



PARCEL 1
PROPERTY ID: N000676008
ACREAGE: 1.165 ACRES
ZONING: M-1 LIGHT INDUSTRIAL

PARCEL 2
PROPERTY ID: N000676003
ACREAGE: 0.136 ACRES
ZONING: M-1 LIGHT INDUSTRIAL

PARCEL 3
PROPERTY ID: N000677014
ACREAGE: 1.342 ACRES
ZONING: M-1 LIGHT INDUSTRIAL

PARCEL 4
PROPERTY ID: N000677016
ACREAGE: 1.246 ACRES
ZONING: R-6 RESIDENTIAL (SINGLE FAMILY ATTACHED)

PARCEL 5
PROPERTY ID: N000677016
ACREAGE: 0.006 ACRES
ZONING: R-6 RESIDENTIAL (SINGLE FAMILY ATTACHED)

TOTAL ACREAGE: 3.895 ACRES
TOTAL UNITS PROPOSED: 90 (STACKED CONDO'S)

TRASH SERVICE

- TRASH SERVICE WILL BE PRIVATE AND INCLUDED IN THE CONDO ASSOCIATION DUES.
- THE FOLLOWING LANGUAGE SHALL BE INCLUDED IN THE CONDO ASSOCIATION BYLAWS: "REFUSE, GARBAGE AND RECYCLABLE MATERIAL SHALL BE DEPOSITED IN THE AREA FOR PICK UP BEFORE SCHEDULED PICK UP. TRASH SHALL NOT BE STORED OR PLACED ON PATIOS, TERRACES, DECKS, OR BALCONIES."

PARKING PROVIDED

- GARAGE PARKING - 90 SPACES
- DRIVEWAY PARKING - 60 SPACES
- GUEST PARKING (ONSITE) - 46 SPACES
- STREET PARKING (BOWE STREET) - 20 SPACES
- TOTAL PARKING - 216 SPACES

BICYCLE PARKING

- LONG TERM - OWNER BICYCLE STORAGE ACCOMMODATED IN GARAGES
- SHORT TERM - 4 SPACES

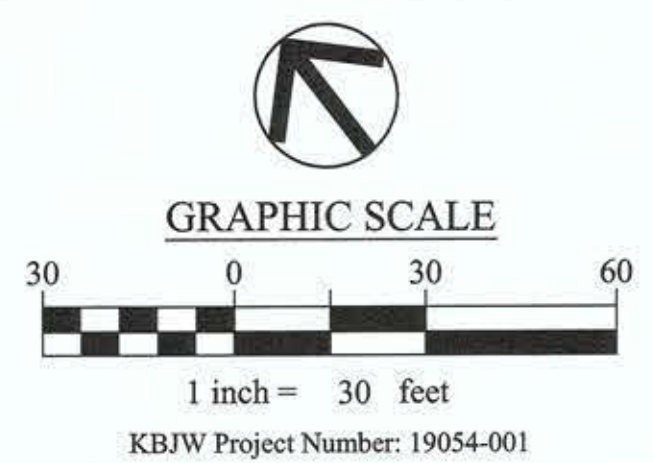
LANDSCAPING

PROPOSED STREET TREES FOR THE DEVELOPMENT WILL BE FROM THE APPROVED LIST OF STREET TREES PER THE CITY OF RICHMOND URBAN FORESTRY DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND MAY INCLUDE SUGAR MAPLES, WILLOW OAKS, RED MAPLES, PIN OAKS AND/OR JAPANESE ZELKOVA. PROPOSED STREET TREES WILL BE APPROVED BY THE CITY OF RICHMOND DURING THE PLAN APPROVAL PROCESS.

NOTE

COBBLESTONE SHALL BE RESERVED FOR THE CITY OF RICHMOND IF NOT USED OR IF REMOVED IN THE FUTURE.

ALL INTERNAL PARCEL, PROPERTY AND/OR LOT LINES AND ANY SETBACKS ASSOCIATED WITH THOSE LINES WILL BE VACATED AS PART OF THIS PROJECT. THE RIGHT OF WAY FOR MOORE STREET THAT BISECTS THE PROJECT WILL BE VACATED AS PART OF THIS PROJECT.



SYLVIA PLACE

CITY OF RICHMOND, VIRGINIA

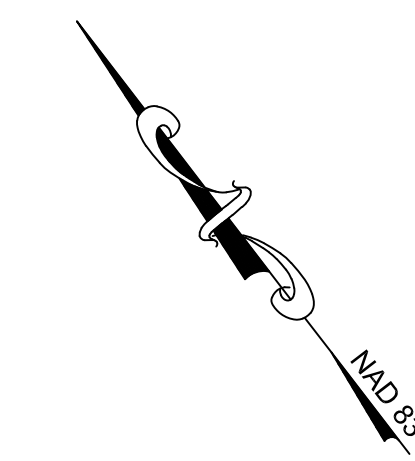
PRELIMINARY LAYOUT CONCEPT 2

MARCH 18, 2020

**KOONTZ
BRYANT
JOHNSON
WILLIAMS**

1703 North Parham Road, Suite 202 Henrico, Virginia 23229
(804) 740-9200 FAX (804) 740-7338 www.KBWJgroup.com

GARY LEE SCOTTOW
Lic. No. 000448
03/18/2020
LANDSCAPE ARCHITECT



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 ZONING: M-1 LIGHT INDUSTRIAL

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PARKING PROVIDED

GARAGE PARKING - 90 SPACES
 DRIVEWAY PARKING - 60 SPACES
 GUEST PARKING (ONSITE) - 47 SPACES
 STREET PARKING (BOWE STREET) - 18 SPACES
 TOTAL PARKING - 215 SPACES

BICYCLE PARKING

LONG TERM - OWNER BICYCLE STORAGE ACCOMMODATED IN GARAGES
 SHORT TERM - 4 SPACES

WEST MOORE STREET

EXISTING WEST MOORE STREET TO BE CLOSED TO VEHICULAR TRAFFIC AND RECONSTRUCTED AS A PEDESTRIAN ALLEY. RECONSTRUCTED WEST MOORE TO INCORPORATE PRE-CAST CONCRETE PAVERS OR ORIGINAL GRANITE PAVERS, IF FEASIBLE. ORIGINAL GRANITE PAVERS TO BE RESERVED FOR CITY OF RICHMOND IF NOT USED OR REMOVED IN THE FUTURE.

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Left Side Elevation

N.T.S.

Section / Elevation



Front Elevation

N.T.S.

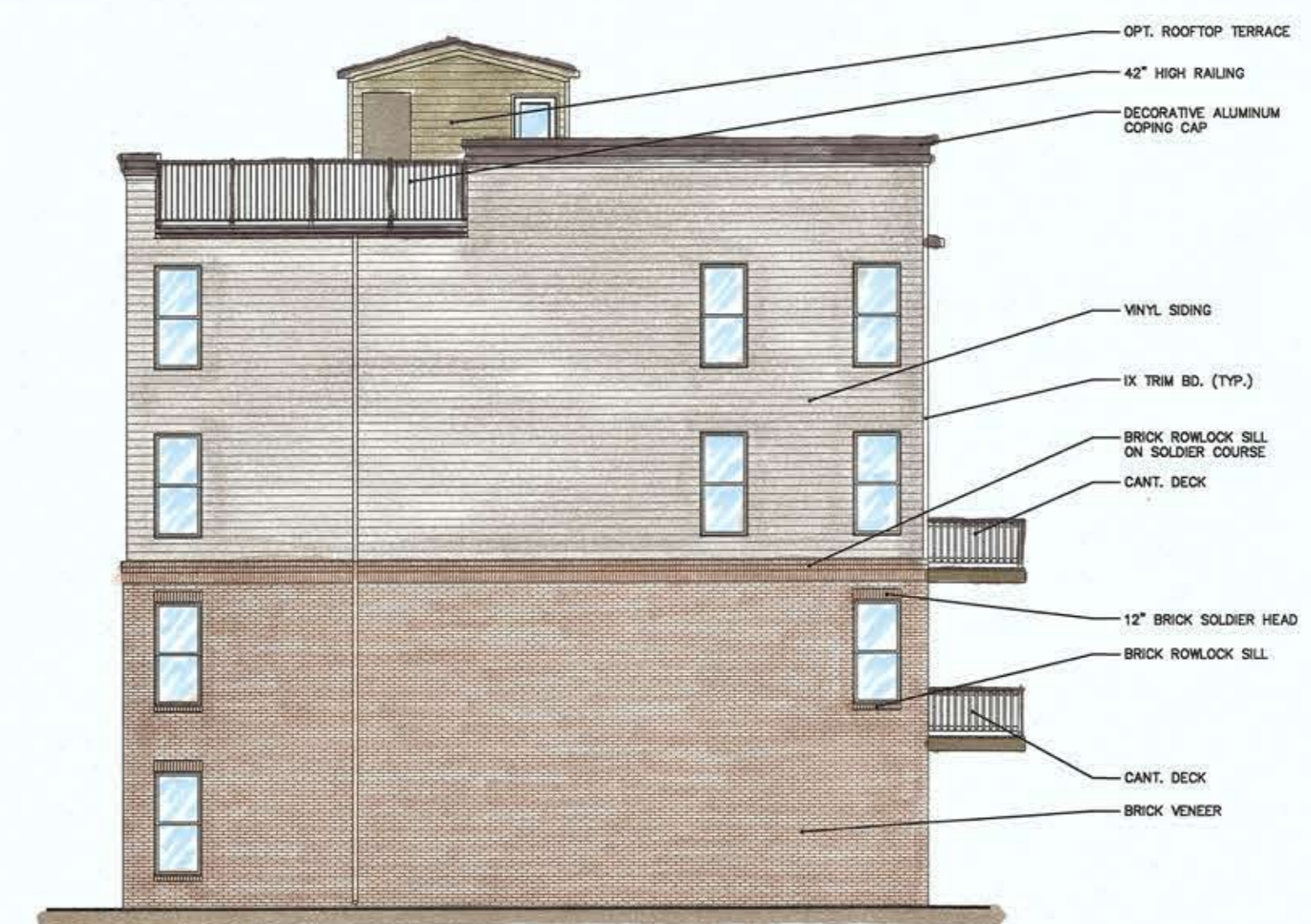
Section / Elevation



Rear Elevation

N.T.S.

Section / Elevation



Right Side Elevation

N.T.S.

Section / Elevation

Note:
These building elevations were designed by Pinnacle Design and Consulting, Inc., Fairfax, VA. and are conceptual in nature. The actual building colors and arrangement may vary slightly from what is shown based on site conditions and market demands, within the limits of the proposed zoning. Koontz Bryant Johnson Williams cannot warrant the accuracy and/or precision of information or data from other sources. These color renderings are for conceptual purposes only and should not be used for construction.

SYLVIA PLACE
CITY OF RICHMOND, VIRGINIA
PRELIMINARY ELEVATIONS
BUILDING 1
APRIL 24, 2020

**KOONTZ
BRYANT
JOHNSON
WILLIAMS**
1703 North Parham Road, Suite 202 Henrico, Virginia 23229
(804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com





Left Side Elevation

N.T.S.

Section / Elevation



Front Elevation

N.T.S.

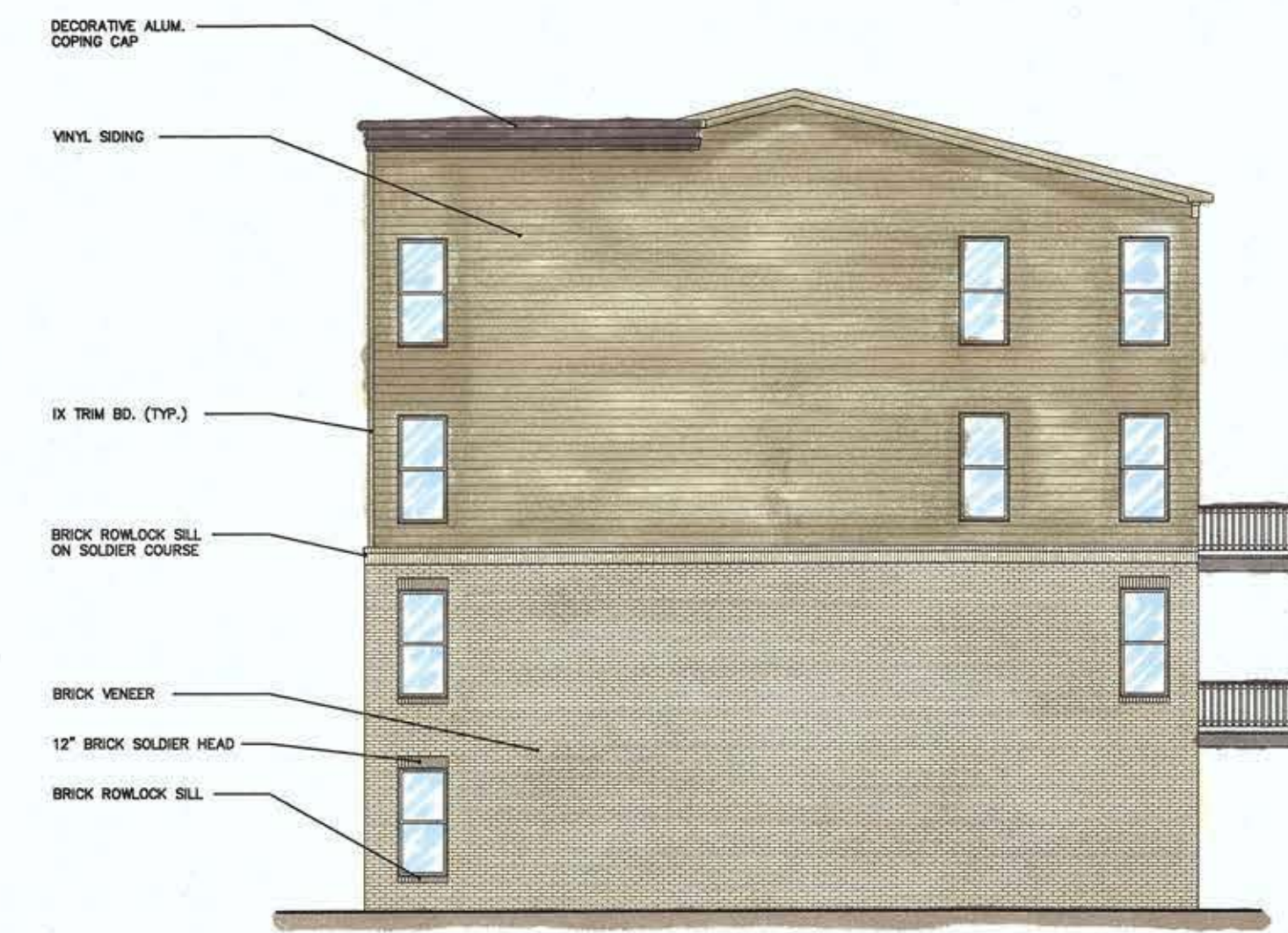
Section / Elevation



Rear Elevation

N.T.S.

Section / Elevation



Right Side Elevation

N.T.S.

Section / Elevation

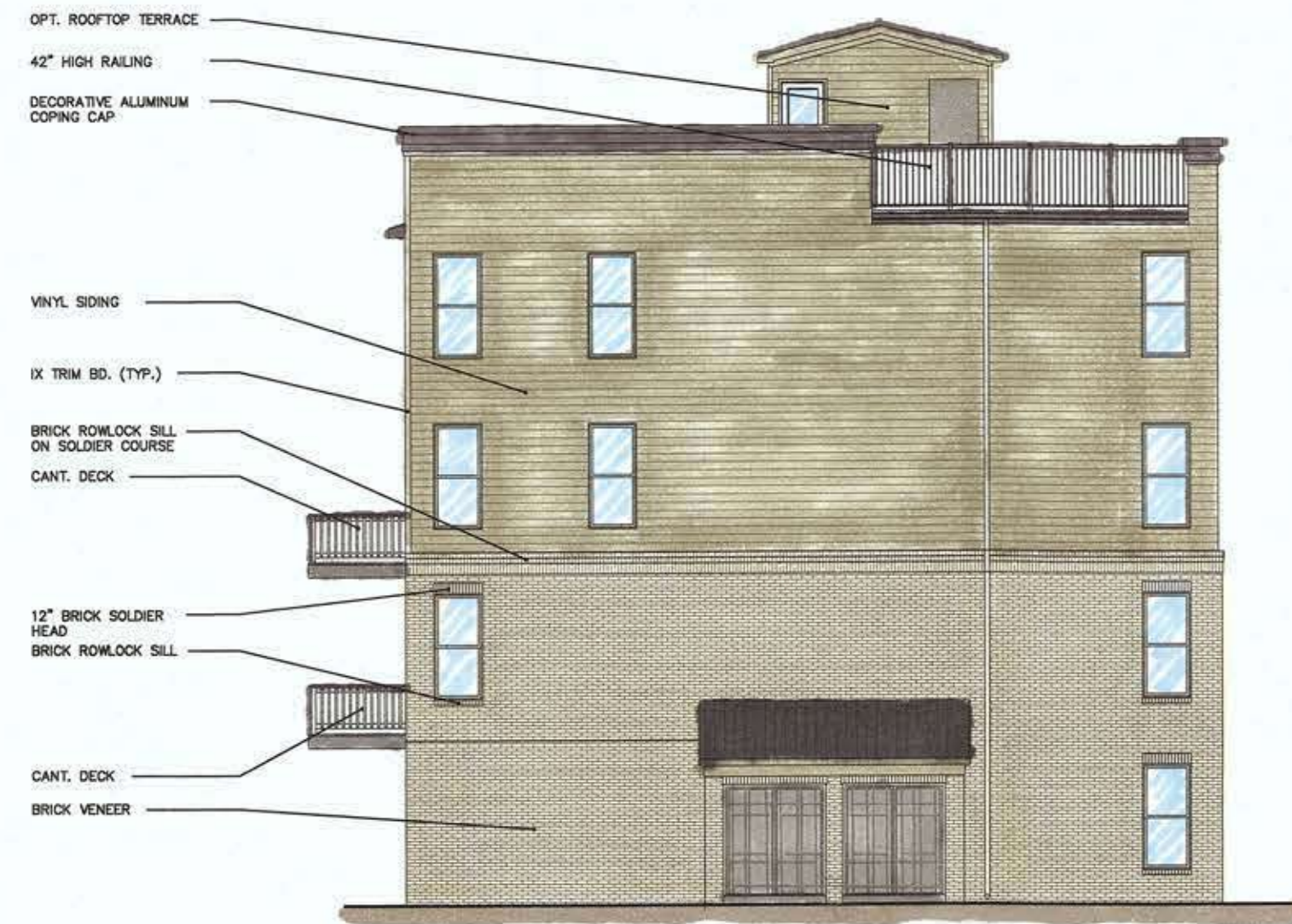
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SYLVIA PLACE
CITY OF RICHMOND, VIRGINIA
PRELIMINARY ELEVATIONS
BUILDING 2

APRIL 24, 2020

KOONTZ BRYANT JOHNSON WILLIAMS
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(804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com





Left Side Elevation

N.T.S.

Section / Elevation



Front Elevation

N.T.S.

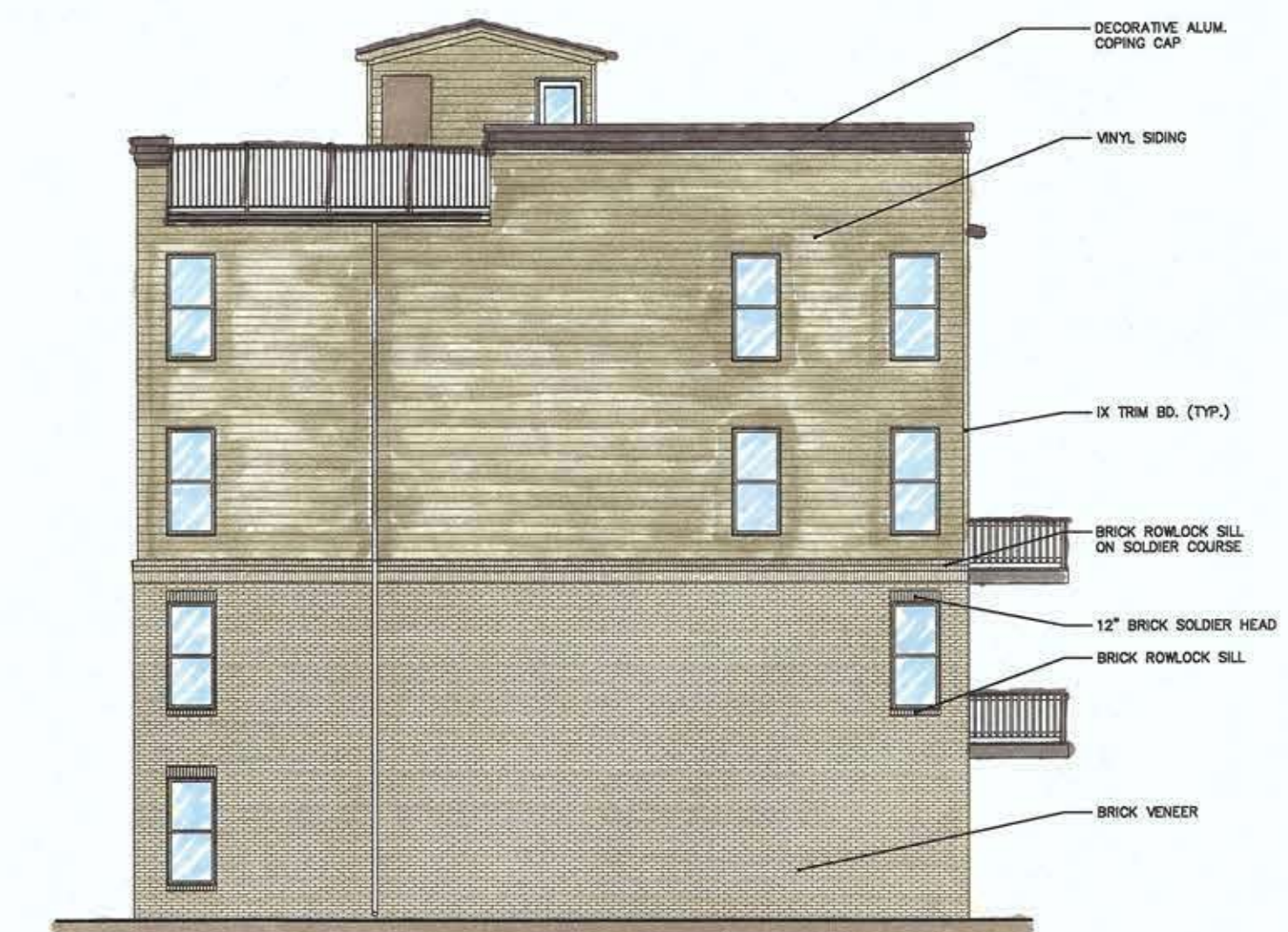
Section / Elevation



Rear Elevation

N.T.S.

Section / Elevation



Right Side Elevation

N.T.S.

Section / Elevation

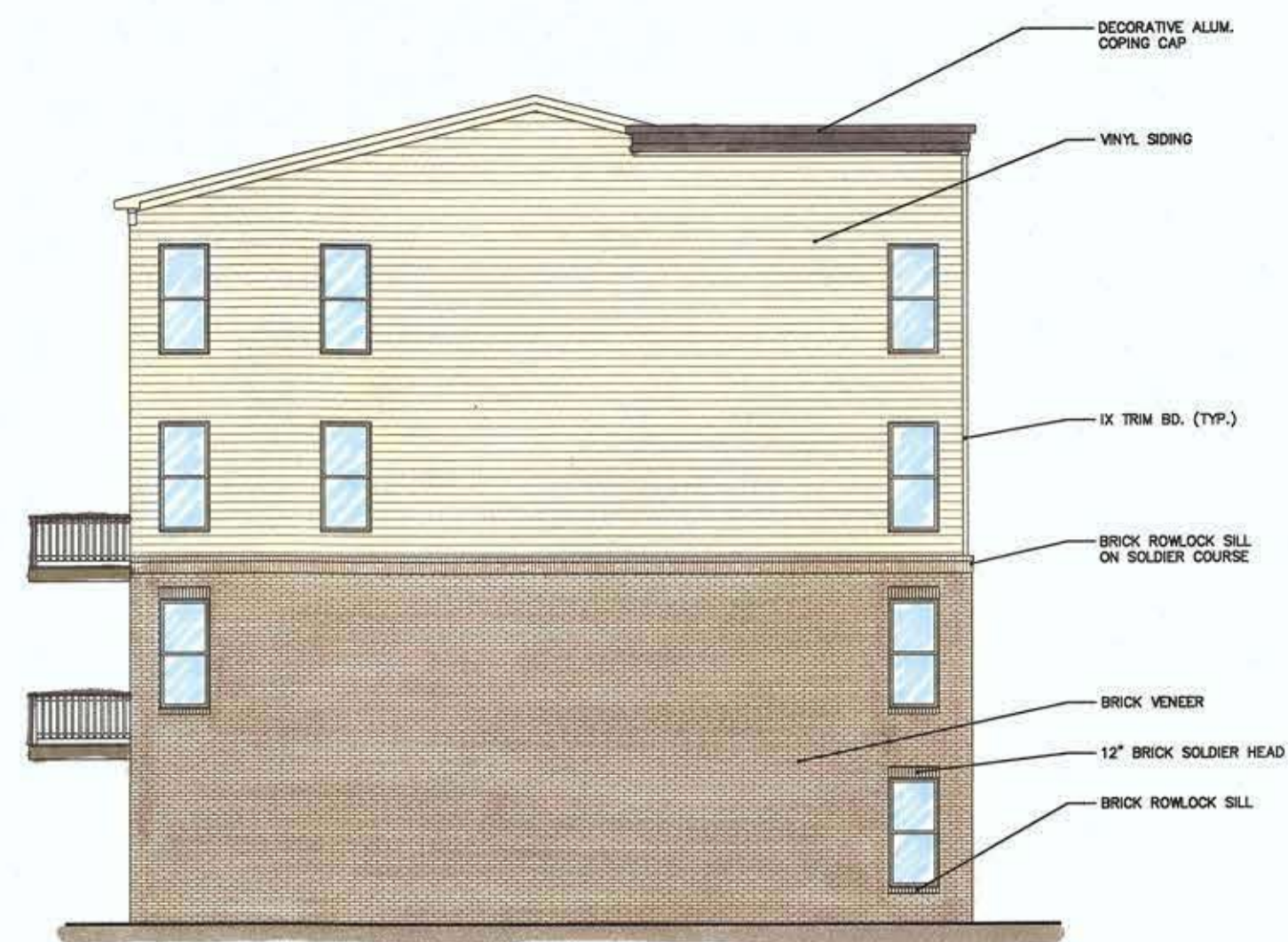
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SYLVIA PLACE
CITY OF RICHMOND, VIRGINIA
PRELIMINARY ELEVATIONS
BUILDING 3

APRIL 24, 2020

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JOHNSON
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Left Side Elevation

N.T.S.

Section / Elevation



Front Elevation

N.T.S.

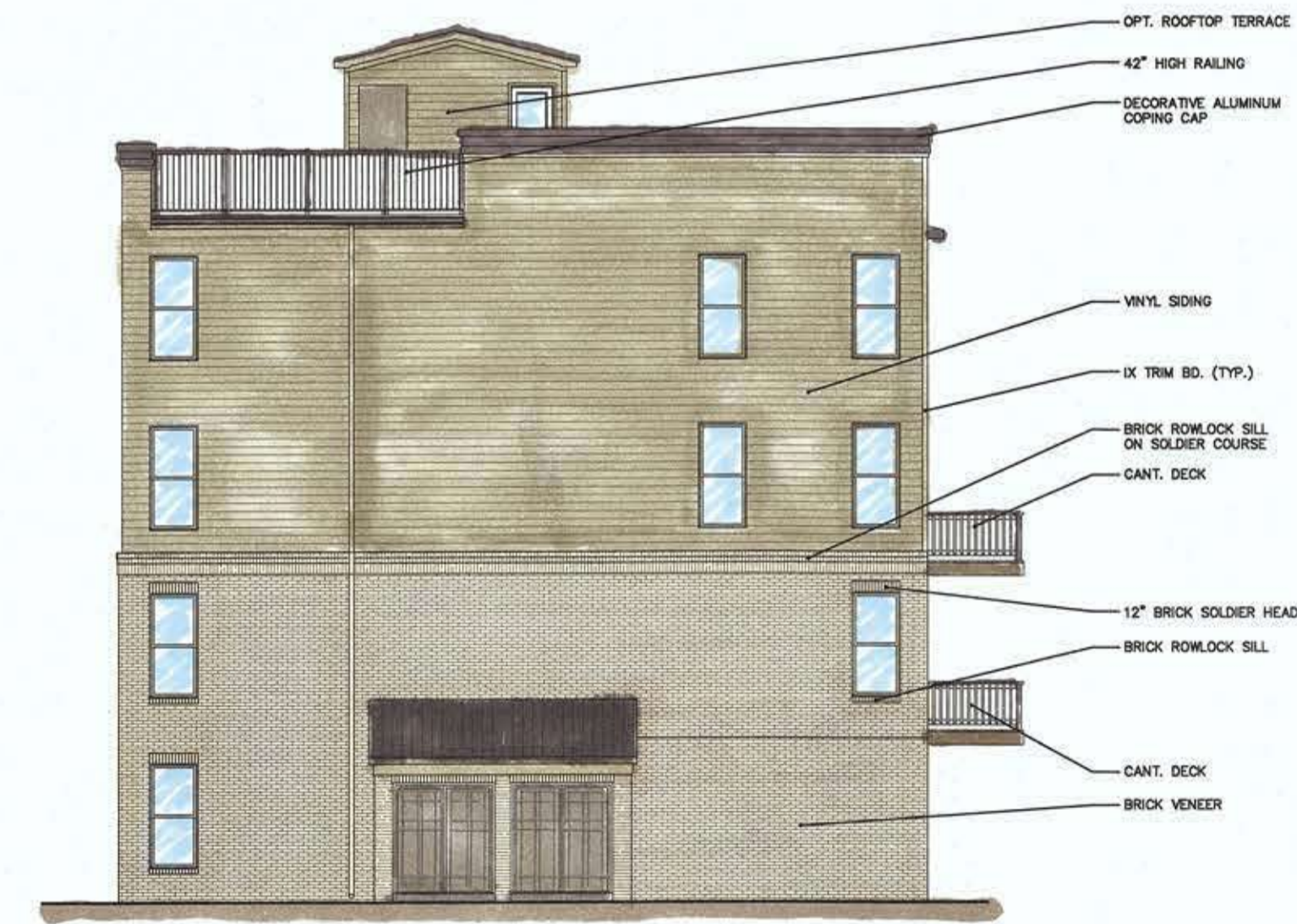
Section / Elevation



Rear Elevation

N.T.S.

Section / Elevation



Right Side Elevation

N.T.S.

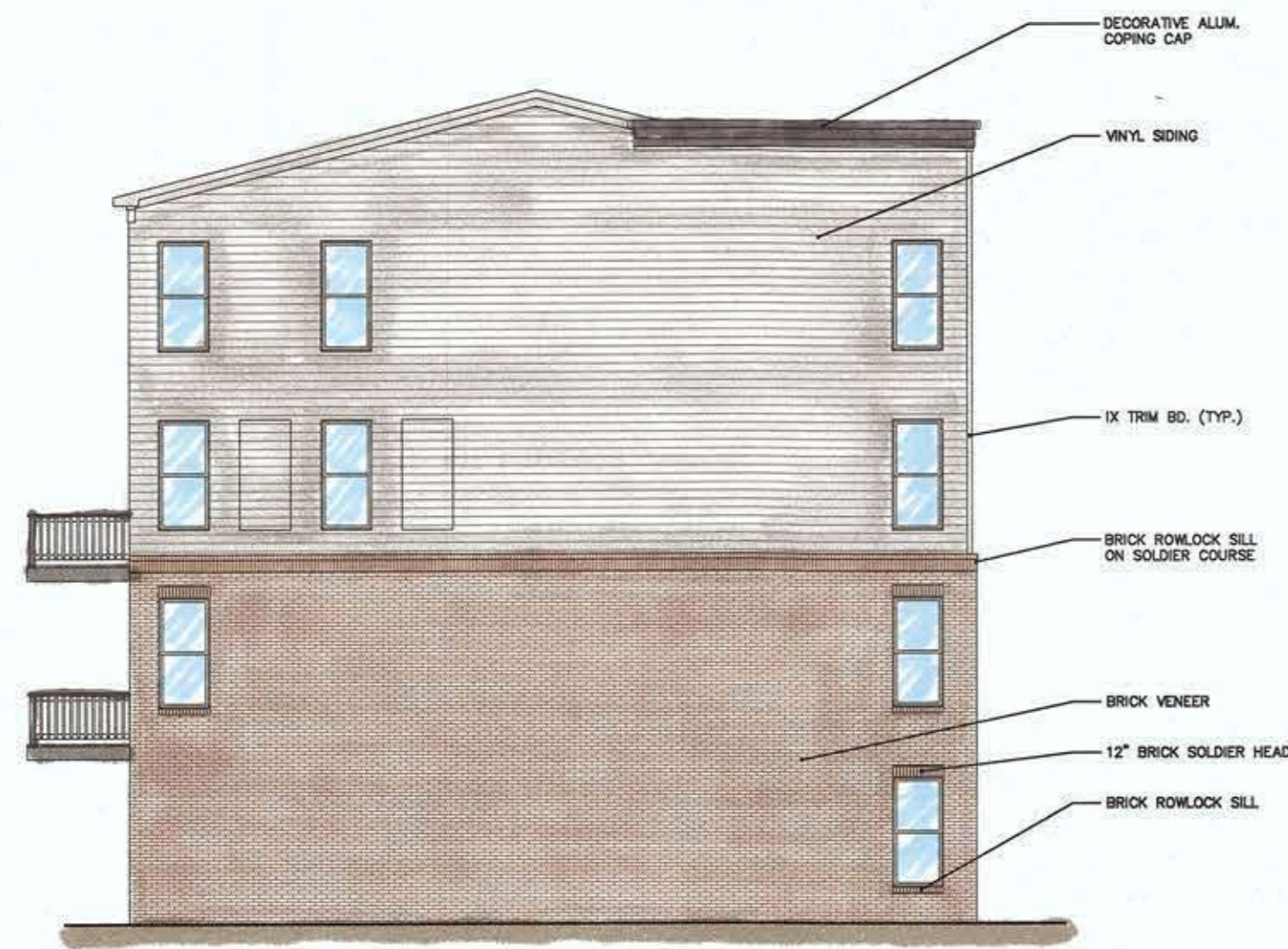
Section / Elevation

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SYLVIA PLACE
 CITY OF RICHMOND, VIRGINIA
PRELIMINARY ELEVATIONS
BUILDING 4
 APRIL 24, 2020

KOONTZ BRYANT JOHNSON WILLIAMS
 1703 North Parham Road, Suite 202 Henrico, Virginia 23229
 (804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com





Left Side Elevation

N.T.S.

Section / Elevation



Front Elevation

N.T.S.

Section / Elevation



Rear Elevation

N.T.S.

Section / Elevation



Right Side Elevation

N.T.S.

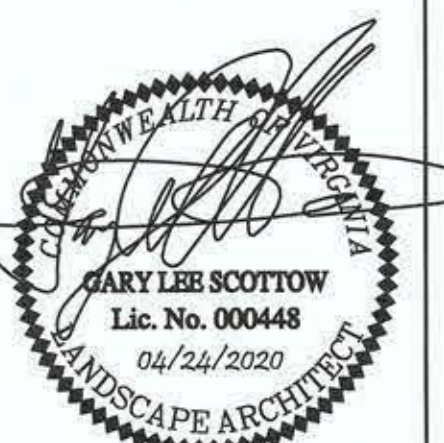
Section / Elevation

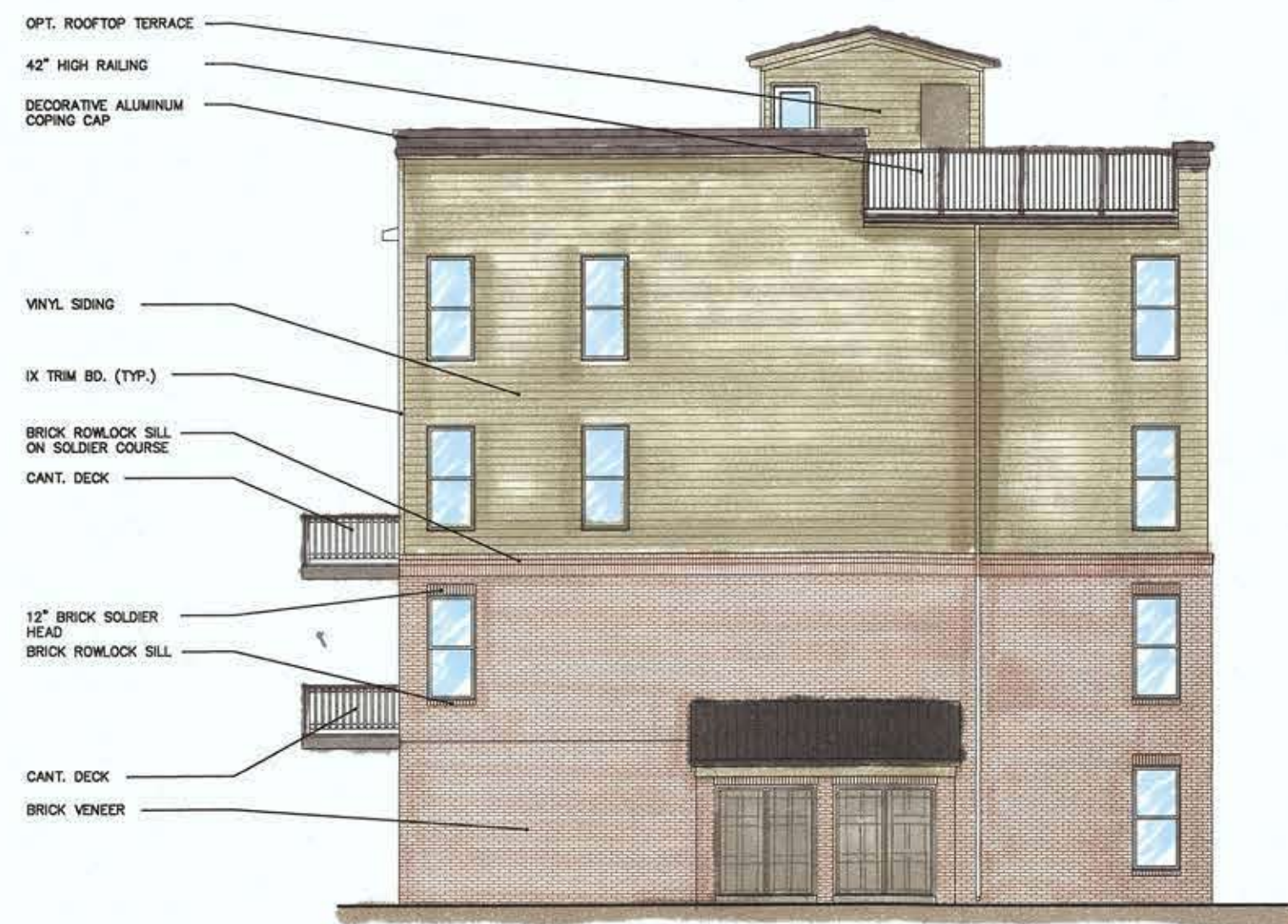
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SYLVIA PLACE
CITY OF RICHMOND, VIRGINIA
PRELIMINARY ELEVATIONS
BUILDING 5

APRIL 24, 2020

KOONTZ BRYANT JOHNSON WILLIAMS
1703 North Parham Road, Suite 202 Henrico, Virginia 23229
(804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com





Left Side Elevation

N.T.S.

Section / Elevation



Front Elevation

N.T.S.

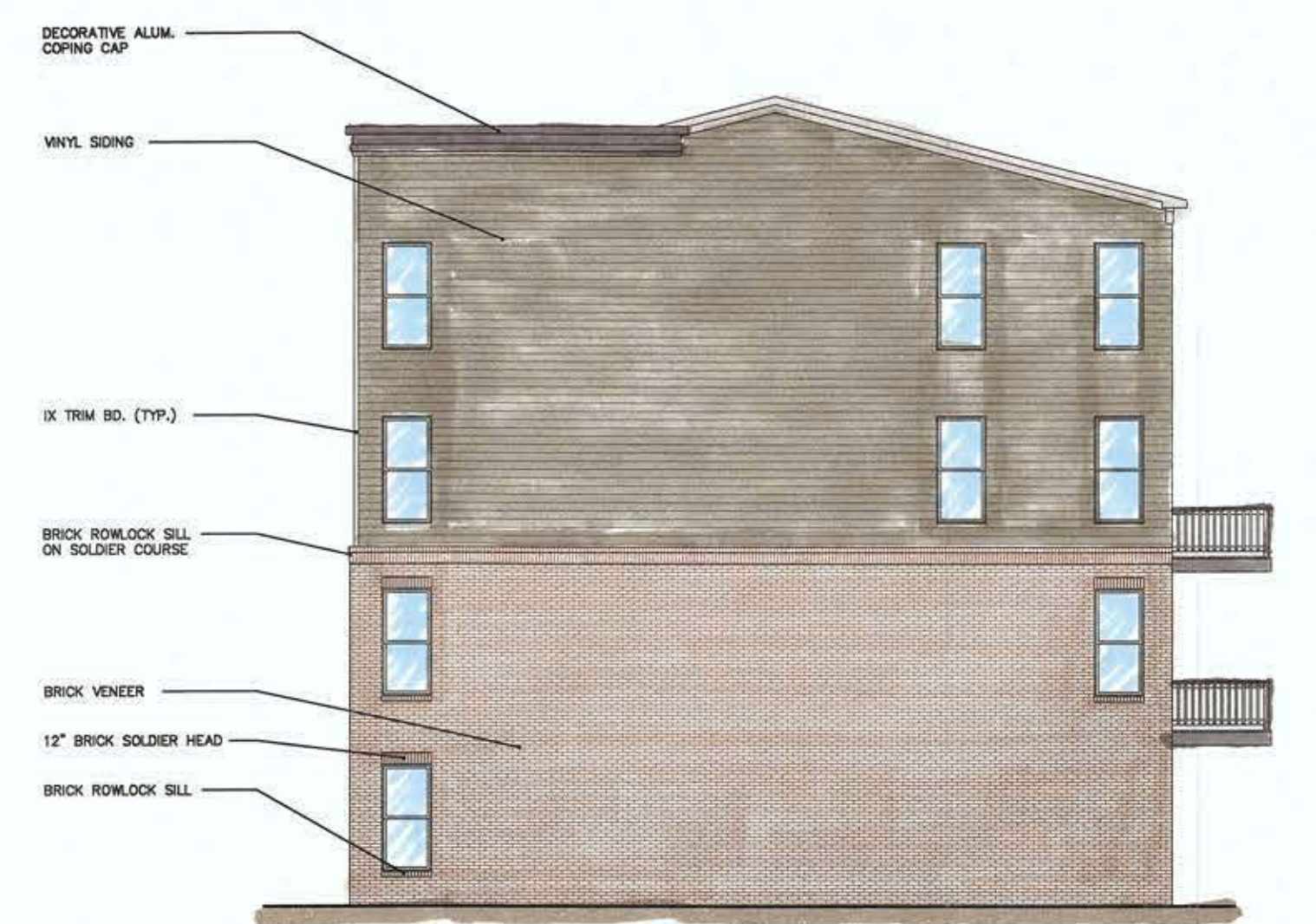
Section / Elevation



Rear Elevation

N.T.S.

Section / Elevation



Right Side Elevation

N.T.S.

Section / Elevation

Note:

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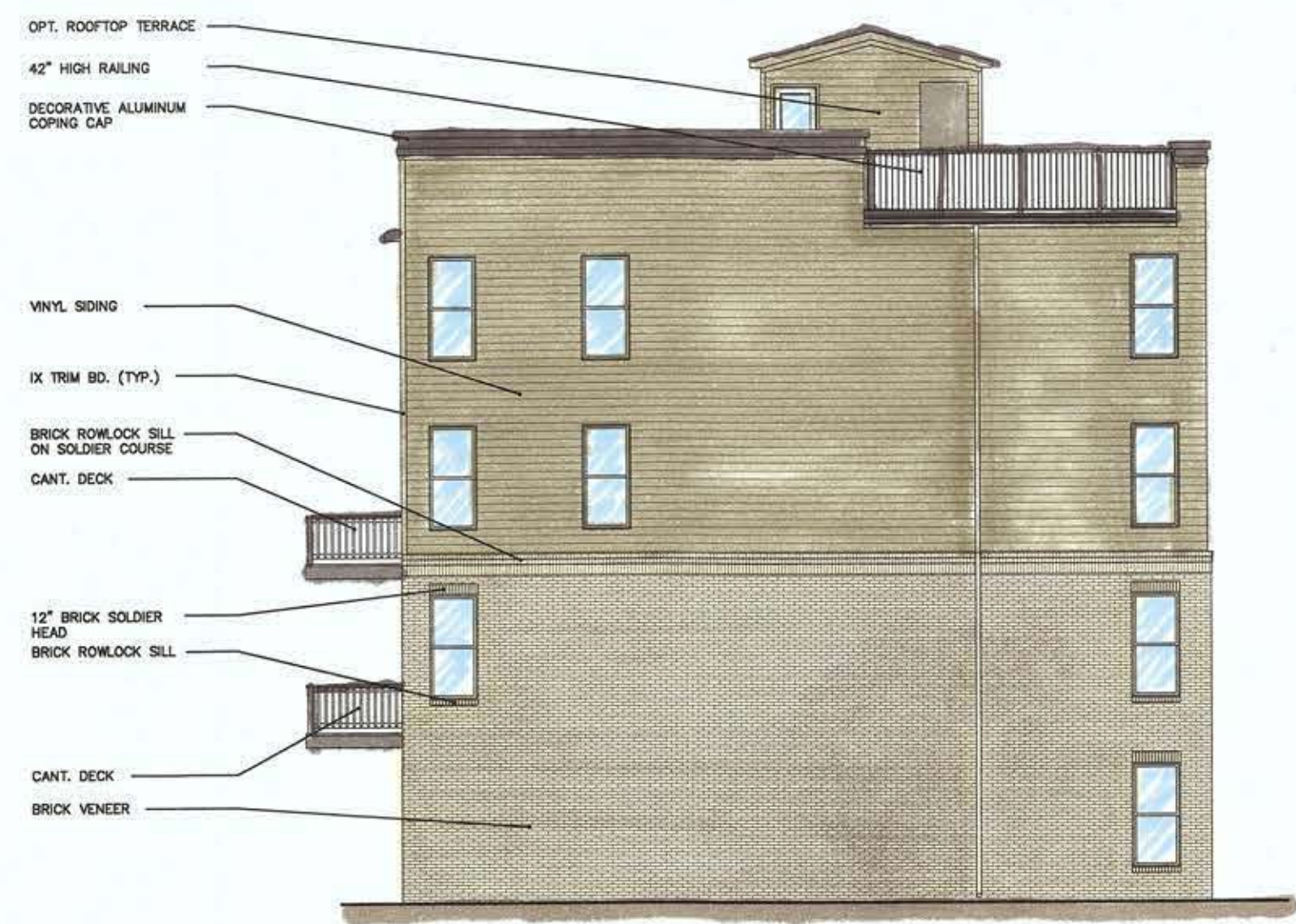
SYLVIA PLACE
CITY OF RICHMOND, VIRGINIA
PRELIMINARY ELEVATIONS
BUILDING 6

APRIL 24, 2020

**KOONTZ
BRYANT
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WILLIAMS**

1703 North Parham Road, Suite 202 Henrico, Virginia 23229
(804) 740-9200 FAX (804) 740-7338 www.KBJWgroup.com





Left Side Elevation

N.T.S.

Section / Elevation



Front Elevation

N.T.S.

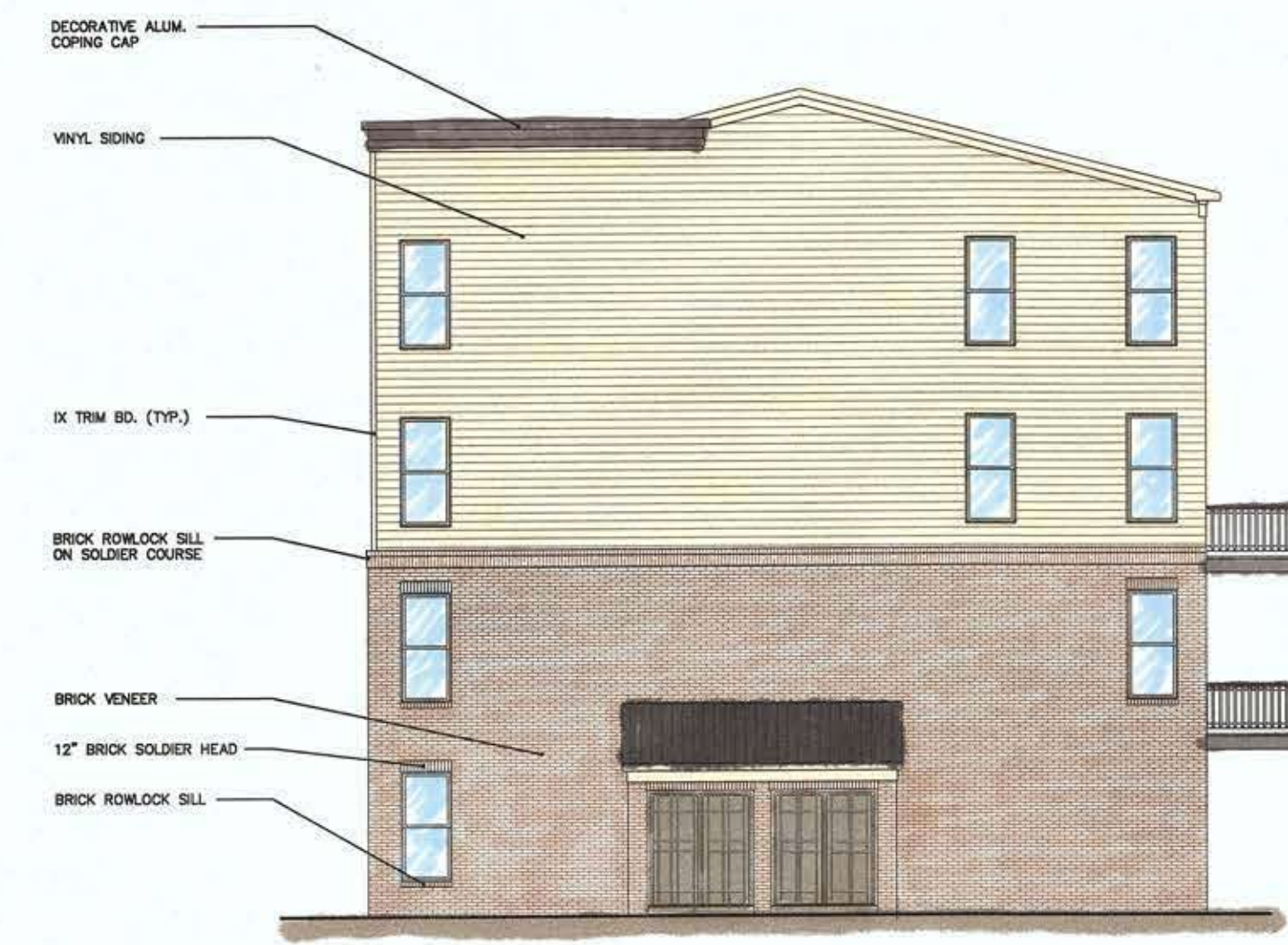
Section / Elevation



Rear Elevation

N.T.S.

Section / Elevation



Right Side Elevation

N.T.S.

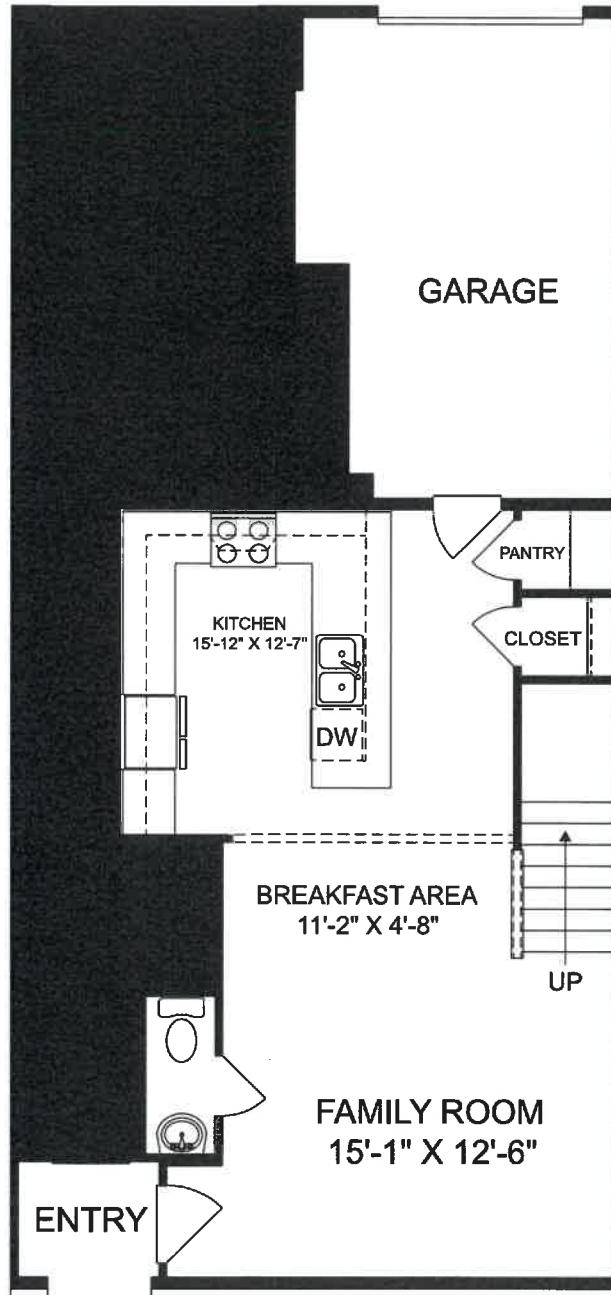
Section / Elevation

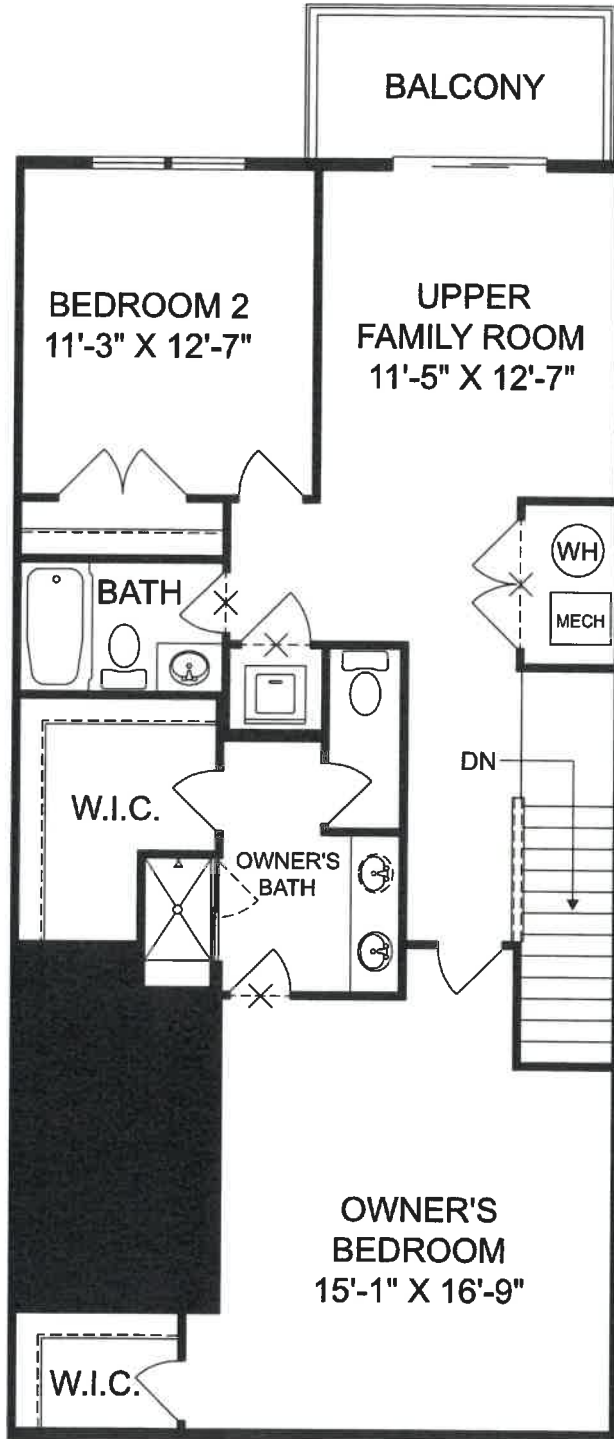
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SYLVIA PLACE
CITY OF RICHMOND, VIRGINIA
PRELIMINARY ELEVATIONS
BUILDING 7
APRIL 24, 2020

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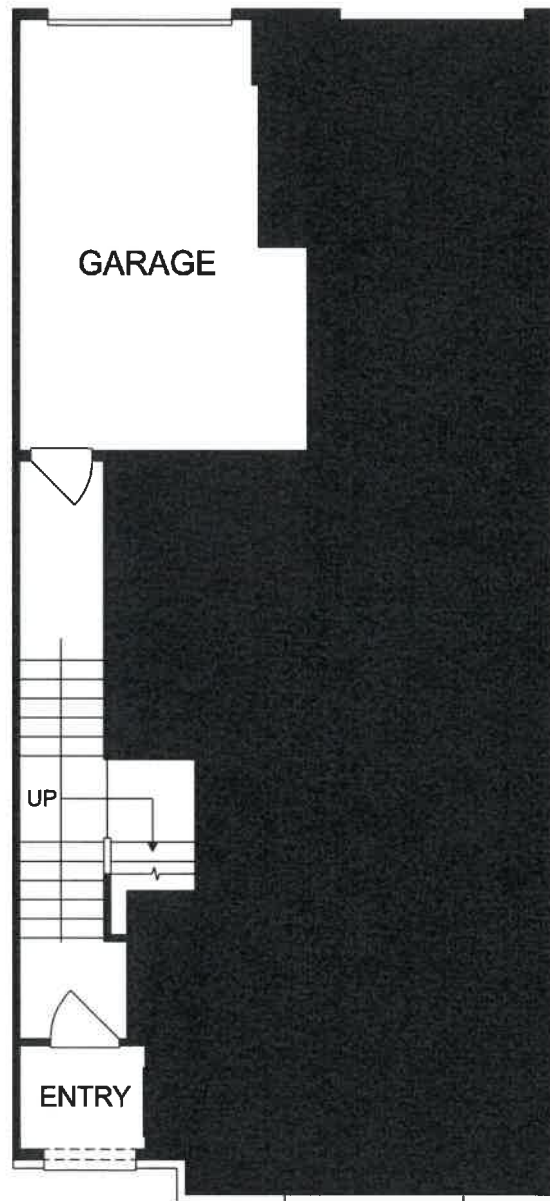




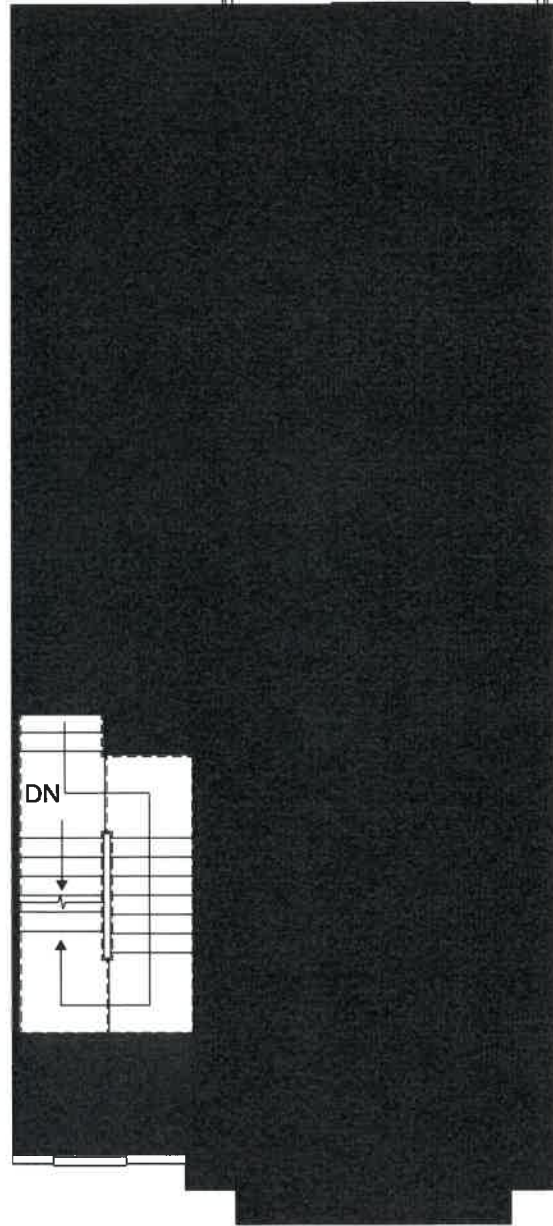


Renderings are artist's concept only and elevation illustrations may include optional features. It is recommended that the architectural blueprints be reviewed for clarification of features. Window sizes, window locations and room sizes vary per elevation and all dimensions are approximate. In our continued effort of design enhancement, actual product and specifications may vary in dimension or detail from these drawings and are subject to change without notice. Standard features and available options vary by community and some features may not be available on all homesites. Please consult our Sales Manager for more detailed specifications. ©2017 Stanley Martin Homes





WOOD BALCONY
(LOWER UNIT)

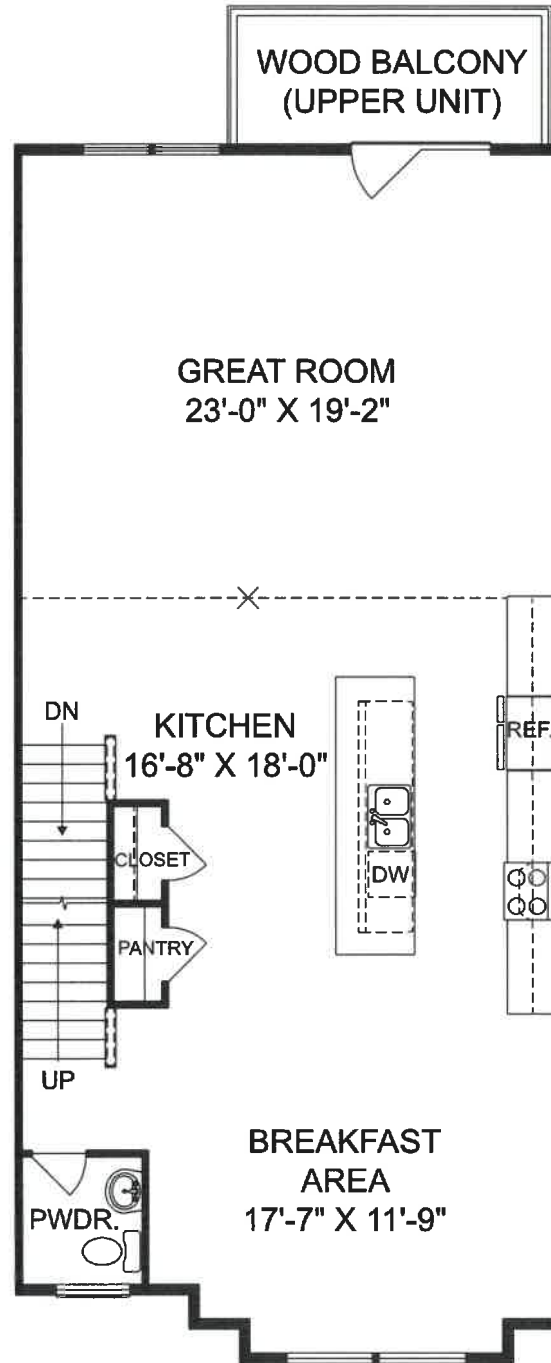


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Stairs to Main Level

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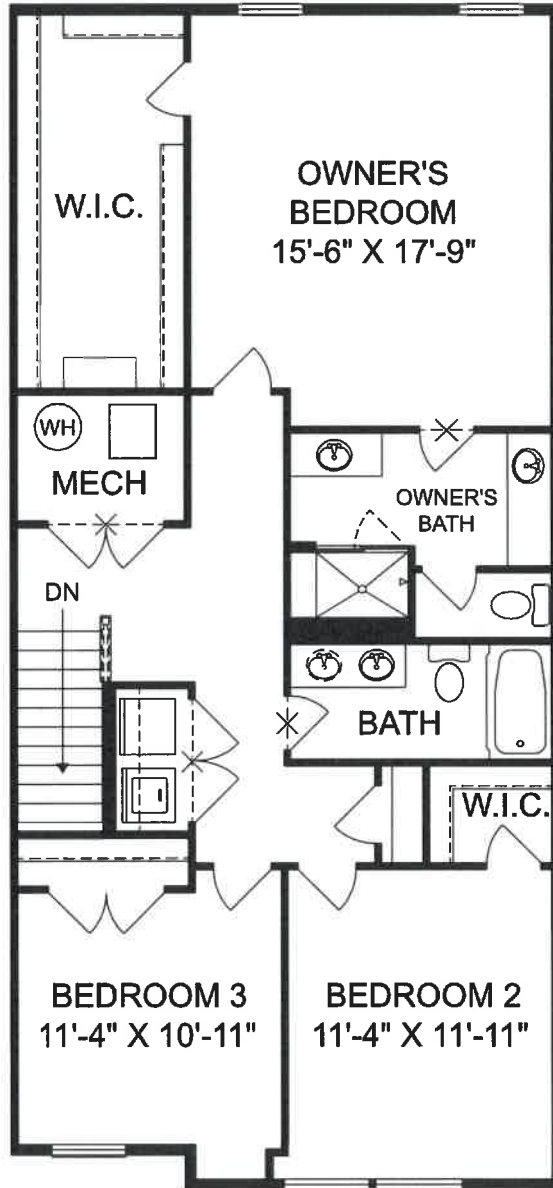


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Main Level

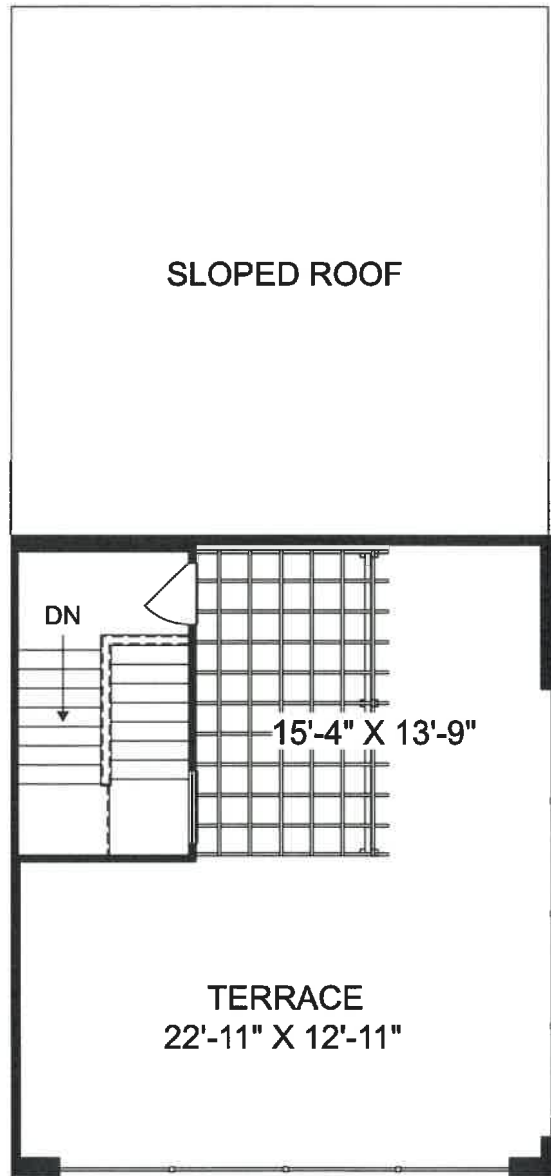
www.StanleyMartin.com





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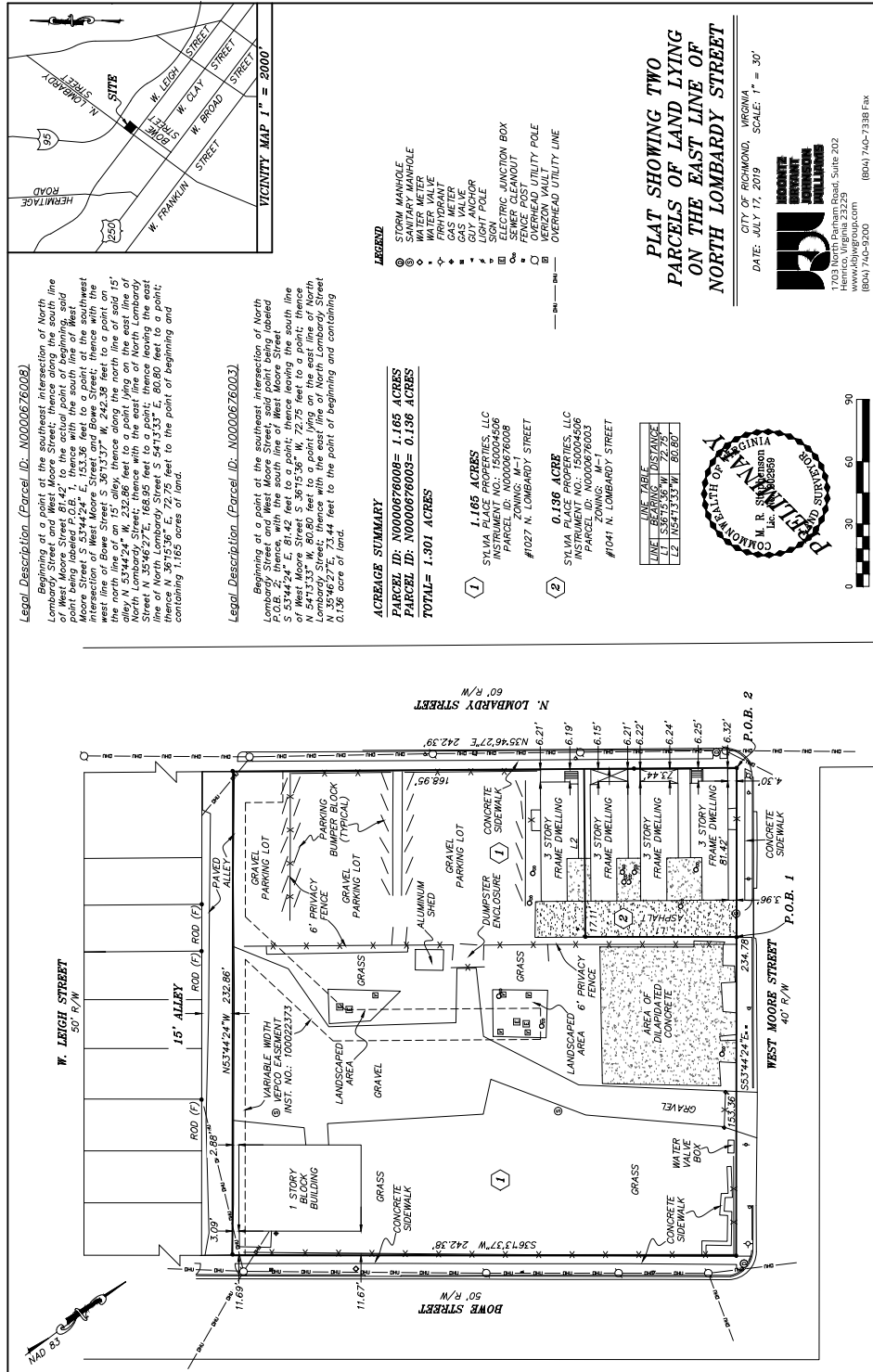




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Exhibit A:



JN 19054

RICHMOND

1519 Summit Avenue, Suite 102, Richmond, VA 23230

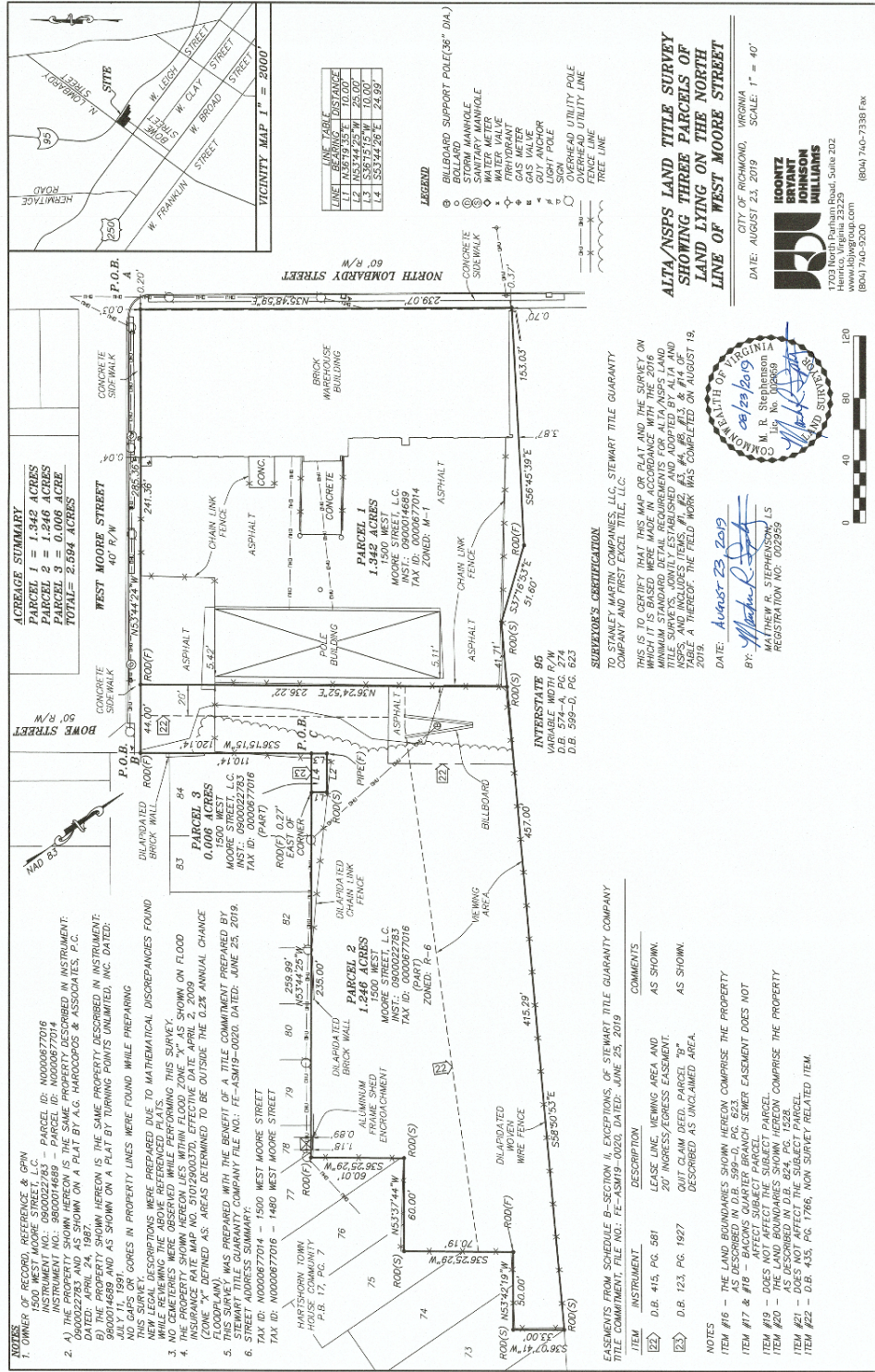
P: 804-441-8440 F: 804-441-8438

TYSONS CORNER

8200 Greensboro Drive, Suite 820, McLean, VA 22102

P: 703-485-3535 F: 703-485-3525

Exhibit B:



RICHMOND
 1519 Summit Avenue, Suite 102, Richmond, VA 23230
 P: 804-441-8440 F: 804-441-8438

TYSONS CORNER
 8200 Greensboro Drive, Suite 820, McLean, VA 22102
 P: 703-485-3535 F: 703-485-3525