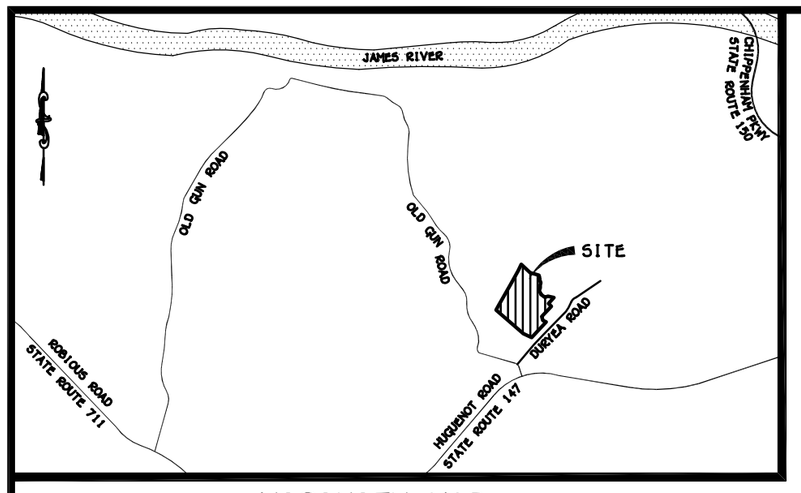
# VILLAS AT ARCHER SPRINGS

## REVISED TREE PRESERVATION PLAN

SINGLE FAMILY RESIDENTIAL

HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA




VICINITY MAP
1"= 2000'

### SITE STATISTICS

| | |
|---|---|
| TOTAL SITE AREA | 1902989.60 S.F. (43.69 AC.) |
| COMMON AREA PROVIDED | 828586.69 S.F. (19.02 AC.) |
| AREA IN RIGHT-OF-WAY | 179853.30 S.F. (4.13 AC.) |
| AREA IN LOTS | 894549.61 S.F. (20.53 AC.) |
| EXISTING ZONING | R-5C |
| PROPOSED USE | SINGLE FAMILY DETACHED RESIDENTIAL |
| PROPOSED LOTS | 96 |
| ENGINEER | THE BAY COMPANIES, INC.<br>C/O DAN CASKIE, P.E.<br>8500 BELL CREEK ROAD<br>MECHANICSVILLE, VA 23116 |
| DEVELOPER | ARCHER DEVELOPMENT COMPANY, LLC<br>C/O MITCHELL BODE<br>6225 LAKESIDE AVENUE<br>RICHMOND, VA 23228 |

### LOTS

| | |
|---|---|
| MINIMUM | 6609.15 S.F. (0.15 AC) |
| MAXIMUM | 213650.22 S.F.(0.49 AC) |
| AVERAGE | 9310.22 S.F. (0.21 AC) |

### SETBACKS

FRONT: 25'
SIDE: 5'
REAR: 5'

### GARAGE SUMMARY

| | |
|---|---|
| TOTAL LOTS | 96 |
| FRONT LOAD GARAGES | 33 (34.4%) |
| SIDE LOAD GARAGES | 45 |
| DETACHED GARAGES (ALLEY) | 17 |
| EXISTING HOUSE (NO GARAGE) | 1 |

### SOURCE OF TITLE:

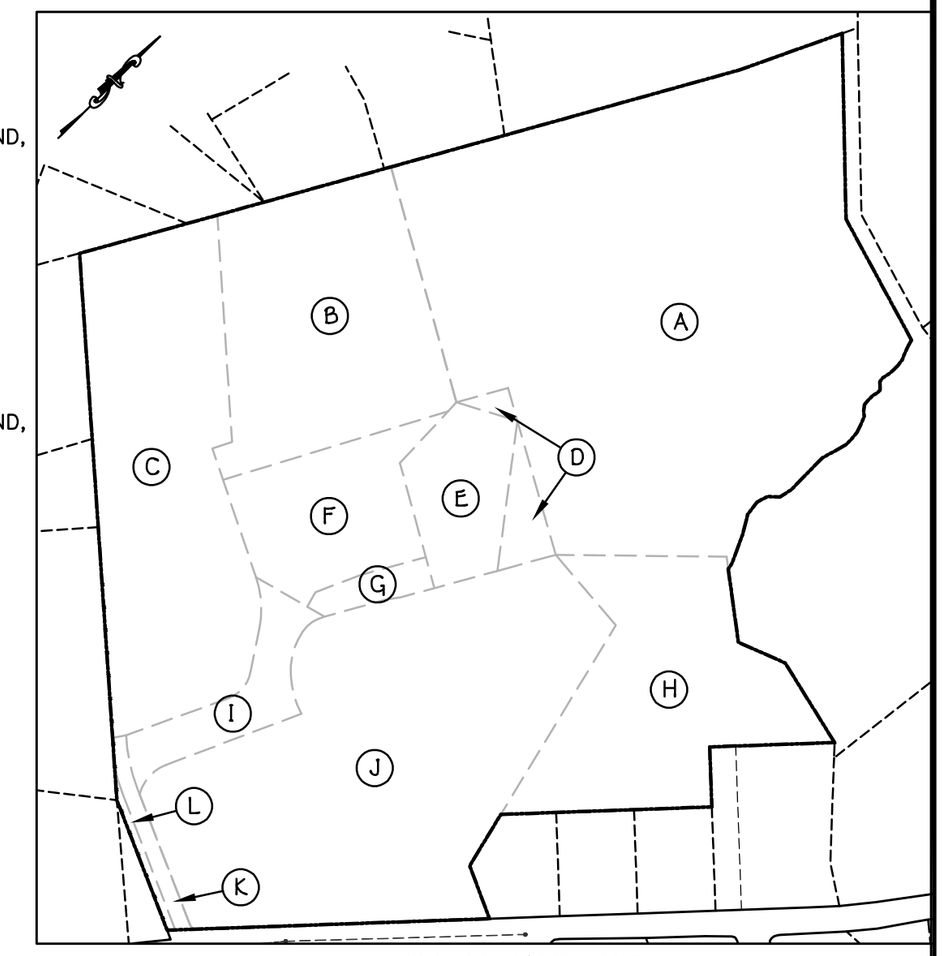
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION
PARCELS: C0011254021, C0011254023, C0011254024, C0011254025, C0011254027, C0011254026, C0011254029, C0011254107 & C0011254109
TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
FROM: BARRINGTON INVESTORS, LTD
BY DEED DATED THE 20TH DAY OF SEPTEMBER, 2006 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 26TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NUMBER 06-33541

PARCEL: C0011254022
TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
FROM: BARRINGTON INVESTORS, LTD
BY DEED DATED THE 12TH DAY OF MARCH, 2008 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 31ST DAY OF MARCH, 2008 IN INSTRUMENT NUMBER 08-08449

PARCELS: C0011254028 & C0011254030
TO: ARCHER SPRINGS INVESTMENT COMPANY, LLC
FROM: CYNTHIA A. MONTAGUE & MATTHEW FIELDING ARCHER CO-TRUSTEES OF THE JOHN S. ARCHER, JR. TRUST
BY DEED DATED THE 14TH DAY OF SEPTEMBER, 2006 AND RECORDED AT THE CLERK'S OFFICE IN THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA ON THE 26TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NUMBER 06-33542

### TREE REMOVAL CONDITION:

ANY OWNER OF A LOT SHALL PROVIDE THE ASSOCIATION ESTABLISHED BY THE DECLARATION A CERTIFICATION FROM A CERTIFIED ARBORIST REGARDING THE HEALTH AND/OR SAFETY REASON FOR REMOVAL OF ANY TREE IDENTIFIED ON THE TREE PRESERVATION PLAN PRIOR TO REMOVAL OF SUCH TREE.




OWNERSHIP MAP
1"= 300'

(A) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 3320 REAR TRAYLOR DR.
RICHMOND, VA 23235
PARCEL ID: C0011254109
ZONED: R-5C

(B) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10502 D DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254107
ZONED: R-5C

(C) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10504 DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254022
ZONED: R-5C

(D) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10502 C DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254029
ZONED: R-5C

(E) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10502 B DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254026
ZONED: R-5C

(F) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10502 DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254024
ZONED: R-5C

(G) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10502 A DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254025
ZONED: R-5C

(H) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10350 A DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254030
ZONED: R-5C

(I) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10504 A DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254027
ZONED: R-5C

(J) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10500 DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254020
ZONED: R-5C

(K) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10506 DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254023
ZONED: R-5C

(L) OWNER: ARCHER SPRINGS INVESTMENT COMPANY, LLC
ADDRESS: 10508 DURYEA DR.
RICHMOND, VA 23235
PARCEL ID: C0011254021
ZONED: R-5C

### NOTES:

1. ALL ROADS/ALLEYS ARE TO BE PUBLIC
2. ALL CURB GUTTER AND SIDEWALKS SHALL BE INSTALLED PER SECTION 94-213 OF THE SUBDIVISION ORDINANCE

NOTE
HORIZONTAL DATUM = NAD 83
VERTICAL DATUM = NVGD 87

COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No.039829
5/31/2016
PROFESSIONAL ENGINEER

VILLAS AT ARCHER SPRINGS
REVISED TREE PRESERVATION PLAN
SINGLE FAMILIY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

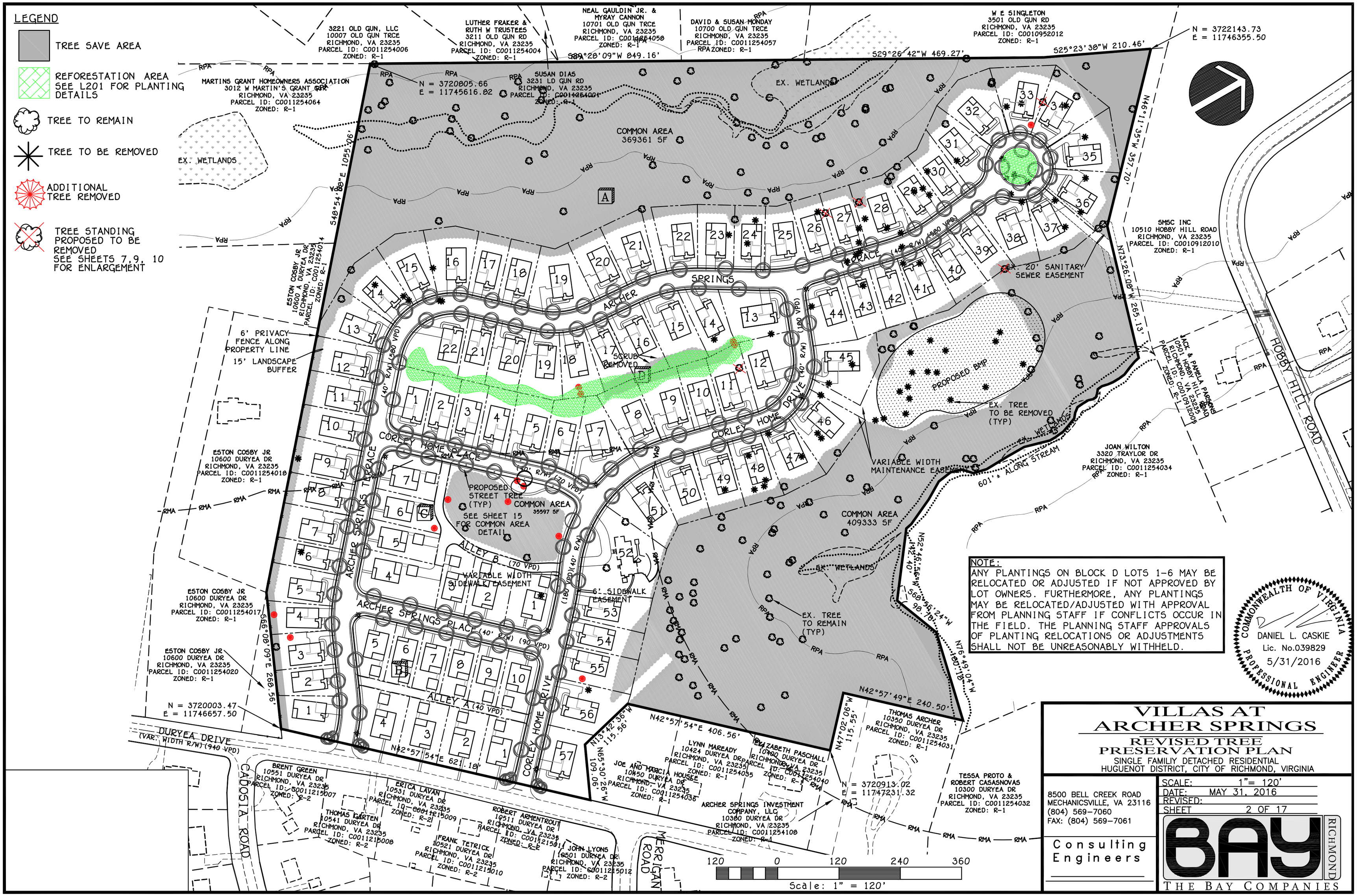

8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

Consulting Engineers


SCALE: N/A
DATE: MAY 31, 2016
REVISED:
SHEET 1 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115




NOTE:
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BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

3221 OLD GUN, LLC
10007 OLD GUN TRCE
RICHMOND, VA 23235
PARCEL ID: C0011254006
ZONED: R-1

LUTHER FRAKER &
RUTH W TRUSTEES
3211 OLD GUN RD
RICHMOND, VA 23235
PARCEL ID: C0011254004
ZONED: R-1

NEAL GAULDIN JR. &
MYRAY CANNON
10701 OLD GUN TRCE
RICHMOND, VA 23235
PARCEL ID: C0011254056
ZONED: R-1

DAVID & SUSAN MONDAY
10700 OLD GUN TRCE
RICHMOND, VA 23235
PARCEL ID: C0011254057
ZONED: R-1

W E SINGLETON
3501 OLD GUN RD
RICHMOND, VA 23235
PARCEL ID: C0010952012
ZONED: R-1

MARTINS GRANT HOMEOWNERS ASSOCIATION
3012 W MARTIN'S GRANT CRR
RICHMOND, VA 23235
PARCEL ID: C0011254064
ZONED: R-1

SUSAN DIAS
3231 LD GUN RD
RICHMOND, VA 23235
PARCEL ID: C0011254001
ZONED: R-1

EX. WETLANDS

EX. WETLANDS (WOUS)

100 YEAR FLOOD PLAIN

EX. WETLANDS

ESTON COSBY JR
10600 A DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254014
ZONED: R-1

5M5C INC
10510 HOBBY HILL ROAD
RICHMOND, VA 23235
PARCEL ID: C0010912010
ZONED: R-1

EX. SAN. SEWER

HOBBY HILL ROAD

JACK & PAMELA PARSONS
10507 HOBBY HILL ROAD
RICHMOND, VA 23235
PARCEL ID: C0010912005
ZONED: R-1

EX. TREELINE (TYP)

EX. CONCRETE AND STRUCTURES (TO BE REMOVED)

EX. FOUNDATION (TO BE REMOVED)

EX. DRIVEWAY AND BUILDING (TO BE REMOVED)

ESTON COSBY JR
10600 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254018
ZONED: R-1

EX. CONCRETE (TO BE REMAIN)

EX. CONCRETE (TO BE REMOVED)

EX. BUILDING AND PORTION OF CONCRETE (TO REMAIN)

EX. DRIVEWAY (TO BE REMOVED)

100 YEAR FLOOD PLAIN

EX. WETLANDS

EX. WETLANDS (WOUS)

JOAN WILTON
3320 TRAYLOR DR
RICHMOND, VA 23235
PARCEL ID: C0011254034
ZONED: R-1

PROPOSED COSBY DRIVEWAY

EX. DRIVEWAY (TO BE RELOCATED)

EX. DRIVEWAY (TO BE REMOVED)

ESTON COSBY JR
10600 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254017
ZONED: R-1

EX. POLE (TO BE REMOVED)

ESTON COSBY JR
10600 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254020
ZONED: R-1

EX. OVERHEAD UTLIITY LINE (TO BE REMOVED)

EX. OVERHEAD UTLIITY LINE

EX. TREELINE (TYP)

EX. SAN. SEWER

ARCHER SPRINGS INVESTMENT COMPANY, LLC
10380 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254108
ZONED: R-1

THOMAS ARCHER
10350 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254031
ZONED: R-1

JOE AND MARCIA HOUSKE
10450 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254036
ZONED: R-1

ELIZABETH PASCHALL
10400 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254040
ZONED: R-1

LYNN MAREADY
10424 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254035
ZONED: R-1

TESSA PROTO &
ROBERT CASASNOVAS
10300 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011254032
ZONED: R-1

DURYEA DRIVE

(VAR. WIDTH R/W)

CADOSIA ROAD

MERRIGAN ROAD

BRENT GREEN
10551 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011215007
ZONED: R-2

THOMAS KARTEN
10541 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011215008
ZONED: R-2

ERICA LAVAN
10531 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011215009
ZONED: R-2

FRANK TETRICK
10521 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011215010
ZONED: R-2

ROBERT ARMENTROUT
10511 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011215011
ZONED: R-2

JOHN LYONS
10501 DURYEA DR
RICHMOND, VA 23235
PARCEL ID: C0011215012
ZONED: R-2

120 0 120 240 360

Scale: 1" = 120'

COMMONWEALTH OF VIRGINIA
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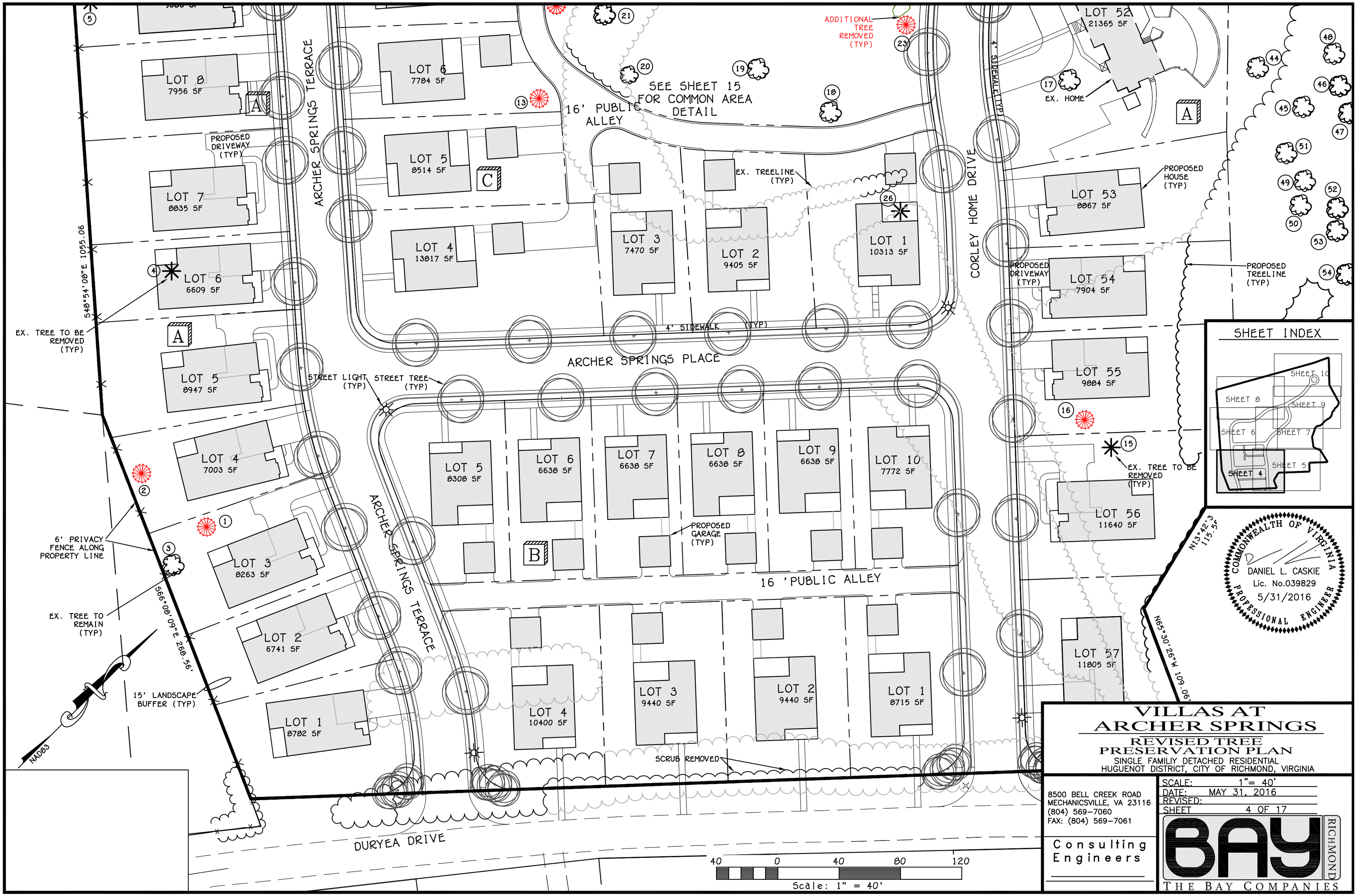
Consulting Engineers


SCALE: 1"= 120'
DATE: MAY 31, 2016
REVISED:
SHEET 3 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

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BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

COMMON AREA
35579 SF.

ADDITIONAL TREE REMOVED (TYP)

15 AREA

LOT 52
21365 SF

EX. HOME

4' SIDEWALK (TYP)

CORLEY HOME DRIVE

EX. TREELINE (TYP)

LOT 1
10313 SF

LOT 2
9405 SF

PROPOSED HOUSE (TYP)

LOT 53
8867 SF

PROPOSED DRIVEWAY (TYP)

LOT 54
7904 SF

PROPOSED TREELINE (TYP)

LOT 55
9804 SF

CLEARING FOR STORM OUTFALL

EX. TREE TO BE REMOVED (TYP)

LOT 56
11640 SF

LOT 57
11805 SF

LOT 8
LOT 9
6638 SF
LOT 10
7772 SF

16 'PUBLIC ALLEY

LOT 2
9440 SF
LOT 1
8715 SF

EX. TREE TO REMAIN (TYP)

RPA

N42°57'49"E 240.50'

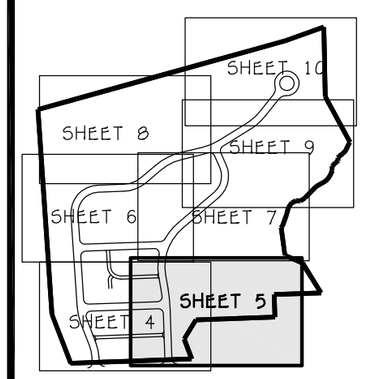
N47°02'06"W 115.55'

N42°57'54"E 406.56'

N13°42'36"W 115.56'

N65°30'26"W 109.06'

SHEET INDEX




COMMONWEALTH OF VIRGINIA
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40 0 40 80 120
Scale: 1" = 40'

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BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

NOTE:
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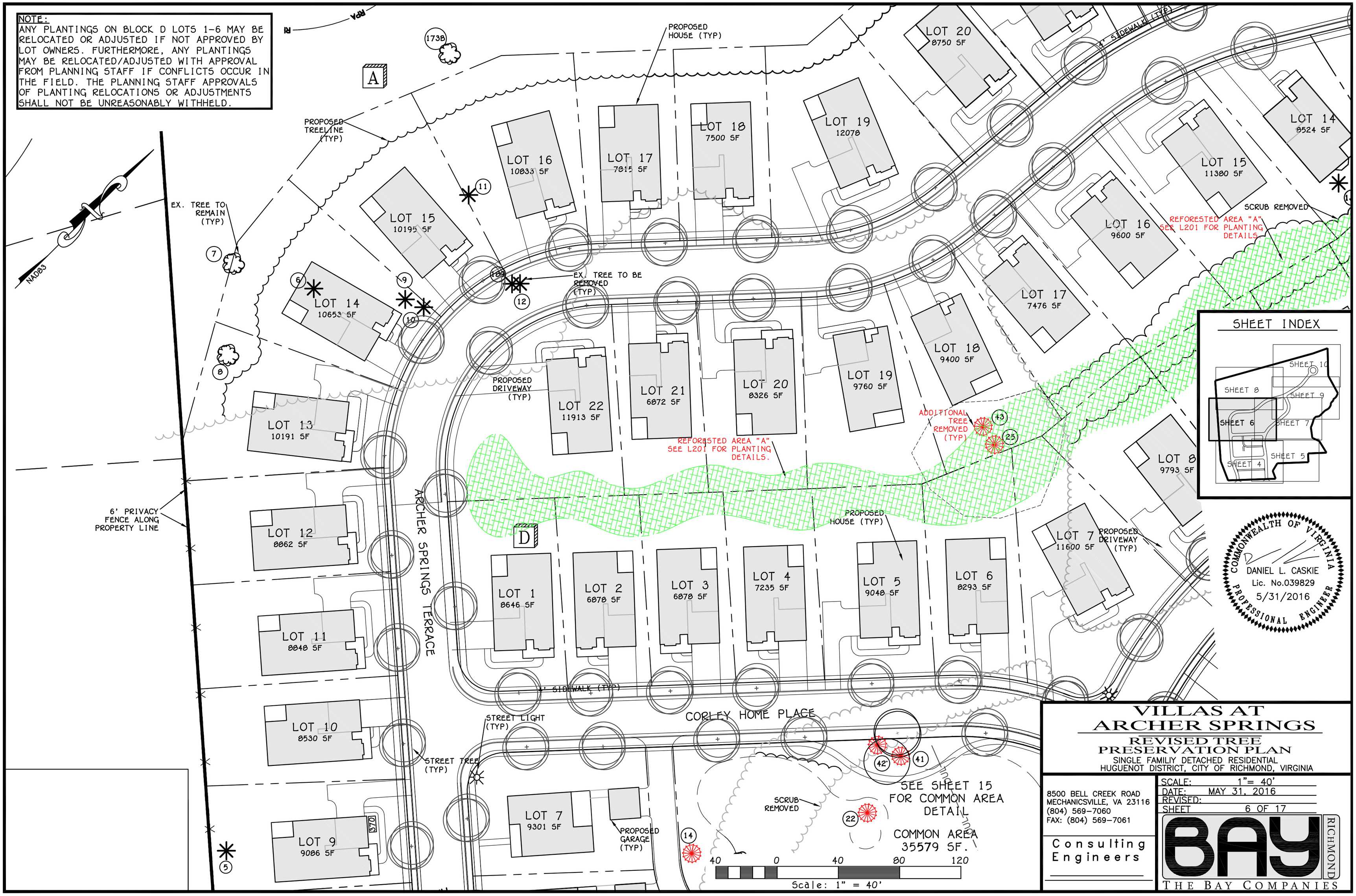


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ARCHER SPRINGS TERRACE

4' SIDEWALK (TYP)

LOT 20 8750 SF
LOT 18 9400 SF
LOT 17 7476 SF
LOT 16 9600 SF
LOT 15 11380 SF
LOT 14 8524 SF
LOT 13 11139 SF
LOT 12 11316 SF
LOT 11 9490 SF
LOT 10 7800 SF
LOT 9 9071 SF
LOT 8 9793 SF
LOT 7 11600 SF
LOT 6 8293 SF
LOT 44 9801 SF
LOT 45 12357 SF
LOT 46 12374 SF
LOT 47 9884 SF
LOT 48 9558 SF
LOT 49 9100 SF
LOT 50 9819 SF
LOT 51 11557 SF
LOT 52 21365 SF

D

A

SCRUB REMOVED

REFORESTED AREA "A"
SEE L201 FOR PLANTING DETAILS

STANDING TREE PROPOSED TO BE REMOVED (TYP)

STANDING TREE PROPOSED TO BE REMOVED (TYP)

ADDITIONAL TREE REMOVED (TYP)

PROPOSED DRIVEWAY (TYP)

STREET TREE (TYP)

CORLEY HOME DRIVE

4' SIDEWALK (TYP)

PROPOSED TREELINE (TYP)

PROPOSED HOUSE (TYP)

BSL (TYP)

EX. TREELINE (TYP)

EX. TREE TO BE REMOVED (TYP)

EX. TREE TO REMAIN (TYP)

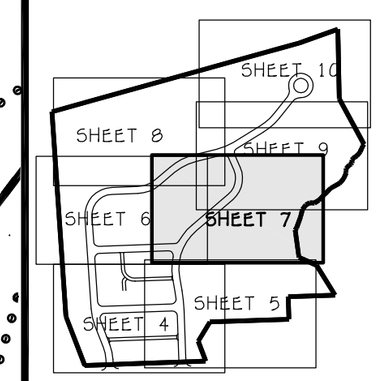
RPA

N52° 1
142

99.63'

40 0 40 80 120
Scale: 1" = 40'

## SHEET INDEX

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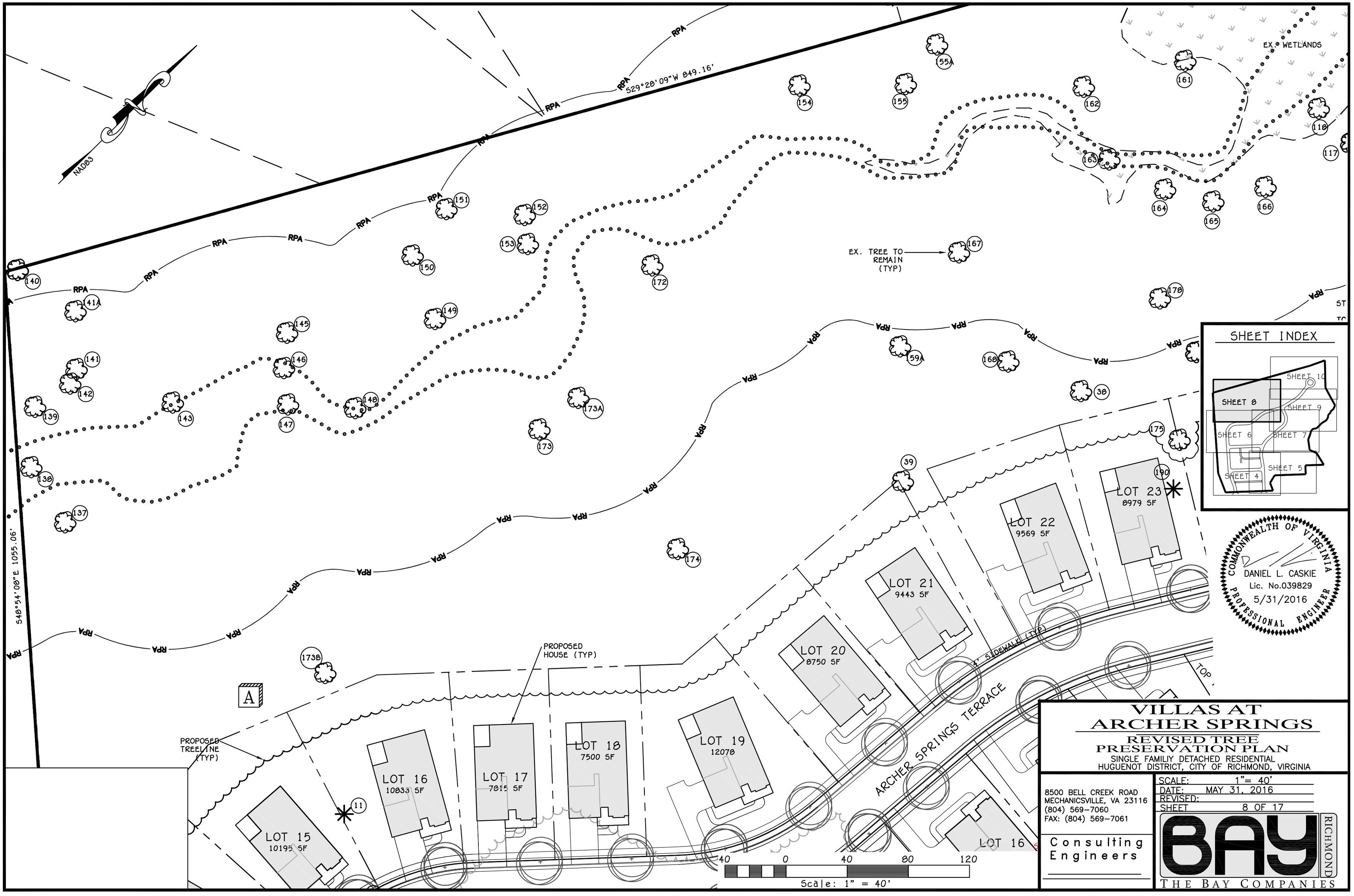


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ARCHER SPRINGS TERRACE

LOT 29 7961 SF
LOT 28 10898 SF
LOT 27 7500 SF
LOT 26 7500 SF
LOT 25 8458 SF
LOT 24 7500 SF
LOT 23
LOT 37 10367 SF
LOT 38 10420 SF
LOT 39 7894 SF
LOT 40 8536 SF
LOT 41 9110 SF
LOT 42 7508 SF
LOT 43 7650 SF
LOT 44 9801 SF
LOT 45 12357 SF
LOT 46 12374 SF
LOT 47 9884 SF
LOT 13 11139 SF
LOT 14 8524 SF
LOT 12 11316 SF

STANDING TREE PROPOSED TO BE REMOVED (TYP)
4' SIDEWALK (TYP)
STREET TREE (TYP)
PROPOSED DRIVEWAY (TYP)
STREET LIGHT (TYP)
PROPOSED HOUSE (TYP)
CLEARING FOR STORM OUTFALL
CLEARING FOR SANITARY TIE IN
20' UTILITY EASEMENT
N73°26'08"W 265.13'
PROPOSED TREELINE (TYP)
NAD83
PROPOSED BMP
EX. TREE TO REMAIN (TYP)
EX. WETLANDS
EX. TREE TO BE REMOVED (TYP)
601'± ALONG STREAM
RPA

SHEET INDEX

SHEET 10
SHEET 8
SHEET 9
SHEET 6
SHEET 7
SHEET 5
SHEET 4

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40 0 40 80 120
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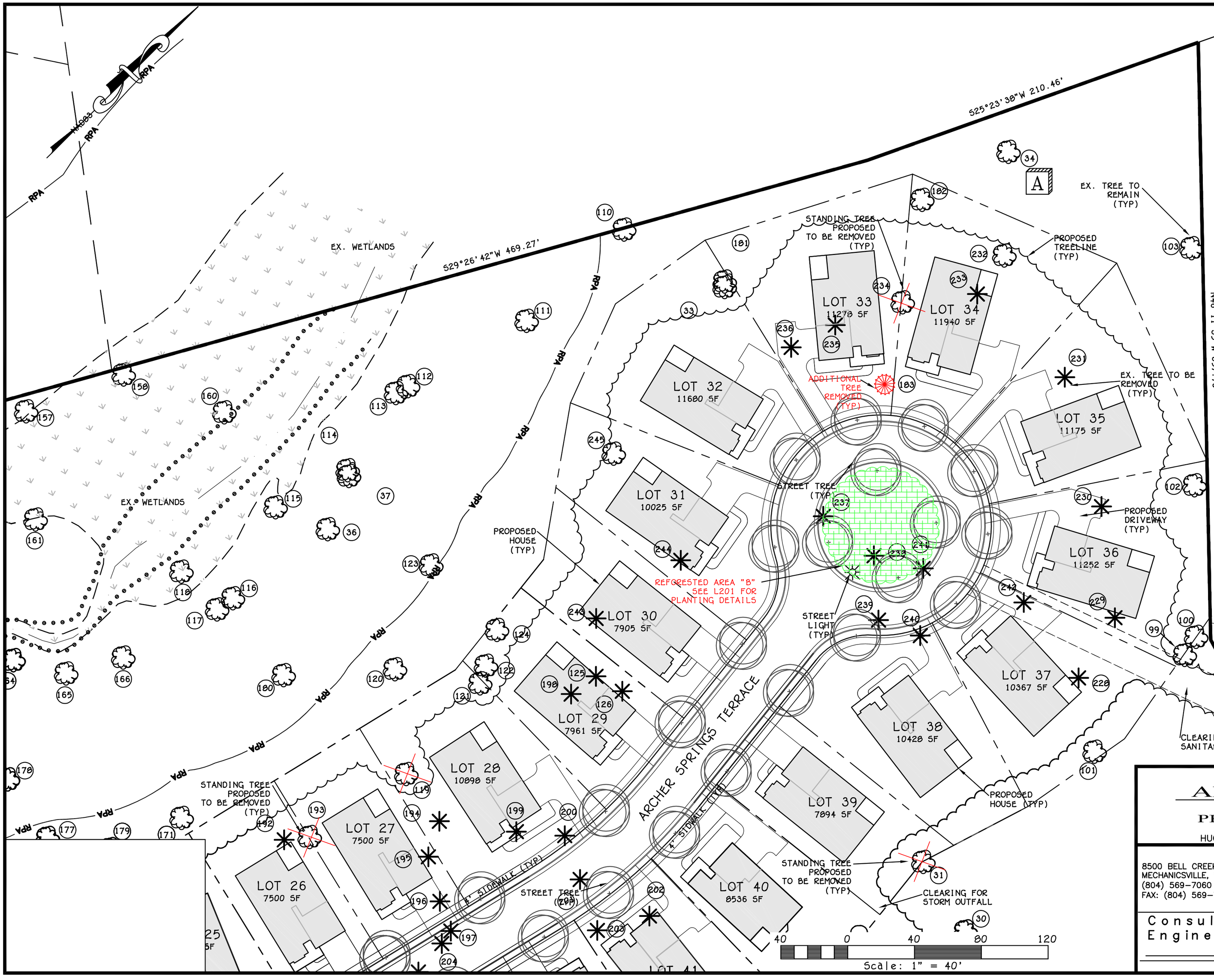
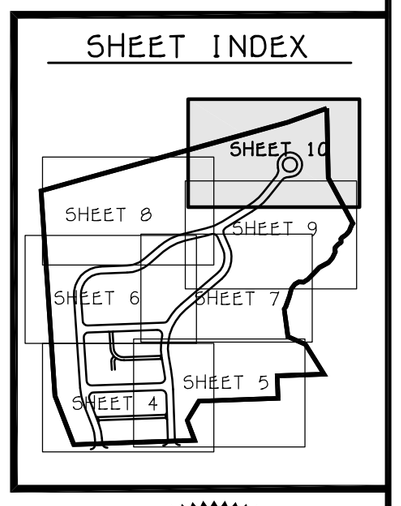
THE BAY COMPANIES

J.N. 06115




## SHEET INDEX




COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No.039829
5/31/2016
PROFESSIONAL ENGINEER

# VILLAS AT ARCHER SPRINGS

## REVISED TREE PRESERVATION PLAN

SINGLE FAMILIY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

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

Consulting Engineers

SCALE: 1"= 40'
DATE: MAY 31, 2016
REVISED:
SHEET 10 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

## TREE SAVE SUMMARY

| | Tree Number | Description | Tree Save Measures |
|---|---|---|---|
| * | 1 | 36" Maple | Tree to remain. Tree originally to be removed but Lots 3 and 4, Block A adjusted in order to save tree. |
| * | 2 | 36" Maple | Tree to remain. Swale behind Lot 2, Block A has been adjusted to tie in before the existing tree |
| | 3 | 36" Maple | Tree to remain. House and building pad on Lot 3, Block A located in front of tree to allow for tree to be saved |
| | 7 | 36" Hickory | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 14, Block A. |
| | 8 | 36" White Oak | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 13, Block A. |
| * | 13 | 36" Maple | Tree to remain. Originally planned to be removed, road redesigned to allow for tree to remain. Located on Lot 6, Block C. |
| * | 14 | 36" Maple | To remain. Originally planned to be removed, road redesigned to allow for tree to remain. Tree is adjacent to Lots 7 , Block C |
| * | 16 | 38" Willow Oak | To remain. Originally planned to be removed, house on Lot 55, Block A adjusted in order to save tree. |
| | 17 | 40" Sycamore | Tree to remain. Located on Lot 52, Block A, where the existing home is to remain. |
| | 18 | 40" Willow Oak | To remain. Originally planned to be removed, road redesigned to allow for tree to remain. Tree is adjacent to Lots 1 , Block C |
| | 19 | 38" Willow Oak | Tree to remain. Minimal grading to be done in Block C common area |
| | 20 | 36" Maple | Tree to remain. Minimal grading to be done in Block C common area |
| | 21 | 40" Blue Spruce | Tree to remain. Minimal grading to be done in Block C common area |
| * | 22 | 40" Red Oak | Tree to remain. Minimal grading to be done in Block C common area |
| * | 23 | 40" Elm | Tree to remain. Minimal grading to be done in Block C common area. Road redesigned to tie in before tree |
| | 24 | 38" Pecan | Tree to remain. Originally planned to be removed but garage adjusted to front-loaded on Lot 51, Block A and grading adjusted in order to save tree |
| * | 25 | 80" Willow Oak | Tree to remain. Minimal grading to be done behind lots 6 and 18, Block D. |
| | 28 | 40" Maple (x3) | Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 42, Block A. |
| | 29 | 38" Oak | Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 45, Block A. |
| | 30 | 38" Oak | Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 39, Block A. |

NOTE:
DISCREPANCY BETWEEN TREE NUMBERING (256) AND TOTAL TREE COUNT (242) DUE TO NUMBERS 32, 35, 40, 104-109, 144, 156, 159, 169, 170, 184, 185, 186, 187, 251 AND 254 (20 TOTAL TREES) BEING SKIPPED WHEN NUMBERING TREES. THERE ARE 7 ADDITIONAL TREES NUMBERED 56A, 132A, 141A, 155A, 159A, 173A, AND 173B.

## TREE SAVE SUMMARY

| | Tree Number | Description | Tree Save Measures |
|---|---|---|---|
| | 31 | 40" Oak | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 39, Block A. |
| | 33 | 50" Gum | Tree to remain. Originally planned to be removed but the lot grading on Lots 32 and 33, Block A have been adjusted to 3:1 slopes in order to save tree |
| | 34 | 50" Oak | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home in Lot 34, Block A. |
| | 36 | 40" Beech | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| | 37 | 36" Beech | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| | 38 | 42" Beech | Tree to remain. Tree lies within Block A common area, adjacent to Lot 23, Block A. |
| | 39 | 40" Oak | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 21, Block A. |
| * | 41 | 28" Pine >75' | To remain. Originally planned to be removed but road and sidewalk adjusted in order to save tree. Tree located in the northwest corner of Block C common area. |
| * | 42 | 28" Pine >75' | To remain. Originally planned to be removed but road and sidewalk adjusted in order to save tree. Tree located in the northwest corner of Block C common area. |
| * | 43 | 30" Kentucky Coffee | Tree to remain. Minimal grading to be done behind lots 6 and 18, Block D. |
| | 44 | 30" Poplar >75' | Tree to remain. Tree lies within Block A common area, adjacent to Lot 52, Block A. |
| | 45 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 46 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 47 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 48 | 30" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 49 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 50 | 28" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 51 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 52 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 53 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 54 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 55 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 56 | 36" Poplar | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| | 56A | 36" Poplar | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |

NOTE:
SEE SHEET 15 REVISED TREE SUMMARY FOR TREES 1, 2, 13, 14, 16, 22, 23, 24, 25, 31, 41, 42, AND 43.

## TREE SAVE SUMMARY

| Tree Number | Description | Tree Save Measures |
|---|---|---|
| 57 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 58 | 28" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 59 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 60 | 36" Oak | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 61 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 62 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 63 | 27" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 64 | 27" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 65 | 38" Oak | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 66 | 32" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 67 | 40" Poplar | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 68 | 36" Poplar | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 69 | 36" Poplar | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 70 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 71 | 28" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 72 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 73 | 36" Poplar | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 74 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 75 | 35" Poplar | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 49, Block A. |
| 77 | 28" Poplar >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 48, Block A. |

* TREES 1, 2, 13, 14, 16, 22, 23, 25, 41, 42, AND 43. [TREES DEEMED UNABLE TO SURVIVE.]

COMMONWEALTH OF VIRGINIA
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5/31/2016
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SINGLE FAMILIY DETACHED RESIDENTIAL
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8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

Consulting Engineers

SCALE: N/A
DATE: MAY 31, 2016
REVISED:
SHEET 11 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

## TREE SAVE SUMMARY

| Tree Number | Description | Tree Save Measures |
|---|---|---|
| 78 | 36" Oak | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 47, Block A. |
| 79 | 32" Poplar >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 48, Block A. |
| 80 | 30" Oak >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 47, Block A. |
| 81 | 36" Poplar | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 82 | 34" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 83 | 34" Poplar >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 46, Block A. |
| 84 | 30" Oak >75' | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 46, Block A. |
| 85 | 26" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 86 | 28" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area and no disturbance is proposed in this area. |
| 87 | 30" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 88 | 30" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 89 | 34" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 90 | 30" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 91 | 28" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 92 | 30" Oak >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 93 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 94 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 95 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 96 | 32" Poplar >75' | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |

NOTE:
DISCREPANCY BETWEEN TREE NUMBERING (256) AND TOTAL TREE COUNT (242) DUE TO NUMBERS 32, 35, 40, 104-109, 144, 156, 159, 169, 170, 184, 185, 186, 187, 251 AND 254 (20 TOTAL TREES) BEING SKIPPED WHEN NUMBERING TREES. THERE ARE 7 ADDITIONAL TREES NUMBERED 56A, 132A, 141A, 155A, 159A, 173A, AND 173B.

## TREE SAVE SUMMARY

| Tree Number | Description | Tree Save Measures |
|---|---|---|
| 97 | 36" Oak | Tree to remain. Tree lies within the eastern corner of the Block A common area in the RPA and no disturbance is proposed in this area. |
| 98 | 34" Oak >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 37, Block A. |
| 99 | 26" Oak >75' | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 36, Block A. |
| 100 | 26" Oak >75' | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 36, Block A. |
| 101 | 34" Poplar >75' | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 37, Block A. |
| 102 | 34" Poplar >75' | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 36, Block A. |
| 103 | 34" Oak >75' | Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 35, Block A |
| 110 | 34" Oak >75' | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home on Lot 32, Block A. |
| 111 | 34" Oak >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 49, Block A. |
| 112 | 36" Oak | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 113 | 36" Oak | Tree to remain. Tree lies within the southwestern corner of the Block A common area and no disturbance is proposed in this area. |
| 114 | 34" Beech | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 115 | 32" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 116 | 30" Beech >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 117 | 30" Beech >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 118 | 38" Oak | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| ~~119~~ | ~~30" Poplar >75'~~ | ~~Tree to remain. Tree originally to be removed but Lots 27 and 28, Block A adjusted in order to save tree.~~ |
| 120 | 30" Oak >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 28, Block A. |
| 121 | 32" Oak >75' | Tree to remain. Originally planned to be removed but the lot grading on Lots 28 and 29, Block A has been adjusted to 3:1 slopes in order to save tree |
| 122 | 30" Poplar >75' | Tree to remain. Originally planned to be removed but the lot grading on Lots 28 and 29, Block A has been adjusted to 3:1 slopes in order to save tree |
| 123 | 30" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 124 | 28" Poplar >75' | Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 29, Block A |
| * ~~127~~ | ~~45' Oak~~ | ~~Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 11, Block D~~ |

## TREE SAVE SUMMARY

| Tree Number | Description | Tree Save Measures |
|---|---|---|
| 130 | 34" Poplar >75' | Tree to remain. Originally planned to be removed but the basin was relocated so tree could be saved. Adjacent to Lot 45, Block A. |
| * ~~134~~ | ~~40" Oak~~ | ~~Tree to remain. Site designed in order to save tree's in various common area. This tree lies within tree save area behind Lot 11, Block D~~ |
| ~~135~~ | ~~32" Maple >75'~~ | ~~Tree to remain. Lot 11, Block D changed from front load to side load garage in order to save tree. Lot 10, Block D changed from side load to front load garage in order to meet driveway specifications~~ |
| 137 | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 138 | 32" Gum | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 139 | 28" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 140 | 32" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 141 | 34" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 141A | 38" Oak | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 142 | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 143 | 34" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 145 | 32" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 146 | 32" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 147 | 28" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 148 | 32" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 149 | 28" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |

* TREES 127 AND 134 REMOVED DURING CONSTRUCTION. [TREES DEEMED UNABLE TO SURVIVE.]

NOTE:
SEE SHEET 15 REVISED TREE SUMMARY FOR TREES 119, 127, 134 AND 135.

COMMONWEALTH OF VIRGINIA
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5/31/2016
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8500 BELL CREEK ROAD
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Consulting Engineers

SCALE: N/A
DATE: MAY 31, 2016
REVISED:
SHEET 12 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

## TREE SAVE SUMMARY

| Tree Number | Description | Tree Save Measures |
|---|---|---|
| 150 | 32" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 151 | 32" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 152 | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 153 | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 154 | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 155 | 28" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 155A | 36" Oak | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 157 | 32" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 158 | 32" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 159A | 40" Beech | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 160 | 32" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 161 | 32" Beech | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 162 | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 163 | 28" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 164 | 32" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 165 | 32" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 166 | 38" Poplar | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 167 | 38" Beech | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |

NOTE:
DISCREPANCY BETWEEN TREE NUMBERING (256) AND TOTAL TREE COUNT (242) DUE TO NUMBERS 32, 35, 40, 104-109, 144, 156, 159, 169, 170, 184, 185, 186, 187, 251 AND 254 (20 TOTAL TREES) BEING SKIPPED WHEN NUMBERING TREES. THERE ARE 7 ADDITIONAL TREES NUMBERED 56A, 132A, 141A, 155A, 159A, 173A, AND 173B.

## TREE SAVE SUMMARY

| Tree Number | Description | Tree Save Measures |
|---|---|---|
| 168 | 28" Poplar >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 171 | 30" Maple | Tree to remain. Tree lies within the western Block A common area behind Lots 25 and 26, Block A. No disturbance is proposed in this area. |
| 172 | 38" Poplar | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 173 | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 173A | 30" Oak >75' | Tree to remain. Tree lies within the southwestern corner of the Block A common area and RPA and no disturbance is proposed in this area. |
| 173B | 32" Oak (x3) >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 28, Block A. |
| 174 | 32" Oak >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 20, Block A. |
| 175 | 34" Poplar >75' | Tree to remain. Tree originally to be removed but Lots 23 and 24, Block A adjusted in order to save tree. |
| 177 | 32" Poplar >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 24, Block A. |
| 178 | 30" Poplar >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 24, Block A. |
| 179 | 26" Poplar >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 25, Block A. |
| 180 | 26" Poplar >75' | Tree to remain. Tree lies within the Block A common area. Adjacent to Lot 27, Block A. |
| 181 | 44" Oak | Tree to remain. Originally planned to be removed but the lot grading on Lots 32 and 33, Block A has been adjusted to 3:1 slopes in order to save tree |
| 182 | 32" Poplar >75' | Tree to remain. Tree lies within proposed treeline, which has been placed at 20' behind the proposed home in Lot 34, Block A. |
| * 183 | 36" Oak | ~~To remain. Tree is located on a section of Lot 33, Block A where no grading is proposed in order to save tree.~~ |
| 193 | 18" Pine = 70' | ~~Tree to remain. Tree is located behind grading proposed on Lots 26 and 27, Block A~~ |
| 209 | 30" Poplar = 70' | Tree to remain. Tree lies within proposed tree line which is place 20' behind proposed home on Lot 45, Block A. |
| 210 | 52" White Oak | Tree to remain. Tree lie in eastern Block A common area. Adjacent to Lot 42, Block A. |
| 212 | 36" White Oak | To remain. Tree lies within proposed tree line north of the proposed BMP. |
| 213 | 24" Red Oak >75' | To remain. Tree lies within proposed tree line north of the proposed BMP. |
| 214 | 28" Oak >75' | To remain. Tree lies in the eastern Block A common area. No disturbance proposed in this area |
| 215 | 36" Poplar >75' | To remain. Tree lies in the eastern Block A common area. No disturbance proposed in this area |
| 232 | 26" oak = 72' | Tree to remain. Tree located behind Lot 34, Block A. Minimally grading proposed in area. |
| 234 | 28" Oak = 77' | ~~Tree to remain. Tree located between Lots 33 and 34, Block A. Minimally grading proposed in area.~~ |
| 245 | 18" Poplar = 81' | Tree to remain. Tree located behind proposed house on Lot 31, Block A. No grading proposed in area. |
| 247 | 28" Oak = 73' | Tree to remain. Tree lies in eastern Block A common area within proposed tree line behind Lot 45, Block A. |

NOTE:
SEE SHEET 15 REVISED TREE SUMMARY FOR TREES 183, 193, AND 234.

## TREE REMOVAL SUMMARY

| Tree Number | Description | Tree Removal Explanation |
|---|---|---|
| 4 | 48" Elm (Dead) | Dead tree to be removed. Located on Lot 6, Block A. |
| 5 | 36" Hawthorne (Dead) | Dead tree to be removed. Located on Lot 9, Block A. |
| 6 | 36" Hickory | To be removed. Unavoidable due to house location on Lot 14, Block A. House is located as close to building setback line. |
| 9 | 38" Hickory | To be removed. Unavoidable due to house and driveway location on Lot 5, Block A. Due to lot size, shape, and location not feasible to relocate driveway for tree. Lot is also in area of 8' of fill. |
| 10 | 36" Hickory | To be removed. Unavoidable due to house and driveway location on Lot 5, Block A. Due to lot size, shape, and location not feasible to relocate driveway for tree. Lot is also in area of 8' of fill. |
| 11 | 36" Hickory | To be removed. Lot 16, Block A is in area of fill so tree will be removed with grading of the lot. Not feasible to adjust grading to save tree |
| 12 | 52" Red Oak | To be removed. Tree located in path of proposed roadway. Unavoidable due to proffered layout. Tree is adjacent to Lots 15 and 16, Block A |
| 15 | 38" Gum (Dead) | Dead tree to be removed. Located on Lot 56, Block A. |
| 26 | 36" Maple | To be removed. Tree located in building foot print of house on Lot 2, Bock C. Unable to move house in a manner to save tree. |
| 27 | 40" Gum | To be removed. Tree is in unavoidable area of grading on Lot 46, Block A |
| 76 | 38" Oak | To be removed. Unavoidable due to house location on Lot 49, Block A and proffered layout. House moved as close to setback line as possible to try to save tree. |
| 125 | 30" Poplar >75' | To be removed. Unavoidable due to house location on Lot 29, Block A and is in area of 6-7' of fill. |
| 126 | 28" Poplar >75' | To be removed. Unavoidable due to house location on Lot 29, Block A and is in area of 6-7' of fill. |
| 128 | 34" Oak >75' | To be removed. Tree lies within proposed BMP |
| 129 | 36" Poplar | To be removed. Tree lies within proposed BMP |
| 131 | 34" Poplar >75' | To be removed. Unavoidable due to house location on Lot 45, Block A and proffered layout. House moved as close to setback line as possible to try to save tree. |
| 132 | 32" Oak >75' | To be removed. Tree lies in area of 7' of fill on Lot 45, Block A therefore cannot be saved |
| 132A | 32" Poplar >75' | To be removed. Tree is in unavoidable area of grading on Lot 46, Block A |
| 133 | 32" Oak >75' | To be removed. Unavoidable due to proposed roadway location and proffered layout adjacent to Lot 46, Block A. |

* TREES 183 REMOVED DURING CONSTRUCTION. [TREES DEEMED UNABLE TO SURVIVE.]

COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No.039829
5/31/2016
PROFESSIONAL ENGINEER

# VILLAS AT ARCHER SPRINGS

## REVISED TREE PRESERVATION PLAN

SINGLE FAMILIY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

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

Consulting Engineers

SCALE: N/A
DATE: MAY 31, 2016
REVISED:
SHEET 13 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

## TREE REMOVAL SUMMARY

| Tree Number | Description | Tree Removal Explanation |
|---|---|---|
| 136 | 28" Pine >75' | To be removed. Unavoidable due to house location on Lot 14, Block D and proffered layout. House moved as close to setback line as possible to try to save tree. |
| 176 | 44" Poplar | To be removed. Unavoidable due to house location on Lot 24, Block A and proffered layout |
| 188 | 30" Oak >75' | To be removed. Unavoidable due to house location on Lot 47, Block A and proffered layout |
| 189 | 40" Oak | To be removed. Tree located in path of proposed roadway. Unavoidable due to proffered layout. Tree is adjacent to Lots 15 and 16, Block A |
| 190 | 24" Poplar >75' | To be removed. Tree lies within area of fill between Lots 23 and 24. Not feasible to adjust grading in order to save tree. |
| 191 | 18" Poplar = 70' | To be removed. Unavoidable due to house location on Lot 47, Block A and proffered layout |
| 192 | 16" Poplar = 73' | To be removed. Unavoidable due to house location on Lot 27, Block A and proffered layout. |
| 194 | 18" Poplar = 70' | To be removed. Tree located in area of fill between Lots 27 and 28, Block A. Tree will be removed with grading. Not feasible to adjust grading to save tree. |
| 195 | 24" Poplar >75' | To be removed. Tree located in area of fill between Lots 27 and 28, Block A. Tree will be removed with grading. Not feasible to adjust grading to save tree. |
| 196 | 24" Poplar >75' | To be removed. Tree located in area of fill in front of Lot 27, Block A. Tree will be removed with grading. Not feasible to adjust grading to save tree. |
| 197 | 14" Poplar = 70' | To be removed. Tree located in proposed roadway in front of Lot 27, Block A. Unavoidable due to proffered layout. |
| 198 | 14" Poplar > 75' | To be removed. Unavoidable due to house location on Lot 29, Block A and area is a 6-7' fill. |
| 199 | 18" Pine > 75' | To be removed. Unavoidable due to house location on Lot 28, Block A. |
| 200 | 18" Pine > 75' | To be removed. Tree located in proposed sidewalk in front of Lot 28, Block A. This is also an area of fill. |
| 201 | 18" Poplar >75' | To be removed. Tree located in proposed roadway in front of Lot 41, Block A. Unavoidable due to proffered Layout. |
| 202 | 16" Poplar = 72' | To be removed. Tree is located is a are of fill in front of Lot 41, Block A. Will be removed with grading. Not feasible to adjust grading in order to save tree. |
| 203 | 18" Poplar = 70' | To be removed. Tree located is a are of fill in front of Lot 41, Block A. Will be removed with grading. Not feasible to adjust grading in order to save tree. |
| 204 | 14" Poplar = 70' | To be removed. Tree located in proposed roadway in front of Lot 27, Block A. Unavoidable due to proffered layout. |
| 205 | 14" Pine = 73' | To be removed. Tree located in proposed roadway in front of Lot 27, Block A. Unavoidable due to proffered layout. |
| 206 | 18" Gum = 75' | To be removed. Tree Is located in an area of fill between Lots 12, 13, Block D. No feasible to adjust grading in order to save tree. |

NOTE:
DISCREPANCY BETWEEN TREE NUMBERING (256) AND TOTAL TREE COUNT (242) DUE TO NUMBERS 32, 35, 40, 104-109, 144, 156, 159, 169, 170, 184, 185, 186, 187, 251 AND 254 (20 TOTAL TREES) BEING SKIPPED WHEN NUMBERING TREES. THERE ARE 7 ADDITIONAL TREES NUMBERED 56A, 132A, 141A, 155A, 159A, 173A, AND 173B.

## TREE REMOVAL SUMMARY

| Tree Number | Description | Tree Removal Explanation |
|---|---|---|
| 207 | 20" Gum = 73' | To be removed. Tree is located in area of fill within Lot 44, Block A. Will be removed with grading. Not feasible to adjust grading in order to save tree. |
| 208 | 28" Poplar >75' | To be removed. Unavoidable due to house location of Lot 43, Block A. Also, tree located within an area of fill. |
| 211 | 26" Oak >75' | To be removed. Tree lies within proposed BMP. |
| 216 | 20" Oak > 75' | To be removed. Tree lies within proposed BMP. |
| 217 | 28" Poplar >75' | To be removed. Tree lies within proposed BMP. |
| 218 | 40" Oak | To be removed. Tree lies within proposed BMP. |
| 219 | 48" Oak | To be removed. Tree lies within proposed BMP. |
| 220 | 24" Oak >75' | To be removed. Tree lies within proposed BMP. |
| 221 | 24" Poplar >75' | To be removed. Tree lies within proposed BMP. |
| 222 | 26" Poplar >75' | To be removed. Tree lies within proposed BMP. |
| 223 | 28" Oak >75' | To be removed. Tree lies within proposed BMP. |
| 224 | 24" Poplar = 78' | To be removed. Tree lies within proposed BMP. |
| 225 | 30" Poplar =90' | To be removed. Tree lies within proposed BMP. |
| 226 | 24" Poplar = 77' | To be removed. Tree lies within proposed BMP. |
| 227 | 36" Oak = 88' | To be removed. Tree lies within proposed BMP. |
| 228 | 16" Oak = 81' | To be removed. Unavoidable due to house location on Lot 37, Block A. House location unable to be adjusted in a manner which would save tree. |
| 229 | 24" Poplar = 78' | To be removed. Tree lie within an area of fill between Lots 36 and 37, Block A. Not feasible to adjust grading in order to save tree. |
| 230 | 20" Oak = 76' | To be removed. Tree lie within an area of fill between Lots 35 and 36, Block A. Not feasible to adjust grading in order to save tree. |
| 231 | 20" Oak = 72' | To be removed. Tree lie within an area of fill between on Lot 35, Block A. Not feasible to adjust grading in order to save tree. |
| 233 | 30" Oak = 72' | To be removed. Unavoidable due to proposed house location on Lot 34, Block A. House Location unable to be adjusted in a manner which would save tree. |
| 235 | 24" Oak = 75' | To be removed. Unavoidable due to proposed house location on Lot 33, Block A. House Location unable to be adjusted in a manner which would save tree. |
| 236 | 26" Oak = 83' | To be removed. Unavoidable due to proposed house location on Lot 32, Block A. House Location unable to be adjusted in a manner which would save tree. |
| 237 | 26" Poplar = 75' | To be removed. Tree lies in area of fill in the middle of the cul-de-sac. Tree will be removed with grading. |
| 238 | 24" Oak = 73' | To be removed. Tree lies in area of fill in the middle of the cul-de-sac. Tree will be removed with grading. |
| 239 | 42" Oak old #40 | To be removed. Tree located in path of proposed roadway. Unavoidable due to proffered layout. Adjacent to Lot 38, Block A. |
| 240 | 30" Oak = 83' | To be removed. Tree lies within and area of fill on Lot 38, Block A. Not feasible to adjust grading in order to save tree. |
| 241 | 42" Oak = 80' | To be removed. Tree lies in area of fill in the middle of the cul-de-sac. Tree will be removed with grading. |

## TREE REMOVAL SUMMARY

| Tree Number | Description | Tree Removal Explanation |
|---|---|---|
| 242 | 30" Oak = 78' | To be removed. Tree lies within and area of fill on Lot 37, Block A. Not feasible to adjust grading in order to save tree. |
| 243 | 18" Poplar = 70' | To be removed. Unavoidable due to proposed house location on Lot 30, Block A. House Location unable to be adjusted in a manner which would save tree. |
| 244 | 18" Pine = 70' | To be removed. Tree lies within and area of fill on Lot 31, Block A. Not feasible to adjust grading in order to save tree. |
| 246 | 32" Oak = 80' | To be removed. Tree lies within proposed BMP. |
| 248 | 30" Oak = 87' | To be removed. Tree lies within and area of fill on Lot 46, Block A. Not feasible to adjust grading in order to save tree. |
| 249 | 28" Oak = 87' | To be removed. Tree lies within and area of fill on Lot 46, Block A. Not feasible to adjust grading in order to save tree. |
| 250 | 36" Oak = 85' | To be removed. Unavoidable due to house location on Lot 47, Block A. If house location is adjusted tree would still lie with area of fill. |
| 252 | 24" Poplar = 75' | To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree. |
| 253 | 16" Poplar = 75' | To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree. |
| 255 | 24" Poplar = 80' | To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree. |
| 256 | 24" Poplar = 72' | To be removed. Unavoidable due to proposed house location on Lot 48, Block A. House Location unable to be adjusted in a manner which would save tree. |

COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No.039829
5/31/2016
PROFESSIONAL ENGINEER

# VILLAS AT ARCHER SPRINGS

## REVISED TREE PRESERVATION PLAN

SINGLE FAMILIY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

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

Consulting Engineers

SCALE: N/A
DATE: MAY 31, 2016
REVISED:
SHEET 14 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

## ADDITIONAL TREES REMOVED

| Tree Number | Description | Tree Removal Explanation |
|---|---|---|
| 1 | 36" Maple | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 2 | 36" Maple | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 13 | 36" Maple | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 14 | 36" Maple | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 16 | 38" Willow Oak | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 22 | 40" Red Oak | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 23 | 40" Elm | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 25 | 80" Willow Oak | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 41 | 28" Pine >75' | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 42 | 28" Pine >75' | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 43 | 30" Kentucky Coffee | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 127 | 45' Oak | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 134 | 40" Oak | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |
| 183 | 36" Oak | Tree orginally saved. Removed in accordance with Letter from certified arborist regarding the health and/or safety reason for removal. |

## TREE SAVE OVERVIEW

TOTAL TREES GREATER THAN 36" DIAMETER OR 75' IN HEIGHT_____ 243

TREE SAVE AREA: 18.94 AC (43.4% OF SITE)
TREES NEEDING TO BE REMOVED_____ 1 (00.7%).
ADDITIONAL TREES REMOVED_____ 6 (03.9%)
TREES REMAINING_____ 146 (95.4%)
NOTE: TREE 5 IS DEAD AND THEREFORE BEING REMOVED FROM TREE SAVE AREA

DEVELOPED AREA: 24.75 AC (56.6% OF SITE)
TREES NEEDING REMOVED_____ 77 (85.6%)
ADDITIONAL TREE REMOVED_____ 8 (08.9%)
TREES REMAINING_____ 5 (05.5%)

NOTE:
SEE SHEET 2 FOR TREE SAVE AREA DELINEATION

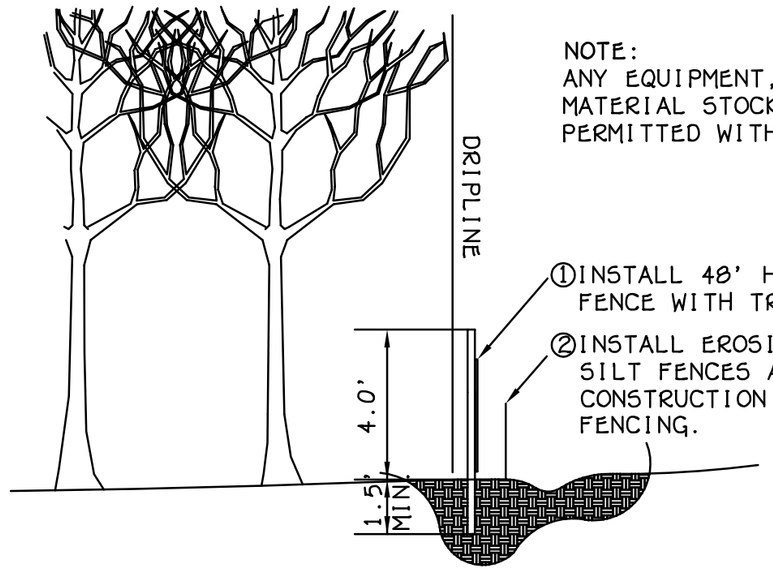
## PROPOSED REVISION TO TREE SAVE PLAN

| Tree Number | Description | Status change explaination |
|---|---|---|
| 24 | 38" Pecan | Orginally to be removed. Proposed to remain. Drive for Lot 51 relocated to accommate tree. |
| 31 | 40" Oak | Orginally to be saved. Proposed removed. Tree has substantial death in crown & damaged trunk. |
| 119 | 36" Maple | Orginally to be saved. Proposed removed. Crown of tree would conflict with roofline of homes. |
| 135 | 36" Maple | Awaiting final approval from City after they review revised tree save plans. |
| 193 | 38" Willow Oak | Orginally to be saved. Proposed removed. Crown of tree would conflict with roofline of homes. |
| 234 | 38" Willow Oak | Orginally to be saved. Proposed removed. Crown of tree would conflict with roofline of homes. |

## DRIPLINE EXHIBIT

- NOT TO SCALE -

NOTE:
NOTIFY DEPARTMENT OF PLANNING & DEVELOPMENT REVIEW AND DPU-WATER RESOURCES ONCE FENCE AND SIGNS ARE INSTALLED BUT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

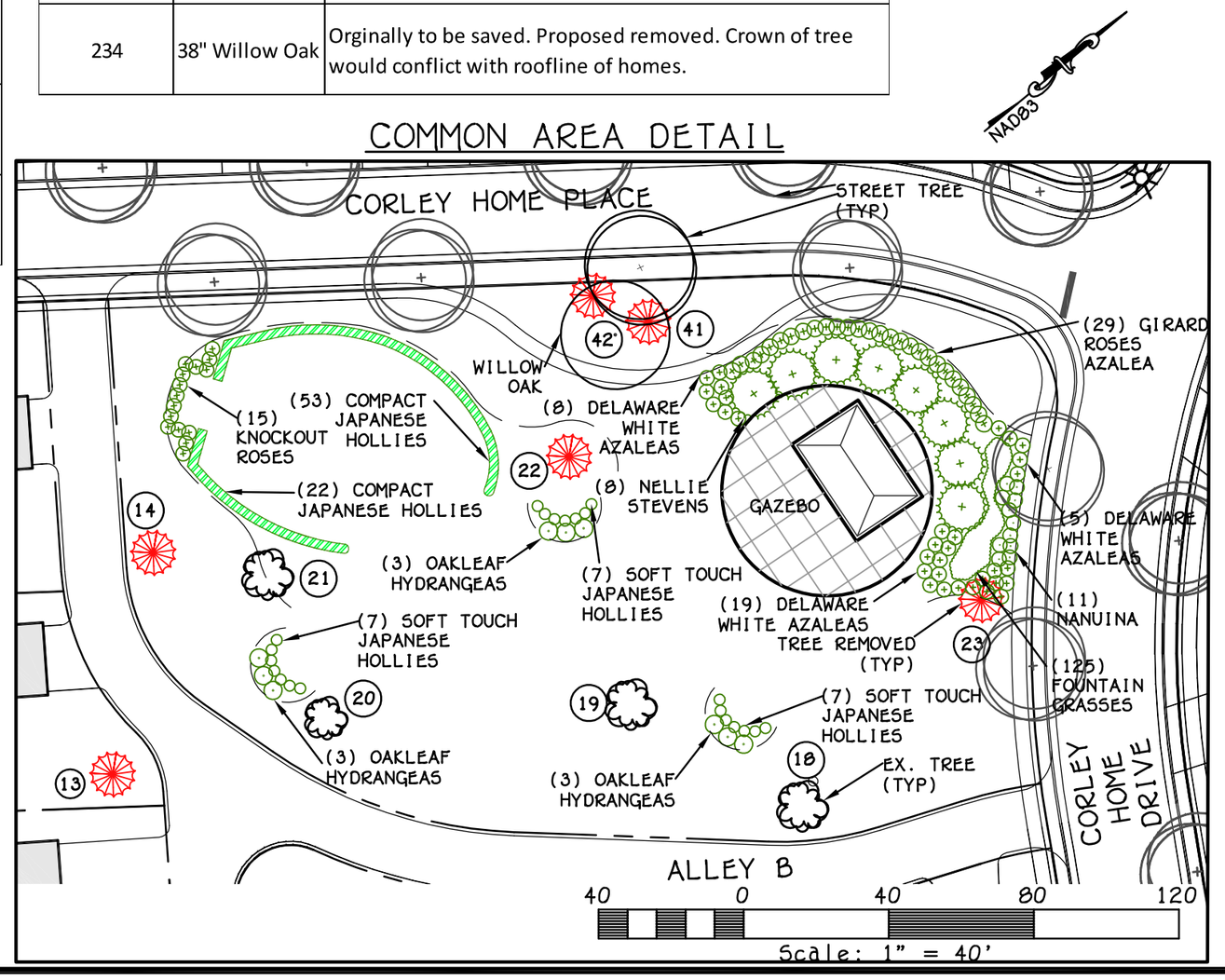



NOTE:
ANY EQUIPMENT, VEHICULAR TRAFFIC, OR MATERIAL STOCKPILING SHALL NOT BE PERMITTED WITHIN DRIPLINE

①INSTALL 48' HIGH ORANGE CONSTRUCTION FENCE WITH TREE PROTECTION SIGNS

②INSTALL EROSION CONTROL DEVICES SUCH AS SILT FENCES AT REQUIRED LOCATIONS ON THE CONSTRUCTION SIDE OF THE TREE PROTECTION FENCING.

## COMMON AREA DETAIL




COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No.039829
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SHEET 15 OF 17

BAY RICHMOND
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TOTAL SITE AREA = 43.69 AC



**Worksheet 1**
Page 1 of 3

**STEP 1** **Determine the applicable area (A) and the post-developed impervious cover ($I_{post}$).**

Applicable area (A)* = 43.69 acres

Post-development impervious cover:

structures = 6.553 acres

parking lot = _____ acres

roadway = 4.111 acres

other:

_____ = _____ acres

_____ = _____ acres

Total = 10.664 acres

$I_{post}$ = (total post-development impervious cover ÷ A) × 100 = 25 %

* The area subject to the criteria may vary from locality to locality. Therefore, consult the locality for proper determination of this value.

**STEP 2** **Determine the average land cover condition ($I_{watershed}$) or the existing impervious cover ($I_{existing}$).**

Average land cover condition ($I_{watershed}$):
If the locality has determined land cover conditions for individual watersheds within its jurisdiction, use the watershed specific value determined by the locality as $I_{watershed}$

$I_{watershed}$ = 16 %

Otherwise, use the Chesapeake Bay default value:

$I_{watershed}$ = 16%





**Worksheet 1**
Page 2 of 3

Existing impervious cover ($I_{existing}$):

Determine the existing impervious cover of the development site if present.

Existing impervious cover:

structures = 0.5 acres

parking lot = 0 acres

roadway = 0.2 acres

other:

_____ = _____ acres

_____ = _____ acres

Total = 0.7 acres

$I_{existing}$ = (total existing impervious cover ÷ A*) × 100 = 2 %

* The area should be the same as used in STEP 1

**STEP 3** **Determine the appropriate development situation.**

The site information determined in STEP 1 and STEP 2 provide enough information to determine the appropriate development situation under which the performance criteria will apply. Check (✔) the appropriate development situation as follows:

____ **Situation 1:** This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover ($I_{post}$) which is less than or equal to the average land cover condition ($I_{watershed}$).

$I_{post}$ _____ % ≤ $I_{watershed}$ _____ %





**Worksheet 1**
Page 3 of 3

X **Situation 2:** This consists of land development where the existing percent impervious cover ($I_{existing}$) is less than or equal to the average land cover condition ($I_{watershed}$) and the proposed improvements will create a total percent impervious cover ($I_{post}$) which is greater than the average land cover condition ($I_{watershed}$).

$I_{existing}$ 2 % ≤ $I_{watershed}$ 16 %; **and**

$I_{post}$ 25 % > $I_{watershed}$ 16 %

____ **Situation 3:** This consists of land development where the existing percent impervious cover ($I_{existing}$) is greater than the average land cover condition ($I_{watershed}$)

$I_{existing}$ _____ % > $I_{watershed}$ _____ %

____ **Situation 4:** This consists of land development where the existing percent impervious cover ($I_{existing}$) is served by an existing stormwater management BMP(s) that addresses water quality.

**If the proposed development meets the criteria for development Situation 1, than the low density development is considered to be the BMP and no pollutant removal is required. The calculation procedure for Situation 1 stops here. If the proposed development meets the criteria for development Situations 2, 3, or 4, then proceed to STEP 4 on the appropriate worksheet.**





**Worksheet 2 : Situation 2**
Page 1 of 4

Summary of Situation 2 criteria: from calculation procedure **STEP 1** thru **STEP 3**, Worksheet 1:

**Applicable area (A)*** = 43.69 acres

$I_{post}$ = (total post-development impervious cover ÷ A) × 100 = 25 %

$I_{watershed}$ = 16 % **or** $I_{watershed}$ = 16%

$I_{existing}$ = (total existing impervious cover ÷ A*) × 100 = 0 %

$I_{existing}$ 0 % ≤ $I_{watershed}$ 16 %; **and**

$I_{post}$ 25 % > $I_{watershed}$ 16 %

**STEP 4** **Determine the relative pre-development pollutant load ($L_{pre}$).**

$L_{pre(watershed)}$ = [0.05 + (0.009 × $I_{watershed}$)] × A × 2.28 **(Equation 5-16)**

where: $L_{pre(watershed)}$ = relative pre-development total phosphorous load (pounds per year)
$I_{watershed}$ = average land cover condition for specific watershed or locality **or** the Chesapeake Bay default value of 16% (percent expressed in whole numbers)
A = applicable area (acres)

$L_{pre(watershed)}$ = [0.05 + (0.009 × 16)] × 43.69 × 2.28

= 19.33 pounds per year

LOTS: 96

AMOUNT OF IMPERVIOUS AREA IN LOTS:
HOUSE AVERAGE: 2300 SF
DRIVEWAY AND SIDEWALKS ON LOTS: 610 SF
TOTAL AVERAGE IMPERVIOUS ON LOTS: 2910 SF

2910 SF IMP. PER LOT: 279,360 SF (6.413 AC)

ROAD AND SIDEWALKS OUT OF LOTS: 179,067 (4.111 AC)
IMP. AREA IN COMMON AREA: 6100 SF (0.14 AC)

TOTAL IMPERVIOUS: 10.664 AC





**Worksheet 2 : Situation 2**
Page 2 of 4

**STEP 5** **Determine the relative post-development pollutant load ($L_{post}$).**

$L_{post}$ = [0.05 + (0.009 × $I_{post}$)] × A × 2.28 **(Equation 5-21)**

where: $L_{post}$ = relative post-development total phosphorous load (pounds per year)
$I_{post}$ = post-development percent impervious cover (percent expressed in whole numbers)
A = applicable area (acres)

$L_{post}$ = [0.05 + (0.009 × 25)] × 43.69 × 2.28

= 27.39 pounds per year

**STEP 6** **Determine the relative pollutant removal requirement (RR).**

**RR** = $L_{post}$ – $L_{pre(watershed)}$

**RR** = 27.39 – 19.33

= 8.06 pounds per year

**STEP 7** **Identify best management practice (BMP) for the site.**

1. Determine the required pollutant removal efficiency for the site:

**EFF** = ( RR ÷ $L_{post}$ ) × 100 **(Equation 5-22)**

where: EFF = required pollutant removal efficiency (percent expressed in whole numbers)
RR = pollutant removal requirement (pounds per year)
$L_{post}$ = relative post-development total phosphorous load (pounds per year)

**EFF** = ( 8.06 ÷ 27.39 ) × 100

= 29 %





**Worksheet 2 : Situation 2**
Page 3 of 4

2. Select BMP(s) from **Table 5-15** and locate on the site:

**BMP 1:** DETENTION POND (30 HOUR DETENTION)

**BMP 2:** _____

**BMP 3:** _____

3. Determine the pollutant load entering the proposed BMP(s):

$L_{BMP}$ = [0.05 + (0.009 × $I_{BMP}$)] × A × 2.28 **(Equation 5-23)**

where: $L_{BMP}$ = relative post-development total phosphorous load entering proposed BMP (pounds per year)
$I_{BMP}$ = post-development percent impervious cover of BMP drainage area (percent expressed in whole numbers)
A = drainage area of proposed BMP (acres)

$L_{BMP1}$ = [0.05 + (0.009 × 50)] × 21 × 2.28

= 23.94 pounds per year

$L_{BMP2}$ = [0.05 + (0.009 × _____)] × _____ × 2.28

= _____ pounds per year

$L_{BMP3}$ = [0.05 + (0.009 × _____)] × _____ × 2.28

= _____ pounds per year

DIRECT 21 ACRES DRAINAGE AREA GOING TO BMP AT 50% IMPERVIOUS





**Worksheet 2 : Situation 2**
Page 4 of 4

4. Calculate the pollutant load removed by the proposed BMP(s):

$L_{removed}$ = $Eff_{BMP}$ × $L_{BMP}$ **(Equation 5-24)**

where: $L_{removed}$ = Post-development pollutant load removed by proposed BMP (pounds per year)
$Eff_{BMP}$ = pollutant removal efficiency of BMP (expressed in decimal form)
$L_{BMP}$ = relative post-development total phosphorous load entering proposed BMP (pounds per year)

$L_{removed/BMP1}$ = 0.35 × 23.94 = 8.38 pounds per year

$L_{removed/BMP2}$ = _____ × _____ = _____ pounds per year

$L_{removed/BMP3}$ = _____ × _____ = _____ pounds per year

5. Calculate the total pollutant load removed by the BMP(s):

$L_{removed/total}$ = $L_{removed/BMP1}$ + $L_{removed/BMP2}$ + $L_{removed/BMP3}$ + . . . **(Equation 5-25)**

where: $L_{removed/total}$ = **total** pollutant load removed by proposed BMPs
$L_{removed/BMP1}$ = pollutant load removed by proposed BMP No. 1
$L_{removed/BMP2}$ = pollutant load removed by proposed BMP No. 2
$L_{removed/BMP3}$ = pollutant load removed by proposed BMP No. 3

$L_{removed/total}$ = 8.38 + _____ + _____ + . . .

= 8.38 pounds per year

6. Verify compliance:

$L_{removed/total}$ ≥ **RR**

8.38 ≥ 8.06

COMPLIES



COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No.039829
5/31/2016
PROFESSIONAL ENGINEER

# VILLAS AT ARCHER SPRINGS

## REVISED TREE PRESERVATION PLAN

SINGLE FAMILIY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

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

Consulting Engineers

SCALE: N/A
DATE: MAY 31, 2016
REVISED:
SHEET 16 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

CITY OF RICHMOND
PLANNING AND DEVELOPMENT REVIEW
LAND USE ADMINISTRATION

August 1, 2013

Mr. Larry Horton
StyleCraft Homes
6626 Lakeside Avenue
Richmond, Virginia 23228

RE: **Conditional Rezoning Application – Archer Springs**

Dear Mr. Horton:

Enclosed for your records is a copy of the conditional rezoning ordinance (Ord. No. 2012-72-2013-132) adopted by City Council, on Monday, July 22, 2013. The rezoning became effective upon the adoption of the ordinance.

Should you have any questions regarding the provisions of the ordinance, please do not hesitate to contact me at (804) 646-5308.

Sincerely,

Matthew Ebinger
Senior Planner

Attached: Ord. No. 2012-72-2013-132

cc: William Davidson, Zoning Administrator
City Assessor
LUA File #9432A



INTRODUCED: April 23, 2012

AN ORDINANCE No. 2012-72 - 2013-132

**As Amended**

To conditionally rezone the properties known as 3320 Rear Traylor Drive, ~~[10380 Duryea Drive,]~~ 10502 Duryea Drive, 10350A Duryea Drive, 10502C Duryea Drive, 10502B Duryea Drive, 10508 Duryea Drive, 10506 Duryea Drive, 10502D Duryea Drive, 10504A Duryea Drive, 10504 Duryea Drive, 10500 Duryea Drive and 10502A Duryea Drive from the current zoning districts of R-1 (Single-Family Residential) and ~~[R-4]~~ R-4C (Single-Family Residential Conditional) to the ~~[R-5]~~ ~~[R-4C]~~ R-5C (Single-Family Residential Conditional), upon certain proffered conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

MAY 29 2013
PUBLIC HEARING: AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the site plan entitled "Archer Springs, Single-Family Residential, City of Richmond, Virginia," prepared by The Bay Companies, dated March 30, 2011, and ~~last revised [February 28]~~ ~~[December 7, 2012]~~ **June 18, 2013**, a copy of which is attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the ~~[2012]~~ 2013 records of the City Assessor, are excluded from the R-1 Single-Family Residential District and shall no longer be subject to the provisions of

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 22 2013 REJECTED: _____ STRICKEN: _____

sections 114-402.1 through 114-402.7 of the Code of the City of Richmond (2004), as amended, and that the same are included in the ~~[R-5]~~ ~~[R-4]~~ R-5 Single-Family Residential District and shall be subject to the provisions of sections ~~[114-410.3]~~ ~~[114-408.1]~~ 114-410.1 through ~~[114-410.7]~~ ~~[114-408.7]~~ 114-410.7 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

| | |
|---|---|
| 3320 Rear Traylor Drive | C001-1254/109 |
| ~~[10380 Duryea Drive~~ | ~~C001-1254/008]~~ |
| 10350 A Duryea Drive | C001-1254/030 |
| 10502 C Duryea Drive | C001-1254/029 |
| A portion of 10500 Duryea Drive | C001-1254/028 |
| A portion of 10502 Duryea Drive | C001-1254/024 |
| A portion of 10502 A Duryea Drive | C001-1254/025 |
| A portion of 10502 B Duryea Drive | C001-1254/026 |
| A portion of 10502 D Duryea Drive | C001-1254/107 |
| A portion of 10504 Duryea Drive | C001-1254/022 |



sections ~~[114-410.1]~~ ~~[114-408.1]~~ 114-410.1 through ~~[114-410.7]~~ ~~[114-408.7]~~ 114-410.7 and all other applicable provisions of Chapter 114 of the Code of the City of Richmond (2004), as amended:

| | |
|---|---|
| A portion of 10500 Duryea Drive | C001-1254/028 |
| A portion of 10502 Duryea Drive | C001-1254/024 |
| A portion of 10502 A Duryea Drive | C001-1254/025 |
| A portion of 10502 B Duryea Drive | C001-1254/026 |
| A portion of 10502 D Duryea Drive | C001-1254/107 |
| A portion of 10504 Duryea Drive | C001-1254/022 |
| 10504 A Duryea Drive | C001-1254/027 |
| 10506 Duryea Drive | C001-1254/023 |
| 10508 Duryea Drive | C001-1254/021 |

§ 3. That this rezoning shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions entitled "Proffered ~~[Conditions]~~ Conditions for Archer Springs Subdivision, Amended and re-stated ~~[February 28, 2012]~~ ~~[March 27]~~ ~~[May 14]~~ **June 18 , 2013**" and dated ~~[February 28, 2012]~~ ~~[March 27]~~ ~~[May 14]~~ **June 18 , 2013**, a copy of which is attached to, incorporated into, and made a part of this ordinance~~[, provided that references in such proffered conditions to the Director of Community Development shall be deemed to be references to the Director of Planning and Development Review]~~. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City's zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 4. That Ordinance No. 2007-237-216, adopted October 8, 2007, be and is hereby repealed.

§ 5. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:

City Clerk



Proffered ~~[Conditions]~~ Conditions for Archer Springs Subdivision
Amended and re-stated ~~[February 28, 2012]~~ ~~[March 27]~~ ~~[May 14]~~ **June 18 , 2013**

Pursuant to the provisions of ~~[Article VI of Chapter 32]~~ Article XI, Division 2 of Chapter 114 of the Richmond City Code, (2004), as amended, StyleCraft Homes Inc., (the Applicant), hereby submits this application for a conditional rezoning for ~~[R-5C]~~ ~~[R-4C]~~ R-5C which consists of approximately 43.7 acres on the north side of Duryea Drive approximately 8265 feet from the intersection with Old Gun Road.

The Applicant specifically requests consideration of the following proffered conditions:

1. Site Plan. The property shall be developed generally as shown on a plan entitled "Archer Springs" prepared by The Bay Companies, dated March 30, 2011, and revised February 28, 2012, ~~[and]~~ December 7, 2012, and June 18, 2013, except to the extent that modifications to the plan are approved at the time of subdivision approval.

2. Density. No more than ~~[one hundred and two (102)]~~ ~~[ninety-two (92)]~~ one hundred two (102) lots shall be developed on the Property.

3. Existing House on the Property. The house has been restored and maintained and not subject to [be built proffers] the proffers applicable to new construction.

4. Protective Covenants and Restrictions. Prior to or concurrent with the recordation of the first subdivision plat and before the conveyance of any portion of the Property covered by said subdivision plat (other than for dedication of easements, roads or utilities), a document shall be recorded in the Clerks' Office of the Circuit Court of the City of Richmond, Virginia, establishing a Homeowner's Association (the Association) to oversee development and maintenance of certain portions of the Property (the Declaration). The Declaration shall address responsibility of maintenance of buffers, open space, certain yards and common areas, and shall establish standards for architectural control of improvements constructed on the Property.

5. Underground Utilities. Except for junction boxes, meters, transmission mains and existing utility lines and technical or environmental reasons, all utility lines shall be underground. A good-faith effort shall be made to have the utilities on the alley-loaded block faces to be loaded from the alley.

6. Street Side Improvements. Street side improvements described below will be installed as homes are built on lots developed on the property, generally as shown on the sketch plan entitled "Archer Springs", prepared by The Bay Companies, the plan, dated March 30, 2011, and revised February 28, 2012, ~~[and]~~ December 7, 2012, and June 18, 2013, submitted herewith, unless variations are approved by the Planning ~~[Commission]~~ Commission at the time of tentative subdivision approval.

(a) Streetlights. Decorative streetlights of a uniform style shall be provided adjacent to sidewalks provided within the development. Cobra ~~[heads]~~ head fixtures shall not be permitted.

(b) Mailboxes and Support Posts. All improved lots shall have uniform mailboxes and support posts installed of the same design.

(c) Sidewalk, Curb, and Gutter. A sidewalk and curb and gutter shall be provided within the development on both sides of all internal public streets ~~[and along the development frontage along Duryea Drive]~~. Sidewalks shall be installed in front of each lot as the home is built.



(d) Street Trees. The neighborhood shall have street trees planted with a minimum of two (2) inch caliper as homes are built. Each lot shall have at least one (1) tree and corner lots shall have a minimum of two (2) trees.

7. Yards. Front and side yards shall be sodded and irrigated, exclusive of mulched flowerbeds and landscaping. ~~[The Association shall be responsible for lawn maintenance of such yards.]~~ The Association shall be responsible for lawn maintenance of such yards.

8. Driveways and Alleys. They shall be hard-scaped with either cobblestone, brick, asphalt, precast pavers, concrete or other similar materials.

9. Duryea Drive. No lot shall have direct vehicular access to Duryea Drive but use the internal public streets.

10. Landscaping. All improved lots shall have landscaping of similar uniform design.

11. Home Size. Homes shall be detached and shall have a minimum of ~~[one thousand six hundred (1,600)]~~ one thousand five hundred fifty (1,550) square feet of finished floor area. All homes will have first floor master suites.

12. Garages. All homes shall have a minimum of a two (2) car garage either attached or detached. Garages shall be either side-loaded, rear-loaded, or detached and a maximum of ~~[thirty-five (35)]~~ ~~[fifty (50)]~~ ~~[thirty-five (35)]~~ percent ~~[shall]~~ may be front-loaded.

13. Exterior Materials. Exterior wall materials (exclusive of windows, doors and architectural features) that may be used are brick, stone, cultured stone, composite-type siding, cementitious siding, E.I.F.S. (Drivit) or a combination of the foregoing materials based on individual architectural designs. The Director of ~~[Community]~~ Planning and Development Review prior to the issuance of a building permit shall have the authority to modify and approve architectural features and materials.

14. Home Elevation. Elevations maybe one (1) story, one and a half (1 ½) story, or two (2) story homes. A minimum of three (3) types of homes shall be built with three (3) to ~~[four (4)]~~ five (5) elevations per home. Homes will be Traditional, Craftsman ~~[or Colonial]~~ American, Virginian, or French Country designs with or without front porches. Each style and elevation and the addition of different elevations shall ~~[may]~~ be reviewed and approved by the Director of ~~[Community]~~ Planning and Development Review prior to the issuance of a building permit.

15. Foundations. The exposed exterior portions of exterior residence foundations shall be constructed of brick, stone~~[s]~~ or cultured stone ~~[or siding]~~.

16. Corner Lots. All windows on the side elevation facing the street shall have the same trim as the front elevation.

17. Tree Preservation. A tree preservation plan shall be submitted to the City Planning Commission for review and approval prior to the approval of the preliminary subdivision plat. All specimen trees exceeding thirty-six (36) inches in diameter or exceeding seventy-five (75) feet in height shall be located on the tree preservation plan and preserved to the extent possible.

18. Grading Plan. A grading plan shall be submitted to the City Planning Commission for review and approval prior to the approval of the preliminary subdivision plat. The grading plan of the site shall be designed to preserve the maximum number of trees possible.



~~[46]~~[19]. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.

Larry Horton
By Larry Horton
Attorney-In-Fact



COMMONWEALTH OF VIRGINIA
DANIEL L. CASKIE
Lic. No.039829
5/31/2016
PROFESSIONAL ENGINEER

# VILLAS AT ARCHER SPRINGS

## REVISED TREE PRESERVATION PLAN

SINGLE FAMILIY DETACHED RESIDENTIAL
HUGUENOT DISTRICT, CITY OF RICHMOND, VIRGINIA

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

Consulting Engineers

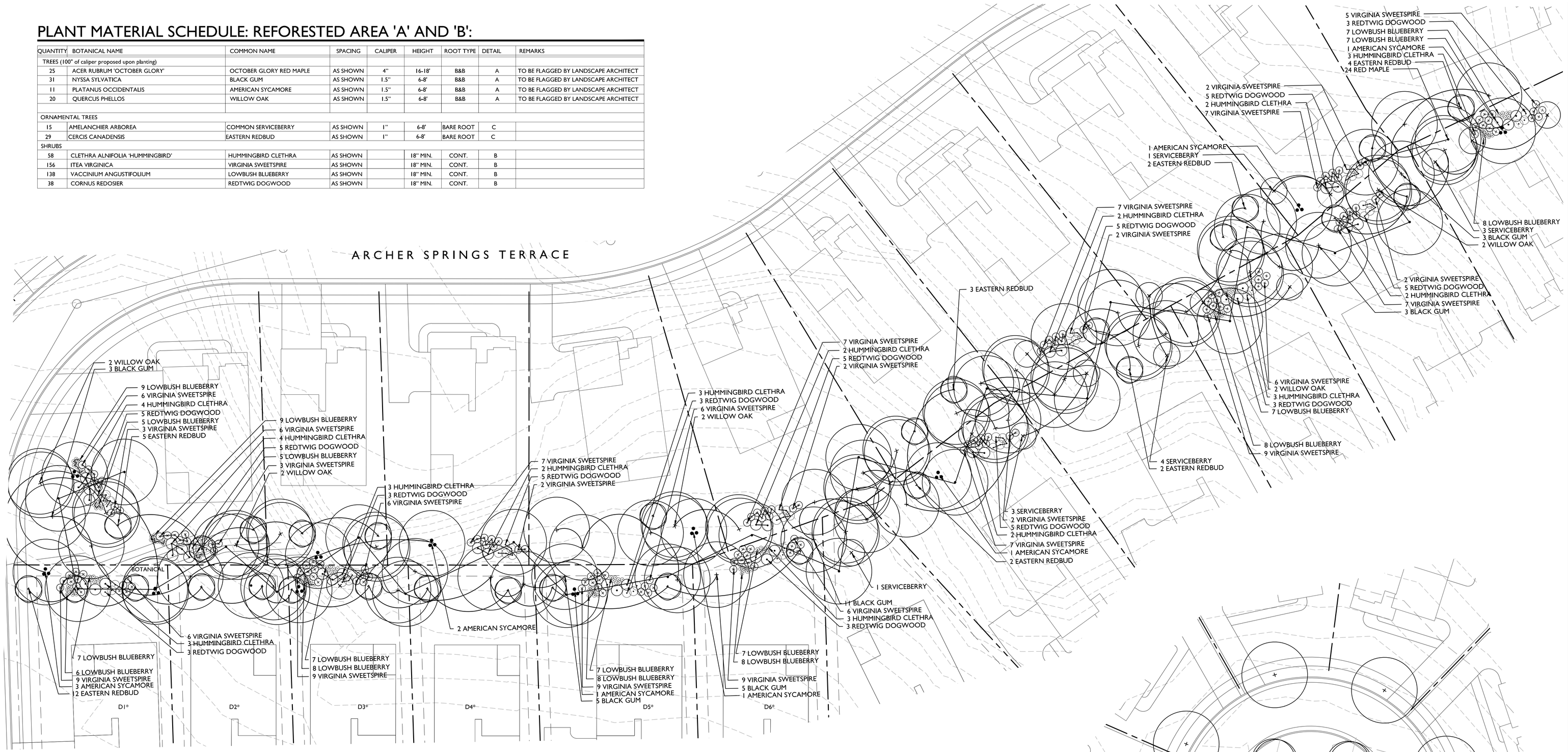
SCALE: N/A
DATE: MAY 31, 2016
REVISED:
SHEET 17 OF 17

BAY RICHMOND
THE BAY COMPANIES

J.N. 06115

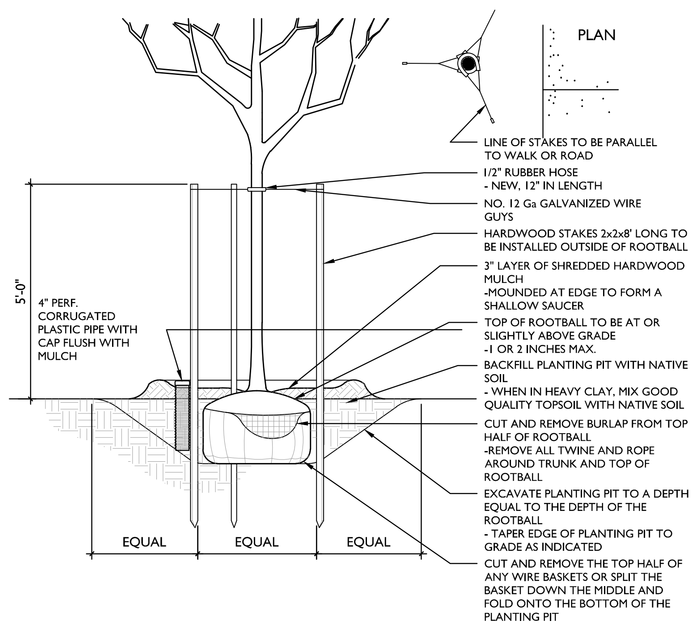
# PLANT MATERIAL SCHEDULE: REFORESTED AREA 'A' AND 'B':

| QUANTITY | BOTANICAL NAME | COMMON NAME | SPACING | CALIPER | HEIGHT | ROOT TYPE | DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|
| TREES (100" of caliper proposed upon planting) | | | | | | | | |
| 25 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | AS SHOWN | 4" | 16-18' | B&B | A | TO BE FLAGGED BY LANDSCAPE ARCHITECT |
| 31 | NYSSA SYLVATICA | BLACK GUM | AS SHOWN | 1.5" | 6-8' | B&B | A | TO BE FLAGGED BY LANDSCAPE ARCHITECT |
| 11 | PLATANUS OCCIDENTALIS | AMERICAN SYCAMORE | AS SHOWN | 1.5" | 6-8' | B&B | A | TO BE FLAGGED BY LANDSCAPE ARCHITECT |
| 20 | QUERCUS PHELLOS | WILLOW OAK | AS SHOWN | 1.5" | 6-8' | B&B | A | TO BE FLAGGED BY LANDSCAPE ARCHITECT |
| | | | | | | | | |
| ORNAMENTAL TREES | | | | | | | | |
| 15 | AMELANCHIER ARBOREA | COMMON SERVICEBERRY | AS SHOWN | 1" | 6-8' | BARE ROOT | C | |
| 29 | CERCIS CANADENSIS | EASTERN REDBUD | AS SHOWN | 1" | 6-8' | BARE ROOT | C | |
| SHRUBS | | | | | | | | |
| 58 | CLETHRA ALNIFOLIA 'HUMMINGBIRD' | HUMMINGBIRD CLETHRA | AS SHOWN | | 18" MIN. | CONT. | B | |
| 156 | ITEA VIRGINICA | VIRGINIA SWEETSPIRE | AS SHOWN | | 18" MIN. | CONT. | B | |
| 138 | VACCINIUM ANGUSTIFOLIUM | LOWBUSH BLUEBERRY | AS SHOWN | | 18" MIN. | CONT. | B | |
| 38 | CORNUS REDOSIER | REDTWIG DOGWOOD | AS SHOWN | | 18" MIN. | CONT. | B | |



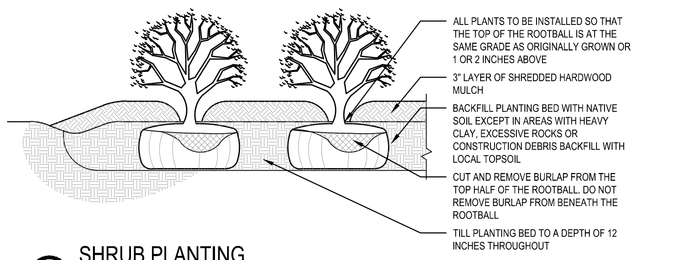

## RE-FORESTED AREA 'A':

*IF EXISTING LOT OWNER DOES NOT AGREE TO PLACEMENT OF ANY LANDSCAPING ON THEIR LOT, THEN DEVELOPER SHALL HAVE THE ABILITY TO MODIFY LOCATION OF THE PLANTINGS WITH PLANNING DEPT. COORDINATION AND APPROVAL*



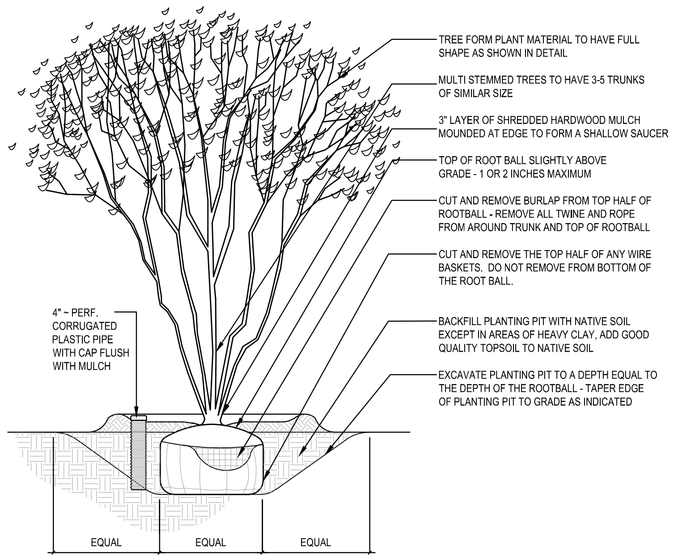

A DECIDUOUS TREE STAKING DETAIL

NOT TO SCALE



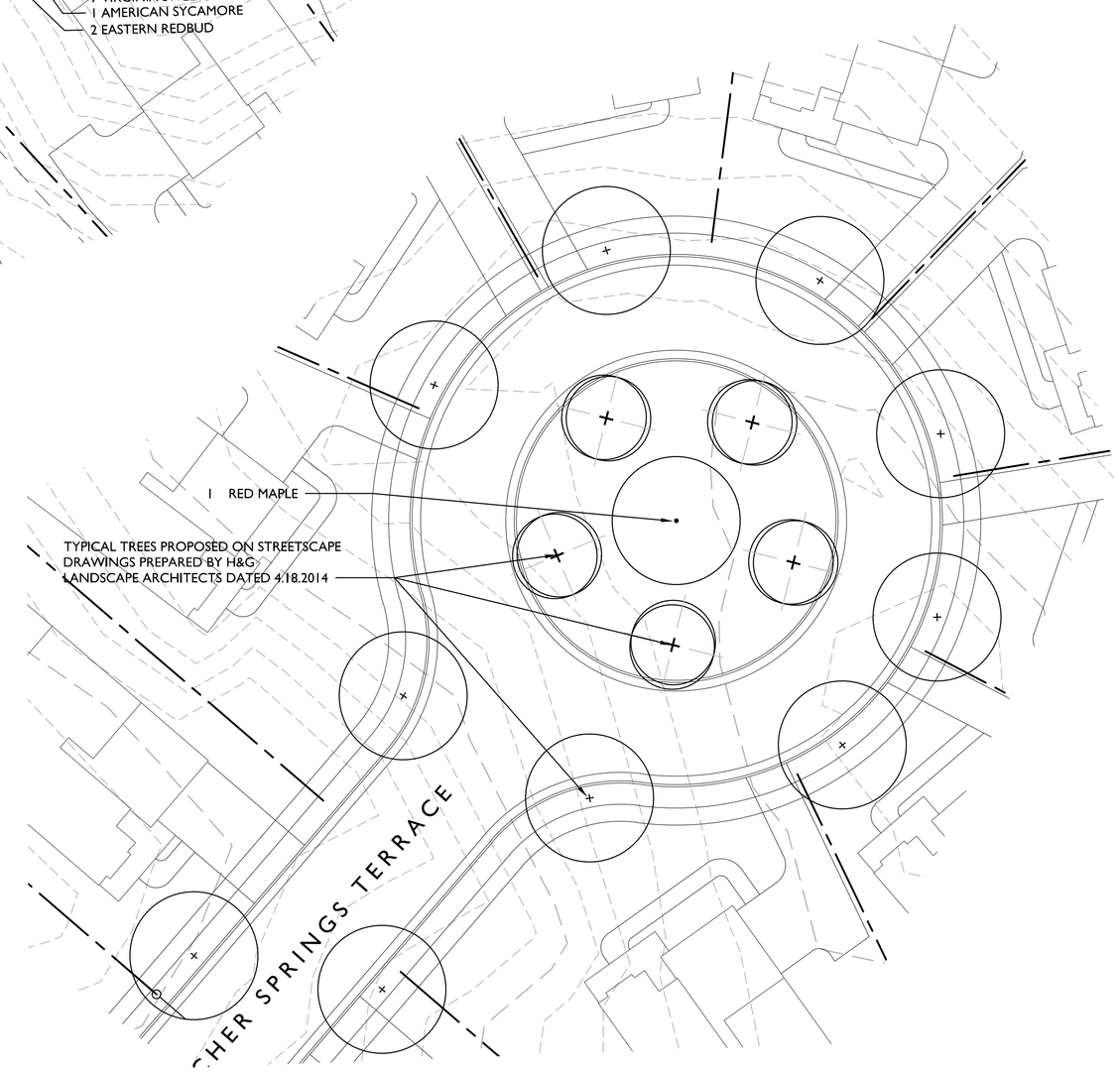

B SHRUB PLANTING

NOT TO SCALE




C MULTI-STEM TREE STAKING DETAIL

NOT TO SCALE




## RE-FORESTED AREA 'B':

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

NORTH


landscape architects
Higgins & Gerstenmaier
5701 grove avenue richmond va 23226
804.740.7500 www.1hg.net


landscape architecture
land planning
construction management

# ARCHER SPRINGS

HUGUENOT DISTRICT
RICHMOND, VIRGINIA

REVISIONS:

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

## SECTION 2 REFORESTATION LANDSCAPE PLAN

| | |
|---|---|
| Designed By: | LDS |
| Drawn By: | LDS |
| Checked By: | DCG |
| Date: | JUNE 01, 2016 |
| Project Number: | - |

Sheet Number L201

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