

**SITE SUMMARY**

PROPERTY OWNER: HANOVER ASSOCIATES LLC

PARCEL 1: 8725-50-2354  
B-3 ZONING  
2.203 ACRES

PARCEL 2: 8724-59-5659  
B-3 ZONING  
11.818 ACRES

PARCEL 3: 8724-69-4686  
A-1 ZONING  
26.731 ACRES

TOTAL ACREAGE: 40.752 ACRES

PROPOSED USE: MIXED USE  
B-2 & R-M (SEE LAND USE EXHIBIT)

**RM, MULTI-FAMILY RESIDENTIAL DISTRICT**

PROPOSED USE: 120 ATTACHED DWELLINGS

GROSS ACREAGE: 20.19 ACRES  
NET ACREAGE: 17.9 ACRES

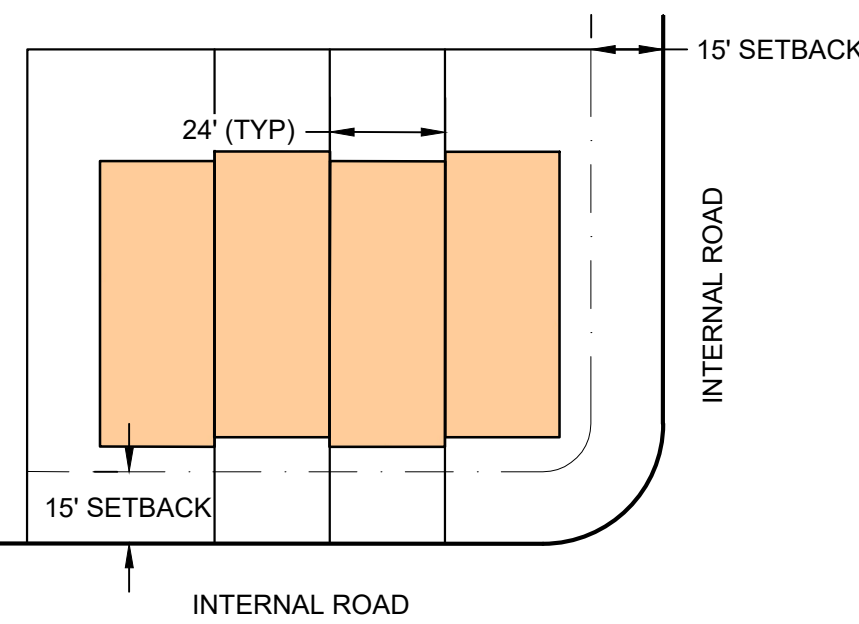
PROPOSED DENSITY: 5.9 UNITS PER ACRE (GROSS)  
6.7 UNITS PER ACRE (NET)

REQUIRED COMMON AREA: 3.58 AC (20% OF NET ACREAGE)  
REQUIRED ACTIVE REC: 0.895 AC  
(25% OF REQUIRED COMMON AREA)

PROVIDED COMMON AREA: 4.9 AC

PROVIDED ACTIVE REC: 1.0 AC

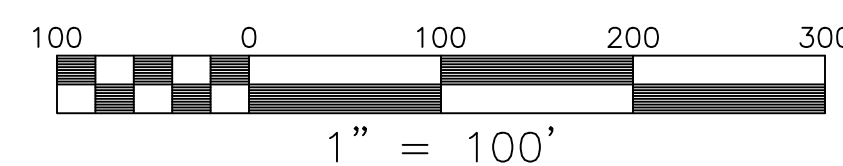
**TOWNHOUSE TYPICAL LOT SECTION**



**SIGN LEGEND**

- GROUP IDENTITY SIGN
- PARCEL MONUMENT SIGN
- CLUSTER MAILBOX UNIT POSSIBLE LOCATION

NOTE: CLUSTER MAILBOX UNITS (CBL) WILL BE PROVIDED AS REQUIRED BY THE US POSTAL SERVICE. EXACT LOCATIONS & DESIGNS OF CLUSTER MAILBOX UNITS (CBL) WILL BE PROVIDED ON CONSTRUCTION PLANS.



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.

AERIAL IMAGE SOURCE: MICROSOFT CORPORATION 2025



PRELIMINARY  
NOT FOR CONSTRUCTION

**CREIGHTON PARKWAY**  
MIXED USE CONCEPT PLAN

COLD HARBOR DISTRICT,  
HANOVER COUNTY, VIRGINIA

DRAWN BY: AGM  
DESIGNED BY: CMS  
CHECKED BY: CMS  
DATE: 08/25/2025  
SCALE: 1" = 100'  
REVISIONS:  
09/17/2025  
09/29/2025