

WAL-MART REAL ESTATE  
BUSINESS TRUST  
2401 SHEILA LANE  
PARCEL ID# C0030177056  
ZONED: R-2

WAL-MART REAL ESTATE  
BUSINESS TRUST  
2401 SHEILA LANE  
PARCEL ID# C0030177056  
ZONED: R-2

PHASE II CHIPPENHAM  
VILLAGE ASSOCIATES  
7541 DRUMHELLER DR  
PARCEL ID# C0030177015  
ZONED: R-4B

PHASE II CHIPPENHAM  
VILLAGE ASSOCIATES  
7541 DRUMHELLER DR  
PARCEL ID# C0030177015  
ZONED: R-4B

STRATFORD BETHANY LLC  
& GEI STRATFORD LLC  
2328 E TREMONT CT  
PARCEL ID# C0030177002  
ZONED: R-4B

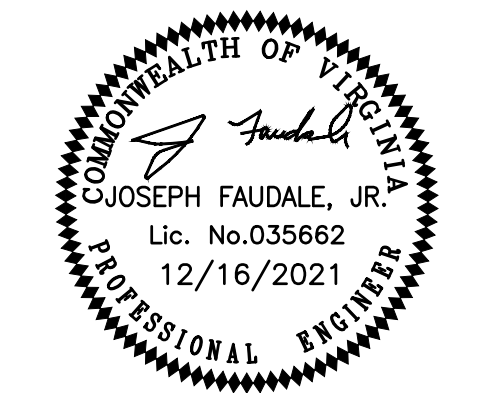
- LEGEND**
- ASPHALT PAVEMENT
  - CONCRETE SURFACE

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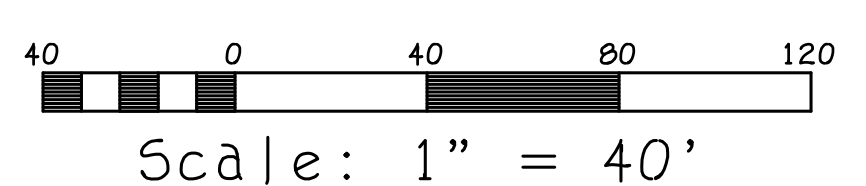
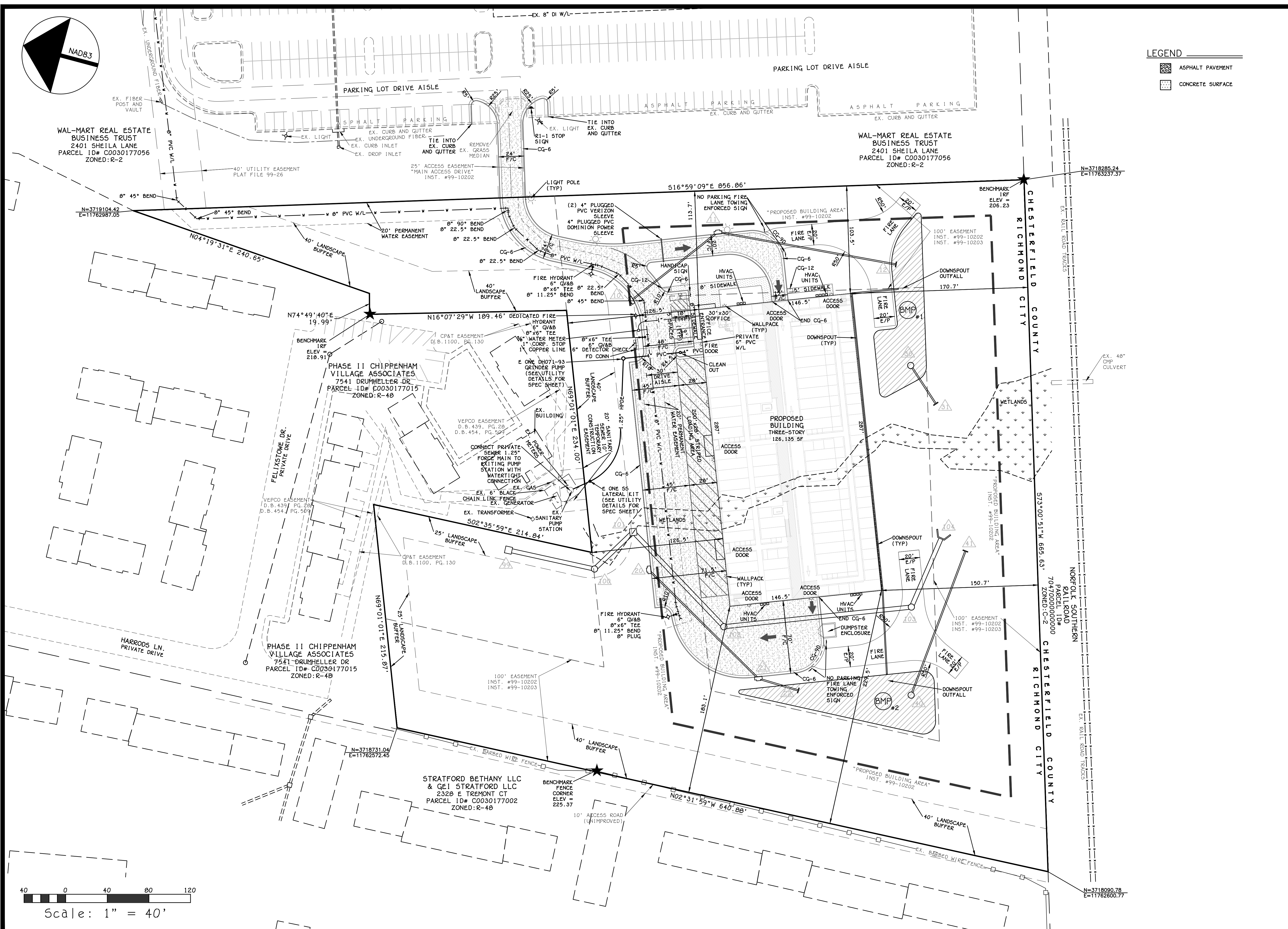
8500 BELL CREEK ROAD  
MECHANICSVILLE, VA 23116  
(804) 569-7060  
FAX: (804) 569-7061

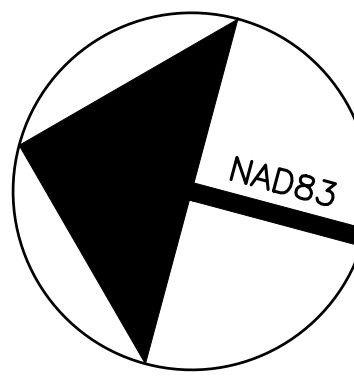


PROJECT:  
**Forest Hill Storage**  
2100 Sheila Lane  
Huguenot District  
City of Richmond, Virginia

SHEET:  
**Layout & Utility Plan**

SHEET NO:  
**C6**  
JOB NO. 17051





PLANTING SCHEDULE									
KEY	NUMBER	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	STAKING	CANOPY @ 10 YRS.	TOTAL CANOPY
⊙	1	PRUNUS X YEDOENSIS	YOSHINO CHERRY	6' HEIGHT	see plan	B & B	If needed	75	75
⊙	5	LIGUSTRUM SPP	PRIVET	18-24"	see plan	CONT.	No	N/A	N/A

LANDSCAPE CONTRACTOR MAY SUBSTITUTE TREE SPECIES DUE TO AVAILABILITY OR OWNER PREFERENCE. CITY APPROVAL IS REQUIRED FOR PLANT SUBSTITUTIONS.

LANDSCAPE REQUIRED:  
 10 SF OF LANDSCAPING PER PARKING SPACE  
 1 LARGE CANOPY/ORAMENTAL TREE FOR EVERY 8 SPACES  
 5 SPACES \* 10 SF PER SPACE = 50 SF OF LANDSCAPING REQUIRED  
 5 SPACES @ 1 TREE PER 8 SPACES = 1 TREES REQUIRED

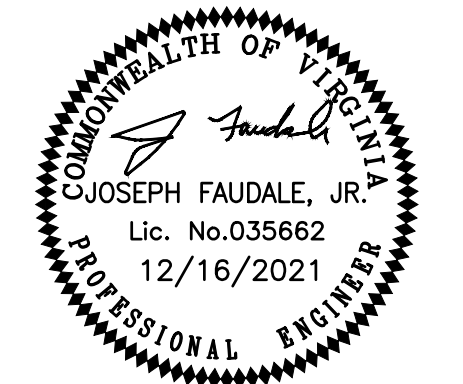
PROVIDED: 705 SF LANDSCAPING AREA  
 1 TREES

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**THE BAY COMPANIES**  
**bay**  
 CIVIL ENGINEERS

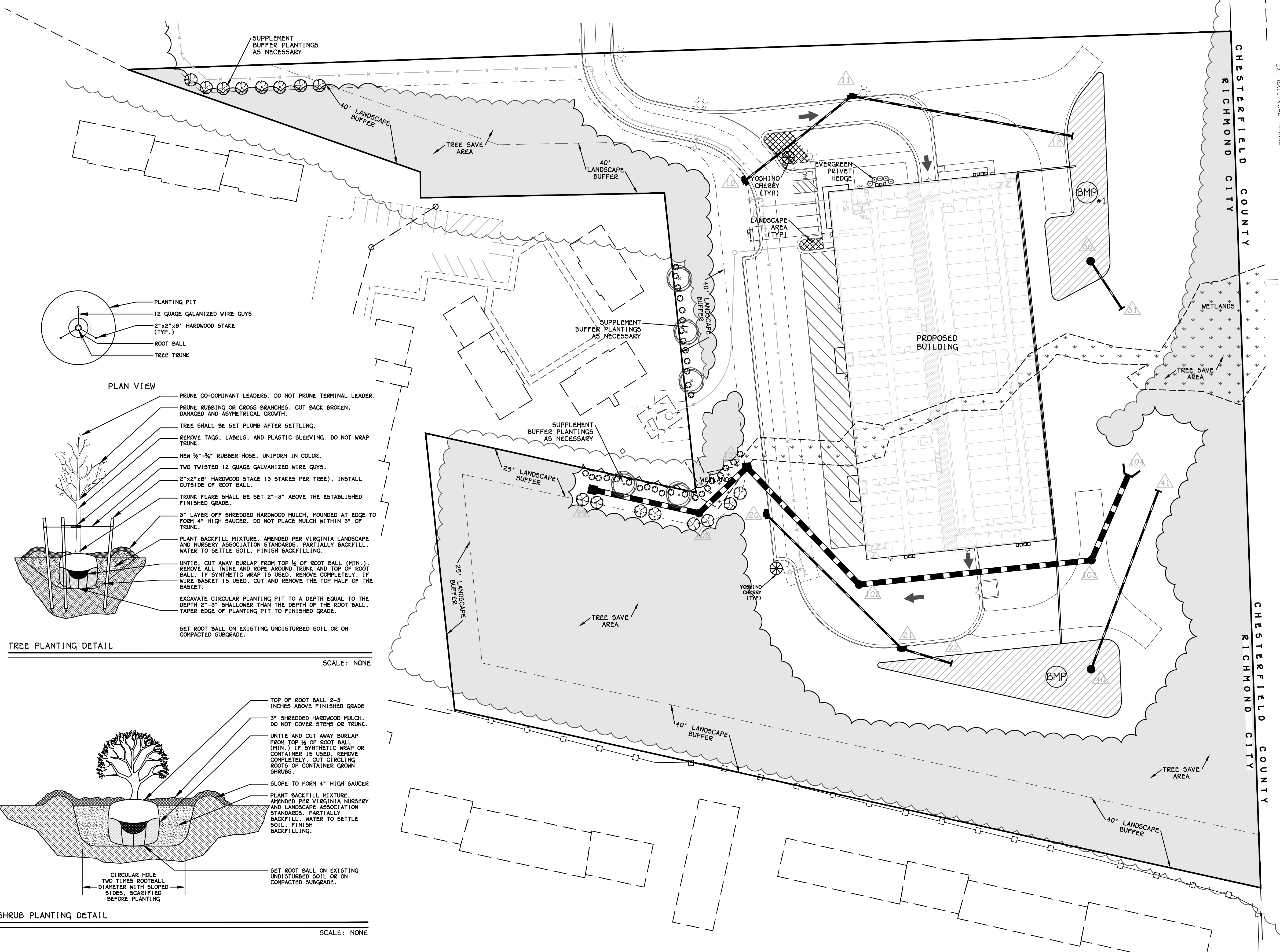
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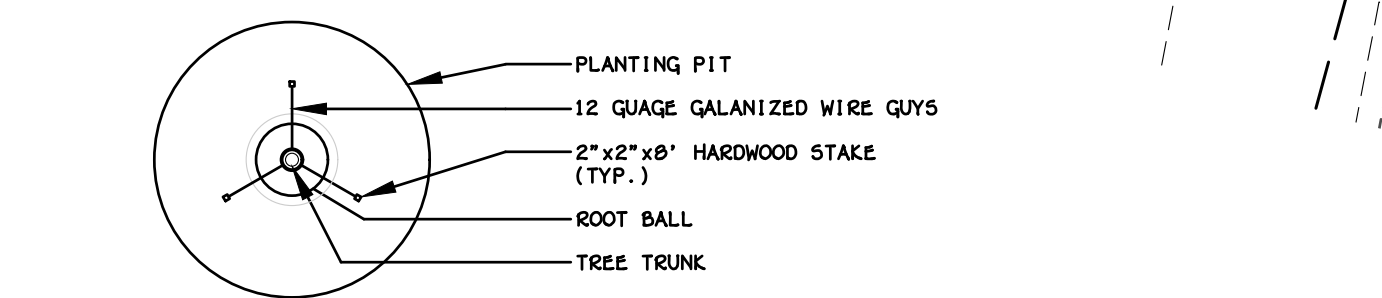
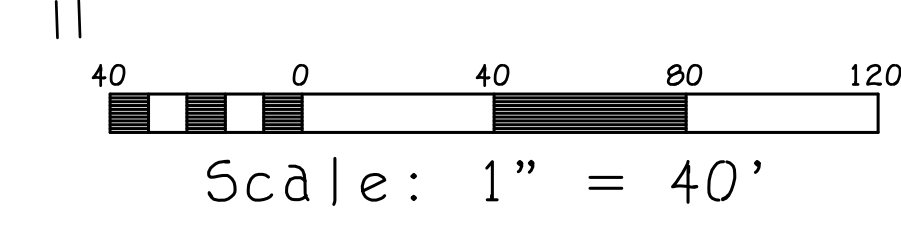
PROJECT:  
**Forest Hill Storage**  
 2100 Sheila Lane  
 Huguenot District  
 City of Richmond, Virginia

SHEET:  
**Landscape Plan**

SHEET NO:  
**L1**  
 JOB NO. 17051

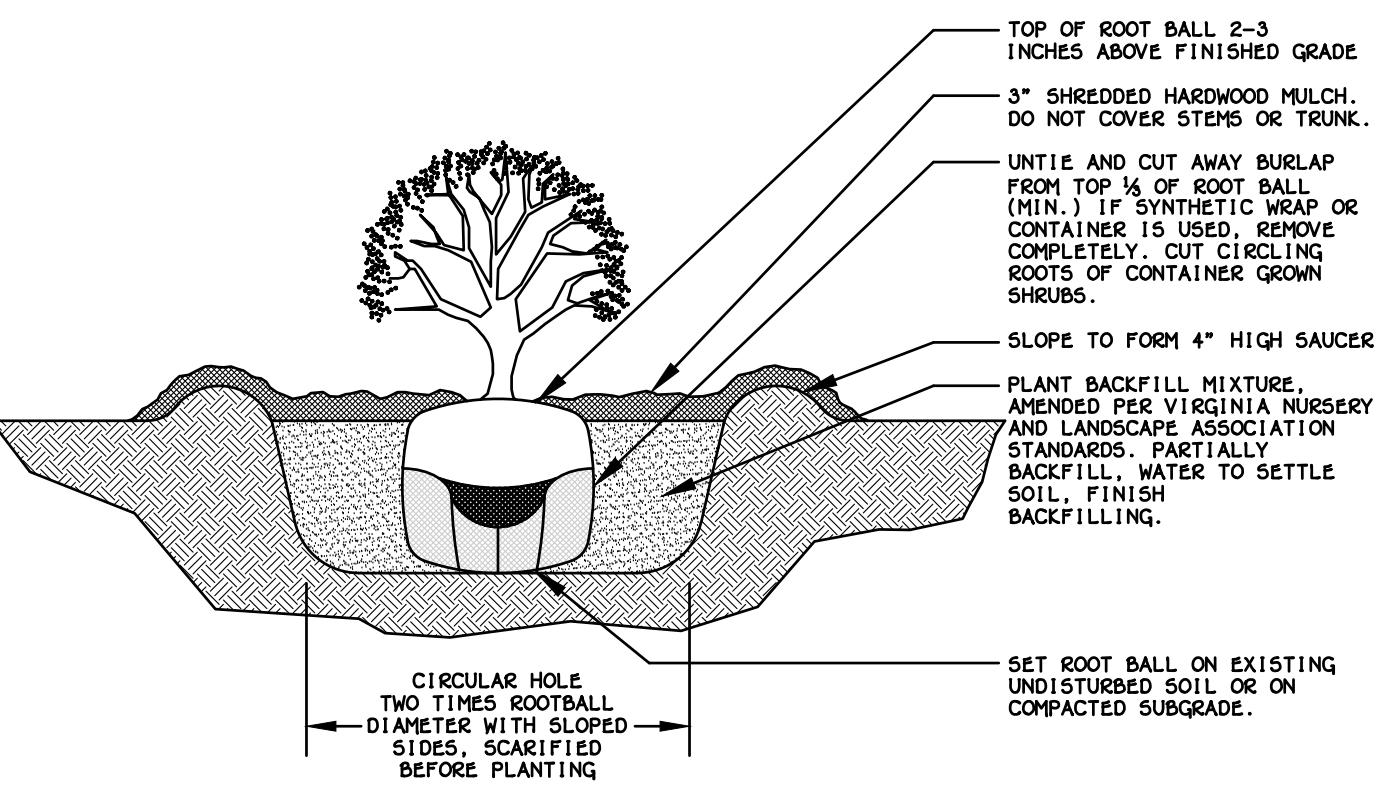


- NOTES:
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANSI Z60.1-2004).
  - CONTRACTOR SHALL COMPLY WITH "THE STANDARDIZED LANDSCAPE SPECIFICATIONS FOR THE COMMONWEALTH OF VIRGINIA", PUBLISHED BY THE VIRGINIA NURSERY & LANDSCAPE ASSOCIATION, EXCEPT AS STATED WITHIN THE DRAWINGS OR PROJECT SPECIFICATIONS.
  - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES WITH MISS UTILITY (1-800-552-7001) PRIOR TO COMMENCING WORK.
  - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
  - A COMPLETE LIST OF PLANTS, INCLUDING SCHEDULE OF INSTALLED SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING.
  - EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TREE PROTECTION IN ACCORDANCE WITH THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK (1992), STANDARD 3.3B.
  - CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS OR WITHIN DRIFTLINES OF TREES. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
  - WRITTEN APPROVAL FOR PLANT SUBSTITUTIONS OR RELOCATION MUST BE OBTAINED IN ADVANCE FROM THE OWNER'S REPRESENTATIVE. THE OWNER MAY INSTALL SUPPLEMENTAL PLANT MATERIAL IN ADDITION TO PLANTS SHOWN. REFER TO LOCAL ORDINANCES FOR RESTRICTIONS THAT MAY APPLY.
  - THIS PLAN IS INTENDED FOR PLANTING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.
  - GROUPINGS OF PLANTS SHALL BE MULCHED IN A CONTINUOUS FASHION.
  - ALL AREAS NOT OTHERWISE DESIGNATED SHALL RECEIVE TURF SEED OR SOG AS SPECIFIED IN "THE STANDARDIZED LANDSCAPE SPECIFICATIONS FOR THE COMMONWEALTH OF VIRGINIA", PUBLISHED BY THE VIRGINIA NURSERY & LANDSCAPE ASSOCIATION, EXCEPT AS STATED WITHIN THE DRAWINGS OR PROJECT SPECIFICATIONS.
  - BUILDING ENTRIES AND SIDEWALKS SHOWN ARE APPROXIMATE. REFER TO BUILDER'S PLANS FOR ACTUAL LOCATIONS AND CONSTRUCTION DETAILS.

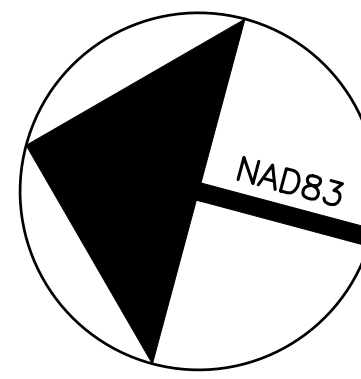


- PLANTING PIT
- PRUNE CO-DOMINANT LEADERS. DO NOT PRUNE TERMINAL LEADER.
  - PRUNE RUBBING OR CROSS BRANCHES. CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH.
  - TREE SHALL BE SET PLUMB AFTER SETTLING.
  - REMOVE TAGS, LABELS, AND PLASTIC SLEEVING. DO NOT WRAP TRUNK.
  - NEW 1/2"-3/4" RUBBER HOSE, UNIFORM IN COLOR.
  - TWO TWISTED 12 GAUGE GALVANIZED WIRE GUYS.
  - 2" x 2" x 8" HARDWOOD STAKE (3 STAKES PER TREE). INSTALL OUTSIDE OF ROOT BALL.
  - TRUNK FLARE SHALL BE SET 2"-3" ABOVE THE ESTABLISHED FINISHED GRADE.
  - 3" LAYER OFF SHREDDED HARDWOOD MULCH, MOUNDED AT EDGE TO FORM 4" HIGH SAUCER. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
  - PLANT BACKFILL MIXTURE, AMENDED PER VIRGINIA LANDSCAPE AND NURSERY ASSOCIATION STANDARDS. PARTIALLY BACKFILL, WATER TO SETTLE SOIL, FINISH BACKFILLING.
  - UNTIE, CUT AWAY BURLAP FROM TOP 1/3 OF ROOT BALL (MIN.). REMOVE ALL TWINE AND ROPE AROUND TRUNK AND TOP OF ROOT BALL. IF SYNTHETIC WRAP IS USED, REMOVE COMPLETELY. IF WIRE BASKET IS USED, CUT AND REMOVE THE TOP HALF OF THE BASKET.
  - EXCAVATE CIRCULAR PLANTING PIT TO A DEPTH EQUAL TO THE DEPTH 2"-3" SHALLOWER THAN THE DEPTH OF THE ROOT BALL. TAPER EDGE OF PLANTING PIT TO FINISHED GRADE.
  - SET ROOT BALL ON EXISTING UNDISTURBED SOIL OR ON COMPACTED SUBGRADE.

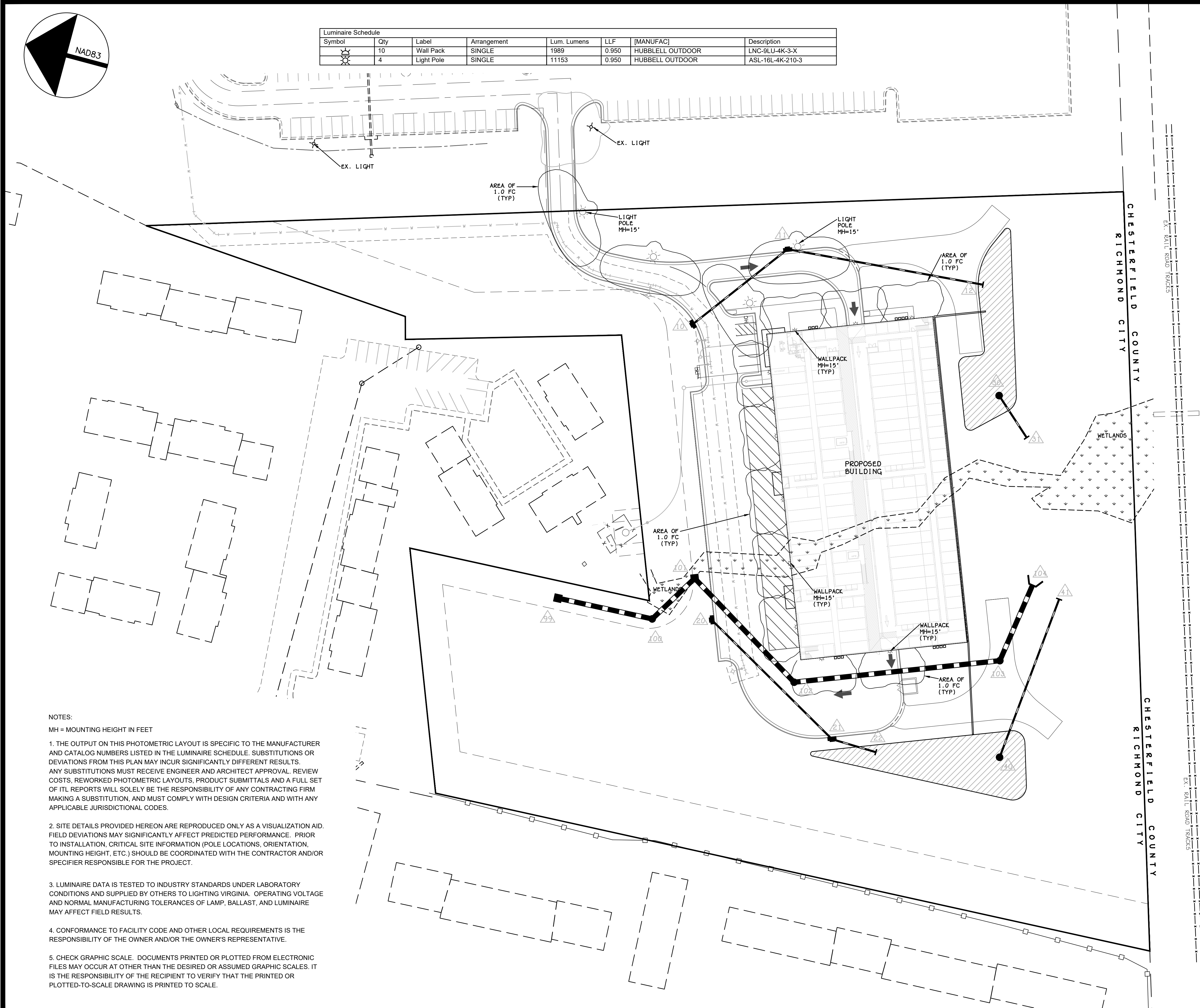
TREE PLANTING DETAIL  
 SCALE: NONE



SHRUB PLANTING DETAIL  
 SCALE: NONE



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	(MANUFAC)	Description
	10	Wall Pack	SINGLE	1989	0.950	HUBBELL OUTDOOR	LNC-9LU-4K-3-X
	4	Light Pole	SINGLE	11153	0.950	HUBBELL OUTDOOR	ASL-16L-4K-210-3



**NOTES:**

MH = MOUNTING HEIGHT IN FEET

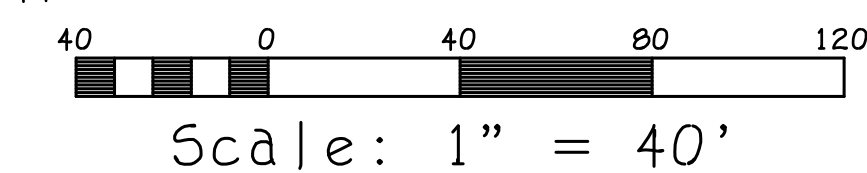
1. THE OUTPUT ON THIS PHOTOMETRIC LAYOUT IS SPECIFIC TO THE MANUFACTURER AND CATALOG NUMBERS LISTED IN THE LUMINAIRE SCHEDULE. SUBSTITUTIONS OR DEVIATIONS FROM THIS PLAN MAY INCUR SIGNIFICANTLY DIFFERENT RESULTS. ANY SUBSTITUTIONS MUST RECEIVE ENGINEER AND ARCHITECT APPROVAL. REVIEW COSTS, REWORKED PHOTOMETRIC LAYOUTS, PRODUCT SUBMITTALS AND A FULL SET OF ITL REPORTS WILL SOLELY BE THE RESPONSIBILITY OF ANY CONTRACTING FIRM MAKING A SUBSTITUTION, AND MUST COMPLY WITH DESIGN CRITERIA AND WITH ANY APPLICABLE JURISDICTIONAL CODES.

2. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

3. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS AND SUPPLIED BY OTHERS TO LIGHTING VIRGINIA. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

4. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

5. CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



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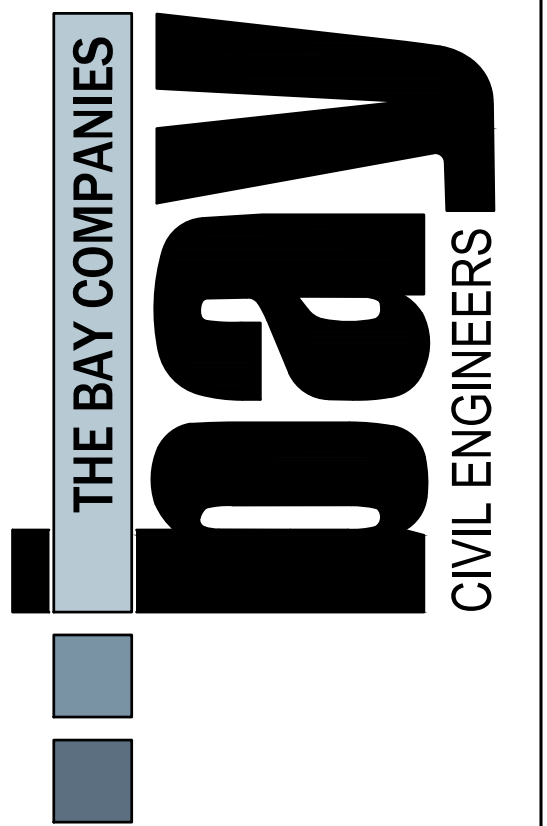
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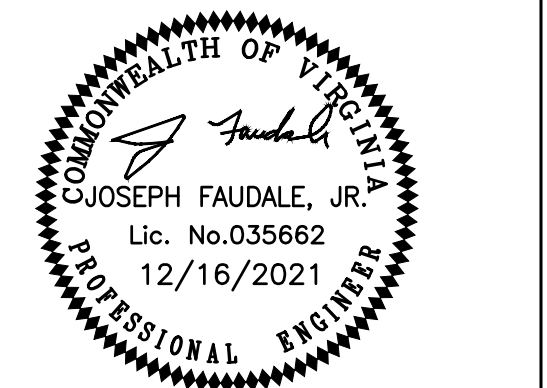
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(804) 569-7060  
FAX: (804) 569-7061



PROJECT:

## Forest Hill Storage

2100 Sheila Lane

Huguenot District  
City of Richmond, Virginia

SHEET:

## Lighting Plan

SHEET NO:

L2

JOB NO. 17051

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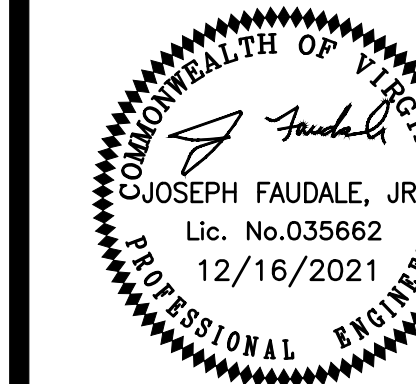
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FAX: (804) 569-7061



PROJECT:

**Forest Hill Storage**

2100 Sheila Lane

Huguenot District  
City of Richmond, Virginia

SHEET:

Lighting  
Details

SHEET NO:

L3

JOB NO. 17051

Job Name: LNC2-TLU4K-3-XX Catalog Number: LNC2-TLU4K-3-XX Type: W3

**LNC2 SERIES**  
HUBBELL Outdoor Lighting

**DESCRIPTION:**  
LNC2 Series is a rugged, adjustable, high-pressure sodium (HPS) or metal halide (MH) street lighting fixture. It is designed for use in a variety of applications, including street lighting, parking lots, and industrial areas. The fixture is available in two mounting styles: top-mount and bottom-mount. It features a die-cast aluminum housing and a clear polycarbonate lens. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount.

**PERFORMANCE DATA:**

Mounting Style	Mounting Height	Beam Spread	Foot Candles
Top-Mount	10'	120°	1.5
Top-Mount	12'	120°	1.5
Top-Mount	15'	120°	1.5
Bottom-Mount	10'	120°	1.5
Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: LNC2-TLU4K-3-XX Catalog Number: LNC2-TLU4K-3-XX Type: W3

**DESCRIPTION:**  
LNC2 Series is a rugged, adjustable, high-pressure sodium (HPS) or metal halide (MH) street lighting fixture. It is designed for use in a variety of applications, including street lighting, parking lots, and industrial areas. The fixture is available in two mounting styles: top-mount and bottom-mount. It features a die-cast aluminum housing and a clear polycarbonate lens. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount.

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Top-Mount	15'	120°	1.5
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Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: LNC2-TLU4K-3-XX Catalog Number: LNC2-TLU4K-3-XX Type: W3

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Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: ASL-16L4K-210-3-U-XX Catalog Number: ASL-16L4K-210-3-U-XX Type: P3

**AIR0 LED SERIES**  
HUBBELL Outdoor Lighting

**DESCRIPTION:**  
AIR0 Series is a rugged, adjustable, high-pressure sodium (HPS) or metal halide (MH) street lighting fixture. It is designed for use in a variety of applications, including street lighting, parking lots, and industrial areas. The fixture is available in two mounting styles: top-mount and bottom-mount. It features a die-cast aluminum housing and a clear polycarbonate lens. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount.

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Top-Mount	15'	120°	1.5
Bottom-Mount	10'	120°	1.5
Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: ASL-16L4K-210-3-U-XX Catalog Number: ASL-16L4K-210-3-U-XX Type: P3

**DESCRIPTION:**  
AIR0 Series is a rugged, adjustable, high-pressure sodium (HPS) or metal halide (MH) street lighting fixture. It is designed for use in a variety of applications, including street lighting, parking lots, and industrial areas. The fixture is available in two mounting styles: top-mount and bottom-mount. It features a die-cast aluminum housing and a clear polycarbonate lens. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount. The fixture is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount.

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Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: ASL-16L4K-210-3-U-XX Catalog Number: ASL-16L4K-210-3-U-XX Type: P3

**PERFORMANCE DATA:**

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Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: ASL-16L4K-210-3-U-XX Catalog Number: ASL-16L4K-210-3-U-XX Type: P3

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Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: SNS-20-40-11-AB-PCXX-DM19-8C Catalog Number: SNS-20-40-11-AB-PCXX-DM19-8C Type: POLE

**Area Lighting Poles - Square Non-Tapered**

**DESCRIPTION:**  
SNS-20-40-11-AB-PCXX-DM19-8C is a square non-tapered area lighting pole. It is designed for use in a variety of applications, including street lighting, parking lots, and industrial areas. The pole is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount. The pole is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount.

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Top-Mount	15'	120°	1.5
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Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5

Job Name: SNS-20-40-11-AB-PCXX-DM19-8C Catalog Number: SNS-20-40-11-AB-PCXX-DM19-8C Type: POLE

**DESCRIPTION:**  
SNS-20-40-11-AB-PCXX-DM19-8C is a square non-tapered area lighting pole. It is designed for use in a variety of applications, including street lighting, parking lots, and industrial areas. The pole is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount. The pole is available in three mounting heights: 10', 12', and 15'. It is also available in three mounting styles: top-mount, bottom-mount, and side-mount.

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Bottom-Mount	10'	120°	1.5
Bottom-Mount	12'	120°	1.5
Bottom-Mount	15'	120°	1.5
Side-Mount	10'	120°	1.5
Side-Mount	12'	120°	1.5
Side-Mount	15'	120°	1.5