

In association with:

Project Owner

Project Title

**THE SHOPS AT  
 STRATFORD HILLS**

No.	Revision	Date
1.		
2.		
3.		

Drawn by: QC      Checked by: AE  
 Scale: 1"=100'      Date: 07.17.2023  
 Issued for




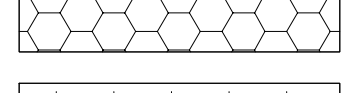
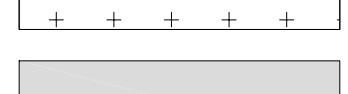
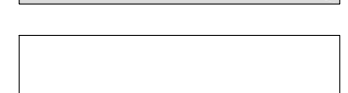
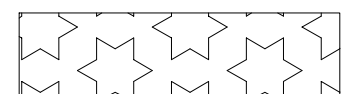
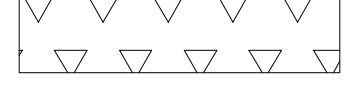

**CUP AMENDMENT**

Drawing Title

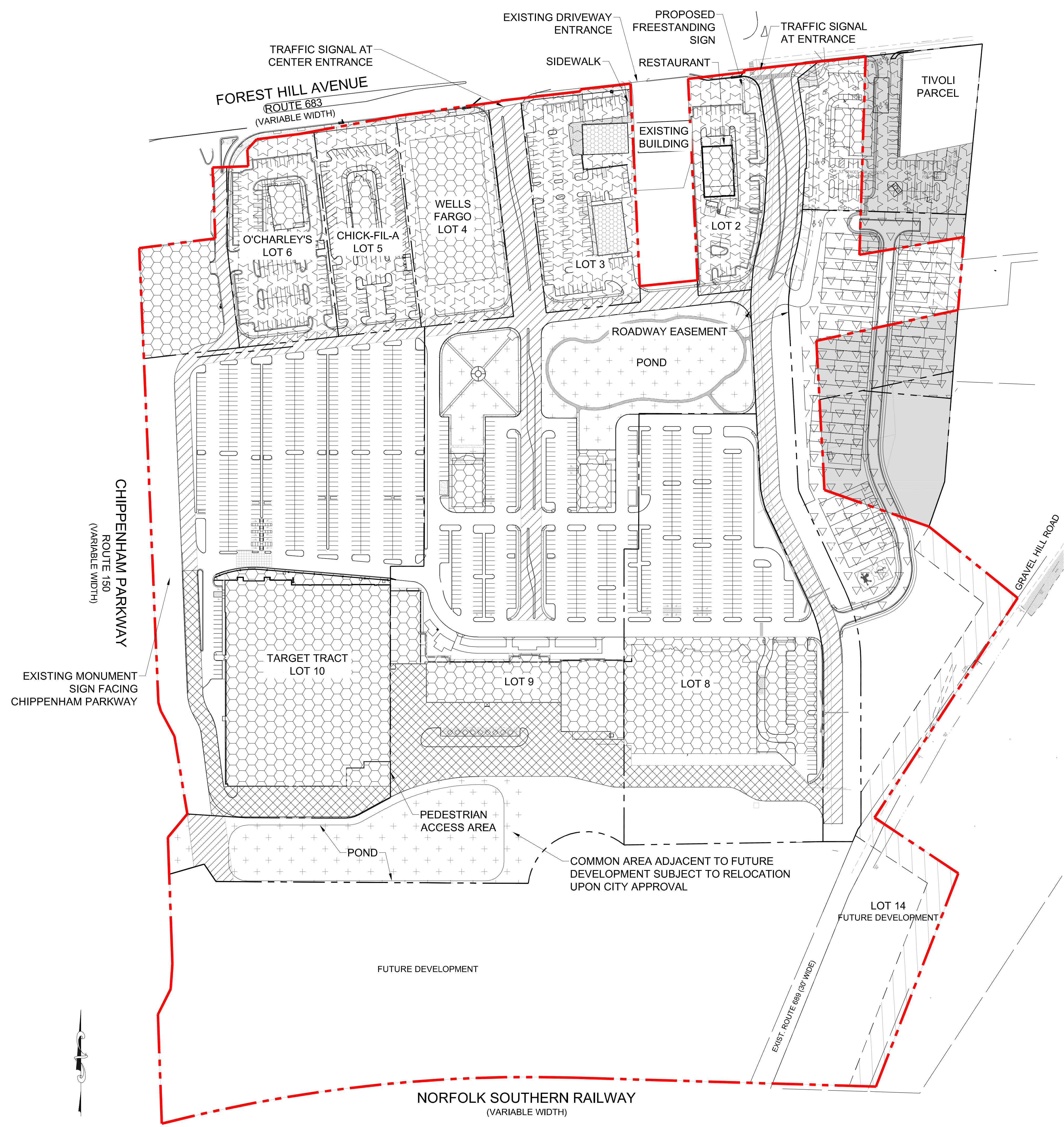
**EXHIBIT 1**

Drawing Number

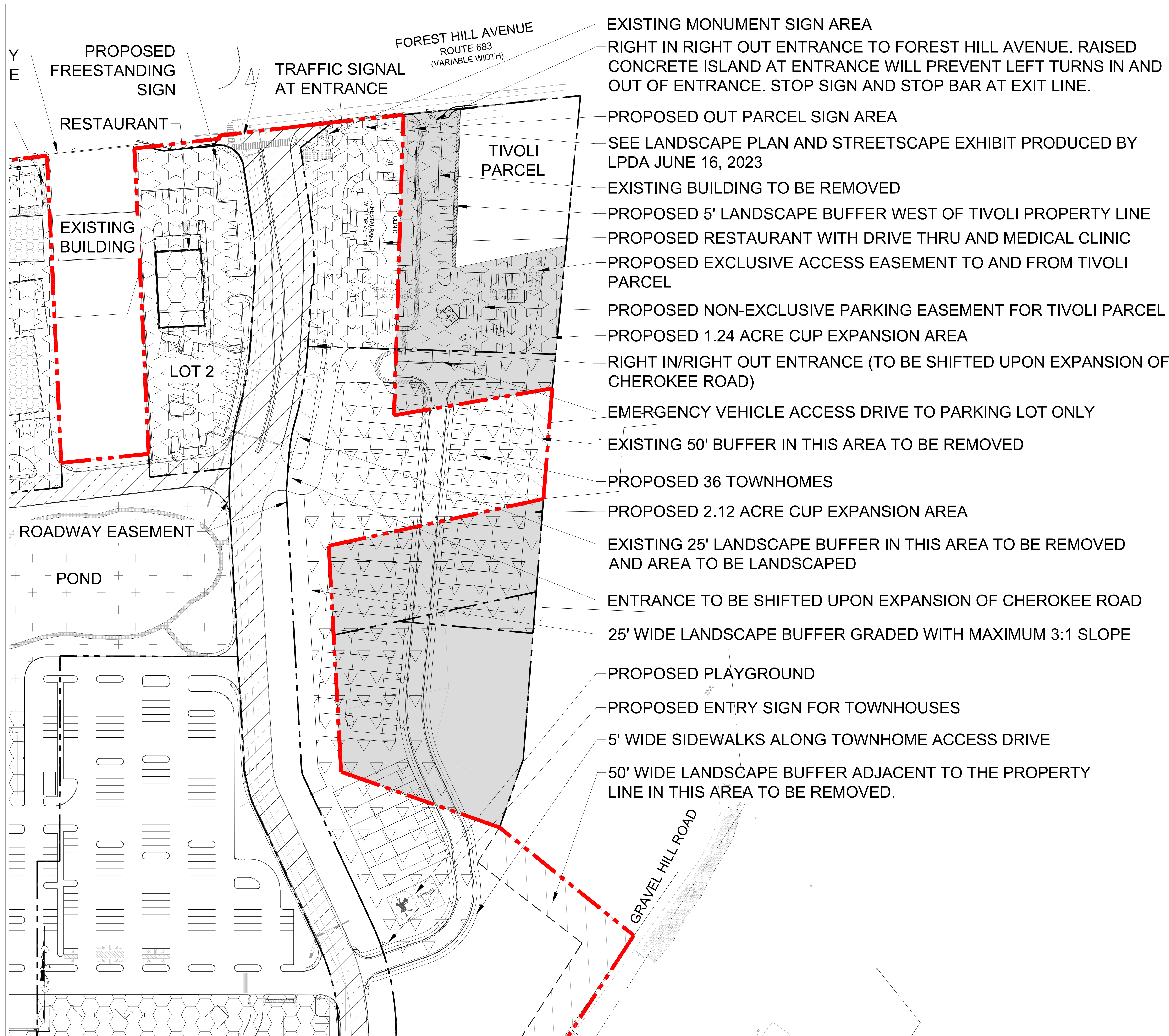
LPDA Project Number  
 21-036

- LEGEND**
-  ORIGINAL CUP
  -  FRONT DRIVE
  -  SERVICE DRIVE
  -  BUILDING AREA
  -  COMMON AREA
  -  CUP EXPANSION AREA
  -  COMMUNITY CENTER
  -  OUTPARCEL
  -  TOWNHOUSE AREA

**UNIT COUNT:**  
 20' FRONT LOAD TOWNHOME - 36 UNITS  
 TOTAL: 36 UNITS







- EXISTING MONUMENT SIGN AREA
- RIGHT IN RIGHT OUT ENTRANCE TO FOREST HILL AVENUE. RAISED CONCRETE ISLAND AT ENTRANCE WILL PREVENT LEFT TURNS IN AND OUT OF ENTRANCE. STOP SIGN AND STOP BAR AT EXIT LINE.
- PROPOSED OUT PARCEL SIGN AREA
- SEE LANDSCAPE PLAN AND STREETScape EXHIBIT PRODUCED BY LPDA JUNE 16, 2023
- EXISTING BUILDING TO BE REMOVED
- PROPOSED 5' LANDSCAPE BUFFER WEST OF TIVOLI PROPERTY LINE
- PROPOSED RESTAURANT WITH DRIVE THRU AND MEDICAL CLINIC
- PROPOSED EXCLUSIVE ACCESS EASEMENT TO AND FROM TIVOLI PARCEL
- PROPOSED NON-EXCLUSIVE PARKING EASEMENT FOR TIVOLI PARCEL
- PROPOSED 1.24 ACRE CUP EXPANSION AREA
- RIGHT IN/RIGHT OUT ENTRANCE (TO BE SHIFTED UPON EXPANSION OF CHEROKEE ROAD)
- EMERGENCY VEHICLE ACCESS DRIVE TO PARKING LOT ONLY
- EXISTING 50' BUFFER IN THIS AREA TO BE REMOVED
- PROPOSED 36 TOWNHOMES
- PROPOSED 2.12 ACRE CUP EXPANSION AREA
- EXISTING 25' LANDSCAPE BUFFER IN THIS AREA TO BE REMOVED AND AREA TO BE LANDSCAPED
- ENTRANCE TO BE SHIFTED UPON EXPANSION OF CHEROKEE ROAD
- 25' WIDE LANDSCAPE BUFFER GRADED WITH MAXIMUM 3:1 SLOPE
- PROPOSED PLAYGROUND
- PROPOSED ENTRY SIGN FOR TOWNHOUSES
- 5' WIDE SIDEWALKS ALONG TOWNHOME ACCESS DRIVE
- 50' WIDE LANDSCAPE BUFFER ADJACENT TO THE PROPERTY LINE IN THIS AREA TO BE REMOVED.

**LEGEND**

- ORIGINAL CUP
- FRONT DRIVE
- SERVICE DRIVE
- BUILDING AREA
- COMMON AREA
- CUP EXPANSION AREA
- COMMUNITY CENTER
- OUTPARCEL
- TOWNHOUSE AREA

**UNIT COUNT:**  
 20' FRONT LOAD TOWNHOME - 36 UNITS  
**TOTAL: 36 UNITS**



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**THE SHOPS AT STRATFORD HILLS**

No.	Revision	Date
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Drawn by: QC      Checked by: AE  
 Scale: 1"=60'      Date: 06.16.2023

**CUP AMENDMENT**

Drawing Title

**EXHIBIT 1.1**

Drawing Number

LPDA Project Number  
21-036

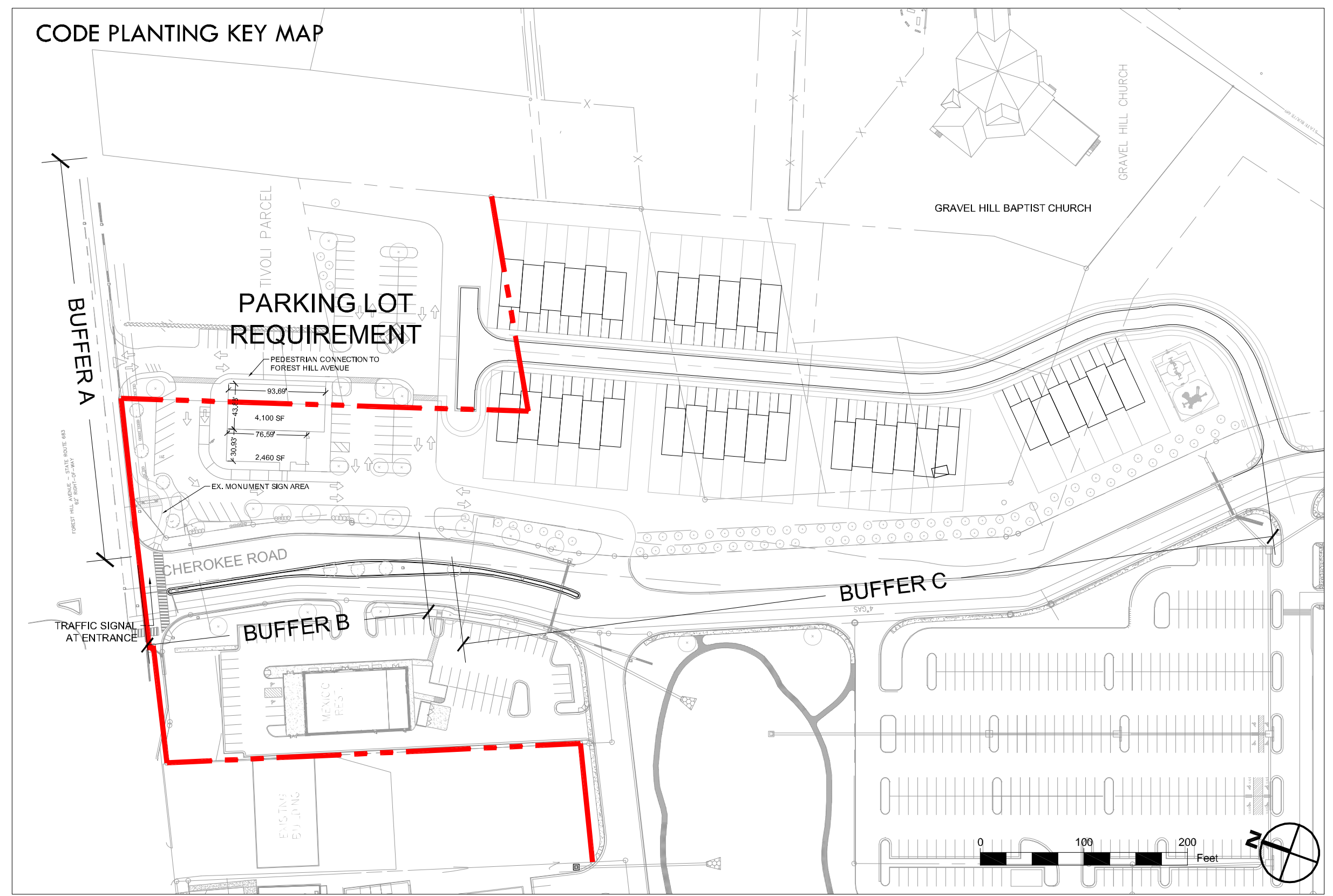
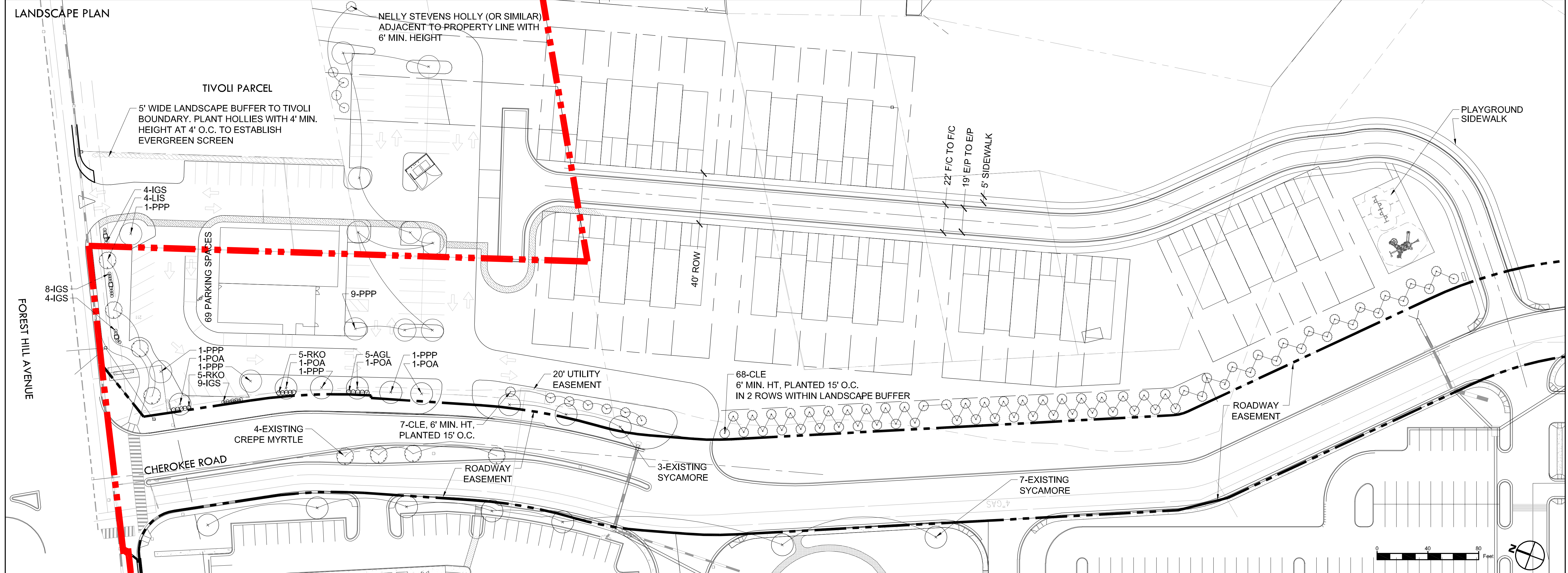


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**THE SHOPS AT STRATFORD HILLS**



**THE SHOPS AT STRATFORD HILLS**

**PLANTING CODE TABLE**

**BUFFER REQUIREMENTS** \*Buffer requirements per City of Richmond Zoning Code Sec.30-710.13

LANDSCAPE BUFFER A AT FOREST HILL AVENUE (174.89 L.F.)	TOTAL L.F.	EX. BUFFER	REMAINING L.F.	CODE	REQUIRED	PROVIDED	NOTES
	174.89	0lf	174.89	Buffer type F @ B-2 Zoning district	174.89/50=3.5		
				1 Tree and 4 Shrubs per 50L.F.	Trees 4	4	
					Shrubs 16	16	

LANDSCAPE BUFFER B AT CHEROKEE ROAD (280.06 L.F.)	TOTAL L.F.	EX. BUFFER	REMAINING L.F.	CODE	REQUIRED	PROVIDED	NOTES
	268.06	0lf	268.06	Buffer type F @ B-2 Zoning district	268.06/50=5.4		
				1 Tree and 4 Shrubs per 50L.F.	Trees 6	6	
					Shrubs 24	24	

LANDSCAPE BUFFER C AT CHEROKEE ROAD (764.26 L.F.)	TOTAL L.F.	EX. BUFFER	REMAINING L.F.	CODE	REQUIRED	PROVIDED	NOTES
	776.26	0lf	776.26	Buffer type D @ R Zoning district	776.26/50=15.5		
				1 Tree and 4 Shrubs per 50L.F.	Trees 16	78	Includes 3 existing trees and 75 evergreen trees. Shrubs are
					Shrubs 48	0	partially replaced by evergreen

**PARKING AREA TREE REQUIREMENTS**

**LANDSCAPE ISLAND (12) PLANTINGS** \*Internal landscaping requirements per City of Richmond Zoning Code Sec.30-710.14

LANDSCAPE ISLAND (12) PLANTINGS	CODE	QUANTITY	REQUIRED	PROVIDED	NOTES
6185.43 sf	No less than 1 tree per landscape island	12	12	12	

**TREE COVERAGE REQUIREMENT** \*Tree coverage requirements per City of Richmond Zoning Code Sec.30-710.15

TREE COVERAGE REQUIREMENT	CODE	REQUIRED	PROVIDED	NOTES
6185.43 sf	No less than 40 s.f. per parking space	40x69=2,760 s.f.	2,760 s.f.	3,000 s.f.
				Fulfilled by Landscape Island planting

**THE SHOPS AT STRATFORD HILLS**

**Code Plant Schedule**

Canopy Trees	Code	Botanical Name	Common Name	Quantity	Size
	POA	Platanus occidentalis	American Sycamore	4	12' ht.
	PPP	Parrotia persica	Persian Parrotia	14	12' ht.
			<b>Subtotal</b>	<b>18</b>	

Evergreen Trees	Code	Botanical Name	Common Name	Quantity	Size
	CLE	Cupressocyparis leylandii 'Moncal'	Emerald Isle® Leyland Cypress	75	6-8' ht.
			<b>Subtotal</b>	<b>75</b>	

Understory Trees	Code	Botanical Name	Common Name	Quantity	Size
	LIS	Lagerstroemia 'Sioux'	Sioux Crepe Myrtle	4	2.5" cal.
			<b>Subtotal</b>	<b>4</b>	

Deciduous Shrubs	Code	Botanical Name	Common Name	Quantity	Size
	AGL	Abelia x grandiflora 'Little Richard'	Little Richard Glossy Abelia	5	18"-24"
	RKO	Rosa x 'Radrazz'	Knockout Shrub Rose	10	18"-24"
			<b>Subtotal</b>	<b>15</b>	

Evergreen Shrubs	Code	Botanical Name	Common Name	Quantity	Size
	IGS	Ilex Glabra	Strongbox Inkberry Holly	25	18"-24"
			<b>Subtotal</b>	<b>25</b>	

No. Revision Date

- 
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- 

Drawn by: QC Checked by: AE  
Scale: AS SHOWN Date: 06.16.23

Issued for:

**CUP AMENDMENT**

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**EXHIBIT 2  
LANDSCAPE PLAN**

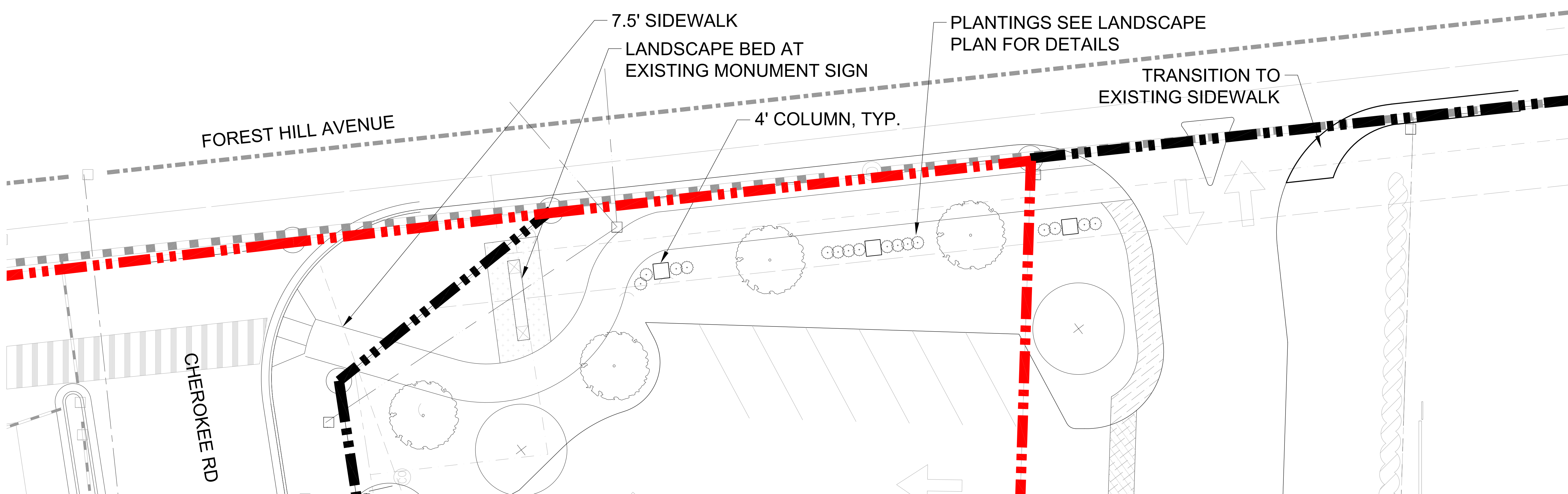
Drawing Number



STREETSCAPE ELEVATION AT CHEROKEE ROAD



STREETSCAPE AT FOREST HILL AVENUE



STREETSCAPE ELEVATION AT FOREST HILL AVENUE



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THE SHOPS AT  
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Drawn by: GC      Checked by: AE  
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EXHIBIT 3  
STREETSCAPE

Drawing Number





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**THE SHOPS AT  
 STRATFORD HILLS**

No. Revision Date

- 1.
- 2.
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Drawn by: QC Checked by: AE

Scale: 1"=40'-0" Date: 06.16.23

Issued for

**CUP AMENDMENT**

Drawing Title

**EXHIBIT 4  
 PEDESTRIAN  
 CONNECTIONS**

Drawing Number