

#### VICINITY 1"= 2000' . MAP

#### TOTAL SITE AREA COMMON AREA PROVIDED AREA IN RIGHT-OF-WAY AREA IN LOTS EXISTING ZONING PROPOSED USE PROPOSED LOTS DEVELOPER ENGINEER STATISTICS ARCHER SPRINGS INVESTMENT C C/O MITCHELL BODE 3307 CHURCH ROAD SUITE 101 RICHMOND, VA 23235 1902989.60 S.F. (43.69 AC.) 282586.69 S.F. (19.02 AC.) 179853.30 S.F. (4.13 AC.) 894549.61 S.F. (20.53 AC.) R-5C 5INGLE FAMILY DETACHED RESIDENTIAL 96 THE BAY COMPANIES, INC. C/O DAN CASKIE, P.E. 8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116 101

### GARAGE SUMMARY TOTAL LOTS FRONT LOAD GARAGES SIDE LOAD GARAGES DETACHED GARAGES (ALLEY) EXISTING HOUSE (NO GARAGE) LOTS MINIMUM MAXIMUM AVERAGE 6609.15 S.F. (0.15 AC) 213650.22 S.F. (0.49 AC) 9318.22 S.F. (0.21 AC) 96 33 (34.4%) 45 17 <u>SETBACKS</u> FRONT: 25' 51DE: 5' REAR: 5'

### $\triangleright$ OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 3320 REAR TRAYLOR DR. RICHMOND, VA 23235 PARCEL ID: C0011254109 ZONED: R-5C COMPANY, LLC

- **B** OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10502 D DURYEA DR.
  RICHMOND, VA 23235
  PARCEL ID: C0011254107
  ZONED: R-5C LLC
- $( \cap )$ OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10504 DURYEA DR. RICHMOND, VA 23235 PARCEL ID: C0011254022 COMPANY, ררכ

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 $^{\circ}$ PARCEL ID: C ZONED: R-5C OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10502 C DURYEA DR. RICHMOND, VA 23235 PARCEL ID: C0011254029 ZONED: R-5C

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PARCEL ZONED:

OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10350 A DURYEA DR. RICHMOND, VA 23235 PARCEL ID: C0011254030 ZONED: R-5C

LLC

- $\binom{m}{n}$ COMPANY,
- OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10502 B DURYEA DR. RICHMOND, VA 23235
- RICHMOND, VA : C0011254026
- PARCEL ID: (ZONED: R-5C (r)رے

PARCEL ID: C ZONED: R-5C

OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10500 DURYEA DR. RICHMOND, VA 23235

10500 DURYEA D RICHMOND, VA 2 D: C0011254028

OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10504 A DURYEA DR. RICHMOND, VA 23235 PARCEL ID: C0011254027 ZONED: R-5C

LLC

- OWNER: ARCHER SPRINGS I ADDRESS: 10500 DURYEA D RICHMOND, VA 2 PARCEL ID: C0011254021 ZONED: R-5C

INVESTMENT DR. 23235

LLC

NOTE HORIZONTAL DATUM = NAD 83 VERTICAL DATUM = NVGD 87

PARCEL ID: C ZONED: R-5C

OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10506 DURYEA DR. RICHMOND, VA 23235 PARCEL ID: C0011254023

SINGLE FAMILY RESIDENTIAL

HUGUENOT ISTRICT, CITY OF RICHMOND, **VIRGINIA** 

### SOURCE 유

254027, C0011254026, C0011254029

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION
PARCELS: C0011254021, C0011254023, C0011254024, C0011254025, C001125
C0011254107 & C0011254109
TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
FROM: BARRINGTON INVESTORS, LTD
BY DEED DATED THE 20TH DAY OF SEPTEMBER, 2006 AND RECORDED AT THE (VIRGINIA ON THE 26TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NUMBER 06— CLERK'S OFFICE IN THE CIRCUIT COURT OF -33541 THE CITY OF RICHMOND,

PARCEL: C0011254022
TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
FROM: BARRINGTON INVESTORS, LTD
BY DEED DATED THE 12TH DAY OF MARCH, 2008 AND RECORDED AT THE CLERK'S OFFICE
VIRGINIA ON THE 31ST DAY OF MARCH, 2008 IN INSTRUMENT NUMBER 08-08449 Z THE CIRCUIT COURT OF 품 CITY OF RICHMOND,

PARCELS: C0011254028 & C0011254030
TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
FROM: CYNTHIA A. MONTAGUE & MATTHEW FIELDING ARCHER CO-TRUSTEES OF
BY DEED DATED THE 14TH DAY OF SEPTEMBER, 2006 AND RECORDED AT THE
VIRGINIA ON THE 26TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NUMBER 06 OF THE JOHN S. ARCHER, JR. TRUST THE CLERK'S OFFICE IN THE CIRCUIT COURT OF 06-33542

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CITY OF

### REMOVAL CONDITION:

ANY OWNER OF A LOT SHALL PROVIDE THE ASSOCIATION ESTABLISHED BY THE DECLARATION A CERTIFICATION FROM A CERTIFIED ARBORIST REGARDING THE HEALTH AND/OR SAFETY REASON FOR REMOVAL OF ANY TREE IDENTIFIED ON THE TREE PRESERVATION PLAN PRIOR TO REMOVAL OF SUCH TREE.

## OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10502 DURYEA DR. RICHMOND, VA 23235 PARCEL ID: C0011254024 ZONED: R-5C COMPANY, LLC

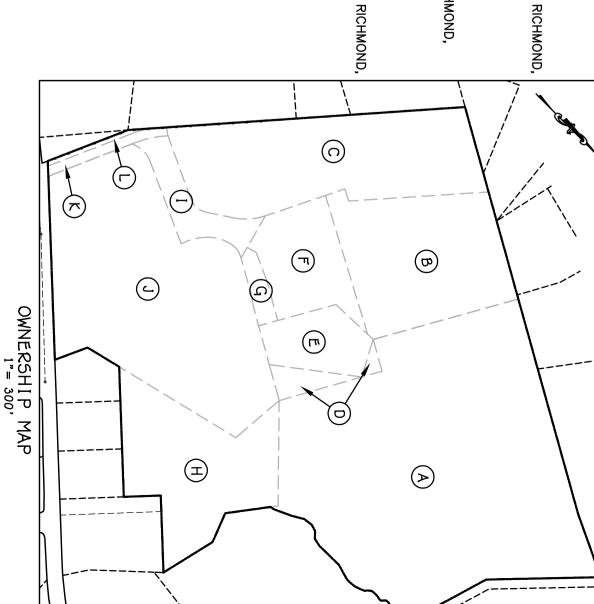
T

OWNER: ARCHER SPRINGS INVESTMENT ADDRESS: 10502 A DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254025
ZONED: R-5C COMPANY,

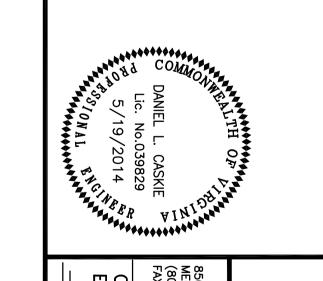
LLC

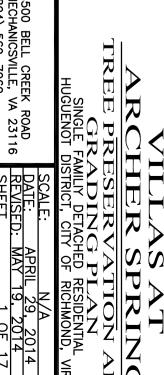
(<del>L</del>)

NOTES: 1. ALL ROADS/ALLEYS ARE TO BE PUBLIC
2. ALL CURB GUTTER AND SIDEWALKS SHALL
INSTALLED PER SECTION 94-213 OF THE
SUBDIVISION ORDINANCE



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8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116 (804) 569-7060 FAX: (804) 569-7061 TREE PRESERVATION AND
GRADING PLAN
SINGLE FAMILY DETACHED RESIDENTIAL SPRINGS **VIRGINIA** 

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### SAVE <u>SUMMARY</u>

<u>TREE</u>

SAVE

**SUMMARY** 

30	29	28	25	24	23	22	21	20	19	18	17	16	14	13	&	7	ω	2	1 36" Maple
38" Oak	38" Oak	40" Maple (x3)	80" Willow Oak	38" Pecan	40" Elm	40" Red Oak	40" Blue Spruce	36" Maple	38" Willow Oak	40" Willow Oak	40" Sycamore	38" Willow Oak	36" Maple	36" Maple	36" White Oak	36" Hickory	36" Maple	36" Maple	36" Maple
Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 39, Block A.	Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 45, Block A.	Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 42, Block A.	Tree to remain. Minimal grading to be done behind lots 6 and 18, Block D.	Tree to remain. Originally planned to be removed but garage adjusted to front-loaded on Lot 51, Block A and grading adjusted in order to save tree	Tree to remain. Minimal grading to be done in Block C common area. Road redesigned to tie in before tree	Tree to remain. Minimal grading to be done in Block C common area	Tree to remain. Minimal grading to be done in Block C common area	Tree to remain. Minimal grading to be done in Block C common area	Tree to remain. Minimal grading to be done in Block C common area	To remain. Originally planned to be removed, road redesigned to allow for tree to remain. Tree is adjacent to Lots 1, Block C	Tree to remain. Located on Lot 52, Block A, where the existing home is to remain.	To remain. Originally planned to be removed, house on Lot 55, Block A adjusted in order to save tree.	To remain. Originally planned to be removed, road redesigned to allow for tree to remain. Tree is adjacent to Lots 7, Block C	Tree to remain. Originally planned to be removed, road redesigned to allow for tree to remain. Located on Lot 6, Block C.	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 13, Block A.	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 14, Block A.	Tree to remain. House and building pad on Lot 3, Block A located in front of tree to allow for tree to be saved	Tree to remain. Swale behind Lot 2, Block A has been adjusted to tie in before the existing tree	Tree to remain. Tree originally to be removed but Lots 3 and 4,  Block A adjusted in order to save tree.

56A

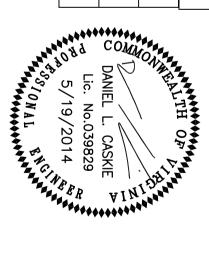
36" Poplar

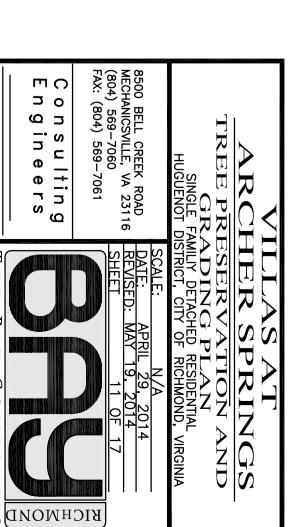
common area and no disturbance is proposed in this area.

#### Number 55 51 47 43 37 52 50 49 48 46 45 44 42 41 39 38 36 34 33 31 40" Oak 32" Poplar >75' 30" 30" 30" Poplar >75' 32" Poplar >75' 4 42" 36" Description 36" Poplar 30" Poplar >75' 30" Poplar >75' 30" Poplar >75' 30" Kentucky 28" Pine >75' 28" 6 ' Pine ' Beech 'Oak Poplar >75' Beech Gum Poplar >75' Poplar >75 Poplar >75' Poplar >75' Oak Beech Oak >75' >75' Block D. common area and no disturbance is proposed in this area. Tree to remain. Tree lies within the eastern corner of the Block A Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. Tree to remain. Tree lies within the eastern corner of the Block A Tree to remain. Tree lies within the eastern corner of the Block A Tree to remain. Tree lies within Block A common area, adjacent to Tree to remain. Minimal gradi sidewalk adjusted in order to save tree. Tree located in the Tree to remain. Tree lies within Block A common area, adjacent to grading on Lots 32 and 33, Block A have been adjusted to 3:1 been placed at 20' behind the common area and no disturbance is proposed in this area. Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. Tree to remain. Tree lies within the eastern corner of the Block A Tree to remain. Tree lies within the eastern corner of the Block A Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. common area and no disturbance is proposed in this area. Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturba Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. northwest corner of Block C common area. sidewalk adjusted in order to save tree. Tree located in the been placed at 20' behind the Tree to remain. Tree lies within proposed treeline, which has Block A common area and RP/ Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in been placed at 20' behind the Tree to remain. Tree lies within proposed treeline, which has slopes in order to save tree Tree to remain. Originally planned to be removed but the lot Tree Save Measures common area and no disturba Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. common area and no disturba Tree to remain. Tree lies within the eastern corner of the Block A To remain. Originally planned to be removed but road and northwest corner of Block C common area. To remain. Originally planned to be removed but road and Tree to remain. Tree lies within the southwestern corner of the Tree to remain. Tree lies within proposed treeline, which has Lot 23, Block A. ing to be done behind lots 6 and 18, A and no disturbance is proposed in nce is proposed in this area. proposed home on Lot 21, Block A. nce is proposed in this area. nce is proposed in this area proposed home in Lot 34, Block A proposed home on Lot 39, Block A.

#### TREE SAVE SUMMARY

Tree to remain. Tree lies within the Block A common area Adjacent to Lot 48, Block A.	28" Poplar >75'	77
Tree to remain. Tree lies within the Block A common area Adjacent to Lot 49, Block A.	35" Poplar	75
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area.	32" Poplar >75'	74
Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.	36" Poplar	73
Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.	32" Poplar >75'	72
Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.	28" Poplar >75'	71
Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.	30" Poplar >75'	70
Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.	36" Poplar	69
Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.	36" Poplar	89
Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.	40" Poplar	67
Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.	32" Oak >75'	66
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area	38" Oak	65
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area	27" Oak >75'	64
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area	27" Oak >75'	63
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area.	30" Poplar >75'	62
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area	30" Poplar >75'	61
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area	36" Oak	60
Tree to remain. Tree lies within the eastern corner of the common area and no disturbance is proposed in this area	30" Poplar >75'	59
Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.	28" Poplar >75'	58
Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.	30" Poplar >75'	57
Tree Save Measures	Description	Tree Number Description





## TREE SAVE SUMMARY

Tree Number Description	Description	Tree Save Measures
78	36" Oak	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 47, Block A.
79	32" Poplar >75'	Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 48, Block A.
80	30" Oak >75'	Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 47, Block A.
81	36" Poplar	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
82	34" Oak >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
83	34" Poplar >75'	Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 46, Block A.
84	30" Oak >75'	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 46, Block A.
85	26" Oak >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
86	28" Poplar >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area.
87	30" Oak >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
88	30" Poplar >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
89	34" Oak >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
90	30" Oak >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
91	28" Oak >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
92	30" Oak >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
93	32" Poplar >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
94	32" Poplar >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
95	32" Poplar >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.
96	32" Poplar >75'	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.

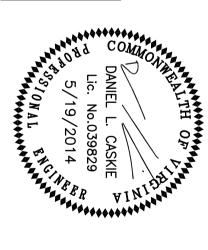
NOTE:
DISCREPANCY BETWEEN TREE NUMBERING (256) AND TOTAL TREE COUNT (242)
DUE TO NUMBERS 32, 35, 40,
104-109, 144, 156, 159, 169, 170,
184, 185, 186, 187, 251 AND 254
(20 TOTAL TREES) BEING SKIPPED
WHEN NUMBERING TREES. THERE ARE 7
ADDITIONAL TREES NUMBERED 56A,
132A, 141A, 155A, 159A, 173A, AND

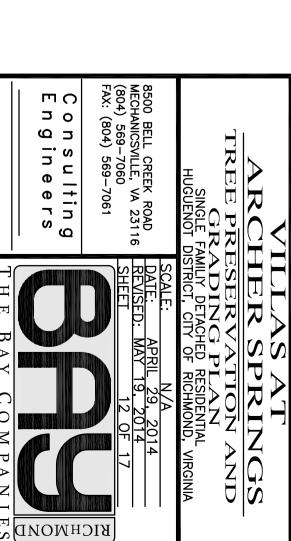
## TREE SAVE SUMMARY

127	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	103	102	101	100	99	98	97	Tree Number Description
45' Oak	28" Poplar >75'	30" Poplar >75'	30" Poplar >75'	32" Oak >75'	30" Oak >75'	30" Poplar >75'	38" Oak	30" Beech >75'	30" Beech >75'	32" Oak >75'	34" Beech	36" Oak	36" Oak	34" Oak >75'	34" Oak >75'	34" Oak >75'	34" Poplar >75'	34" Poplar >75'	26" Oak >75'	26" Oak >75'	34" Oak >75'	36" Oak	Description
Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 11, Block D	Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 29, Block A	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.	Tree to remain. Originally planned to be removed but the lot grading on Lots 28 and 29, Block A has been adjusted to 3:1 slopes in order to save tree	Tree to remain. Originally planned to be removed but the lot grading on Lots 28 and 29, Block A has been adjusted to 3:1 slopes in order to save tree	Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 28, Block A.	Tree to remain. Tree originally to be removed but Lots 27 and 28, Block A adjusted in order to save tree.	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.	emain. Tree lies within the ommon area and RPA and r	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.	Tree to remain. Tree lies within the southwestern corner of the Block A common area and no disturbance is proposed in this area.	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.	Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 49, Block A.	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 32, Block A.	Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 35, Block A	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 36, Block A.	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 37, Block A.	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 36, Block A.	Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 36, Block A.	Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 37, Block A.	Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area.	

## TREE SAVE SUMMARY

Tree Number Description	Description	Tree Save Measures
130	34" Poplar >75'	Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 45, Block A.
134	40" Oak	Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 11, Block D
135	32" Maple >75'	Tree to remain. Lot 11, Block D changed from front load to side load garage in order to save tree. Lot 10, Block D changed from side load to front load garage in order to meet driveway specifications
137	30" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
138	32" Gum	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
139	28" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
140	32" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
141	34" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
141A	38" Oak	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
142	30" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
143	34" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
145	32" Poplar >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
146	32" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
147	28" Poplar >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
148	32" Poplar >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.
149	28" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area.





### TREE SAVE

### SUMMARY

Tree Number Description	Tree Save Measures	Tree Numbe
	Tree to remain. Tree lies within the southwestern corner of the	
150 32" Oak >75'	Block A common area and RPA and no disturbance is proposed in	168
	this area.	
	Tree to remain. Tree lies within the southwestern corner of the	
151 32" Oak >75'	Block A common area and RPA and no disturbance is proposed in	171
	this area.	
	Tree to remain. Tree lies within the southwestern corner of the	
152 30" Oak >75'	Block A common area and RPA and no disturbance is proposed in	172
	this area.	
	Tree to remain. Tree lies within the southwestern corner of the	
200		170

150	32" Oak >75'	Block A common area and RPA and no disturbance is proposed in this area.
151	32" Oak >75'	Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
152	30" Oak >75'	Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
153	30" Oak >75'	Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
154	30" Oak >75'	Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
155	28" Oak >75'	Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
155A	36" Oak	Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
157	32" Poplar >75'	Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
158	32" Poplar >75'	Block A common area and RPA and no disturbance is proposed in
		this area.
		Tree to remain. Tree lies within the southwestern corner of the
159A	40" Beech	Block A common area and RPA and no disturbance is proposed in
		this area.

this area.		
Block A common area and RPA and no disturbance is proposed in	38" Beech	167
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	38" Poplar	166
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	32" Poplar >75'	165
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	32" Poplar >75'	164
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	28" Poplar >75'	163
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	30" Oak >75'	162
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	32" Beech	161
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	32" Poplar >75'	160
Tree to remain. Tree lies within the southwestern corner of the		
this area.		
Block A common area and RPA and no disturbance is proposed in	40" Beech	159A

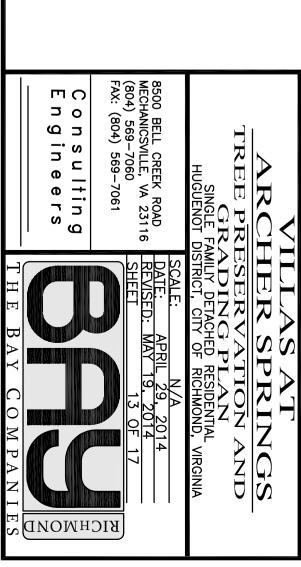
1738	132A, 141A, 155A, 159A, 173A, AND	ADDITIONAL TREES NUMBERED 56A,	WHEN NUMBERING TREES. THERE ARE 7	(20 TOTAL TREES) BEING SKIPPED	184, 185, 186, 187, 251 AND 254	104-109, 144, 156, 159, 169, 170,	DUE TO NUMBERS 32, 35, 40,	(256) AND TOTAL TREE COUNT (242)	DISCREPANCY BETWEEN TREE NUMBERING	NO E:

#### 173 245 215 214 213 193 179 234 232 212 182 180 178 177 181 26" oak = 72' 52" White Oak 36" Oak 32" 44" Oak 34" Poplar >75' 30" 28" Poplar >75' Description 28" Oak = 77' 36" Poplar >75' 36" White Oak 30" Poplar = 70' 18" Pine = 26" Poplar >75' 30" Poplar >75' 32" Poplar >75' 32" Oak >75' 32" Oak (x3) >75' 30" Oak >75' 38" Poplar 30" Maple 28" Oak >75' 18" Poplar = 81' ' Oak >75' Red Oak >75' Poplar >75' Poplar >75' 70' to Lot 42, Block A. To remain. Tree lies within pro Tree to remain. Tree located between Lots 33 and 34, Block A. grading is proposed in order to Adjacent to Lot 27, Block A. Tree to remain. Originally planned to be removed but the lot Tree to remain. Tree originally Adjacent to Lot 20, Block A. Block A common area and RPA proposed tree line behind Lot Tree to remain. Tree lies in eastern Block A common area within Block A. No grading proposed in area. Tree to remain. Tree located behind proposed house on Lot 31, Minimally grading proposed in grading proposed in Tree to remain. Tree located behind Lot 34, Block A. Minimally disturbance proposed in this area To remain. Tree lies in the eastern Block A common area. No To remain. Tree lies in the eastern Block A common area. No To remain. Tree lies within pro Tree to remain. Tree lie in eastern Block A common area. Adjacent 20' behind proposed home on Lot 45, Block A. Tree to remain. Tree lies within 26 and 27, Block A Tree to remain. Tree is located To remain. Tree is located on a section of Lot 33, Block A where no been placed at 20' behind the p Tree to remain. Tree lies within in order to save tree grading on Lots 32 and 33, Tree to remain. Tree lies within the Block A common area. Tree to remain. Tree lies within the Block A common area. Tree to remain. Tree lies within the Block A common area. Tree to remain. Tree lies within the Block A common area. Block A adjusted in order to sav Tree to remain. Tree lies within Adjacent to Lot 28, Block A. Tree to remain. Tree lies within Block A common area and RPA and no disturbance is proposed in Tree to remain. Tree lies within Block A common area and RPA and no disturbance is proposed in Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA Tree to remain. Tree lies within the southwestern corner of the behind Lots 25 and 26, Block A. Tree to remain. Tree lies within Tree to remain. Tree lies within the southwestern corner of the Tree Save Measures disturbance proposed in this area proposed BMP. Adjacent to Lot 25, Block A. proposed BMP Adjacent to Lot 24, Block A. Adjacent to Lot 24, Block A. Block posed tree line north of the A has been adjusted to 3:1 slopes and no disturbance is proposed in No disturbance is proposed in this 15, Block A posed tree line north of the behind grading proposed on Lots save tree. to be removed but Lots 23 and 24, and no disturbance is proposed in proposed tree line which is place proposed treeline, which has the Block A common area. the southwestern corner of the the western Block A common area roposed home in Lot 34, Block A. the Block A common area.

#### TREE REMOVAL SUMMARY

To be removed. Unavoidable due to proposed roadway location and proffered layout adjacent to Lot 46, Block A.	32" Oak >75'	133
To be removed. Tree is in unavoidable area of grading on Lot 46, Block A	32" Poplar >75'	132A
To be removed. Tree lies in area of 7' of fill on Lot 45, Block A therefore cannot be saved	32" Oak >75'	132
To be removed. Unavoidable due to house location on Lot 45, Block A and proffered layout. House moved as close to setback line as possible to try to save tree.	34" Poplar >75'	131
To be removed. Tree lies within proposed BMP	36" Poplar	129
To be removed. Tree lies within proposed BMP	34" Oak >75'	128
To be removed. Unavoidable due to house location on Lot 29, Block A and is in area of 6-7' of fill.	28" Poplar >75'	126
To be removed. Unavoidable due to house location on Lot 29, Block A and is in area of 6-7' of fill.	30" Poplar >75'	125
To be removed. Unavoidable due to house location on Lot 49, Block A and proffered layout. House moved as close to setback line as possible to try to save tree.	38" Oak	76
To be removed. Tree is in unavoidable area of grading on Lot 46, Block A	40" Gum	27
To be removed. Tree located in building foot print of house on Lot 2, Bock C. Unable to move house in a manner to save tree.	36" Maple	26
Dead tree to be removed. Located on Lot 56, Block A.	38" Gum (Dead)	15
To be removed. Tree located in path of proposed roadway.  Unavoidable due to proffered layout. Tree is adjacent to Lots 15  and 16, Block A	52" Red Oak	12
To be removed. Lot 16, Block A is in area of fill so tree will be removed with grading of the lot. Not feasible to adjust grading to save tree	36" Hickory	11
To be removed. Unavoidable due to house and driveway location on Lot 5, Block A. Due to lot size, shape, and location not feasible to relocate driveway for tree. Lot is also in area of 8' of fill.	36" Hickory	10
To be removed. Unavoidable due to house and driveway location on Lot 5, Block A. Due to lot size, shape, and location not feasible to relocate driveway for tree. Lot is also in area of 8' of fill.	38" Hickory	9
To be removed. Unavoidable due to house location on Lot 14, Block A. House is located as close to building setback line.	36" Hickory	6
Dead tree to be removed. Located on Lot 9, Block A.	36" Hawthorne (Dead)	5
Dead tree to be removed. Located on Lot 6, Block A.	48" Elm (Dead)	4
Tree Removal Explanation	Description	Tree Number Description





# TREE REMOVAL SUMMARY

Tree Number	Description	Tree Removal Explanation
136	28" Pine >75'	To be removed. Unavoidable due to house location on Lot 14, Block D and proffered layout. House moved as close to setback line as possible to try to save tree.
176	44" Poplar	To be removed. Unavoidable due to house location on Lot 24, Block A and proffered layout
188	30" Oak >75'	To be removed. Unavoidable due to house location on Lot 47, Block A and proffered layout
189	40" Oak	To be removed. Tree located in path of proposed roadway. Unavoidable due to proffered layout. Tree is adjacent to Lots 15 and 16, Block A
190	24" Poplar >75'	To be removed. Tree lies within area of fill between Lots 23 and 24. Not feasible to adjust grading in order to save tree.
191	18" Poplar = 70'	To be removed. Unavoidable due to house location on Lot 47, Block A and proffered layout
192	16" Poplar = 73'	To be removed. Unavoidable due to house location on Lot 27, Block A and proffered layout.
194	18" Poplar = 70'	To be removed. Tree located in area of fill between Lots 27 and 28, Block A. Tree will be removed with grading. Not feasible to adjust grading to save tree.
195	24" Poplar >75'	To be removed. Tree located in area of fill between Lots 27 and 28, Block A. Tree will be removed with grading. Not feasible to adjust grading to save tree.
196	24" Poplar >75'	To be removed. Tree located in area of fill in front of Lot 27, Block A. Tree will be removed with grading. Not feasible to adjust grading to save tree.
197	14" Poplar = 70'	To be removed. Tree located in proposed roadway in front of Lot 27, Block A. Unavoidable due to proffered layout.
198	14" Poplar > 75'	To be removed. Unavoidable due to house location on Lot 29, Block A and area is a 6-7' fill.
199	18" Pine > 75'	To be removed. Unavoidable due to house location on Lot 28, Block A.
200	18" Pine > 75'	To be removed. Tree located in proposed sidewalk in front of Lot 28, Block A. This is also an area of fill.
201	18" Poplar >75'	To be removed. Tree located in proposed roadway in front of Lot 41, Block A. Unavoidable due to proffered Layout.
202	16" Poplar = 72'	To be removed. Tree is located is a are of fill in front of Lot 41, Block A. Will be removed with grading. Not feasible to adjust grading in order to save tree.
203	18" Poplar = 70'	To be removed. Tree located is a are of fill in front of Lot 41, Block A. Will be removed with grading. Not feasible to adjust grading in order to save tree.
204	14" Poplar = 70'	To be removed. Tree located in proposed roadway in front of Lot 27, Block A. Unavoidable due to proffered layout.
205	14" Pine = 73'	To be removed. Tree located in proposed roadway in front of Lot 27, Block A. Unavoidable due to proffered layout.
206	18" Gum = 75'	To be removed. Tree Is located in an area of fill between Lots 12,

132A, 141A, 155A, 159A, 173A, AND	ADDITIONAL TREES NUMBERED 56A,	7	(20 TOTAL TREES) BEING SKIPPED	184, 185, 186, 187, 251 AND 254	144, 156,	DUE TO NUMBERS 32, 35, 40,	(256) AND TOTAL TREE COUNT (242)	DISCREPANCY BETWEEN TREE NUMBERING	NOTE:

13, Block D. No feasible to adjust grading in order to save tree.

# TREE REMOVAL SUMMARY

	241	240	239	238	237	236	235	233	231	230	229	228	227	226	225	224	223	222	221	220	219	218	217	216	211	208	207	Tree Number
	42" Oak = 80'	30" Oak = 83'	42" Oak old #40	24" Oak = 73'	26" Poplar = 75'	26" Oak = 83'	24" Oak = 75'	30" Oak = 72'	20" Oak = 72'	20" Oak = 76'	24" Poplar = 78'	16" Oak = 81'	36" Oak = 88'	24" Poplar = 77'	30" Poplar =90'	24" Poplar = 78'	28" Oak >75'	26" Poplar >75'	24" Poplar >75'	24" Oak >75'	48" Oak	40" Oak	28" Poplar >75'	20" Oak > 75'	26" Oak >75'	28" Poplar >75'	20" Gum = 73'	Description
c	To be removed. Tree lies in area of fill in the middle of the cul-de-sac. Tree will be removed with grading.	To be removed. Tree lies within and area of fill on Lot 38, Block A. Not feasible to adjust grading in order to save tree.	To be removed. Tree located in path of proposed roadway. Unavoidable due to proffered layout. Adjacent to Lot 38, Block A.	To be removed. Tree lies in area of fill in the middle of the cul-desac. Tree will be removed with grading.	To be removed. Tree lies in area of fill in the middle of the cul-desac. Tree will be removed with grading.	To be removed. Unavoidable due to proposed house location on Lot 32, Block A. House Location unable to be adjusted in a manner which would save tree.	To be removed. Unavoidable due to proposed house location on Lot 33, Block A. House Location unable to be adjusted in a manner which would save tree.	To be removed. Unavoidable due to proposed house location on Lot 34, Block A. House Location unable to be adjusted in a manner which would save tree.	To be removed. Tree lie within an area of fill between on Lot 35, Block A. Not feasible to adjust grading in order to save tree.	To be removed. Tree lie within an area of fill between Lots 35 and 36, Block A. Not feasible to adjust grading in order to save tree.	To be removed. Tree lie within an area of fill between Lots 36 and 37, Block A. Not feasible to adjust grading in order to save tree.	To be removed. Unavoidable due to house location on Lot 37, Block A. House location unable to be adjusted in a manner which would save tree.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Tree lies within proposed BMP.	To be removed. Unavoidable due to house location of Lot 43, Block A. Also, tree located within an area of fill.	To be removed. Tree is located in area of fill within Lot 44, Block A. Will be removed with grading. Not feasible to adjust grading in order to save tree.	Tree Removal Explanation

## REE REMOVAL SUMMARY

Tree Number Description	Description	Tree Removal Explanation
242	30" Oak = 78'	To be removed. Tree lies within and area of fill on Lot 37, Block A. Not feasible to adjust grading in order to save tree.
243	18" Poplar = 70'	To be removed. Unavoidable due to proposed house location on Lot 30, Block A. House Location unable to be adjusted in a manner which would save tree.
244	18" Pine = 70'	To be removed. Tree lies within and area of fill on Lot 31, Block A. Not feasible to adjust grading in order to save tree.
246	32" Oak = 80'	To be removed. Tree lies within proposed BMP.
248	30" Oak = 87'	To be removed. Tree lies within and area of fill on Lot 46, Block A. Not feasible to adjust grading in order to save tree.
249	28" Oak = 87'	To be removed. Tree lies within and area of fill on Lot 46, Block A. Not feasible to adjust grading in order to save tree.
250	36" Oak = 85'	To be removed. Unavoidable due to house location on Lot 47, Block A. If house location is adjusted tree would still lie with area of fill.
252	24" Poplar = 75'	To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree.
253	16" Poplar = 75'	To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree.
255	24" Poplar = 80'	To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree.
256	24" Poplar = 72'	To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree.

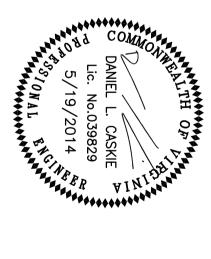
TREE SAVE OVERVIEW
TOTAL TREES GREATER THAN 36"
DIAMETER OR 75' IN HEIGHT

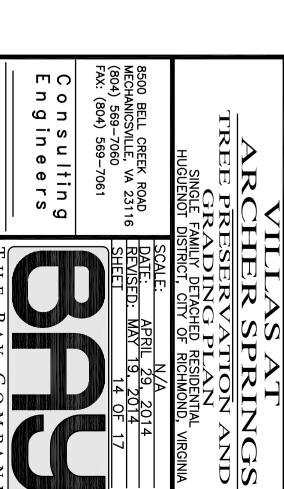
243

NOTE: SEE SHEET 3 FOR TREE SAVE AREA DELINEATION

TREE SAVE AREA: 18.94 AC (43.4% OF SITE)
TREES NEEDING TO BE REMOVED\_\_\_\_\_\_\_ 1 (00.7%)
TREES REMAINING\_\_\_\_\_\_\_ 151 (99.3%)
NOTE: TREE 5 IS DEAD AND THEREFORE BEING REMOVED
FROM TREE SAVE AREA

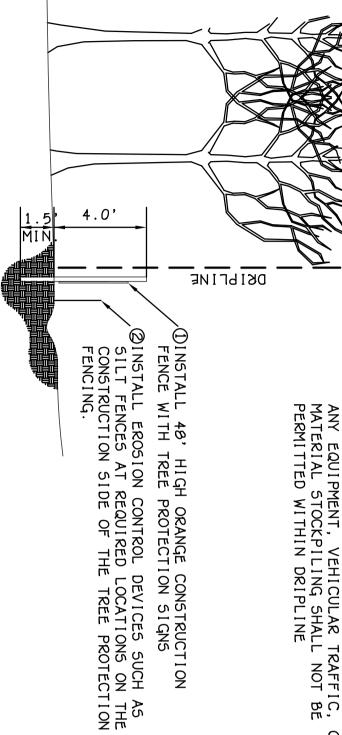
DEVELOPED AREA: 24.75 AC (56.6% OF SITE)
TREES NEEDING TO BE REMOVED\_\_\_\_\_\_ 77 (85.6%)
TREES REMAINING\_\_\_\_\_\_ 13 (14.4%)





**BICHMOND** 

### DRIPLINE - NOT TO SCALE -EXHIBIT



NOTE: ANY EQUIPMENT, VEHICULAR TRAFFIC, MATERIAL STOCKPILING SHALL NOT BE PERMITTED WITHIN DRIPLINE 웄

(1) INSTALL 48' HIGH ORANGE CONSTRUCTION FENCE WITH TREE PROTECTION SIGNS

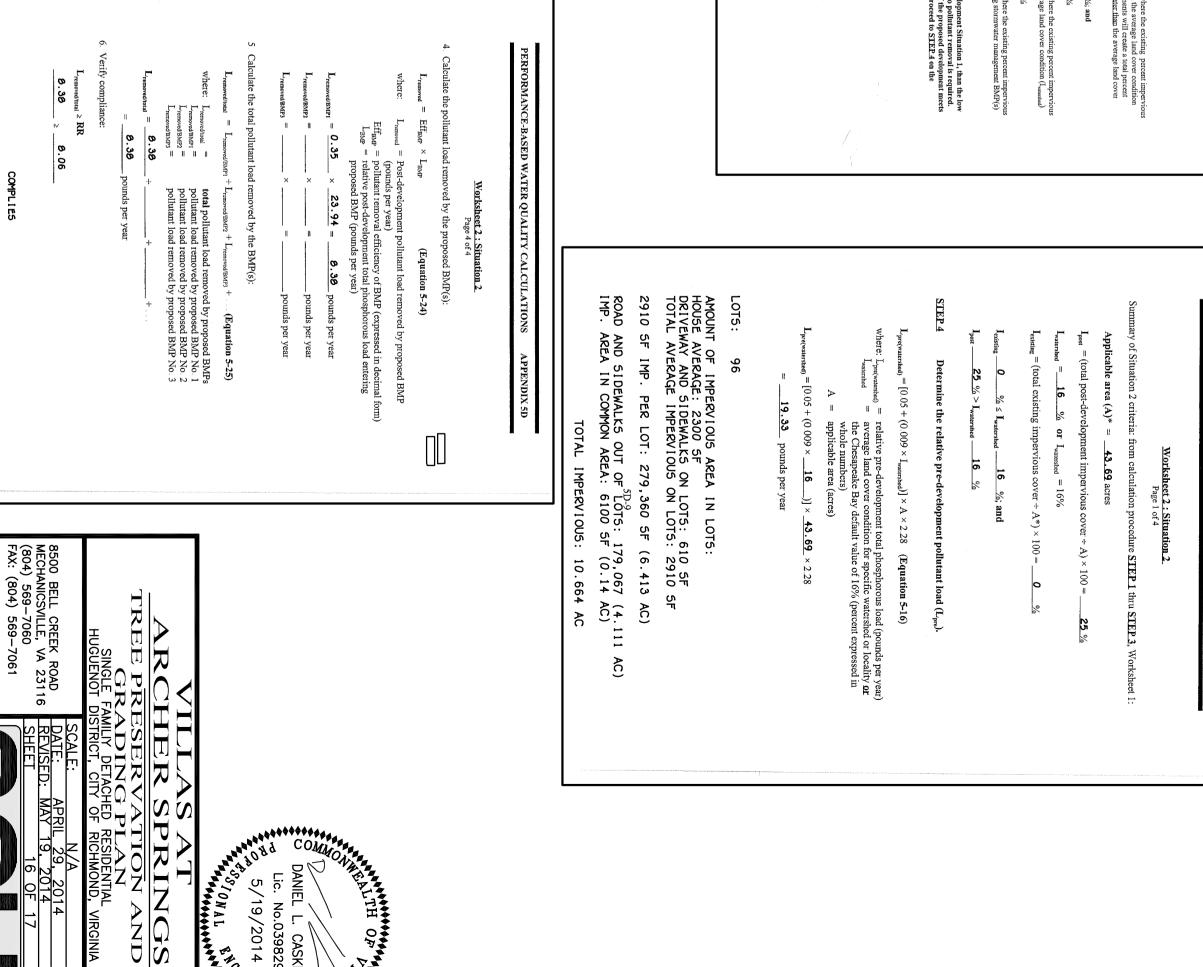
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5/19/2014
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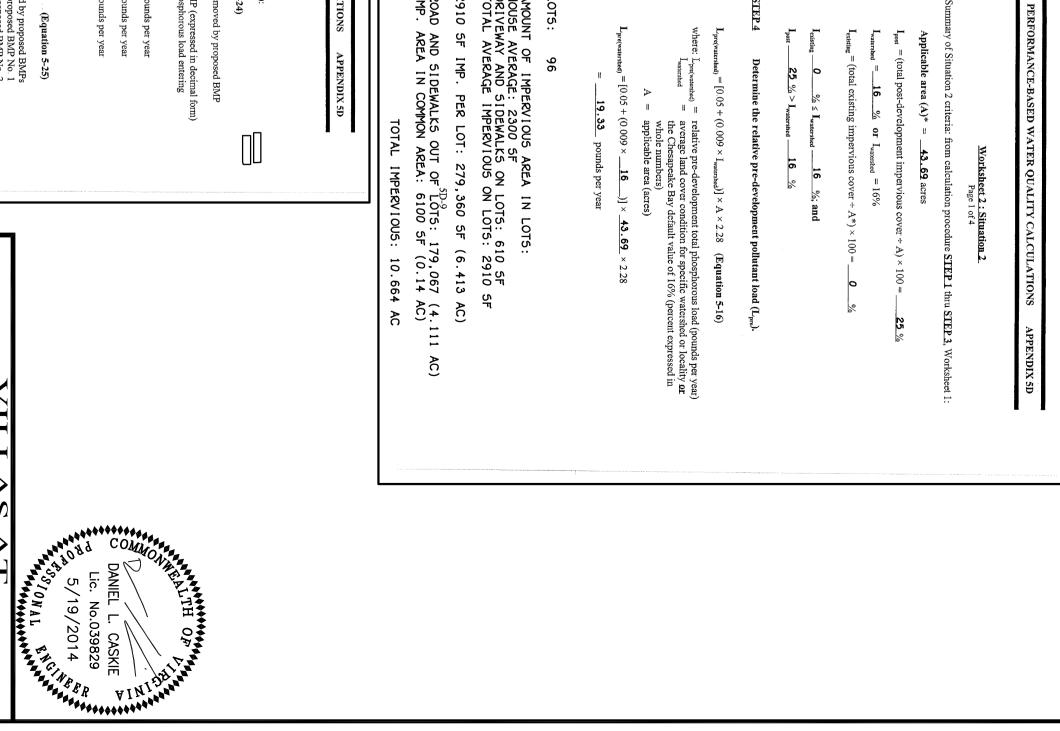
#### 8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116 (804) 569-7060 FAX: (804) 569-7061 $\mathsf{m} \, \mathsf{C}$ Consulting Engineers TREE PRESERVATION AND GRADING PLAN SINGLE FAMILY DETACHED RESIDENTIAL HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA VILLAS AT ARCHER SPRINGS SCALE: N/A DATE: APRIL 29, 2014 REVISED: MAY 19, 2014 SHEET 15 OF 17

BICHMOND

## TOTAL SITE AREA = 43.69 AC

	AREA GOING TO	21 ACRES DRAINAGE			
o. vemy				<u>\$D-1</u> 0	ı
6 V)		=pounds per year		11 26	I
L	2.28	$\mathbf{L}_{\text{BMP3}} = [0.05 + (0.009 \times \_\_\_)] \times \_\_\_\_ \times 2.2$	man among paggapay wa		
		pounds per year	The state of the s	Э	
	2.28	$\mathbf{L}_{\text{BMP2}} = [0.05 + (0.009 \times \_\_\_)] \times \_\_\_\times 2.2$	per	$RR = pollutant removal requirement (pounds per year)$ $L_{post} = relative post-development total phosphorous load (pounds per year)$	
¥.		= <b>23.94</b> pounds per year	n whole		
	28	$\mathbf{L}_{\text{BMP1}} = [0.05 + (0.009 \times 50)] \times 21 \times 228$		$EFF = (RR + L_{post}) \times 100 \qquad (Equation 5-22)$	
5 Calcu	(acres)	A = drainage area of proposed BMP	NOT A SQUARE SAN AND S	1. Determine the required pollutant removal efficiency for the site:	
	post-development percent impervious cover of BMP drainage area (percent expressed in whole numbers)	I <sub>BMP</sub> = post-development percent imper (percent expressed in whole num		STEP 7 Identify best management practice (BMP) for the site.	
I	phosphorous load entering	where: $I_{BMP} = \text{relative post-development total}$ proposed BMP (pounds per veal	go <b>10000</b> 000 (100 July 2) (100 July 2)		
	(Equation 5-23)	$\mathbf{L_{BMP}} = [0.05 + (0.009 \times \mathbf{I_{BMP}})] \times A \times 2.28$ (Equation 1)	P Contract discussions		
	<u>(8)</u>	<ol><li>Determine the pollutant load entering the proposed BMP(s):</li></ol>	, i i i	.39 - 19	
		BMP 3:	,	$\mathbf{R}\mathbf{R} = \mathbf{L}_{\mathrm{post}} - \mathbf{L}_{\mathrm{pref}(\mathrm{vacurshed})}$	
V		BMP 2:	han et i komune et e	STEP 6 Determine the relative pollutant removal requirement (RR).	
-		BMP 1: DETERMINE TO THE TOTAL PROPERTY OF THE		= Li. 97 pounds per year	
4. Calcu		S.		$L_{\text{post}} = [0.05 + (0.009 \times \cancel{20})] \times \cancel{70.07} \times 2.28$	
		Page 3 of 4	en e e e e e e e e e e e e e e e e e e	; ; ;	
	2	Worksheet 2 : Situation 2	ressed in	I <sub>post</sub> = post-development percent impervious cover (percent expressed in whole numbers)  A = numbers (Acres)	
			s per	where: L <sub>post</sub> = relative post-development total phosphorous load (pounds per year)	
PERF(	ULATIONS APPENDIX 5D	PERFORMANCE-BASED WATER QUALITY CALCULATIONS		[0.05 + (0.009	
				STEP 5 Determine the relative nost-development pollutant load (I)	
				Worksheet 2 : Situation 2 Page 2 of 4	
			DIX 5D	PERFORMANCE-BASED WATER QUALITY CALCULATIONS APPENDIX 5D	
					ı
	SD-7	5D-6		5D-5	
		lost			
		cover condition (L <sub>watershee</sub> ).		$I_{watershed} = 16\%$	
		cover $(I_{outsing})$ is less than or equal to the average land cover condition $(I_{outsing})$ and the proposed improvements will create a total percent impervious cover $(I_{peal})$ which is less than or equal to the average land		Otherwise, use the Chesapeake Bay default value:	
			Situation 1:	jurisdiction, use the watershed specific value determined by the locality as $I_{\text{transhed}}$	
		determine the appropriate development situation under which the performance criteria will apply Check $(\mathcal{M})$ the appropriate development situation as follows:	determine the appro Check (•) the appro	Average land cover condition $(L_{\rm numbed})$ : If the locality has determined land cover conditions for individual watersheds within its	
then proceed to STEP 4 on th	the criteria for development Situations 2, 3, or 4, 1 appropriate worksheet.	Determine the appropriate development situation.  ation determined in STEP 1 and STEP 2 provide enough information to	STEP 3 Dete  The site information	STEP 2 Determine the average land cover condition $(T_{waterbad})$ or the existing impervious cover $(I_{waterbad})$ .	
and no pollutant removal is re. If the proposed develop	If the proposed development meets the criteria for development situations, it density development is considered to be the BMP and no pollutant removal is The calculation procedure for Situation I stops here. If the proposed develop	LIE died stodio de die same as asea in 2 l'EF 1.		* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.	
		existing impervious	I <sub>enisting</sub> = (total	$I_{pot} = (total post-development impervious cover + A) \times 100 =25 \frac{6}{6}$	
nent where the existing percen existing stormwater manageme	Situation 4: This consists of land development where the existing perce cover ( ucing ) is served by an existing stormwater managem that addresses water quality	Ø		Total = 10.664 acres	
%	Iexisting —	acres	1 1	acres	
ts of land development where the existing percen is greater than the average land cover condition	Situation 3: This consists of land developm cover (L <sub>existing</sub> ) is greater than the		othe	other:	
16 %	I <sub>post</sub> 25_ % I <sub>watershed</sub>	parking lot =acres roadway =0.2_acres		parking lot =acres	
16 %; and	condition ( $v_{watershed}$ ).  In the condition ( $v_{watershed}$ ).	5		structures = 6.553 <sub>acres</sub>	
qual to the average land cover provements will create a total p is greater than the average lan	cover ( $\eta_{ansaty}$ ) is less than or equal to the average land cover ( $\eta_{ansaty}$ ) and the proposed improvements will create a total impervious cover ( $\eta_{ansaty}$ ) which is greater than the average lar	Determine the existing impervious cover of the development site if present Existing impervious cover:	Determine i Exis	Applicable area (A)* = $43.69$ acres  Post Asymptotic immeritions cover:	
nent where the existing perces	X Situation 2: This consists of land developn		Existing im	STEP 1 Determine the applicable area (A) and the post-developed impervious cover $(I_{post})$ .	
3 <b>11</b>	Worksheet 1 Page 3 of 3	Worksheet 1 Page 2 of 3		Worksheet 1 Page 1 of 3	
CALCULATIONS APP	PERFORMANCE-BASED WATER QUALITY CALCULATIONS	PERFORMANCE-BASED WATER QUALITY CALCULATIONS APPENDIX 5D	PERFORMANC	PERFORMANCE-BASED WATER QUALITY CALCULATIONS APPENDIX 5D	
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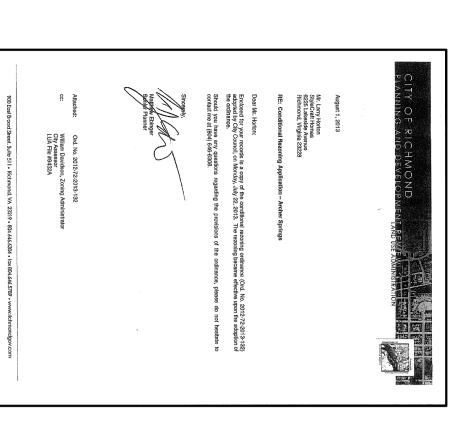
SCALE: N/A
DATE: APRIL 29, 2014
REVISED: MAY 19, 2014
SHEET 16 OF 17

VILLAS AT ARCHER SPRINGS

5D-11

COMPLIES

5D-12



Yorks. Pront and side yands shall be sodded and irrigated, exclusive of mulched flowerbeds and discaping. [Five-Assendiates-shall be responsible for lever maintenance of such yards.] The socialida shall be responsible for lever maintenance of such yards.

Directory, and Alloys. They shall be hard-scaped with either cobblestone, brick, asphalt, procest was, concrete or other similar materials.

(d) <u>Street Trees.</u> The neighborhood shall have street trees planted with a minimum of two (2) inch caliper as homes are built. Each lot shall have at least one (1) tree and corner lots shall have a minimum of two (2) trees.

[46][32][9, Severance. The unerforceability, elimination, revision or amendment of any profite set forth berein, in whole or in part, shall not affect the validity or enforceability of the other profitors or the unafforced part of any such profite.

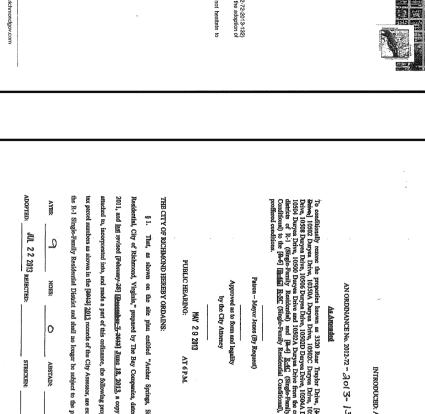
<u>Landscaping.</u> All improved lots shall have landscaping of similar uniform design.

<u>Home Siza.</u> Homes shall be detached and shall have a minimum of [ens-thousand-six-baseled six-baseled fix landred fifty.(1.550) square feet of finished floor area. All homes will have floor master saltes.

高級路。All homes shall have a minimum of a two (2) car garage either attached or detacled, shall be either side-loaded, rear-loaded, or detached and a maximum of (bhirty-five (39)) (函数 |大小灯収 (35) percent (aha引 may be from-loaded.

LMatrials. Exterior wall materials (exclusive of windows, doors and architectural features) used are brick, stone, cultured stone, composite-type siding, connentificate stding, BLE-Si, a consideration of the foregoing materials based on individual sendenced decigns. The [Communicy] Planning and Development Review prior to the issuance of a building permit to authority to modify and approve architectural features and materials.

3 of 3



THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the site plan entitled "Archer Springs, Single-Family Residential, City of Richmond, Virginia," prepared by The Bay Companies, dated March 30, 2011, and last revised (Feshessey-249) [Bassember-7-2043] June 16, 2013, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the [2042a] 2013 records of the City Assessor, are excluded from the R-1 Single-Family Residential District and shall no longer be subject to the provisions of o conditionally rezone the properties known as 3220 Rear Traylor Drive, [46439-Daeyee shee] 16302 Daryee Drive, (1650B Daryee Lowe, 16502 Daryee Drive, (1650B Daryee Lowe, 16504 Daryee Drive, (16504 Daryee Drive, 16504 Daryee Drive from the current zoning stricts of R-1 (5660-Pemily Residential) and 16502A Daryee Drive from the current zoning stricts of R-1 (5660-Pemily Residential) and 16502A Daryee Drive and 1650 AN ORDINANCE No. 2012-72 - A O ( 3- 13A

> sections 114-402.1 through 114-402.7 of the Code of the City of Richmon and that the same are included in the [R+4] [R±1] R±2 Single-Pamily R shall be subject to the provisions of sections [R+4-4040] [R±4-4083] 114-410.7 and all other applicable provisions of Chap the City of Richmond (2004), as amended:
>
> 3320 Real Traylor Drive C001-1234/039 10502 C Duryan Drive C001-1234/039 10502 C Duryan Drive C001-1234/039 10502 C Duryan Drive C001-1234/039 A portion of 10502 A Duryan Drive C001-1244/034 A portion of 10502 B Duryan Drive C001-1244/035 A portion of 10504 Duryan Drive C001-1244/035 A portion of 10502 B Duryan Drive C001-1244/035 A portion of 10504 Duryan Drive C001-1244/035 A portion of 1 e of the City of Richmond (2004), as amended, 41 R.3 Single-Family Residential District and 4-440-3] [144-468.1] 116-416.1 through [444-sable provisions of Chapter 114 of the Code of

\$2. That, as shown on the site plan entitled "Archer Springs, Single-Family Residential, City of Richmond, Virginia," prepared by The Bay Companies, dated March 20, 2011, and last revised February 28] [Becomber 7, 4812] June 18, 2013, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tex parcel numbers as shown in the [9043] 2012 reconts of the City Assessor, [6]-are-encluded from the R-1-Single-Femily-Residential-Dienties (Constitionary) (II) shall no langue be subject to the provisions of sections 114 408.1 shrough 114 408.7 of the Carle of the City of Richmond (2009), as assession, [44] in the langue be subject to the provisions of sections 114 408.1 through [11] 408.7 of the Code of the City of Richmond (2004), as assession, [14] and no longer be subject to the provisions of sections 114 408.1 through 114-408.7 of the Code of the City of Richmond (2004), as assession, [16] that no longer be ultitonal (II) shall no longer be subject to she previsions of sections 114-408.1 shrough 408.7 of the Code of the City of Richmond (2004), as amended, (II) shall no longer be set to the conditions profisced by the owners of the properties pursuant to Ordinance No. '237-216, adopted October 8, 2007, [6-9] [6H] (tr) are included in the [7-4] [8-4] R-5 le-Family Residential District and [6-9] [6H] (r) shall be subject to the provisions of

5. <u>Underground Utilities.</u> Except for junction boxes, meters, traumission mains and existing utility limes and technical or environmental reasons, all utility lines shall be underground. <u>A good-dath afford shall be made to have that utilities can like siller-leaded block fluess to be basied from the aller.

6. <u>Street Side Improvements.</u> Street side improvements described below will be intended as homes are built on lots developed on the properly, generally as shown on the sketch plan actival "Arabie Springs", prepared by The 500 Companies, the plan, dated March 30, 2011, and revised belong 14, 2012, facility Descanities 7, 2012, and June, 38, 2013, about the theoretic materials withinton are approved by the Planning Generalized Commission at the time of tentative subdivision approved.

(b) <u>Mailbooks and Surgeot Exist</u>, All improved lots shall have uniform natiboxes and support posts installed of the same design.</u>

deadrie Communis and Restrictions. Prior to or consument with the recordation of the first into the and before this corresponse of any position of the Proparty coward by said antibilision fifter than for declication of essentants, racked or utilities), a document shall be recorded in the Office of the Association of the City of Richmond, Virguist, establishing a filt measure station (the Association) to coverse devolutions and maintenance of central priorities of the Property's station (the Association). The Declimition shall address responsibility of maintenance of buffers, ones agont, yards and common areas, and shall establish standards for architectural control of improvements upon on the Property.

ting House on the Property. The house has been restored and maintained and not subject to [see selected and maintained and not subject to [see selected the notifices applicable to new construction.

No more than [ene-hundred-and-two (103)] [ablicoped on the Property.

(c) <u>Sidownik, Curb, and Gritter.</u> A sidowalk and curb and gutter shall be provided within the development on both sides of all internal public streets [and-along-the-development-founds development for both sides of the forms is built, along Daryon-Driva). Sidowalks shall be installed in front of each lot as the forms is built.

ions [144-149.1] [<u>1844-186.2] 114-419.1</u> through [144-449.7] <u>[1844-198.2] 114-419.7</u> and all supplicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as

Persuant to the provisions of feetabes test-Giespase-93) <u>Acticle XII. Division 2.of Cissolar 11.4</u> of the Richmond City Code, <u>(2014)</u>, as <u>manufact</u> SprioCraft Homes Rev., (the Application, thereby submit application for a conditional recursing for (44-94) <u>REASE</u>. <u>Ref. which consider of Reproductions areas on the north side of Duryon Drive approximately #250s. Feet from the intersection with Old Clum Road.</u>

Proffered (Genesision) <u>Conditions</u> for Archer Springs Subdivision ted and re-stated (Fobrasey-28, 2013) <u>(March-27) (Mex-141 June 18, 2013</u>

Sile Plan. The property shall be developed generally as shown on a plan entitled "Archer Springs" propaged by The Bay Companies, clained March 30, 2011, and revised February 28, 2012, [ass8] <u>December</u> 2015 and 2016 and 2016 and 2016 archer the archer that modifications to the plan are approved at the time of subdivision approval.

A portion of 10500 Duryea Drive C001-1254/028
A portion of 10502 Duryea Drive C001-1254/024
A portion of 10502 Duryea Drive C001-1254/024
A portion of 10502 B Duryea Drive C001-1254/026
A portion of 10502 B Duryea Drive C001-1254/027
A portion of 10504 Duryea Drive C001-1254/027
10504 A Duryea Drive C001-1254/027
10505 Duryea Drive C001-1254/027
10506 Duryea Drive C001-1254/027
C001-1254/027
C001-1254/027
C001-1254/027

§ 3. That this rezoning shall be conditioned upon the compliance by the owner or owners with all of the profitered conditions emittled "Profitered [Genekisten] Conditions for Archer Springs Subdivision, Amended and re-stated [Pebruary-28, 2013] [https://doi.org/10.138 mtil a subsequent amendment to the City's zoning ordinance changes the zoning of the parcels ezoned by this ordinance and specifically repeals such conditions.

§ 4. That Ordinance No. 2007-237-216, adopted October 8, 2007, be and is hereby ffered conditions to the Diseaser of Community Development shall be decented to be to the Diseaser of Flanning and Development Review). These conditions, having been by the owners or owners and accepted by the City, shall continue in full force and effect the opening of the parcels

C DANIEL L. CASKIE Lic. No.039829
5/19/2014
5/5/10/14

# TREE PRESERVATION AND GRADING PLAN SINGLE FAMILY DETACHED RESIDENTIAL HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA VILLAS AT ARCHER SPRINGS

8500 BELL CREEK ROAD MECHANICSVILLE, VA 23116 (804) 569-7060 FAX: (804) 569-7061 SCALE: N/A
DATE: APRIL 29, 2014
REVISED: MAY 19, 2014
SHEET 17 OF 17 **KICHWOND** 

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