



VICINITY MAP
Stonebridge
SITE DATA

PARCEL	ACRES
RETAIL/COMMERCIAL PARCEL	28.47 AC
RETAIL/COMMERCIAL PARCEL	11.42 AC
MULTI-FAMILY PARCEL	17.99 AC
(9) OUTPARCELS	14.27 AC
TOTAL ACREAGE	72.15 AC

THIS MASTER PLAN DRAWING IS FOR LEASING PURPOSES ONLY. IT IS NOT MEANT TO REPRESENT ACTUAL TENANTS OR ACTUAL TENANT LOCATIONS. ALL INFORMATION IS SUBJECT TO CHANGE AT THE DISCRETION OF THE DEVELOPMENT GROUP. THIS SITE PLAN MAY NOT BE REPRINTED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF CROSLAND, INC. AND THE ARCHITECTURE FIRM OF FAZDAN-SMITH GROUP.

- Transition Buffers for Stonebridge:
- In circumstances where loading, service or utility areas for commercial/retail about residential uses, the transitional buffer shall be a minimum of thirty-five (35) feet in width and shall generally consist of Perimeter landscaping C (option II) as outlined in Chesterfield County's Chapter 19 Zoning Ordinance, Secs. 19-518(g) (5). This shall include an undulating berm that shall average three (3) feet in height and have a maximum side slope of 3:1. In addition to the berm, large deciduous, evergreen and small deciduous trees, shrubs and groundcover, where appropriate, shall be provided.
 - In circumstances where commercial/retail parking areas or drive aisles about residential uses, the transitional buffer shall generally consist of a double, staggered row of large deciduous trees generally spaced at thirty-five (35) feet on center and a maximum width between rows of fifteen (15) feet with staggered hedge forms that grow or shall be maintained at a height of 3 to 4 feet for the full length of the parking area. If there are areas necessary for a break in the hedge to allow pedestrian movement this shall be encouraged and clearly delineated with paving, lighting, bollards or other approved markers.
OR
At least one large deciduous tree for each fifty (50) lineal feet and at least one evergreen or small deciduous tree for each thirty (30) lineal feet and a continuous decorative fence for the entire length of the parking area. If there are areas necessary for a break in the fence to allow pedestrian movement this shall be encouraged and clearly delineated with paving, lighting, bollards or other approved markers.
 - All entrances shall contain a small wall or column, located outside of any public right of way, on both sides of the roadway to identify the transition from commercial/retail to residential. This identifier shall also contain landscaped beds with ornamental plantings and maintain seasonal interest.
- * All transitional buffers are subject to review and revision during the Site Plan phase.

- Focal Point:
- ** An architecturally structured focal point that is mutually agreeable to Crosland and the County, located in the general area shown and labeled on this plan, shall be visible from the western signalized main road entrance on Midlothian Turnpike
- Starview Lane Connection:
- The public vehicular and pedestrian access to Starview Lane at the northeast "Future Development" parcel corner shall address the Planning Commission's adopted condition.
 - The design, configuration and location of the connection is subject to change pending County approval.
 - Offsite road improvements to Starview Lane shall not be the responsibility of Crosland.

Date: September 18, 2009
September 30, 2009
October 20, 2009
March 4, 2010



Option 3



Chesterfield County, Virginia



227 West Trade Street, Suite 800
Charlotte, North Carolina 28202
Contact: James Downs
(704) 561-5222 (Phone) (704) 523-2946 (Fax)
JDowns@crosland.com
www.crosland.com



Site Development | Residential | Infrastructure | Technology
www.timmons.com