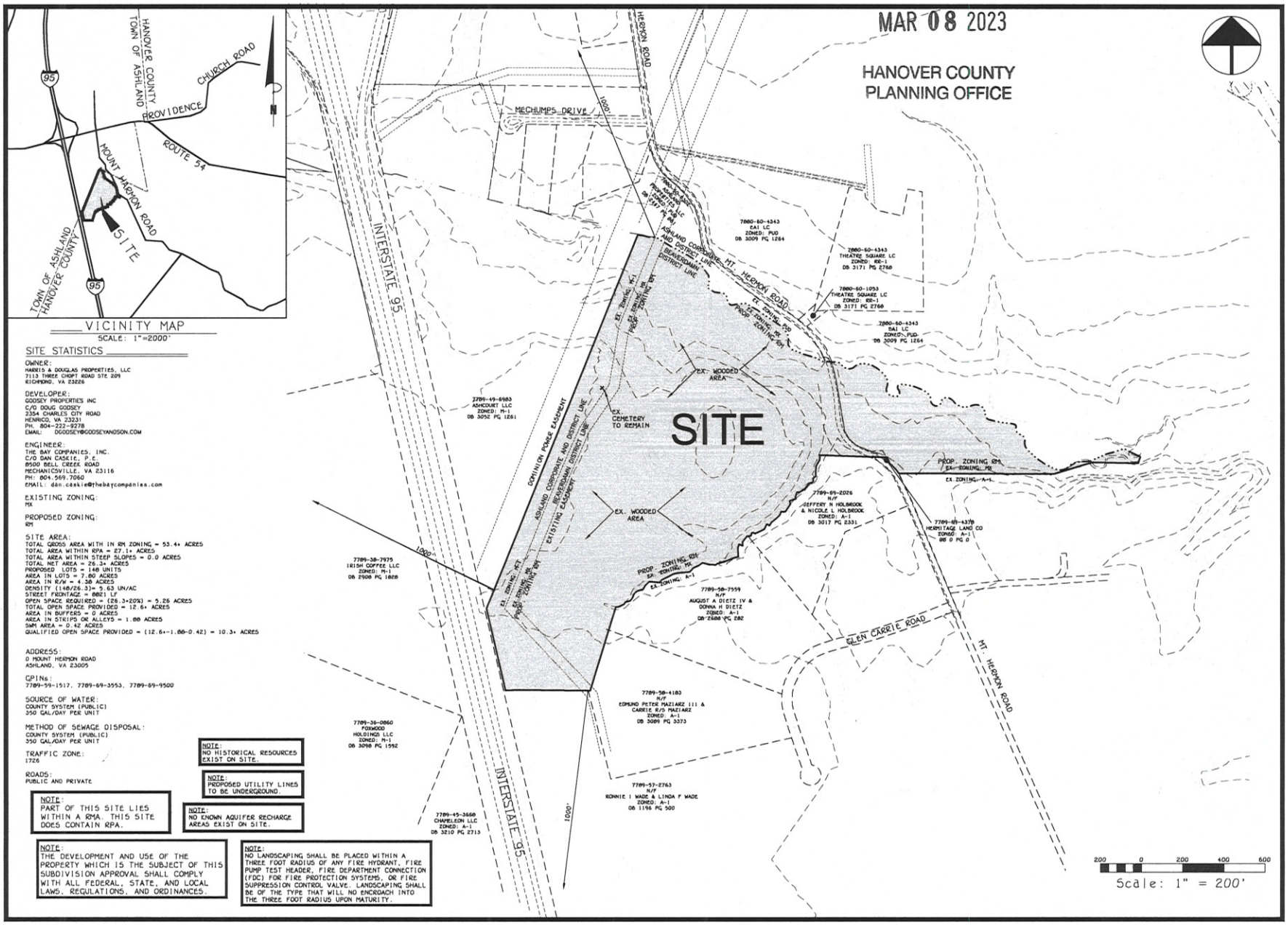
RECEIVED

MAR 08 2023

HANOVER COUNTY
PLANNING OFFICE



SITE STATISTICS

OWNER:
HARRIS & DOUGLAS PROPERTIES, LLC
7113 THREE CHOPT ROAD STE 209
RICHMOND, VA 23226

DEVELOPER:
GOODSEY PROPERTIES INC
C/O DOUG GOODSEY
2354 CHARLES CITY ROAD
HENRICO, VA 23231
PH. 804-222-9278
EMAIL: DGOODSEY@GOODSEYANDSON.COM

ENGINEER:
THE BAY COMPANIES, INC.
C/O DAN CASKIE, P.E.
8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
PH: 804.569.7060
EMAIL: dan.caskie@thebaycompanies.com

EXISTING ZONING:
MX

PROPOSED ZONING:
RM

SITE AREA:
TOTAL GROSS AREA WITH IN RM ZONING = 53.4± ACRES
TOTAL AREA WITHIN RPA = 27.1± ACRES
TOTAL AREA WITHIN STEEP SLOPES = 0.0 ACRES
TOTAL NET AREA = 26.3± ACRES
PROPOSED LOTS = 140 UNITS
AREA IN LOTS = 7.80 ACRES
AREA IN R/W = 4.38 ACRES
DENSITY (140/26.3)= 5.63 UN/AC
STREET FRONTAGE = 8821 LF
OPEN SPACE REQUIRED = (26.3*20%) = 5.26 ACRES
TOTAL OPEN SPACE PROVIDED = 12.6± ACRES
AREA IN BUFFERS = 0 ACRES
AREA IN STRIPS OR ALLEYS = 1.00 ACRES
SWM AREA = 0.42 ACRES
QUALIFIED OPEN SPACE PROVIDED = (12.6+-1.00-0.42) = 10.3± ACRES

ADDRESS:
0 MOUNT HERMON ROAD
ASHLAND, VA 23005

GPINS:
7789-59-1517, 7789-69-3553, 7789-69-9500

SOURCE OF WATER:
COUNTY SYSTEM (PUBLIC)
350 GAL/DAY PER UNIT

METHOD OF SEWAGE DISPOSAL:
COUNTY SYSTEM (PUBLIC)
350 GAL/DAY PER UNIT

TRAFFIC ZONE:
1726

ROADS:
PUBLIC AND PRIVATE

NOTE:
PART OF THIS SITE LIES WITHIN A RMA. THIS SITE DOES CONTAIN RPA.

NOTE:
NO HISTORICAL RESOURCES EXIST ON SITE.

NOTE:
PROPOSED UTILITY LINES TO BE UNDERGROUND.

NOTE:
NO KNOWN AQUIFER RECHARGE AREAS EXIST ON SITE.

NOTE:
THE DEVELOPMENT AND USE OF THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBDIVISION APPROVAL SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES.

NOTE:
NO LANDSCAPING SHALL BE PLACED WITHIN A THREE FOOT RADIUS OF ANY FIRE HYDRANT, FIRE PUMP TEST HEADER, FIRE DEPARTMENT CONNECTION (FDC) FOR FIRE PROTECTION SYSTEMS, OR FIRE SUPPRESSION CONTROL VALVE. LANDSCAPING SHALL BE OF THE TYPE THAT WILL NO ENCROACH INTO THE THREE FOOT RADIUS UPON MATURITY.

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 21049_area map
DATE: February 7, 2022
REVISED: December 19, 2022
REVISED:
REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERS
8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

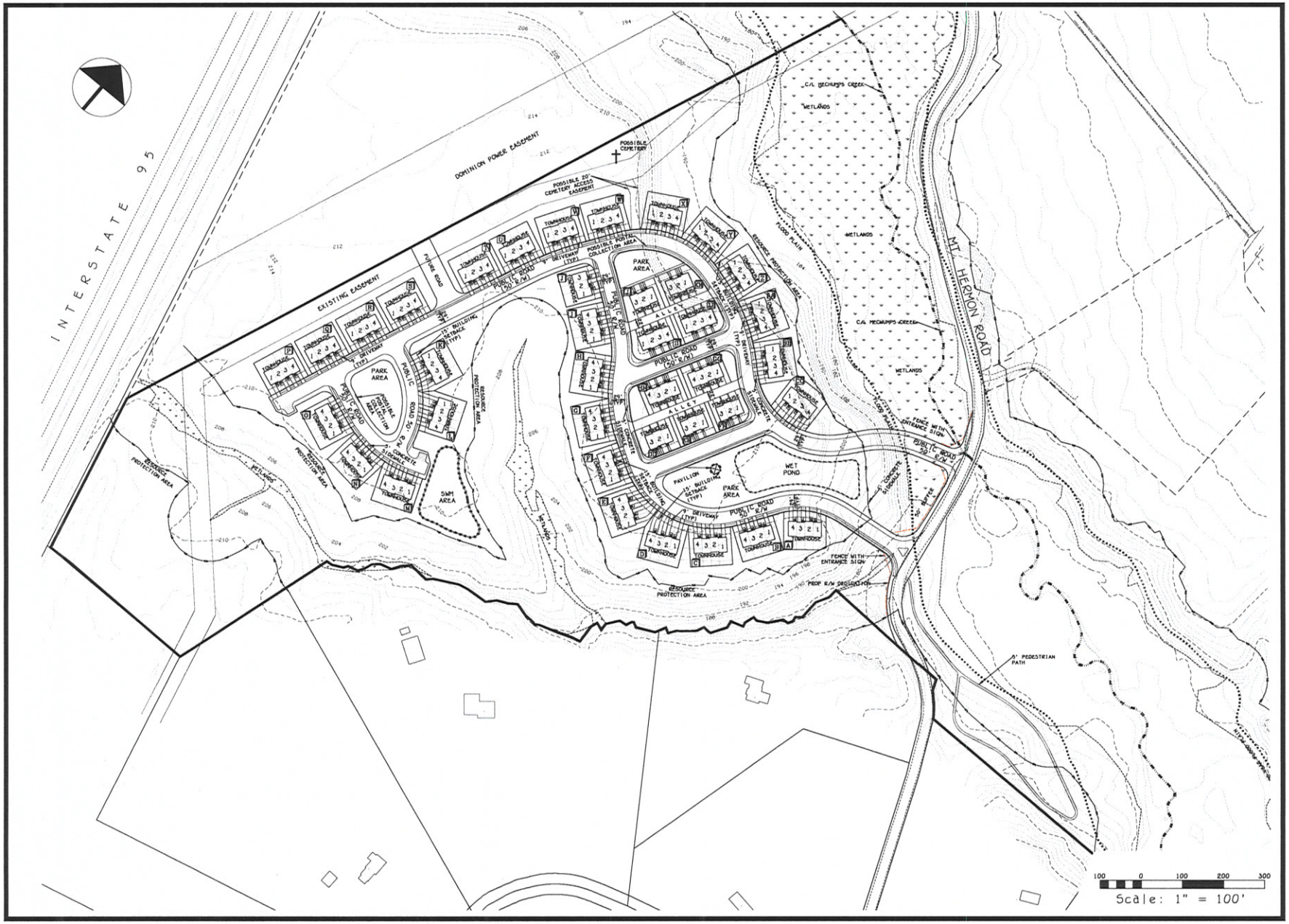
PROJECT:
Mt. Hermon Road Property
Townhouses
Beaverdam District
Hanover County, Virginia

SHEET:
Area Map

SHEET NO: C1

JOB NO. 21049

www.thebaycompanies.com



THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 21049_zoning_concept_plans

DATE: February 7, 2022

REVISED: December 19, 2022

REVISED:

REVISED:

THE BAY COMPANIES
bay CIVIL ENGINEERS

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

PROJECT:

Mt. Hermon Road Property

Townhouses

Beaverdam District
Hanover County, Virginia

SHEET:

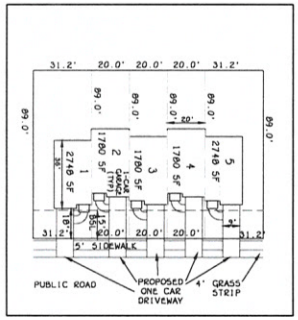
Concept Plan

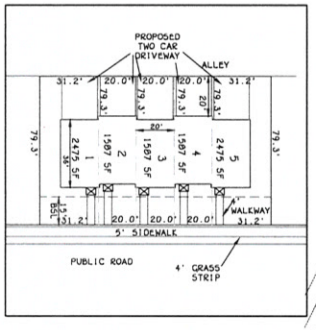
SHEET NO: C2

JOB NO. 21049

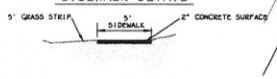
www.thebaycompanies.com

TYPICAL UNIT LAYOUT

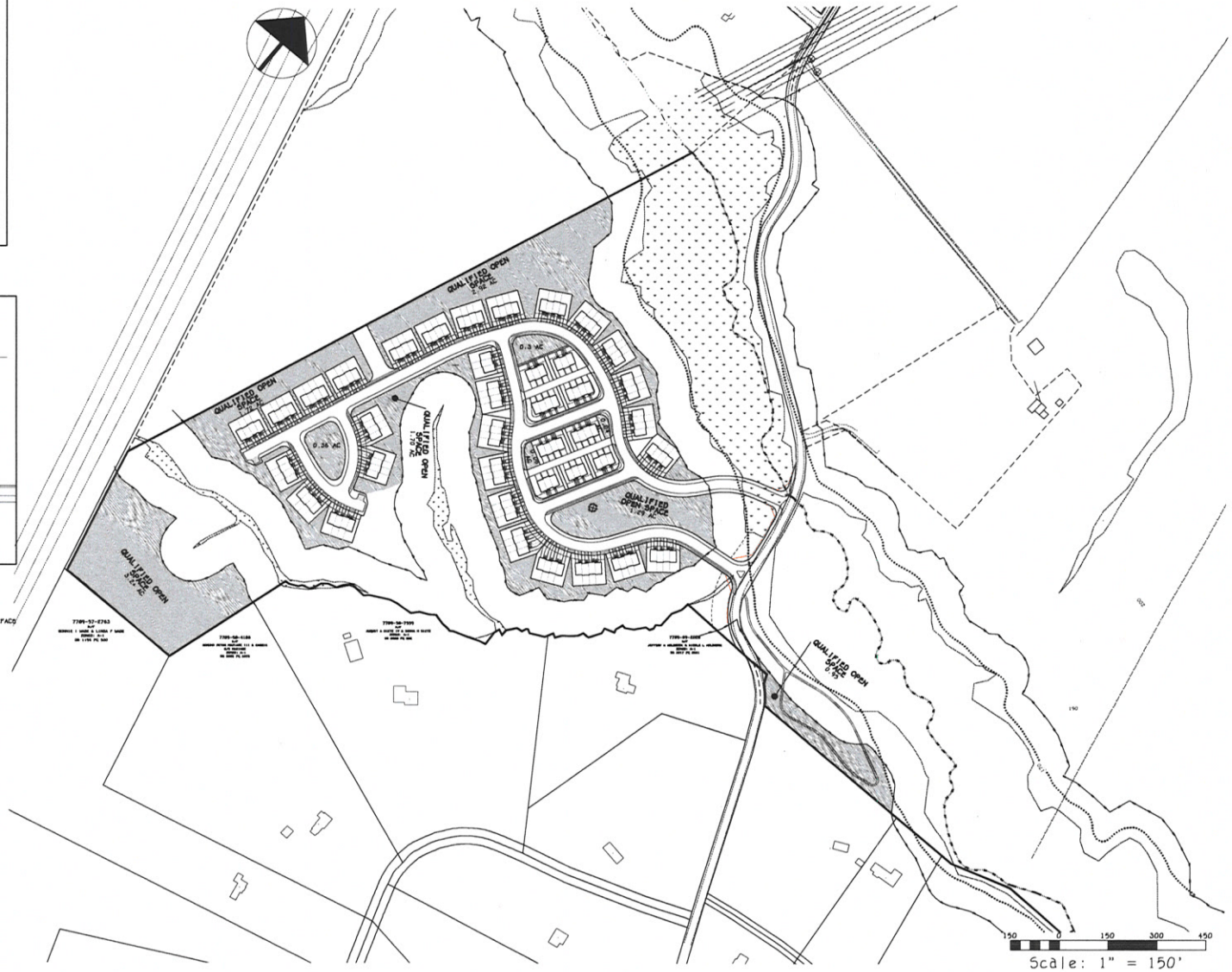




SIDEWALK DETAIL



QUALIFIED RM OPEN SPACE



THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 21049_zoning_concept_plans

DATE: February 7, 2022

REVISED: December 19, 2022

REVISED:

REVISED:

THE BAY COMPANIES
bay CIVIL ENGINEERS

8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7080
FAX: (804) 569-7061

PROJECT:

Mt. Hermon Road Property

Townhouses

Beaverdam District
Hanover County, Virginia

SHEET:

Site Detail

SHEET NO: C3

JOB NO. 21049

www.thebaycompanies.com

BASEMENT LEVEL ENTRY WITH FRONT GARAGE

The Beethoven

BASEMENT LEVEL ENTRY FRONT GARAGE

Product Line: Ryan Homes
Series: Signature
Footprint Min: 20'-0" x 32'-4"
Footprint Max: 20'-0" x 32'-4"
Height: 31'-7/16"
Sq. Ft. Min: 1,280
Available Foundation Types:
Basement Level Entry w/ Fit, Rear or no Garage, Level Entry on Slab
Bedrooms: Std: 3 Opt.: 0
Full Baths: Std: 2 Opt: 0
Half Baths: Std: 0 Opt.: 1
Ceiling Height:
Base: 8'
1st Floor: 9'
2nd Floor: 8'
Available Veneers:
Traditional:
Craftsman:
*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

BEETHOVEN
RY31BEEDD-02

BASEMENT LEVEL ENTRT W/ OPT. REAR GARAGE

The Beethoven

BASEMENT LEVEL ENTRY REAR GRAGE

Product Line: Ryan Homes
Series: Signature
Footprint Min: 20'-0" x 32'-4"
Footprint Max: 20'-0" x 32'-4"
Height:
Sq. Ft. Min: 1,280
Available Foundation Types:
Basement Level Entry w/ Fit, Rear or no Garage, Level Entry on Slab
Bedrooms: Std: 3 Opt.: 0
Full Baths: Std: 2 Opt: 0
Half Baths: Std: 0 Opt.: 2
Ceiling Height:
Base: 8'
1st Floor: 9'
2nd Floor: 8'
Available Veneers:
Traditional:
Craftsman:
*Brick front may add 8" to width of house. See blueprint for details.
homes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

BEETHOVEN
RY31BEEDE-02

The Mozart

BASEMENT LEVEL ENTRY WITH FRONT GARAGE

Product Line: Ryan
Series: Signature
Footprint Min: 20'-0" X 36'-4"
Footprint Max: 20'-0" X 36'-4"
Height: 31'-4 5/16"
Height w/ attic: 34'-6 1/4"
Sq. Ft. Min: 1587
Available Foundation Types:
Basement Level Entry, Basement Level Entry with Front Rear Garage, Slab
Bedrooms: Std: 3 Opt.: 1
Full Baths: Std: 2 Opt.: 0
Half Baths: Std: 0 Opt.: 2
Ceiling Height:
Base: 8'
1st Floor: 9'
2nd Floor: 8'
Available Veneers:
Traditional: Yes
Craftsman: Yes
*Brick front may add 8" to width of house. See blueprint for details.
basement. Information provided for town homes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE MOZART
HY31MOZDD-02
RY31MZAGD-2

The Mozart

BASEMENT LEVEL ENTRY WITH NO OR REAR GARAGE

Product Line: Ryan
Series: Signature
Footprint Min: 20'-0" X 36'-0"
Footprint Max: 20' 0" X 36'-0"
Height: 31'-7 11/16"
Height w/ Attic: 34'-6 1/4"
Sq. Ft. Min: 1309
Available Foundation Types:
Basement Level Entry, Basement Level Entry with Front Rear Garage, Slab
Bedrooms: Std: 3 Opt.: 1
Full Baths: Std: 2 Opt.: 0
Half Baths: Std: 0 Opt.: 2
Ceiling Height:
Base: 8'
1st Floor: 9'
2nd Floor: 8'
Available Veneers:
Traditional: Yes
Craftsman: Yes
*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE MOZART
RY31MOZDE-02
RY31MZAGE-02

The Strauss

BASEMENT ENTRY

Product Line: Ryan
Series: Signature
Footprint Min: 20'-0" X 42'-0"
Footprint Max: 20'-0" X 42'-0"
Height w/o Attic: 31'-6 3/8"
Height w/ Attic: 34'-6 1/4"
Sq. Ft. Min: 1,829
Available Foundation Types:
Base, Level Entry, Base, Level Entry w/ Rear Gouage
Bedrooms: Std: 3 Opt.: 2
Full Baths: Std: 2 Opt.: 2
Half Baths: Std: 0 Opt.: 2
Ceiling Height:
Base: 8'
1st Floor: 9'
2nd Floor: 9'
Available Veneers:
Traditional: Yes
Craftsman: Yes
*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE STRAUSS
RY18STSSD02
RY18SSAGD02

The Van Dorn

Product Line: Ryan Cornerstone
Series: Signature
Footprint Min: 20'-0" x 48'-4"
Footprint Max: 20'-0" x 49'-10"
Height: 37'-11 1/16"
Sq. Ft. Min: 2243
Available Foundation Types:
Slab
Bedrooms: Std: 3 Opt.: 2
Full Baths: Std: 2 Opt.: 2
Half Baths: Std: 2 Opt.: 0
Ceiling Height:
1st Floor: 9'
2nd Floor: 9'
3rd Floor: 9'
4th Floor: 8'
Available Veneers:
Traditional: 5
Urban: 3
*Brick front may add 8" to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

VAN DORN
RY0220VND06v01

www.thebaycompanies.com

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 21049_zoning_concept_plans

DATE: February 7, 2022

REVISED: December 19, 2022

REVISED:

REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERS

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

PROJECT:

Mt. Hermon Road Property

Townhouses

Beaverdam District
Hanover County, Virginia

SHEET:

Elevations

SHEET NO:

C4

JOB NO. 21049

NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANSI Z60.1-2004).

2. CONTRACTOR SHALL COMPLY WITH "THE STANDARDIZED LANDSCAPE SPECIFICATIONS FOR THE COMMONWEALTH OF VIRGINIA", PUBLISHED BY THE VIRGINIA NURSERY & LANDSCAPE ASSOCIATION, EXCEPT AS STATED WITHIN THE DRAWINGS OR PROJECT SPECIFICATIONS.

3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES WITH MISS UTILITY (1-800-552-7001) PRIOR TO COMMENCING WORK.

4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

5. A COMPLETE LIST OF PLANTS, INCLUDING SCHEDULE OF INSTALLED SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING.

6. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TREE PROTECTION IN ACCORDANCE WITH THE VIRGINIA SEDIMENT AND EROSION CONTROL HANDBOOK (1992), STANDARD 3.38.

7. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS OR WITHIN DRIPLINES OF TREES. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

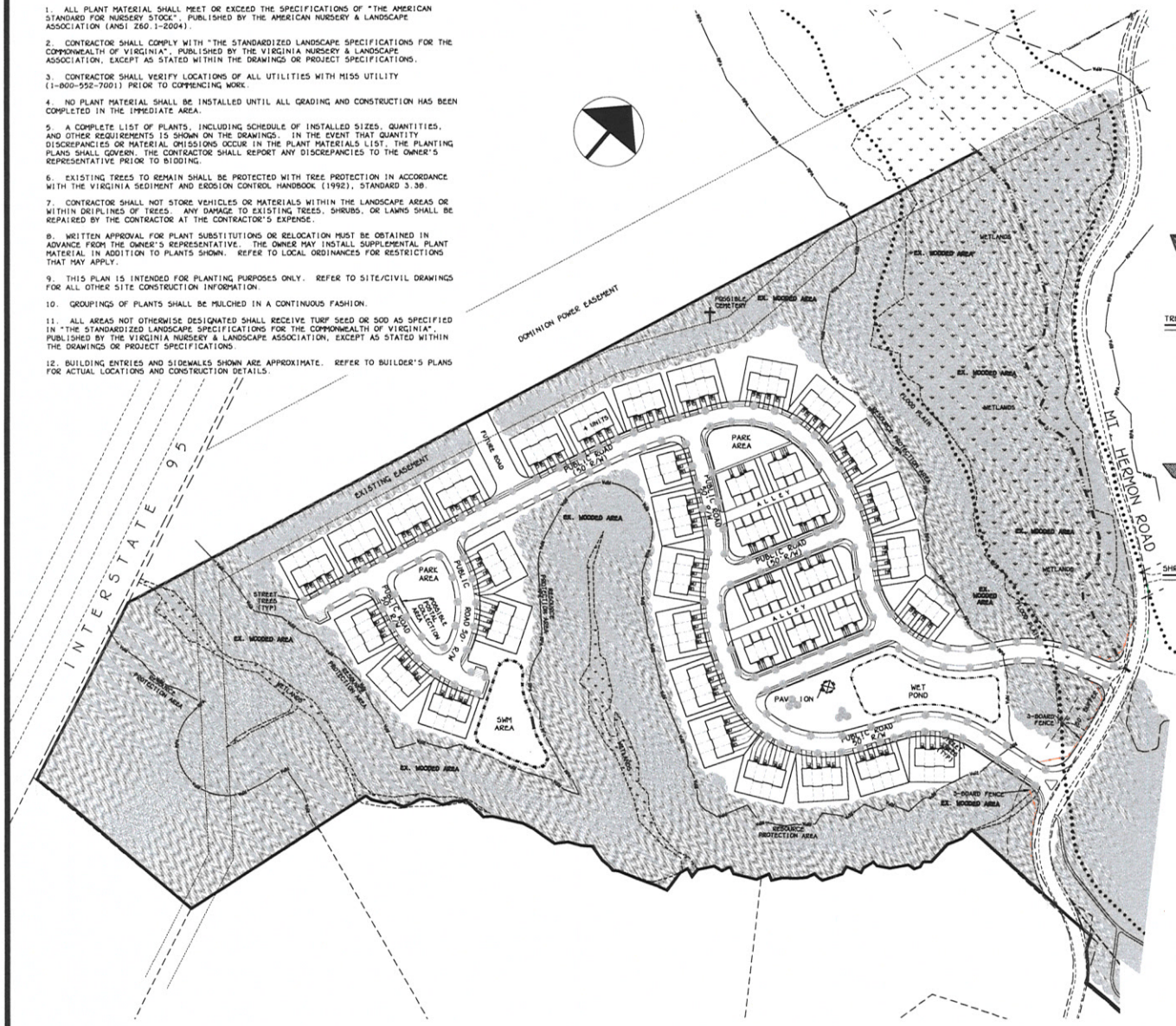
8. WRITTEN APPROVAL FOR PLANT SUBSTITUTIONS OR RELOCATION MUST BE OBTAINED IN ADVANCE FROM THE OWNER'S REPRESENTATIVE. THE OWNER MAY INSTALL SUPPLEMENTAL PLANT MATERIAL IN ADDITION TO PLANTS SHOWN. REFER TO LOCAL ORDINANCES FOR RESTRICTIONS THAT MAY APPLY.

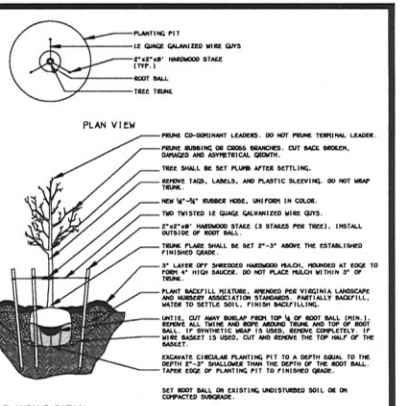
9. THIS PLAN IS INTENDED FOR PLANTING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

10. GROUPINGS OF PLANTS SHALL BE MULCHED IN A CONTINUOUS FASHION.

11. ALL AREAS NOT OTHERWISE DESIGNATED SHALL RECEIVE TURF SEED OR SOD AS SPECIFIED IN "THE STANDARDIZED LANDSCAPE SPECIFICATIONS FOR THE COMMONWEALTH OF VIRGINIA", PUBLISHED BY THE VIRGINIA NURSERY & LANDSCAPE ASSOCIATION, EXCEPT AS STATED WITHIN THE DRAWINGS OR PROJECT SPECIFICATIONS.

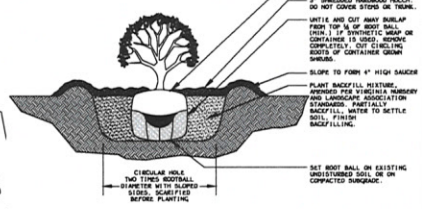
12. BUILDING ENTRIES AND SIDEWALKS SHOWN ARE APPROXIMATE. REFER TO BUILDER'S PLANS FOR ACTUAL LOCATIONS AND CONSTRUCTION DETAILS.





TREE PLANTING DETAIL

SCALE: NONE



SHRUB PLANTING DETAIL

SCALE: NONE

STREET TREES:

STREET TREES REQUIRED:
RM ZONING = 1 TREE PER 50 LF
9201 LF / 50 = 186 STREET TREES

STREET TREES PROVIDED :
186 TREES

THOROUGHFARE BUFFERS:

REQUIRED BUFFER PLANTINGS: *

TOTAL LENGTH ALONG MT HERMON ROAD: 563 LF
- 1 LARGE DECIDUOUS OR EVERGREEN TREE PER 50 LF = (11) TREES
- 1 SHRUB PER 30 LF = (19) SHRUBS

*REQUIREMENTS MAY BE MET BY EXISTING VEGETATION

100 0 100 200 300

Scale: 1" = 100'

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 21049_zoning_concept_plans

DATE: September 22, 2021

REVISED:

REVISED:

REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERS

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

PROJECT:

Mt. Hermon Road Property

Townhouses

Beaverdam District
Hanover County, Virginia

SHEET:

Conceptual Landscape Plan

SHEET NO:

L1

JOB NO. 21049

www.thebaycompanies.com