

- NOTES:
- 1) NO TITLE REPORT SUPPLIED. NOTICED ABOVE GROUND UTILITIES ARE SHOWN. OTHER EASEMENTS UTILITIES OR MATTERS THAT MAY BE OF PUBLIC RECORD ARE NOT SHOWN.
 - 2) THIS PROPERTY LIES IN ZONE 'X'. AS SHOWN ON FLOOD INSURANCE RATE MAP 5101290009D.
 - 3) THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A CHESAPEAKE BAY PRESERVATION AREA DESIGNATED BY THE CITY OF RICHMOND VIRGINIA PURSUANT TO CHAPTER 50 OF THE CITY CODE OF 2004.
 - 4) THE PROPERTY SHOWN HEREON DOES NOT CONTAIN ANY WATERCOURSE OR STREAMS.
 - 5) EXISTING USE: SINGLE FAMILY RESIDENTIAL
 - 6) PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - 7) ZONING: R-4
 - 8) ADDRESS: 501 & 503 MAPLE AVENUE
 - 9) TAX PARCEL ID: W0210261007 & W0210261008
 - 10) TOTAL AREA: 0.4496 ACRE (19586 SQ. FT.)
 - 11) AREA IN PRIVATE ROAD/Common AREA:
 - 12) AREA IN LOTS: 4
 - 13) MINIMUM LOT SIZE:
 - 14) MAXIMUM LOT SIZE:
 - 15) AVERAGE LOT SIZE:
 - 16) WETLAND STUDY DETERMINATION HAS NOT BEEN PERFORMED AT THIS TIME.
 - 17) PARKING SPACES: 2 FOR EACH UNIT
 - 18) ELEVATIONS SHOWN ARE BASED ON THE CITY OF RICHMOND GIS SEWER UTILITY MAP. MAN HOLE 1: STATION 20+00. TOP ELEVATION 235.83'. SIZE AND TYPE OF PIPE CASINGS WERE ALSO TAKEN FROM THIS INFORMATION.

PRELIMINARY ONLY
 REVIEW PURPOSE ONLY

MAPLEWOOD

RESUBDIVISION OF LOT 30 AND PART OF LOT 31;
 PLAN OF "DAHLIA FARMS" SECTION 2

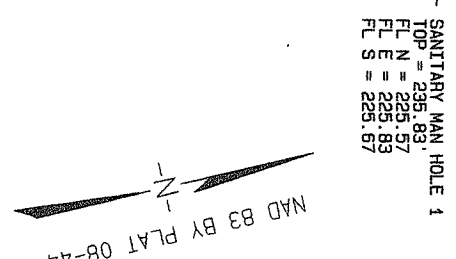
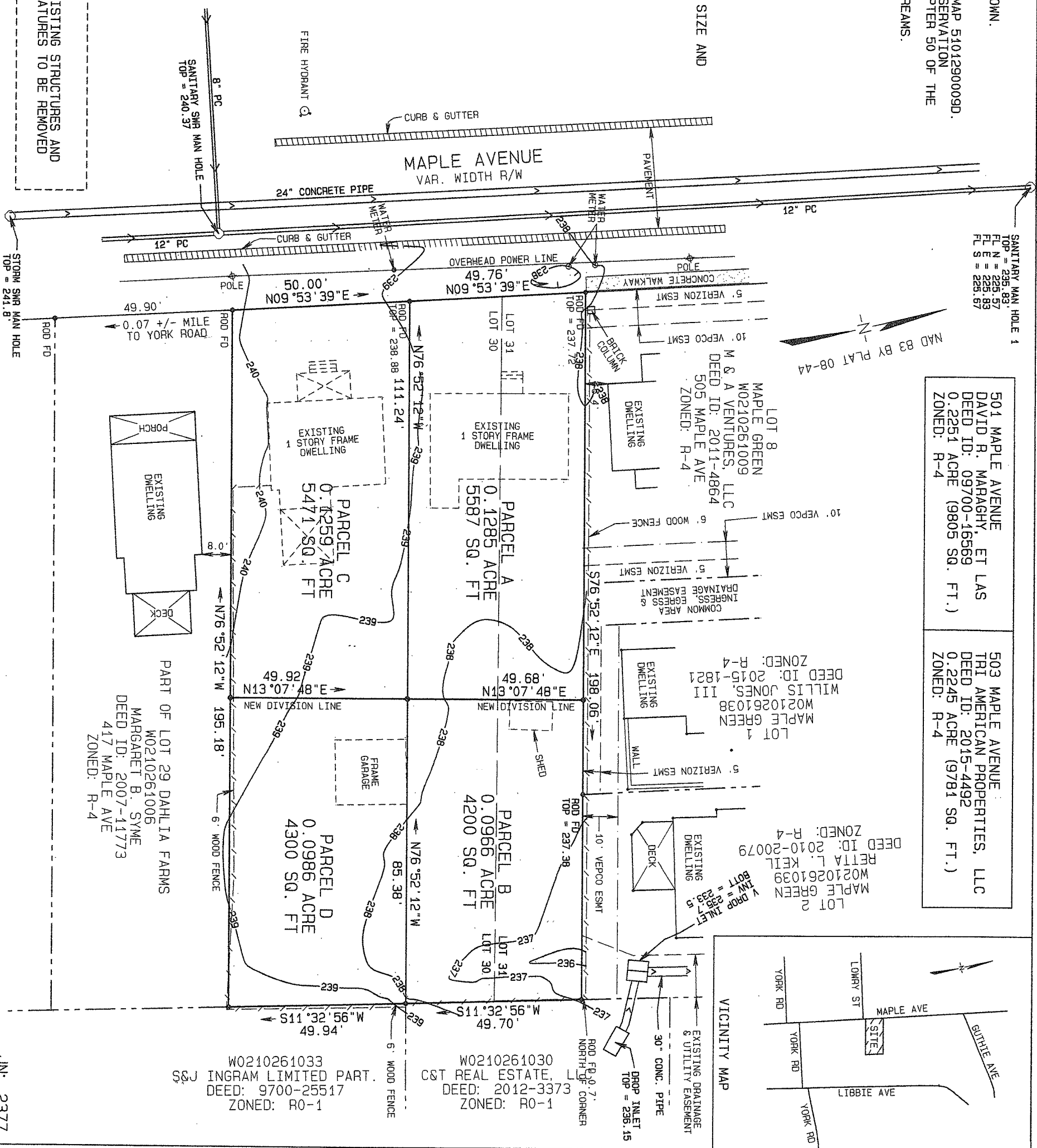
REVISED: OCTOBER 27, 2015 (SEWER & ELEVATIONS)
 DATE: SEPTEMBER 29, 2015
 GRAPHIC SCALE 1" = 30'

BURRUSS LAND SURVEY, LLC

PO BOX 28 POWHATAN VA 23139 (804) 598-7697

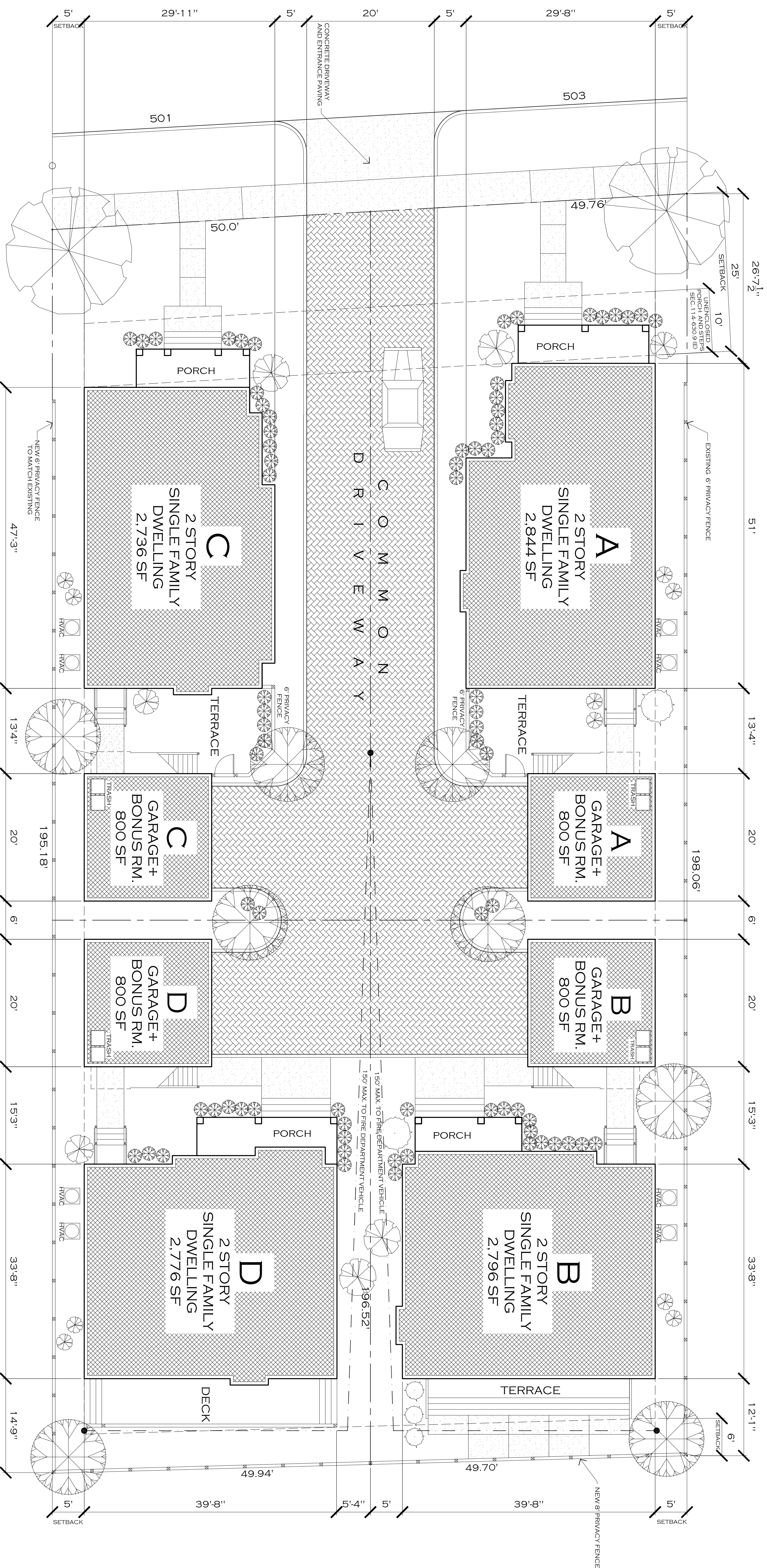


EXISTING STRUCTURES AND FEATURES TO BE REMOVED

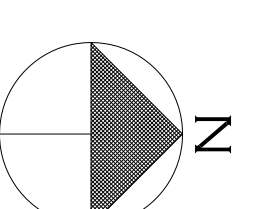


501 MAPLE AVENUE DAVID R. MARGHY, ET LAS DEED ID: 09700-16569 0.2251 ACRE (9805 SQ. FT.) ZONED: R-4	503 MAPLE AVENUE TRI AMERICAN PROPERTIES, LLC DEED ID: 2015-4492 0.2245 ACRE (9781 SQ. FT.) ZONED: R-4
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M A P L E A V E N U E



TOTAL SITE AREA: 19,583 SQ. FT.
 GROSS TOTAL BUILDING AREA 14,352 SQ. FT.
 GROSS TOTAL GROUND FLOOR AREA 7,176 SQ. FT.
 TOTAL PARKING SPACES PROVIDED: 8 (4 REQUIRED)
 VEHICULAR PAVED AREA: 3,865 SQ. FT.
 SITE OPEN SPACE: 12,407 SQ. FT.



SITE PLAN
 1/8" = 1'-0"
 0' 5' 10' 20'

M A P L E W O O D
 A R E S I D E N T I A L D E V E L O P M E N T

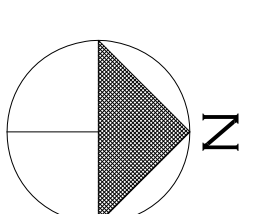
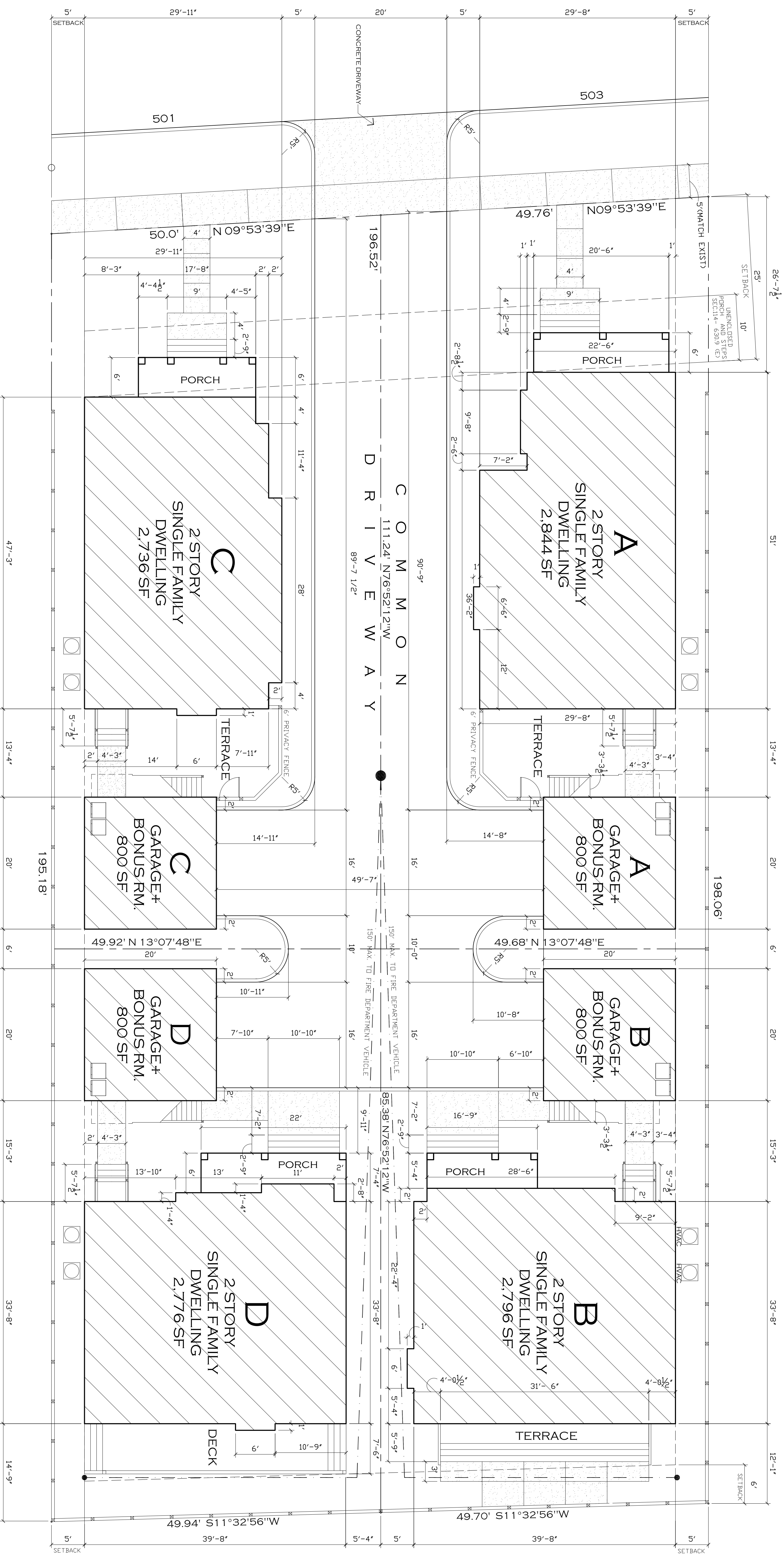
501 & 503 MAPLE AVENUE
 RICHMOND, VIRGINIA

TRI-AMERICAN PROPERTIES, LLC
 420 LIBBIE AVENUE
 RICHMOND, VA 23296
 804-356-8473

MICHAEL C. BROWN ARCHITECT
 11 EAST BEVERLEY STREET, SUITE 5
 STAUNTON, VA 24401
 540-851-0121
 MCB_ARCH@VERIZON.NET

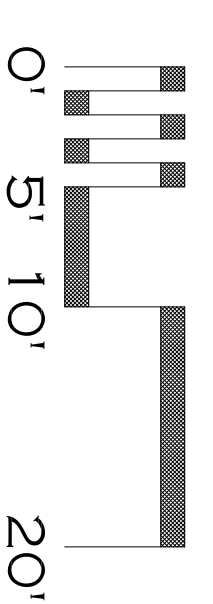
AS1.0
 SHEET NUMBER
 TITLE: SITE PLAN
 ISSUED: PLNG.-ZNG. APPRV.
 DATE: 10.02.15

M A P L E A V E N U E



SITE DIMENSION PLAN

1/8" = 1'-0"



M A P L E W O O D

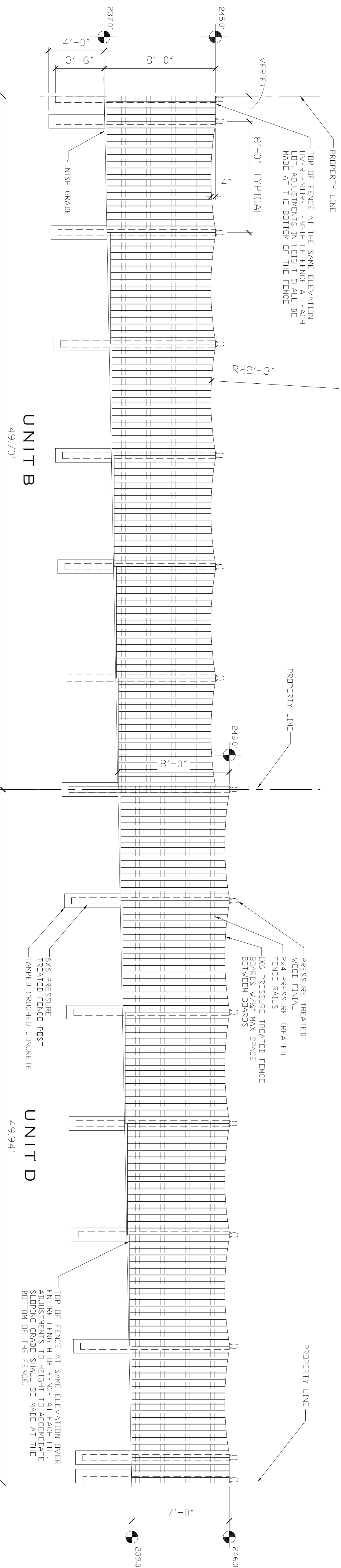
A R E S I D E N T I A L D E V E L O P M E N T

501 & 503 MAPLE AVENUE
RICHMOND, VIRGINIA

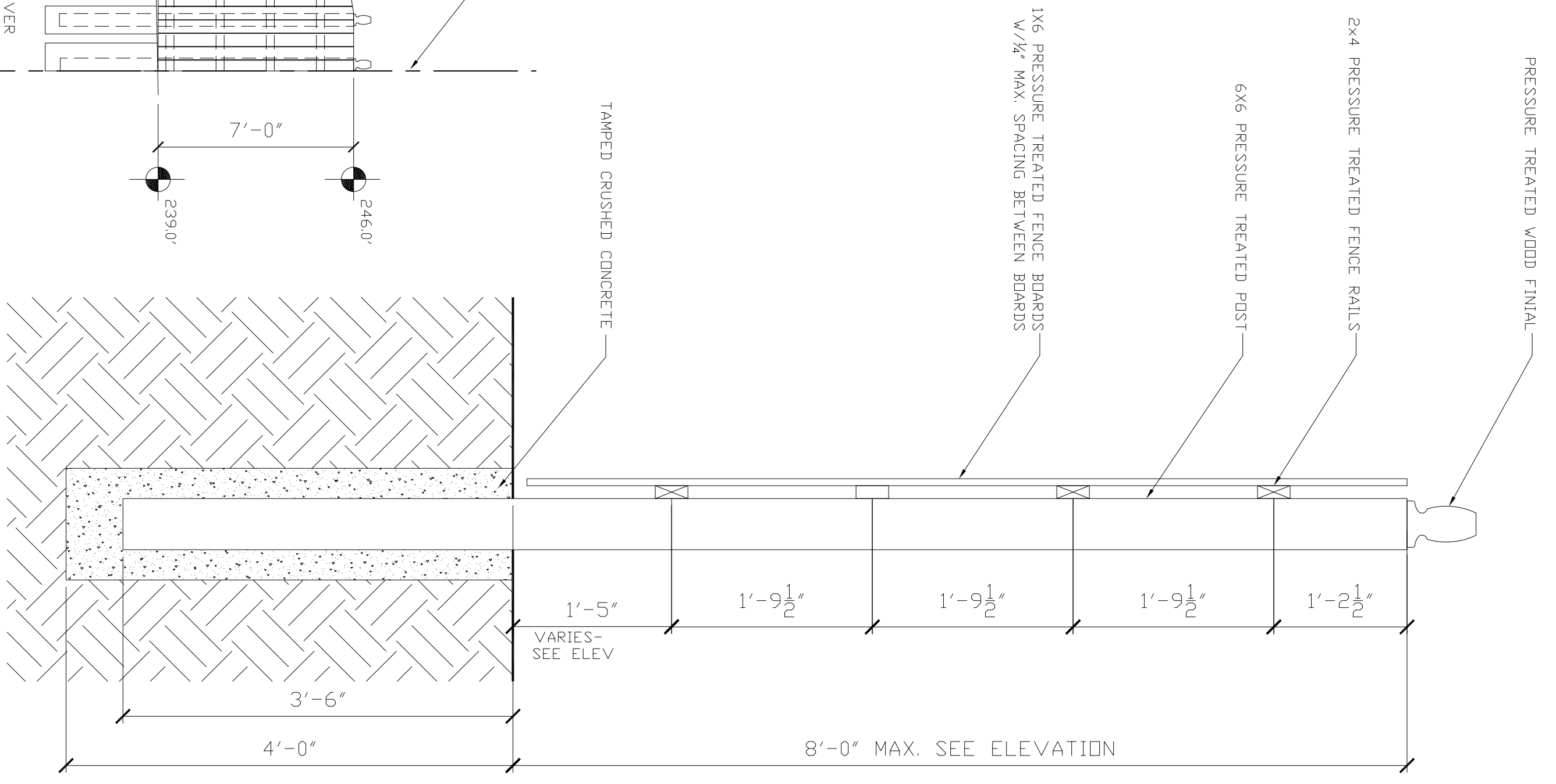
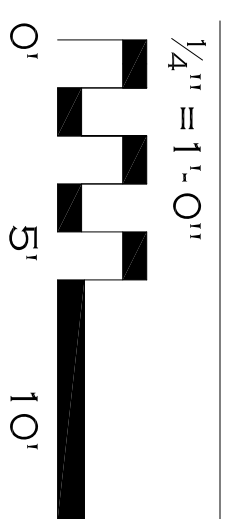
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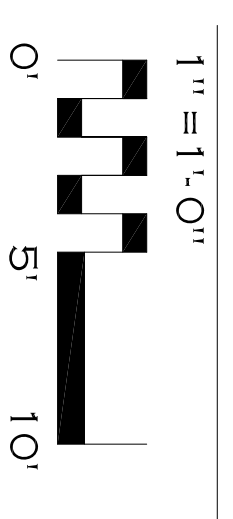
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SHEET NUMBER
TITLE: SITE DIMENSION PLAN
ISSUED: PLNG-ZNG APPRV
DATE: 10.02.15



8' PRIVACY FENCE EAST ELEVATION



8' PRIVACY FENCE SECTION



M A P L E W O O D

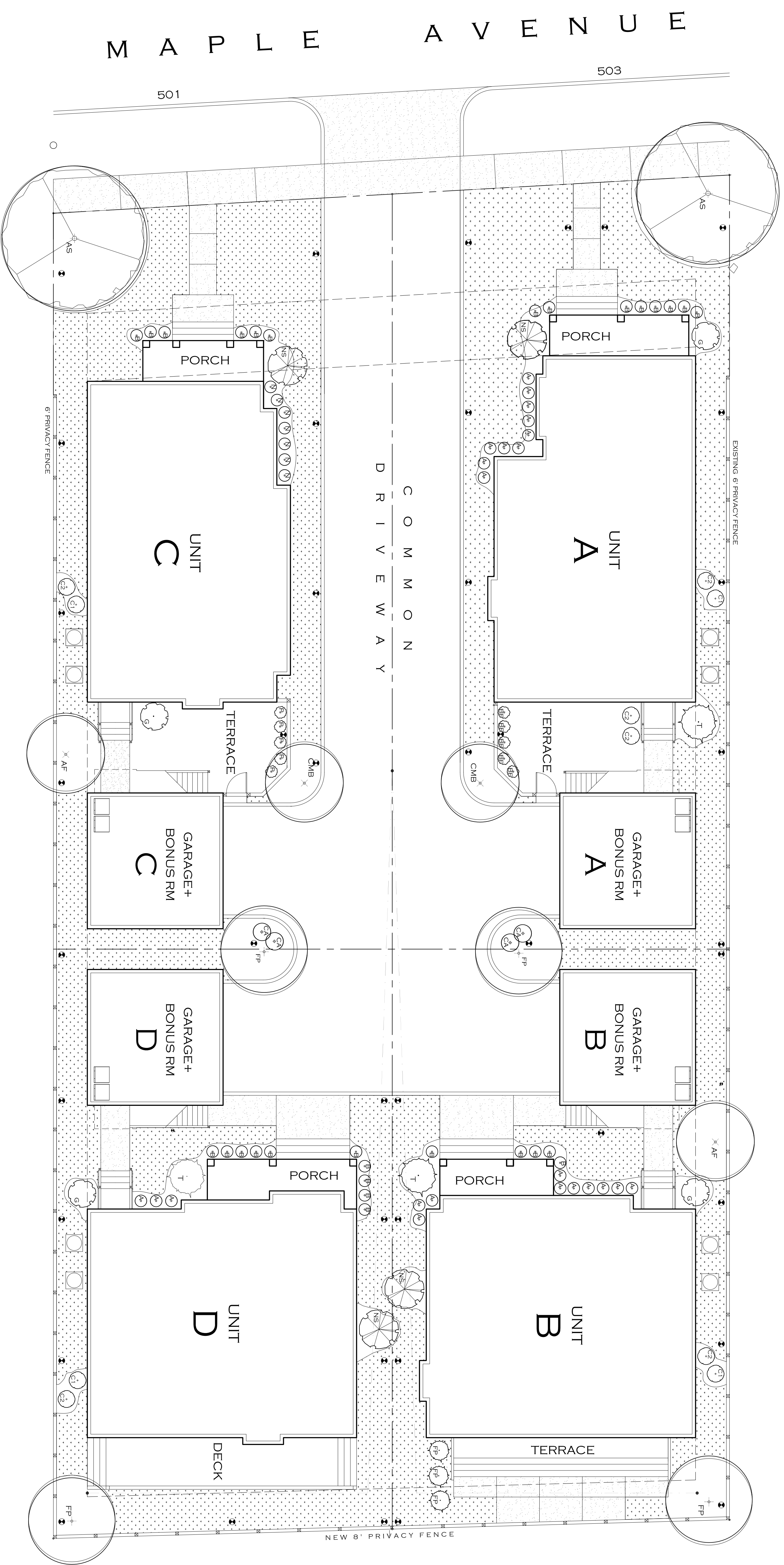
A RESIDENTIAL DEVELOPMENT

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RICHMOND, VIRGINIA

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420 LIBBIE AVENUE
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MCB_ARCH@VERIZON.NET

AS3.0
SHEET NUMBER
TITLE: 8' PRIVACY FENCE
ISSUED: PLNG-ZNG, APRRVL
DATE: 01.14.16



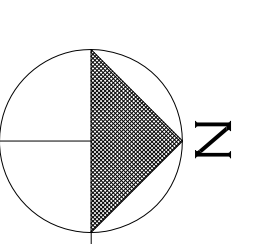
PLANTING SCHEDULE

KEY	QTY.	SPACE	SIZE	COMMON NAME	BOTANICAL NAME	TYPE
AS	2	25'	2' CAL.	COMMENDATION SUGAR MAPLE	ACER SACCHARUM 'COMMENDATION'	TREE
NS	4	8'	6'-7'	NELLIE R. STEVENS HOLLY	ILEX 'NELLIE R. STEVENS'	SMALL TREE
B	29	2.5'	3 GAL.	GREEN BEAUTY BOXWOOD	BUXUS MICROPHYLLA 'GREEN BEAUTY'	SHRUB
A	23	2.5'	3 GAL.	ABELIAV - ROSE CREEK	ABELIA - 'ROSE CREEK'	SHRUB
G	4	5'	3 GAL.	GARDENIA 'FROST PROOF'	GARDENIA 'FROST PROOF'	SHRUB
N	7	2.5'	3 GAL.	DWARF NANDINA - BLUSH PINK	NANDINA 'BLUSH PINK'	SHRUB
C1	4	4'	3 GAL.	CAMELLIA 'JERRY'	CAMELLIA JAPONICA 'JERRY' SPRING 8'TALL	SHRUB
C2	6	4'	3 GAL.	CAMELLIA 'WINTERS PEGGY'	CAMELLIA JAPONICA 'WINTERS PEGGY' FALL 3'-4'TALL	SHRUB
AF	2	15'	2' CAL.	ARMSTRONG MAPLE	ACER X FREEMAN 'ARMSTRONG' UPRIGHT	TREE
T	3	6'	5'-6'	DARK AMERICAN ARDOVITAE	THUJA OCCIDENTALIS 'NIGRA'	SMALL TREE
CMB	2	TRIPLE-TRUNKED 8'-10' 3'S	3 GAL.	BILLOXI GRAPE HAZLE	LAGERSTROMIA 'BILLOXI' DO NOT PRUNE	SMALL TREE
P	5	3'	3 GAL.	LITTLE DEVIL NINEBARK	PHYSCARPUS 'LITTLE DEVIL'	SHRUB
BF	5	3'	3 GAL.	PETITE TUTTI-FRUTTY BUTTERFLY BUSH	BUDIDCEA 'PETITE TUTTI-FRUTTY'	SHRUB
CA	4	4'	3 GAL.	AMERICAN BEAUTY BERRY	CALLICARPA AMERICANA	SHRUB
FP	4	16'	1.75' CAL.	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	TREE
EG	3	3'	5'-6'	EMERALD GREEN ARDOVITAE	THUJA OCCIDENTALIS 'EMERALD GREEN'	SMALL TREE
				TURF TYPE TALL FESCUE GRASS	FESTUCA ARUNDINACEA	PERENNIAL BUNCHGRASS

LANDSCAPE IRRIGATION HEAD 25' CENTERS +/-
SEE PLAN

PLANT MATERIAL SOURCES

SAUNDERS BROTHERS
BREMID NURSERY
BENNETT'S CREEK NURSERY
COLESVILLE NURSERY
INGLESIDE PLANTATION NURSERIES



LANDSCAPE PLAN
1/8" = 1'-0"
0' 5' 10' 20'

MAPLE WOOD

A RESIDENTIAL DEVELOPMENT

501 & 503 MAPLE AVENUE

RICHMOND, VIRGINIA

TRI-AMERICAN PROPERTIES, LLC

420 LIBBIE AVENUE

RICHMOND, VA 23296

804-356-8473

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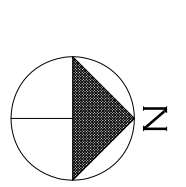
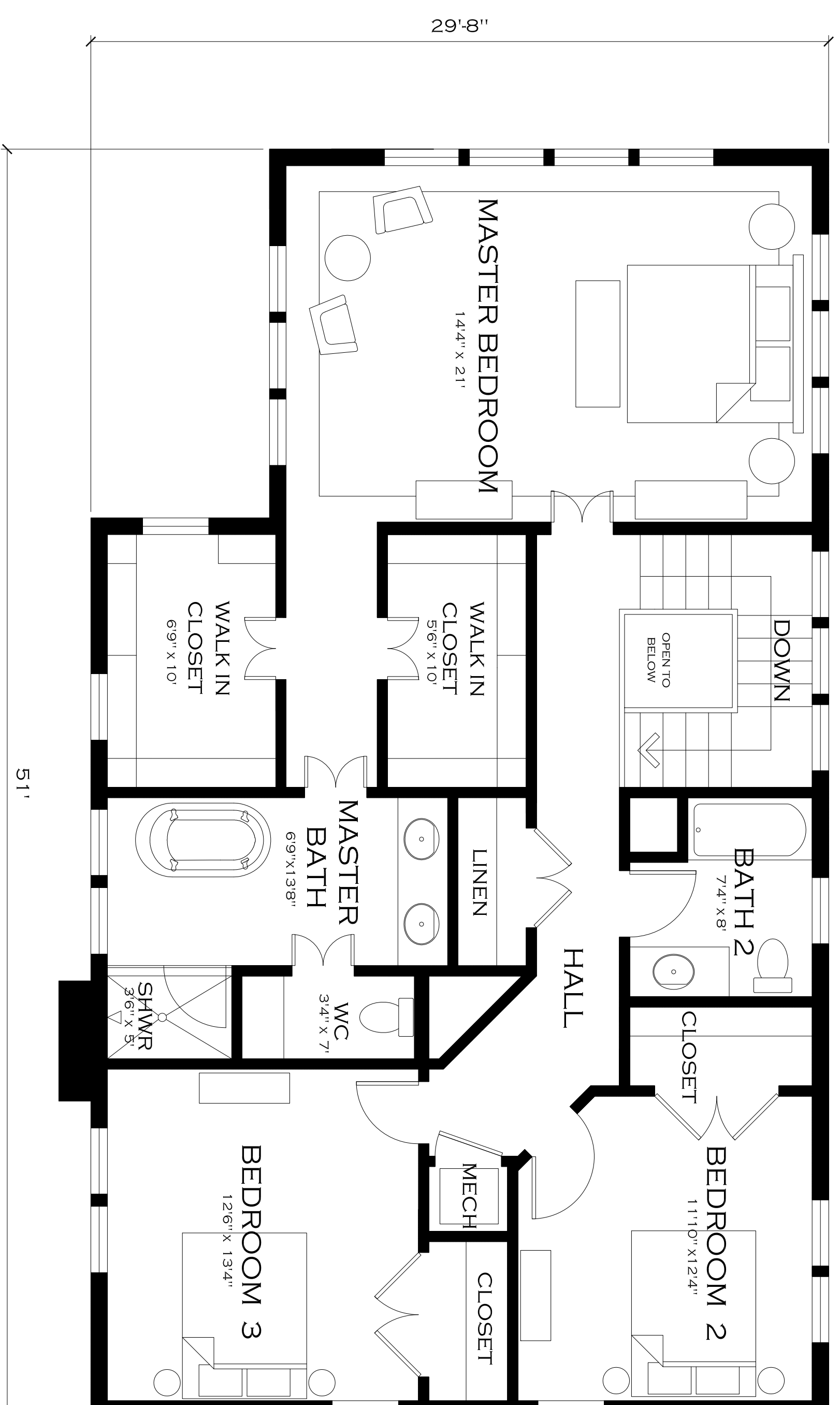
11 EAST BEVERLEY STREET, SUITE 5

STAUNTON, VA 24401

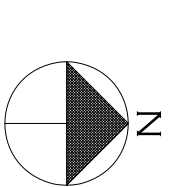
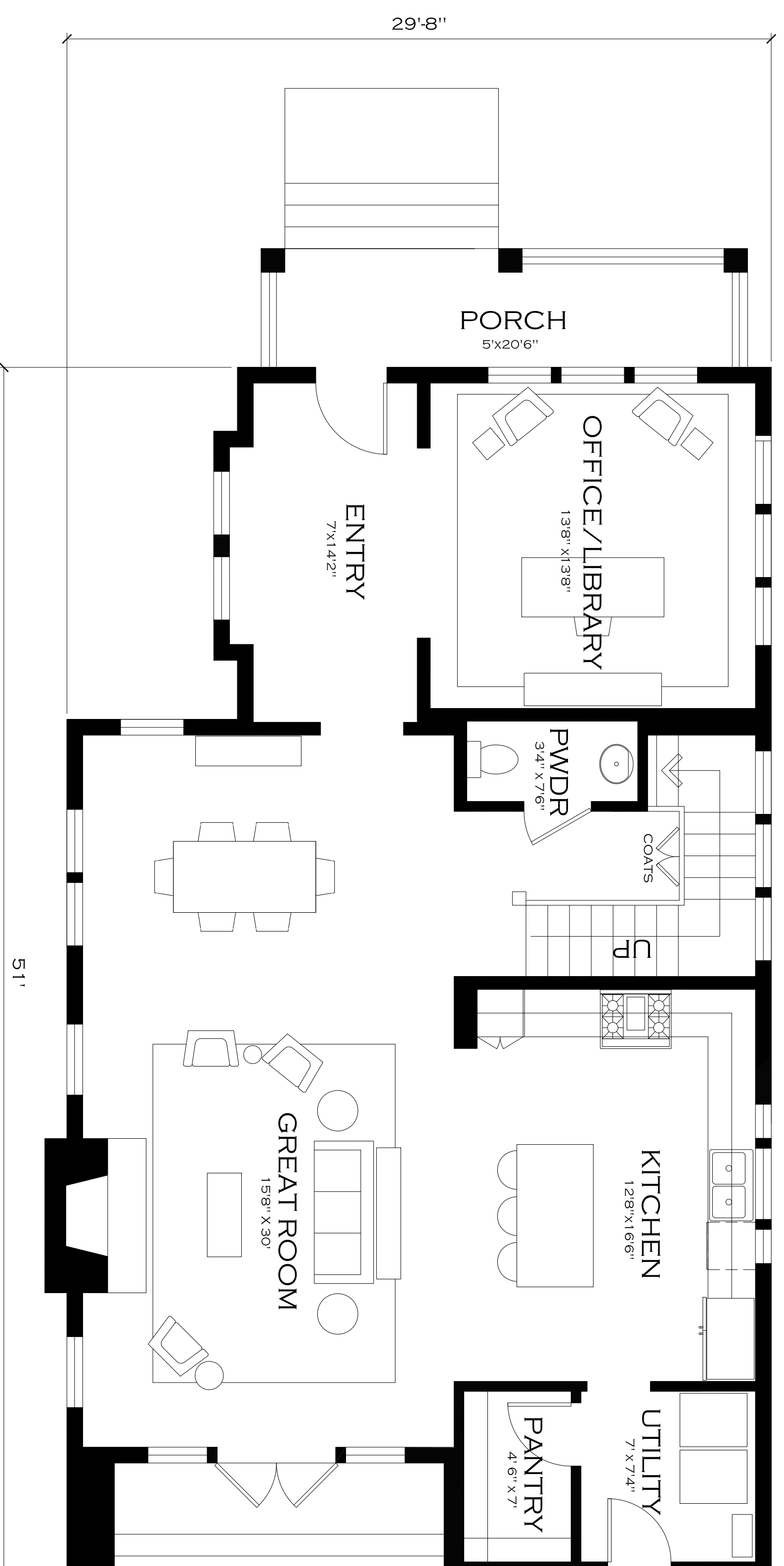
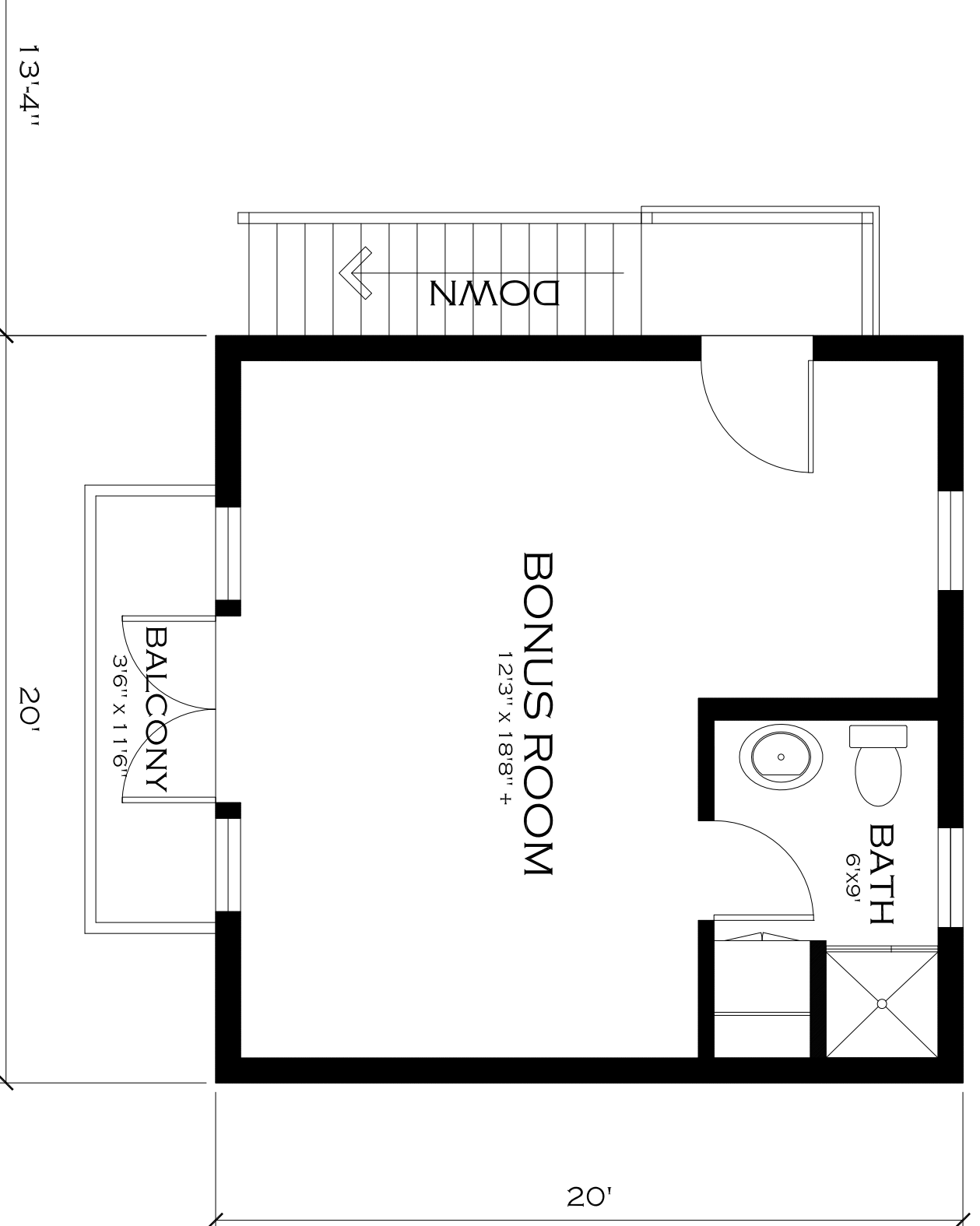
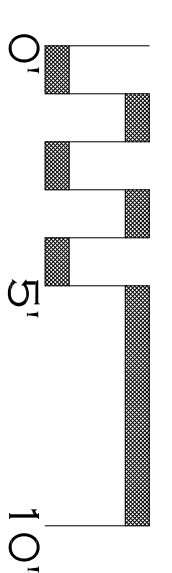
540-851-0121
MCB_ARCH@VERIZON.NET

LS1.0

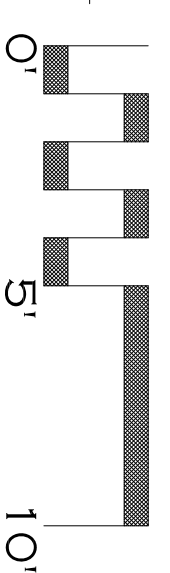
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SHEET NUMBER
ISSUED: PLNG-ZNG APPRV
DATE: 10.02.15



SECOND FLOOR PLAN UNIT A
1/4" = 1'-0"



FIRST FLOOR PLAN UNIT A
1/4" = 1'-0"



M A P L E W O O D

A R E S I D E N T I A L D E V E L O P M E N T

501 & 503 MAPLE AVENUE

RICHMOND, VIRGINIA

TRI-AMERICAN PROPERTIES, LLC

420 LIBBIE AVENUE

RICHMOND, VA 23296

804-356-8473

MICHAEL C. BROWN ARCHITECT

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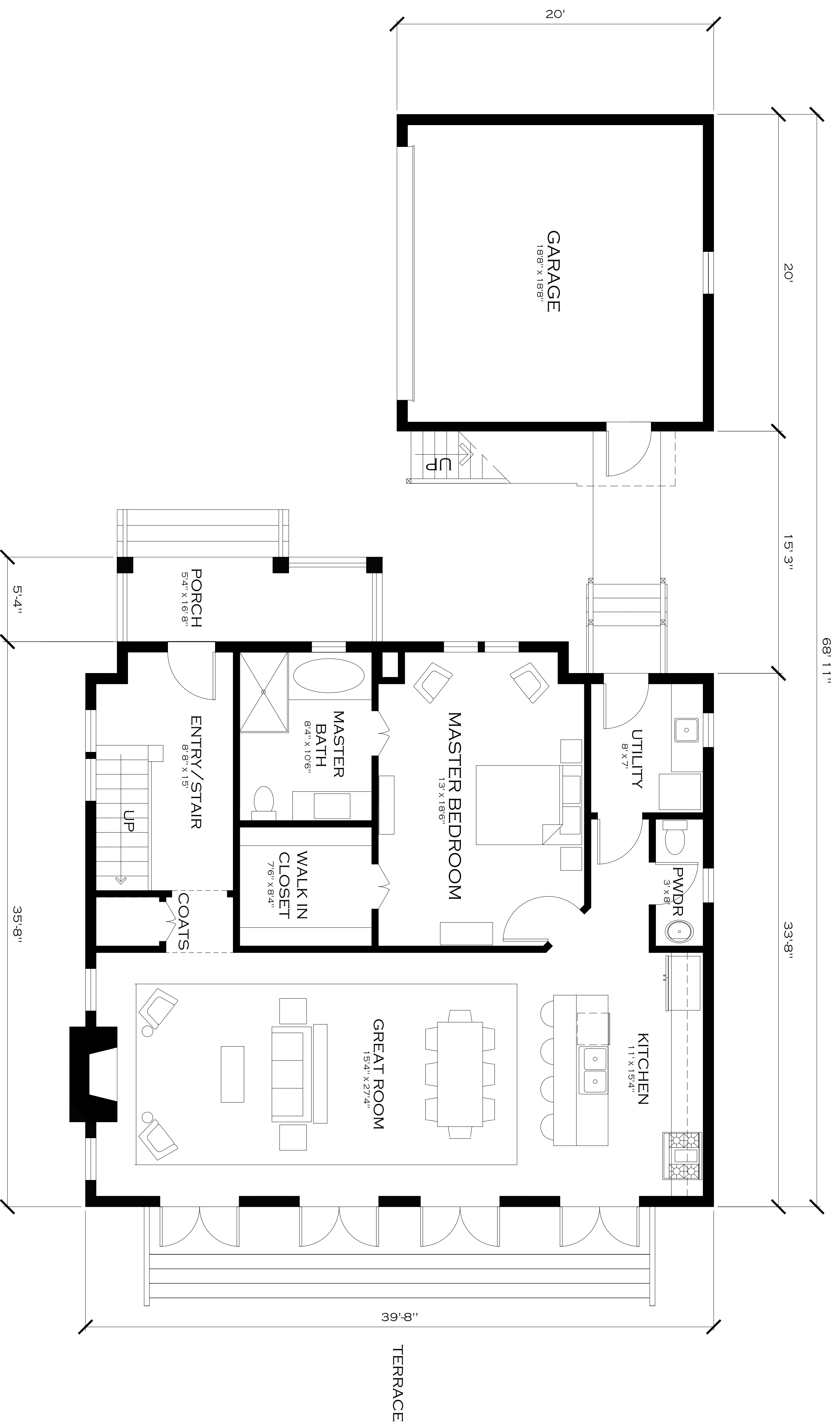
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SHEET NUMBER

TITLE: UNIT A FLOOR PLANS

ISSUED: PLNG.-ZNG. APRIL

DATE: 10.02.15 (REV. 01.14.16)



N
 1/4" = 1'-0"
 FIRST FLOOR PLAN UNIT B
 0' 5' 10'

M A P L E W O O D

A R E S I D E N T I A L D E V E L O P M E N T

501 & 503 MAPLE AVENUE

RICHMOND, VIRGINIA

TRI-AMERICAN PROPERTIES, LLC

420 LIBBIE AVENUE

RICHMOND, VA 23226

804-356-8473

MICHAEL C. BROWN ARCHITECT

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540-851-0121

MCB_ARCH@VERIZON.NET

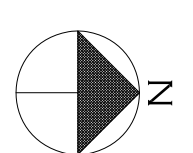
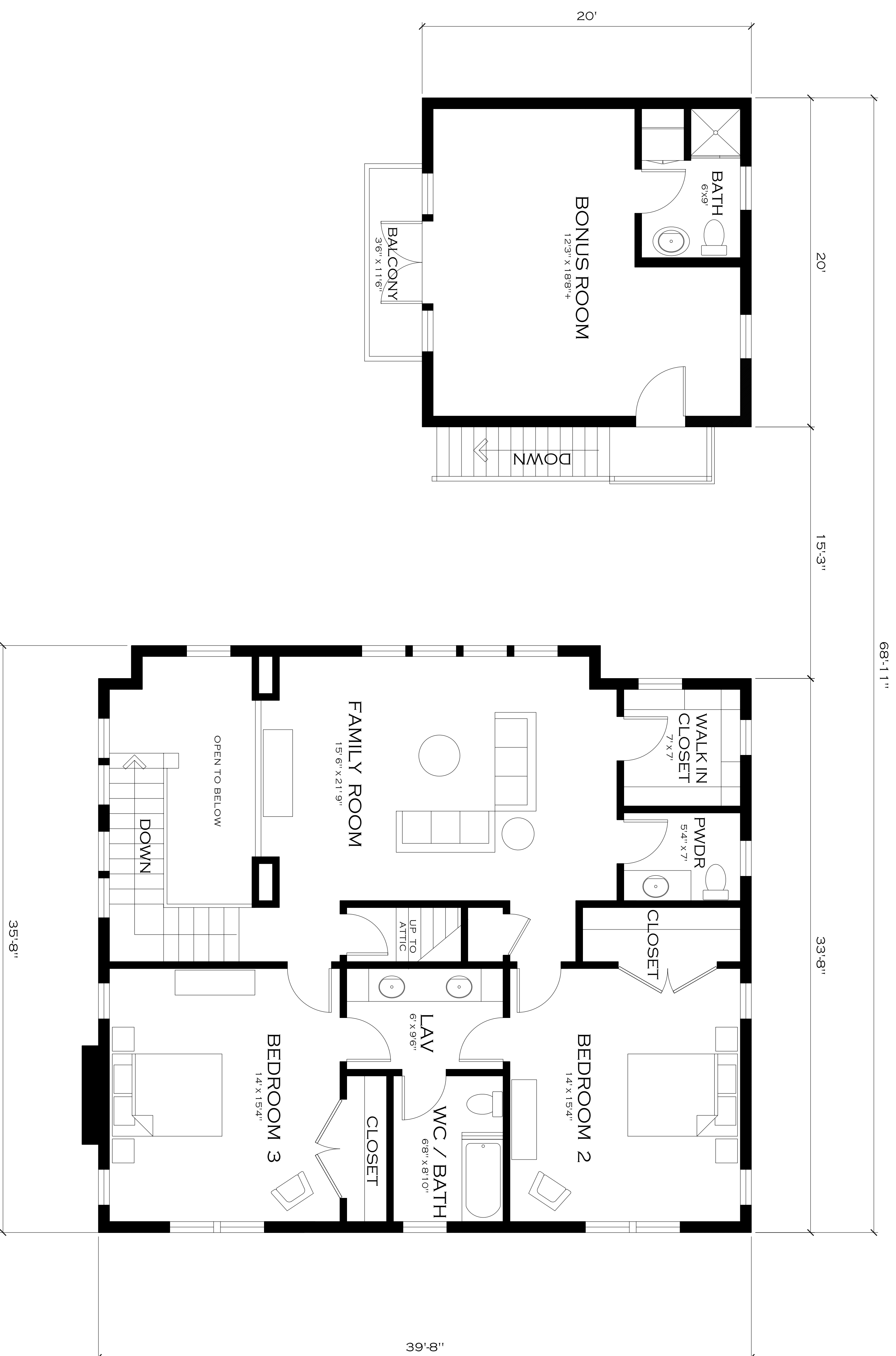
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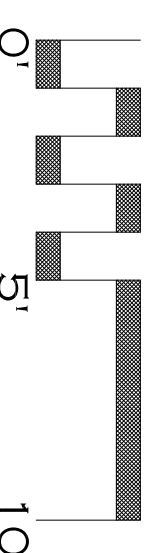
TITLE: UNIT B FLOOR PLANS

ISSUED: PLNG.-ZNG. APPRV.

DATE: 10.02.15



SECOND FLOOR PLAN UNIT B
1/4" = 1'-0"



M A P L E W O O D

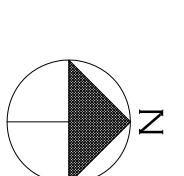
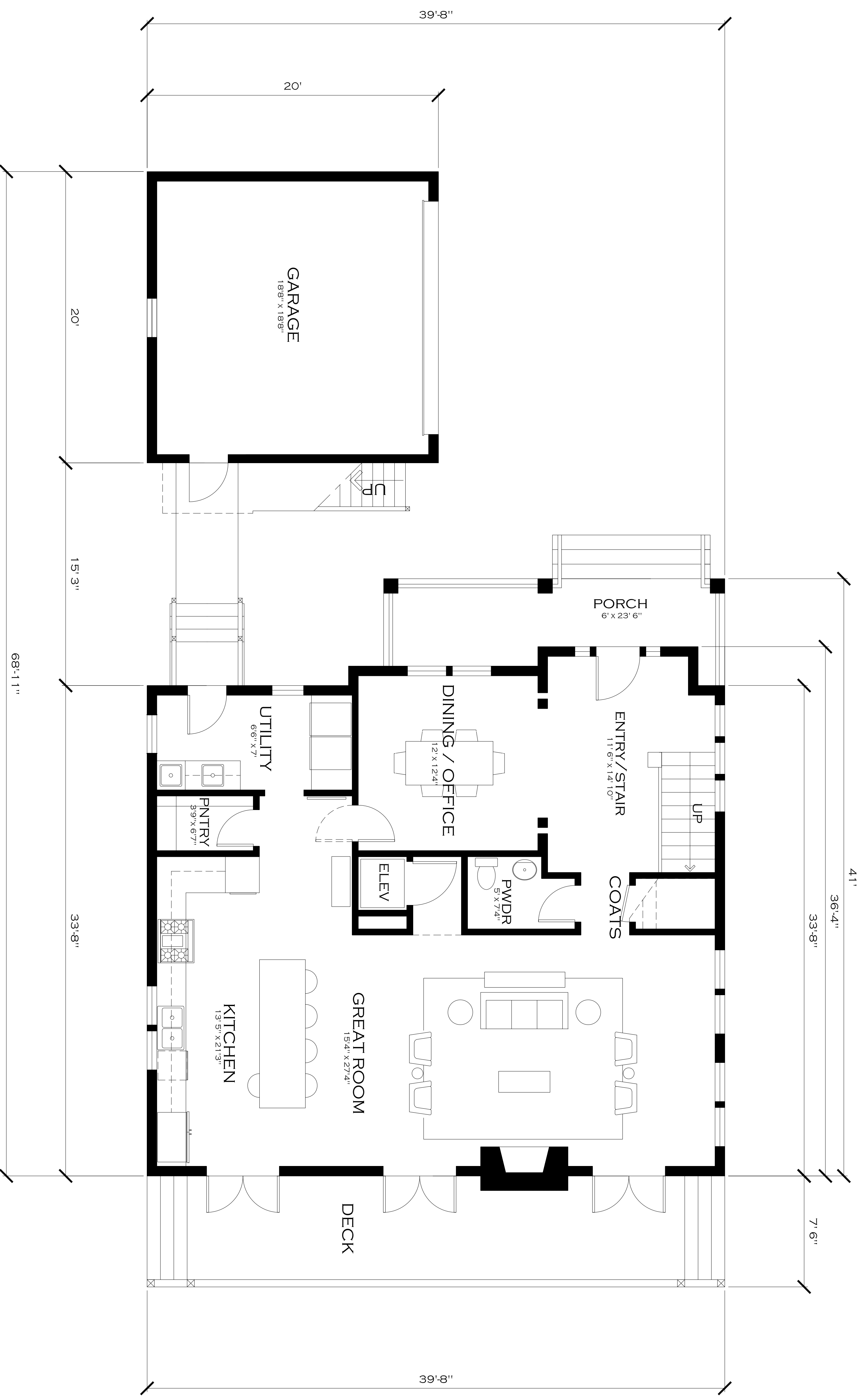
A R E S I D E N T I A L D E V E L O P M E N T

501 & 503 MAPLE AVENUE
RICHMOND, VIRGINIA

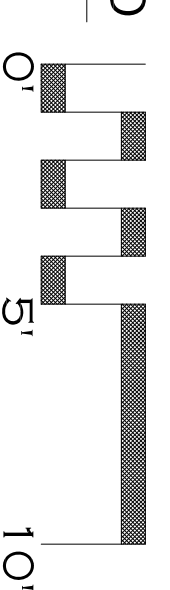
TRI-AMERICAN PROPERTIES, LLC
420 LIBBIE AVENUE
RICHMOND, VA 23296
804-356-8473

MICHAEL C. BROWN ARCHITECT
11 EAST BEVERLEY STREET, SUITE 5
STAUNTON, VA 24401
540-851-0121
MCB_ARCH@VERIZON.NET

A1.2A
SHEET NUMBER
TITLE: UNIT B FLOOR PLANS
ISSUED: PLNG.-ZNG. APRIL
DATE: 10/02/15 (REV. 01.14.16)



FIRST FLOOR PLAN UNIT D
 1/4" = 1'-0"



M A P L E W O O D

A R E S I D E N T I A L D E V E L O P M E N T

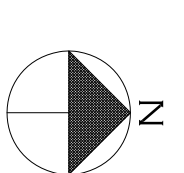
501 & 503 MAPLE AVENUE
 RICHMOND, VIRGINIA

TRI-AMERICAN PROPERTIES, LLC
 420 LIBBIE AVENUE
 RICHMOND, VA 23296
 804-356-8473

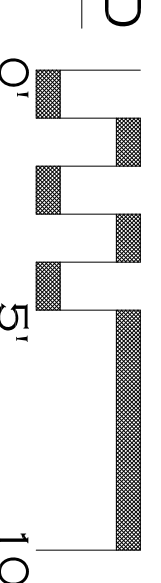
MICHAEL C. BROWN ARCHITECT
 11 EAST BEVERLEY STREET, SUITE 5
 STAUNTON, VA 24401
 540-851-0121
 MCB_ARCH@VERIZON.NET

A1.3

SHEET NUMBER
 TITLE: UNIT D 1ST FL PLAN
 ISSUED: PLNG-ZNG APPRV
 DATE: 10.02.15



SECOND FLOOR PLAN UNIT D
1/4" = 1'-0"



M A P L E W O O D

A R E S I D E N T I A L D E V E L O P M E N T

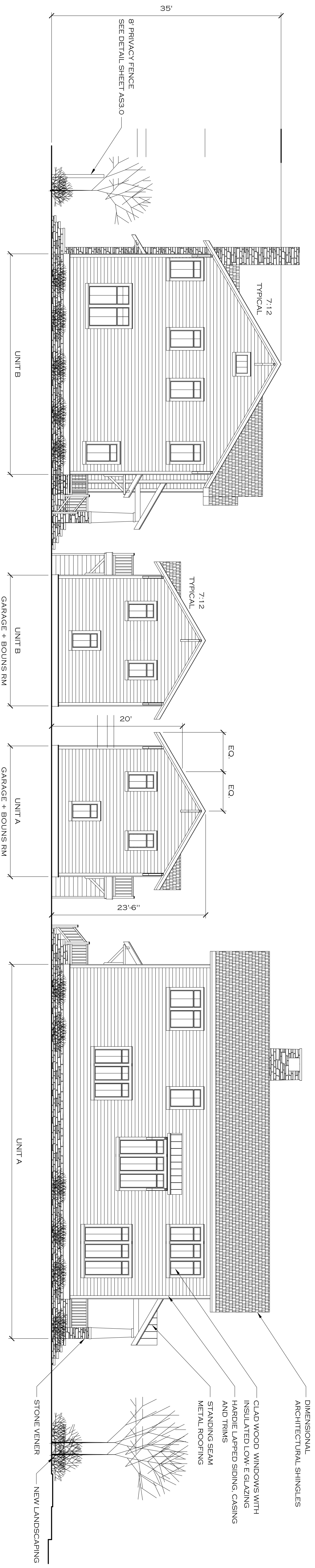
501 & 503 MAPLE AVENUE
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TRI-AMERICAN PROPERTIES, LLC
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RICHMOND, VA 23226
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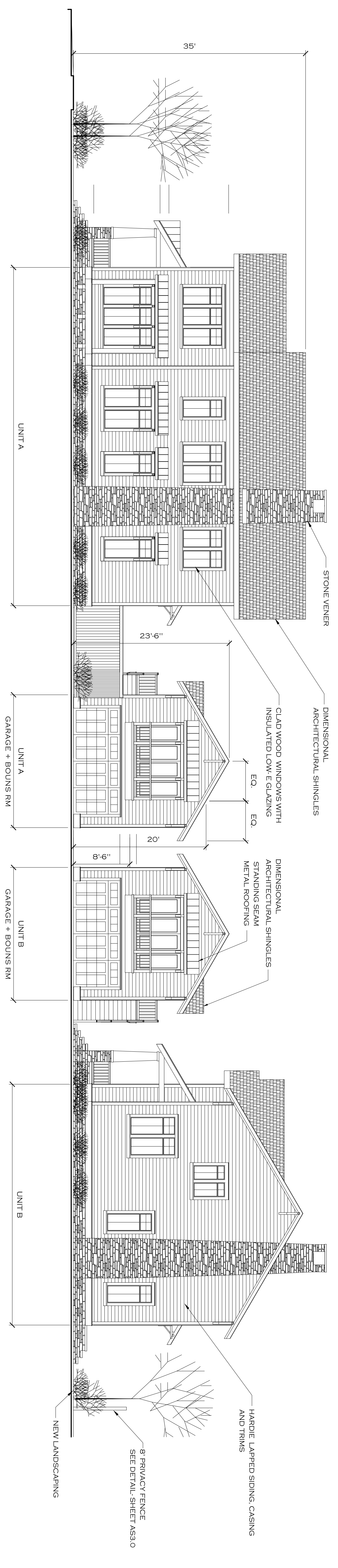
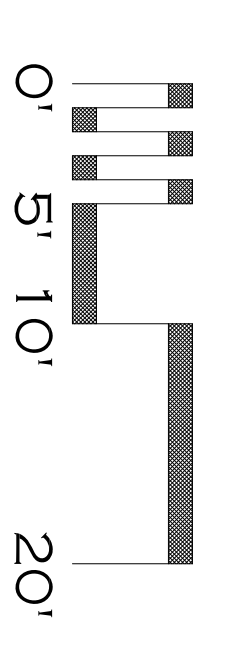
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DATE: 10/02/15 REV. 01.14.16



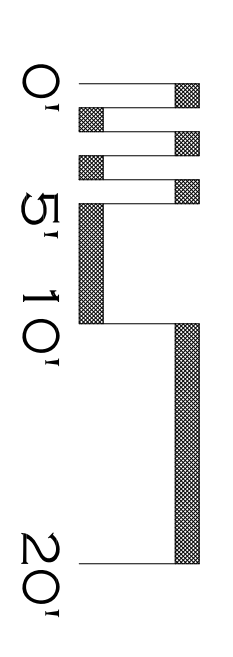
NORTH ELEVATION UNITS A & B

1/8" = 1'-0"



SOUTH ELEVATION UNITS A & B

1/8" = 1'-0"



M A P L E W O O D
A R E S I D E N T I A L D E V E L O P M E N T

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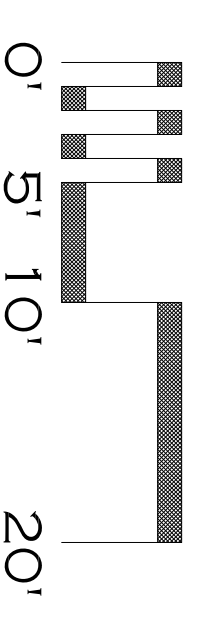
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A2.0
SHEET NUMBER
TITLE: UNIT A & B SOUTH ELEV
ISSUED: PLNG-ZNG, APRVLA
DATE: 10.02.19 | REV. 01.14.16



SOUTH ELEVATION UNIT A

1/8" = 1'-0"



M A P L E W O O D
 A RESIDENTIAL DEVELOPMENT

501 & 503 MAPLE AVENUE
 RICHMOND, VIRGINIA

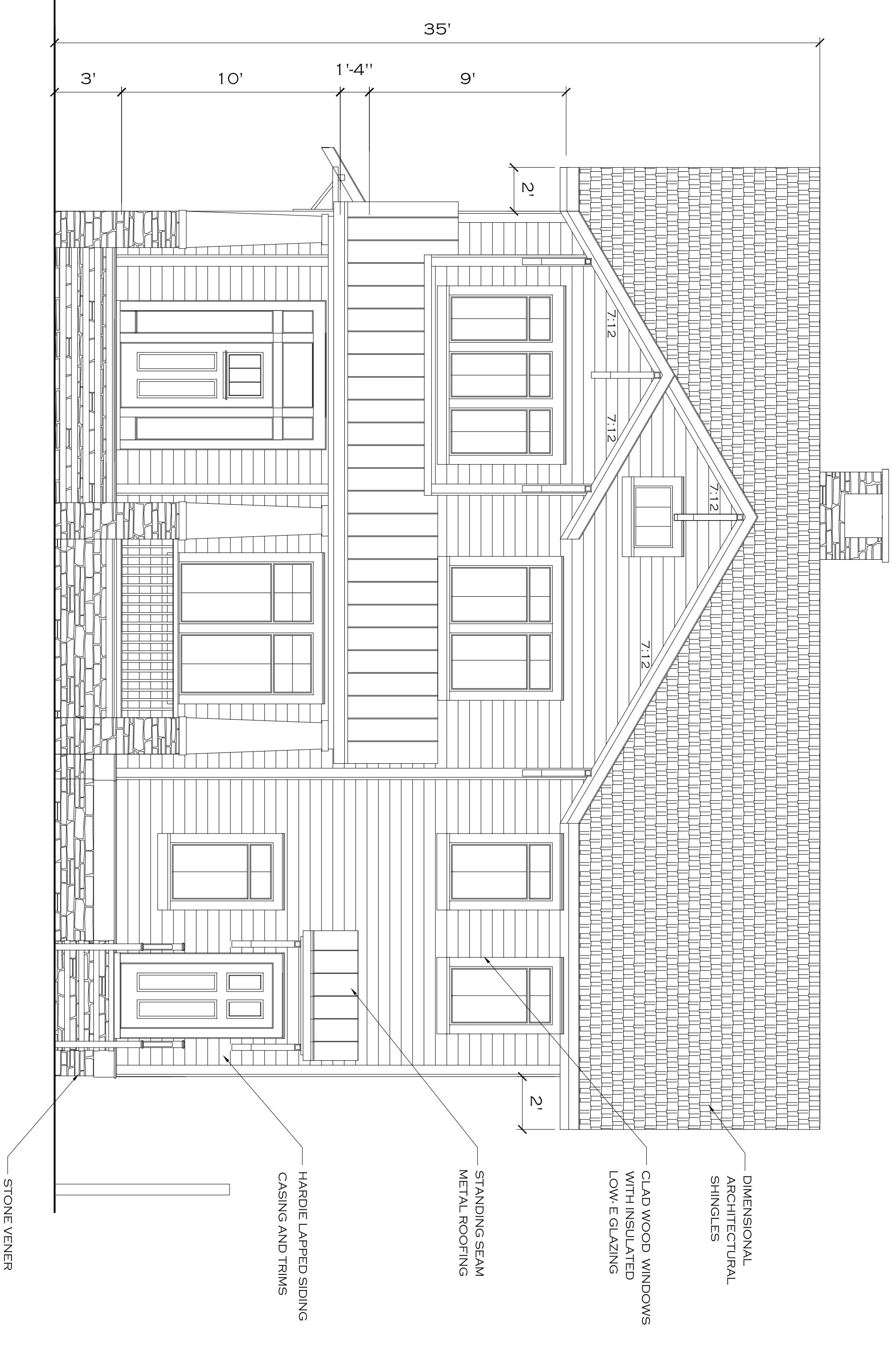
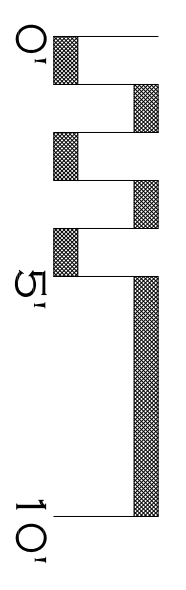
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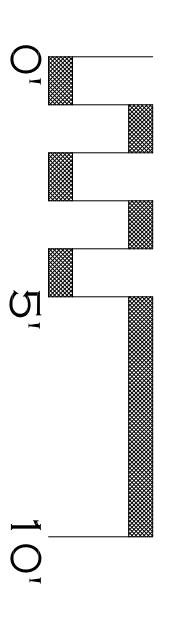
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 ISSUED: PLNG-ZNG-APPRVL
 DATE: 10.02.15 REV. 01.14.16



WEST ELEVATION UNIT A
 1/4" = 1'-0"



WEST ELEVATION UNIT D
 1/4" = 1'-0"



M A P L E W O O D

A R E S I D E N T I A L D E V E L O P M E N T

501 & 503 MAPLE AVENUE

RICHMOND, VIRGINIA

TRI-AMERICAN PROPERTIES, LLC

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MICHAEL C. BROWN ARCHITECT

11 EAST BEVERLEY STREET, SUITE 5

STAUNTON, VA 24401

540-851-0121

MCB_ARCH@VERIZON.NET

A2.1A

SHEET NUMBER

TITLE: UNIT A WEST ELEV
 ISSUED: PLNG-ZNG-APPRVL
 DATE: 10/02/15