

INTRODUCED: January 8, 2018

AN ORDINANCE No. 2018-013

To authorize the special use of the property known as 1090 German School Road for the purpose of a multifamily dwelling with up to 96 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 12, 2018 AT 6 P.M.

WHEREAS, the owner of the property known as 1090 German School Road, which is situated in a R-3 Single-Family Residential District, desires to use such property for the purpose of a multifamily dwelling with up to 96 dwelling units, which use, among other things, is not currently allowed by section 30-406.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: 8 NOES: 0 ABSTAIN: 1

ADOPTED: FEB 12 2018 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 1090 German School Road and identified as Tax Parcel No. C005-0776/028 in the 2018 records of the City Assessor, being more particularly described in a survey entitled “ALTA/NSPS Survey of 1090 German School Road, Parcel ID: C0050776028,” prepared by Timmons Group, dated August 28, 2017, and last revised October 31, 2017, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a multifamily dwelling with up to 96 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “German School Road Apartments, Richmond, VA,” prepared by Timmons Group, and dated October 31, 2017, and on the plans entitled “1090 German School Road, Richmond, VA,” prepared by Timmons Group, dated September 15, 2017, and last revised October 31, 2017, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a multifamily dwelling containing an aggregate of up to 96 dwelling units, a common area, and accessory residential uses, substantially as shown on the Plans.

(b) No fewer than 127 on-site surface parking spaces shall be provided for the Property, substantially as shown on the Plans.

(c) Signage on the Property shall be limited to (i) signage permitted in all districts pursuant to section 30-305 of the Code of the City of Richmond (2015), as amended, (ii) signage permitted in R-1, R-2, R-3, R-4, R-5A, R-6, R-7, and R-8 residential districts as set forth in section 30-506 of the Code of the City of Richmond (2015), as amended, and (iii) one freestanding entrance sign, substantially as shown on the Plans.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(e) The height of the Special Use shall not exceed four stories, substantially as shown on the Plans.

(f) All building materials, material colors, and site improvements, including landscaping, fencing, and amenity improvements, shall be substantially as shown on the Plans, provided that, at the Owner's request, the Director of Planning and Development Review may approve building materials, material colors, and site improvements that are not substantially shown on the Plans but that are otherwise consistent with this ordinance, including section 4(f).

(g) No fewer than 24 long-term and six short-term bicycle storage spaces shall be provided, substantially as shown on the Plans.

(h) All site lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles. All pole-mounted lighting shall be installed and maintained within the boundaries of the Property and shall not exceed a height of 20 feet, substantially as shown on the Plans.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including construction of a new entrance to German School Road, installation of a new sidewalk and a tree lawn along German School Road, and installation of street trees along German School Road, substantially as shown on the Plans, which improvements and work within the right-of-way may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, and (iii)

transferred to the City, following written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final,

non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE. 2017.546

RECEIVED
JAN 05 2018

O & R REQUEST

4-7375
DEC 21 2017

OFFICE OF CITY ATTORNEY
O & R Request
EDITION:1

Office of the
Chief Administrative Officer

DATE: December 20, 2017

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *Levar Stoney by kind...*
(This is no way reflects a recommendation on behalf of the Mayor.)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *MAO*

RE: To authorize the special use of the property known as 1090 German School Road for the purpose of a multi-family development, containing no more than 96 dwelling units, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 1090 German School Road for the purpose of a multi-family development, containing no more than 96 dwelling units, upon certain terms and conditions.

REASON: The applicant has proposed a multi-family development on the subject property, which use is not permitted by the underlying zoning. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Jahnke neighborhood in the City's Midlothian

Planning District. The property is comprised of 133,294 SF, or 3.06 acres, and is currently unimproved. The density of the parcel if developed as proposed would be approximately 31 units per acre.

The City of Richmond's current Land Use Plan designates a land use category for the subject property as Multi-family Medium Density. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. (City of Richmond Master Plan, p. 133).

The City's Zoning Ordinance designates this property as R-3 (Single-family Residential). The property is also subject to an existing special use permit allowing elderly housing developments at 1090 and 1100 German School Road. The development authorized at 1090 German School Road was not constructed. The existing special use permit ordinance pertaining to 1090 and 1100 German School Road will therefore be amended, as part of this request, to remove 1090 German School Road.

Adjacent and nearby properties are a combination the same R-3 Single-family Residential District with the R-43 Multi-family Residential District occupying the adjacent areas to the south and west. Multi-family land use predominates the immediate vicinity of the subject property.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$2,400 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: January 8, 2018

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 5, 2018

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: Companion ordinance to an ordinance amending Ord. No. 2017-248

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No.17-53



Application for **SPECIAL USE PERMIT**
 Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondgov.com/>

SUP-023645-2017

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 1090 German School Road Date: 09/08/2017
 Tax Map #: C0050776028 Fee: \$2,400.00
 Total area of affected site in acres: 3.065

(See page 6 for fee schedule. please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-3 - Residential

Existing Use: Vacant Land

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
 Please see attached the required Applicant's Report

Existing Use: Vacant Land

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Biz Carter

Company: The Lawson Companies
 Mailing Address: 373 Edwin Drive
 City: Virginia Beach State: VA Zip Code: 23462
 Telephone: (757) 499-6161 Fax: (757) 499-9414
 Email: bcarter@lawsoncompanies.com

Property Owner: Harper Holdings LLC

If Business Entity, name and title of authorized signee: John H. Brandenburg, Sole Member, Manager

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest)

Mailing Address: 114 W. Eufaula St.
 City: Norman State: OK Zip Code: 73069
 Telephone: (405) 314-6152 Fax: (405) 458-8132
 Email: jburg10@icloud.com

Property Owner Signature: [Signature]

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

Applicant's Report

Subject Property: 1090 German School Road

Tax Map Reference No: C0050776028

Dated: September 15, 2017

To: City of Richmond
Department of Planning and Development Review
900 East Broad Street
Richmond, Virginia 23219

Submitted By:

The Lawson Companies
373 Edwin Drive
Virginia Beach, VA 23462

I. Introduction

The applicant proposes a ninety-six (96) unit apartment development on the above referenced tract consisting of three residential buildings (four stories each) and a clubhouse/management office building.

II. Site

The subject property, 1090 German School Road, Richmond, Virginia consists of a vacant lot of approximately 3.065 acres located on the west side of German School Road, to the south of nearby Janke Road.

Chippenham Hospital is situated approximately ½ mile to the west, and the Janke Road Food Lion Shopping Center is across German School Road approximately 310 feet from the subject site. Lucille Brown Middle School is in close proximity to the subject property on Janke Road, approximately ¼ of a mile from the proposed apartments.

The surrounding uses to the subject property are overwhelmingly multifamily. The adjacent property to the north is the Heritage Oaks retirement / independent living apartments. North of Heritage Oaks and at the southwest corner of Janke and German School Road are the Monarch Woods Senior Apartments. The western and southern adjacent property consists of the St. John's Woods apartments. Continuing to the south of the subject property after St. John's Woods are the Sts. Cosma and Damianos senior apartments and one single family residence (owned by the owner of St. John's Woods. Across German School Road from the subject property to the east are the Renaissance Apartments serving senior and disabled residents. Also across German School Road and to the south of the Renaissance Apartments are the Westover Terrace Apartments.

The subject property is zoned R-3.

The Midlothian Planning District land use plan indicates multifamily (medium density) (Master Plan, p. 213).

III. Proposed Use

The applicant proposes to develop the subject property into ninety-six (96) rental apartment units in three (3), four story structures of thirty-two (32) units each. A separate one story building will contain amenities for tenants (community room with kitchenette, fitness center, laundry, etc.) and a management office. The property use will be entirely multi-family with no other use (retail, etc.) on the property.

The applicant's development will contain 2 and 3 bedroom units and will be marketed and reserved for working persons and families with incomes of 50% (50% of units) or 60% (50% of units) of Area Median Income (adjusted by household size). This product generally attracts tenants already living and/or working in the area surrounding the subject property ("Primary Market Area") who are currently "rent overburdened", which is defined as having to pay more than 30% of gross monthly income for housing. At least ninety percent (90%) of the apartments will NOT be rent subsidized, but will offer rent levels that are affordable relative to tenants' incomes. In other words, this proposed development will add high-quality, workforce housing that will help meet a key need of the City's housing stock.

IV. Design

The overall building and site design will be consistent with modern multifamily communities and will blend in harmoniously with the surrounding area. Multifamily uses surround the property on three sides, with German School Road on the fourth side. There are significant space buffers between the proposed buildings and the neighboring multifamily buildings on all three sides. Additionally, a tree buffer will remain on the south border and a landscape buffer is proposed on the west border.

The exterior building siding will consist of brick and a durable cementitious material such as Hardi Board or a similar product. The floor plans for each unit type will be spacious and open to meet the demands of the current market. Each unit will have two full baths and full-size washer and dryer hook-ups.

New sidewalks to City standard are proposed along the German School frontage and throughout the site, creating a pleasing arrangement.

The design and construction will be of the highest quality and will meet or exceed all local and national building codes and requirements. Additionally, as VHDA will be a stakeholder in this project, the design and construction standards will adhere to VHDA's strict and robust Minimum Design and Construction Requirements.

Two and three-bedroom accessible units will be included in the community. These units will be designed and constructed to meet all applicable codes and requirements.

V. Apartment Amenities

Site amenities will include a clubhouse with kitchenette, fitness center, laundry facility, playground, outdoor patio area, dog park with pet waste receptacle, on-site office and professional management staff, and covered and uncovered bike parking. Unit amenities will consist of full-size washer and dryer hook-ups, two full baths in every unit, standard kitchen appliance package, and exterior balconies.

The apartments will be EarthCraft certified, meaning that the units will be highly efficient and carry lower cost utility burdens.

VI. Appropriateness

In the context of the existing, larger multifamily uses surrounding the property and how those properties are situated on their sites, and the Master Plan's land use plan calling for medium density multifamily on the subject property, the proposed development is appropriate for this site.

The proposed development adds an important element of high quality, affordable workforce housing into the housing mix in the area which is heavy in senior housing. The proposed project will represent a large investment in the City and help meet a significant demand for housing at a price point that is realistic for working people, including teachers and workers at nearby Chippenham Hospital, among other employers. High quality workforce housing close to the retail center at the Food Lion center on Janke will add customers and retail activity, beneficial to the immediate local economy.

The number of units, height and lot coverage are necessary in order to facilitate financing for the proposed project.

The applicant has met with staff for feedback on three occasions prior to the filing of this application for feedback and comments, and the application incorporates many of those comments. In addition, the applicant has met with the City Council representatives for the 4th and 9th Districts. Discussions are ongoing about community input, but at this time no materially adverse indications have been received.

VII. Findings of Fact

The proposed special use will NOT:

1. be detrimental to the safety, health, morals and general welfare of the community involved.

There are no detriments of the proposed use to safety, health, morals, and general welfare of the community involved. The proposed use is 100% residential. We anticipate that the provision of adequate, safe, and healthy housing will provide a benefit to the welfare of the community by adding new and improved affordable housing opportunities.

To ensure safety goals are achieved, the development will be managed by a full-time, on-site property manager (maintenance will be on call 24/7). The property manager will be closely overseen by a property management firm versed in compliance and asset management. The developer is a highly regarded and experienced developer and manager of affordable housing, with more than 5,400 units under management at this time. Tenants will be screened in a manner that meets or exceeds industry standards including adequate credit and income and no criminal background of concern. No criminal behavior will be tolerated – breaking the rules or failure to pay rent will result in eviction, thus assuring any deleterious elements do not persist at the development.

2. tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved.

The site's entrance will be approximately 1000 ft. from GRTC bus stops on Janke Road (4 minute walk per GRTC), thus supporting and buttressing existing public transit use.

Bearing in mind that the larger multifamily projects along German School Road are largely seniors' apartments, additional trip generation as a result of the proposed project would not be expected to overburden existing roadways, and in any event would fall well below the 100 peak hour trip benchmark.

There is no conflict with St. Johns Woods Apartments from a traffic perspective, inasmuch as their entrance is on Janke Road and not on German School Road.

While slightly below the parking ratio that ordinarily would be required for R-53 and at 96 units, the proposed project provides 127 parking spaces at a ratio of 1.32 parking spaces per unit, which is in-line with the developer's parking surveys from its many developments as being adequate for residents and guests.

3. create hazards from fire, panic, or other dangers.

The proposed use is 100% residential. All local, state and federal building codes, including fire and life safety, will be met or exceeded. Specifically, the buildings will have fire sprinklers and smoke detectors in all units and fire alarm pulls in all buildings. All units will be pre-wired for telephone, internet, and cable service, providing multiple means of communication for potential life safety concerns (911, fire alarm, storm warnings, etc). Management policy will not allow grills to be used on balconies/patios – they must be used in open spaces or use the development provided, permanent grills. All detention/retention pond(s) will be fenced as will be playgrounds and tot lots. The site will be developed in accordance with fire code regulations set forth by the City of Richmond to assure easy access for fire and other emergency vehicles.

4. tend to cause overcrowding of land and an undue concentration of population.

At the proposed 96 units necessary for development, the proposed project provides a density of over 1,350 sf for each unit, which compares favorably to the R-53 requirement of at least 1,250 sf per unit.

While the usable open space is somewhat lower than R-53 as a reference, any concern of overcrowding is mitigated by examination of the surrounding adjacent uses, especially those along German School Road. The two larger multifamily developments that would be the most directly relevant to the proposed density are set back considerable distances from the proposed project with intervening parking areas and the like. Taken as a whole, the proposed project fits appropriately into the area.

5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

There are no known negative impacts to any local municipal assets or services. The development is expected to attract a large majority of its tenants from the immediate area – i.e., they already live here and are using these assets/services. Specifically:

- **Schools.** The subject property's proposed entrance will be approximately ¼ miles from to Lucille Brown Middle School. A large majority of the residents are expected to come from the immediate area around the property, and thus families with children are largely already in the school system.
- **Parks and playgrounds.** The development will provide a playground for its residents, thus reducing any impact to area parks and playgrounds. A dog park area is also proposed and shown on the site plan.
- **Water and sewer.** Public utilities are available at or near the site, and routine connections to the same will be provided. There is no indication of any unusual problem or of any capacity or public utility adverse impact.
- **Transportation.** See above
- **Other.** As a residential development there will be no impact on air pollution coming from the site. Garbage will be picked up on a routine weekly schedule and the garbage receptacles will be surrounded by a privacy screen and setback from German School Road and adjacent properties.

6. interfere with adequate light and air.

As 100% residential, there will be no impact on light access or air quality. As noted, the surrounding uses are multifamily, some of which are of medium to high density. However, those higher density developments are situated towards the centers of generally large sites. The proposed site plan would

result in considerable distances and practical buffers between the subject site's buildings and those nearby. For example, inasmuch as Heritage Oaks is constructed in a cross configuration, the end of the southeastern "cross" faces the subject property, at a distance of approximately 130 feet, and over 200 feet to the southwestern "cross". From the subject property looking east towards the Renaissance Apartments, the distance between the closest apartment building proposed to the Renaissance is approximately 500 feet. St. John's Woods residential structures will be separated from the proposed southern line buildings by between approximately 100 to 150 feet.

Respectfully submitted,

The Lawson Companies

By 

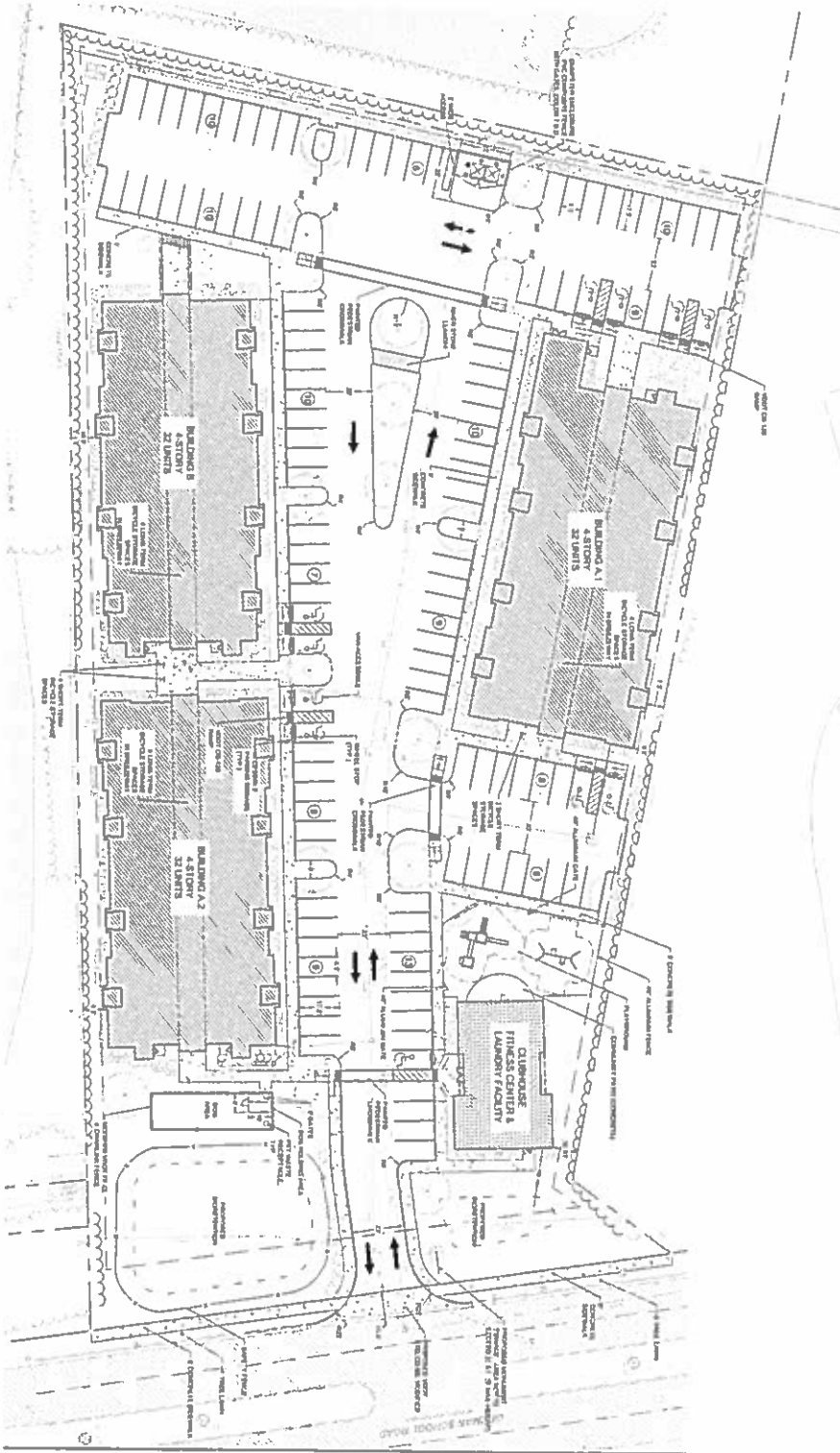
GERMAN SCHOOL ROAD APARTMENTS
RICHMOND, VA
10.31.17



GERMAN SCHOOL ROAD BUILDING PROGRAM

Building Type	Number Of Stories	S.F. Per Floor	Total S.F.	Unit Count		Number of Units
				2 - Bedroom	3 - Bedroom	
				2 - Bath	2 - Bath	
Square Footage				886*	1033*	
A.1	4 Stories	11,204	44,816	16	16	32
A.2	4 Stories	10,872	43,488	16	16	32
B	4 Stories	10,231	40,924	32	0	32
CLUBHOUSE	1 Story	2,377	2,377	0	0	0
			131,605	64	32	96

* Approx. Square Footage



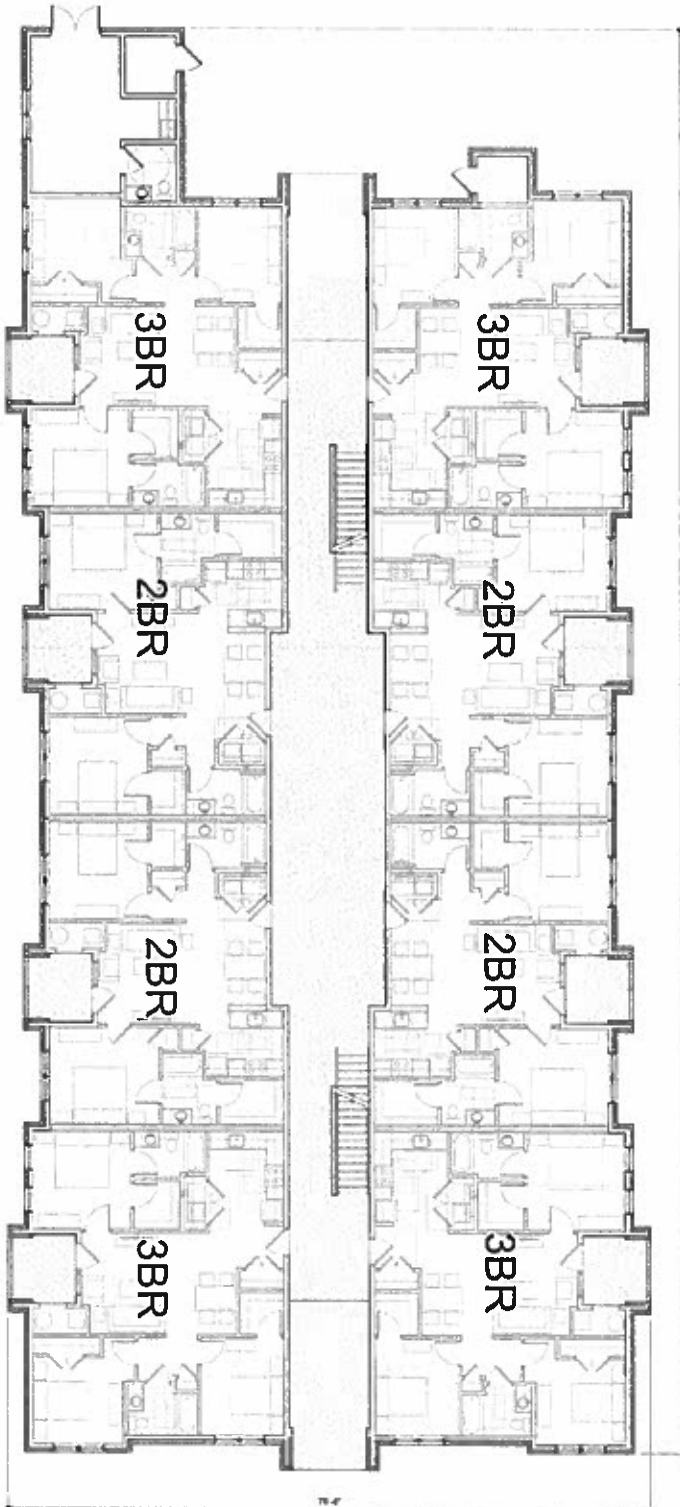
BUILDING PROGRAM

German School Road Apartments
 Richmond, VA
 10.31.17



BUILDING TYPE A.1 FLOOR PLAN

- 4 - STORY
- 32 - TOTAL UNITS
- 16 - 3 BEDROOMS
- 16 - 2 BEDROOMS
- 1 - MAINTENANCE ROOM
- 11,204 S. F.



Building A.1 Proposed Floor Plan

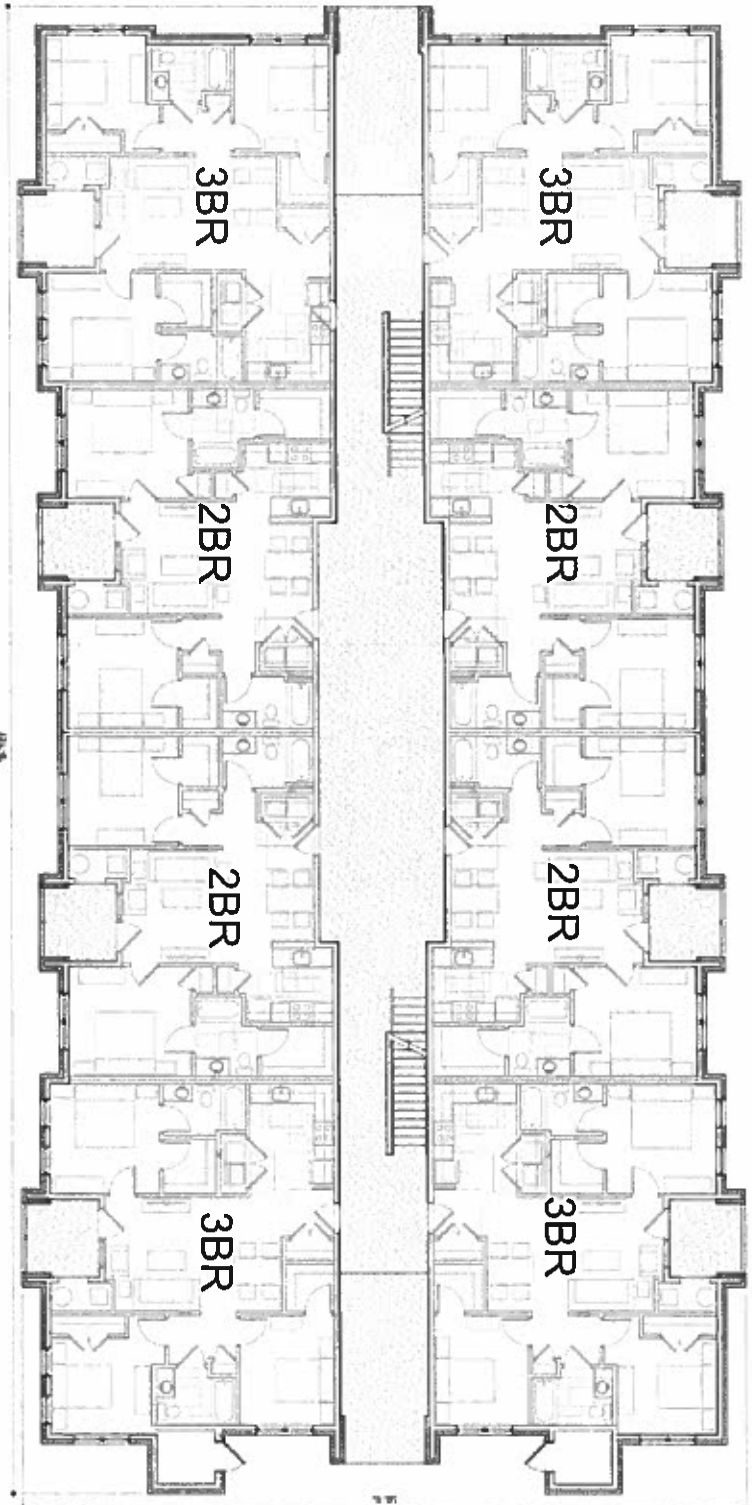
11,204 S. F.

German School Road Apartments
Richmond, VA
10.31.17
Not to Scale



BUILDING TYPE A 2 FLOOR PLAN

- 4 - STORY
- 32 - TOTAL UNITS
- 16 - 3 BEDROOMS
- 16 - 2 BEDROOMS
- 10,872 S.F.



Building A 2 Proposed Floor Plan

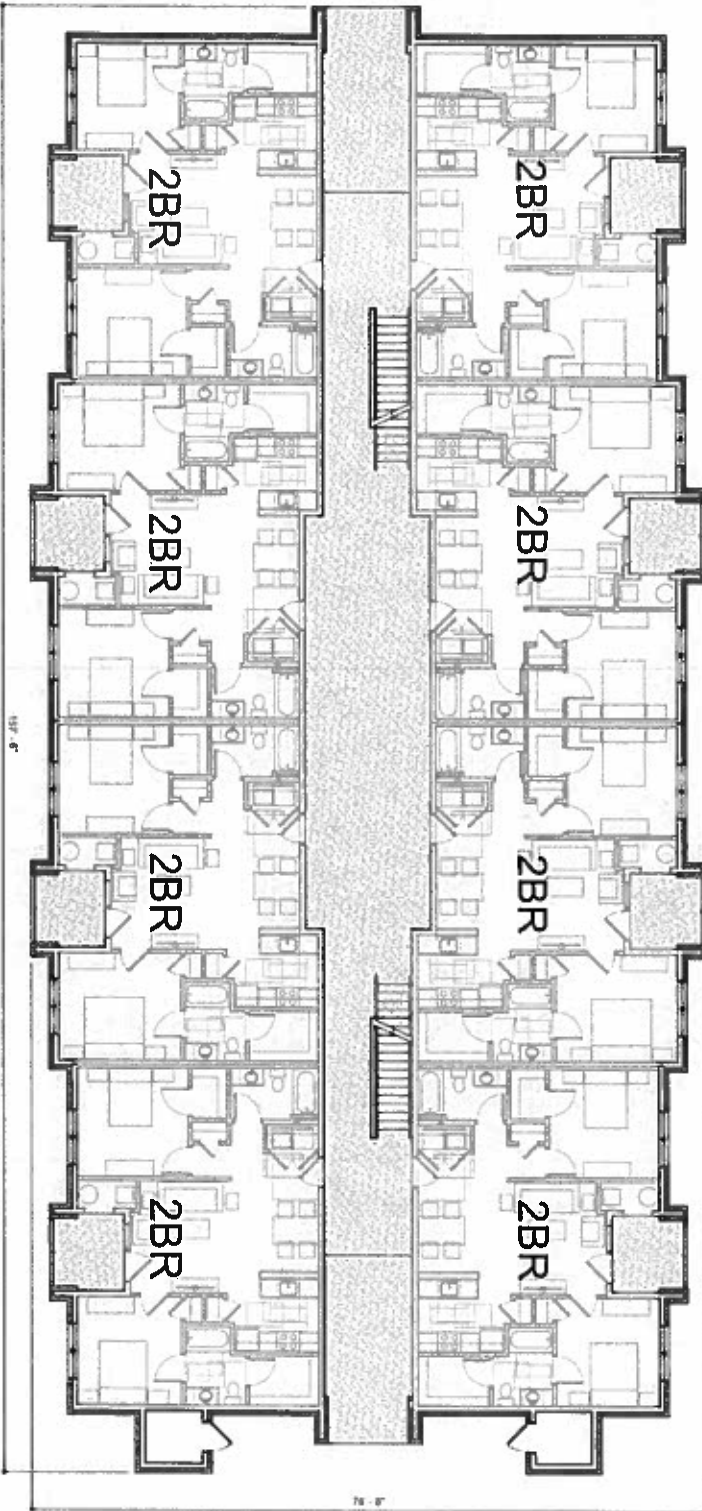
10,872 S.F.

German School Road Apartments
Richmond, VA
10.31.17
Not to Scale



BUILDING TYPE B FLOOR PLAN

- 4 - STORY
- 32 - TOTAL UNITS
- 32 - 2 BEDROOMS
- 10,231 S.F.

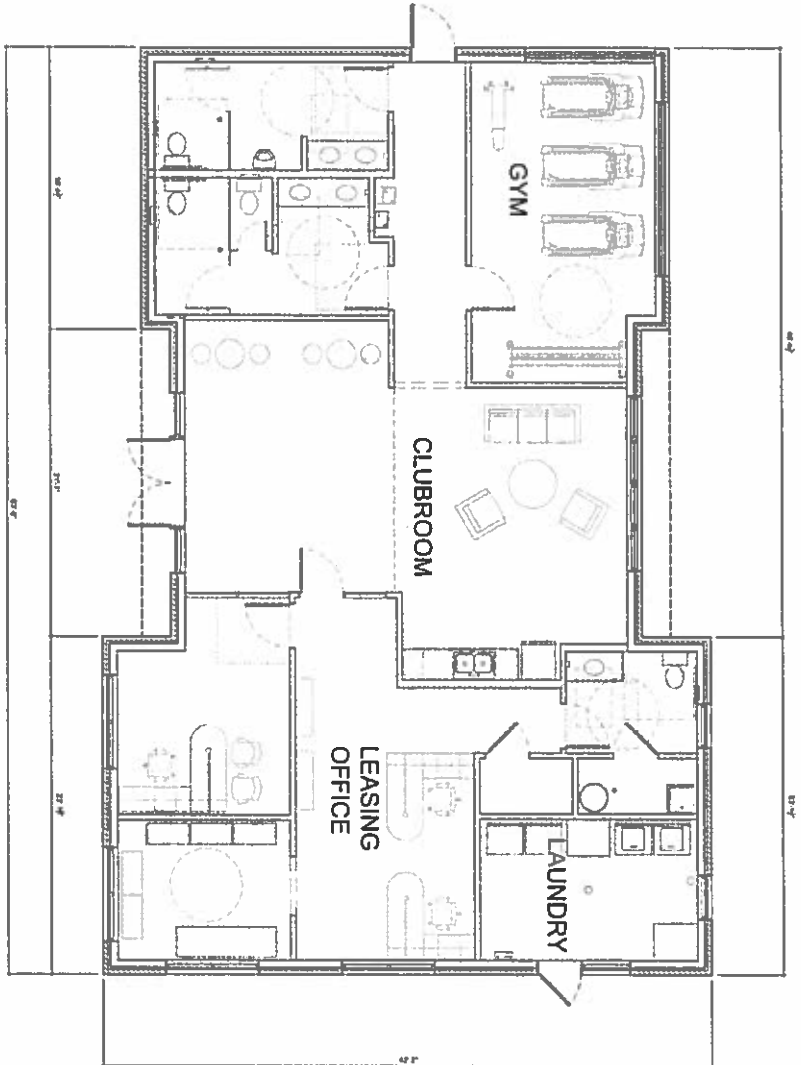


Building B Proposed Floor Plan

10,231 S.F.

German School Road Apartments
Richmond, VA
10.31.17
Not to Scale





Clubhouse Proposed Floor Plan

2,377 S.F.

PROPOSED CLUBHOUSE

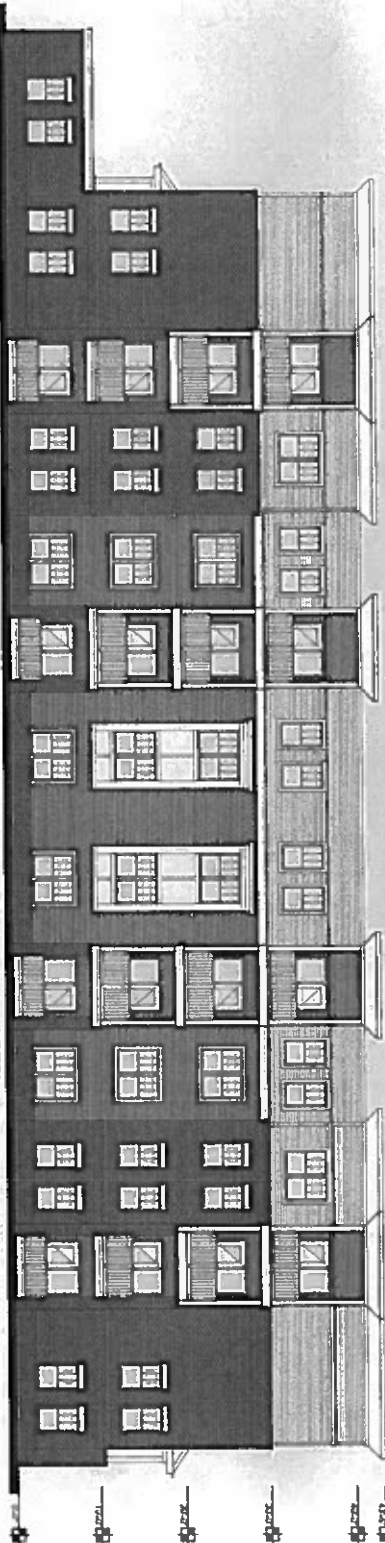
- 1 CLUBROOM
- 1 GYM
- 1 LEASING OFFICE
- 1 LAUNDRY FACILITY
- 2,377 S.F.

PROPOSED BUILDING

German School Road Apartments
 Richmond, VA
 10.31.17
 Not to Scale



BUILDING TYPE A.1 ELEVATIONS

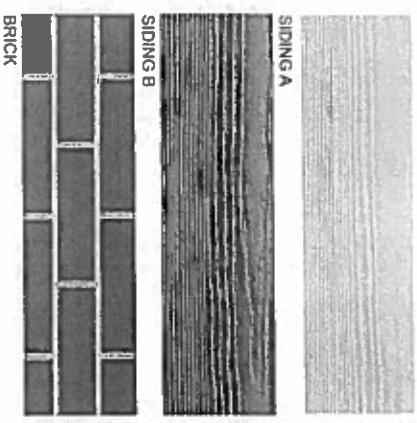


TYPE A.1 FRONT ELEVATION

- SIDING A
FIBER CEMENT
COLOR: ARTIC WHITE
SIZE: 4" REVEAL
- SIDING B
FIBER CEMENT
COLOR: BOOTHBAY BLUE
SIZE: 4" REVEAL
- BRICK
ATLANTIC
COLOR: BRISTOL
SIZE: MODULAR
- TRIM
PVC TRIM
COLOR: WHITE
- RAILING
COLOR: WHITE



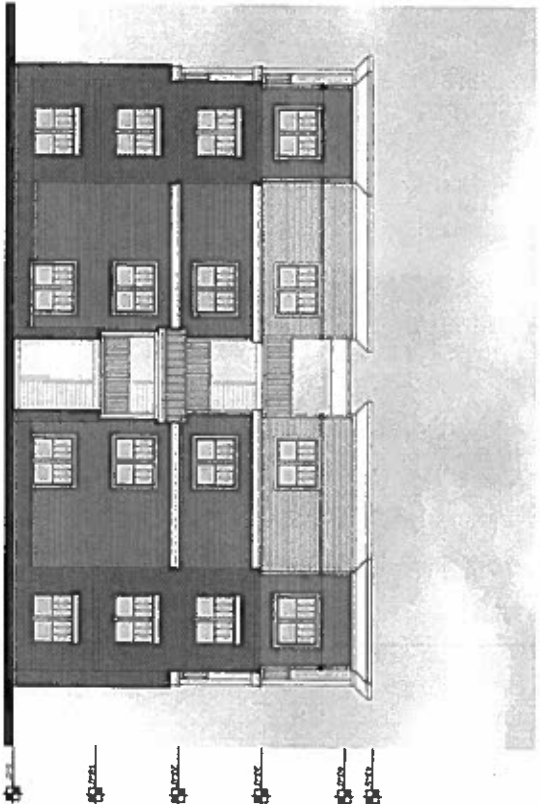
TYPE A.1 REAR ELEVATION



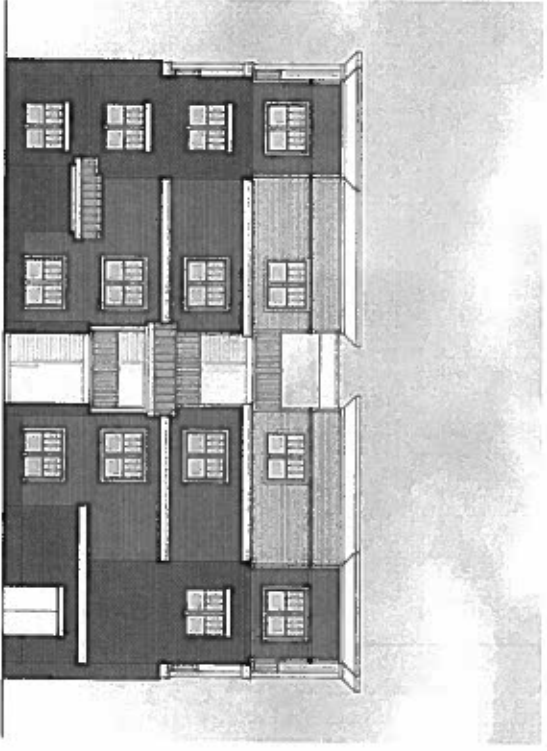
German School Road Apartments
 Richmond, VA
 10.31.17
 Not to Scale

TIMMONS GROUP
 The Lateral Companies

TS3
 ARCHITECTS



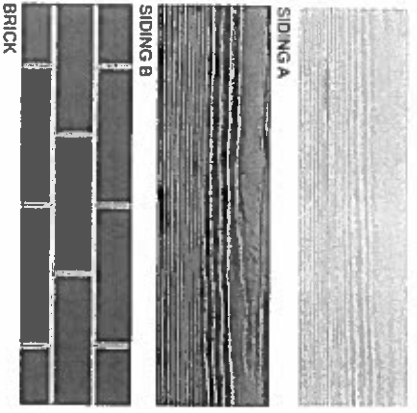
BUILDING TYPE A.1 LEFT ELEVATION



BUILDING TYPE A.1 RIGHT ELEVATION

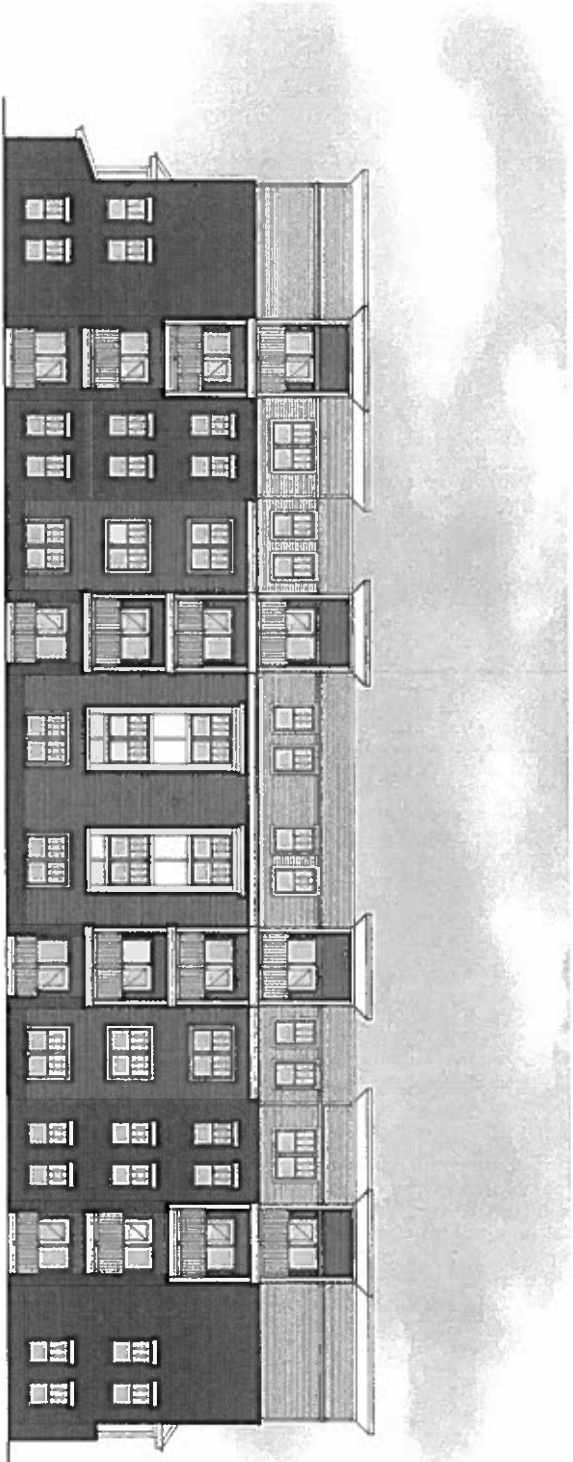
BUILDING TYPE A.1 ELEVATIONS

- SIDING A
FIBER CEMENT
COLOR: ARTIC WHITE
SIZE: 4" REVEAL
- SIDING B
FIBER CEMENT
COLOR: BOOTHBAY BLUE
SIZE: 4" REVEAL
- BRICK
ATLANTIC
COLOR: BRISTOL
SIZE: MODULAR
- TRIM
PVC TRIM
COLOR: WHITE
- RAILING
COLOR: WHITE



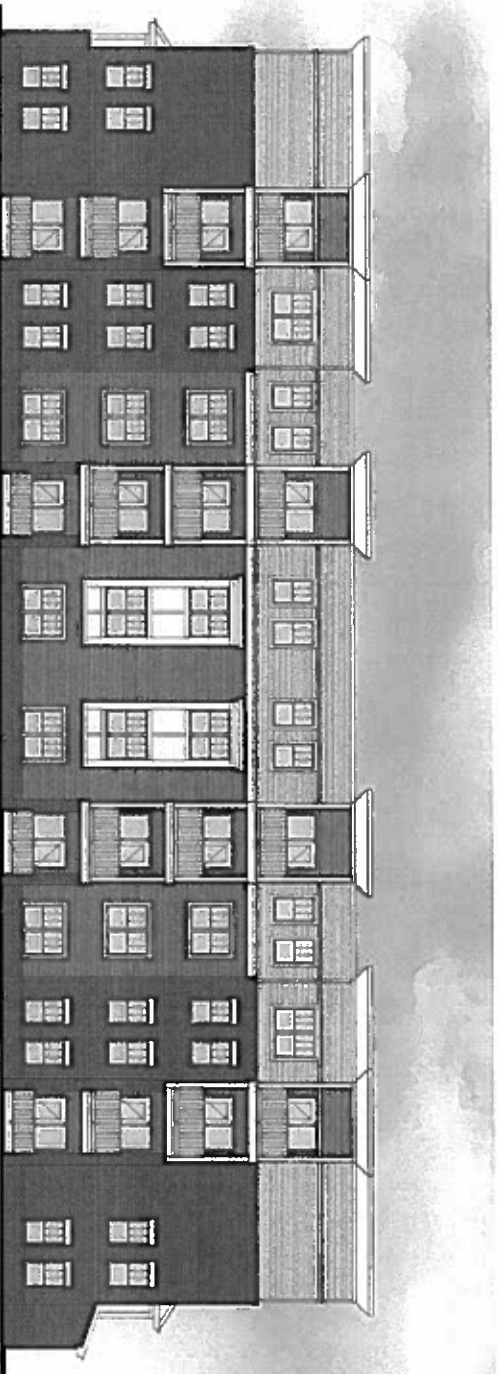
German School Road Apartments
 Richmond, VA
 10.31.17
 Not to Scale

BUILDING TYPE A 2 ELEVATIONS

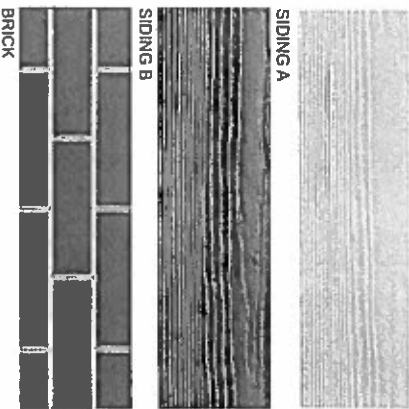


TYPE A.2 FRONT ELEVATION

- SIDING A
FIBER CEMENT
COLOR: ARTIC WHITE
SIZE: 4" REVEAL
- SIDING B
FIBER CEMENT
COLOR: BOOTHBAY BLUE
SIZE: 4" REVEAL
- BRICK
ATLANTIC
COLOR: BRISTOL
SIZE: MODULAR
- TRIM
PVC TRIM
COLOR: WHITE
- RAILING
COLOR: WHITE



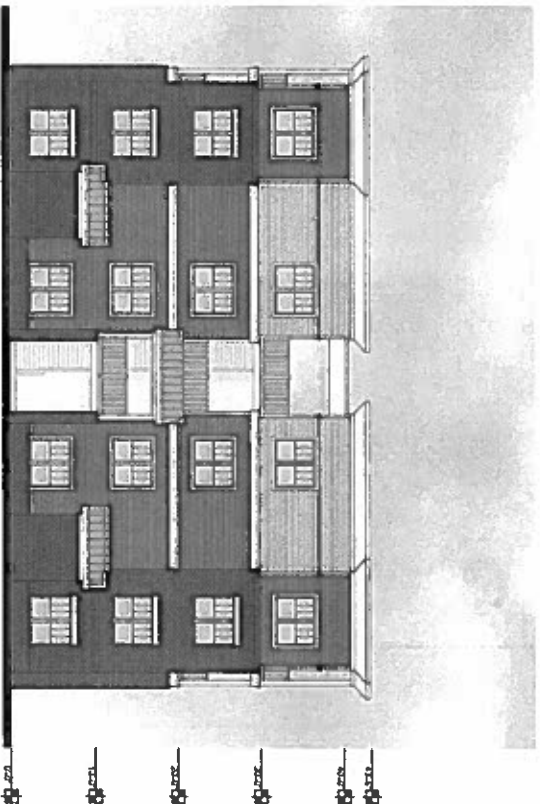
TYPE A.2 REAR ELEVATION



German School Road Apartments
Richmond, VA
10.31.17
Not to Scale

TIMMONS GROUP
The Lanner Companies

TS3



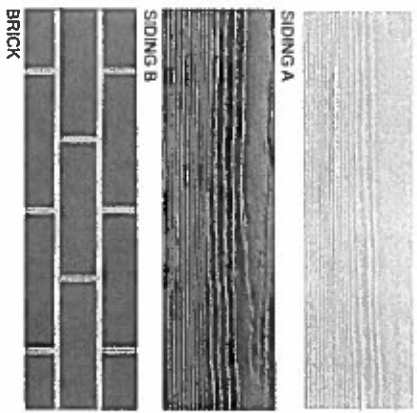
BUILDING TYPE A 2 GERMAN SCHOOL ROAD ELEVATION



BUILDING TYPE A 2 LEFT ELEVATION

BUILDING TYPE A 2 ELEVATIONS

- SIDING A
FIBER CEMENT
COLOR: ARTIC WHITE
SIZE: 4" REVEAL
- SIDING B
FIBER CEMENT
COLOR: BOOTHBAY BLUE
SIZE: 4" REVEAL
- BRICK
ATLANTIC
COLOR: BRISTOL
SIZE: MODULAR
- TRIM
PVC TRIM
COLOR: WHITE
- RAILING
COLOR: WHITE



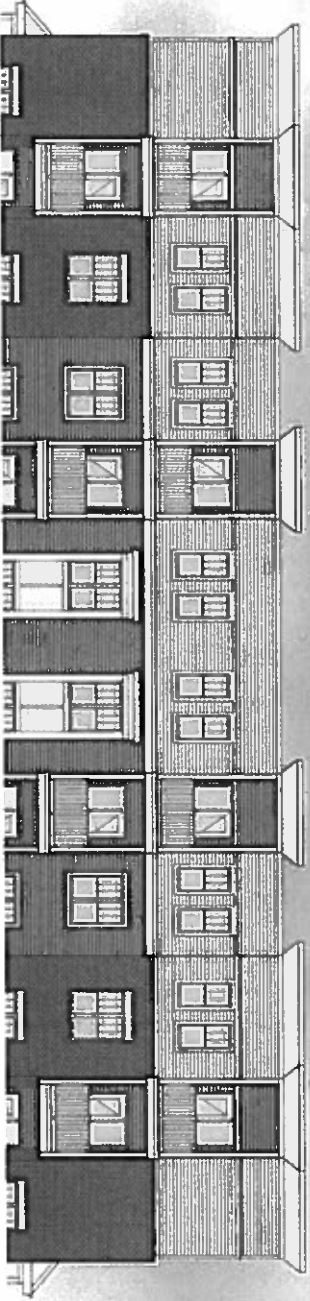
German School Road Apartments
 Richmond, VA
 10.31.17
 Not to Scale



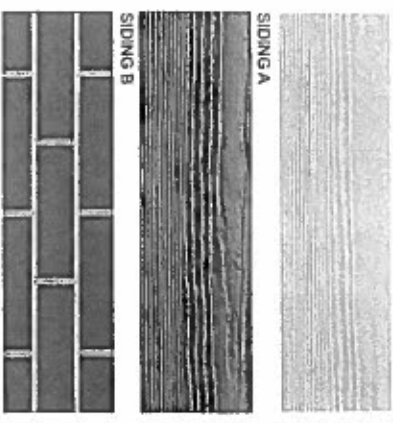
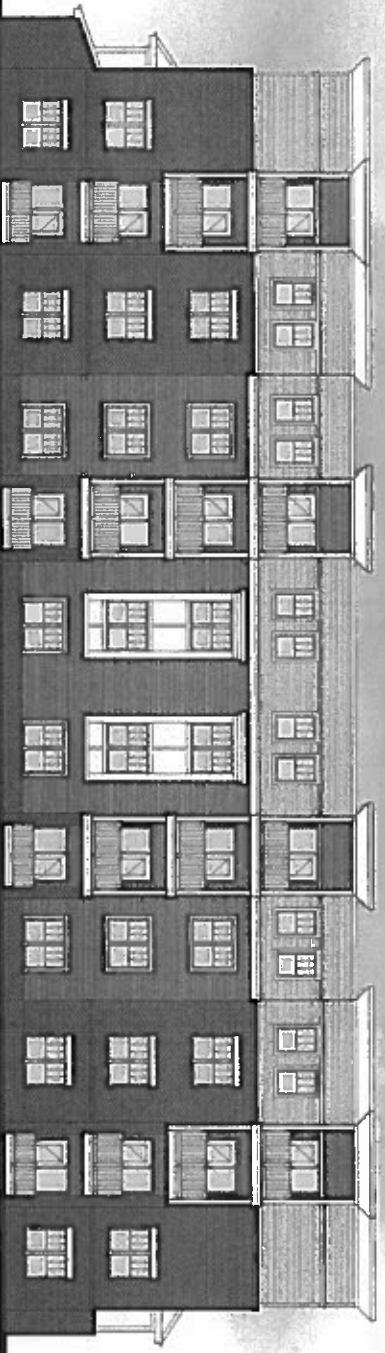
BUILDING TYPE B ELEVATIONS

- SIDING A
FIBER CEMENT
COLOR: ARTIC WHITE
SIZE: 4" REVEAL
- SIDING B
FIBER CEMENT
COLOR: BOOTHBAY BLUE
SIZE: 4" REVEAL
- BRICK
ATLANTIC
COLOR: BRISTOL
SIZE: MODULAR
- TRIM
PVC TRIM
COLOR: WHITE
- RAILING
COLOR: WHITE

TYPE B FRONT ELEVATION



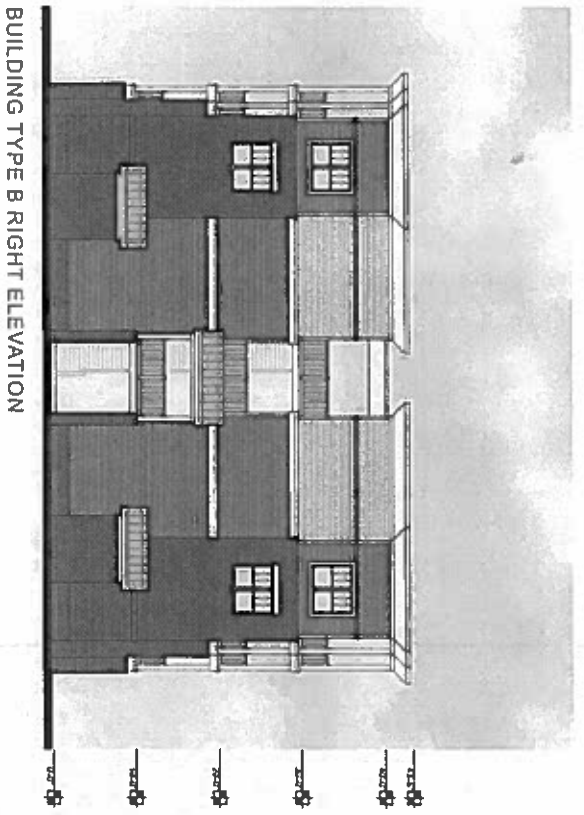
TYPE B REAR ELEVATION



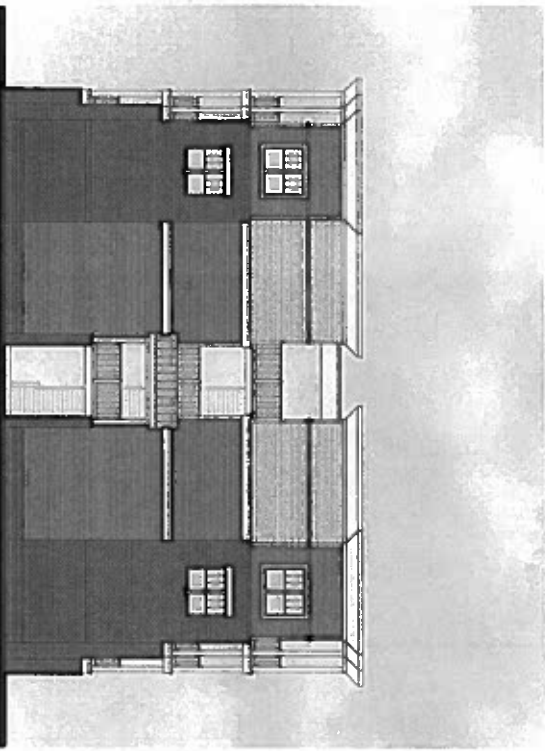
German School Road Apartments
 Richmond, VA
 10.31.17
 Not to Scale



BUILDING TYPE B ELEVATIONS

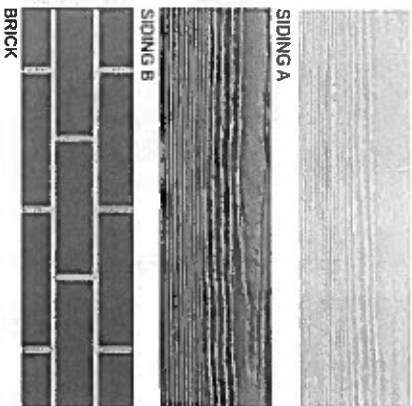


BUILDING TYPE B RIGHT ELEVATION



BUILDING TYPE B LEFT ELEVATION

- SIDING A
FIBER CEMENT
COLOR: ARTIC WHITE
SIZE: 4" REVEAL
- SIDING B
FIBER CEMENT
COLOR: BOOTHBAY BLUE
SIZE: 4" REVEAL
- BRICK
ATLANTIC
COLOR: BRISTOL
SIZE: MODULAR
- TRIM
PVC TRIM
COLOR: WHITE
- RAILING
COLOR: WHITE



German School Road Apartments
Richmond, VA
10.31.17
Not to Scale



CLUBHOUSE ELEVATIONS

SIDING A
 FIBER CEMENT
 COLOR: ARTIC WHITE
 SIZE: 4" REVEAL

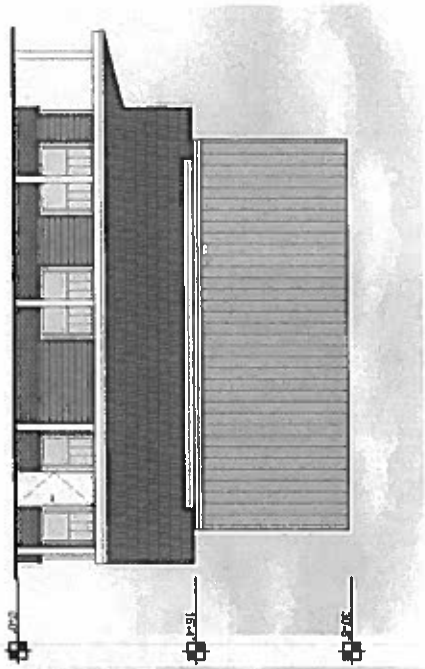
SIDING B
 FIBER CEMENT
 COLOR: BOOTHBAY BLUE
 SIZE: 4" REVEAL

BRICK
 ATLANTIC
 COLOR: BRISTOL
 SIZE: MODULAR

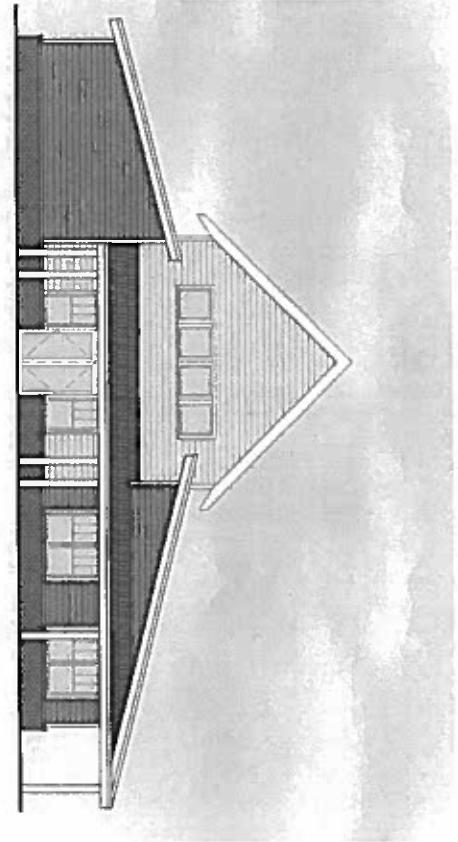
TRIM
 PVC TRIM
 COLOR: WHITE

METAL SEAM ROOF
 COLOR: ALUMINUM
 ASPHALT ROOF SHINGLES
 COLOR: SADDLEWOOD RANCH

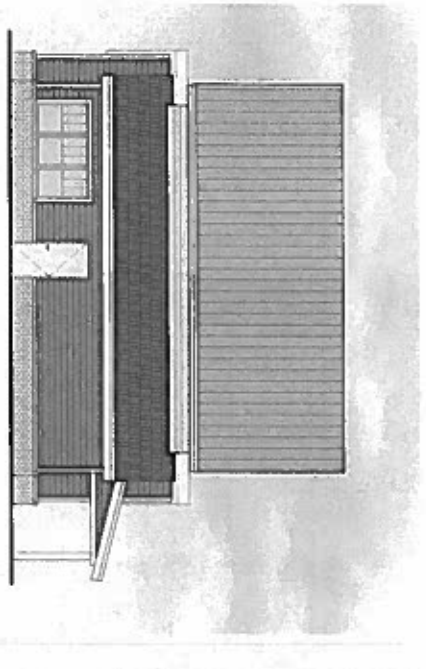
GERMAN SCHOOL ROAD ELEVATION



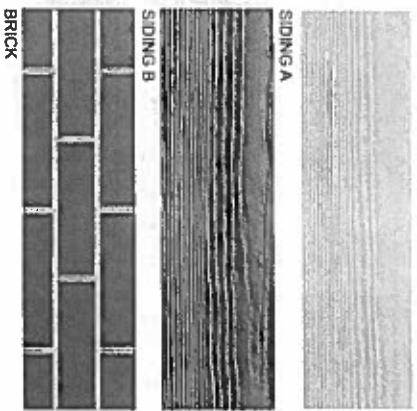
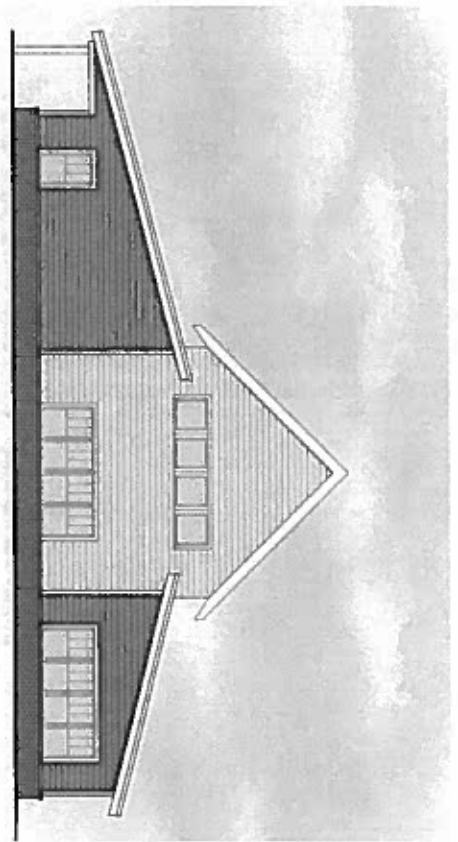
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



German School Road Apartments
 Richmond, VA
 10.31.17
 Not to Scale



Legal Description

ALL THESE ARE THE ORIGINAL RECORDS OF THE COUNTY OF RICHMOND, VIRGINIA, AND HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY OF RICHMOND, VIRGINIA, AS FOLLOWS: [The remainder of the text in this section is a dense legal description of the property, including references to previous surveys and the names of the original owners.]

Notes:

- 1. OWNER'S SURVEY...
- 2. OWNER'S SURVEY...
- 3. OWNER'S SURVEY...
- 4. OWNER'S SURVEY...
- 5. OWNER'S SURVEY...
- 6. OWNER'S SURVEY...
- 7. OWNER'S SURVEY...
- 8. OWNER'S SURVEY...
- 9. OWNER'S SURVEY...
- 10. OWNER'S SURVEY...

Notes and Bounds Description

THE BOUNDARIES OF THE PROPERTY ARE DESCRIBED AS FOLLOWS: [The remainder of the text in this section describes the boundaries of the property, including bearings and distances.]

Surveyor's Certification

I, [Surveyor Name], do hereby certify that I am a duly licensed surveyor in the State of Virginia and that I have personally conducted the survey described herein. I have read the above description and believe it to be a correct and true description of the property.



ALTA/NSPS SURVEY
 1090 GERMAN SCHOOL ROAD
 PARCEL ID: 0059076028

PRELIMINARY

DATE: 10/21/2012
 BY: DANIEL J. TIMMONS

TIMMONS GROUP

TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
 CITY OF RICHMOND, VIRGINIA
SURVEY PLAT - SHEET 1 OF 2

THIS DRAWING PREPARED BY THE CORPORATE OFFICE
 101 Building Parkway, Suite 300, Richmond, VA 23225
 TEL: 804-296-6300 FAX: 804-998-1026 www.timmons.com

REVISION DESCRIPTION

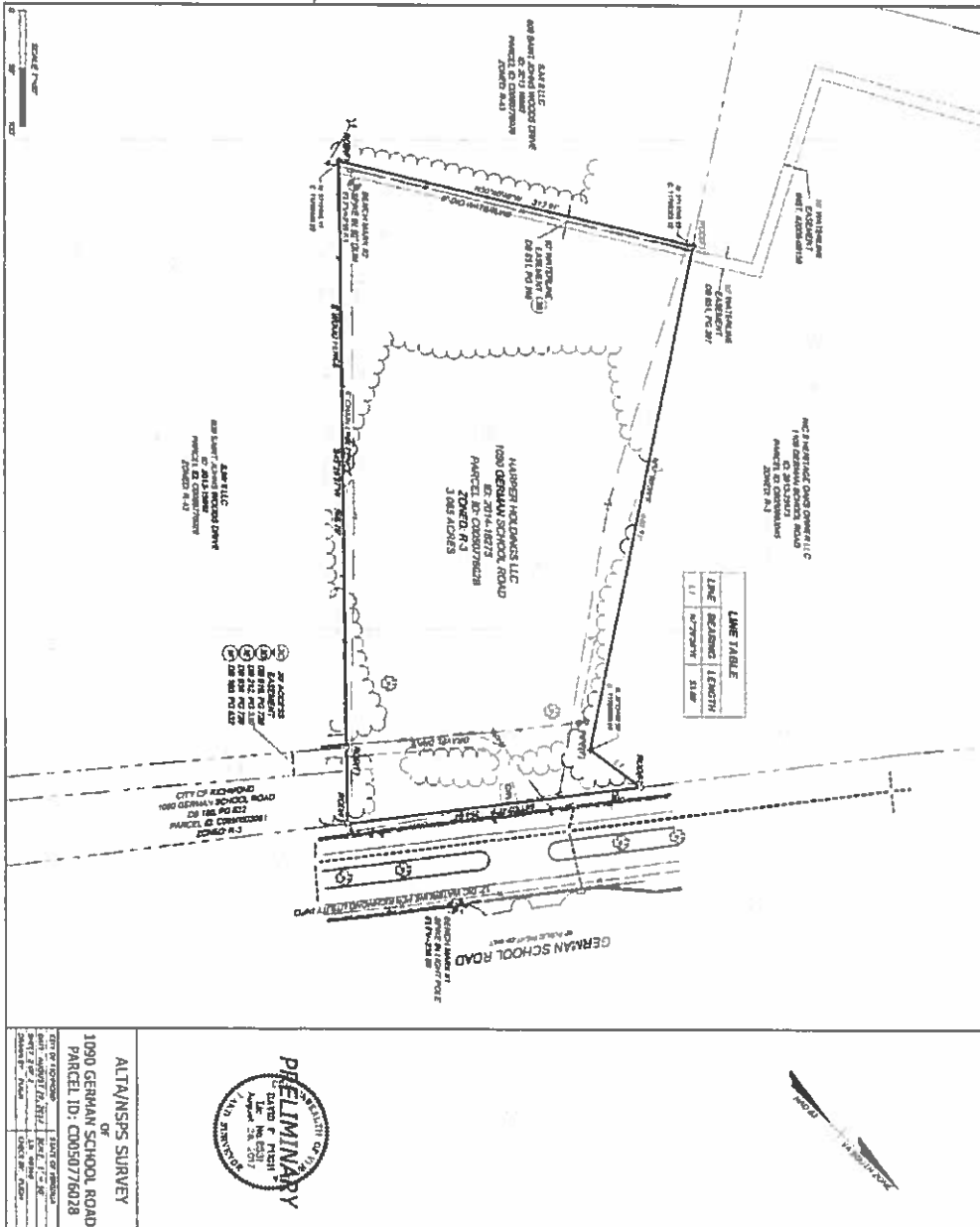
NO.	DATE	DESCRIPTION
1	10/21/12	ISSUE FOR PERMIT

DATE: 10/21/2012
 TIME: 11:11 AM

DR: DANIEL J. TIMMONS
 CHECKED BY: [Name]
 AS NOTED

SPECIAL USE PERMIT PLAN

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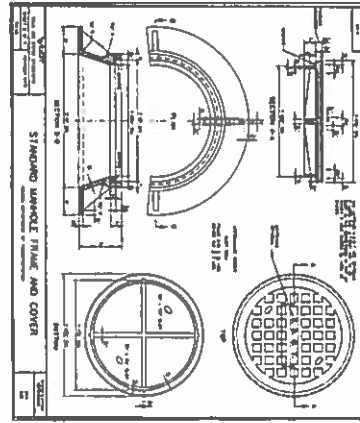
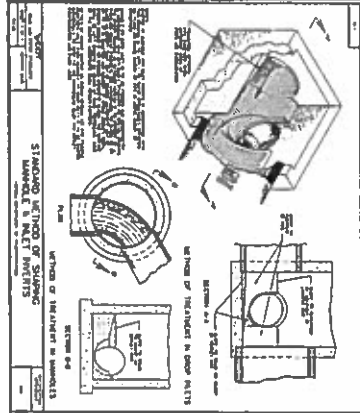
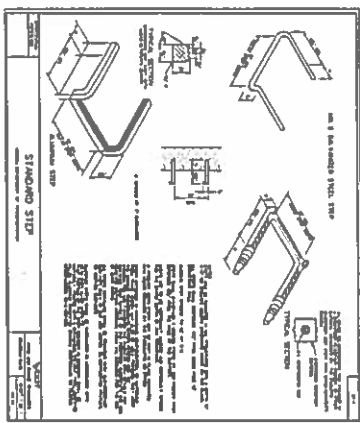
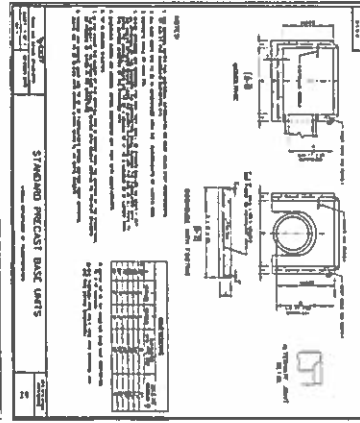
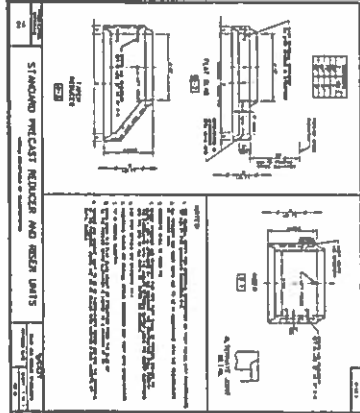
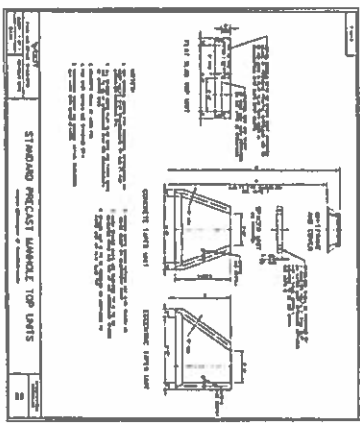
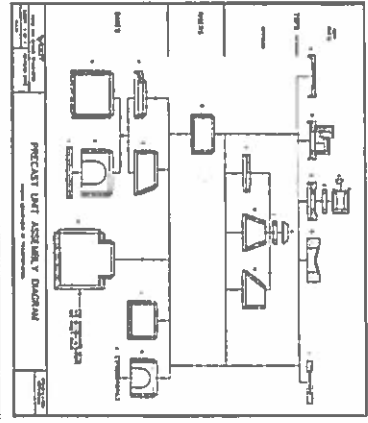
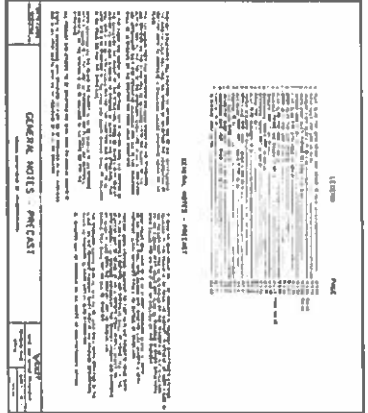
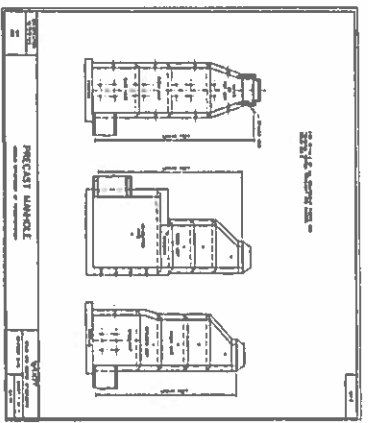


<p>TIMMONS GROUP</p>	<p>1090 GERMAN SCHOOL ROAD</p> <p>PARCEL ID: C0050776028</p> <p>ZONED: R-3</p> <p>3 850 ACRES</p>	<p>NO REPRESENTATION IS MADE BY THIS SURVEYING ENGINEER FOR ANY OTHER PURPOSES OTHER THAN THOSE SPECIFICALLY STATED HEREON.</p> <p>DATE: 10/11/2017</p> <p>BY: [Signature]</p>
	<p>Map Development Residential Infrastructure Technology</p>	

<p>TIMMONS GROUP</p>	<p>1090 GERMAN SCHOOL ROAD</p> <p>CITY OF RICHMOND, VIRGINIA</p> <p>SURVEY PLAT - SHEET 2 OF 2</p>	<p>DATE: 10/11/2017</p> <p>REVISION DESCRIPTION:</p> <p>1. INITIAL SETTING OF POINTS</p>	<p>THIS DRAWING PREPARED AT THE CORPORATE OFFICE</p> <p>1301 Builders Parkway, Suite 200 • Richmond, VA 23225</p> <p>TEL 804 238 6500 FAX 804 940 1025 www.timmons.com</p>	<p>SPECIAL USE PERMIT PLAN</p> <p>[Seal]</p>
	<p>40360</p> <p>CD 2</p>	<p>NO REPRESENTATION IS MADE BY THIS SURVEYING ENGINEER FOR ANY OTHER PURPOSES OTHER THAN THOSE SPECIFICALLY STATED HEREON.</p> <p>DATE: 10/11/2017</p> <p>BY: [Signature]</p>	<p>SPECIAL USE PERMIT PLAN</p> <p>[Seal]</p>	

CONSTRUCTION NOTES

1. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
2. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
3. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
4. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
5. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
6. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
7. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
8. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
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18. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
19. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.
20. Cast-in-place concrete shall be placed in accordance with the approved formwork and reinforcement details. The concrete shall be placed in a single lift unless otherwise specified. The concrete shall be finished to a smooth, true surface.



TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
GENERAL NOTES AND DETAILS

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1090 GERMAN SCHOOL ROAD, SUITE 200
RICHMOND, VIRGINIA 23223
TEL: 804.281.6000 FAX: 804.281.3025

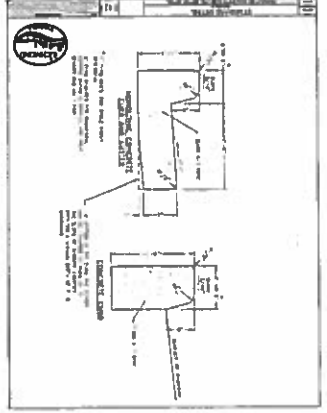
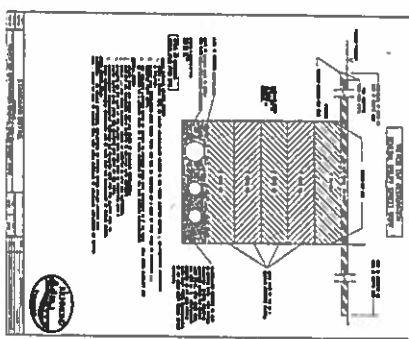
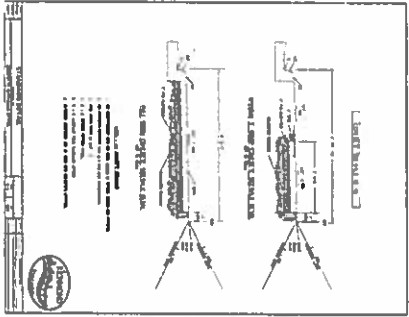
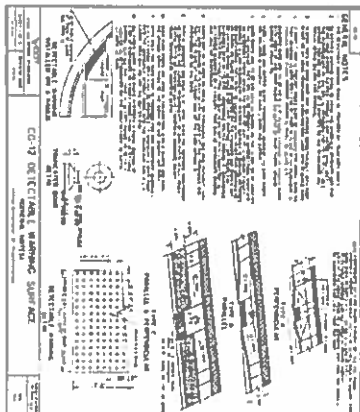
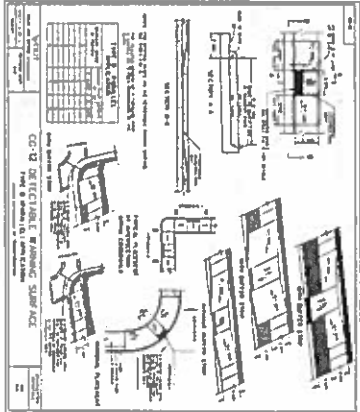
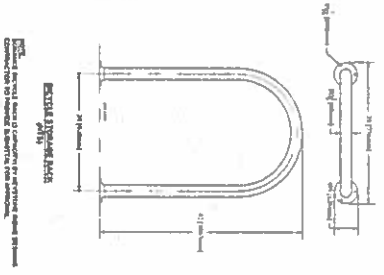
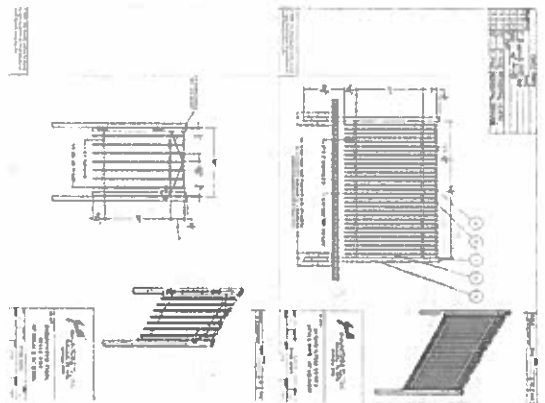
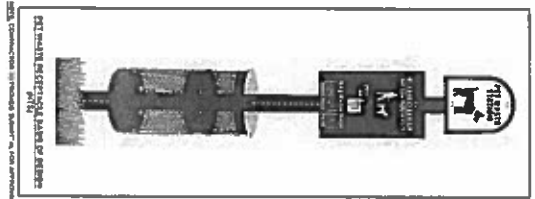
DATE: 11/11/17
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION
1	11/11/17	ISSUED FOR PERMIT

40360
SHEET NO.
C1.0

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
GENERAL NOTES AND DETAILS



TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
GENERAL NOTES AND DETAILS

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1201 Boulevard Parkway, Suite 300, Falmouth, VA 23123
TEL 804-520-5500 FAX 804-560-5500 www.timmons.com



407360
10/2007
CI.1

DATE
10/27/07

REVISION DESCRIPTION

DATE
10/27/07

BY
A. WATSON

CHECKED BY
A. WATSON

DESIGNED BY
A. WATSON

DATE
10/27/07

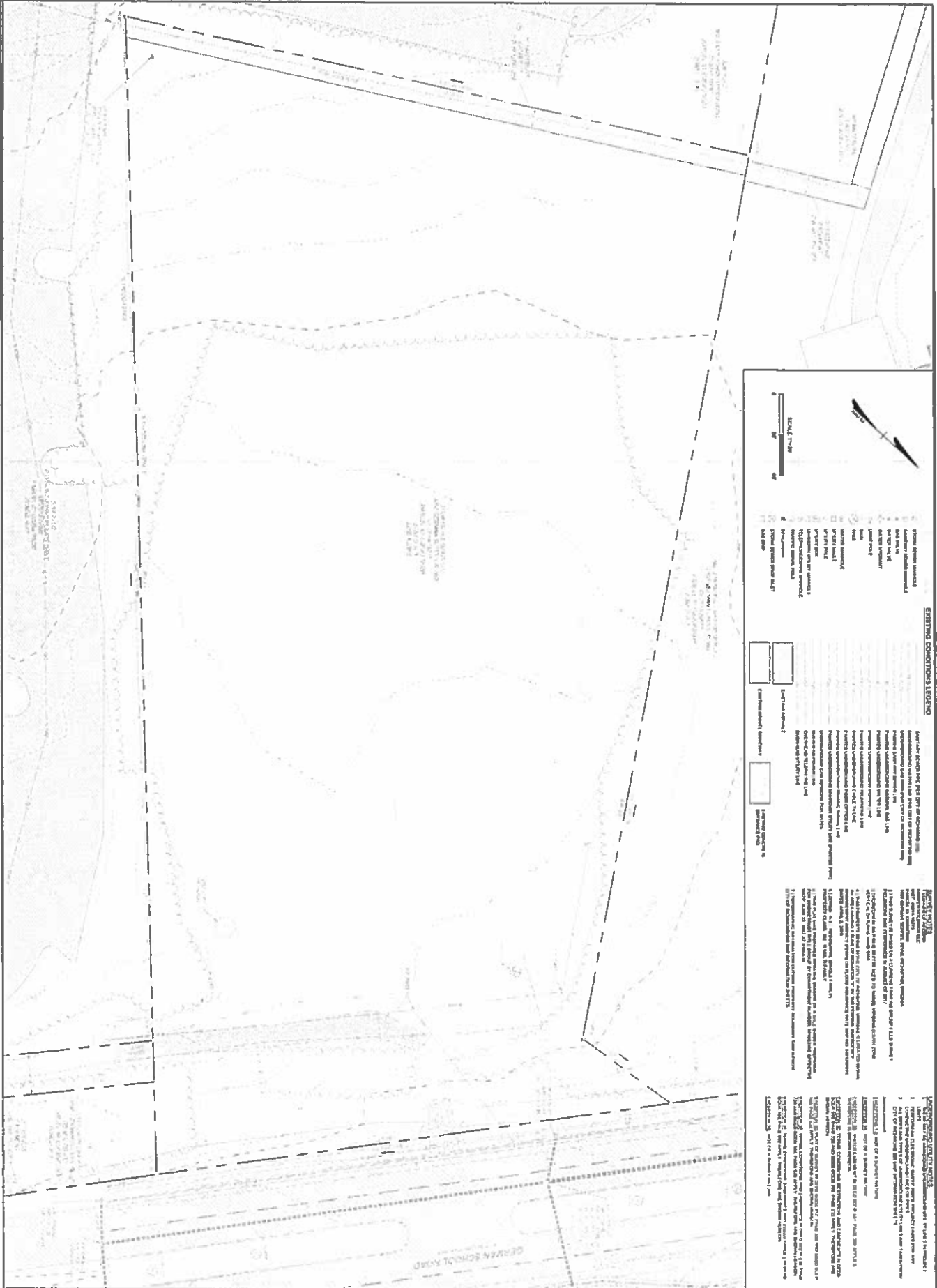
BY
A. WATSON

CHECKED BY
A. WATSON

DESIGNED BY
A. WATSON

DATE
10/27/07

BY
A. WATSON



EXISTING CONDITIONS LEGEND

Legend

- 1. Easement (Right of Way) for Accession
- 2. Easement (Right of Way) for Accession
- 3. Easement (Right of Way) for Accession
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- 99. Easement (Right of Way) for Accession
- 100. Easement (Right of Way) for Accession

TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
EXISTING CONDITIONS

YOUR VISION ACHIEVED THROUGH QUALITY

DATE: 10/12/17

REVISION DESCRIPTION:

THIS DRAWING PREPARED AT THE
CORPORATE HEADQUARTERS, 2000 RICHMOND AVENUE, SUITE 200
1901 GARDNER PARKWAY, SUITE 200 RICHMOND, VA 23220
TEL 804 228 6300 FAX 804 280 1010 WWW.TIMMONSGROUP.COM

DATE: 10/12/17

BY: SANDY WANG

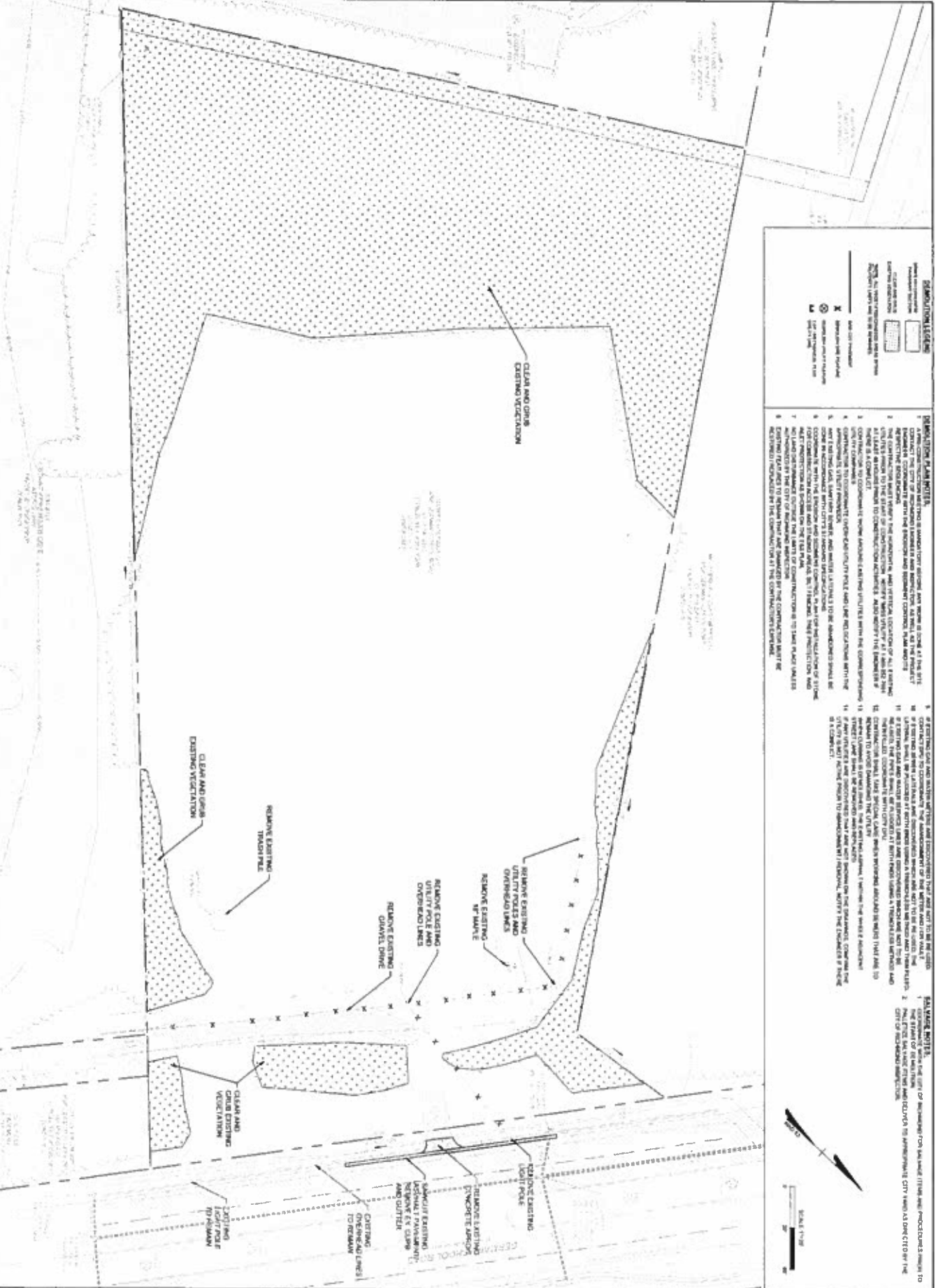
CHECKED BY: A. WRIGHT

SCALE: 1"=50'

PROJECT NO: 40360

SHEET NO: C2.0

PROJECT NAME: 1090 GERMAN SCHOOL ROAD



DEMOLITION LEGEND

Demolition (Dotted Pattern)

Retention (Cross-hatch Pattern)

Construction (Solid Fill)

As-Built (Thin Dotted Pattern)

Other (Other Patterns)

- DEMOLITION PLAN NOTES:**
1. DEMOLITION SHALL BE ACCORDING TO THE CITY OF RICHMOND'S DEMOLITION ORDINANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES.
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 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES.
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND AND THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES.

SCALE NOTES:

1. Scale of 1/4" = 1'-0"

2. Scale of 1/8" = 1'-0"

3. Scale of 1/16" = 1'-0"

4. Scale of 1/32" = 1'-0"

5. Scale of 1/64" = 1'-0"

6. Scale of 1/128" = 1'-0"

7. Scale of 1/256" = 1'-0"

8. Scale of 1/512" = 1'-0"

9. Scale of 1/1024" = 1'-0"

10. Scale of 1/2048" = 1'-0"

TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
DEMOLITION PLAN

YOUR VISION. ACHIEVED. THROUGH DESIGN.

1001 Mountain Parkway, Fairfax, VA 22031
TEL: 571.461.8000 FAX: 571.461.8001
WWW.TIMMONSGROUP.COM

REVISED: 10/17/2018

DATE: 10/17/2018

BY: JORDAN

CHECKED BY: JORDAN

APPROVED BY: JORDAN

SCALE: 1/4" = 1'-0"

PROJECT: 1090 GERMAN SCHOOL ROAD

DESCRIPTION: DEMOLITION PLAN

DATE: 10/17/2018

BY: JORDAN

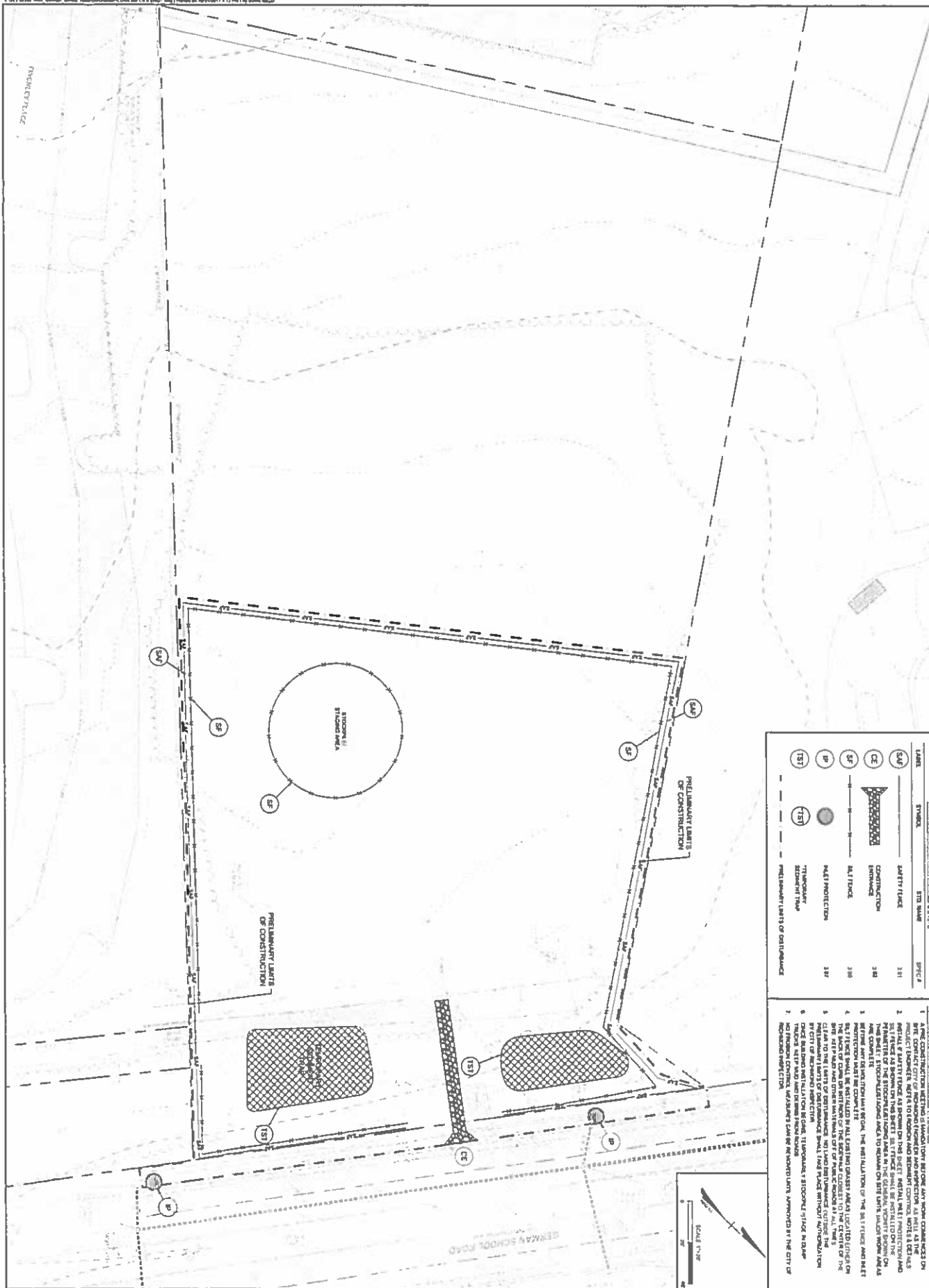
CHECKED BY: JORDAN

APPROVED BY: JORDAN

SCALE: 1/4" = 1'-0"

PROJECT: 1090 GERMAN SCHOOL ROAD

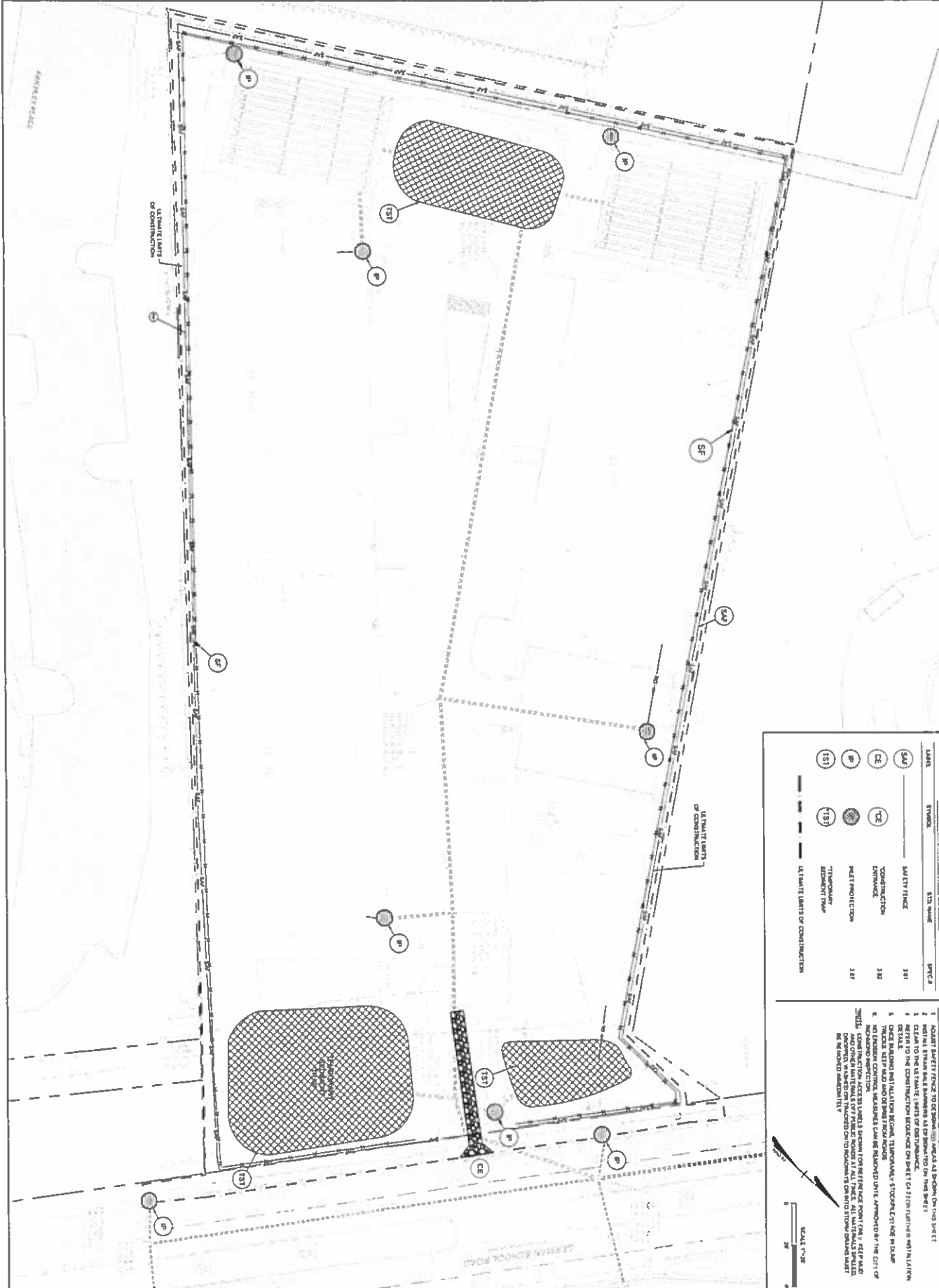
DESCRIPTION: DEMOLITION PLAN



SYMBOL	DESCRIPTION	SCALE
— SAF	SAFETY FENCE	1:11
— CE	CONSTRUCTION ENTRANCE	1:10
— SF	SILT FENCE	1:10
— AF	ALFENCE	1:10
— TSB	TREATMENT STRUCTURE	1:10
--- PL	PRELIMINARY LIMITS OF DISTURBANCE	

- PHASE I EROSION CONTROL REQUIREMENTS**
- A PRELIMINARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF RICHMOND PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE PRELIMINARY LIMITS OF DISTURBANCE.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE PRELIMINARY LIMITS OF DISTURBANCE.
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 - ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE PRELIMINARY LIMITS OF DISTURBANCE.

	YOUR VISION ACHIEVED THROUGH Ours.		THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1081 Bostons Parkway, Suite 200, Richmond, VA 23228 TEL: 804.708.6900 FAX: 804.668.1578	
	1090 GERMAN SCHOOL ROAD CITY OF RICHMOND, VIRGINIA EROSION & SEDIMENT CONTROL PLAN - PHASE I		SPECIAL USE PERMIT PLAN 	
DATE: 10/11/2017 SCALE: 1"=20' DRAWN BY: A. WENDT CHECKED BY: A. WENDT DESIGNED BY: A. WENDT ENGINEER: A. WENDT	REVISION DESCRIPTION REVISION 1 PER DMC REVIEW COMMENTS		PROJECT NO: 40360 SHEET NO: C.A.0	



SYMBOL	DESCRIPTION	SCALE
SAF	SAFETY FENCE	1:81
CE	CONSTRUCTION DIVERSION	1:81
TST	TEMPORARY SEDIMENT TRAP	1:81
MS	MATERIAL STORAGE AREA	1:81
DC	DRAINAGE CANAL	1:81
---	ULTIMATE LIMITS OF CONSTRUCTION	

- PHASE II EROSION CONTROL REQUIREMENTS**
1. ADOPT SAFETY FENCE TO BE SHOWN AS SHOWN ON THIS SHEET
 2. MATERIAL STORAGE AREA TO BE SHOWN AS SHOWN ON THIS SHEET
 3. CLEAN TO THE EXISTING 1:81 OR GREATER SLOPE
 4. CLEAN TO THE EXISTING 1:81 OR GREATER SLOPE
 5. CHECK MATERIAL STORAGE AREA, TEMPORARILY STORED, EXISTING IN PLACE
 6. MATERIAL STORAGE AREA TO BE SHOWN AS SHOWN ON THIS SHEET
 7. MATERIAL STORAGE AREA TO BE SHOWN AS SHOWN ON THIS SHEET
 8. MATERIAL STORAGE AREA TO BE SHOWN AS SHOWN ON THIS SHEET
 9. MATERIAL STORAGE AREA TO BE SHOWN AS SHOWN ON THIS SHEET
 10. MATERIAL STORAGE AREA TO BE SHOWN AS SHOWN ON THIS SHEET

TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA

EROSION & SEDIMENT CONTROL PLAN - PHASE II

DATE: 10/13/07

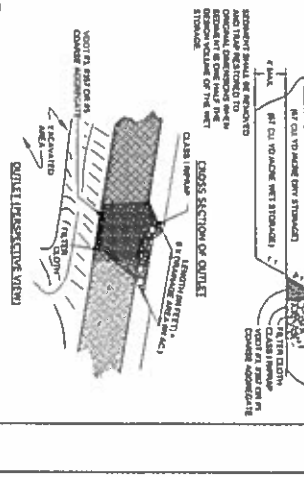
BY: [Signature]

SCALE: 1"=81'

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
101 Builders Parkway, Suite 200 | Richmond, VA 23223
TEL 804 280 8200 FAX 804 960 1620 www.timmons.com

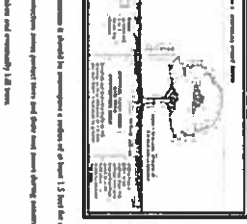


35 CONSTRUCTION OF A SILT FENCE (WITH WIRE SUPPORT)



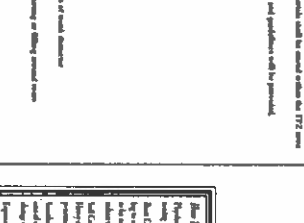
- SAFETY FENCE NOTES:**
1. SAFETY FENCES SHALL BE INSTALLED IN ALL AREAS WHERE EXCAVATION OR EROSION CONTROL MEASURES ARE REQUIRED.
 2. SAFETY FENCES SHALL BE 4 FEET HIGH AND 4 INCHES WIDE.
 3. SAFETY FENCES SHALL BE CONSTRUCTED OF FABRIC AND WIRE SUPPORT.
 4. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 5. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 6. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
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 9. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 10. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.

36 SAFETY FENCE



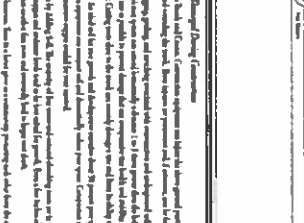
- SAFETY FENCE CONSTRUCTION CRITERIA:**
1. SAFETY FENCES SHALL BE 4 FEET HIGH AND 4 INCHES WIDE.
 2. SAFETY FENCES SHALL BE CONSTRUCTED OF FABRIC AND WIRE SUPPORT.
 3. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 4. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
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 10. SAFETY FENCES SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.

37 CONSTRUCTION OF A STRAW BALE BARRIER



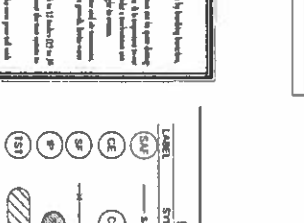
- STRAW BALE BARRIER CONSTRUCTION CRITERIA:**
1. STRAW BALE BARRIERS SHALL BE 3 FEET HIGH AND 4 FEET WIDE.
 2. STRAW BALE BARRIERS SHALL BE CONSTRUCTED OF STRAW BALES AND FABRIC.
 3. STRAW BALE BARRIERS SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 4. STRAW BALE BARRIERS SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
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 10. STRAW BALE BARRIERS SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.

38 SILT FENCE BROW INLET PROTECTION



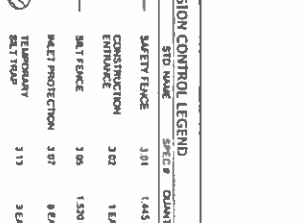
- SILT FENCE BROW INLET PROTECTION CONSTRUCTION CRITERIA:**
1. SILT FENCE BROW INLET PROTECTION SHALL BE 4 FEET HIGH AND 4 INCHES WIDE.
 2. SILT FENCE BROW INLET PROTECTION SHALL BE CONSTRUCTED OF FABRIC AND WIRE SUPPORT.
 3. SILT FENCE BROW INLET PROTECTION SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
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 8. SILT FENCE BROW INLET PROTECTION SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 9. SILT FENCE BROW INLET PROTECTION SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 10. SILT FENCE BROW INLET PROTECTION SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.

39 BLOCK AND GRANIT CURB INLET SEDIMENT FILTER



- BLOCK AND GRANIT CURB INLET SEDIMENT FILTER CONSTRUCTION CRITERIA:**
1. BLOCK AND GRANIT CURB INLET SEDIMENT FILTER SHALL BE 4 FEET HIGH AND 4 FEET WIDE.
 2. BLOCK AND GRANIT CURB INLET SEDIMENT FILTER SHALL BE CONSTRUCTED OF BLOCK AND GRANIT CURB AND FABRIC.
 3. BLOCK AND GRANIT CURB INLET SEDIMENT FILTER SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 4. BLOCK AND GRANIT CURB INLET SEDIMENT FILTER SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
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 9. BLOCK AND GRANIT CURB INLET SEDIMENT FILTER SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 10. BLOCK AND GRANIT CURB INLET SEDIMENT FILTER SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.

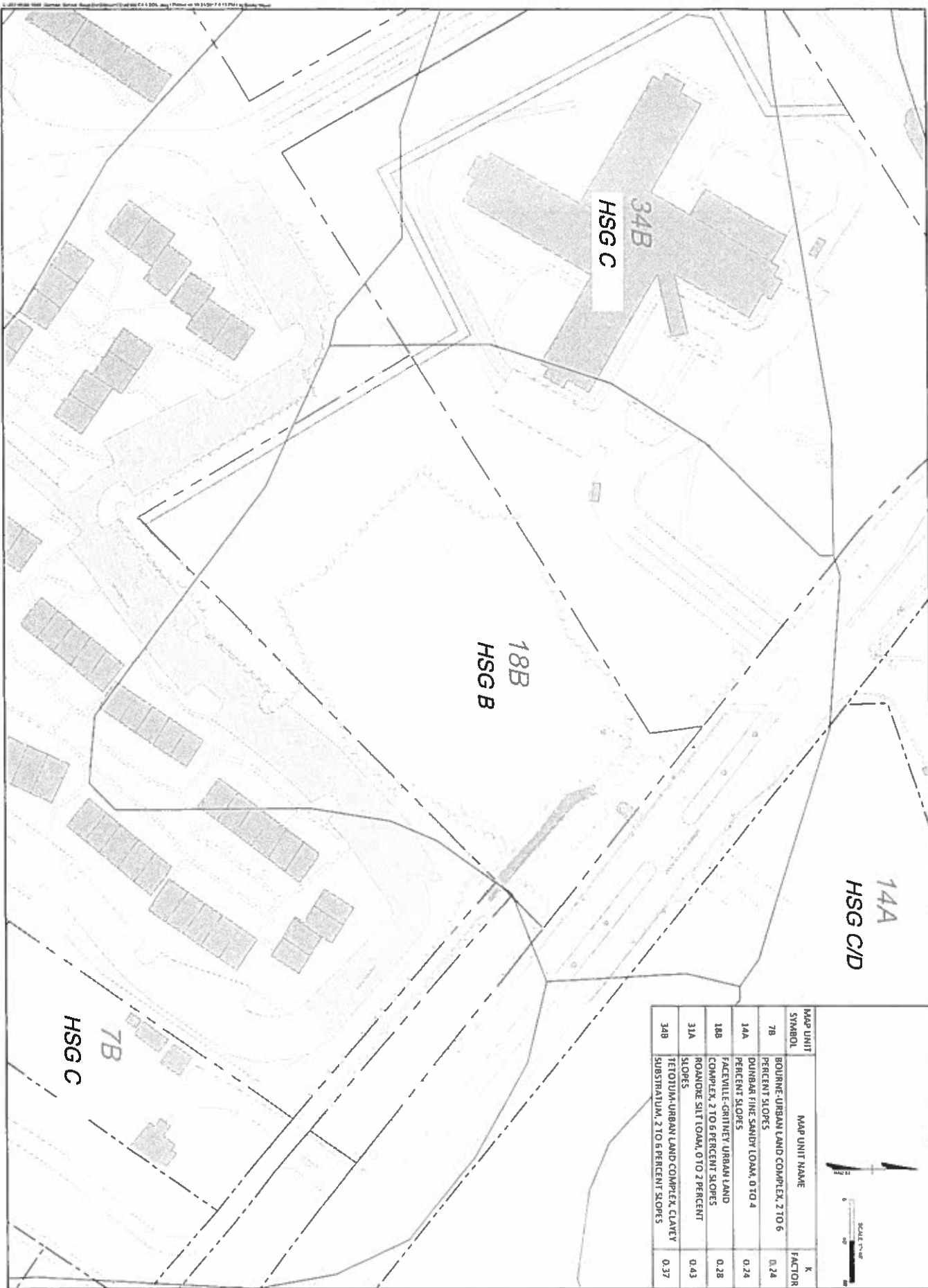
40 TEMPORARY SEDIMENT TRAP



- TEMPORARY SEDIMENT TRAP CONSTRUCTION CRITERIA:**
1. TEMPORARY SEDIMENT TRAP SHALL BE 4 FEET HIGH AND 4 FEET WIDE.
 2. TEMPORARY SEDIMENT TRAP SHALL BE CONSTRUCTED OF FABRIC AND WIRE SUPPORT.
 3. TEMPORARY SEDIMENT TRAP SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 4. TEMPORARY SEDIMENT TRAP SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 5. TEMPORARY SEDIMENT TRAP SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
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 9. TEMPORARY SEDIMENT TRAP SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.
 10. TEMPORARY SEDIMENT TRAP SHALL BE INSTALLED AT THE POINT OF ENTRY INTO THE WORK AREA.

EROSION CONTROL LEGEND

SYMBOL	SYMBOL NAME	QUANTITY
[Symbol]	SAFETY FENCE	1.01 (4.45 LF)
[Symbol]	CONSTRUCTION ENTRANCE	3.02 (1.1A)
[Symbol]	SILT FENCE	1.06 (1.500 LF)
[Symbol]	SILT PROTECTION	3.07 (9.7A)
[Symbol]	TEMPORARY SEDIMENT TRAP	3.13 (3.7A)



MAP UNIT SYMBOL	MAP UNIT NAME	K FACTOR
7B	BOURNE-URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES	0.24
144A	DUNBAR FINE SANDY LOAM, 0 TO 4 PERCENT SLOPES	0.24
18B	FACEVILLE-GRIFFIN URBAN LAND COMPLEX, 2 TO 6 PERCENT SLOPES	0.28
31A	ROANOKE SILT LOAM, 0 TO 2 PERCENT SLOPES	0.43
34B	TETOTUM-URBAN LAND COMPLEX, CLAYEY SUBSTRATUM, 2 TO 6 PERCENT SLOPES	0.37

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
SOILS MAP

YOUR VISION ACHIEVED THROUGH QUALITY

DATE: 09/11/2012

SCALE: 1"=400'

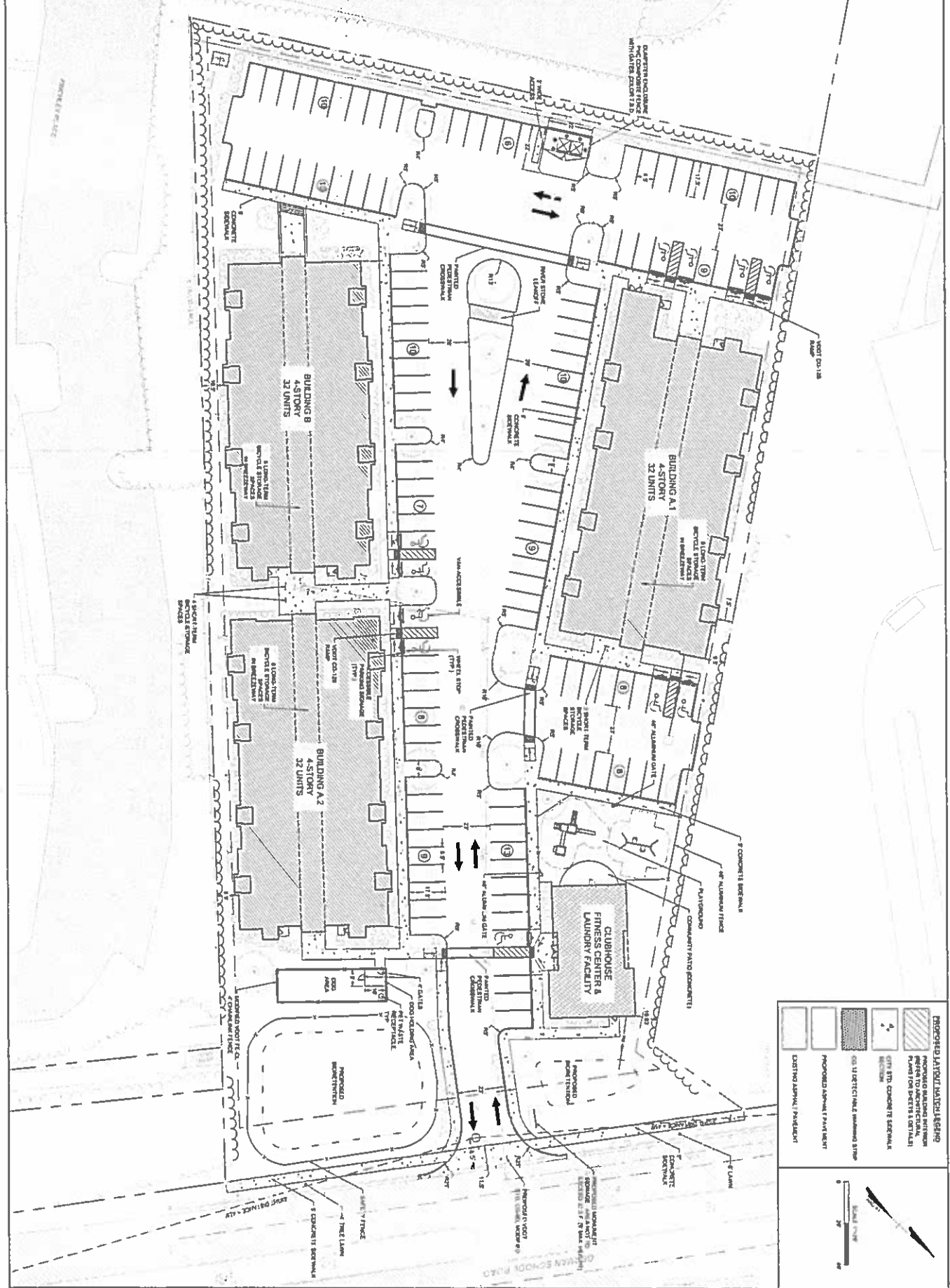
THIS DRAWING PREPARED AT THE
CORPORATE HEADQUARTERS OFFICE
1201 Boulevard Parkway, Suite 200 | Richmond, VA 23223
TEL 804 220 4200 FAX 804 565 1010 www.timmons.com

SPECIAL USER PERMIT NUMBER

40360
C.A.4

40360

40360



PROPOSED LAYOUT MATCH LEGEND

- PROPOSED MATCHING EXISTING PAVING FOR DRIVEWAYS
- EXISTING STREETS
- EXISTING CONCRETE RETAINMENT WALL
- 4" ALUMINUM FINISH
- COMPLIANT PAVEMENT COMPONENTS
- CONCRETE RETAINMENT WALL
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT

Scale: 1" = 20'

North Arrow: [Symbol]

TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA

LAYOUT PLAN

YOUR VISION ACHIEVED THROUGH OURS

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
101 Builders Parkway, Suite 200 • Richmond, VA 23235
TEL 804 238 6500 FAX 804 646 1616

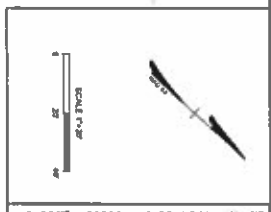
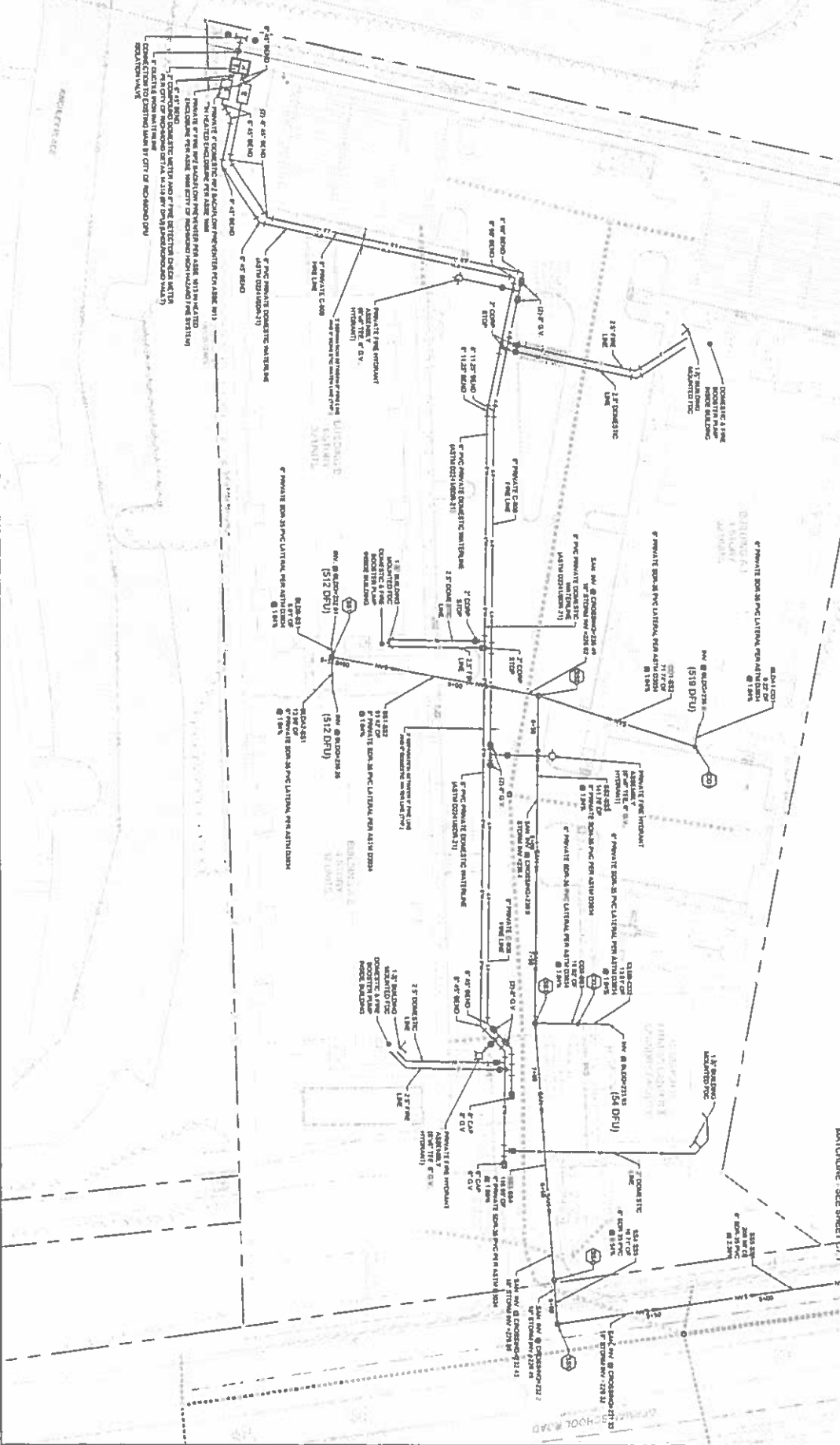
DATE	REVISION DESCRIPTION
11/27/16	REVISED TO MATCH EXISTING PAVING FOR DRIVEWAYS

DRAWN BY: [unclear]
CHECKED BY: [unclear]
SCALE: 1" = 20'

SHEET NO. 403560
DATE: 11/27/16
SCALE: 1" = 20'

SPECIAL USE PERMIT PLAN

PROVIDED BY: [unclear]
DATE: [unclear]



NOTES:

1. ALL UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED THE RECORD DRAWINGS AND AS-BUILT RECORDS FOR THE EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS TO VERIFY THE DEPTHS OR LOCATIONS OF THE UTILITIES.
2. THE UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED THE RECORD DRAWINGS AND AS-BUILT RECORDS FOR THE EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS TO VERIFY THE DEPTHS OR LOCATIONS OF THE UTILITIES.
3. THE UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED THE RECORD DRAWINGS AND AS-BUILT RECORDS FOR THE EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS TO VERIFY THE DEPTHS OR LOCATIONS OF THE UTILITIES.
4. THE UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS REVIEWED THE RECORD DRAWINGS AND AS-BUILT RECORDS FOR THE EXISTING UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS TO VERIFY THE DEPTHS OR LOCATIONS OF THE UTILITIES.
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MATCHLINE: SEE SHEET 171

NO.	DATE	DESCRIPTION
1	07/27/16	ISSUED FOR PERMIT
2	08/11/16	REVISION
3	08/11/16	REVISION
4	08/11/16	REVISION
5	08/11/16	REVISION
6	08/11/16	REVISION
7	08/11/16	REVISION
8	08/11/16	REVISION
9	08/11/16	REVISION
10	08/11/16	REVISION

TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA

UTILITY PLAN

THIS DRAWING PREPARED AT THE
TIMMONS GROUP OFFICE
1301 EAST BROAD STREET, SUITE 200
RICHMOND, VIRGINIA 23219

DATE: 11/16/16

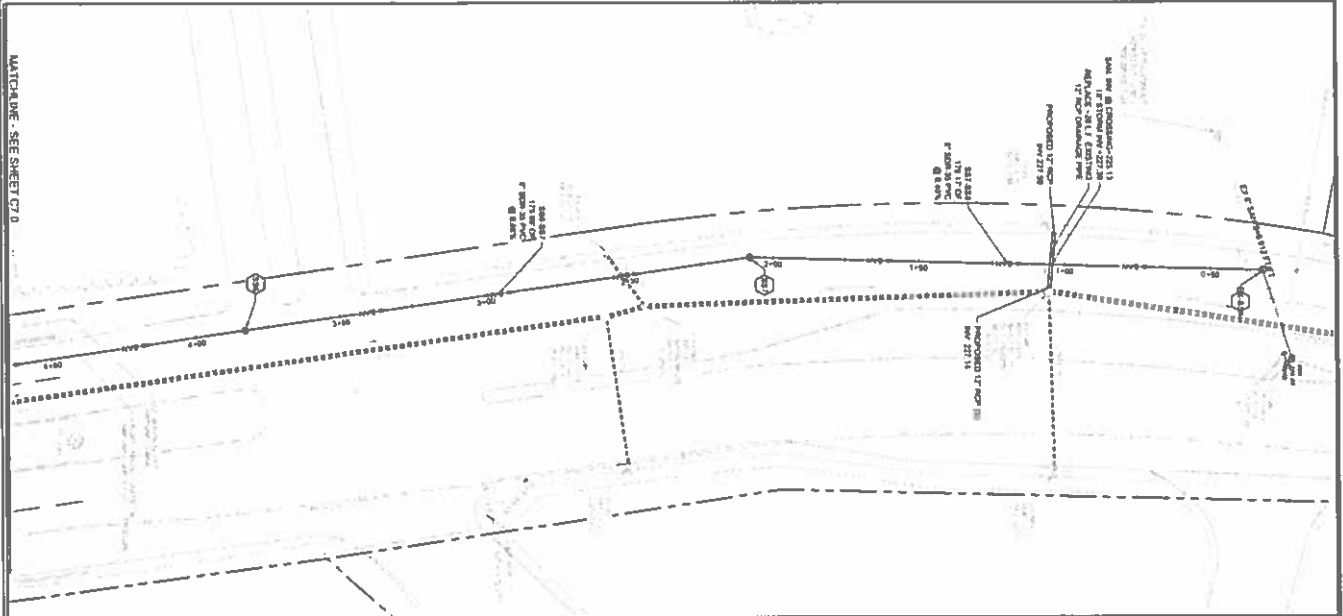
BY: [Signature]

CHECKED BY: [Signature]

SCALE: 1" = 20'

PROJECT NO: 40360

SHEET NO: C7.0



MATCHLINE - SEE SHEET C7.0



NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND AND ANY OTHER AGENCIES.
2. ALL UTILITIES SHOWN ON THIS PLAN ARE PROPOSED UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL INSTALL ALL UTILITIES IN ACCORDANCE WITH THE CITY OF RICHMOND SPECIFICATIONS.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AND RESTORATION OF ALL UTILITIES AND SURFACE.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES.
10. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF ALL UTILITIES INSTALLED.
11. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNAGE AND TRAFFIC CONTROL.
12. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS OF ALL UTILITIES INSTALLED.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNAGE AND TRAFFIC CONTROL.
14. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS OF ALL UTILITIES INSTALLED.
15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNAGE AND TRAFFIC CONTROL.
16. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS OF ALL UTILITIES INSTALLED.
17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNAGE AND TRAFFIC CONTROL.
18. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS OF ALL UTILITIES INSTALLED.
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SIGNAGE AND TRAFFIC CONTROL.
20. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS OF ALL UTILITIES INSTALLED.

NO.	DATE	BY	DESCRIPTION
1	04/27/2017
2
3
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10

TIMMONS GROUP

VOLTA VISION ACHIEVED THROUGH COLLABORATION

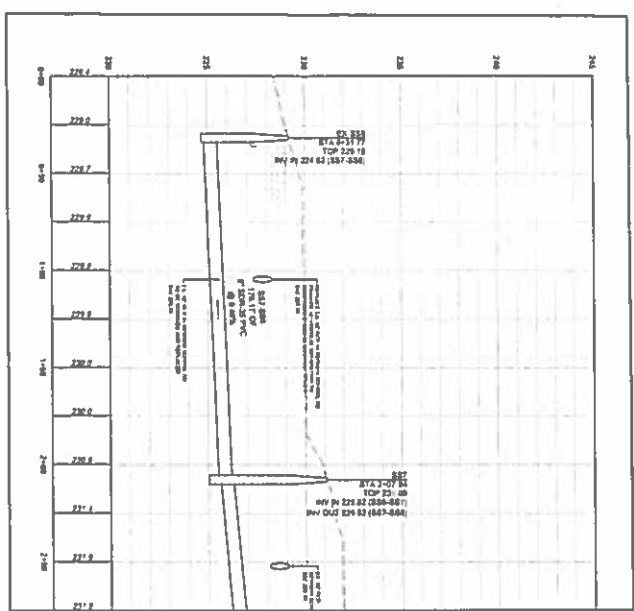
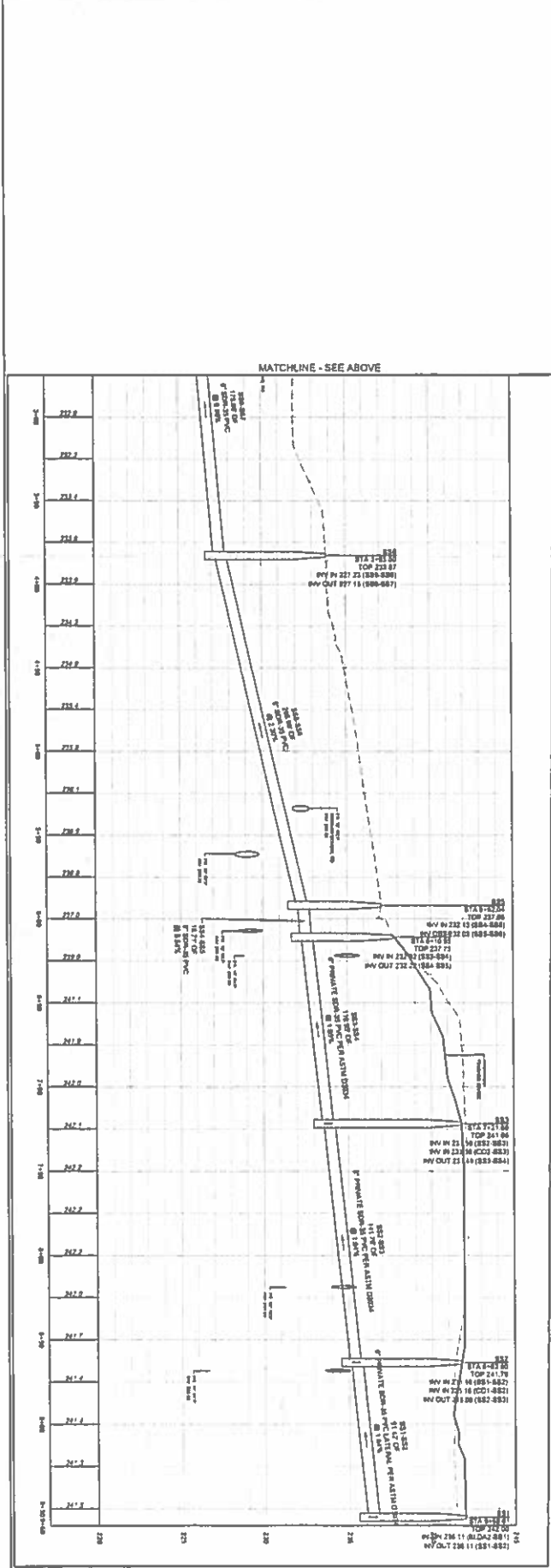
THIS DRAWING PREPARED AT THE
 CORPORALES 78 20
 5001 Boulevard Parkway, Suite 200 | Richmond, VA 23223
 TEL: 804.380.8500 FAX: 804.380.1015 www.timmons.com



40360
 C7.1

1090 GERMAN SCHOOL ROAD
 CITY OF RICHMOND, VIRGINIA
 UTILITY PLAN

NO.	DATE	REVISION DESCRIPTION
1	04/27/2017	...
2
3
4
5
6
7
8
9
10



NO.	DATE	BY	DESCRIPTION
1	10/27/2017	[User Name]	ISSUED FOR PERMIT



TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
SANITARY SEWER PROFILE

YOUR VISION ACHIEVED THROUGH OURS
CORPORATE OFFICE
1901 Shakers Parkway, Suite 208 | Richmond, VA 23215
TEL: 804-290-6900 FAX: 804-342-1076 www.timmons.com

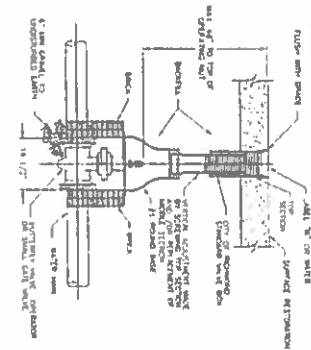


DATE	REVISION DESCRIPTION
10/27/2017	ISSUED FOR PERMIT

40760
C7.2



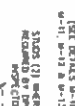
DEPARTMENT OF PUBLIC UTILITIES
RICHMOND, VIRGINIA



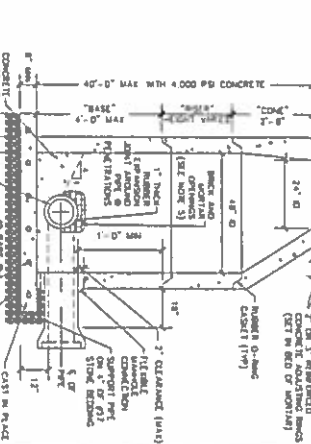
- NOTES:
1. INSURE ELEVATION, TYPE & PER OF CONCRETE IS AS SHOWN ON DRAWING.
 2. PROVIDE SLOPE TO THE TOP OF THE MANHOLE TO THE STREET.
 3. PROVIDE SLOPE TO THE TOP OF THE MANHOLE TO THE STREET.
 4. PROVIDE SLOPE TO THE TOP OF THE MANHOLE TO THE STREET.
 5. PROVIDE SLOPE TO THE TOP OF THE MANHOLE TO THE STREET.

CITY OF RICHMOND, VIRGINIA
SMALL MANHOLE BOX

REV: 12/09
U-1



DEPARTMENT OF PUBLIC UTILITIES
RICHMOND, VIRGINIA



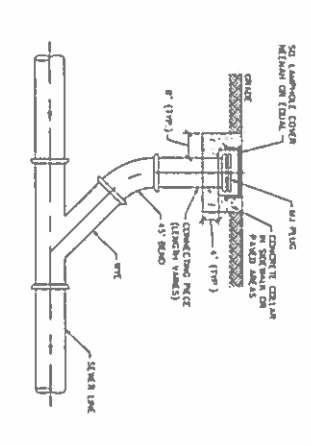
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CITY OF RICHMOND, VIRGINIA
STANDARD DOOR-HOUSE MANHOLE

REV: 12/09
U-6



DEPARTMENT OF PUBLIC UTILITIES
RICHMOND, VIRGINIA



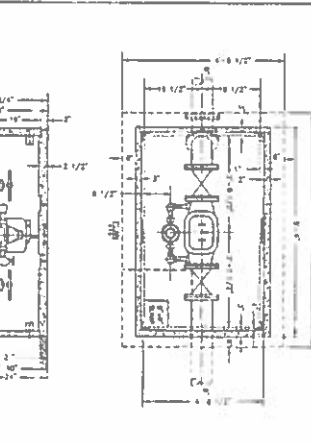
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CITY OF RICHMOND, VIRGINIA
CLEANOUT DETAIL

REV: 12/09
P-7



DEPARTMENT OF PUBLIC UTILITIES
RICHMOND, VIRGINIA

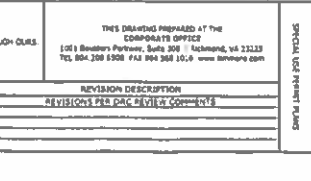


- NOTES:
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CITY OF RICHMOND, VIRGINIA
6\"/>



DEPARTMENT OF PUBLIC UTILITIES
RICHMOND, VIRGINIA

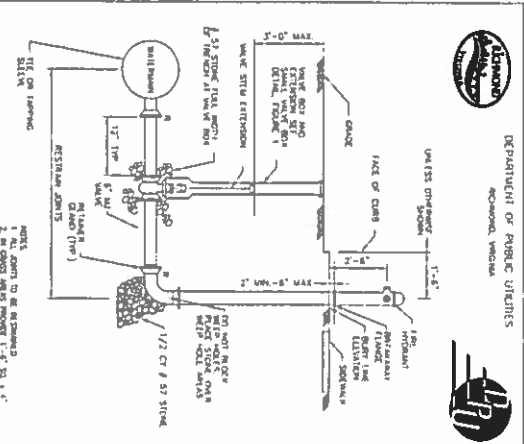
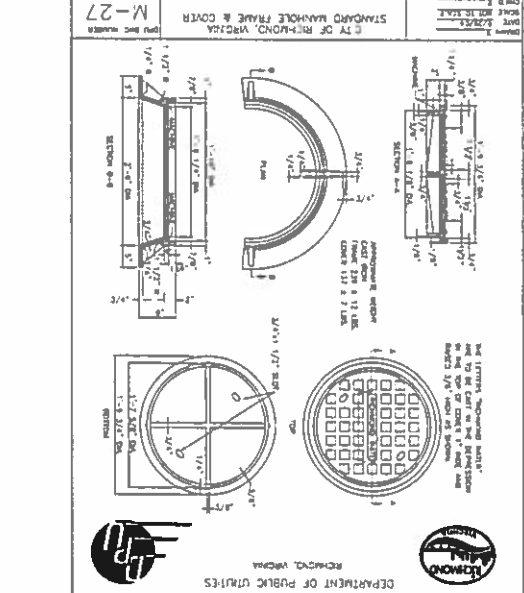


- NOTES:
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 5. PROVIDE SLOPE TO THE TOP OF THE MANHOLE TO THE STREET.

CITY OF RICHMOND, VIRGINIA
6\"/>

CITY OF RICHMOND
DEPARTMENT OF PUBLIC UTILITIES
TYPICAL INSTALLATION PROCEDURES

1. GET TO ALL APPLICABLE CODES AND MANUALS BEFORE BEGINNING WORK.
2. THE CITY ENGINEER'S SIGNATURE SHALL BE THE ONLY APPROVAL FOR THE INSTALLATION FOR THIS PROJECT.
3. SIGNATURE SHALL BE OBTAINED BY A PROFESSIONAL ENGINEER TO CROSS CONNECTION DEPT.
4. APPLY FOR A PLUMBING PERMIT FROM THE PLUMBING DEPARTMENT.
5. INSTALL TYPE AND SECTION REPAIRER INCLUDING THE COVER AND FRAME AS SHOWN ON DRAWING. THE COVER SHALL BE 1/2\"/>
6. CALL CROSS CONNECTION CONTROL SERVICE FOR INSPECTION OF THE WORK. INSPECTION AND APPROVAL IS REQUIRED BEFORE ANY OTHER WORK IS DONE.
7. CALL PLUMBING INSPECTOR FOR INSPECTION OF ALL PIPING AND PLUMBING WORK. INSPECTION AND APPROVAL IS REQUIRED BEFORE ANY OTHER WORK IS DONE.
8. CALL PLUMBING INSPECTOR FOR INSPECTION OF ALL PIPING AND PLUMBING WORK. INSPECTION AND APPROVAL IS REQUIRED BEFORE ANY OTHER WORK IS DONE.

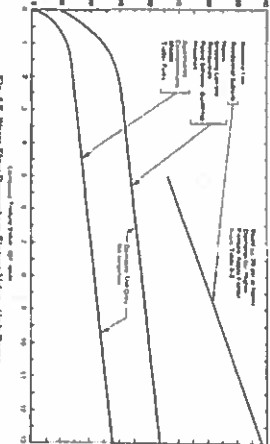
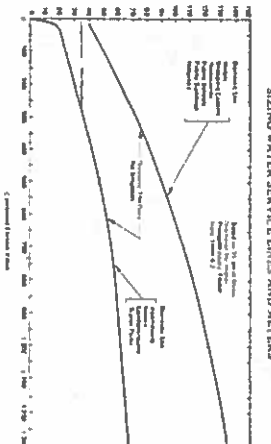


31 SIZING WATER SERVICE LINES AND METERS

City of Richmond DPW Fixture Values Meter Sizing

Fixture	Fixture Rating	No. of Fixtures per Area	Fixture Value	Comments
Residential (each)	15	1	15	
Commercial (each)	30	1	30	
Industrial (each)	60	1	60	
Public Buildings (each)	150	1	150	
Fire Station (each)	300	1	300	
Police Station (each)	450	1	450	
City Hall (each)	600	1	600	
City Office (each)	150	1	150	
City Garage (each)	150	1	150	
City Shop (each)	150	1	150	
City Warehouse (each)	300	1	300	
City Yard (each)	150	1	150	
City Street (each)	150	1	150	
City Alley (each)	150	1	150	
City Sidewalk (each)	150	1	150	
City Storm Sewer (each)	150	1	150	
City Sewer (each)	150	1	150	
City Water (each)	150	1	150	
City Gas (each)	150	1	150	
City Telephone (each)	150	1	150	
City Cable (each)	150	1	150	
City Electric (each)	150	1	150	
City Mechanical (each)	150	1	150	
City Other (each)	150	1	150	

NOTE: Other fixtures, such as miscellaneous, shall be determined by the engineer and added to the fixture values to which is indicated by the "Other" column.



80 (Insurance Service Office) Method of Calculating WFT (Revised 7-9-76)

Project Name: 1090 German School Road - Building A-1 Improvements
 Address: 1090 German School Road - Building A-1 Improvements
 City: Richmond, VA
 State: VA
 ZIP: 23284

Project Engineer: John J. Timmons (P.E.)
 Designer: John J. Timmons (P.E.)
 Checker: John J. Timmons (P.E.)

Contract No.: 1090-1090-1090-1090
 Revision: 1090-1090-1090-1090

Number of Fixtures: 1090
 Number of Meters: 1090
 Number of Connections: 1090
 Number of Services: 1090

80 (Insurance Service Office) Method of Calculating WFT (Revised 7-9-76)

Project Name: 1090 German School Road - Building A-1 Improvements
 Address: 1090 German School Road - Building A-1 Improvements
 City: Richmond, VA
 State: VA
 ZIP: 23284

Project Engineer: John J. Timmons (P.E.)
 Designer: John J. Timmons (P.E.)
 Checker: John J. Timmons (P.E.)

Contract No.: 1090-1090-1090-1090
 Revision: 1090-1090-1090-1090

Number of Fixtures: 1090
 Number of Meters: 1090
 Number of Connections: 1090
 Number of Services: 1090

80 (Insurance Service Office) Method of Calculating WFT (Revised 7-9-76)

Project Name: 1090 German School Road - Building A-1 Improvements
 Address: 1090 German School Road - Building A-1 Improvements
 City: Richmond, VA
 State: VA
 ZIP: 23284

Project Engineer: John J. Timmons (P.E.)
 Designer: John J. Timmons (P.E.)
 Checker: John J. Timmons (P.E.)

Contract No.: 1090-1090-1090-1090
 Revision: 1090-1090-1090-1090

Number of Fixtures: 1090
 Number of Meters: 1090
 Number of Connections: 1090
 Number of Services: 1090

TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
 CITY OF RICHMOND, VIRGINIA

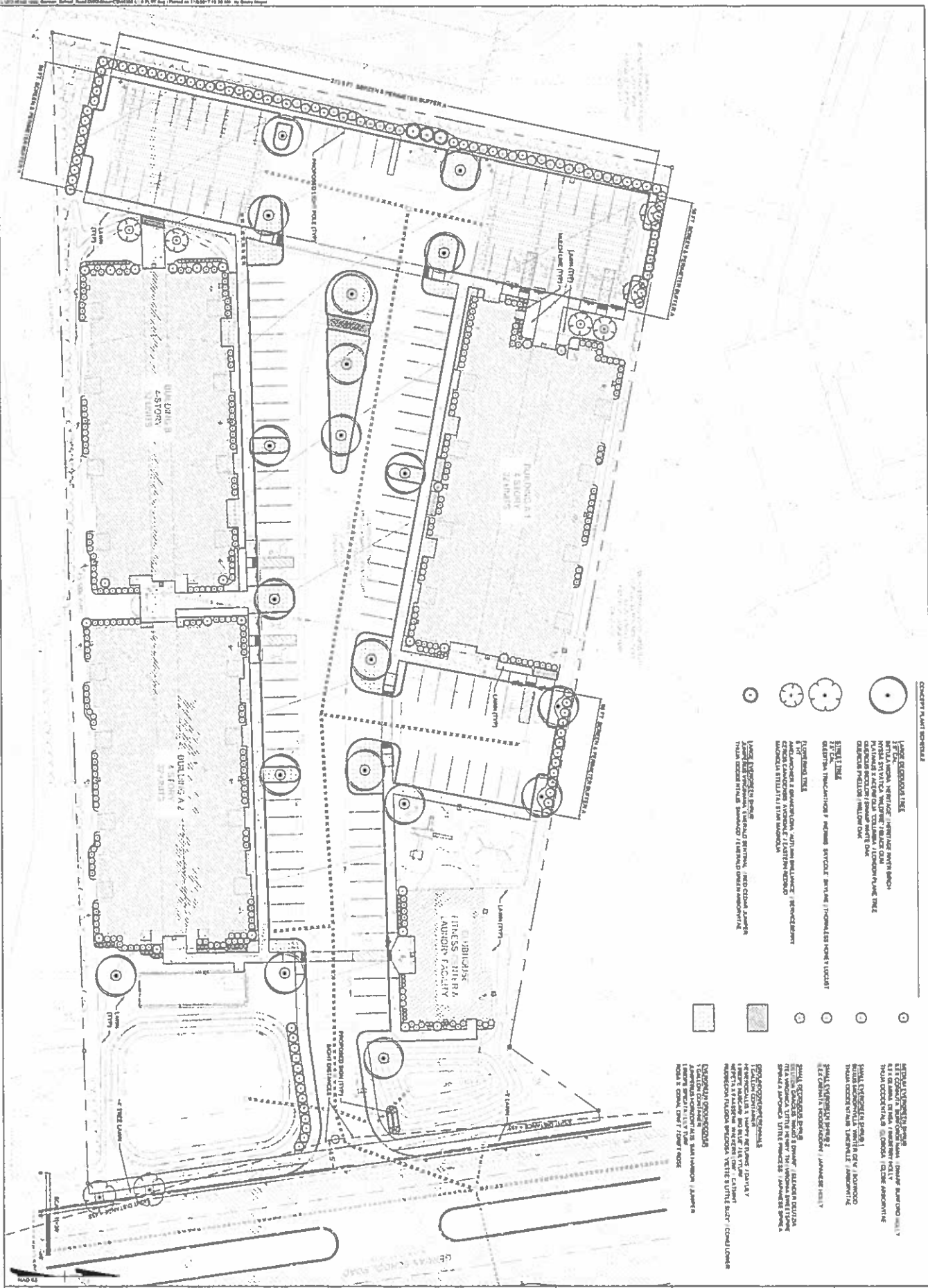
UTILITY NOTES AND DETAILS

DATE: 10/11/17
 DRAWN BY: JTT
 CHECKED BY: JTT
 APPROVED BY: JTT

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMITS

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LANDSCAPE PLANT SPECIFICATIONS

- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- SHRUB
- PERENNIAL
- ANNUAL
- GRASS
- MULCH
- ROCK
- WATER
- LIGHTNING ROD
- SIGN
- BENCH
- BIKE RACK
- TRASH CAN
- FIRE EXTINGUISHER
- SECURITY CAMERA
- LIGHT FIXTURE
- UTILITY BOX
- ELECTRICAL PANEL
- TELEPHONE BOX
- AIR CONDITIONER
- HEATING UNIT
- EXHAUST FAN
- DRAINAGE
- CURB
- DRIVEWAY
- SIDEWALK
- BIKEWAY
- TRAIL
- FENCE
- GATE
- SIGNAGE
- LIGHTING
- SECURITY
- ACCESSIBILITY
- SLOPE
- EROSION CONTROL
- SOIL STABILIZATION
- IRRIGATION
- FERTILIZATION
- PEST CONTROL
- WEED CONTROL
- MAINTENANCE
- REPLACEMENT
- REMOVAL
- TRANSPLANT
- PRUNING
- WATERING
- MULCHING
- SOIL AMENDMENT
- ROOT GUARD
- STAKE
- TIE
- WOUND SEALANT
- FOLIAGE PROTECTANT
- DISEASE TREATMENT
- INSECTICIDE
- FERTILIZER
- SOIL TEST
- WATER TEST
- PH TEST
- EC TEST
- HARDINESS ZONE
- LIGHT REQUIREMENT
- SOIL REQUIREMENT
- DRAINAGE REQUIREMENT
- WIND REQUIREMENT
- AIR POLLUTION TOLERANCE
- DROUGHT TOLERANCE
- SALT TOLERANCE
- TOXICITY
- ALLERGENICITY
- INVASIVENESS
- GROWTH HABIT
- BLOOM TIME
- BLOOM COLOR
- BLOOM SIZE
- BLOOM TYPE
- BLOOM DURATION
- BLOOM INTENSITY
- BLOOM SEASON
- BLOOM PATTERN
- BLOOM POSITION
- BLOOM COLOR CHANGE
- BLOOM COLOR INTENSITY
- BLOOM COLOR VARIATION
- BLOOM COLOR BLENDING
- BLOOM COLOR MIXING
- BLOOM COLOR CONTRAST
- BLOOM COLOR HARMONY
- BLOOM COLOR BALANCE
- BLOOM COLOR COORDINATION
- BLOOM COLOR COMPLEMENT
- BLOOM COLOR CONTRAST
- BLOOM COLOR HARMONY
- BLOOM COLOR BALANCE
- BLOOM COLOR COORDINATION
- BLOOM COLOR COMPLEMENT

TIMMONS GROUP

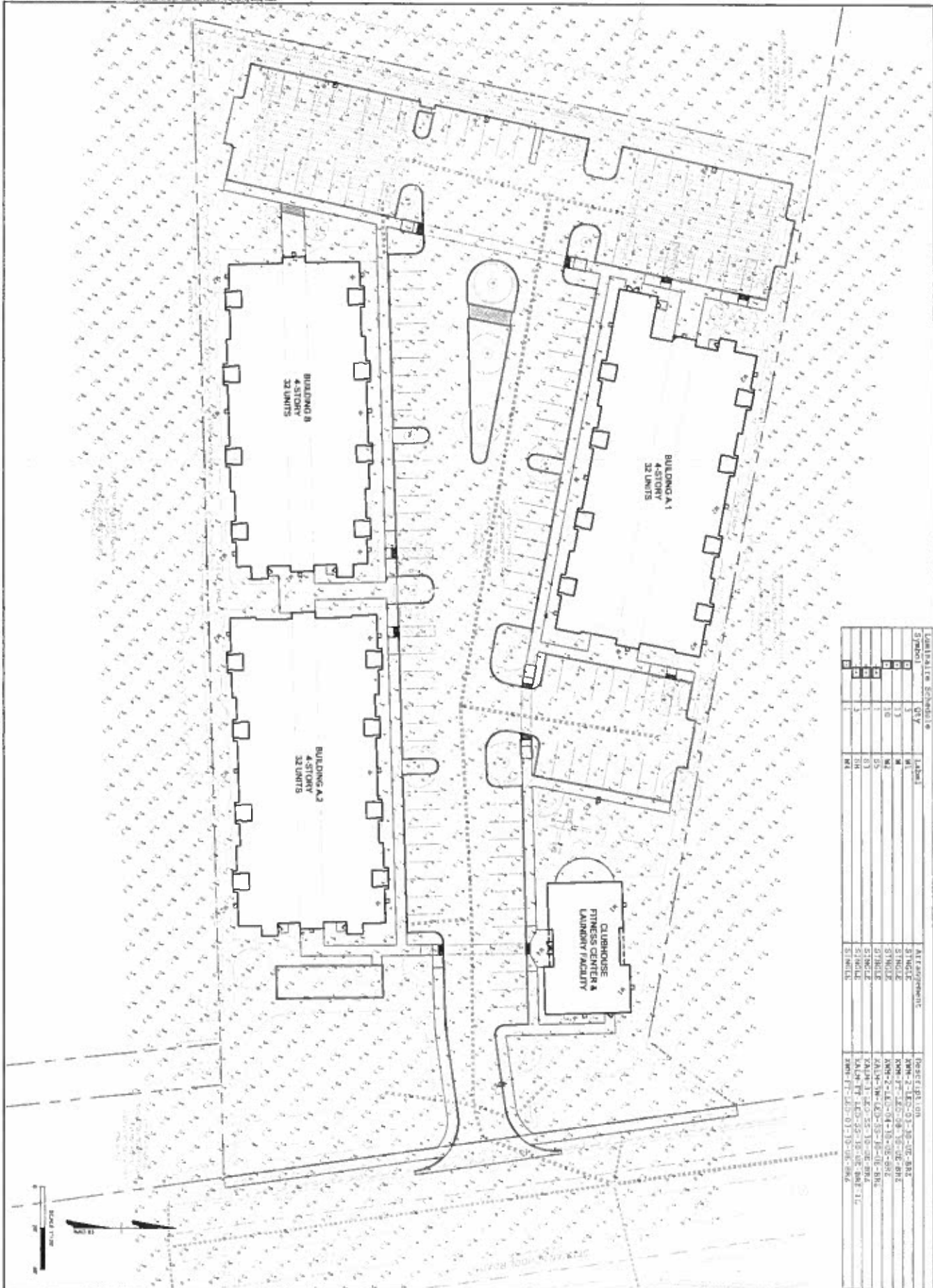
1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
LANDSCAPE PLAN

YOUR VISION ACHIEVED THROUGH OURS

THIS DRAWING PREPARED BY THE
CORPORATE OFFICE OF THE
1901 Shadow Parkway, Suite 300 | Richmond, VA 23228
TEL: 804 804 2000 FAX: 804 804 1010 www.timmons.com

SPECIAL AND REVISION NOTES

DATE	REVISION DESCRIPTION
12/17/2017	PROVISIONS PER PER. SPEC REVIEW COMMENTS



TIMMONS GROUP

1090 GERMAN SCHOOL ROAD
CITY OF RICHMOND, VIRGINIA
LIGHTING PLAN

DATE	11/27/2018
BY	JAY P. J.
PROJECT	1090 GERMAN SCHOOL ROAD
CLIENT	CITY OF RICHMOND, VIRGINIA
DESIGNER	TIMMONS GROUP
SCALE	AS SHOWN
PROJECT NO.	1090 GERMAN SCHOOL ROAD
DATE	11/27/2018
BY	JAY P. J.
PROJECT	1090 GERMAN SCHOOL ROAD
CLIENT	CITY OF RICHMOND, VIRGINIA
DESIGNER	TIMMONS GROUP
SCALE	AS SHOWN
PROJECT NO.	1090 GERMAN SCHOOL ROAD

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
2000 BUCKLE PROMENADE, SUITE 200, RICHMOND, VA 23220
TEL: 804 280 6300 FAX: 804 568 1110 WWW.TIMMONSGROUP.COM

40326
11/27/2018
L.P.

OPTION B

SIGN AREA 32 SQUARE FEET

POWDERCOATED ALUMINUM
CABINET
INTERNALLY ILLUMINATED

MOSAIC
GLASS TILE ACCENT

DIMENSIONAL
ACCENT

BRICK TO MATCH
BUILDING

