVILLE, VA 23116  
 PH: (804) 755-5559  
 FAX: (804) 755-0000

PROJECT: Stags Leap  
 PRELIMINARY PLAT  
 SHEET: Henry District, Henrico County, Virginia  
 SHEET NO: C1  
 JOB NO: 20023



VICINITY MAP  
 SCALE: 1"=2000'

**SITE STATISTICS**  
 OWNERS: SODRES CHAMULT INC  
 C/O TUDOR SQUARE  
 MECHANICSVILLE, VA 23116  
 PH: (804) 755-5559  
 EMAIL: TUDOR@SODRESCHAMULTINC.COM  
 CONTRACT PURCHASER/DEVELOPER: SODRES CHAMULT INC  
 5224 WYTHWOOD ROAD  
 MECHANICSVILLE, VA 23116  
 PH: (804) 755-5559  
 EMAIL: TUDOR@SODRESCHAMULTINC.COM  
 ENGINEER: THE BAY COMPANIES, INC.  
 10022 CHAMBERLAYNE ROAD  
 MECHANICSVILLE, VA 23116  
 PH: (804) 755-5559  
 EMAIL: DAN.CATKIE@thebaycompanies.com  
 ADDRESS: 10022 CHAMBERLAYNE ROAD, MECHANICSVILLE VA 23116  
 EXISTING ZONING: R-1, R-1 AND R3 (REZZ2020-00020) & (O-1-18)  
 PROPOSED ZONING: S5 & S-1

**BUILDING USE:** SINGLE FAMILY RESIDENTIAL  
**NUMBER OF LOTS:** 136  
**SOURCE OF WATER:** COUNTY SYSTEM  
**METHOD OF SEWAGE DISPOSAL:** COUNTY SYSTEM  
**TRAFFIC ZONE:** PUBLIC  
**ROADS:** PUBLIC WITH CURB AND GUTTER  
**FLOOD FLOOD MAP:** 410903020R  
**ZONE "X" WITH AN EFFECTIVE DATE OF:** DECEMBER 2, 2009

**SITE STATISTICS SECTION 5**  
**SITE AREA:** 48 ACRES  
**GRA AREA:** 0 ACRES  
**STRIP SLURPS:** 0 ACRES  
**AREA TO BE REZONED:** 4.42 ACRES  
**PROPOSED LOTS:** 4-13 LOTS  
**DENSITY:** 1137.4/42.9 UNITS/AC  
**AREA W/IN R2W:** 1.41 ACRES  
**AREA W/IN R3W:** 0.42 ACRES  
**OPEN SPACE REQUIRED (4.42-20%):** 0.88 ACRES  
**AREA IN EXCESS OF OPEN SPACE:** 0.77 ACRES  
**QUALIFIED OPEN SPACE PROVIDED (3.09-1.27):** 1.31 ACRES  
**CPINS:** 8707-70-1568 (IN PART), 8707-70-1569, 8707-70-1570, 8707-70-1571, 8707-70-1572, 8707-70-1573, 8707-70-1574, 8707-70-1575, 8707-70-1576, 8707-70-1577, 8707-70-1578, 8707-70-1579, 8707-70-1580, 8707-70-1581, 8707-70-1582, 8707-70-1583, 8707-70-1584, 8707-70-1585, 8707-70-1586, 8707-70-1587, 8707-70-1588, 8707-70-1589, 8707-70-1590, 8707-70-1591, 8707-70-1592, 8707-70-1593, 8707-70-1594, 8707-70-1595, 8707-70-1596, 8707-70-1597, 8707-70-1598, 8707-70-1599, 8707-70-1600, 8707-70-1601, 8707-70-1602, 8707-70-1603, 8707-70-1604, 8707-70-1605, 8707-70-1606, 8707-70-1607, 8707-70-1608, 8707-70-1609, 8707-70-1610, 8707-70-1611, 8707-70-1612, 8707-70-1613, 8707-70-1614, 8707-70-1615, 8707-70-1616, 8707-70-1617, 8707-70-1618, 8707-70-1619, 8707-70-1620, 8707-70-1621, 8707-70-1622, 8707-70-1623, 8707-70-1624, 8707-70-1625, 8707-70-1626, 8707-70-1627, 8707-70-1628, 8707-70-1629, 8707-70-1630, 8707-70-1631, 8707-70-1632, 8707-70-1633, 8707-70-1634, 8707-70-1635, 8707-70-1636, 8707-70-1637, 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FILED: 20023-prelim.plt

DATE: May 19, 2023

REVISED: June 20, 2023

REVISED: December 1, 2023

REVISED: February 13, 2024



10000 W. BERRY AVE  
 HENRICO, VA 23118  
 TEL: (800) 288-1001  
 FAX: (800) 288-1001

PROJECT: **Stags Leap**

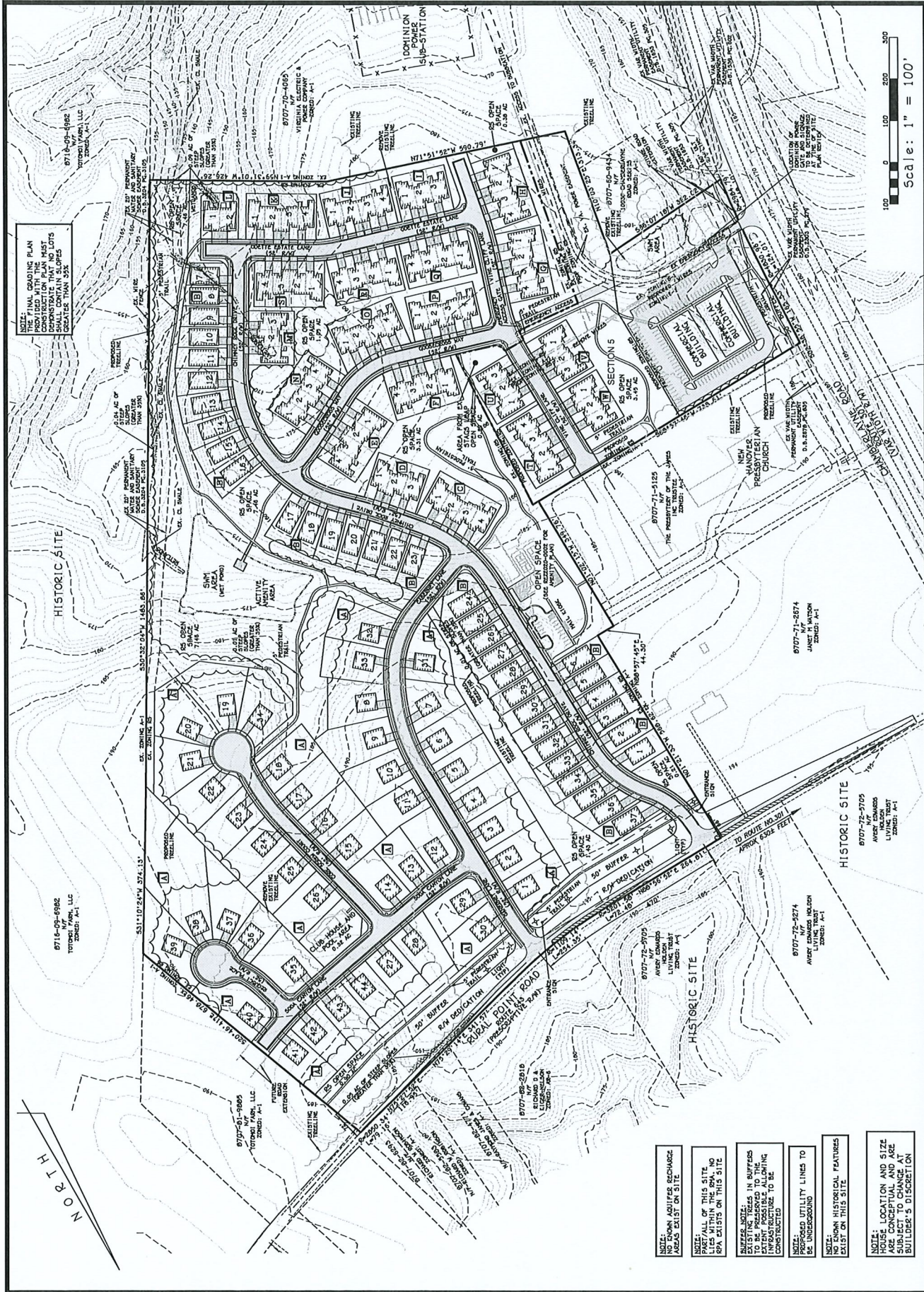
Preliminary Plat

Henry District,  
 Henrico County, Virginia

SHEET: **Overall Plan**

SHEET NO: **C2**

JOB NO: **20023**



NOTE: THE FINAL LODGING PLAN AND THE CONSTRUCTION PLAN MUST BE SUBMITTED TO THE PLANNING DEPARTMENT AND SHALL CONTAIN SLOPES GREATER THAN 35%.

8716-09-6982  
 TORRESI YANAI, LLC  
 ZONED: A-1

8707-81-9889  
 TORRESI YANAI, LLC  
 ZONED: A-1

NOTE: NO KNOWN ADJACENT RECHARGE AREAS EXIST ON SITE.

NOTE: ALL OF THIS SITE, INCLUDING THE 50' BUFFER, IS TO BE PRESERVED TO THE EXTENT POSSIBLE AND NOT BE CONSTRUCTED.

NOTE: PROPOSED UTILITY LINES TO BE UNDERGROUND.

NOTE: NO KNOWN HISTORICAL FEATURES EXIST ON THIS SITE.

NOTE: HOUSE LOCATION AND SIZE ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT BUILDER'S DISCRETION.

www.thebaycompanies.com

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FILED: 20023\_prelim plat

DATE: May 19, 2023

REVISED: June 20, 2023

REVISED: December 1, 2023

REVISED: February 13, 2024

**THE BAY COMPANIES**

**bay**

CIVIL ENGINEERS

11111 LITTLE ROCK ROAD  
 HANOVER, VA 22060  
 PHONE: 703.444.8800  
 FAX: 703.444.8801

PROJECT: **Stags Leap**

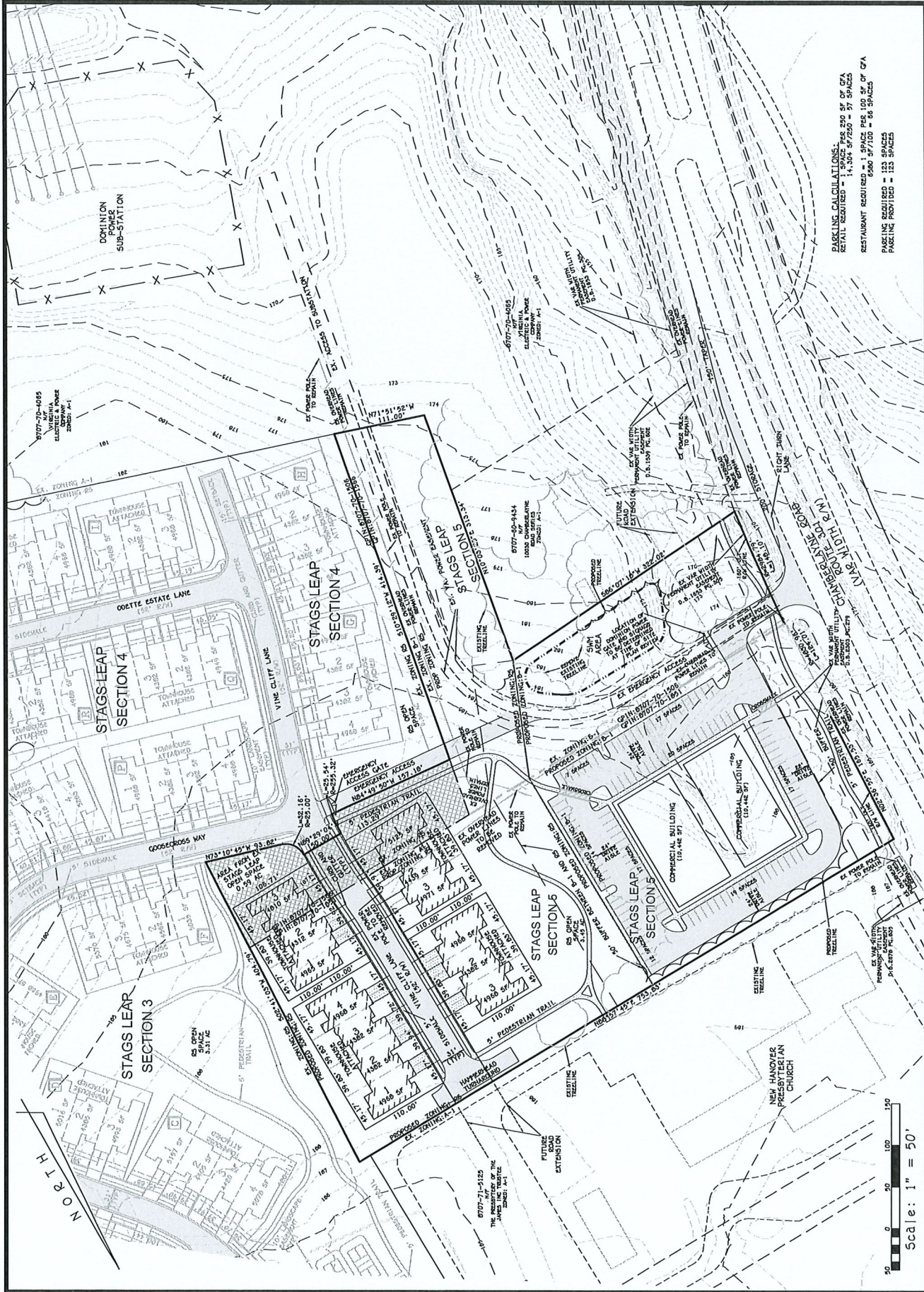
Preliminary Plat

Henry District  
 Hanover County, Virginia

SHEET: **Section 5**

SHEET NO: **C3**

JOB NO: **20023**



**PARKING CALCULATIONS:**

RETAIL REQUIRED = 14,304 SF/2600 = 57 SPACES

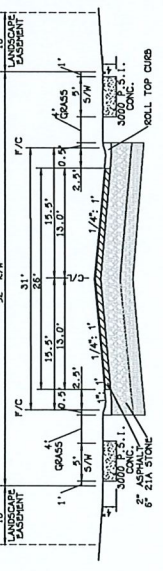
RESTAURANT REQUIRED = 1 SPACE PER 100 SF OF CFA

5900 SF/100 = 59 SPACES

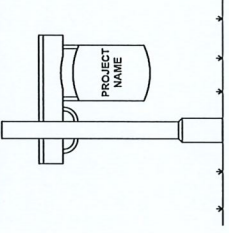
PARKING PROVIDED = 123 SPACES

www.thebaycompanies.com

**TYPICAL ROAD SECTION**



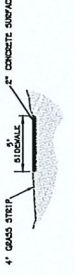
**ENTRANCE SIGN DETAIL**



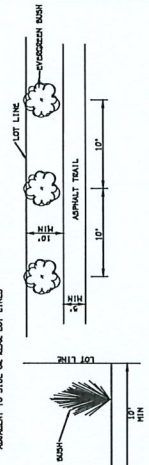
**PEDESTRIAN TRAIL DETAIL**



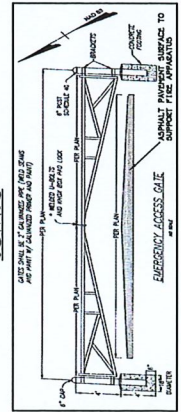
**SIDEWALK DETAIL**



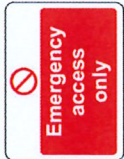
**PEDESTRIAN TRAIL DETAIL**



**EMERGENCY ACCESS GATE DETAIL**

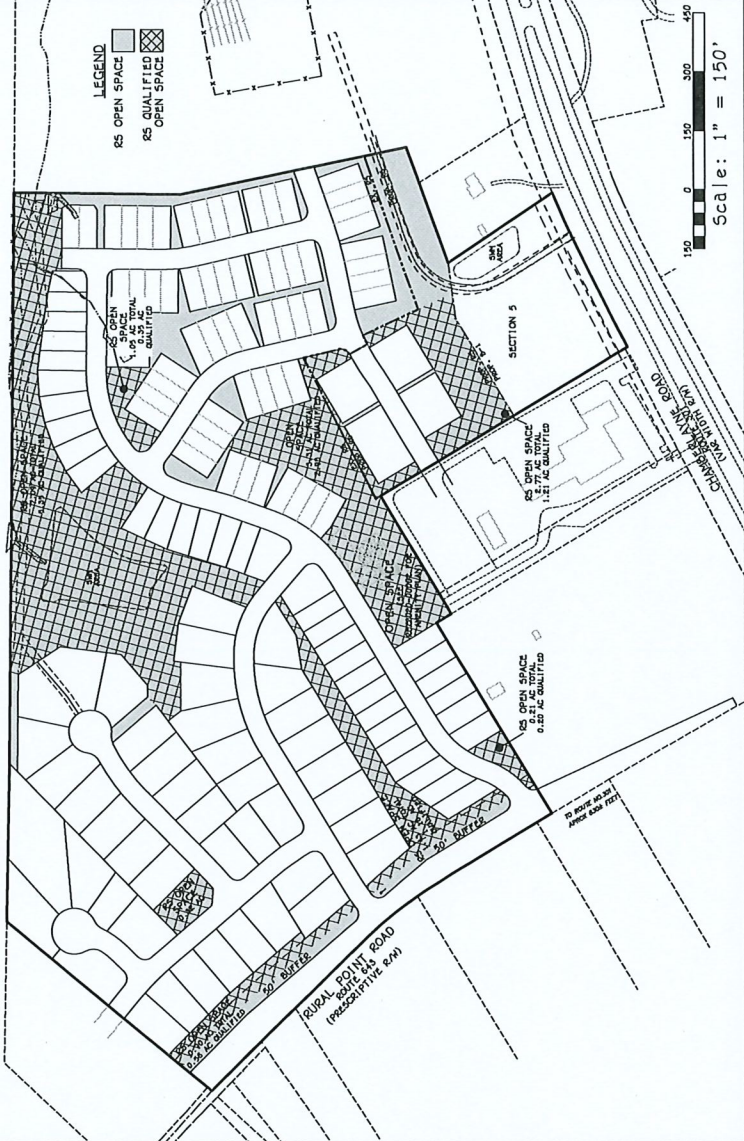


NOTES:  
 \* CONC LAYOUT SHALL BE OBTAINED FOR FIRE ACCESS TO SERVICING THE GATE.  
 \* PRELIMINARY POSITION FOR EMERGENCY ACCESS SHALL BE PROVIDED TO SUPPORT FIRE APPLICATORS.



EMERGENCY ACCESS ONLY SIGN

**QUALIFIED OPEN SPACE DETAIL**



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 FILED: 2023\_prelim plot  
 DATE: May 19, 2023  
 REVISED: June 20, 2023  
 REVISED: December 1, 2023  
 REVISED: February 13, 2024



11111 WILSON BLVD  
 SUITE 200  
 HANOVER, VA 22060  
 (703) 444-2000  
 FAX (703) 444-2001

PROJECT: Stags Leap  
 Preliminary Plat

Henry District,  
 Hanover County, Virginia

SHEET: Site Details

SHEET NO: C4

JOB NO: 20023



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DATE: May 19, 2023  
 REVISED: June 20, 2023  
 REVISED: December 1, 2023  
 REVISED: February 13, 2024

PROJECT: Stags Leap  
 PRELIMINARY PLAN

SHEET: Henry District, Hanover County, Virginia  
 CONCEPTUAL LANDSCAPE PLAN  
 SHEET NO: C6  
 JOB NO: 20023

2023\_preim.plt

THE BAY COMPANIES  
 CIVIL ENGINEERS  
 10000 WOODBURN AVENUE, SUITE 101  
 HANOVER COUNTY, VA 23060  
 TEL: (804) 298-7000

LANDSCAPE DATA - STREET TREES

KEY	NUMBER	BOTANICAL NAME	COMMON NAME
1	1	SEMI DECIDUOUS	SEMI DECIDUOUS
2	2	SEMI DECIDUOUS	SEMI DECIDUOUS
3	3	SEMI DECIDUOUS	SEMI DECIDUOUS
4	4	SEMI DECIDUOUS	SEMI DECIDUOUS
5	5	SEMI DECIDUOUS	SEMI DECIDUOUS
6	6	SEMI DECIDUOUS	SEMI DECIDUOUS
7	7	SEMI DECIDUOUS	SEMI DECIDUOUS
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9	9	SEMI DECIDUOUS	SEMI DECIDUOUS
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99	99	SEMI DECIDUOUS	SEMI DECIDUOUS
100	100	SEMI DECIDUOUS	SEMI DECIDUOUS

LEGEND

- EXISTING TREELINE TO REMAIN
- EXISTING TREELINE TO BE REMOVED
- PROPOSED TREELINE

NOTE: NO LANDSCAPING SHALL BE PLACED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED FIRE DEPARTMENT CONNECTION FOR FIRE SUPPRESSION SYSTEM CONTROL VALVE. LANDSCAPING SHALL BE A TYPE THAT WILL BE SUITABLE FOR THE SITE AND MATURITY OF THE MATERIAL.

NOTE: HEALTHY AND MATURING TREES SHALL BE PRESERVED AND MAINTAINED WITHIN THE CONSTRUCTION PLANS.

LANDSCAPE BUFFER AREA REQUIRED: 30945 SF ± 95 ± 1977 SF  
 INTERNAL LANDSCAPE BUFFER PROVIDED: 3950 SF ± (9550 SF/20945 SF) = 10.2%

STREET TREES REQUIRED: 13306 LF STREET x 50 LF STREET FRONTAGE = 266 TREES  
 STREET TREES PROVIDED: 266 TREES

50' BUFFER BETWEEN B-1 AND B-2: 439 LF TOTAL LENGTH x 1 TREE = 63 TREES  
 EVERGREEN TREES PROVIDED: 147 TREES

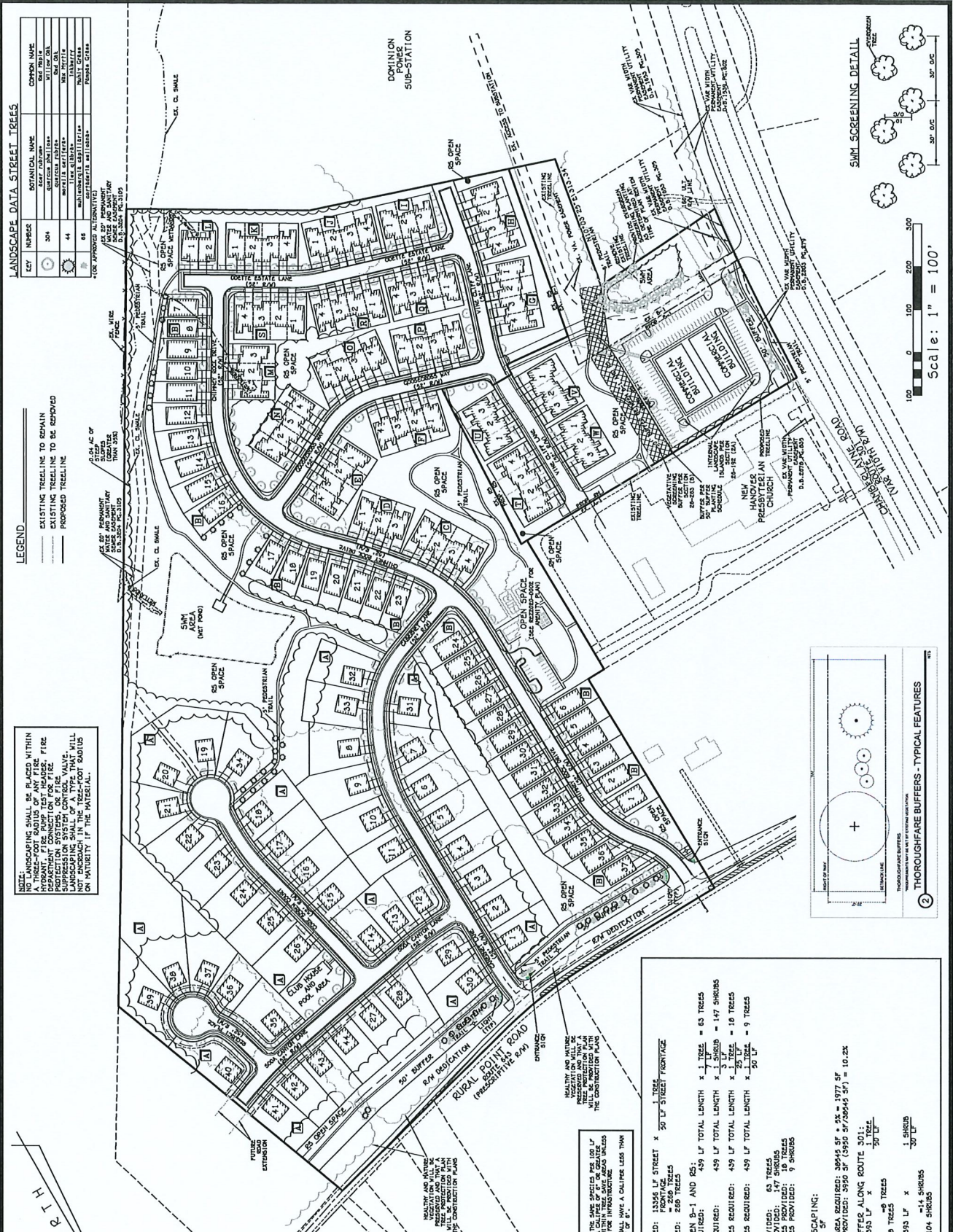
SMALL DECIDUOUS TREES REQUIRED: 439 LF TOTAL LENGTH x 1 TREE = 10 TREES  
 LARGE DECIDUOUS TREES PROVIDED: 9 TREES

EVERGREEN TREES PROVIDED: 63 TREES  
 SMALL DECIDUOUS TREES PROVIDED: 147 TREES  
 LARGE DECIDUOUS TREES PROVIDED: 9 TREES

PARKING LOT LANDSCAPING: 3950 SF  
 INTERNAL LANDSCAPE BUFFER PROVIDED: 3950 SF ± (9550 SF/20945 SF) = 10.2%

25' LANDSCAPE BUFFER ALONG ROUTE 301: 395 LF x 1 TREE = 395 TREES  
 TREES PROVIDED: 395 LF x 1 SHRUB = 395 SHRUBS

SHRUBS PROVIDED: 104 SHRUBS



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FILED: 20233\_prelim.plt  
 DATE: May 19, 2023  
 REVISED: June 20, 2023  
 REVISED: December 1, 2023  
 REVISED: February 13, 2024



12000 WOODWAY DRIVE  
 HENRICO, VA 23151  
 (804) 746-2800

PROJECT: Stags Leap  
 Preliminary Plat

Henry District  
 Henrico County, Virginia

SHEET: Architectural Plans (Attached)  
 SHEET NO: C7

JOB NO: 20023



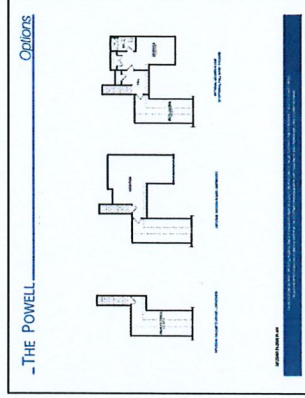
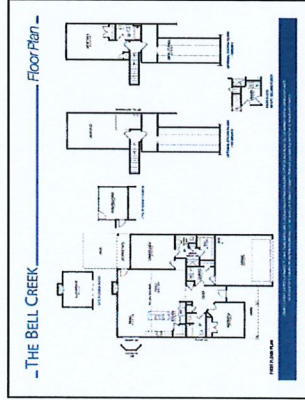
**Architectural Material Representations:**

- Raised Stone Veneer
- Vertical Board & Batten Cementitious Siding
- Metal Water Tables

**QUALITY BUILDING MATERIAL SELECTION:**

1. EXTERIOR OF ALL FOUNDATIONS OF THE PRIMARY DWELLING UNIT ON EACH LOT SHALL BE BRICK OR STONE UNLESS THE DWELLING UNIT IS CONSTRUCTED OF CONCRETE. FOUNDATION SHALL BE CONSTRUCTED ON A FOUNDATION OF SYNTHETIC STUCCO, NO GUNNER BLOCK, CEMENT BLOCK, SOLITE BLOCK, OR ASBESTOS CEMENT BLOCKS SHALL BE PERMITTED FOR THE FINISHED EXTERIOR FINISHES.
2. EXTERIOR WALLS SHALL INCLUDE ARCHITECTURAL FINISHES INCLUDING BUT NOT LIMITED TO BRICK, STONE, CONCRETE, VINYL SIDING, AND OTHER DETAILS CONSISTENT WITH THE OVERALL CHARACTER OF THE BUILDING. ALL FINISHES SHALL BE CONSTRUCTED OF BRICK, STONE, CONCRETE, OR VINYL SIDING.
3. ALL DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED OF ASPHALT.
4. FRONT AND SIDE YARDS FOR EACH UNIT SHALL BE SOPEDED AND IRRIGATED.
5. SHINGLES THAT ARE 30 YEARS OR BETTER.

NOTE: INDIVIDUAL UNITS SHOWN WILL BE PART OF 3 OR 4 UNIT BUILDINGS



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FILED: 20023\_prelim plat

DATE: May 19, 2023

REVISED: June 20, 2023

REVISED: December 1, 2023

REVISED: February 13, 2024



ALL WORK SHALL BE IN ACCORDANCE WITH THE VIRGINIA PROFESSIONAL ENGINEERING BOARD REGULATIONS, 16.2-280-1001

PROJECT: Stags Leap

Preliminary Plat

Henry District,  
Henrico County, Virginia

SHEET: Architectural  
Plans  
(Commercial  
Building)

SHEET NO: C8

JOB NO: 20023

**BUILDING MATERIAL SELECTION:**

- SIDING: MATERIALS: MASONRY, CERAMITITIOUS, EIFS
- TRIM: VINYL, ALUMINUM, COMPOSITE
- WINDOWS: GLASS (CLEAR), GLASS (SPECIALTY), ALUMINUM FRAMES
- DOORS: GLASS (CLEAR), GLASS (SPECIALTY), ALUMINUM FRAMES

**NOTE**  
COMMERCIAL  
BUILDING HEIGHT  
NOT TO EXCEED 35'

