May 20, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PR0237

Barr & Associates
(Sommerville Lot 33 - Barr)

Midlothian Magisterial District
North side of Midlothian Turnpike and the south side of Sommerville Court

REQUEST: Landscape plan approval for the parking area for the proposed Sommerville Lot 33 - Barr site as required by Condition 12 of Zoning Case 86S011.

RECOMMENDATION

Staff recommends approval of the landscape plan.

GENERAL INFORMATION

Associated Public Hearing Case:

86S011 - Sommerville Corporation
87S021 - Sommerville Development Corporation

Developer:

Barr & Associates

Design Consultant:

Balzer and Associates, Inc.

Location:

A through lot located on the north side of Midlothian Turnpike and on the south side of Sommerville Court, also known as Sommerville lot 33 and 14361 Sommerville Court. Tax ID 722-709-4064 (Sheet 5).

Existing Zoning and Land Use:

I-1 with Conditional Use Planned Development; Vacant

Size:

1.0 acres

Adjacent Zoning and Land Use:

North - I-1 with Conditional Use Planned Development; Vacant
South - A; Vacant
East - I-1 with Conditional Use Planned Development; Vacant
West - I-1 with Conditional Use Planned Development; Vacant

BACKGROUND

The condition from the zoning case is listed below.

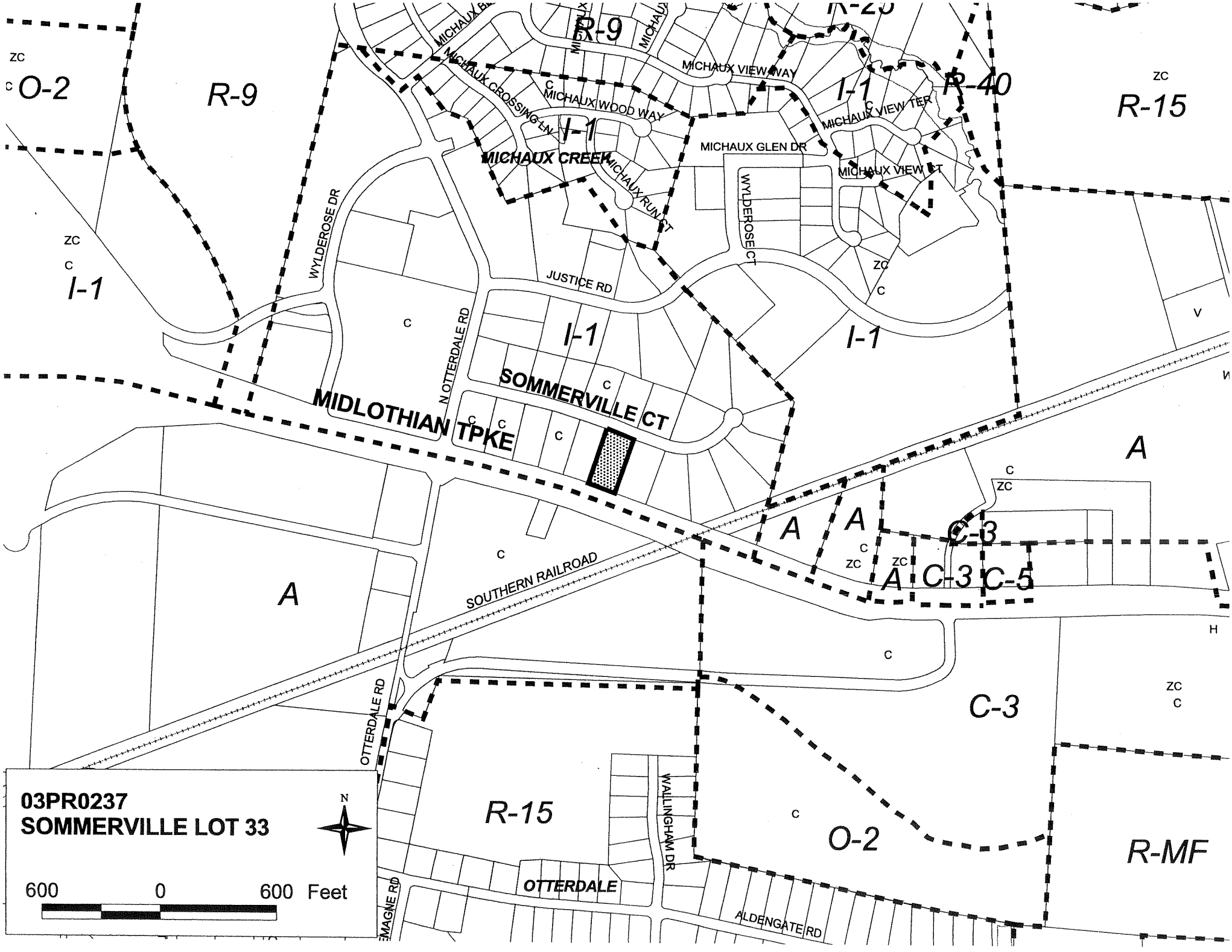
Zoning Case 86S011 Condition 12:

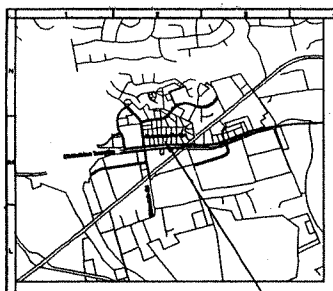
"All parking areas of thirty (30) spaces or more shall contain appropriate landscaped areas, as deemed necessary by the Planning Commission during schematic plan review."

CONCLUSIONS

Through Zoning Case 86S011, the Planning Commission and the Board of Supervisors required landscape plans for the parking area to receive approval from the Planning Commission.

The plans submitted meet the planting requirements in the parking areas and in the front yard and corner side yard setbacks. Planning staff recommends approval of the landscape plan as submitted.


03PR0237
SOMMERVILLE LOT 33
N
600 0 600 Feet
MIDLOTHIAN TPKE
SOMMERVILLE CT
JUSTICE RD
N OTTERDALE RD
OTTERDALE RD
WYLDEROSE DR
WYLDEROSE CT
MICHAUX CREEK
MICHAUX WOOD WAY
MICHAUX CROSSING LN
MICHAUX RUN CT
MICHAUX VIEW WAY
MICHAUX VIEW TER
MICHAUX VIEW CT
MICHAUX GLEN DR
SOUTHERN RAILROAD
WALLINGHAM DR
OTTERDALE
ALDENGATE RD
R-9
R-40
R-15
O-2
I-1
A
C-3
C-5
R-MF



VICINITY MAP

SCALE: 1" =2000

THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY CHESTERFIELD COUNTY. THE COUNTY OF CHESTERFIELD ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.

GENERAL NOTES

1. SITE ADDRESS: SOMMERVILE COURT
   CHESTERFIELD COUNTY, VIRGINIA
2. OWNER: BARR & ASSOCIATES
   13351 MIDLOTHIAN TURNPIKE
   MIDLOTHIAN, VIRGINIA 23113
   PHONE: 794-4531
   FAX: 897-3060
   CONTACT: MIKE BARR

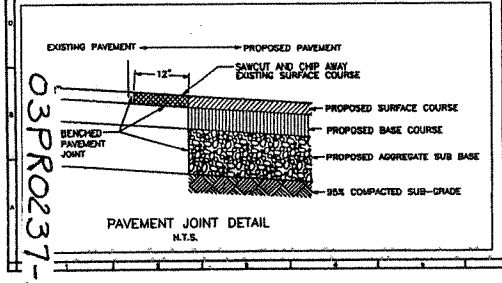
   AGENT: BALZER & ASSOC.
   301 BRANDYWAY RD.
   RICHMOND, VA 23236
   PHONE:(804)-794-0571
   FAX:(804)-794-2835
   CONTACT: DAVID LISOWSKI
3. USE: OFFICE
4. ZONING: I-1 (EMERGING GROWTH DEVELOPMENT DISTRICT, CASE NO. 805092 AND 875021)
5. TAX PARCEL NO.: 722-709-4064-00000
6. SITE AREA: 1.03
   DISTURBED AREA:1.03
7. WATER: COUNTY
8. SEWER: COUNTY
9. BUILDING AREA/NO. OF STORIES: TWO STORY BUILDING 12,250 SQ FT TOTAL
10. PARKING REQUIRED: 1 PER 200 SF FOR FIRST 10,000 SF THEN 1 PER 250 SF THEREAFTER. 59 TOTAL (3 HANDICAP)
11. PARKING PROVIDED: 59 TOTAL (3 HANDICAP)
12. SURFACE PARKING AREA LANDSCAPE
    REQUIRED: 20 S.F. OF INTERIOR LANDSCAPE PER PARKING SPACE= 1180
    PROVIDED:1476

NOTE: ALL WASTE MUST BE REMOVED FROM THE BUILDING BY JANITORIAL SERVICE. NO DUMPSTER WIL BE INSTALLED.

LEGEND

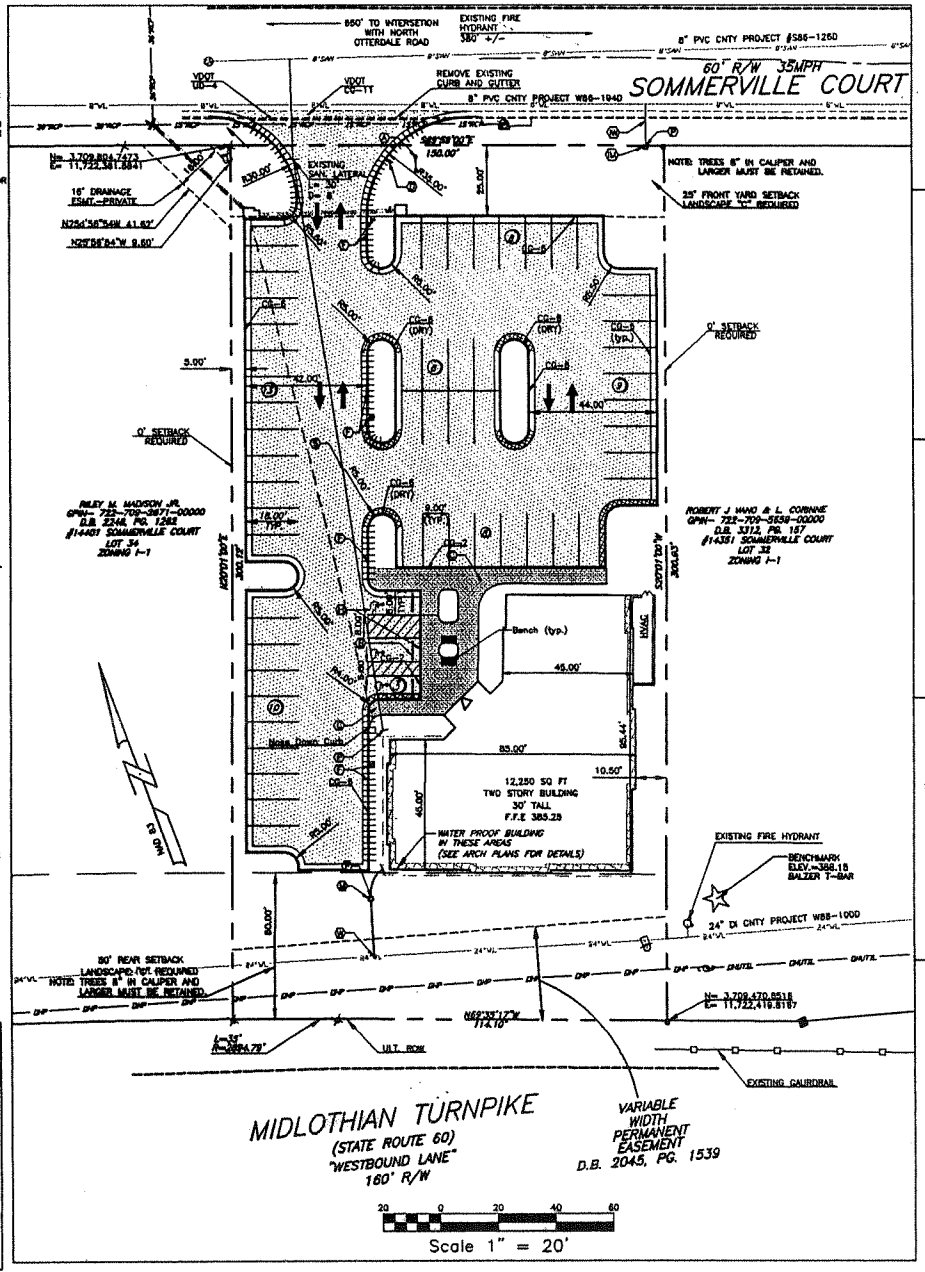
- (A) ADDRESS SIGNAGE
- (B) BUMPER BLOCK
- (C) CONCRETE PAVER SIDEWALK
- (D) V.D.O.T. STOP SIGN BY DEVELOPER
- (F) FIRE LANE SIGN WITH PAINTED YELLOW CURB (IF APPLICABLE)
- (H) HANDICAP PARKING & SIGN
- (M) METER WATER 1"
  - X COUNTY FORCES
  - ___ UTILITY CONTR.
  - ___ EXISTING
  - BEYOND WATER METER BY PLUMBER
- (M) METER WATER 3/8"
  - X COUNTY FORCES
  - ___ UTILITY CONTR.
  - ___ EXISTING
  - BEYOND WATER METER BY PLUMBER
- (P) CONNECTION BY PLUMER
- (S) SEWER LATERAL 6"
  - ___ UTILITY CONTR.
  - X EXISTING
- (W) WATER LATERAL 1"
  - X COUNTY FORCES
  - ___ UTILITY CONTR.
  - ___ EXISTING
- (W) WATER LATERAL 3/4"
  - ___ COUNTY FORCES
  - ___ UTILITY CONTR.
  - X EXISTING

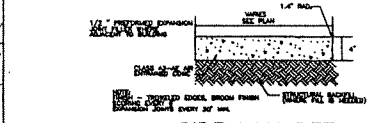
NOTE: EXISTING SANITARY LATERAL TO BE FIELD VERIFIED BY THE CONTRACTOR.



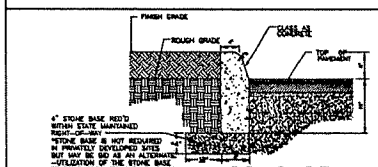
PAVEMENT JOINT DETAIL
N.T.S.

03PR0237-1





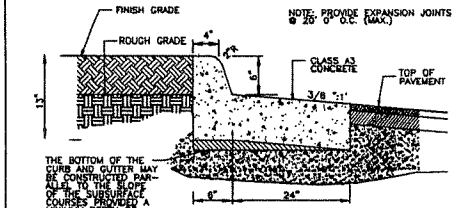
SIDEWALK DETAIL
N.T.S.



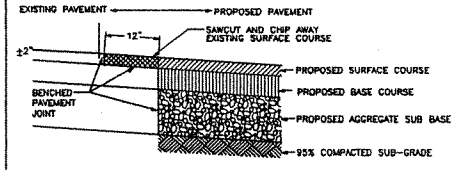
CG-2 DETAIL
N.T.S.

CURB AND GUTTER NOTES (FOR WORK IN R.O.W.)

1. STONE UNDER CURB & GUTTER SHALL BE CHECKED BY VDOT PRIOR TO PAVING OR BACKFILLING.
2. CONTACT VDOT FOR STONE AND FORM INSPECTION 48 HOURS PRIOR TO PLACEMENT OF CURB & GUTTER.
3. CONTACT VDOT FOR SUBGRADE INSPECTION 48 HOURS BEFORE PLACEMENT OF AGGREGATE BASE



CG-6 (DRY) DETAIL
N.T.S.



PAVEMENT JOINT DETAIL
N.T.S.

COUNTY PROJECT NO.:03-0005
SITE PLAN NO.: 03PR0237

COMMONWEALTH OF VIRGINIA
AARON D. BREED
No. 36527
PROFESSIONAL ENGINEER

BALZER AND ASSOCIATES, INC.
BYNUM
REFLECTING TOMORROW
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-0959
FAX: 540/772-0958

301 Brandyway Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-2835

SOMMERVILLE LOT 33 - BARR

LAYOUT AND UTILITY PLAN

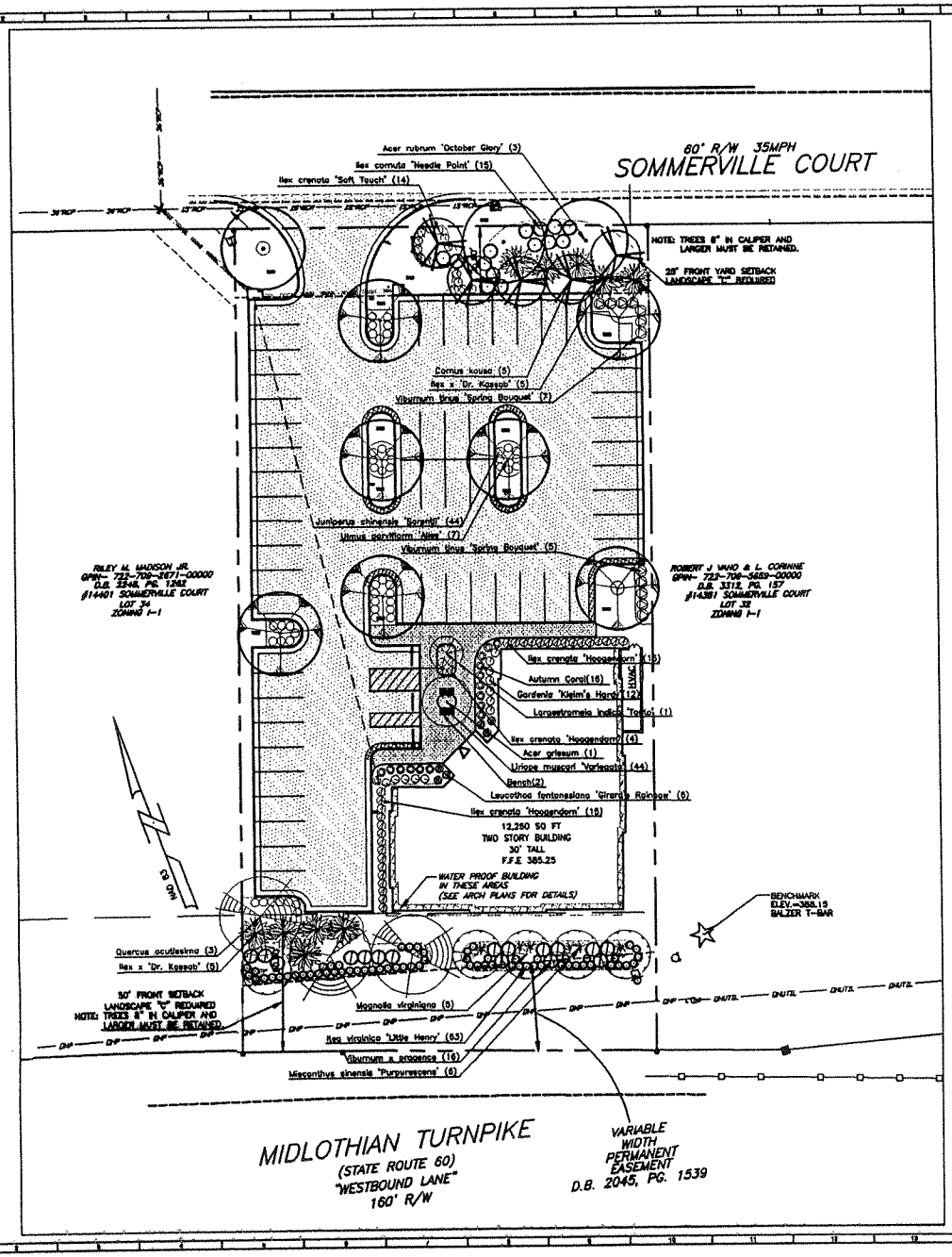
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: DJL
DESIGNED BY: DJL
CHECKED BY: ADB
DATE: 1-07-03
REVISIONS:
4-21-03

SCALE: 1"=20'

SHEET NO.
C3

JOB NO.
C0200237



FRONTYARD SETBACK REQUIREMENTS 150 L.F. OF ROAD FRONTAGE

LARGE TREES: REQUIRED = 3 TREES			PROVIDED =3 TREES	
Large Trees	Quantity	Scientific Name	Common Name	Size
	3	Acer rubrum 'October Glory'	October Glory Maple	3.5" Cal
SMALL TREES: REQUIRED = 5 TREES			PROVIDED =5 TREES	
Small Trees	5	Cornus kousa	Kousa Dogwood	8' Full T.F.
EVERGREEN TREES: REQUIRED = 5 TREES			PROVIDED = 5 TREES	
Evergreen Trees	5	Ilex x 'Dr. Kassab'	Foster Holly	5'
MEDIUM SHRUBS: REQUIRED = 15 SHRUBS			PROVIDED = 15	
Shrubs	15	Ilex cornuta 'Needle Point'	Needle Point Holly	3 Gal. 24"

*ADDITIONAL PLANTING INCLUDE LOW SHRUBS, GROUND COVER, AND GRASS. SEE SCHEDULE OF VEGETATION FOR COMPLETE LIST OF PLANTS

REARYARD SETBACK REQUIREMENTS 150 L.F. OF ROAD FRONTAGE

LARGE TREES: REQUIRED = 3 TREES			PROVIDED =3 TREES	
Large Trees	Quantity	Scientific Name	Common Name	Size
	3	Quercus acutissima	Sawtooth Oak	3.5" Cal
SMALL TREES: REQUIRED = 5 TREES			PROVIDED =5 TREES	
Small Trees	5	Magnolia virginiana	Sweetbay Magnolia	2.5" Cal
EVERGREEN TREES: REQUIRED = 5 TREES			PROVIDED = 5 TREES	
Evergreen Trees	5	Ilex x 'Dr. Kassab'	Foster Holly	5'
MEDIUM SHRUBS: REQUIRED = 15 SHRUBS			PROVIDED = 16	
Shrubs	16	Viburnum x progense	Prague Viburnum	24"

*ADDITIONAL PLANTING INCLUDE LOW SHRUBS, GROUND COVER, AND GRASS. SEE SCHEDULE OF VEGETATION FOR COMPLETE LIST OF PLANTS

SCHEDULE OF VEGETATIONS

AREA A

Symbol	Quantity	Scientific Name	Common Name	Size
	1	Acer griseum	Paper Bark Maple	2.5" Cal
	3	Acer rubrum 'October Glory'	October Glory Maple	3.5" Cal
	16	Rhododendron 'Autumn Coral'	Encore Azalea	3 gal.
	5	Cornus kousa	kousa Dogwood	8' Full T.F.
	12	Gardenia 'Kleim's Hardy'	Kleim's Hardy Gardenia	3 Gal 18"
	34	Ilex crenata 'Hoogendorn'	Hoogendorn Holly	24"
	14	Ilex crenata 'Soft Touch'	Soft Touch Holly	3 Gal. 18"
	15	Ilex cornuta 'Needle Point'	Needle Point Holly	3 gal. 24"
	10	Ilex x 'Dr. Kassab'	Foster Holly	5'
	63	Ilex virginica 'Little Henry'	Dwarf Sweetspire	3 gal.
	44	Juniperus chinensis 'Sarentii'	Sarenta Juniper	3 gal.
	1	Lagerstromeia indica 'Tonto'	Tonto Crape Myrtle	8'-7'
	5	Leucothoe fontanesiana 'Girard's Rainbow'	Dwarf Leucothoe	3 gal.
	44	Liriope muscari 'Variegata'	Variegated Liriope	1 gal.
	5	Magnolia virginiana	Sweetbay Magnolia	2.5 Cal
	6	Miscanthus sinensis 'Purpurescens'	Miscanthus Purpurescens	3 gal.
	3	Quercus acutissima	Sawtooth Oak	3.5" Cal
	7	Ulmus parviflorm 'Allee'	Allee Elm	2.5" Cal
	16	Viburnum x progense	Prague Viburnum	3 gal.
	12	Viburnum tinus 'Spring Bouquet'	Viburnum "Spring Bouquet"	3 Gal. 18"

COUNTY PROJECT NO.:03-0005
CO.SITE.PLAN.NO.:03-PR0237

03PR0237-2

COMMONWEALTH OF VIRGINIA
E. RAY BURKHOLDER
No. 900
CERTIFIED LANDSCAPE ARCHITECT

BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW

PLANNING • ARCHITECTS
ENGINEERS • SURVEYORS

SOMMERVILLE LOT 33-BARR
LANDSCAPE PLAN
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: DJL
DESIGNED BY: DJL
CHECKED BY: ERB
DATE: 4-21-03
REVISIONS:

SCALE: 1"= 20'
SHEET NO. L1
JOB NO. C0200237

LANDSCAPE SPECIFICATIONS

1. PLANT MATERIAL NAMES ARE IN COMPLIANCE WITH HORTUS THIRD SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

2. ALL WORK SHALL BE COORDINATED WITH TRADES.

3. USE EXISTING TOPSOIL AND/OR PROVIDE NEW TOPSOIL, WHICH IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, FOREIGN MATTER AND ROOTS, STUMPS AND STONES LARGER THAN 2" IN DIMENSION.

4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.

5. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL DURING INSTALLATION MAINTENANCE SHALL BECOME RESPONSIBILITY OF OWNER UPON ACCEPTANCE OF WORK.

6. WHERE THE LANDSCAPE WORK IS COMPLETED, THE OWNER'S REPRESENTATIVE WILL, UPON WRITTEN REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. IF WORK IS NOT ACCEPTABLE, REPLACE REJECTED WORK AND CONTINUE MAINTENANCE UNTIL REINSPECTION AND APPROVAL.

7. GUARANTEE ALL MATERIALS AND LABOR FOR 12 CALANDER MONTHS AFTER ACCEPTANCE.
   A. MAKE REPLACEMENTS OF ALL DEAD PLANTS IN IMPAIRED CONDITIONS IN EARLY FALL FOLLOWING PLANTING.
   B. ADD ADDITIONALLY IN THE EARLY SPRING FOR THE SAME OR OTHER MATERIALS WHICH ARE DEAD OR IMPAIRED FROM THE WINTER CONDITIONS.

8. WITHIN 10 DAYS AFTER ACCEPTANCE, THE CONTRACTOR SHALL DELIVER AN OUTLINE OF MAINTENANCE PROCEDURES RECOMMENDED FOR THIS PLANTING FOR THE OWNER.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY DURING THE GUARANTEE PERIOD TO PROVIDE WRITTEN NOTICE TO THE OWNER OF ANY MAINTENANCE PRACTICE WHICH IN THEIR OPINION WILL AFFECT THE GUARANTEE IF NOT REMEDIED PROMPTLY.

10. DO NOT MAKE SUBSTITUTIONS. BID MATERIALS SHOWN ON PLANS. CONTRACTOR IS ENCOURAGED TO PROVIDE WRITTEN ALTERNATE LIST OF MATERIALS, SIZES AND NUMBERS SUBSTITUTION FOR COST-EFFECTIVE MAINTENANCE OF DESIGN INTEGRITY.

11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIAL THAT HE/SHE DEEMS UNACCEPTABLE. REJECTED MATERIAL SHALL BE REMOVED PROMPTLY FROM THE SITE.

12. SELECTIVE CUTTING AND CLEARING SHALL BE PROVIDED IN THE EXISTING WOODED AREAS OF THE DRAINAGE EASEMENT. SELECTIVE CUTTING WITHIN THESE AREAS SHALL BE LIMITED TO THE REMOVAL OF UNDERGROWTH AND TREES ABSOLUTELY NECESSARY FOR THE CONSTRUCTION OF THE DRAINAGE OUTFALL.

13. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH. BALL SIZES SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS. ALL CONTAINER GROWN STOCK SHALL BE WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS SOLD. AN ESTABLISHED CONTAINER GROWN PLANT SHALL HAVE A ROOT SYSTEM DEVELOPED SUFFICIENTLY TO RETAIN ITS SHAPE WHEN REMOVED FROM THE CONTAINER.

14. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE SPECIFIED. PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION.

15. ALL PLANT MATERIAL SHALL BE COVERED AND PROTECTED FROM EXCESSIVE DRYING DURING TRANSIT.

16. ANTI-DESICCANTS SHALL BE APPLIED ON ALL MATERIAL DUG WHILE IN FOLIAGE.

17. MULCH MATERIAL SHALL BE EITHER SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. MATERIAL SHALL BE MULCHING GRADE, UNIFORM IN SIZE AND FREE OF FOREIGN MATTER.

18. TOPSOIL MIXTURE SHALL BE 2 PARTS EXISTING SOIL MIXED EVENLY WITH 1 PART SPAGNUM PEAT MOSS OR PEAT HUMUS. EXISTING SOIL SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS AND OTHER DEBRIS OVER 1 1/2 INCHES. IT SHALL NOT CONTAIN TOXIC SUBSTANCES HARMFUL TO PLANT GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.0 TO 7.0.

19. PLANTING PROCEDURES FOR TREES AND SHRUBS
   A. PLANTING SHALL OCCUR IN ACCORDANCE WITH ALL DETAILS.
   B. TREES AND SHRUBS SHALL BE PLACED IN THE PLANTING PIT, BY LIFTING FROM THE BALL (NEVER FORM THE BRANCHES OR TRUNK). ALL PLANT MATERIAL SHALL BE PLACED IN A STRAIGHT POSITION WITHIN THE PLANTING PIT, WITH THE MOST DESIRABLE SIDE PLACED TOWARDS THE PROMINENT VIEW (SIDEWALK, STREET, ETC.).
   C. THE TREE PIT SHALL BE BACKFILLED WITH A SOIL MIXTURE AS PER SPECIFICATIONS. THE PIT SHALL BE FILLED HALFWAY INITIALLY AND TAMPED FIRMLY. ALL ROPES, WIRES, ETC. ON THE ROOTBALL SHALL BE CUT AND THE BURLAP OR BALL WRAP PULLED BACK TO THE EDGE OF THE ROOTBALL. COMPLETE BACKFILLING PLANT PIT AND TAMP FIRMLY. BACKFILL SOIL SHALL NOT COVER TOP OF ROOTBALL. MULCH ROOTBALL AND SAUCER WITH MINIMUM OF 3 INCHES SHREDDED OR CHIPPED HARDWOOD OR PINE MULCH. WATER THOROUGHLY OR UNTIL PLANT PIT IS FILLED.

03PR0237-3

STANDARD NOTES REQUIRED ON LANDSCAPE PLANS

1. PLANT MATERIAL SIZES AND GRADING ARE TO COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.

2. A CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT "MISS UTILITY" AT 1-800-552-7001.

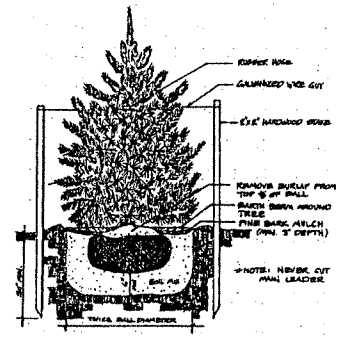
3. NO CHANGES TO PLANT SCHEDULE UNLESS FIRST APPROVED BY THE CHESTERFIELD COUNTY PLANNING DEPARTMENT PLANS REVIEWS SECTION.

4. LANDSCAPING WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS IN THE PARKING AREAS AND AT THE ENTRANCE/EXIT LOCATIONS.

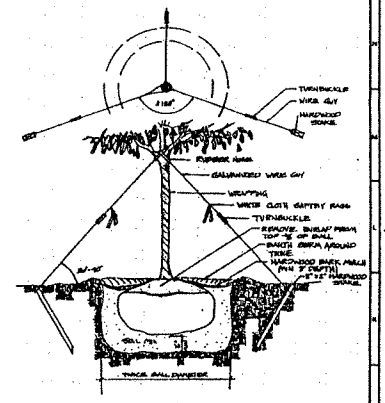
5. PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH THE APPROVED PLANS BY A SITE REVIEW AGENT OF THE CHESTERFIELD COUNTY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY.

6. THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES THAT ARE REQUIRED PER APPROVED LANDSCAPING PLANS. DYING OR DEAD PLANT MATERIALS ARE TO BE REPLACED DURING THE NEXT PLANTING SEASON.

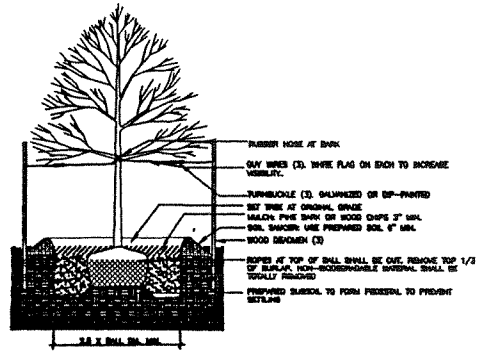
7. PLANT MATERIALS SHALL HAVE ALL STRINGS OR ROPES AT THE BASE OF THE PLANT CUT AWAY FROM THE TRUNK (INCLUDING BIODEGRADABLE BRANDS OF ROPE).

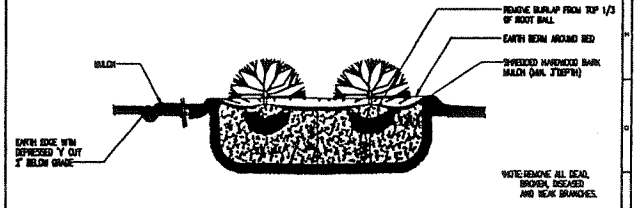


CONIFEROUS TREE PLANTING DETAIL
OVER 5' HT.

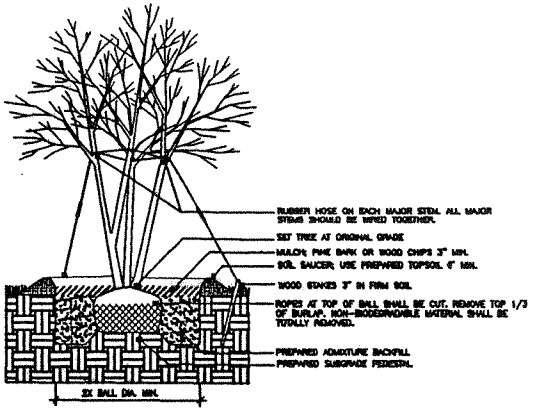


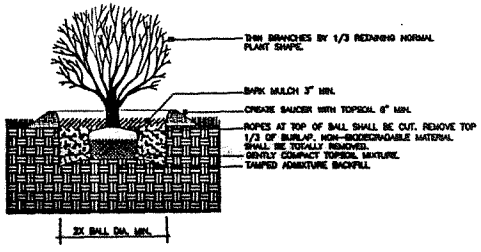
TREE PLANTING DETAIL
OVER 2" CALIPER





SHRUB PLANTING DETAIL
NOT TO SCALE





COMMONWEALTH OF VIRGINIA
E. RAY BURKHOLDER
No. 100
REGISTERED LANDSCAPE ARCHITECT

BALZER AND ASSOCIATES, INC.
BYNUM
REFLECTING TOMORROW
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

SOMMERVILLE LOT 33-BARR
LA NOTES & DETAILS
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: CHD
DESIGNED BY: DJB
CHECKED BY: ERB
DATE: 4-21-03
REVISIONS:

SCALE: AS SHOWN
SHEET NO. L2
JOB NO. C0200237