

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

In association with:

Project Owner

Project Title

THE SHOPS AT
STRATFORD HILLS

No.	Revision	Date
1.		
2.		
3.		

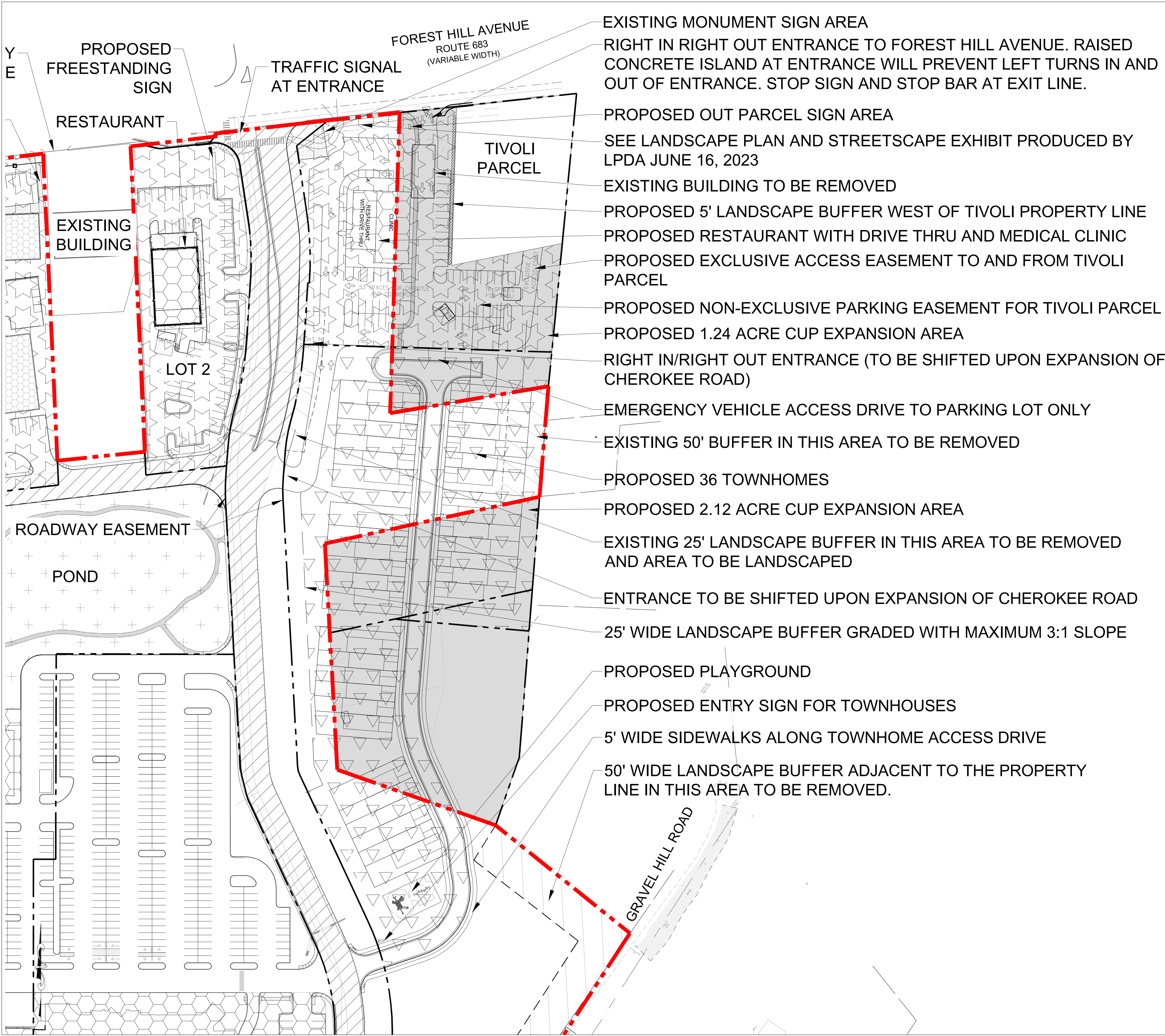
Drawn by: QC Checked by: AE
Scale: 1"=100' Date: 07.17.2023
Issued for

CUP AMENDMENT

Drawing Title

EXHIBIT 1

Drawing Number




- 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



LPDA
LANDSCAPE ARCHITECTURE
LAND PLANNING

20116 ASHBROOK PLACE, SUITE 240
ASHBURN, VIRGINIA 20147
703-437-7907 ■ www.lpda.net

In association with:

Project Owner

Project Title

**THE SHOPS AT
STRATFORD HILLS**

No.	Revision	Date
1.		
2.		
3.		

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Scale: 1"=60' Date: 06.16.2023
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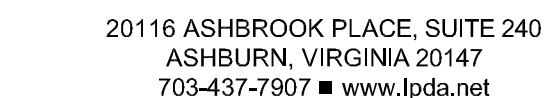
CUP AMENDMENT

Drawing Title

EXHIBIT 1.1

Drawing Number

LPDA Project Number
21-036

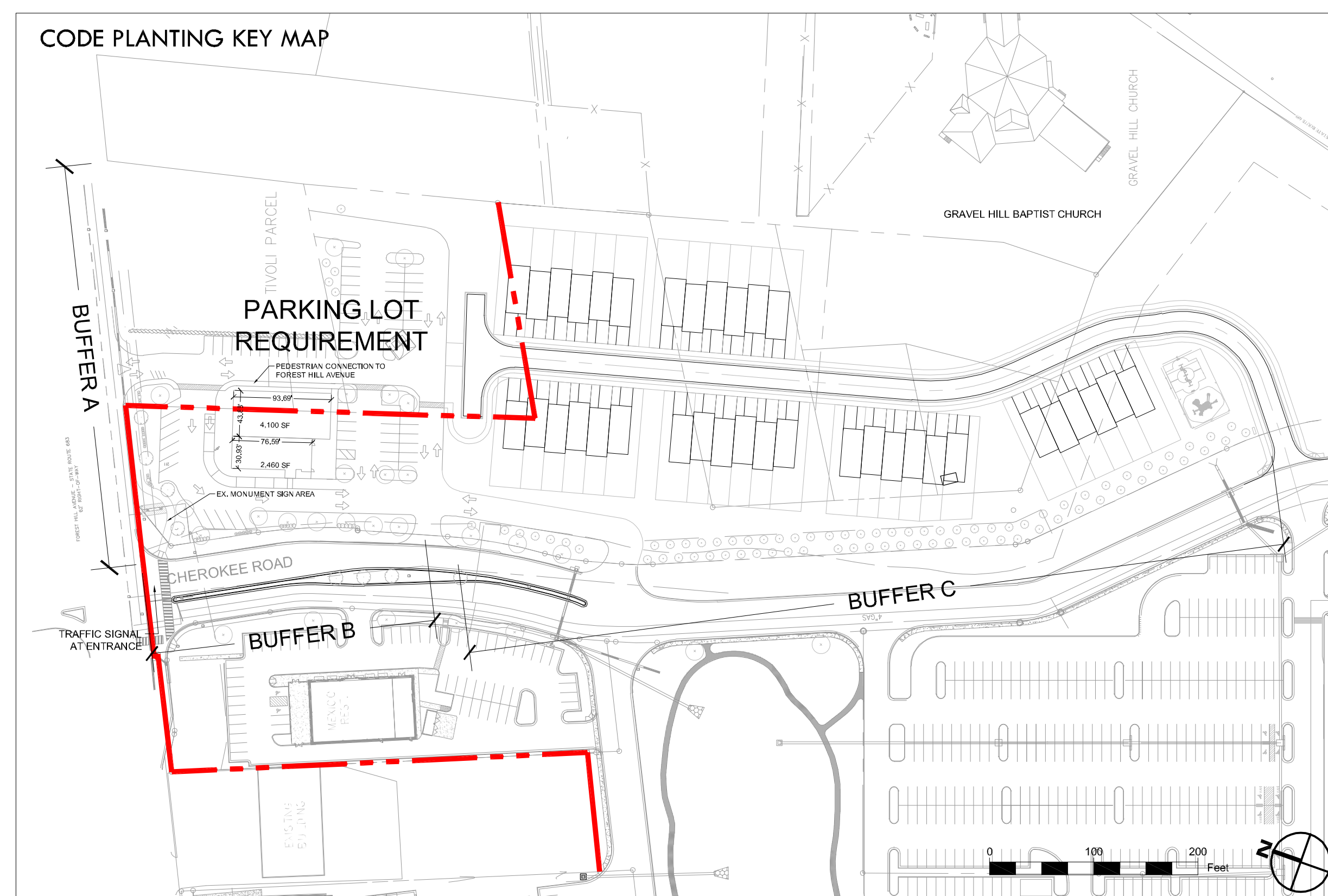
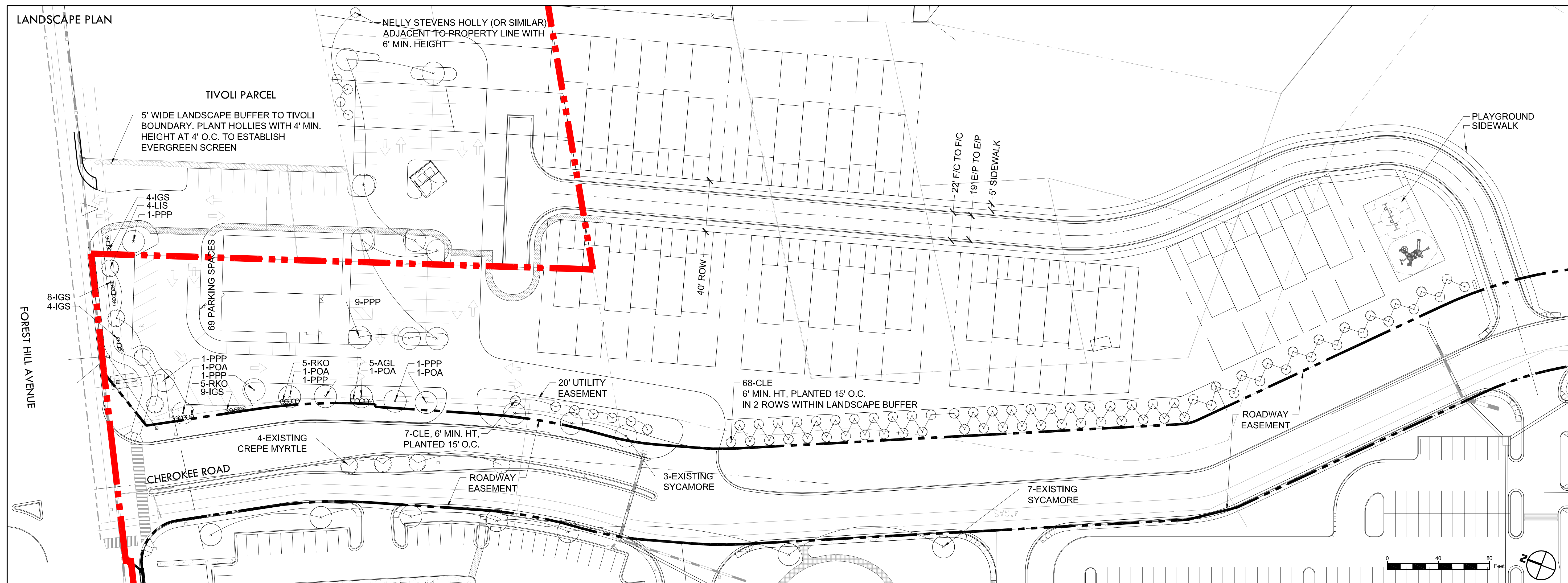


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Project Owner

Project Title

THE SHOPS AT STRATFORD HILLS



THE SHOPS AT STRATFORD HILLS

PLANTING CODE TABLE

*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	0 lf	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	0 lf	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	0 lf	776.26	Buffer type D @ R Zoning district	776.26/50=15.5			Includes 3 existing trees and 7
			1 Tree and 4 Shrubs per 50L.F.	Trees	16	78	evergreen trees. Shrubs are
				Shrubs	48		0 partially replaced by evergreen

PARKING AREA TREE REQUIREMENTS

*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			
			Trees		12	12	
			Shrubs		0	0	

TREE COVERAGE REQUIREMENT

*Tree coverage requirements per City of Richmond Zoning Code Sec.30-710.15

			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.	
				Trees	12	12	Fulfilled by Landscape Island planting
				Shrubs	0	0	

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.
Subtotal			18	

Evergreen Trees

Code	Botanical Name	Common Name	Quantity	Size
CLE	x Cupressocyparis leylandii 'Moncal'	Emerald Isle® Leyland Cypress	75	6-8' ht
		Subtotal	75	

Understory Trees

Code	Botanical Name	Common Name	Quantity	Size
LIS	Lagerstroemia 'Sioux'	Sioux Crepe Myrtle	4	2.5" ca
		Subtotal	4	

Decidious 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"
Subtotal			15	

Evergreen Shrubs

Code	Botanical Name	Common Name	Quantity	Size
IGS	Ilex Glabra	Strongbox Inkberry Holly	25	18"-24"
		Subtotal	25	

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- 3.

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Drawing Title

EXHIBIT 2
LANDSCAPE PLAN

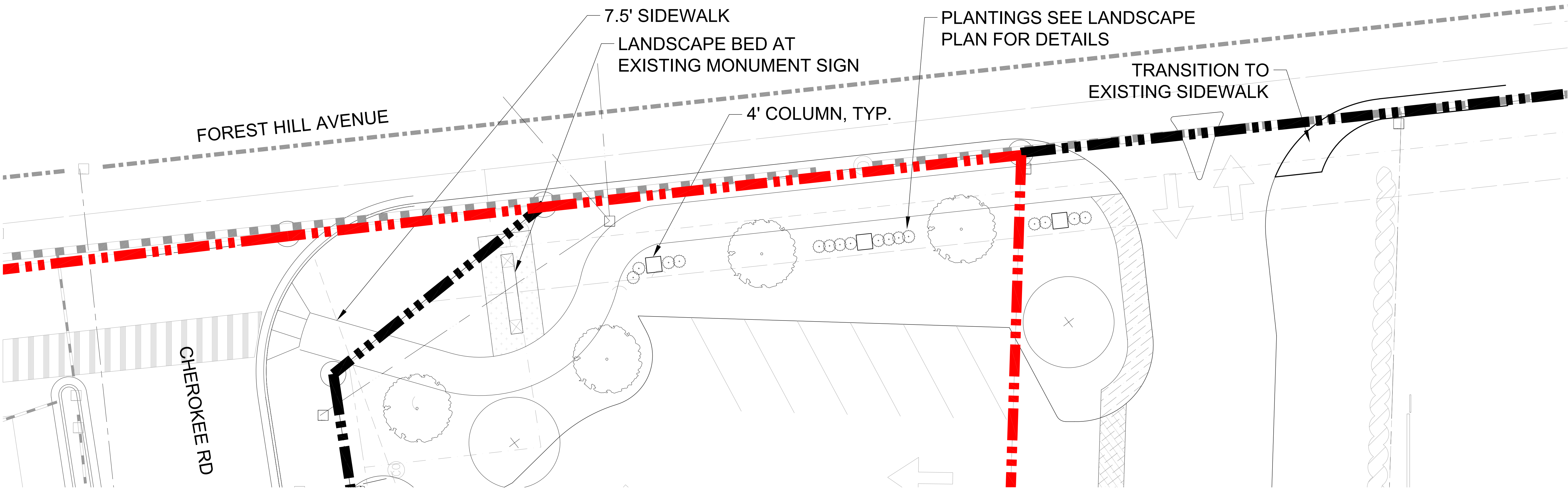
Drawing Number _____

LPDA Project Number
21-036

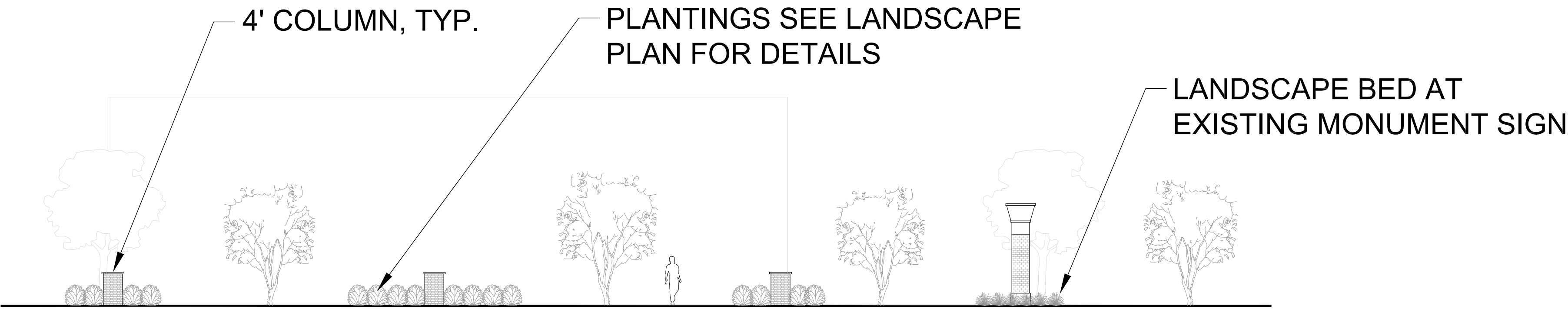
STREETSCAPE ELEVATION AT CHEROKEE ROAD



STREETSCAPE AT FOREST HILL AVENUE



STREETSCAPE ELEVATION AT FOREST HILL AVENUE



In association with:

Project Owner

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THE SHOPS AT
STRATFORD HILLS

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Drawn by: QC Checked by: AE
Scale: 1"=10' Date: 06.16.23
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EXHIBIT 3
STREETSCAPE

Drawing Number

LPDA Project Number
21436



20116 ASHBROOK PLACE, SUITE 240
ASHBURN, VIRGINIA 20147
703-437-7907 • www.lpda.net

In association with:

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THE SHOPS AT
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CUP AMENDMENT

Drawing Title

EXHIBIT 4
PEDESTRIAN
CONNECTIONS

Drawing Number

LPDA Project Number
21-036