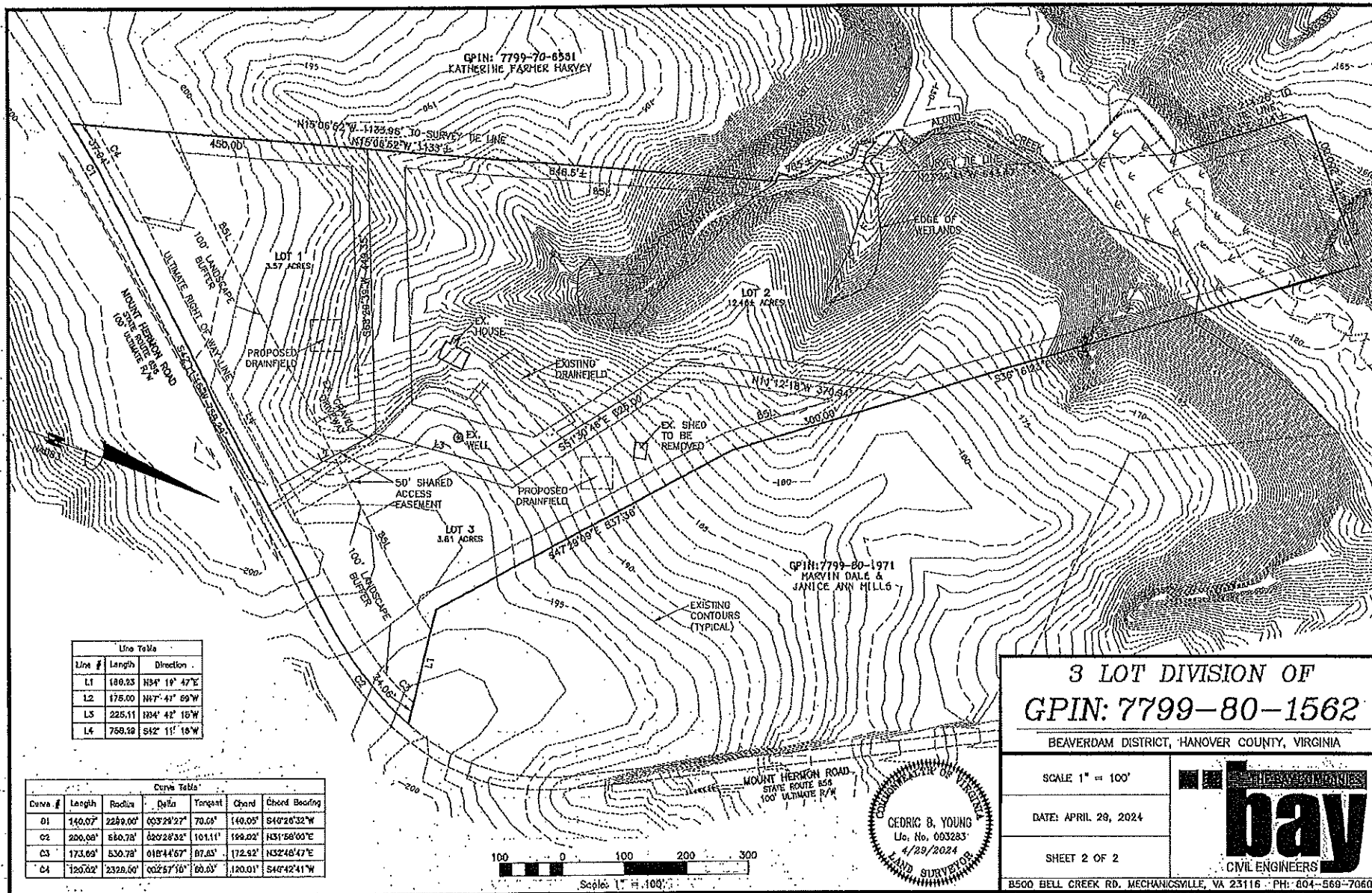
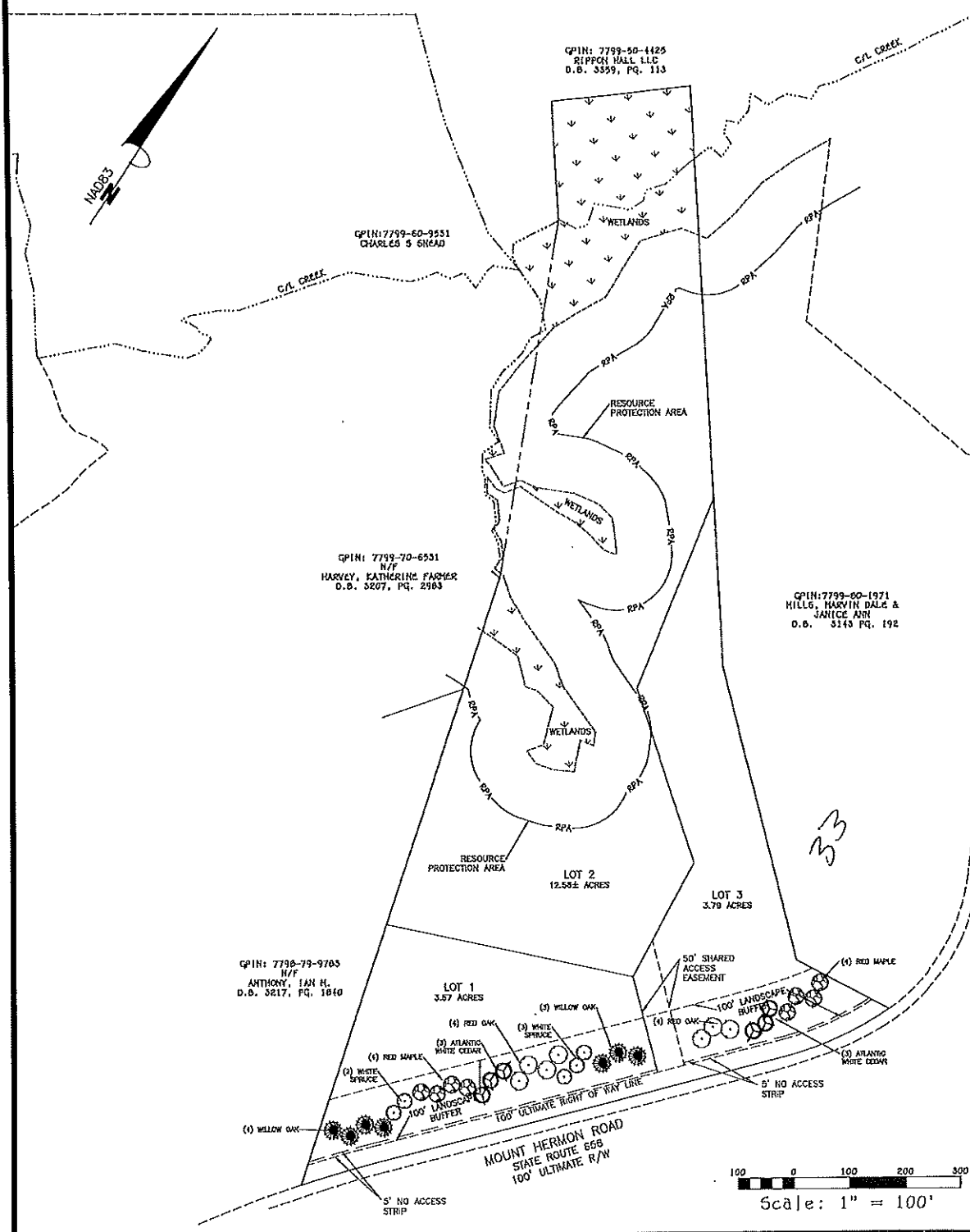




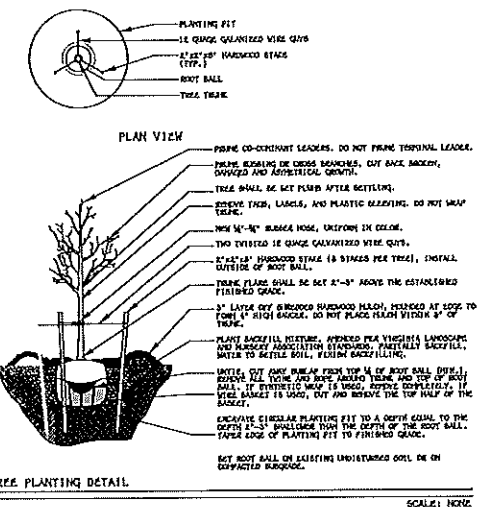


100' LANDSCAPE BUFFER (1098 LF)
PER PROFFER CONDITION #6

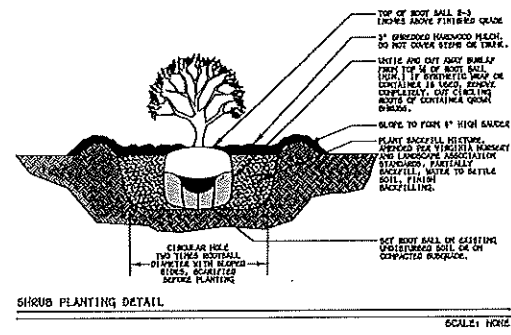
	REQUIRED	PROVIDED
2 DECIDUOUS TREE PER 100 LF	22	22
1 EVERGREEN TREE PER 100 LF	11	11

PLANT SIZE NOTES:
• DECIDUOUS TREES SHALL BE AT LEAST TWO (2) INCHES IN CALIPER MEASURED SIX (6) INCHES FROM THE BUDS WHEN PLANTED WITH BRANCHING NO CLOSURE THAN FIVE (5) FEET TO THE GROUND.
• EVERGREEN TREES SHALL BE AT LEAST SIX (6) FEET IN HEIGHT WHEN PLANTED.

SITE STATISTICS:
1. OWNER/DEVELOPER: LAWSON DOWELL
5241 HURON ROAD
SANDSTON, VA 23150
REX SULLIVAN
7240 LEE DAVIS ROAD
MECHANICSVILLE, VA 23111
804-651-8058
REX@HTRSL.COM
PARCEL ID: 7799-80-1562
EXISTING ZONING: RA-6 (REZ2023-00032)
USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 20.64 ACRES
LOT AREA: 20.64 ACRES
MINIMUM LOT SIZE: 3.57 ACRES
NUMBER OF LOTS: 3
WATER: PRIVATE WELL
SEWER: PRIVATE DRAINFIELD
TRAFFIC ZONE: 1732



TREE PLANTING DETAIL
SCALE: NONE



SHRUB PLANTING DETAIL
SCALE: NONE

PLANT LIST										TOTAL TREE CANYON CREDIT
SYMBOL	QUALITY	BOTANICAL NAME	COMMON NAME	HEIGHT/SPREAD	CALIPER	ROOT	CONTAINER	NATIVE SPECIES	TREE CANYON CREDIT	
DECIDUOUS TREES										
	8	ACER RUBRUM	RED MAPLE	N/A	2" CAL	SAB	SINGLE STEM	YES	200	1,400
	7	QUERCUS PHILLOS	WILLOW OAK	N/A	2" CAL	SAB	SINGLE STEM	YES	200	1,400
	7	QUERCUS RUBRA	RED OAK	N/A	2" CAL	SAB	SINGLE STEM	YES	200	1,400
EVERGREEN TREES										
	5	PICEA BLAUCA	WHITE SPRUCE	6' HEIGHT	N/A	SAB	SINGLE STEM	NO	110	550
	6	CHAMAEPSYDIPS THYOIDES	ATLANTIC WHITE CEDAR	6' HEIGHT	N/A	SAB	SINGLE STEM	NO	110	550

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FILED: 22040_landscape
DATE: February 5, 2025
REVISED:
REVISED:
REVISED:

THE BAY COMPANIES
bay
CIVIL ENGINEERS

8500 DELL CREEK ROAD
MECHANICSVILLE, VA 23110
(804) 668-7000
FAX (804) 668-7041

SEAL OF THE PROFESSIONAL ENGINEER
JOSEPH FAUDALE, JR.
Lic. No. 035682
02/05/2025

PROJECT: Campbell Creek Bluffs Landscape Plan
Beaverdam District, Hanover County, Virginia

SHEET: Landscape Plan
SHEET NO: L1
JOB NO. 22040



RECEIVED

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HANOVER COUNTY
PLANNING OFFICE

www.draftingcompany.com

CPIN: 7799-50-1123
RIPPED HALL LLC

CPIN: 7799-60-553
CHARLES S. JENSEN

CPIN: 7799-70-6531
KATHARINE FARMER HARVEY

CPIN: 7799-79-9703
IAN H. ANTHONY

CPIN: 7799-60-1971
HARVIN DILL &
JANICE ANN HILLS

SITE STATISTICS

OWNER:
LANSCE BOWELL
1801 DISPATCH ROAD
BUNTING, VA 23111

EXISTING ZONING:
A-1

PROPOSED ZONING:
AR-6

PROPOSED USE:
SINGLE FAMILY DETACHED

SITE AREA:
TOTAL AREA = 20.99 ACRES
TOTAL AREA W/IN R/W = 0.75 ACRES
AREA IN LOTS = 19.84+ ACRES

ADDRESS:
11517 MOUNT HERMON ROAD
ASHLAND, VA 23005

CPIN:
7799-60-1552

SOURCE OF WATER:
WELL (PRIVATE)

METHOD OF SEWAGE DISPOSAL:
SEPTIC (PRIVATE)

LOT SIZE REQUIREMENTS:
MINIMUM LOT SIZE = 2.0 ACRES
MINIMUM LOT WIDTH = 400 LF
MINIMUM LOT DEPTH = 200 LF

YARD REQUIREMENTS:
FRONT: 100' MINIMUM BUILDING SETBACK
SIDE: 25' MINIMUM BUILDING SETBACK
SIDE: 25' MINIMUM BUILDING SETBACK
REAR: 50' MINIMUM BUILDING SETBACK

Scale: 1" = 100'

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FILED:
22040_AR-6 Exhibit

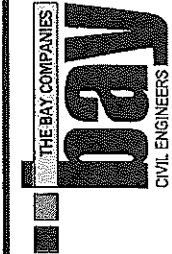
DATE:
July 24, 2023

REVISED:
October 27, 2023

REVISED:
November 16, 2023

REVISED:

REVISED:



8000 WELL CREEK ROAD
MEDFORDVILLE, VA 23116
703/688-7300
703/688-7061

PROJECT:

11517 Mount
Hermon Road

AR-6 Exhibit

Secunderum District
Hanover County, Virginia

SHEET:

Concept
Plan

SHEET NO:

C1

JOB NO.

22040