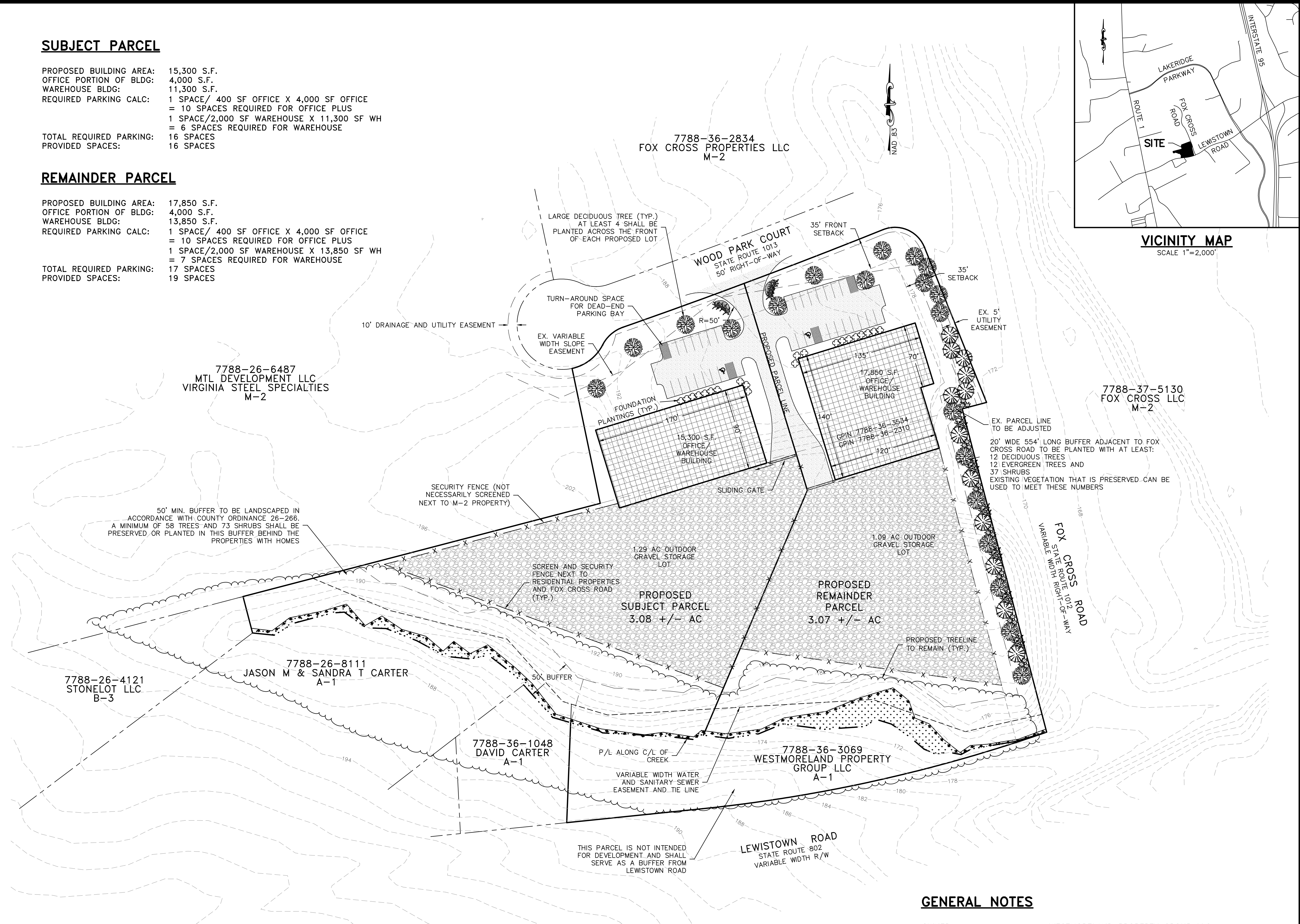


SUBJECT PARCEL

PROPOSED BUILDING AREA: 15,300 S.F.
 OFFICE PORTION OF BLDG: 4,000 S.F.
 WAREHOUSE BLDG: 11,300 S.F.
 REQUIRED PARKING CALC:
 1 SPACE/ 400 SF OFFICE X 4,000 SF OFFICE
 = 10 SPACES REQUIRED FOR OFFICE PLUS
 1 SPACE/2,000 SF WAREHOUSE X 11,300 SF WH
 = 6 SPACES REQUIRED FOR WAREHOUSE
 TOTAL REQUIRED PARKING: 16 SPACES
 PROVIDED SPACES: 16 SPACES

REMAINDER PARCEL

PROPOSED BUILDING AREA: 17,850 S.F.
 OFFICE PORTION OF BLDG: 4,000 S.F.
 WAREHOUSE BLDG: 13,850 S.F.
 REQUIRED PARKING CALC:
 1 SPACE/ 400 SF OFFICE X 4,000 SF OFFICE
 = 10 SPACES REQUIRED FOR OFFICE PLUS
 1 SPACE/2,000 SF WAREHOUSE X 13,850 SF WH
 = 7 SPACES REQUIRED FOR WAREHOUSE
 TOTAL REQUIRED PARKING: 17 SPACES
 PROVIDED SPACES: 19 SPACES

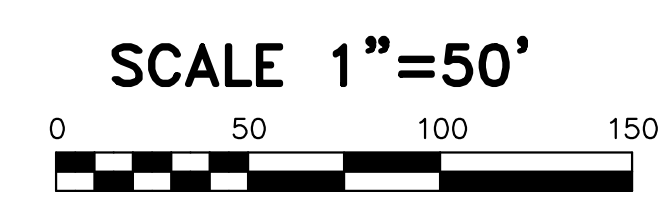


50' MIN. BUFFER TO BE LANDSCAPED IN ACCORDANCE WITH COUNTY ORDINANCE 26-266. A MINIMUM OF 58 TREES AND 73 SHRUBS SHALL BE PRESERVED OR PLANTED IN THIS BUFFER BEHIND THE PROPERTIES WITH HOMES

20' WIDE 554' LONG BUFFER ADJACENT TO FOX CROSS ROAD TO BE PLANTED WITH AT LEAST: 12 DECIDUOUS TREES, 12 EVERGREEN TREES AND 37 SHRUBS. EXISTING VEGETATION THAT IS PRESERVED CAN BE USED TO MEET THESE NUMBERS

THIS PARCEL IS NOT INTENDED FOR DEVELOPMENT AND SHALL SERVE AS A BUFFER FROM LEWISTOWN ROAD

- NOTES:
- EXISTING BOUNDARY IS BASED ON A FIELD SURVEY BY GOODFELLOW, JALBERT, BEARD & ASSOCIATES, INC. IN NOVEMBER 2023. NO TITLE REPORT HAS BEEN REVIEWED DURING PREPARATION OF THIS PLAN. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN.
 - EXISTING TOPOGRAPHY HAS BEEN GENERATED FROM VGIN LIDAR DATA.
 - EXISTING UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.
 - STORMWATER QUANTITY IS EXPECTED TO BE HANDLED BY DEMONSTRATING THAT THE DOWNSTREAM SYSTEM IS NON-ERODIBLE DURING THE 2-YEAR STORM AND HAS CAPACITY FOR THE 10-YEAR STORM BETWEEN THE OUTFALL AND THE LIMIT OF ANALYSIS AT LICKINGHOLE CREEK (ACROSS FOX CROSS ROAD). STORMWATER QUALITY WILL BE ADDRESSED BY PURCHASE OF OFF-SITE NUTRIENT CREDITS.



GENERAL NOTES

OWNER: WESTMORELAND PROPERTY GROUP LLC
 SITE AREA: 6.85 +/- ACRES
 GPINS: 7788-36-2310, 7788-36-3534, AND 7788-36-3069
 CURRENT ZONING: B-3, M-2, AND A-1
 PROPOSED ZONING: M-2 (2 PARCELS) AND A-1
 WATER AND SEWER: PUBLIC
 SITE IS IN THE ROUTE 1 OVERLAY DISTRICT

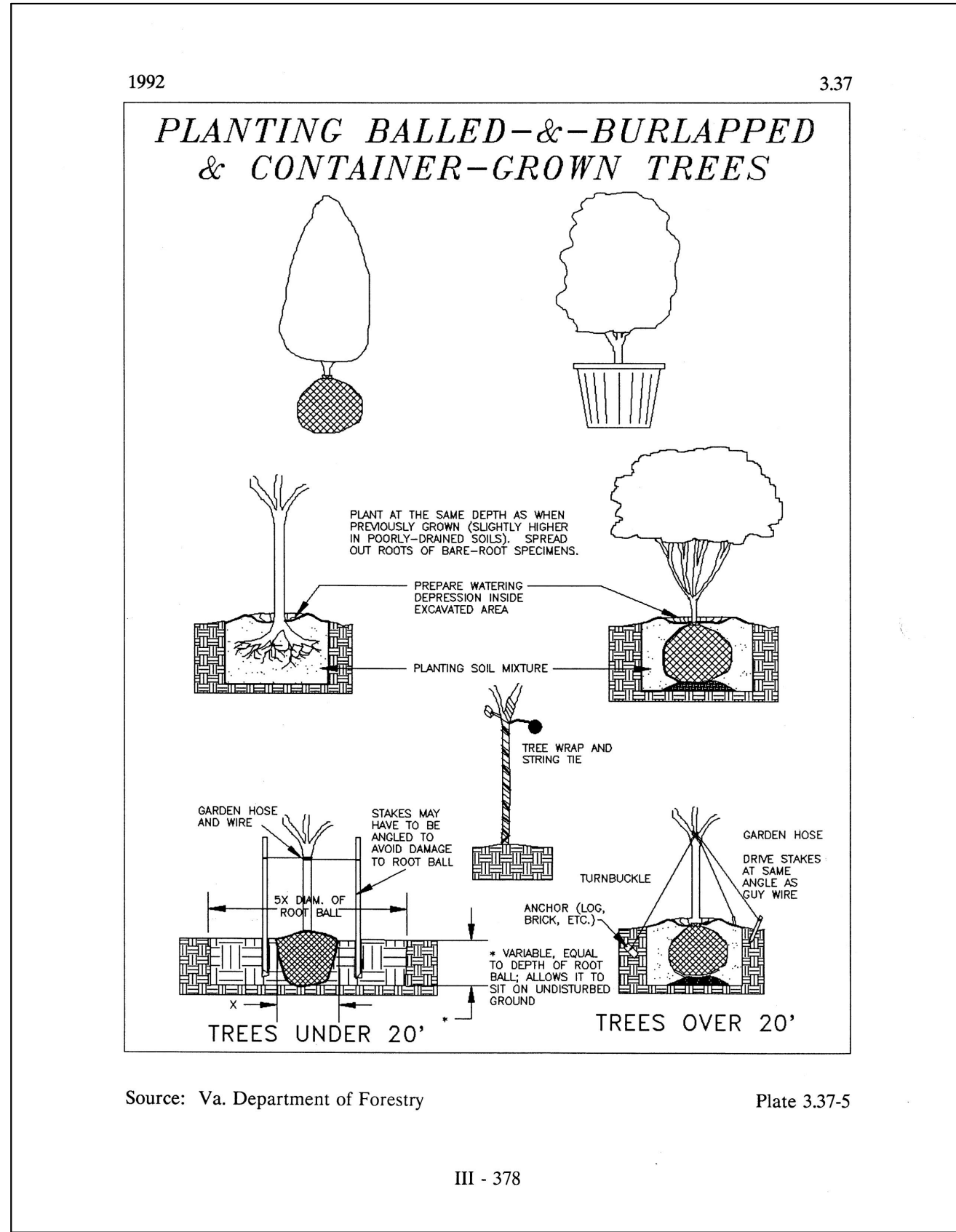
DESIGNED BY: BOB
 DRAWN BY: JMD
 CHECKED BY: DCB
 DATE: 12/4/23
 REVISIONS: 12/28/23,
 2/26/24, 3/13/24,
 3/22/24, 3/27/24

Goodfellow, Jalbert, Beard, & Associates Inc.
 ENGINEERING - SURVEYING - PLANNING
 7104 Mechanicsville Turnpike / P.O. Box 559
 Mechanicsville, Virginia 23111
 (804) 746-7087

STONE RIDGE BY WESTMORELAND PROPERTY GROUP LLC
 ASHLAND DISTRICT HANOVER COUNTY, VA

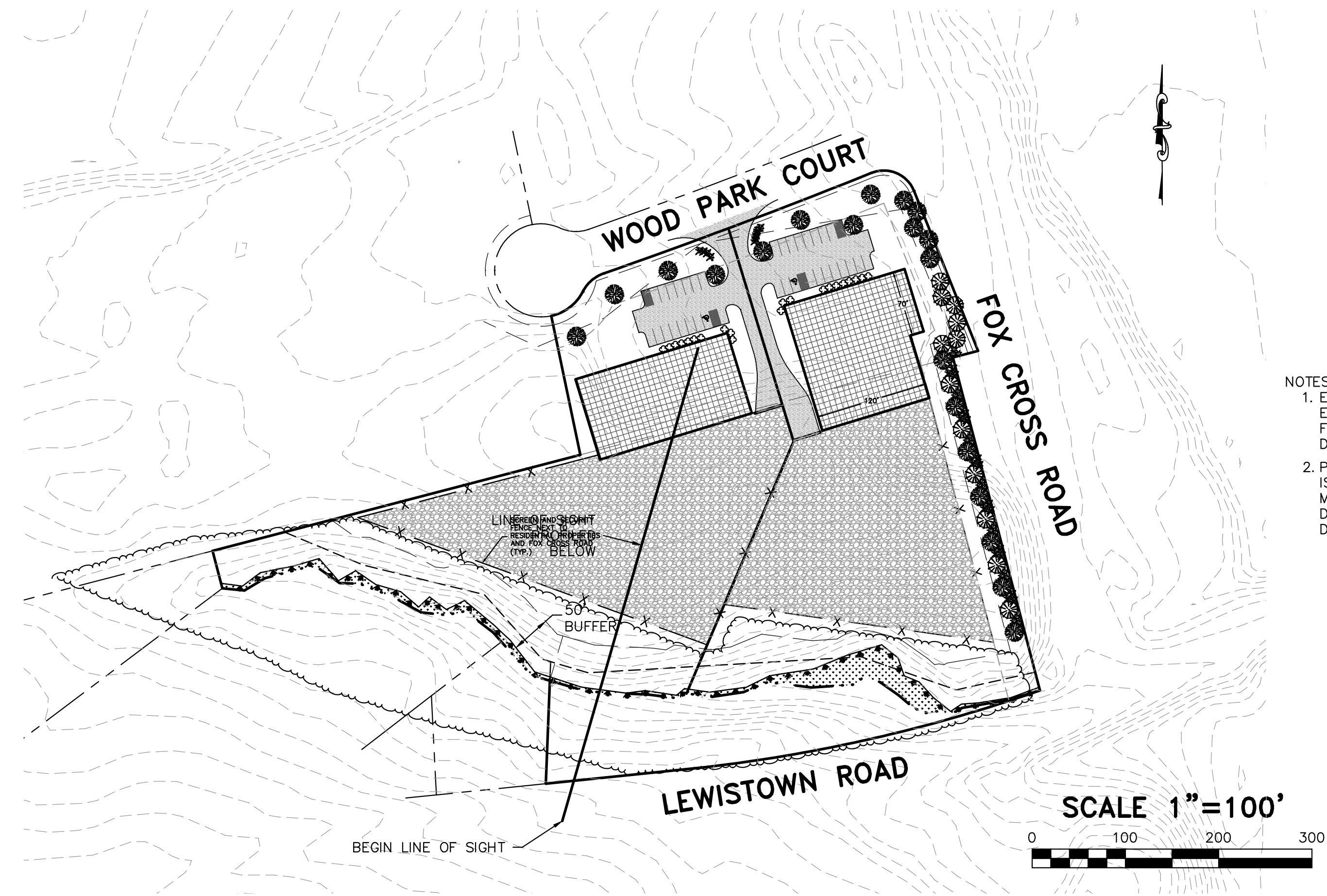
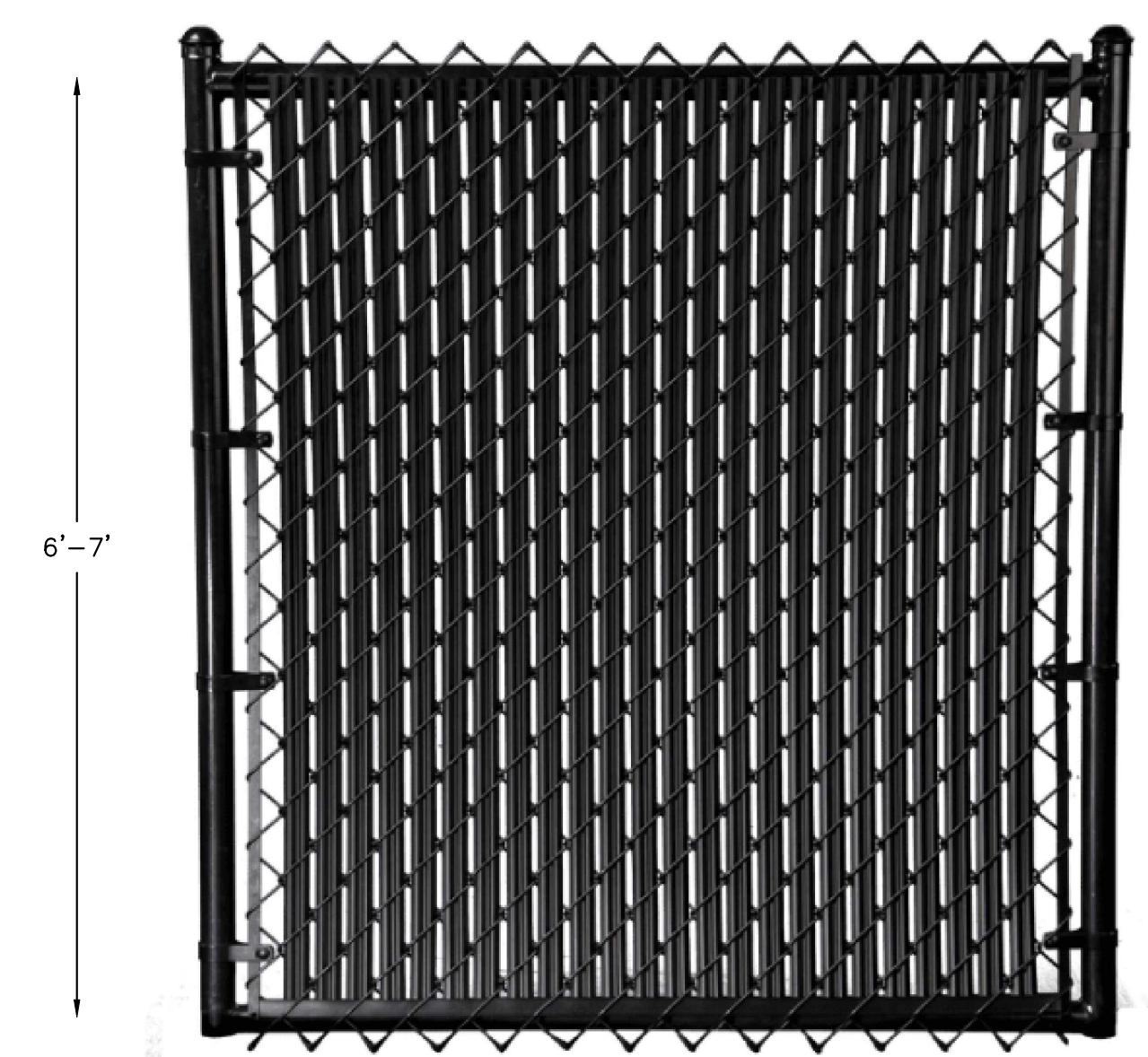
CONCEPT PLAN

1



SCREEN FENCE CONCEPTUAL VIEW

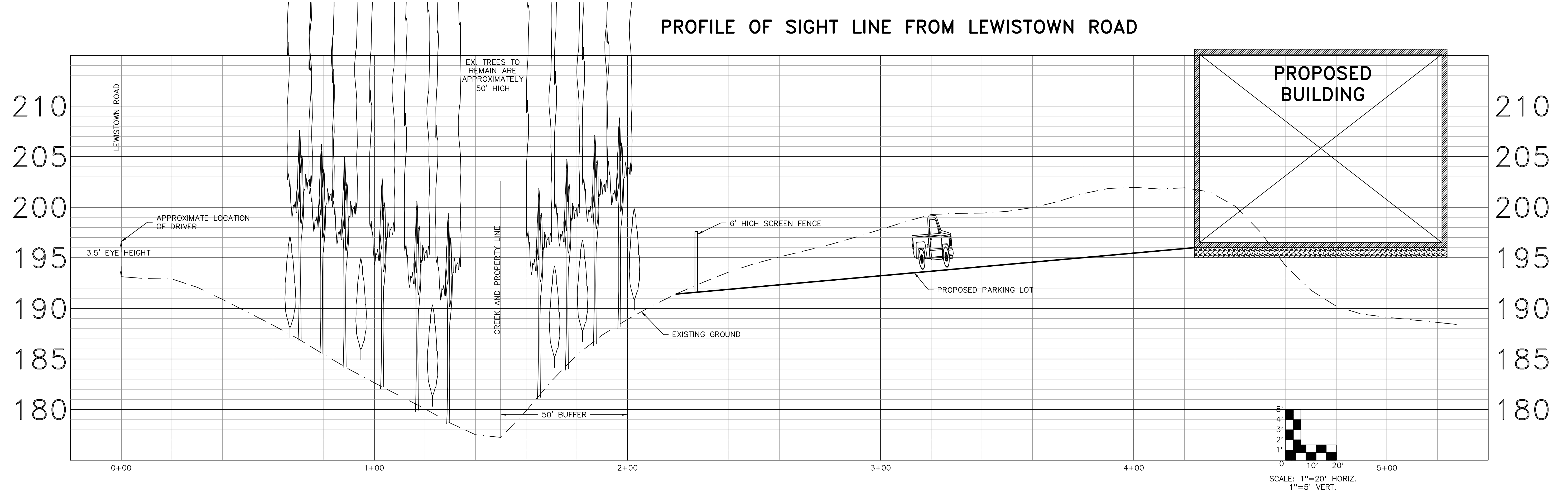
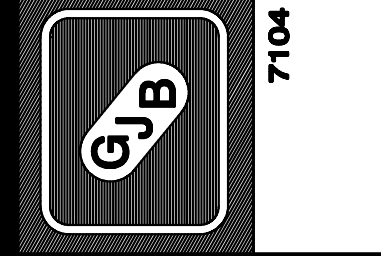
FENCE TO BE BLACK POWDER-COATED CHAIN LINK WITH PRIVACY SLATS OR APPROVED SIMILAR



- NOTES:
- EXISTING GROUND ELEVATION IS TAKEN FROM VGIN LIDAR DATA.
 - PROPOSED LAYOUT IS PRELIMINARY AND MAY BE ADJUSTED DURING FINAL DESIGN.

DESIGNED BY: BOB
 DRAWN BY: JMD
 CHECKED BY: DCB
 DATE: 12/4/23
 REVISIONS: 12/28/23,
 3/13/24, 3/27/24

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 & Associates, Inc.*
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STONE RIDGE
 BY WESTMORELAND
 PROPERTY GROUP LLC
 ASHLAND DISTRICT HANOVER COUNTY, VA

SIGHT LINE FROM
 LEWISTOWN ROAD

