

INTRODUCED: March 14, 2022

AN ORDINANCE No. 2022-092

To amend and reordain Ord. No. 73-163-171, adopted Jul. 30, 1973, as last amended by Ord. No. 2005-148-129, adopted Jun. 27, 2005, which authorized the special use of the properties known as 1500 Westbrook Avenue, 1600 Westbrook Court, and 1 Glebe Close Road, to authorize a garden amenity area, upon certain terms and conditions.

Patrons – Mayor Stoney (By Request) and Ms. Lambert

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 11 2022 AT 6 P.M.

I. That Ordinance No. 73-163-171, adopted July 30, 1973, as last amended by Ordinance No. 2005-148-129, adopted June 27, 2005, be and is hereby amended and reordained as follows:

§ 1. That the [~~real-estate~~] properties known as 1500 Westbrook Avenue, 1600 Westbrook Court, and 1 Glebe Close Road, located on the north right-of-way line of Westbrook Avenue between Interstate 95 and Brook Road, identified in the [~~2005~~] 2022 records of the City Assessor as Parcel Nos. N017-0156/003, N017-0146/004 and N017-0156/006, and more particularly shown on sheet C1.3 of a survey entitled: “Westminster-Canterbury, Richmond”, prepared by THW Design, dated February 15, 2002 and revised on April 18, 2002, a copy of which

AYES: 9 NOES: 0 ABSTAIN:

ADOPTED: APR 11 2022 REJECTED: STRICKEN:

is attached to Ordinance No. 2002-160-201, adopted July 8, 2002, are hereby permitted to be used for the purpose of the construction of [~~seventeen~~] 17 single-family style dwellings, together with accessory parking, the relocation of two entrance driveways, the erection of a freestanding sign, the construction of various other site improvements and to authorize an existing parking area to serve a continuing care retirement facility, located on that portion of the subject properties lying within Henrico County, substantially as shown on the site plans, floor plans, and elevation drawings entitled “Westminster-Canterbury, Richmond” and consisting of sheets 000, C1.1 through C1.3, C2.1, C3.1, C4.1, C5.1, C6.1, L-100 through L-102, L-301, L-302, L-501, L-502, A-201, A1.1, A-2.1, B1.1 and B2.1, prepared by THW Design, dated February 15, 2002 and revised on April 18, 2002, sheets C4.2 and L-701, prepared by THW Design, dated February 15, 2002 and revised on May 10, 2002, and sheets C8.1, C9.1 through C9.3, L-503, LS-101 and LS-201, prepared by THW Design and dated April 18, 2002, copies of which are attached to Ordinance No. 2002-160-201, adopted July 8, 2002, and for the purpose of constructing additional parking, changing an existing drive aisle and constructing perimeter fencing, residential fencing, and patio enclosures, substantially as shown on sheets C-401 through C-403, C-403.5, RMA-1, L-206 and L-206.5 of the plans entitled “Westminster-Canterbury, Richmond”, prepared by THW Design, dated February 2, 2005, and revised on March 23, 2005, copies of which are attached [~~hereto~~] to and made a part of [~~this ordinance~~] Ordinance No. 2005-148-129, adopted June 27, 2005, as modified by the plans entitled “Westminster Canterbury Vibrancy, Henrico County,” prepared by HG Design Studio, and dated April 9, 2021, copies of which are attached to and made part of this amendatory ordinance.

§ 2. That adoption of this amendatory ordinance shall constitute the granting of a special use permit for the [~~real estate~~] properties, which shall be transferable from the owner of the [~~real~~

~~estate]~~ properties to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to owner of said ~~[real estate]~~ properties a building permit in accordance with the above-referenced plans and drawings for such purposes, subject to the following terms and conditions:

(a) That the owner of the property shall be bound by, shall observe, and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and building, except as otherwise provided in this amendatory ordinance;

(b) That application for the final building permit to complete the development of the ~~[seventeen]~~ 17 single-family style dwellings shall be made within five ~~[(5)]~~ years from the effective date of Ordinance No. 2002-160-201, adopted July 8, 2002, which building permits shall expire by limitation and become null and void if construction is not commenced within ~~[one hundred eighty (180)]~~ 180 days from the date of the building permit, or if construction is suspended or abandoned for a period of ~~[one hundred eighty (180)]~~ 180 days at any time after the work is commenced, as provided in applicable provisions of the Virginia Uniform Statewide Building Code. Application for the initial building permit for the uses authorized by this amendatory ordinance shall be made within ~~[twenty-four (24)]~~ 24 months from the effective date of this amendatory ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within ~~[one hundred eighty (180)]~~ 180 days from the date of the building permit or if construction is suspended or abandoned for a period of ~~[one hundred eighty (180)]~~ 180 days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within ~~[twenty-four (24)]~~ 24 months after the effective date of

this amendatory ordinance or should the building permit expire and become null and void after the expiration of the [~~twenty four (24)~~] 24 month time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate [~~and the special use permit shall become null and void~~].

(c) That the use of the property shall be as three [~~(3)~~] single-family style dwellings, together with accessory parking, substantially in accordance with the plans attached to Ordinance No. 91-326-303, adopted October 28, 1991, and Ordinance No. 92-219-196, adopted June 23, 1992, and [~~seventeen (17)~~] 17 single-family dwellings, together with accessory parking and entrance drives substantially in accordance with the plans attached to Ordinance No. 2002-160-201, adopted July 8, 2002. Each of the [~~seventeen (17)~~] 17 single-family style dwellings shall contain a minimum of 2,000 square feet of floor area. The second floor improvements depicted on the plans attached to Ordinance No. 2002-160-201, adopted July 8, 2002, shall be optional and shall not be required. The single-family style dwellings, existing parking area and entrance drives shall serve as part of a continuing care retirement facility, which is partially located on those portions of the subject properties lying within Henrico County;

(d) That the parking area and driveways thereto shall be paved with bituminous material, and parking space shall be delineated on the pavement surface;

(e) That identification of the [~~premises~~] properties shall be limited to one [~~(4)~~] sign, attached flat against the surface of a brick entry gate, not to exceed [~~thirty two (32)~~] 32 square feet of sign area, substantially as depicted on the plans attached to Ordinance No. 2002-160-201, adopted July 8, 2002. Such sign may be illuminated by external means, provided that the source of illumination is not visible from adjacent properties and public streets;

(f) That the fire hydrant, meeting the requirements of the ~~[Director]~~ Chief of ~~[Public Safety]~~ Fire and Emergency Services, previously installed on Westbrook Avenue in accordance with Ordinance No. 73-163-171, adopted July 30, 1973, as amended, shall remain in place and operable;

(g) That landscaping shall be provided and existing vegetative material be retained substantially as depicted conceptually on the plans attached to Ordinance No. 2002-160-201, adopted July 8, 2002. A final detailed landscaping plan for each phase of construction (Sales Cottage, Phase One, Phase Two and Phase Three), as depicted on the attached plans, shall be submitted for the review and approval of the Director of ~~[Community Development]~~ Planning and Development Review prior to the issuance of the first building permit for that phase of construction;

(h) That illumination of the site, including parking areas, shall be provided in accordance with a final lighting plan for each phase of construction (Sales Cottage, Phase One, Phase Two and Phase Three), as depicted on the plans attached to Ordinance No. 2002-160-201, adopted July 8, 2002, to be submitted for the review and approval of the Director of ~~[Community Development]~~ Planning and Development Review prior to the issuance of the building permit for that phase of construction. Exterior lighting installed on the ~~[premises]~~ properties shall be so directed and shielded as not to shine directly on or in the direction of Westbrook Avenue or residential properties fronting on such street;

(i) That the facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as to not be visible from adjacent properties and public streets;

(j) That final grading and drainage plans, if required, shall be approved by the Director of ~~[Community Development]~~ Public Utilities prior to the issuance of building permits;

(k) That storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land and building shall be provided and maintained at all times by the owner at its costs and expense so not as to adversely affect or damage adjacent property or public streets and the use thereof;

(l) That the entrance drives and internal streets serving the ~~[twenty]~~ 20 dwellings, parking area and continuing care retirement facility shall be private streets;

(m) That ~~[sixteen-(16)]~~ 16 parking spaces may be constructed and shall be screened with evergreen shrubs not less than three and one-half ($3\frac{1}{2}$) feet in height at the time of planting, substantially as shown on the ~~[attached]~~ plans attached to Ordinance No. 2005-148-129, adopted June 27, 2005;

(n) That a controlled access gate shall be installed in an existing drive aisle, and the aisle shall be restriped to include four ~~[(4)]~~ parking spaces, substantially as shown on the ~~[attached]~~ plans attached to Ordinance No. 2005-148-129, adopted June 27, 2005;

(o) That perimeter fencing shall be provided, substantially as shown on the ~~[attached]~~ plans attached to Ordinance No. 2005-148-129, adopted June 27, 2005; ~~[and]~~

(p) That optional wooden fences may be constructed for the ~~[seventeen-(17)]~~ 17 single-family style dwellings, and optional patio enclosures may be constructed for the three ~~[(3)]~~ single-family style dwellings located on Glebe Close Road, substantially as shown on the, substantially as shown on the ~~[attached]~~ plans~~[-]~~ attached to Ordinance No. 2005-148-129, adopted June 27, 2005; and

(q) That a garden amenity area, including landscaping and accessory buildings, may be installed on the Property, substantially as shown on the plans attached to this amendatory ordinance.

§ 4. That ~~[the privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms of this ordinance shall constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, or any other applicable provision.]~~ the privileges granted by this amendatory ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this amendatory ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

§ 5. That when the privileges granted by this amendatory ordinance terminate and the special use permit granted hereby becomes null and void [~~or when use of the premises is abandoned for a period of twenty-four (24) consecutive months~~], whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the properties shall be governed thereafter by the zoning regulations prescribed for the district in which the properties [~~is~~] are then situated.

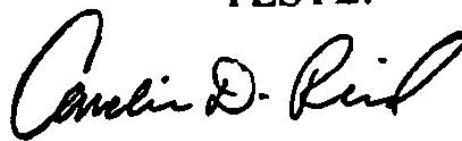
§ 6. That Ordinance No. 79-223-80-4, adopted January 28, 1980, is hereby repealed.

§ 7. This amendatory ordinance shall be in force and effect upon adoption[~~—and Ordinance No. 2002-160-201, except as modified herein, shall continue in force~~].

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is fluid and cursive, written over a white background.

City Clerk



City of Richmond

Item Request File Number: PRE.2022.0007

RECEIVED
By City Attorney's Office at 8:23 am, Feb 23, 2022

RECEIVED
By CAO Office at 11:15 am, Feb 01, 2022

2022-030

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

O & R Request

DATE: January 31, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin Vonck, Director, Department of Planning and Development Review

RE: To amend and reordain Ordinance No. 73-163-171, adopted July 30, 1973, as last amended by Ordinance No. 2005-142-129, adopted July 8, 2002, authorizing the special use of the real estate properties known as 1500 Westbrook Avenue, 1600 Westbrook Court, and 1 Glebe Close Road for the construction of a garden amenity area, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To amend and reordain Ordinance No. 73-163-171, adopted July 30, 1973, as last amended by Ordinance No. 2005-142-129, adopted July 8, 2002, authorizing the special use of the real estate properties known as 1500 Westbrook Avenue, 1600 Westbrook Court, and 1 Glebe Close Road for the construction of a garden amenity area, upon certain terms and conditions.

REASON: The subject property is located in the R-1 Single-Family Residential zoning district and is subject to a Special Use Permit (SUP) authorized by Ordinance No. 2005-148-129. A condition of this requires the provision of landscaped parking in a portion of the subject property. The applicant wishes to use this space for the installation of a garden area with accessory features, amenities, and buildings use by the residents.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its March 21, 2022 meeting.

BACKGROUND: The subject property is located on the northern corner of Westbrook Avenue and Westbrook Court. The subject property is 30 feet wide with a depth of 130 feet for a total area of 3,900 square feet. The proposed garden amenity area would serve the Westminster Canterbury Richmond Retirement Center, located in Henrico County.

The proposed project conforms to the recommendations of the Richmond 300 Master Plan which designates the subject property for Neighborhood Mixed-uses.

Surrounding properties are located in the R-5 Single-Family District and the R-6 Single-Family Attached District. Residential land use predominates the area.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 28, 2022

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
March 21, 2022

AFFECTED AGENCIES: Office of Chief Administration Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey

STAFF: David Watson, Senior Planner, Land Use Administration, 804-646-1036



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

☐ **special use permit, new**

☒ **special use permit, plan amendment**

☐ **special use permit, text only amendment**

Project Name/Location

Property Address: 1600 Westbrook Ct

Date: Sept 2, 2021

Tax Map #: N0170156004 Fee: \$1,800

Total area of affected site in acres: 4.242

(See **page 6** for fee schedule, please make check payable to the "**City of Richmond**")

Zoning

Current Zoning: R-1

Existing Use: Retirement community

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Retirement community

Existing Use: Retirement community

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: 2005-142-129

Applicant/Contact Person: Lory Markham

Company: Markham Planning LLC

Mailing Address: 23 West Broad Street, Suite 304

City: Richmond

State: VA

Zip Code: 23220

Telephone: (804) 248-2561

Fax: ()

Email: lory@markhamplanning.com

Property Owner: WESTMINSTER CANTERBURY CORP

If Business Entity, name and title of authorized signer: Tom Henning - Director Construction Management

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 1600 Westbrook Ave

City: Richmond

State: VA

Zip Code: 23227

Telephone: (804) 264-6033

Fax: (804)

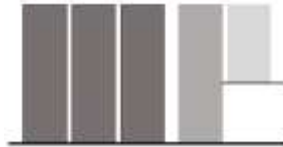
264-6095

Email: thenning@wcrichmond.org

Property Owner Signature: 

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



MARKHAM PLANNING

23 WEST BROAD STREET #304 · RICHMOND, VIRGINIA 23220

September 3, 2021

Kevin Vonck, Acting Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
kevin.vonck@richmondgov.com

Re: 1600 Westbrook Court (Westminster Canterbury) Special Use Permit Amendment

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit amendment application for the property located at 1600 Westbrook Court (PID: N0170156004). With this application, the property owner, Westminster Canterbury Corp, is petitioning City Council for a SUP amendment to allow for the construction of a garden area with accessory features, amenities, and buildings for the use of the residents. We believe that this proposal would allow Westminster Canterbury Retirement Community to provide a greater level of wellness opportunities for its residents.

Existing Site Conditions

The subject property is located along Westbrook Court and is part of the Westminster Canterbury Retirement Community. While the majority this facility is located in Henrico County, a portion of the facility is located along Westbrook Ave within the City including the 4.2-acre parcel that comprises the subject property.

The subject property is currently used as part of the parking area and landscaping buffer for the Westminster Canterbury Retirement Community. Westminster Canterbury is a 60-acre continuing care facility with approximately 900 residents. The facility has been operating at this current location since the early 1970's.

Current Zoning

The property is currently zoned R-1 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses. The current use and configuration of the property is authorized by Special Use Permit last amended by Ord No 2005-148-129.

Richmond 300 Master Plan for Future Land Use

Richmond 300 designates the property for Residential land use. These areas are neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Proposal

Should this Special Use Permit be granted, a garden and amenity area called the Tower Green Garden would be constructed on the property consisting of individual raised garden beds for the uses of residents, a greenhouse, a gazebo, bocce/chess court, a fountain, and other open space amenities including turf areas, benches, and paved walkways. The Tower Green Garden will provide additional recreational and wellness opportunities for the residents of Westminster Canterbury by promoting outdoor activities, leisure, and exercise.

These amenities would be developed on landscaped areas currently used as a buffer for the existing parking area. Ord No 2005-148-129 authorizes the future construction of additional parking spaces in this area. In lieu of these potential additional parking spaces, this proposal devotes the entire area for the Tower Green Garden, and the current number of available parking spaces would remain the same. We believe that the proposal is consistent with previous special use permits that have been granted for the property and will substantially enhance the overall development of Westminster Canterbury.

Neighborhood Communication

In addition to notifying the residents of Westminster Canterbury of the proposal, we plan to contact property owners across Westbrook Ave early in the process to receive feedback and address concerns they may have.

City Charter Conditions

Because the proposed garden area and amenities will greatly enhance the wellness opportunities of the residents of Westminster Canterbury, we trust that you will agree with us that this proposed Special Use Permits meets the City Charter criteria for the granting of SUPs as the project will not

- (i) be detrimental to the safety, health, morals and general welfare of the community involved;
- (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved;
- (iii) create hazards from fire, panic or other dangers;
- (iv) tend to be overcrowding of land and cause an undue concentration of population;
- (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
- (vi) interfere with adequate light and air.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

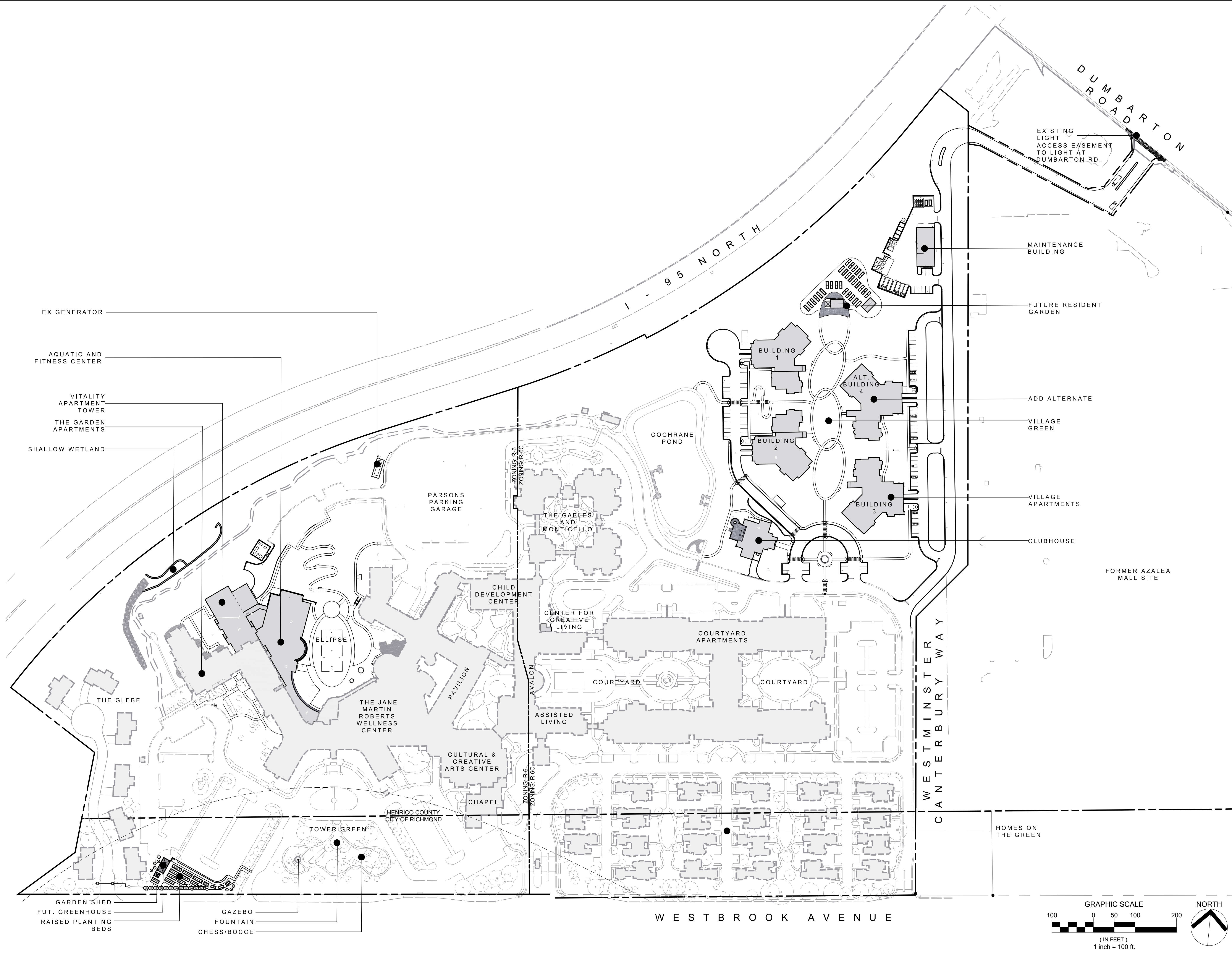
A handwritten signature in black ink, appearing to read "Lory Markham". The signature is written in a cursive, flowing style.

Lory Markham

Enclosure: application form, existing survey, conceptual plans

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Ann-Frances Lambert, 3rd District Representative

© 2021 H.G. design studio, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM H.G. design studio, INC. THIS DOCUMENT IS THE PROPERTY OF H.G. design studio, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM H.G. design studio, INC. THIS DOCUMENT IS THE PROPERTY OF H.G. design studio, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM H.G. design studio, INC.



**WESTMINSTER
CANTERBURY
VIBRANCY**
HENRICO COUNTY

REVISIONS:

No.	Description	Date
-----	-------------	------

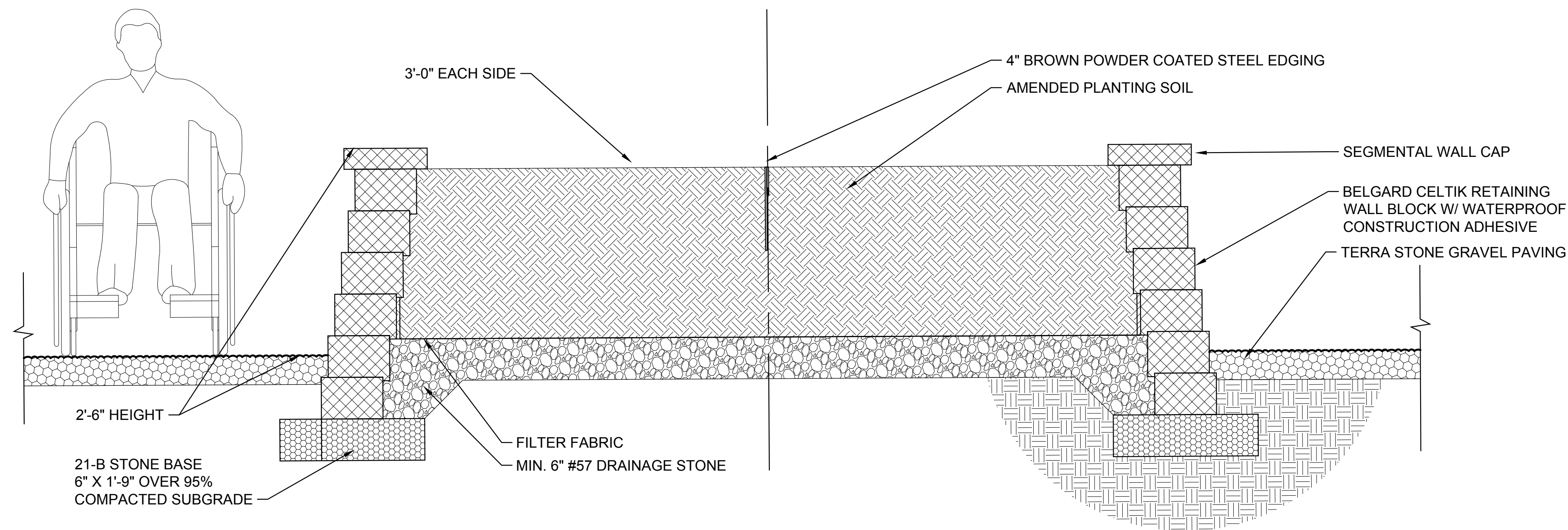
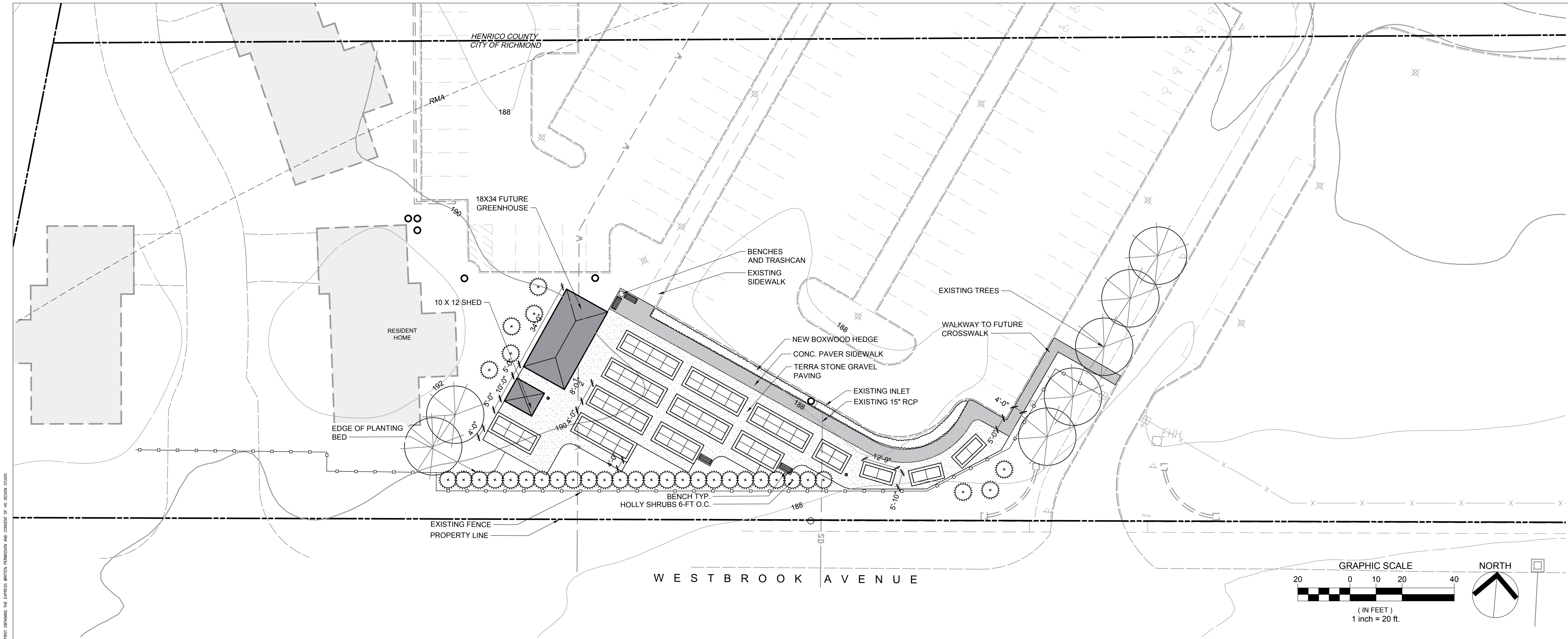
SUP EXHIBIT

PLAN OF DEVELOPMENT

Designed By:	JCS/PDM
Drawn By:	DSN/GGL
Checked By:	CAH/RJB
QA/QC By:	DCG
Date:	APRIL 9, 2021
Project Number:	M19093
Sheet Number:	C0.01

C0.01

© 2021 HG design studio. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN PERMISSION AND CONSENT OF HG design studio. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF HG design studio AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PRIOR WRITTEN PERMISSION AND CONSENT OF HG design studio.



PLANTER DETAIL: NTS



WESTMINSTER CANTERBURY RESIDENT GARDEN

HENRICO COUNTY

REVISIONS:		
1.		

No.	Description	Date
-----	-------------	------

CHESAPEAKE BAY SITE PLAN

Designed By:	CAH
Drawn By:	CAH
Checked By:	JCS
QA/QC By:	DCG
Date:	APRIL 2, 2021
Project Number:	M19093

Sheet Number:

C3.01



MATERIAL: HOLLAND STONE OR APPROVED EQUAL, COLOR T.B.D.
MANUFACTURER: BELGARD OR APPROVED EQUAL

1

CONCRETE PAVER

NTS



MATERIAL: 10X12 WOOD UTILITY SHED OR APPROVED EQUAL
MANUFACTURER: OLD HICKORY
QUANTITY: 1

5

GARDEN SHED

NTS



MATERIAL: YACHT CLUB 60" BENCH
COLOR: CHARCOAL BLACK
MANUFACTURER: TREX
QUANTITY:4

2

BENCH

NTS



MATERIAL: BELGARD CELTIK
RETAINING WALL BLOCK
COLOR: SHEFFIELD

6

RETAINING WALL BLOCK

NTS



MODEL: LEX33P - 33 GALLON EXPOSITION
PLASTIC RECEPTACLE WITH SIDE DOOR
COLOR: BLACK
MANUFACTURER: BELSON OUTDOORS
QUANTITY: 2

3

TRASHCAN

NTS



MATERIAL: 1" TERRA STONE
SUPPLIER: PETE ROSE INC.

7

TERRA STONE GRAVEL PAVING

NTS



MATERIAL: 54" 802 SB
OR APPROVED EQUAL
MANUFACTURER: SIMMONS
QUANTITY: 2

4

FROST PROOF YARD HYDRANT

NTS

PRICING DOCUMENTS ONLY
NOT FOR CONSTRUCTION

WESTMINSTER
CANTERBURY
TOWER RESIDENT
GARDEN
PRICING SET

RICHMOND, VIRGINIA

REVISIONS:

1.	ISSUE FOR PRICING	3/16/21
----	-------------------	---------

No.	Description	Date
-----	-------------	------

MATERIALS

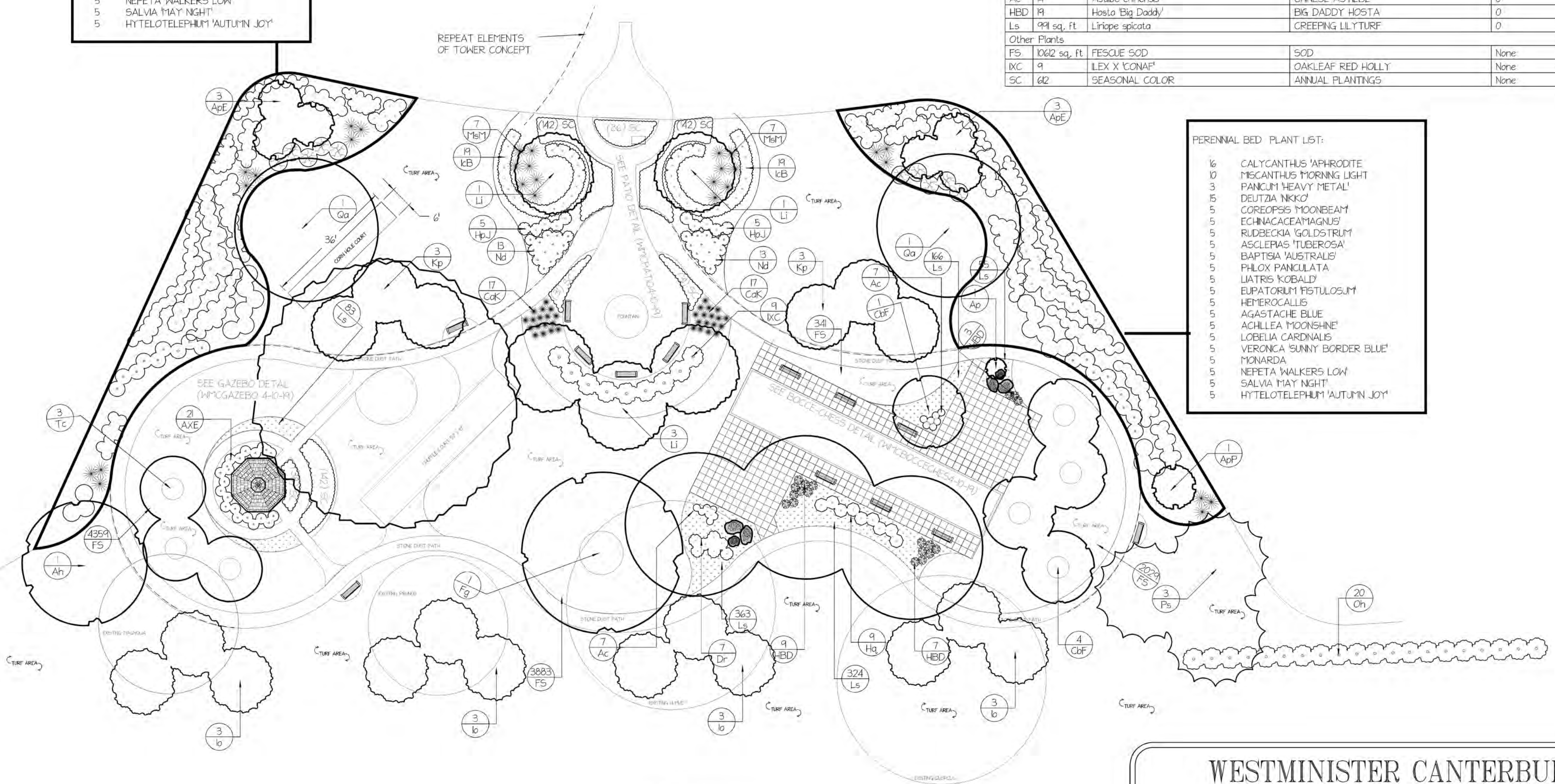
Designed By:	PDM
Drawn By:	PDM
Checked By:	PDM
QA/QC By:	DCG
Date:	MARCH 16, 2021
Project Number:	19093.04
Sheet Number:	



PERENNIAL BED PLANT LIST:

- 16 CALYCANTHUS 'APHRODITE'
- 10 MISCANTHUS 'MORNING LIGHT'
- 3 PANCUM 'HEAVY METAL'
- 15 DEUTZIA 'NKKO'
- 5 COREOPSIS 'MOONBEAM'
- 5 ECHINACEA 'MAGNUS'
- 5 RUDBECKIA 'GOLDSTRUM'
- 5 ASCLEPIAS 'TUBEROSA'
- 5 BAPTISIA 'AUSTRALIS'
- 5 PHLOX PANCULATA
- 5 LIATRIS 'KOBALD'
- 5 EUPATORIUM 'FISTULOSUM'
- 5 HEMEROCALLIS
- 5 AGASTACHE BLUE
- 5 ACHILLEA 'MOONSHINE'
- 5 LOBELIA CARDINALIS
- 5 VERONICA 'SUNNY BORDER BLUE'
- 5 MONARDA
- 5 NEPETA 'WALKERS LOW'
- 5 SALVIA 'MAY NIGHT'
- 5 HYTELOTELEPHUM 'AUTUMN JOY'

REPEAT ELEMENTS
OF TOWER CONCEPT



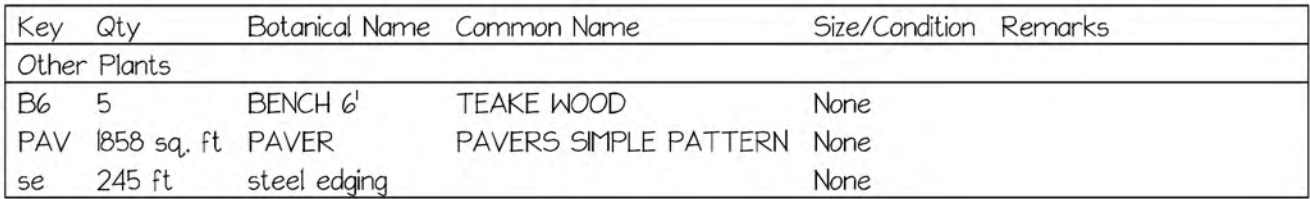
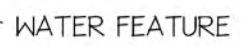
PERENNIAL BED PLANT LIST:

- 16 CALYCANTHUS 'APHRODITE'
- 10 MISCANTHUS 'MORNING LIGHT'
- 3 PANCUM 'HEAVY METAL'
- 15 DEUTZIA 'NKKO'
- 5 COREOPSIS 'MOONBEAM'
- 5 ECHINACEA 'MAGNUS'
- 5 RUDBECKIA 'GOLDSTRUM'
- 5 ASCLEPIAS 'TUBEROSA'
- 5 BAPTISIA 'AUSTRALIS'
- 5 PHLOX PANCULATA
- 5 LIATRIS 'KOBALD'
- 5 EUPATORIUM 'FISTULOSUM'
- 5 HEMEROCALLIS
- 5 AGASTACHE BLUE
- 5 ACHILLEA 'MOONSHINE'
- 5 LOBELIA CARDINALIS
- 5 VERONICA 'SUNNY BORDER BLUE'
- 5 MONARDA
- 5 NEPETA 'WALKERS LOW'
- 5 SALVIA 'MAY NIGHT'
- 5 HYTELOTELEPHUM 'AUTUMN JOY'

Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Trees					
Ah	1	Aesculus hippocastanum	COMMON HORSECHESTNUT	0	
Ap	1	Acer palmatum	JAPANESE MAPLE	0	
ApE	6	Acer palmatum 'Emperor'	EMPEROR JAPANESE MAPLE	0	
CbF	5	Carpinus betulus 'Fastigiata'	FASTIGIATA EUROPEAN HORNBEAM	0	
Fg	1	Fagus grandifolia	AMERICAN BEECH	0	
lo	12	Ilex opaca	AMERICAN HOLLY	0	
Kp	6	Koeleria paniculata	GOLDEN RANTEE	0	
Li	5	Lagerstroemia indica	CRAPEMYRTLE	0	
Oh	20	Osmanthus heterophyllus	FALSE HOLLY	0	
Ps	3	Pinus strobus	EASTERN WHITE PINE	0	
Qa	2	Quercus acutissima	SAWTOOTH OAK	0	
Tc	3	Tilia cordata	LITTLELEAF LINDEN	0	
Shrubs					
ApP	1	Acer palmatum (Palmatum Group) 'Bloodgood'	BLOODGOOD JAPANESE MAPLE	0	
Dr	7	Danae racemosa	ALEXANDRIAN LAUREL	0	
HpJ	10	Hydrangea paniculata 'Jane (Little Lime)'	JANE (LITTLE LIME) PANICLE HYDRANGEA	0	
Hq	9	Hydrangea quercifolia	OAKLEAF HYDRANGEA	0	
kB	38	Ilex cornuta 'Burfordii Nand'	BURFORDI NANA CHINESE HOLLY	0	
Nd	26	Nandina domestica	HEAVENLY BAMBOO	0	
Ornamental Grasses					
CaK	34	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	0	
MsM	14	Miscanthus sinensis 'Morning Light'	MORNING LIGHT MAIDEN GRASS	0	
Perennials and Annuals					
Ac	14	Astilbe chinensis	CHINESE ASTILBE	0	
HBD	19	Hosta 'Big Daddy'	BIG DADDY HOSTA	0	
Ls	991 sq. ft	Liriope spicata	CREeping LILYTURF	0	
Other Plants					
FS	1062 sq. ft.	FESCUE SOD	SOD	None	
XC	9	ILEX X 'CONAF'	OAKLEAF RED HOLLY	None	
SC	612	SEASONAL COLOR	ANNUAL PLANTINGS	None	

WESTMINISTER CANTERBURY
TOWER GREEN
PLANTING PLAN

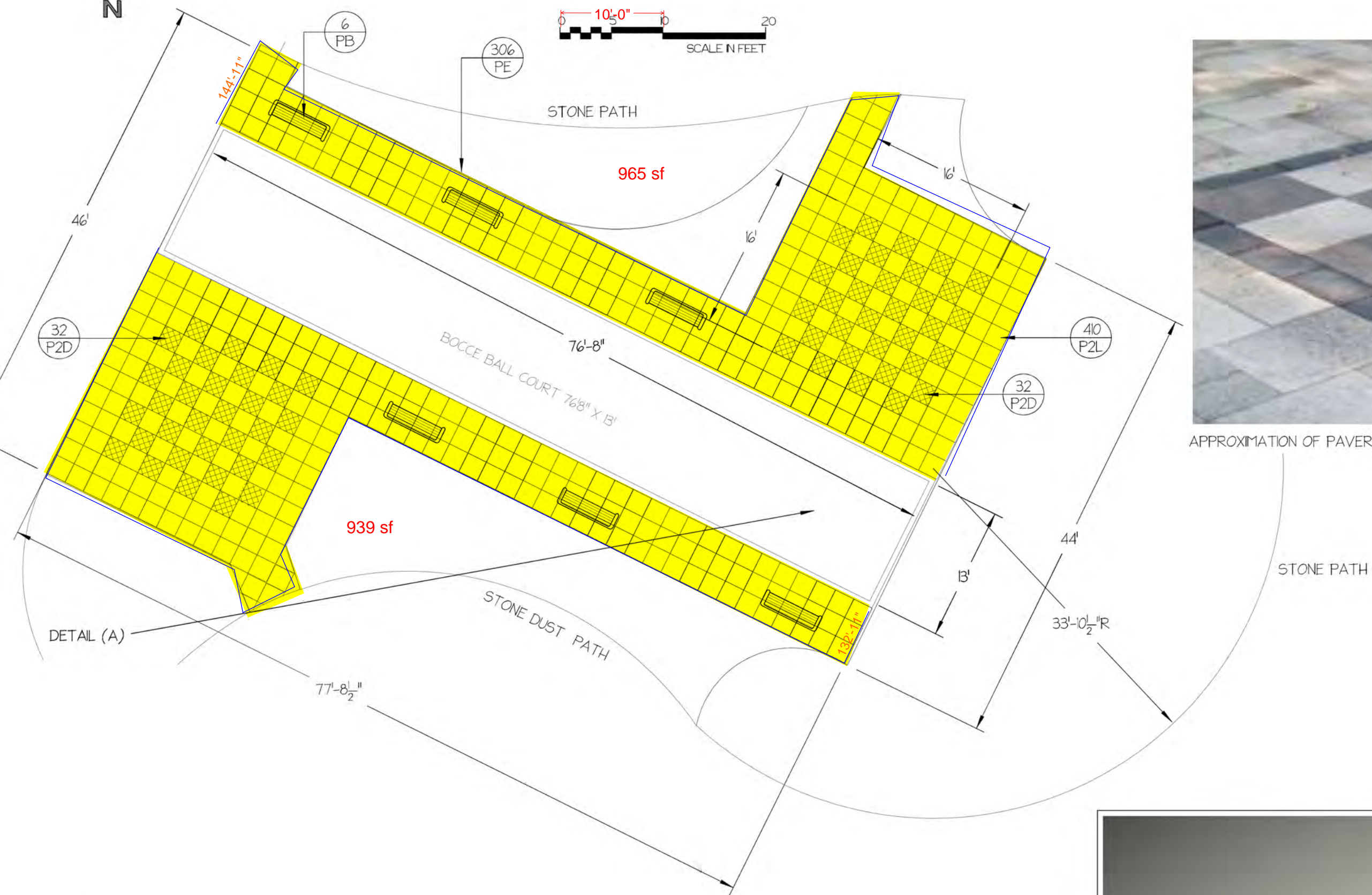
client:	date	revision
scale	02-20-19	04-10-19
1"=20' on (18"x24")		
drawn by	checked by	drawing #
R.P.PRINKER		WMCPLANTINGPLAN04-10-19



Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Other Plants					
B6	5	BENCH 6'	TEAKE WOOD	None	
PAV	1858 sq. ft	PAVER	PAVERS SIMPLE PATTERN	None	
se	245 ft	steel edging		None	

PATIO AND FOUNTAIN DETAIL

WMCPAT104-10-19

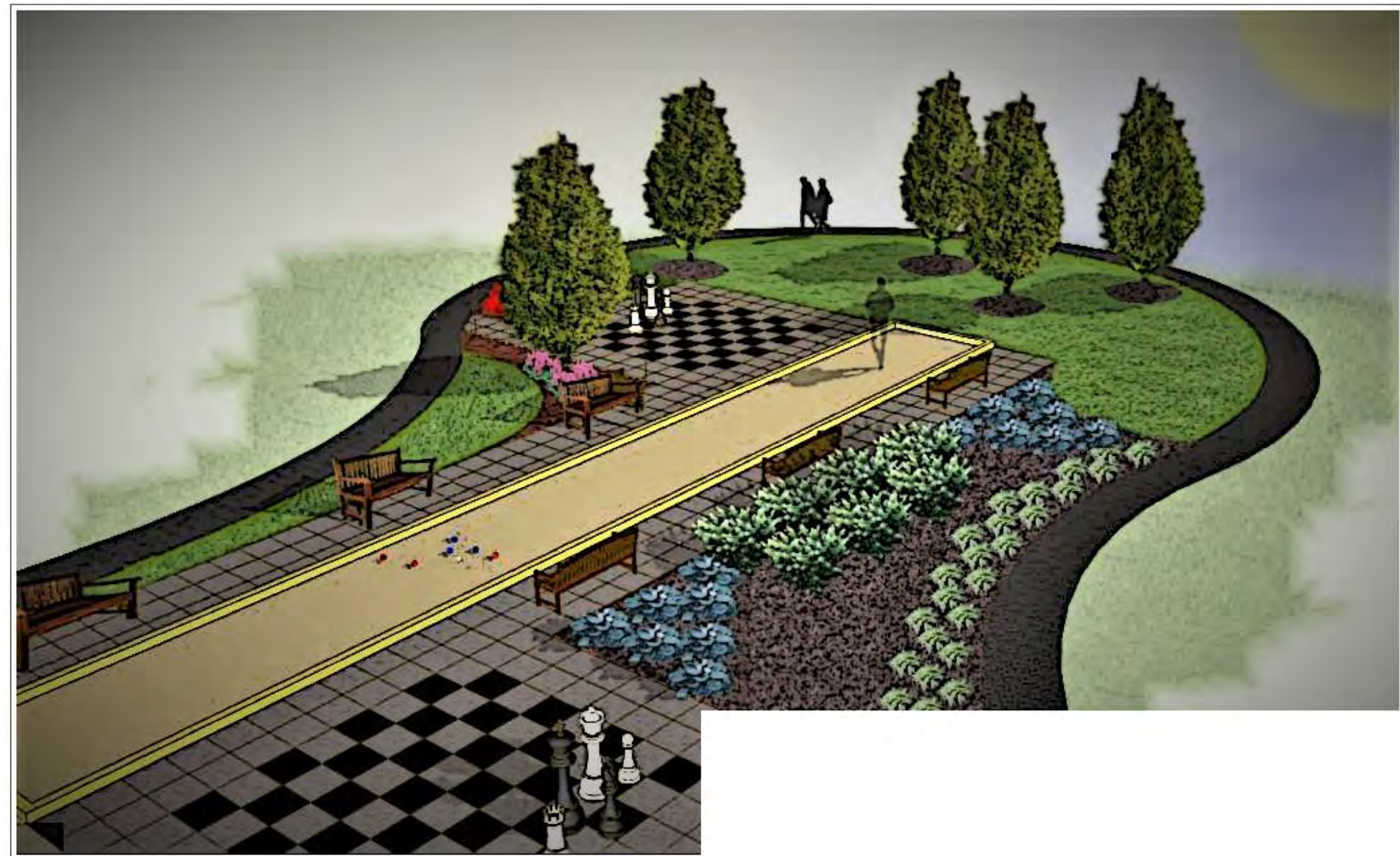
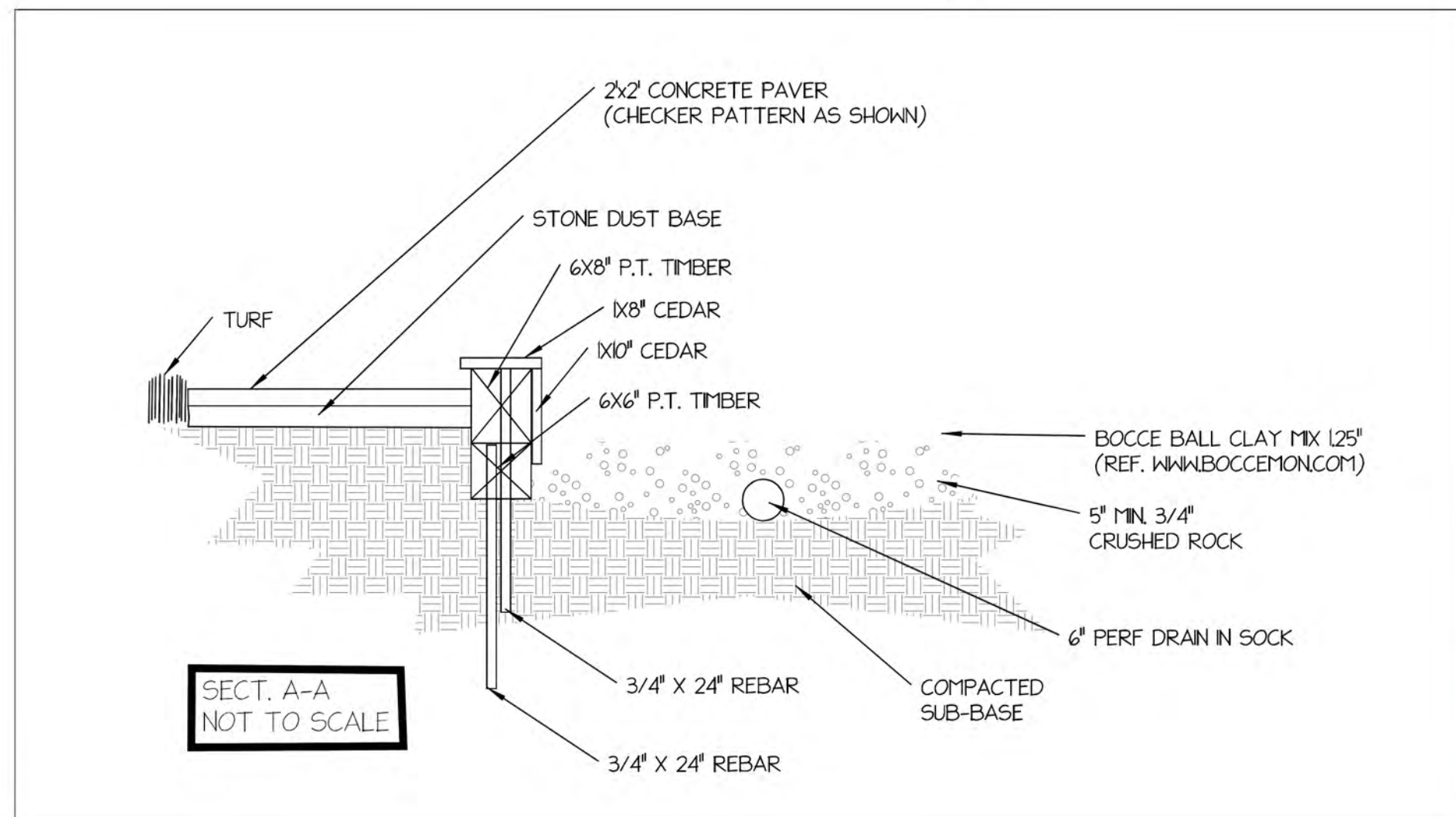


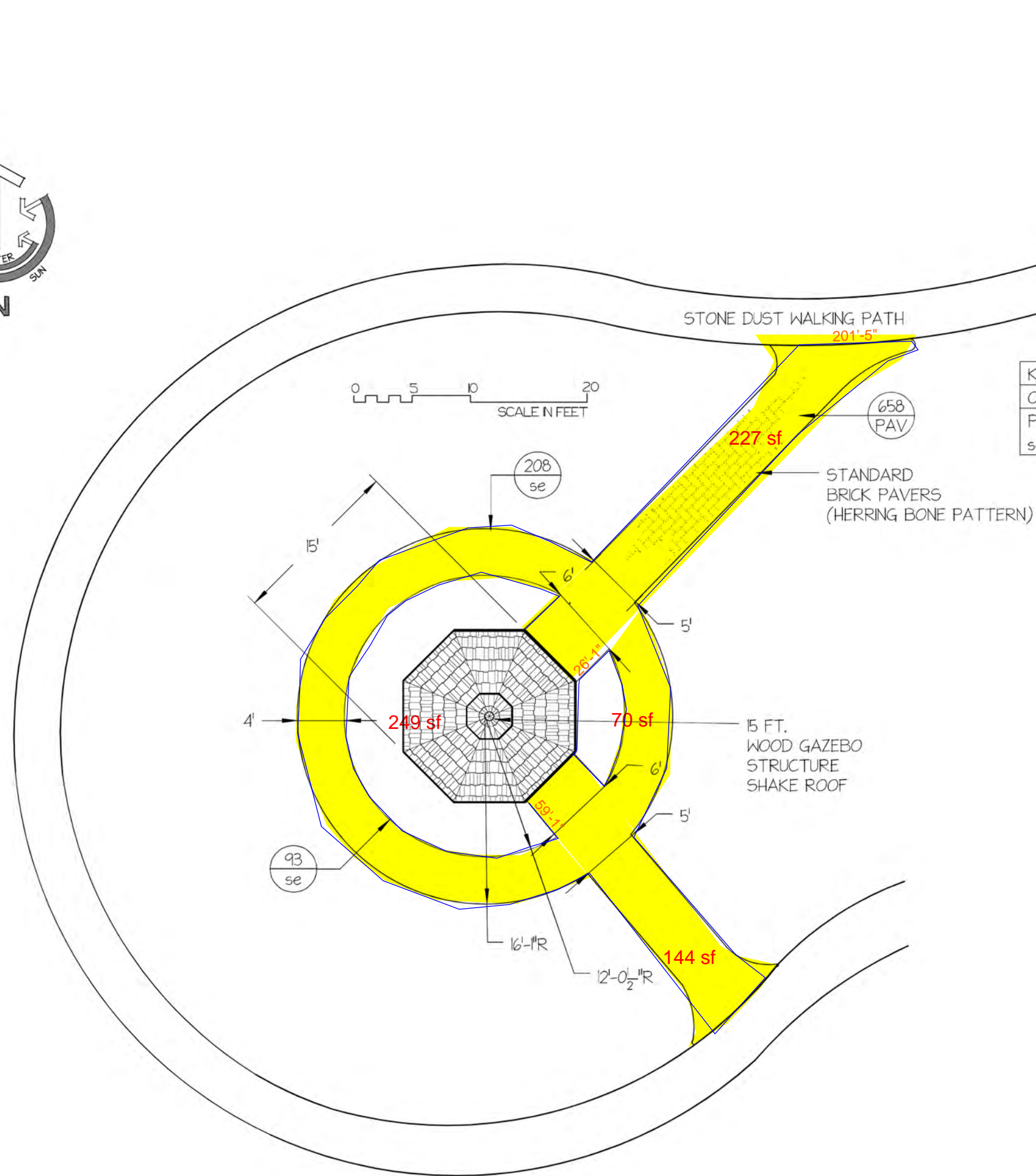
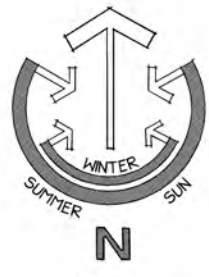
APPROXIMATION OF PAVER CONTRAST AND TEXTURE

STONE PATH

WESTMINISTER CANTERBURY			
TOWER GREEN PROJECT			
BOCCE AND CHESS DETAIL			
client:			
scale	1"=20'-0"	date	4-5-19
drawn by	R.P.PRINKER	checked by	J.O.
		revision	4-10-19
		drawing #	WMCBOCCECHESS4-10-19

Key	Qty	Botanical Name	Common Name	Size/Condition
Other Plants				
P2D	64	PAVER 2X2 DARK		
P2L	40	PAVER 2X2 LIGHT		
PB	6	PARK BENCH	TEAKE (COUNTRY CASUAL)	
PE	306 ft	PAVER EDGE	'SNAP EDGE'	





Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Other Plants					
PAV	658 sq. ft.	PAVER	PAVERS SIMPLE PATTERN	None	
se	301 ft.	steel edging		None	



WESTMINISTER CANTERBURY		
TOWER GREEN PROJECT		
GAZEBO CONSTRUCTION CONCEPT		
client:		
scale	1"=10'-0"	date 11-21-18
drawn by	R.P.RINKER	revision 04-05-19
checked by		drawing # WMCGAZEBO04-05-19



Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Other Plants					
SD	37323 sq. ft	STONE DUST	COMPACTED	MIN4" DEEP	W/LANDSCAPE FAB. UNDER
se	1387 ft	STEEL EDGING		4" BLACK 1/8" BLACK STEEL	