



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

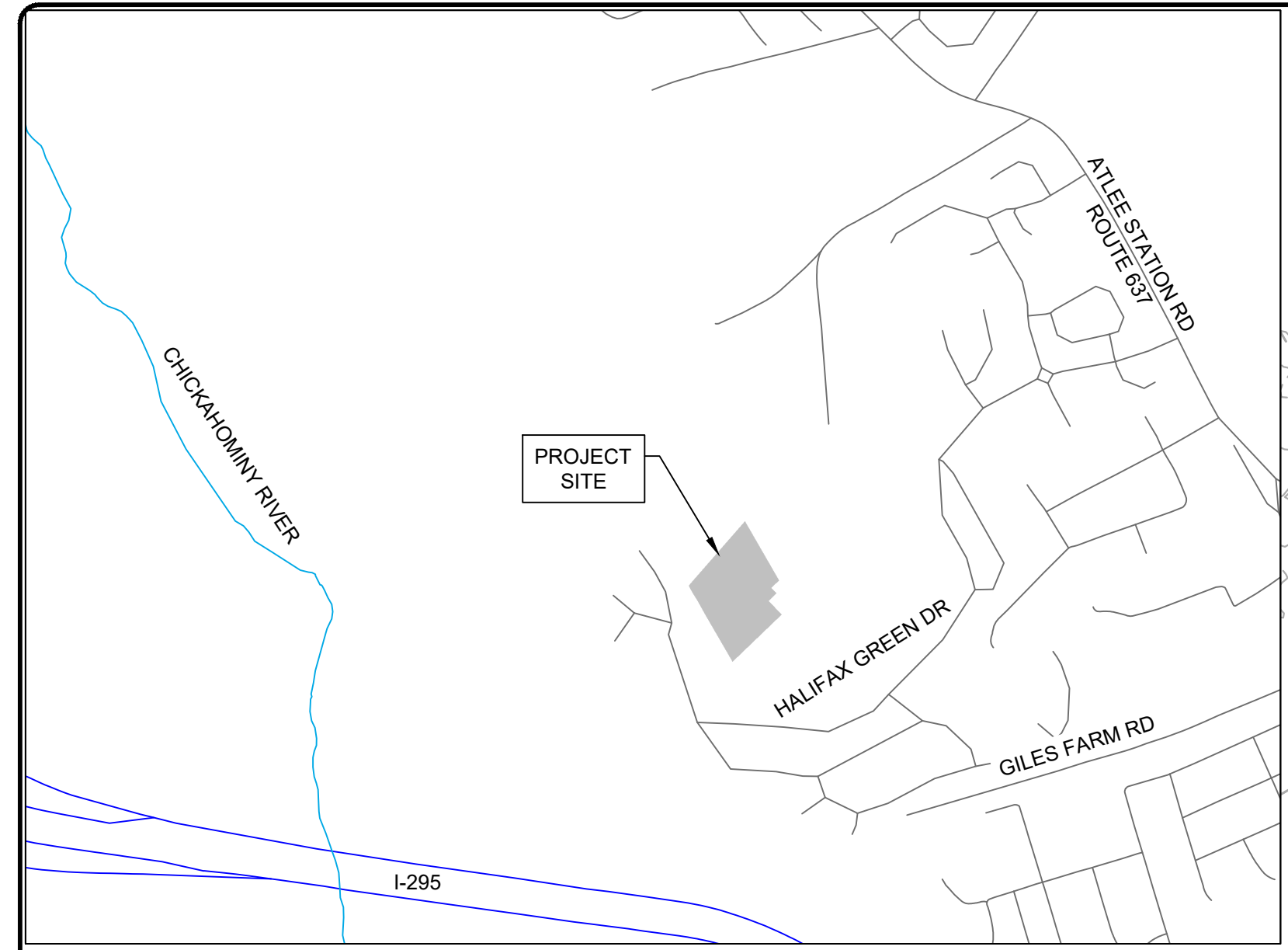
Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571

PRELIMINARY
NOT FOR CONSTRUCTION

GILES FARM PHASE 2
CONCEPT PLAN
OVERALL

DRAWN BY: AGM
DESIGNED BY: FTC
CHECKED BY: FTC
DATE: 09/20/2023
SCALE: 1" = 50'
REVISIONS:
03/14/2024
03/20/2024

C01
PROJECT NO. 54230632.00



VICINITY MAP
SCALE: 1" = 1,000'

GENERAL NOTES

DEVELOPER:
SIDNEY & SIDNEY DEVELOPMENTS, LLC
9205 ATLEE BRANCH LANE
MECHANICSVILLE, VA 23116
CONTACT: KYLE BURNS
(240) 277-4927
KBURNS@SHURMHOMES.COM

ENGINEER:
BALZER & ASSOCIATES, INC
15871 CITY VIEW DRIVE, SUITE 200
MIDLOTHIAN, VA 23113
CONTACT: TODD CHALMERS, P.E.
(804) 794-0571
TCHALMERS@BALZER.CC

1. GPIN: 7796-55-5154 (PART OF)
2. ZONING: A-1
3. ACREAGE: 18.62 TOTAL WITH 7.46 AC (PART OF)
4. PROPOSED ZONING: RS, SINGLE FAMILY RESIDENTIAL
5. PROPOSED USE: SINGLE FAMILY DETACHED LOTS
6. NUMBER OF LOTS: 16
7. NUMBER OF DETACHED HOUSES: 16
8. DENSITY: 2.14 UNITS / ACRE (GROSS), 2.17 UNITS / ACRE (NET),

- ACREAGE**
1. GROSS AREA: 7.46 AC
 2. AREA IN RPA: 0.07 AC
 3. NET AREA: 7.39 AC
 4. REQUIRED OPEN SPACE: 1.48 AC (20%)
 5. PROVIDED OPEN SPACE: 2.63 AC
 6. AREA IN SWM: 1.09 AC
 7. PROVIDED QUALIFIED OPEN SPACE: 1.54 AC

- NOTES**
1. THE PROPERTY IS WOODED
 2. ALL PROPOSED ROADS WILL BE PUBLIC AND POSTED 25 MPH

- MINIMUM SETBACKS FOR RS (HIGHER DENSITIES)**
1. FRONT YARD: 15 FEET
 2. SIDE SETBACK (FRONT YARD), MIN: 0 FEET
 3. SIDE SETBACK (FRONT YARD), AGGREGATE: 0 FEET
 4. REAR YARD: 0 FEET

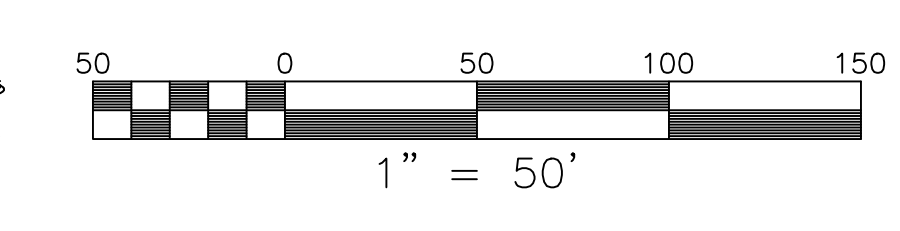
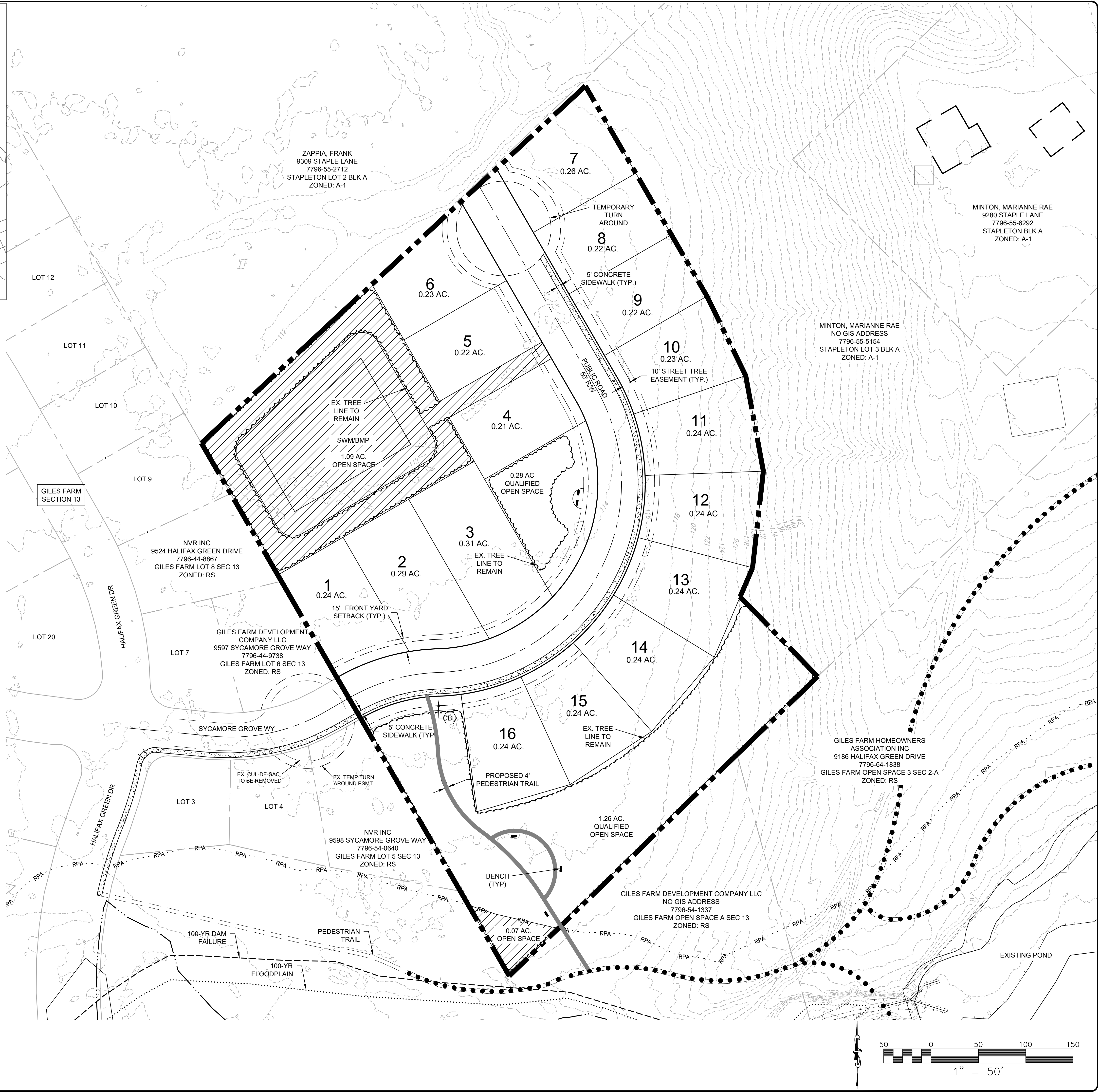
TRIP GENERATION = 160 VPD

SHEET INDEX

- C01 OVERALL PLAN
- C02 OPEN SPACE REQUIREMENTS
- C03 LANDSCAPE REQUIREMENTS
- C04 ARCHITECTURAL REPRESENTATIONS

NOTES: THE FOLLOWING ITEMS NOT APPLICABLE TO PROPERTY

- AQUIFER RECHARGE AREAS, BASED ON AVAILABLE PUBLISHED INFORMATION.
- LOCATIONS OF ALL HISTORIC STRUCTURES, FEATURES, AND SITES ON THE TRACT, SUCH AS, BUT NOT LIMITED TO, THOSE IDENTIFIED IN THE HANOVER COUNTY HISTORIC SITE SURVEY (INCLUDING THOSE ON ANY CONTIGUOUS TRACT), ABANDONED ROADS, CEMETERIES, AND MILITARY EARTHWORKS.



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GENERAL NOTES

LANDSCAPING AND LIGHTING SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.

10' WIDE STREET TREE EASEMENT PROVIDED ALONG BOTH SIDES OF STREET
 LENGTH = 1,530 FEET
 STREET TREES REQUIRED - 1,530 / 50 = 31 TREES
 STREET TREES PROVIDED = 31 TREES

STREET TREES = NYSSA SYLVATICA 'WILDFIRE' - BLACK GUM

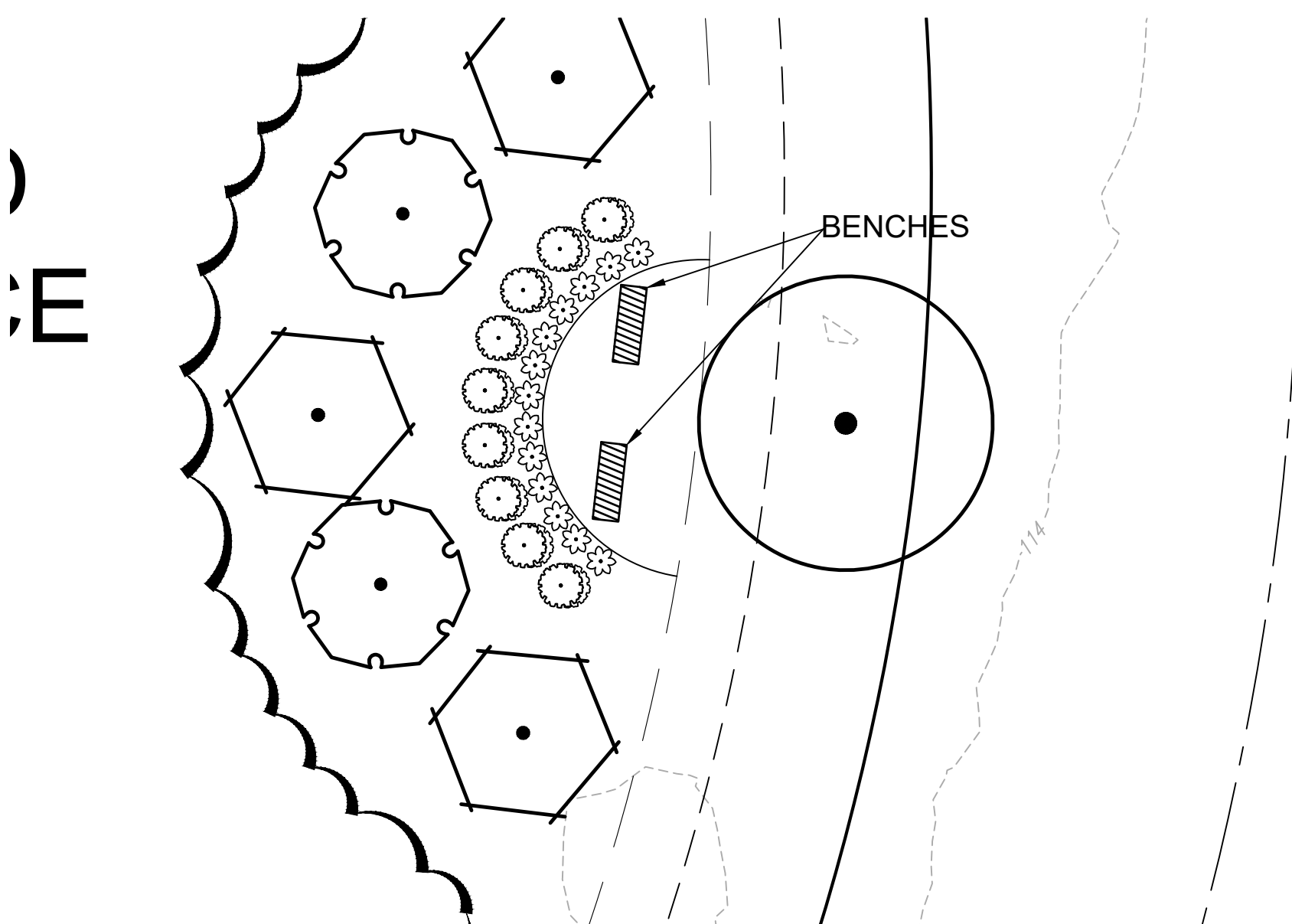
OPEN SPACE AND BUFFER LANDSCAPING

LARGE TREES = ACER RUBRUM - RED MAPLE
 GINKGO BILOBA - MAIDENHAIR TREE

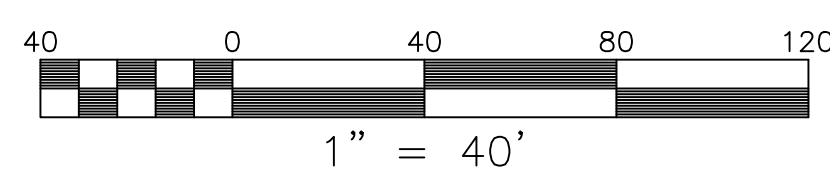
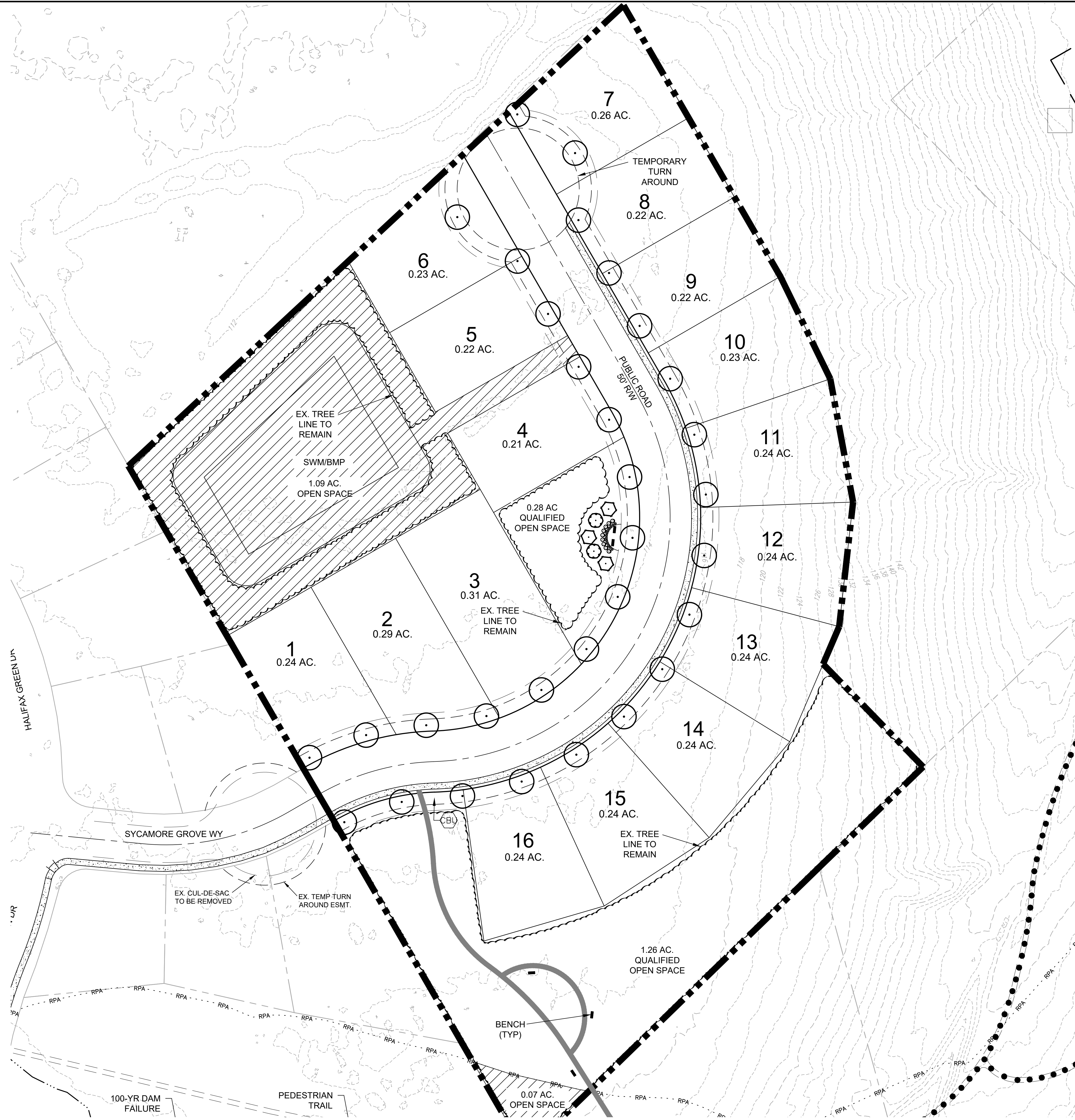
SMALL TREES = AMELANCHIER CANADENSIS - SERVICEBERRY
 CERCIS CANADENSIS - EASTERN REDBUD

SHRUBS = ILEX CORNUTA 'CARISSA' - CARISSA HOLLY
 DEUTZIA GRACILIS 'NIKKO' - SLENDER DEUTZIA
 LIGUSTRUM JAPONICUM - JAPANESE PRIVET
 SYRINGA X 'BLOOMERANG' - LILAC

ORNAMENTAL GRASS = PANICUM VIRGATUM 'CHEYENNE SKY' - SWITCH GRASS
 MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS



NOTE:
 THE CENTRALIZED SPACE SHALL BE PROGRAMMED WITH PUBLIC SEATING AND LANDSCAPING. FINAL DESIGN OF COMMON SPACE SHALL BE REVIEWED AND APPROVED DURING PLANS REVIEW.



PRELIMINARY
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DRAWN BY: AGM
 DESIGNED BY: FTC
 CHECKED BY: FTC
 DATE: 09/20/2023
 SCALE: 1" = 40'
 REVISIONS:
 03/14/2024
 03/20/2024

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PRELIMINARY
NOT FOR CONSTRUCTION

GILES FARM PHASE 2
CONCEPT PLAN
ARCHITECTURAL REPRESENTATIONS
CHICKAHOMINY DISTRICT
HANOVER COUNTY, VIRGINIA

DRAWN BY AGM
DESIGNED BY FTC
CHECKED BY FTC
DATE 09/20/2023
SCALE NA
REVISIONS
03/14/2024
03/20/2024

C04
PROJECT NO. 54230632.00



ARCHITECTURAL FEATURES MAY INCLUDE: DOUBLE REVERSE GABLE, EXTENDED COVERED FRONT PORCH, GABLE PENDANT, SIDE LOAD GARAGE, TRIANGLE DORMER, FRONT DOOR SIDELIGHTS, FRONT DOOR GLASS SIDELIGHTS, COVERED ENTRY, VERTICAL VINYL SIDING, REVERSE GABLE, ROUND / SQUARE PORCH COLUMNS, FRONT LOAD GARAGE, SHAKER SIDING ACCENT, STANDING SEAM METAL ROOF, SHED ROOF DORMER (1, 2 OR 3 WINDOWS), GARAGE DOOR WINDOWS, STONE ACCENT, STONE PILLAR BASE, DIMENSIONAL SHINGLES, FRONT DOOR GLASS INSERT, CRAFTSMAN COLUMNS, BRICK STEPS, AND COURTYARD ENTRY GARAGE.

BUILDING MATERIAL SELECTION:
SIDING MATERIAL: BRICK, HARDI-PLANK, STONE, VINYL, PRECAST CONCRETE COMPOSITE, ENGINEERED WOOD COMPOSITE
ROOF MATERIAL: ASPHALT SHINGLE, DIMENSIONAL ASPHALT SHINGLE, CEDAR SHAKE SHINGLE, COMPOSITE SLATE, STANDING SEAM METAL (PAINTED OR UNPAINTED), SLATE
TRIM: WOOD, PVC, COMPOSITE, ALUMINUM, VINYL.
DOORS: WOOD (STAINED OR PAINTED), METAL, VINYL, COMPOSITE

NOTES:
ALL HOMES WILL BE BUILT IN CONFORMANCE WITH THE EXISTING ARCHITECTURE AND DESIGN STANDARDS OF THE GILES FARM COMMUNITY.
ELEVATIONS SHOWN ARE REPRESENTATIVE OF SOME OF THE STYLES OF SINGLE-FAMILY HOMES TO BE BUILT AS PART OF THE PROJECT. ELEVATIONS AND STYLES MAY CHANGE WITH THE APPROVAL OF THE PLANNING STAFF.

WHEN THE BUILDING PERMITS ARE SUBMITTED, THEY SHALL INCLUDE AN 8.5" X 11" ELEVATION RENDERING OF THE PROPOSED HOUSE THAT HIGHLIGHTS AT LEAST 3 OF THE ARCHITECTURAL FEATURES SHOWN ON THE ATTACHED ELEVATIONS. NO MORE THAN TWO ADJACENT HOUSES SHALL BE CONSTRUCTED WITH THE SAME ELEVATION AND THE SAME MATERIALS FOR THE PURPOSES OF THIS PROFFER. A VARIATION IN THE COLOR OR TYPE OF ONE OR MORE SIDING MATERIALS SHALL BE INTERPRETED AS BEING CONSTRUCTED AS USING DIFFERENT MATERIAL.

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