

INTRODUCED: February 28, 2022

AN ORDINANCE No. 2022-049

To amend and reordain Ord. No. 2021-017, adopted Feb. 22, 2021, which authorized the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 36 single-family attached dwellings, to instead authorize up to 34 single-family attached dwellings and three two-family dwellings, upon certain terms and conditions.

Patrons – Mayor Stoney (By Request), Vice President Robertson, President Newbille
and Ms. Trammell

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 28 2022 AT 6 P.M.

I. That Ordinance No. 2021-017, adopted February 22, 2021, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to [~~36~~] 34 single-family attached dwellings and three two-family dwellings, which use, among other things, is not currently allowed by section 30-408.1 of the Code of the City of Richmond (2020), as amended; and

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 28 2022 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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 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 (2020), 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 amendatory ordinance, the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard and identified as Tax Parcel Nos. C009-0534/036, C009-0534/037, and C009-0534/028, respectively, in the [~~2021~~] 2022 records of the City Assessor, being more particularly shown on a survey entitled “‘A Compiled Plat’ Showing Three Parcels Totaling 6.082 Acres of Land at the Corner of Formex Road and Belt Boulevard, City of Richmond, Virginia,” prepared by Timmons Group, and dated September 28, 2020, a copy of which is attached to a made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to [~~36~~] 34 single-family attached dwellings and three two-family dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Townhomes at Liberty Place, 8th District - City of Richmond - Virginia,” prepared by Timmons Group, with sheet 1 dated December 23, 2020, and last revised January 15, 2021, sheets 2 and 3 dated October 8, 2020, and last revised January 15, 2021, and sheet L1.0 dated January 15, 2021, and “Townhomes at Liberty Place, 2701 Belt Boulevard, Richmond, Virginia 23234,” prepared by Walter Parks, Architects, dated October 6, 2020, with sheet A.5 dated October 16, 2020, copies of which are attached to and made a part of Ordinance No. 2021-017, adopted February 22, 2021, as modified by the plans entitled “Townhomes at Liberty Place, 8th District – City of Richmond – Virginia,” prepared by Timmons Group, dated December 23, 2020, and last revised February 11, 2022, and “Townhomes at Liberty

Place, 2525 Belt Boulevard, Richmond, Virginia 23234,” prepared by Walter Parks, Architects, dated March 16, 2021, hereinafter referred to, collectively, as “the Plans,” copies of which are attached to and made a part of this amendatory 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 up to ~~[36]~~ 34 single-family attached dwellings and three two-family dwellings, substantially as shown on the Plans.

(b) No less than one and a half parking ~~[space]~~ spaces per dwelling shall be provided for the Special Use ~~[and may be provided through the use of driveways or on-street parking]~~, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Cementitious siding and brick shall be permitted siding materials.

(d) The height of the Special Use shall not exceed ~~[the height]~~ two stories, substantially as shown on the Plans.

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

(f) A walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.

(g) Prior to the issuance of any certificate of occupancy for the second single-family attached dwelling of the Special Use, the subdivision of up to [36] 37 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) 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 (2020), 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 (2020), 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 (2020), 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.

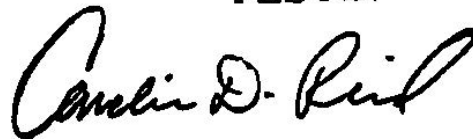
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carol D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

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

Item Request File Number: PRE.2022.0032

O & R Request

DATE: January 31, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To amend and authorize the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 34 single-family attached dwellings, and 3 duplex dwellings, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To amend and authorize the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 34 single-family attached dwellings, and 3 duplex dwellings, upon certain terms and conditions.

REASON: The applicant is proposing to amend a current Special Use Permit which originally authorized 36 single-family attached dwellings with off-street parking, to authorize 34 single-family attached dwellings, and 3 duplex dwellings with off-street parking.

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 March 21, 2022, meeting.

BACKGROUND: The subject properties consist of vacant parcels that are a combined 3.65 acres. The properties are located in the Cherry Gardens neighborhood within the City's Broad Rock Planning District along Belt Boulevard between the Formex Street and Terminal Avenue.

The City's Richmond 300 Plan designates a future land use for this property as Residential. Residential land uses are neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Primary uses include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (p. 54)

The density of the proposed development is approximately 11 units per acre.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 28, 2022

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
March 21, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2021-017

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



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/>

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: 2525, 2613, and 2701 Belt Boulevard

Date: October 26, 2021

Tax Map #: C-9-534-36, 37, and 28 Fee: \$1,800

Total area of affected site in acres: 6.267

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

Zoning

Current Zoning: R-4

Existing Use: Vacant land except for house (2701 Belt Blvd)

Proposed Use

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

See Exhibit A

Existing Use: Vacant land except for house (2701 Belt Blvd)

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2021-017

Applicant/Contact Person: Brian K. Jackson

Company: Hirschler

Mailing Address: 2100 E. Cary Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9545

Fax: (804) 644-0957

Email: bjackson@hirschlerlaw.com

Property Owner: DCJ Two LLC

If Business Entity, name and title of authorized signee: Lee Manheim, 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: c/o Liberty Townhomes, LLC - 501 Commerce Road

City: Richmond

State: VA

Zip Code: 23224

Telephone: (804) 530-2109

Fax: ()

Email: info@cbury.net

Property Owner 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)

Amendment to Architectural Plans - Applicant's Report

2525, 2613 and 2701 Belt Boulevard, Richmond, VA 23234
Tax Map Nos. C009-0534/036, C009-0534/037 and C009-0534/028

INTRODUCTION

The applicant, DCJ Two LLC (the "Applicant") is the owner of approximately 6.267 acres of land located at 2525, 2613 and 2701 Belt Boulevard (the "Property"). Liberty Townhomes, LLC ("Liberty") has contracted to purchase the Property from the Applicant. The Property is in South Richmond just southeast of the intersection of Belt Boulevard and Hopkins Road, in the City's 8th Council District.

Liberty plans to use the Property to develop forty (40) total dwellings, including thirty-four (34) attached three bedroom single-family townhouse dwellings on separate lots plus six (6) one-bedroom units in three duplex dwellings (the "Project"). The original special use permit allowed thirty-six (36) three bedroom dwellings.

Liberty's vision for the Property and the area known as "Liberty Place" has not changed. It envisions a small residential development that will provide both young families and retirees in the South Richmond community with much-needed new, easy to maintain single-family homes at attainable prices. The addition of one-bedroom units responds to high market demand for these residences. In addition, this development would preserve approximately 2.63 acres of land as wooded open space for both Project residents and neighbors to enjoy.

Liberty is an affiliate of the developer of the very similar and highly successful Townhomes at Warwick Place development (see Ord. Nos. 2016-296 and 2008-170-188), and the Project's architecture and design would be virtually identical to that development. That project was rezoned with a Special Use Permit substantially similar to the Original SUP for this Project.

AMENDMENT TO ARCHITECTURAL PLAN REQUEST

The Property is zoned R-4 Single Family Residential District.

Single family dwellings are permitted by right in the R-4 District.

In February 2021, the City of Richmond approved Liberty's request for a Special Use Permit ("SUP") to allow the development of thirty-six (36) single-family dwellings on the Property (see Ord. No. 2021-017) (the "Original SUP"). Now, Liberty is requesting an amendment to the plans submitted with the Original SUP to include one-bedroom units.

The Project, as amended, would include 40 units total. These units will be offered at reasonable, affordable prices. Six of these units would be one-bedroom units that are configured into a duplex plan with one unit on the first floor and the other on the second floor. As shown in the amended architectural plan entitled "Townhomes at Liberty Place" by Walter Parks Architects, dated March 16, 2021 (the "Architectural Plan"), the Project's lot sizes remain unchanged, with each at no less than 1,500 square feet in floor area and not less than 20 feet wide. Each one-bedroom unit will

contain a minimum of 700 square feet of floor area. Each lot shall have minimum side yards of 3 feet each, except on the sides of lots where the dwellings are attached, in which case no side yards would be required. All lots will have access from internal streets as shown on the Preliminary Plan. As shown in the “Typical Street” section on the Preliminary Plan, all such internal rights of way shall be a minimum of forty feet (40’) wide. Additionally, one of the one-bedroom units would be used as an onsite leasing office. Each three-bedroom unit will be no less than 20 feet wide and will contain a minimum of 1,350 square feet of floor area. There will be no change to the building heights, building materials, quantity of lots or configuration of lots.

EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the western margin of the Cherry Gardens neighborhood, a collection of reasonably-priced single-family houses dating to the 1940s. The neighborhood is sandwiched between an industrial area to the north and more low-density single-family residential developments to the south, west and east, but is equidistant from three “priority growth” nodes designated in the Richmond 300 plan, as well as big regional employers like Philip Morris, Dupont and the McGuire VA Hospital, which will support commercial development in the area.

The Property comprises two tracts. The first is a wedge-shaped 2.63-acre parcel bordered by Belt Boulevard to the west, Formex Street to the southeast, and industrial properties to the north. This tract would remain preserved as open space. Across Formex Street to the south lies the second tract, which would be subdivided and developed pursuant to the SUP. The second tract comprises two tax parcels totaling approximately 3.452 acres and roughly bound by Belt Boulevard to the west, Formex Street to the north, a residence to the south and a residential subdivision to the east. The Property is in a transitional area between industrial uses to the northeast and single-family residential uses to the south and west. The Property lies less than 1,000 feet from the Hickory Hill Community Center.

The Property’s close proximity to big regional employers will allow the Project to provide convenient workforce housing to their employees.

THE RICHMOND 300 PLAN

The Property is in the Broad Rock Planning District. The City of Richmond’s 300 Plan designates the Property’s future use as Residential, a future use category which calls for densities of between 2 and 10 dwelling units per acre, and calls for duplexes and small multi-family buildings as a secondary use along major streets like Belt Boulevard.

PROPOSED USE

The Property’s zoning permits single-family dwelling uses by-right. The development of the Project as described herein is compatible with the surrounding area and an appropriate use for the site. The proposed density of under 7 dwelling units per acre is in line with the Property’s “Residential” future use designation in the Richmond 300 plan, which prescribes densities of

between 2 and 10 dwelling units per acre. The Project directly addresses and is consistent with the Richmond 300 plan goals.

Utilities are available onsite. Stormwater will be discharged to the floodplain on-site via a level spreader or equally permitted device.

The Project is projected to generate approximately 200-300 vehicle trips per day, and amount that should be easily absorbed by the surrounding road network. Belt Boulevard is a median-separated four-lane road running northwest toward the McGuire VA Hospital and southeast toward the Philip Morris and Dupont plants. The Project's entrance would be less than 900 feet from Belt Boulevard's interchange with Hopkins Road, which is also a four-lane road running north to Manchester and south to Chesterfield County. The Property's central location means that morning and evening commutes should not be concentrated on any one of these four directional arteries. Additional traffic will be further alleviated by the Property's proximity to GRTC transit options on Belt Boulevard.

SUITABILITY OF REZONING and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the Zoning Ordinance to be considered with the review of special use permit applications.

The proposed SUP will:

- *NOT be detrimental to the safety, health, morals, and general welfare of the community.*

The Project will provide the opportunity for needed housing stock, addition provide the community with conveniently-located, attainable starter or retirement homes and preserve open space. These residences will enhance the community's safety, health, morals and general welfare.

- *NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.*

The addition of 40 new residences should have a negligible impact on traffic in the area as the Property fronts on a section of Belt Boulevard that has ample capacity to handle additional traffic.

- *NOT create hazards from fire, panic or other dangers.*

The Project will be constructed in accordance with applicable building and fire safety codes and energy conservation requirements.

- *NOT tend to overcrowding of land and cause an undue concentration of population.*

The Project's proposed density is well within the limits proposed in the Richmond 300 plan for the "Residential" future land use designation.

- *NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

The above referenced City services will not be adversely affected by the construction of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities. Additionally, the Project is likely to attract residents of diverse backgrounds and age groups so as not to adversely impact area schools, parks, playgrounds, water supplies, sewage and storm water systems, transportation or other governmental services.

- *NOT interfere with adequate light and air.*

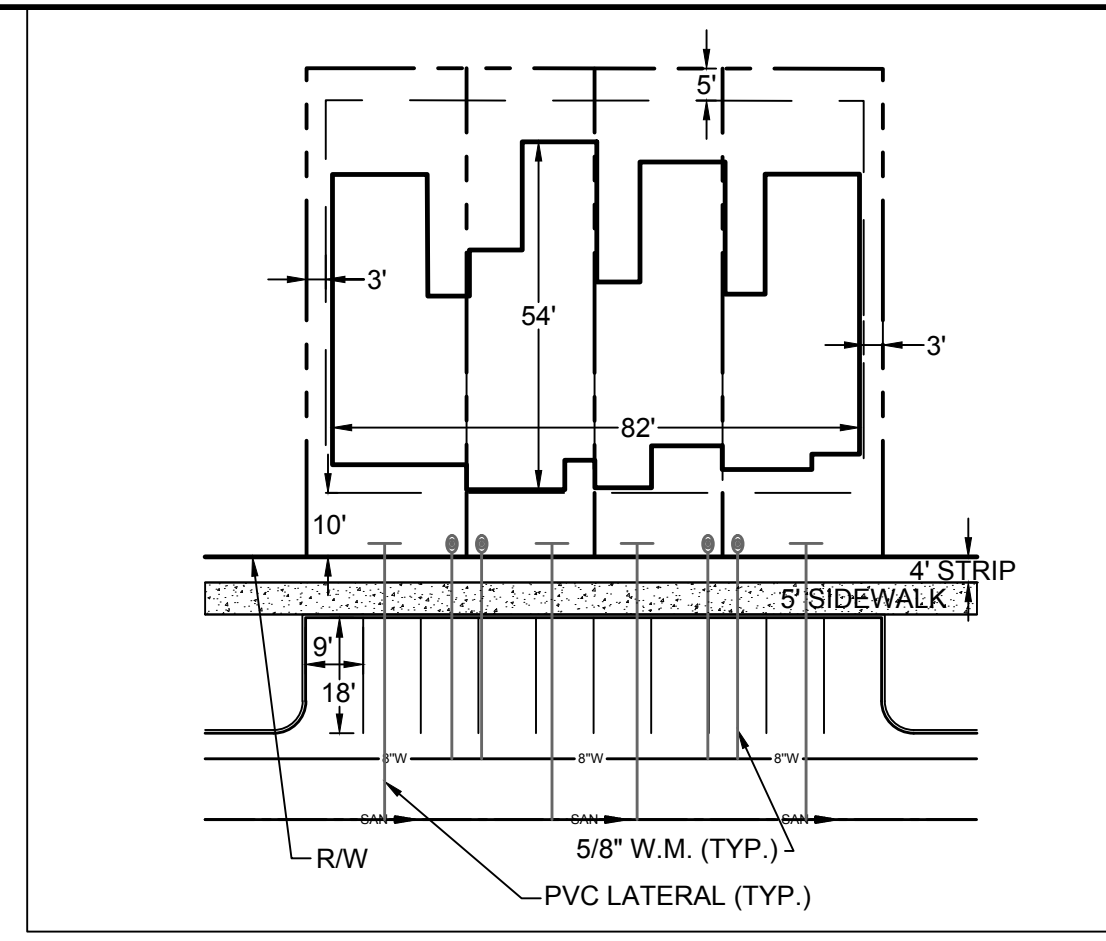
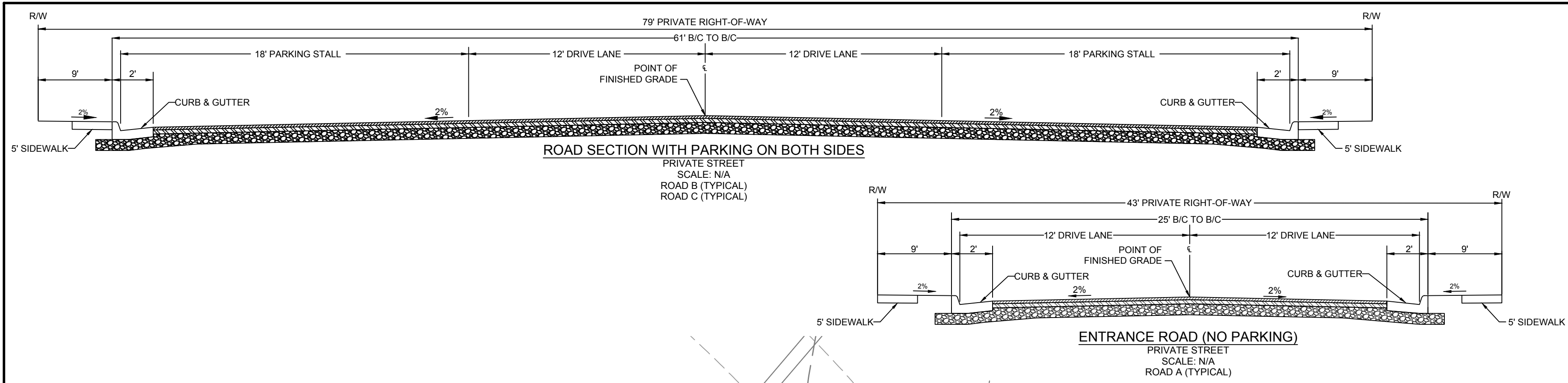
The Property is in a location with ample air, lights and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

COMMUNITY SUPPORT FOR AMENDMENT TO ARCHITECTURAL PLAN

Liberty has presented the Architectural Plan amendment application materials to the Cherry Gardens Association and to Councilwoman Reva Trammell. After following up with the association and community members, Liberty expects to submit letters of support for the SUP plan amendment.

CONCLUSION

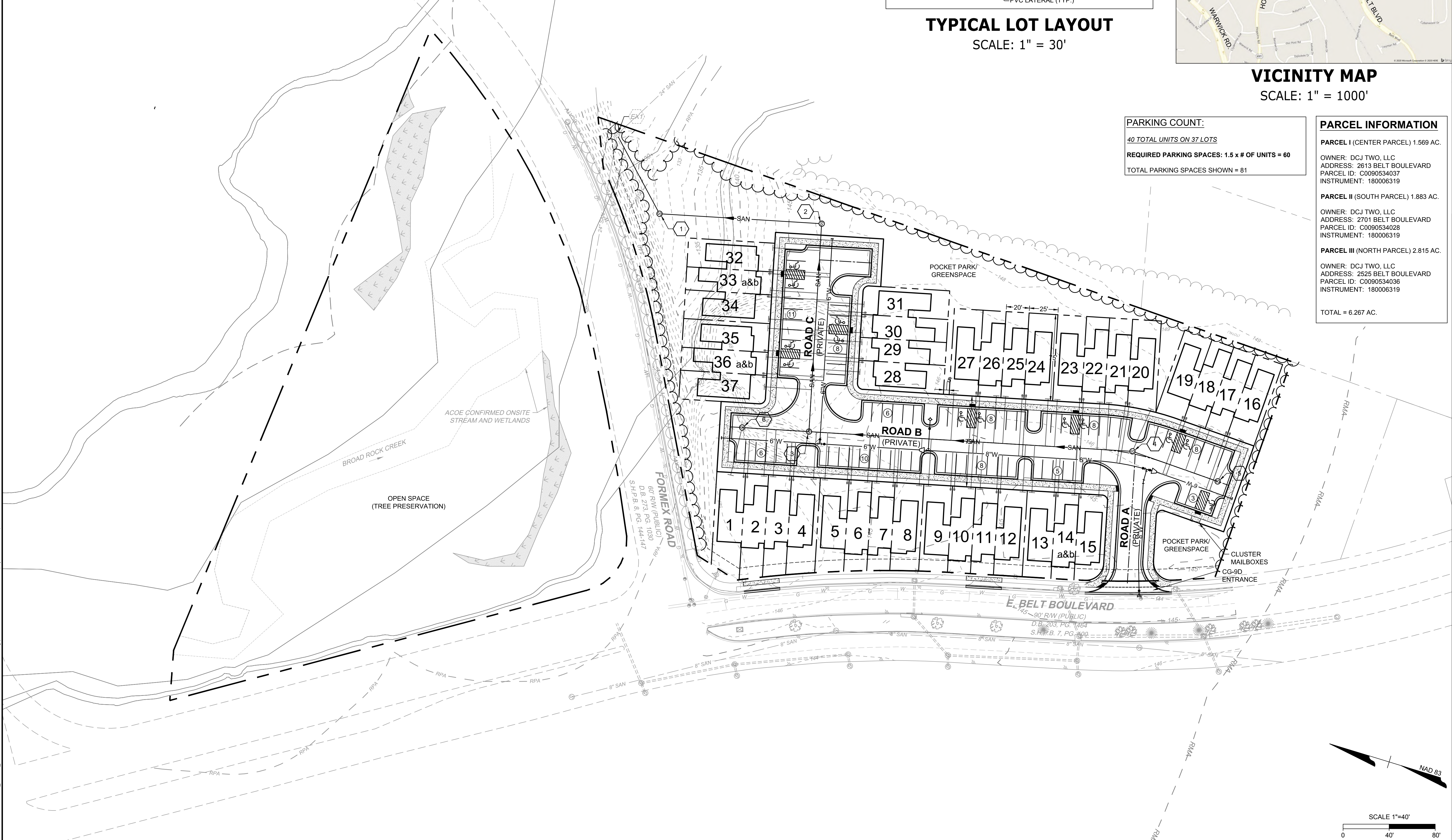
The inclusion of one bedroom units meet existing demand for single units and further increase revenue to the City of Richmond in the form of an expanded real estate tax base, construction revenue, bringing jobs to the area, as well as bringing more consumers to the area. With this slight change, this community will remain a highly visible symbol of revitalization in South Richmond contributing to the area's future transformation and thereby further the City's aspirations for this neighborhood.



TYPICAL LOT LAYOUT
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 1000'



PARKING COUNT:
40 TOTAL UNITS ON 37 LOTS
REQUIRED PARKING SPACES: 1.5 x # OF UNITS = 60
TOTAL PARKING SPACES SHOWN = 81

PARCEL INFORMATION

PARCEL I (CENTER PARCEL) 1.569 AC.
OWNER: DCJ TWO, LLC
ADDRESS: 2613 BELT BOULEVARD
PARCEL ID: C0090534037
INSTRUMENT: 180006319

PARCEL II (SOUTH PARCEL) 1.883 AC.
OWNER: DCJ TWO, LLC
ADDRESS: 2701 BELT BOULEVARD
PARCEL ID: C0090534028
INSTRUMENT: 180006319

PARCEL III (NORTH PARCEL) 2.815 AC.
OWNER: DCJ TWO, LLC
ADDRESS: 2525 BELT BOULEVARD
PARCEL ID: C0090534036
INSTRUMENT: 180006319

TOTAL = 6.267 AC.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulder Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.0500 FAX 804.586.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
1/15/2021	REVISED PER CITY COMMENTS
10/8/2021	LAYOUT CHANGES FOR INCREASED PARKING
2/11/2022	SIDEWALK WIDENED PER DPW TRAFFIC COMMENT

DATE	DRAWN BY
12/23/2020	J. KIEFFER
	DESIGNED BY G. ROGERS
	CHECKED BY A. CAMPBELL
	SCALE 1" = 40'

TIMMONS GROUP

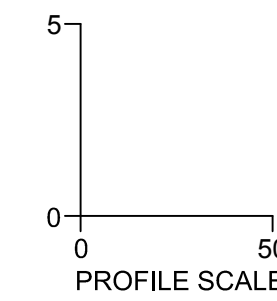
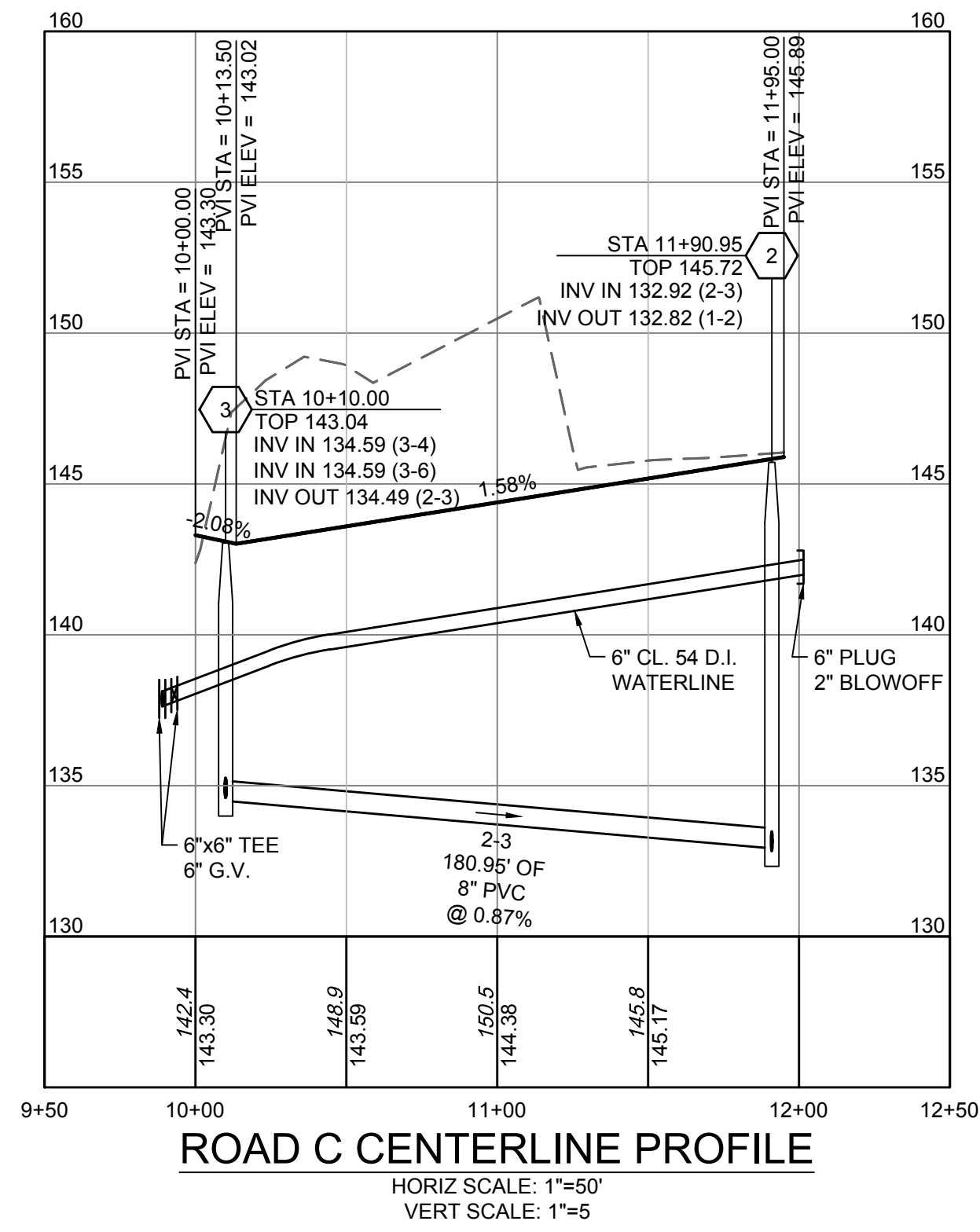
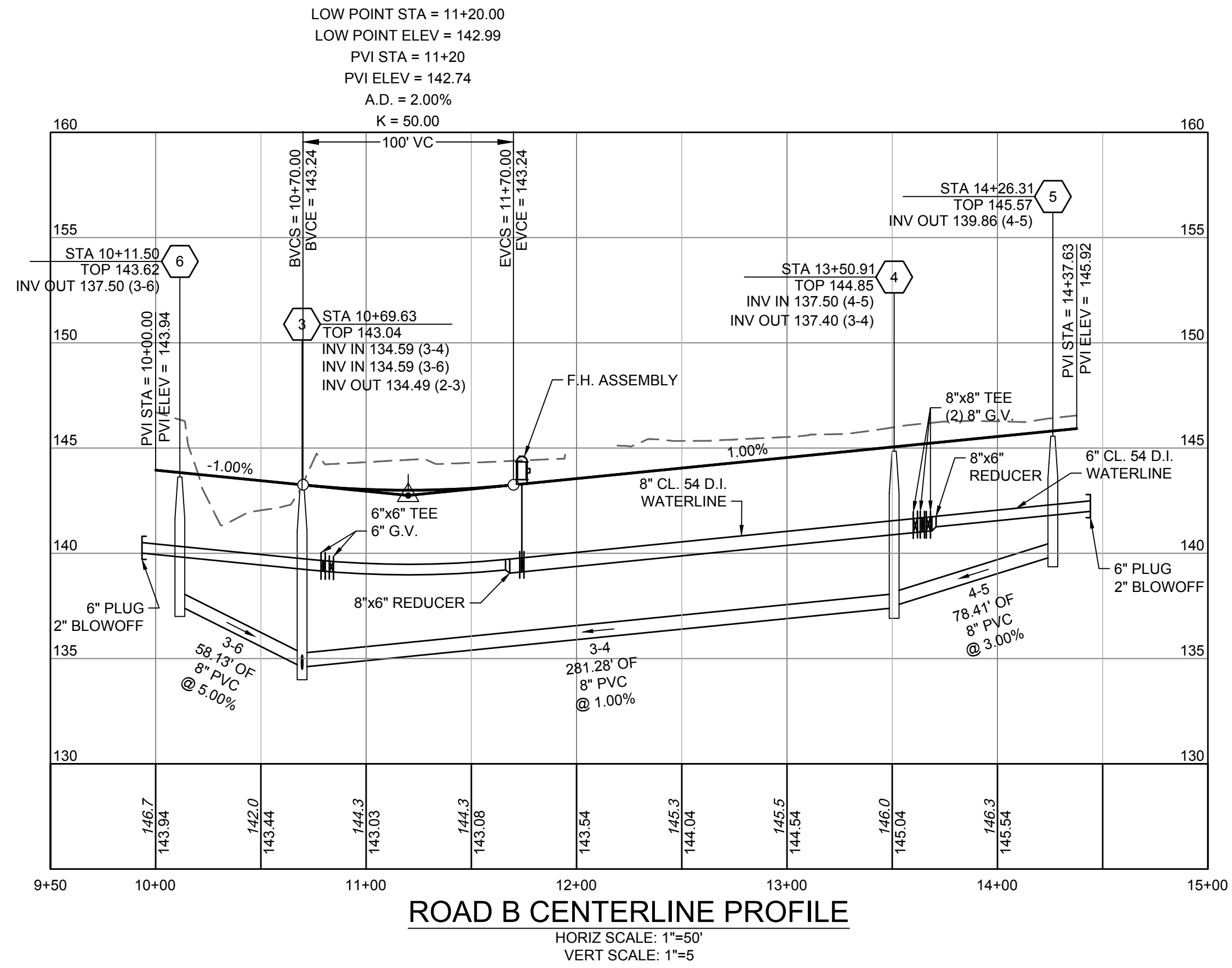
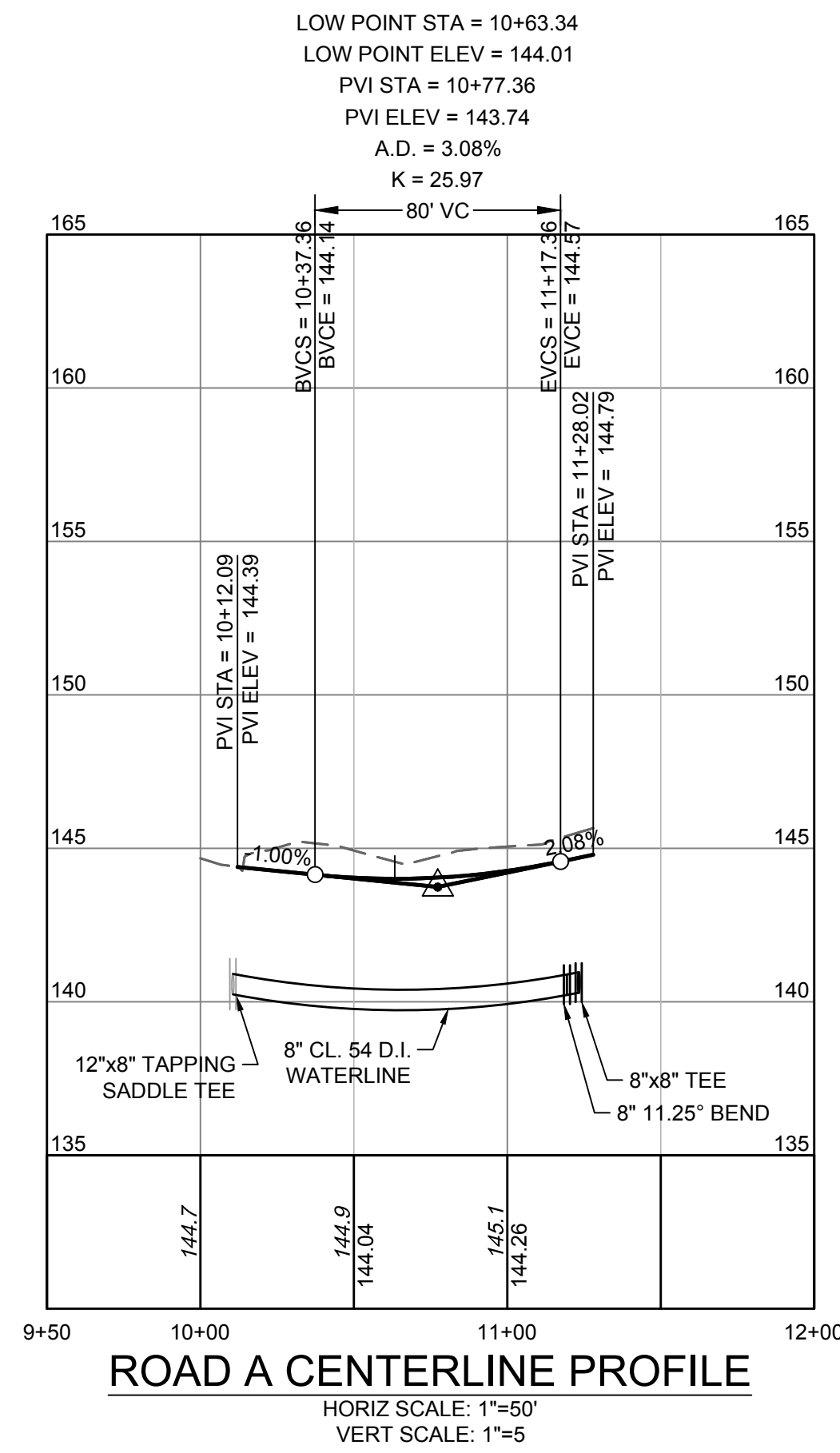
TOWNHOMES AT LIBERTY PLACE
8TH DISTRICT - CITY OF RICHMOND - VIRGINIA
PRELIMINARY PLAN

JOB NO.
45991

SHEET NO.
1 OF 4

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--- EXISTING CENTERLINE
 — PROPOSED GRADE

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
 100 Builders Parkway, Suite 300 | Richmond, VA 23225
 TEL 804.200.0500 FAX 804.580.0106 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
1/15/2021	REVISED PER CITY COMMENTS
10/8/2021	LAYOUT CHANGES FOR INCREASED PARKING
2/11/2022	SIDEWALK WIDENED PER DPW TRAFFIC COMMENT

DATE: 12/23/2020
 DRAWN BY: J. KIEFFER
 DESIGNED BY: G. ROGERS
 CHECKED BY: A. CAMPBELL

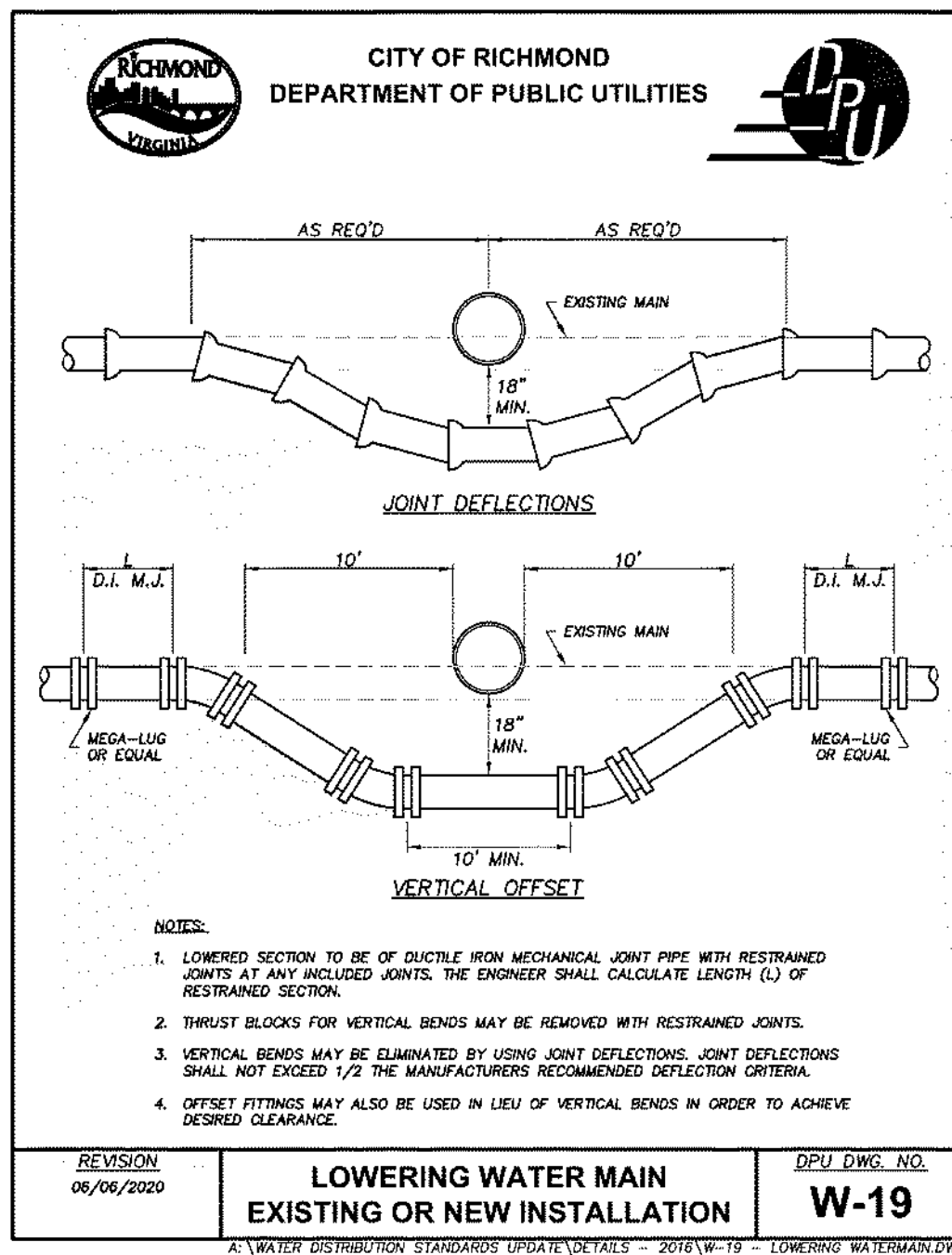
SCALE
 H: 1" = 50'
 V: 1" = 5'

TOWNHOMES AT LIBERTY PLACE
 8TH DISTRICT - CITY OF RICHMOND - VIRGINIA
 ROAD PROFILES

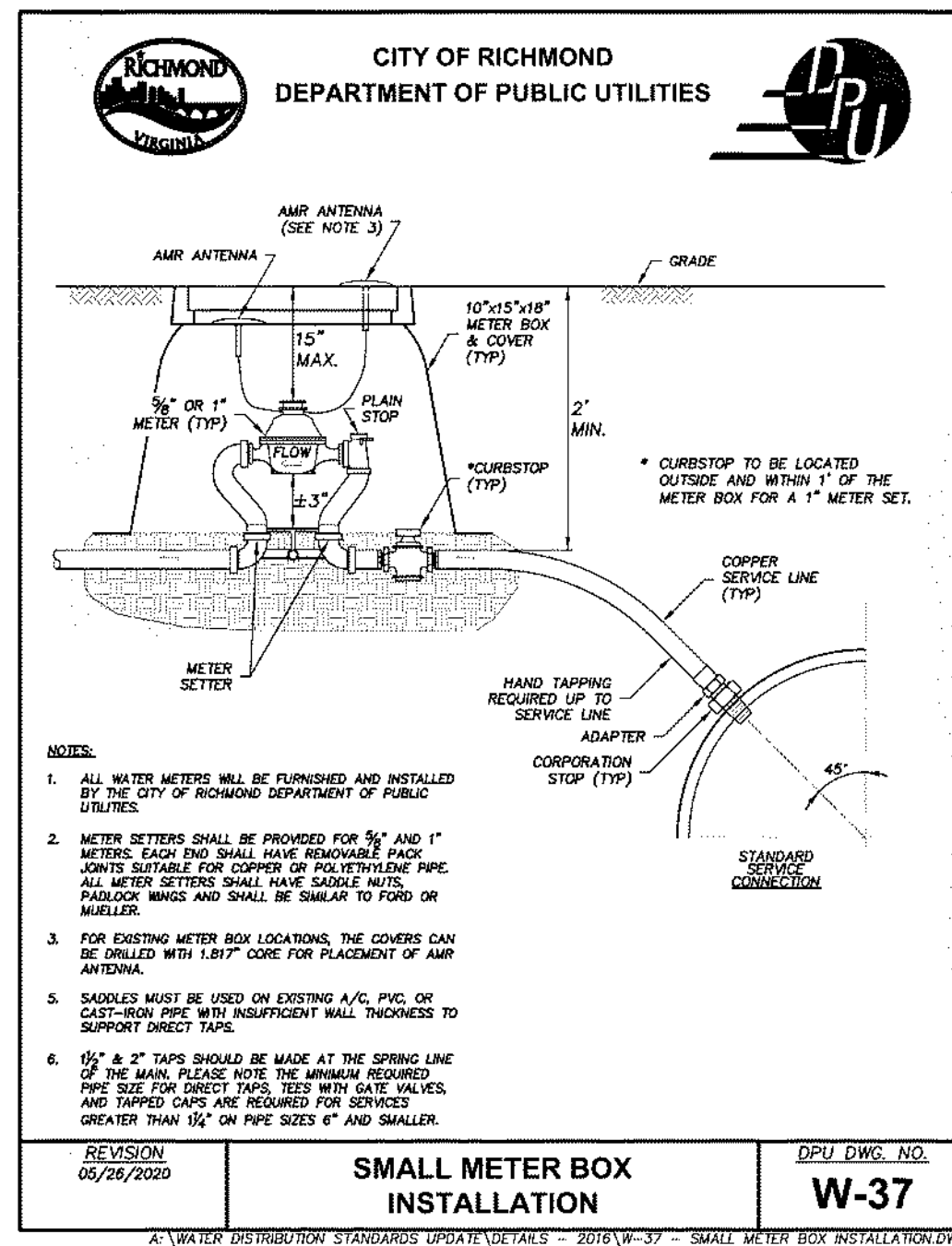
JOB NO. 45991
 SHEET NO. 2 OF 4

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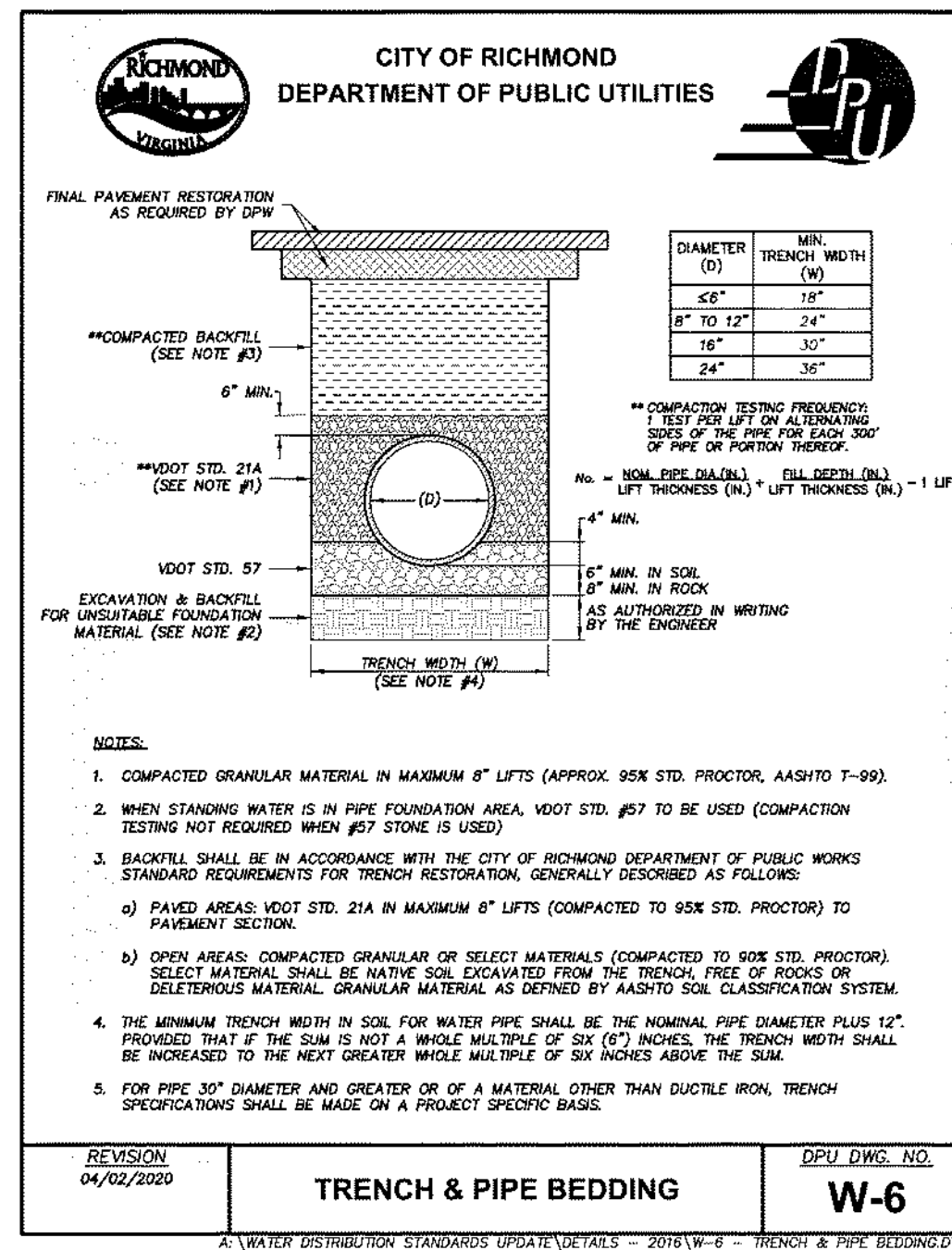
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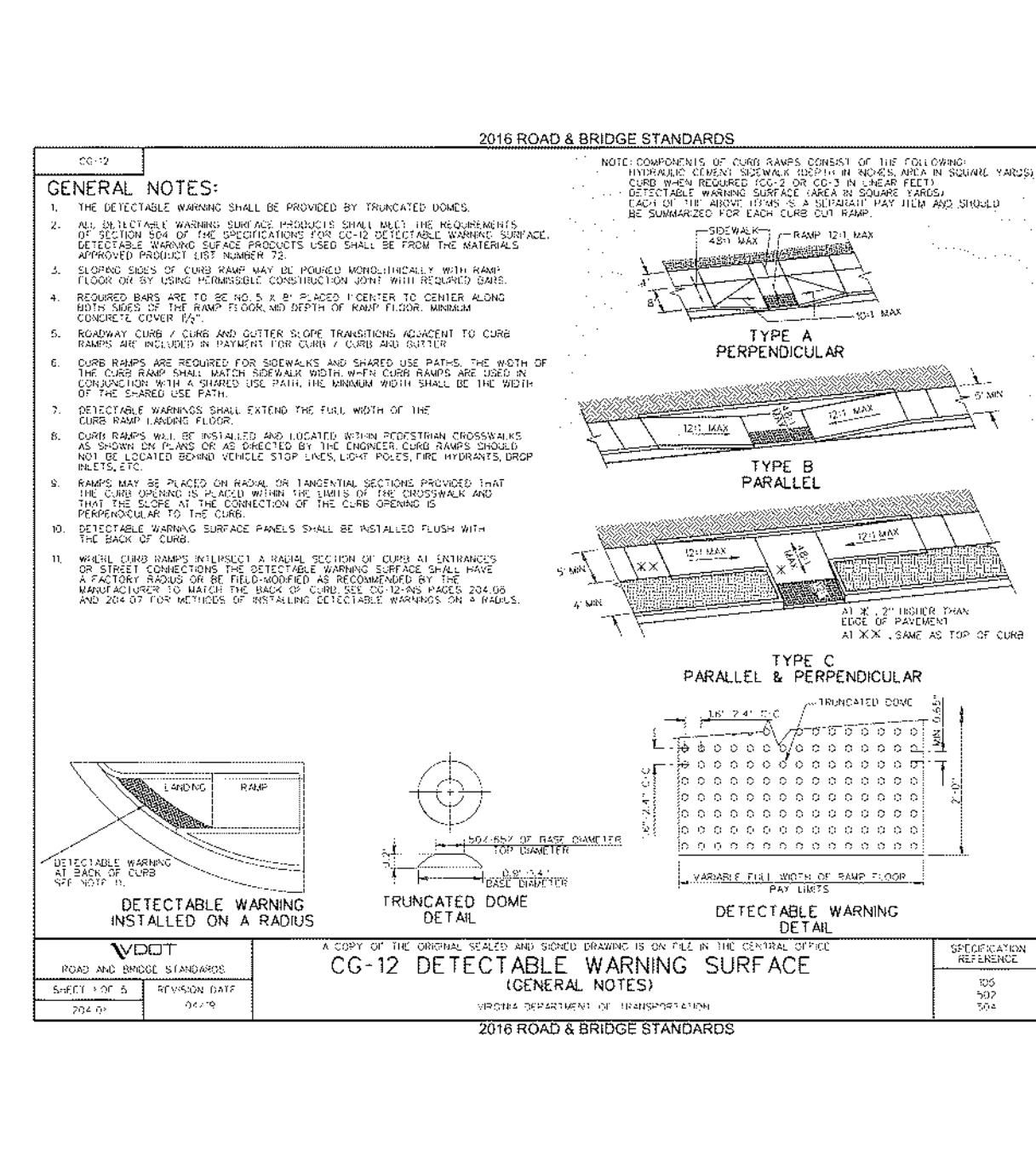
WATER DISTRIBUTION STANDARDS UPDATE DETAILS - 2016 (W-19) - LOWERING WATER MAIN



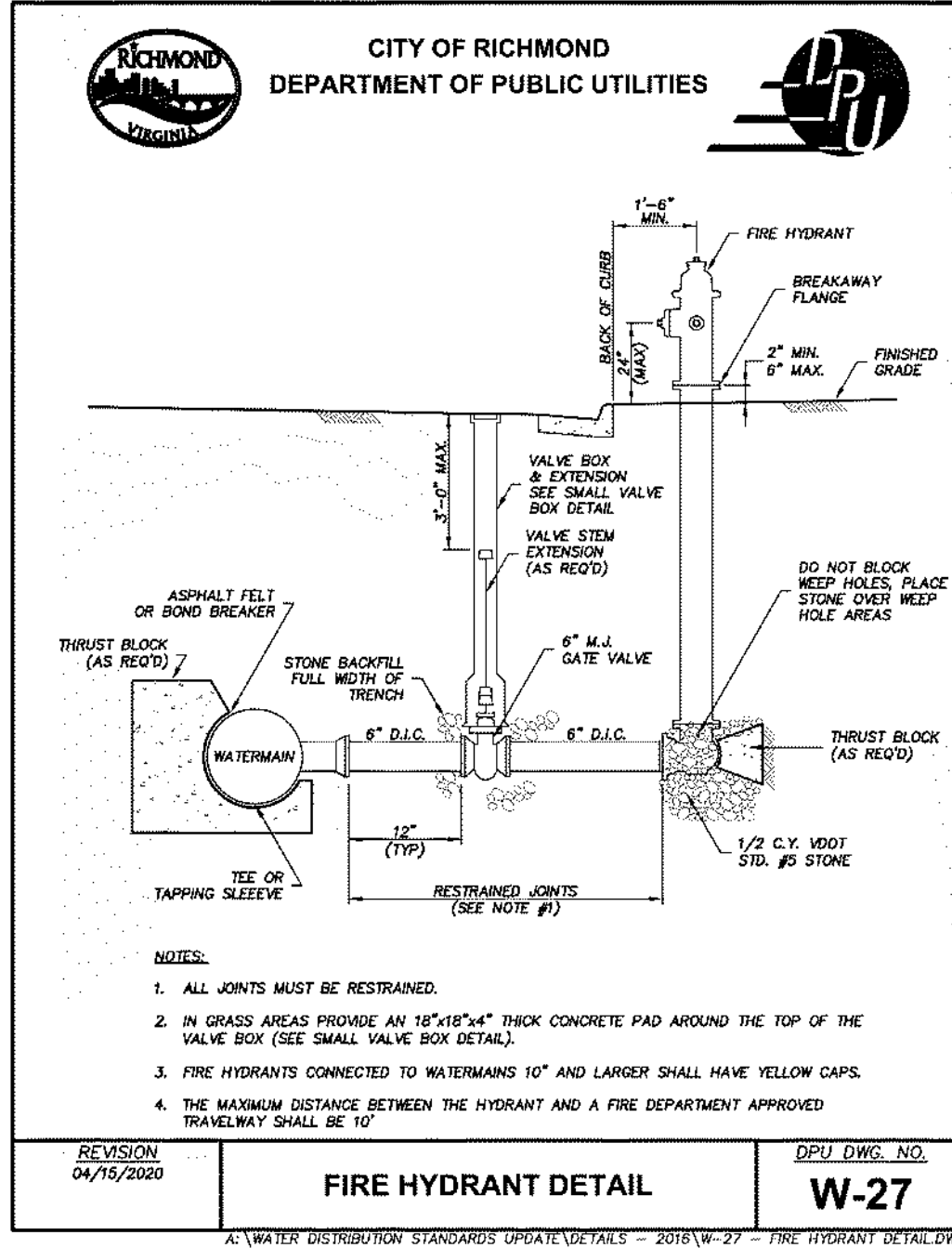
WATER DISTRIBUTION STANDARDS UPDATE DETAILS - 2016 (W-3) - SMALL METER BOX INSTALLATION



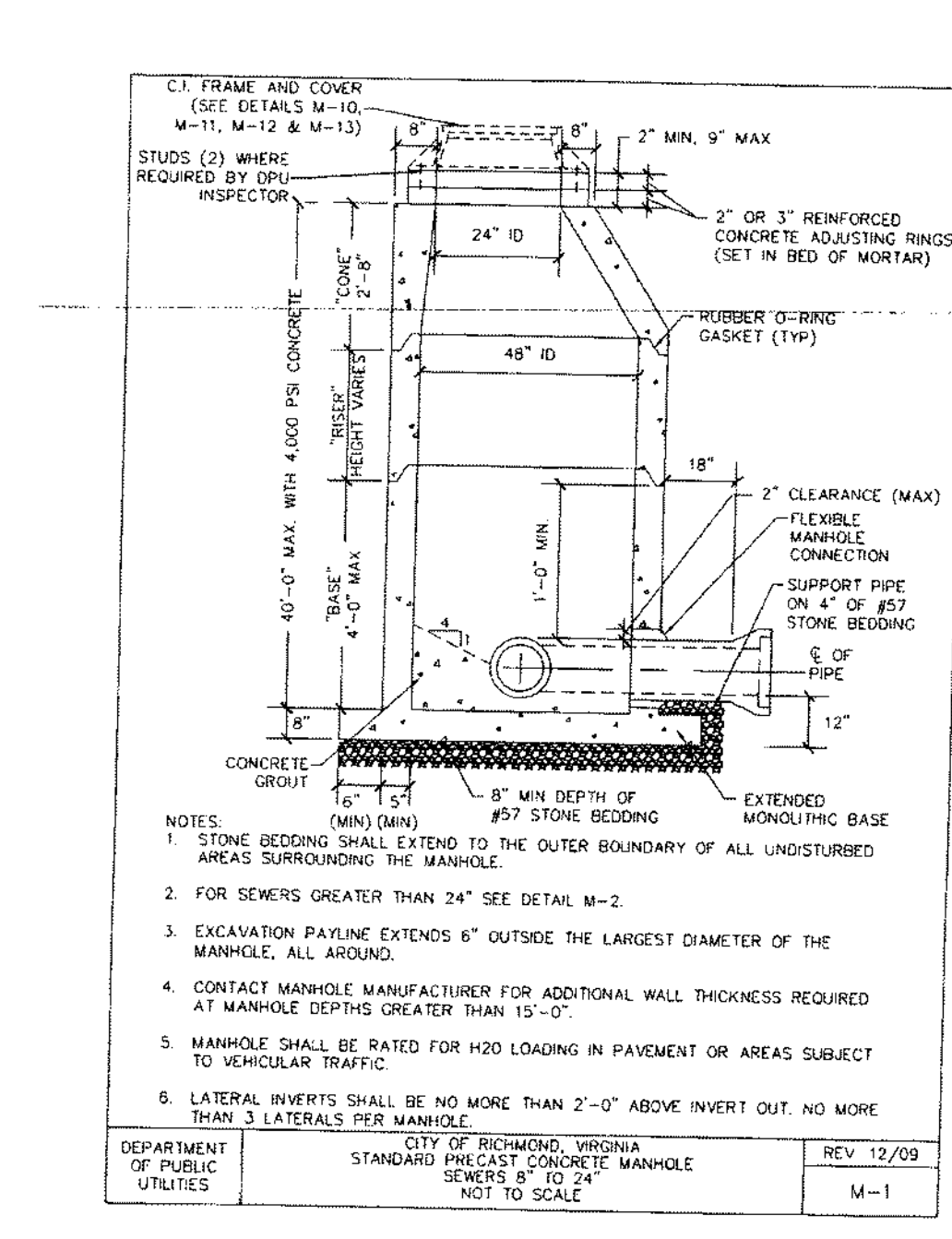
WATER DISTRIBUTION STANDARDS UPDATE DETAILS - 2016 (W-6) - TRENCH & PIPE BEDDING



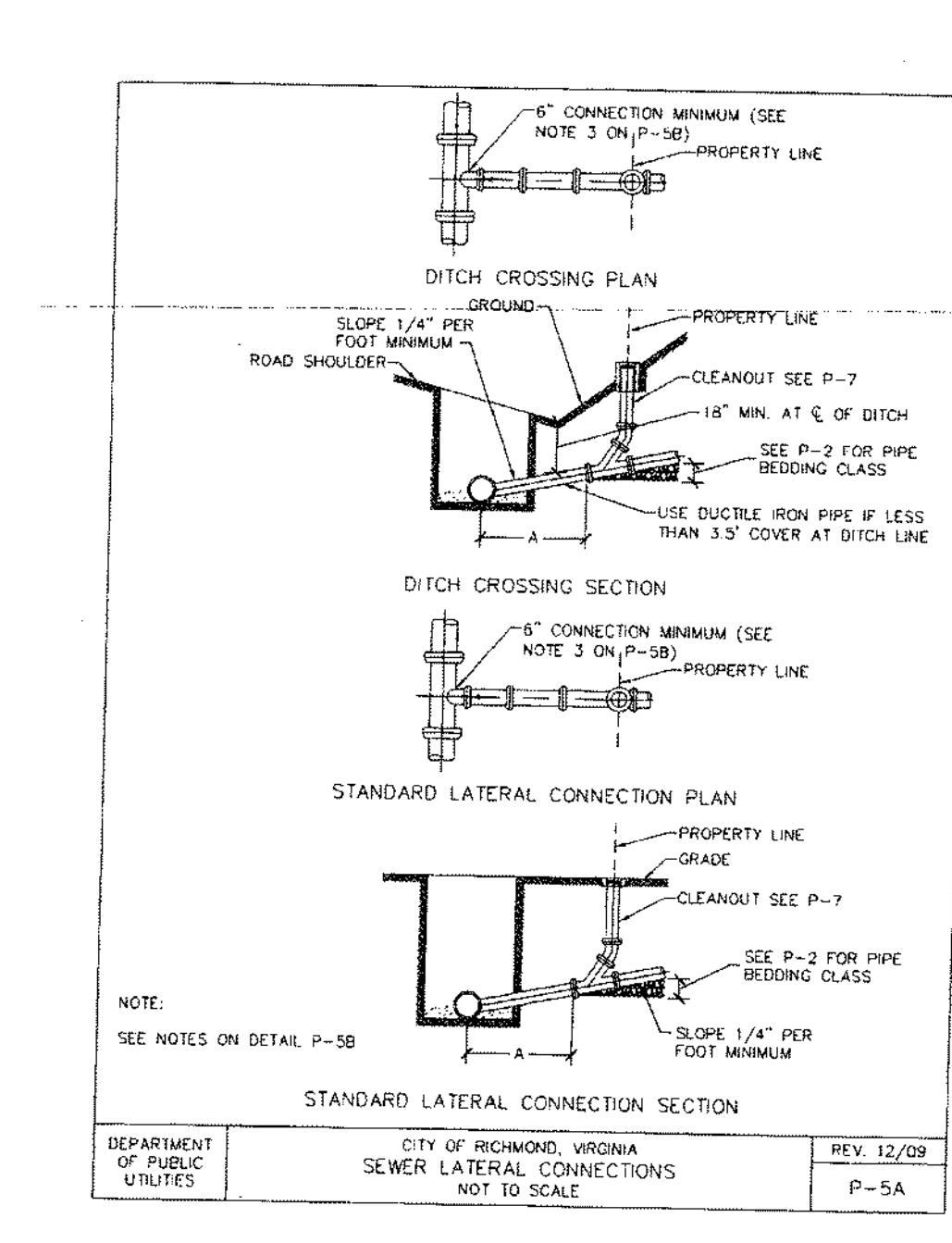
ROAD AND BRIDGE STANDARDS - 2016 (CG-12) - DETECTABLE WARNING SURFACE



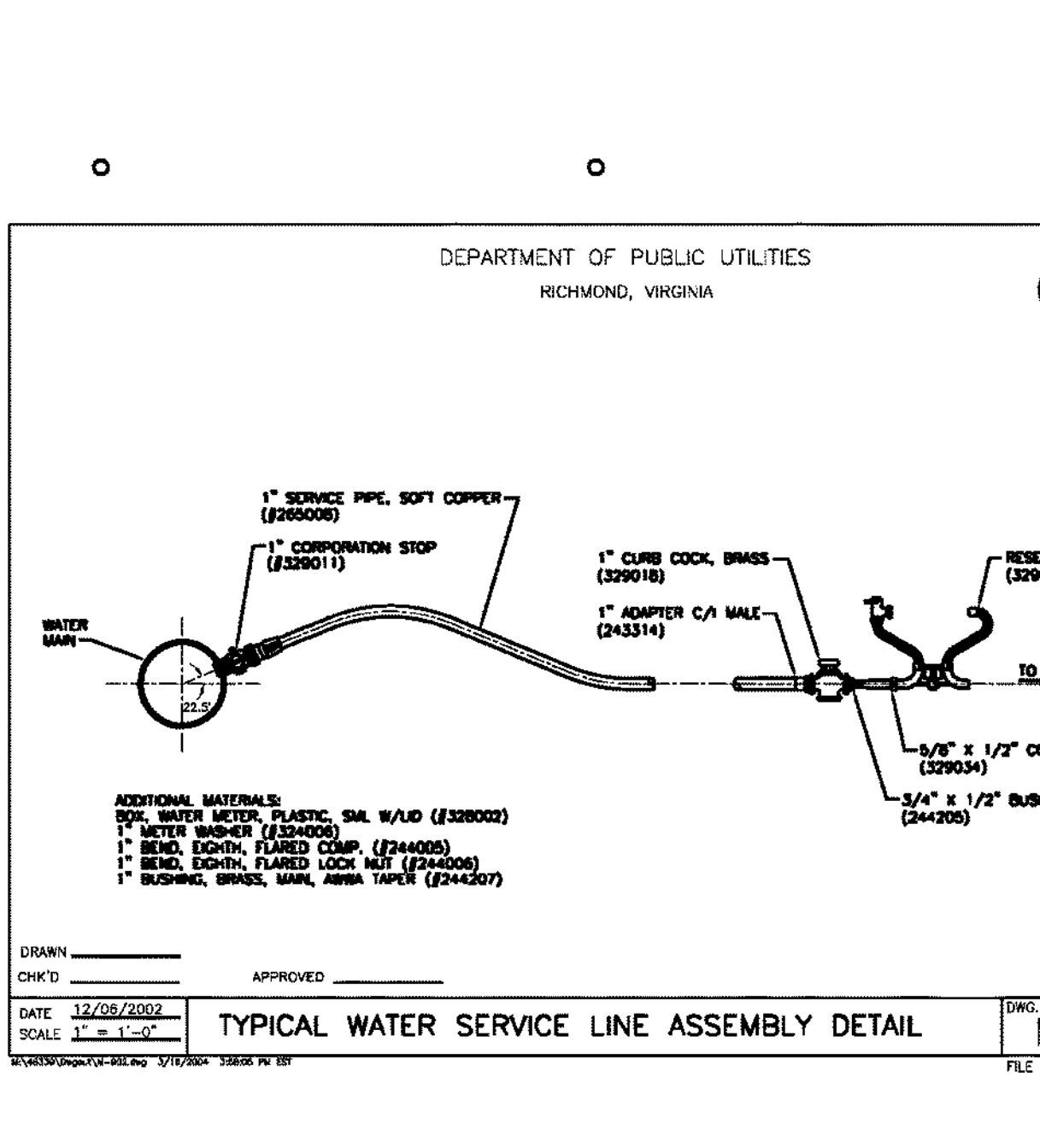
WATER DISTRIBUTION STANDARDS UPDATE DETAILS - 2016 (W-27) - FIRE HYDRANT DETAIL



CITY OF RICHMOND, VIRGINIA STANDARD PRECAST CONCRETE MANHOLE SEWERS 8\"/>



CITY OF RICHMOND, VIRGINIA SEWER LATERAL CONNECTIONS NOT TO SCALE



CITY OF RICHMOND, VIRGINIA TYPICAL WATER SERVICE LINE ASSEMBLY DETAIL

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DATE	REVISION
1/15/2021	REVISED PER CITY COMMENTS
10/08/2021	LAYOUT CHANGES FOR INCREASED PARKING
2/11/2022	SIDEWALK WIDENED PER DPW TRAFFIC COMMENT

DATE: 12/23/2020
DRAWN BY: J. KIEFFER
DESIGNED BY: G. ROGERS
CHECKED BY: A. CAMPBELL

SCALE: N/A

TIMMONS GROUP

TOWNHOMES AT LIBERTY PLACE
8TH DISTRICT - CITY OF RICHMOND - VIRGINIA

DETAILS

JOB NO. 45991
SHEET NO. 3 OF 4

ALN440 – Towne Commons® LED | TYPE

- Energy Saving LED technology
- Wide variety of custom mounting options including post-top, wall mount or pole mount arm
- Available in 3000K, 4000K and 5000K
- Reliable efficient operation
- Type 2, 3, 4, 5 distributions
- IP65 construction of optical system
- Powder coat finish in 13 standard colors with polymer sealer
- 0-10V dimming ready
- Cast aluminum struts
- Surge protection included
- DLC pending



1. LUMINAIRE	2. DISTRIBUTION	3. COLOR TEMP	4. DRIVER	5. COLOR	6. OPTIONS	7. CONTROL	8. MOUNTING
ALN 440							

<p>1. LUMINAIRE ARM OR POST TOP MOUNT ALN 440</p> <p>TOP MOUNTED ARM OR PENDANT MOUNT ALN 440D</p>	<p>7. CONTROL PCA-C (Contemporary photocell adapter, not for Wall Mount) PCA-T (Traditional photocell adapter, not for Wall Mount) SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/</p>	<p>SPECIFICATIONS HOUSING Luminaire shall be cast A356 alloy aluminum, free of any porosity or cosmetic filers. Castings shall be of uniform wall thickness, minimum .188 inch with no warping or mold shifting. The top cap shall hinge open by loosening two captive fasteners. The top shall seal the lamp compartment with a continuous silicone gasket. The lens shall be one-piece clear optical grade acrylic with a one-piece memory retentive silicone gasket on top and bottom. The LED and driver assembly shall be serviceable by backing out three thumb screws to allow for the light engine to be lifted out. Quick disconnects shall be used for all electrical connections. All internal and external hardware shall be stainless steel.</p> <p>OPTICAL MODULE The optical assembly shall be completely sealed with a one piece injection molded silicone gasket to prevent dust, insect or moisture contamination. The optical array shall consist of high brightness light emitting diodes mounted to a printed metal circuit board with precision injection molded optically clear lenses discretely coupled to each individual diode. The printed circuit board assembly shall have a uniform conformal coating with the exception of the optical output lens at each diode and be mechanically fastened to an anodized die-cast aluminum heat sink. Standard color temperatures shall be 3000K, 4000K and 5000K.</p> <p>ELECTRICAL Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed. Drivers are 0-10V dimming control with a dimming range of 100%-10%. Drivers are UL listed. All luminaires shall accept 120-277 volt input and have integral surge protection "Thermal Shield", secondary side, thermostat provides protection for the sustainable life of LED module and electronic components. The electrical assembly shall be mounted to a serviceable tray. The surge protector shall be UL recognized and have a surge current rating of</p>
<p>2. DISTRIBUTION Y2 (Type 2) Y3 (Type 3) Y4 (Type 4) Y5 (Type 5)</p>	<p>8. MOUNTING WALL MOUNT ALN440 WMA1M WMA1L WMA3 WMA35U WMA35U WMA55 WMA56 WMA57 WMA7</p> <p>ALN440D WMA2M WMA2L WMA37 WMA38 WMA39 WMA4 WMA6 WMA8 WMA8D WMA10 WMA11 WMA12 WMA16 WMA17 WMA18 WMA22D</p> <p>POLE MOUNT Post Top Mount (Standard) The fixture shall slip over a 4"100mm O.D. pole or tenon and be secured to the pole with three (3) stainless steel set screws. Pole Side Mount, 4" O.D. or 5" O.D. side mount</p> <p>ALN440 TRA1M TRA3 TRA5U TRA55 TRA56 (4" only) TRA57 TRA9U SLABU SLA22U</p> <p>ALN440D TRA2M TRA2L SLA3 (4" only) SLABD SLA22D</p> <p>Pole Top Mount Arm ALN440 SLA1 SLA1-2</p> <p>ALN440D SLA1 SLA1-2</p> <p>ARM MOUNT PM1 PM2 PM3 Visit www.aal.net for Arms, Poles & Accessories. Specification Guide</p>	<p>3. COLOR TEMPERATURE 32LED-3K (Warm White, 3000K output) 32LED-4K (Neutral White, 4000K output) 32LED-5K (Bright White, 5000K output)</p> <p>4. DRIVER (120 thru 277 volt) 700 (700mA drive current, 75 watts)</p> <p>5. COLOR WH Arctic White VBU Verde Blue BL Black CRT Carbon BLT Matte Black MAL Matte Aluminum DB Dark Bronze MG Medium Gray DGN Dark Green AGN Antique Green TT Titanium LS Light Gray WOB Weathered Bronze RAL Powder Color MOB Bronze Metallic CUSTOM * Contact Factory</p> <p>6. OPTIONS LDL (Lightly diffused lens) SBL (Slightly diffused lens) H5L-4 (Housing side shield, consists of three field installed panels attached to the inside of the lens. Installing three panels blocks 180° of the lens) MAT (Mat arm support slips over a 2 3/8" / 60mm O.D. pipe and is secured with 4 stainless steel set screws. For ALN440D only) PMS (Pendant mount with 48" / 1220mm stem and canopy with swivel. For ALN440D only) PMC (Pendant kit includes canopy and 48" / 1220mm of brass chain painted the future color. For ALN440D only) PTS (Post top adapter for a 51/2" O.D. pole)</p>

ARCHITECTURAL AREA LIGHTING
17160 Rowland Street, City of Industry, CA 91748
P 626.968.5666 F 626.369.2695 | www.aal.net
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1 PEDESTRIAN LIGHTING STYLE EXAMPLE

<p>AIRO LED SERIES AREA/SITE/ROAD LIGHTER</p> <p>SPECIFICATIONS Construction: • Stylized vertically finned die-cast and extruded aluminum for maximum heat dissipation</p> <p>• Separate optical and electrical compartment for improved thermal management and optimum component operation</p> <p>• EPA: 8L – 50W 16L – 62W 24L – 74W</p> <p>Optics: • Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions</p> <p>• Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning</p> <p>• 3000K, 4000K, or 5000K (70 CR) CCT</p> <p>• Zero uplight</p> <p>Electrical: • Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400WHD respectively</p> <p>• Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz</p> <p>• Ambient operating temperature -40° C to 40° C</p> <p>• Drivers have greater than 90% power factor and less than 20% THD</p> <p>• LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery</p> <p>• Field replaceable surge protection device provides 10KA and 10KV protection meeting ANSI/IEEE C82.11.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is consumed</p> <p>Controls: • Photo control, occupancy sensor and wireless available for complete on/off and dimming control</p> <p>CERTIFICATIONS/LISTINGS UL, DLC</p>	<p>HUBBELL Outdoor Lighting</p> <p>Approvals</p> <p>PRODUCT IMAGE(S) ASL-24L ASL-16L ASL-8L</p> <p>DIMENSIONS ASL-8L ASL-16L ASL-24L</p> <p>SHIPPING INFORMATION</p> <table border="1"> <thead> <tr> <th>Catalog Number</th> <th>G.W./kg (CTN)</th> <th>Length (in) (cm)</th> <th>Width (in) (cm)</th> <th>Height (in) (cm)</th> </tr> </thead> <tbody> <tr> <td>ASL-8L</td> <td>15 (8.6)</td> <td>20.75 (52.7)</td> <td>15.125 (38.4)</td> <td>6.8975 (17.6)</td> </tr> <tr> <td>ASL-16L</td> <td>19 (8.6)</td> <td>25 (63.5)</td> <td>15.125 (38.4)</td> <td>6.8975 (17.6)</td> </tr> <tr> <td>ASL-24L</td> <td>24 (10.9)</td> <td>25 (63.5)</td> <td>15.125 (38.4)</td> <td>6.8975 (17.6)</td> </tr> </tbody> </table>	Catalog Number	G.W./kg (CTN)	Length (in) (cm)	Width (in) (cm)	Height (in) (cm)	ASL-8L	15 (8.6)	20.75 (52.7)	15.125 (38.4)	6.8975 (17.6)	ASL-16L	19 (8.6)	25 (63.5)	15.125 (38.4)	6.8975 (17.6)	ASL-24L	24 (10.9)	25 (63.5)	15.125 (38.4)	6.8975 (17.6)
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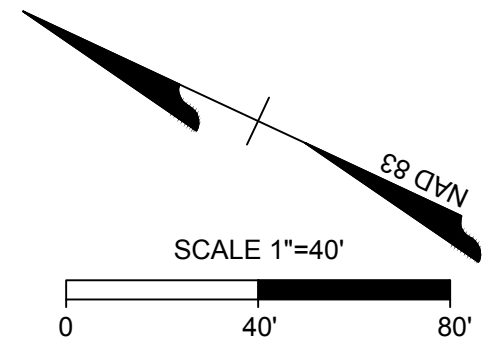
2 AREA STREET LIGHTING STYLE EXAMPLE

CONFIGURABLE ORDERING INFORMATION NEXT PAGE
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Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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PRELIMINARY PLANT SELECTION

- STREET TREE
NYSSA SYLVATICA / WILDFIRE / BLACK GUM
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
QUERCUS PHELLOS / WILLOW OAK
ULMUS PARVIFOLIA / CHINESE LACEBARK ELM



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DATE	REVISION DESCRIPTION
1/15/2021	REVISED PER CITY COMMENTS
10/08/2021	LAYOUT CHANGES FOR INCREASED PARKING
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DATE: 12/23/2020
DRAWN BY: J. KIEFFER
DESIGNED BY: G. ROGERS
CHECKED BY: A. CAMPBELL
SCALE: 1" = 40'

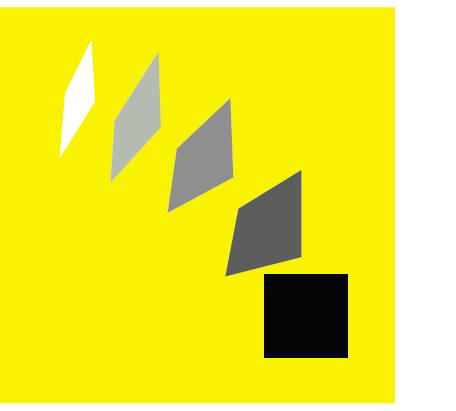
TIMMONS GROUP

TOWNHOMES AT LIBERTY PLACE
8TH DISTRICT - CITY OF RICHMOND - VIRGINIA

PRELIMINARY LANDSCAPE AND LIGHTING PLAN

JOB NO. 45991
SHEET NO. 4 OF 4

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KEY PLAN

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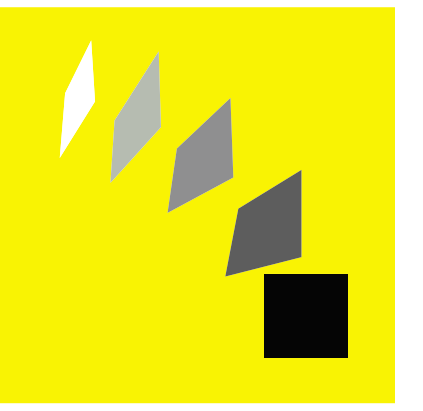
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TYPICAL 1ST FL
UNIT PLANS -
ADCB

A.3





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TYPICAL 2ND FL
UNIT PLANS -
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A.4



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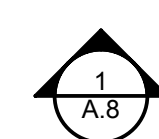
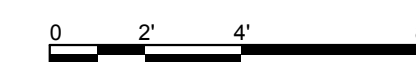
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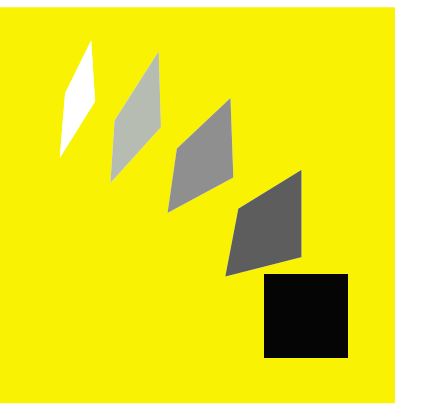
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TYPICAL 1ST FL
UNIT PLANS -
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A.5





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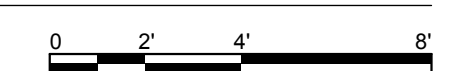
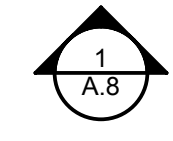
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TYPICAL 2ND FL
UNIT PLANS -
BCDA

A.6

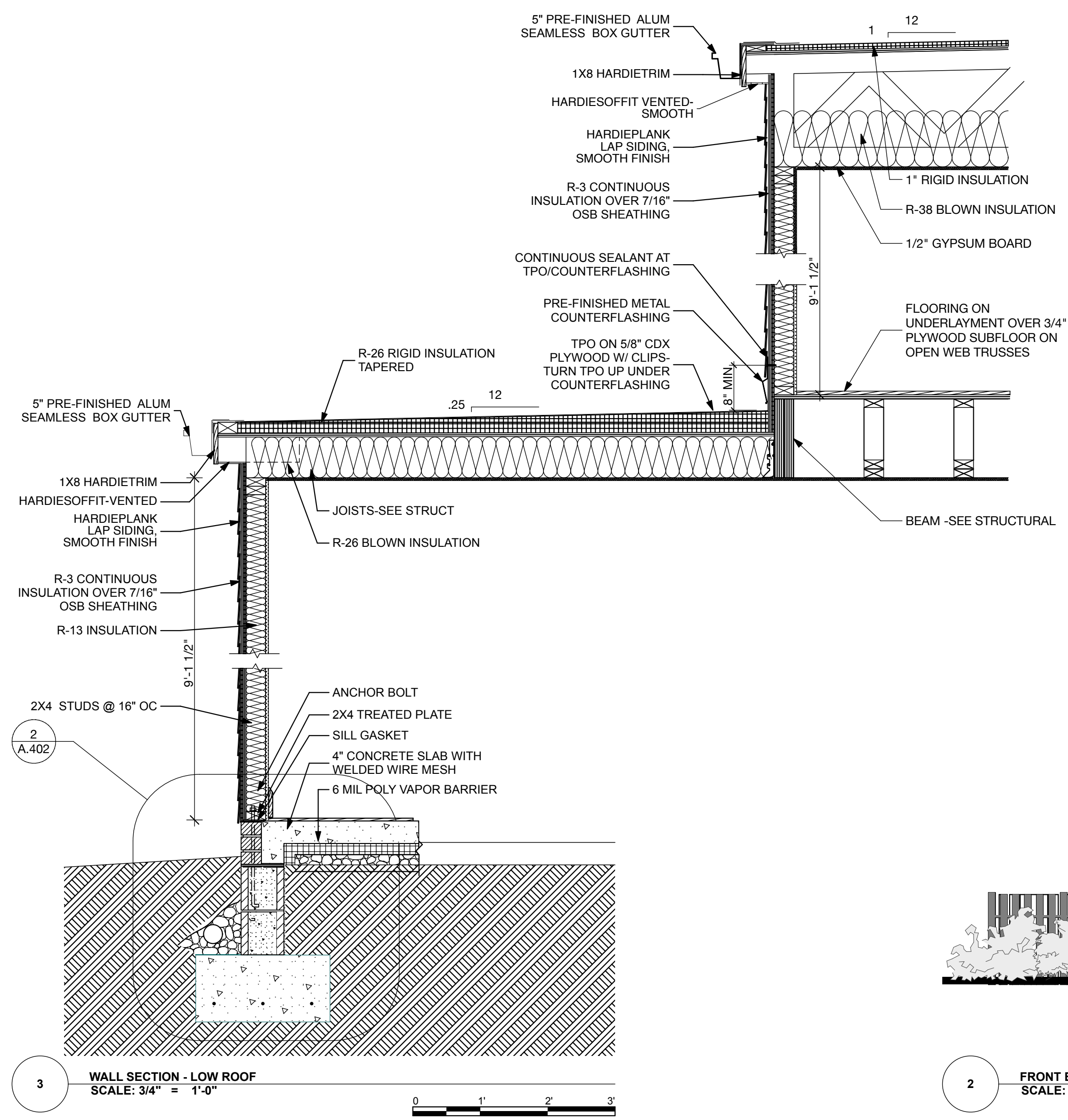




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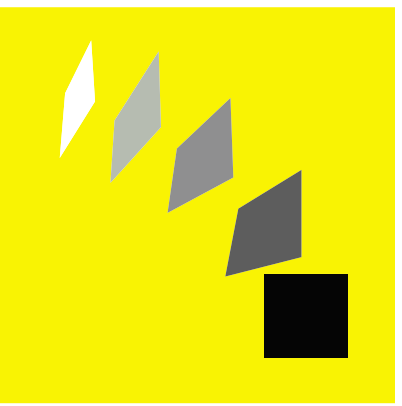
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ELEVATIONS

A.7



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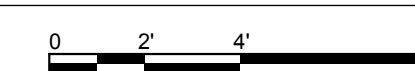
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KEY PLAN



1 FRONT ELEVATION - BCDA
SCALE: 1/4" = 1'-0"



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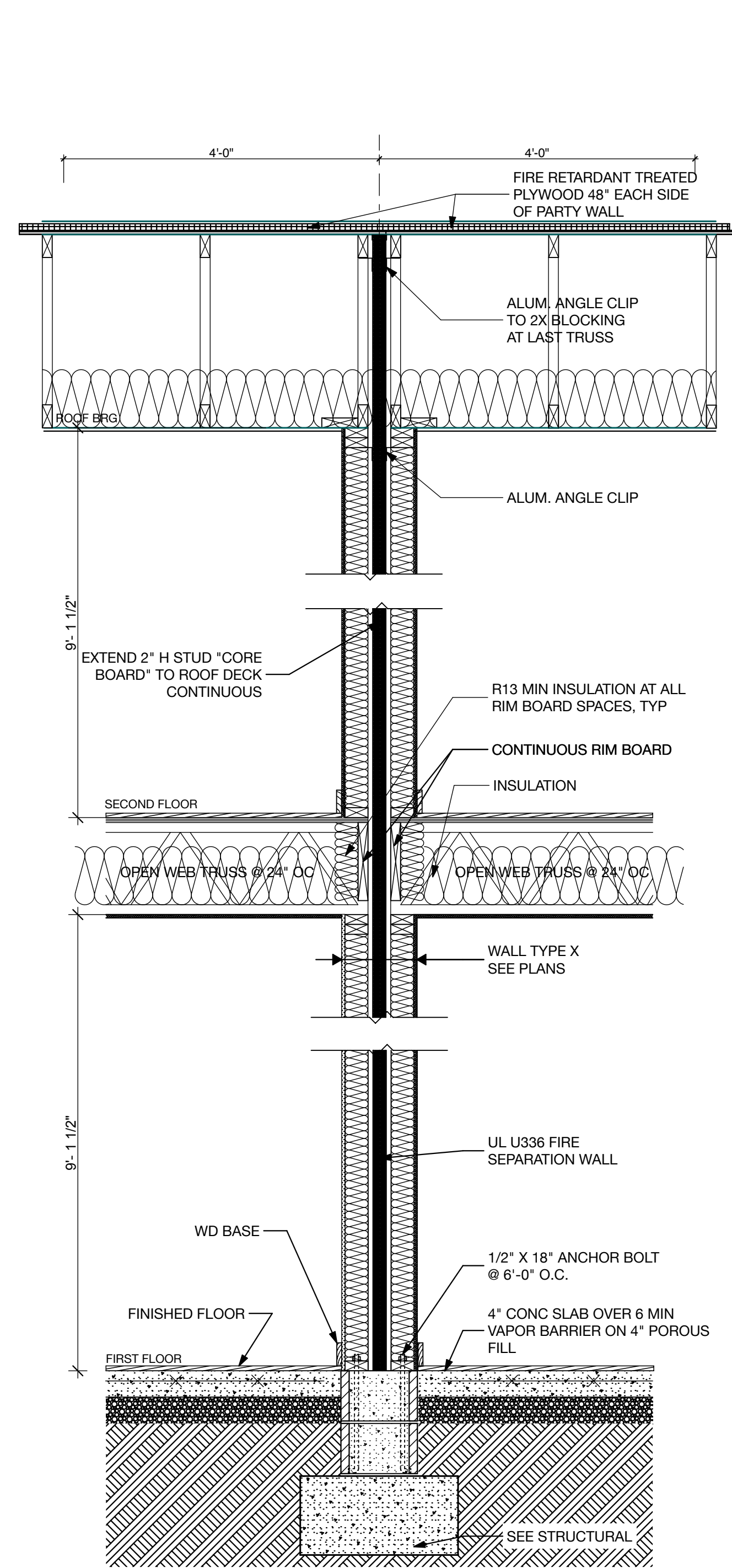
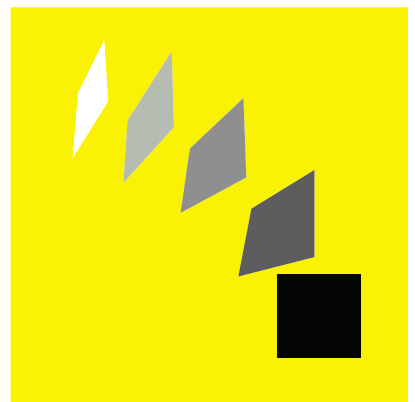
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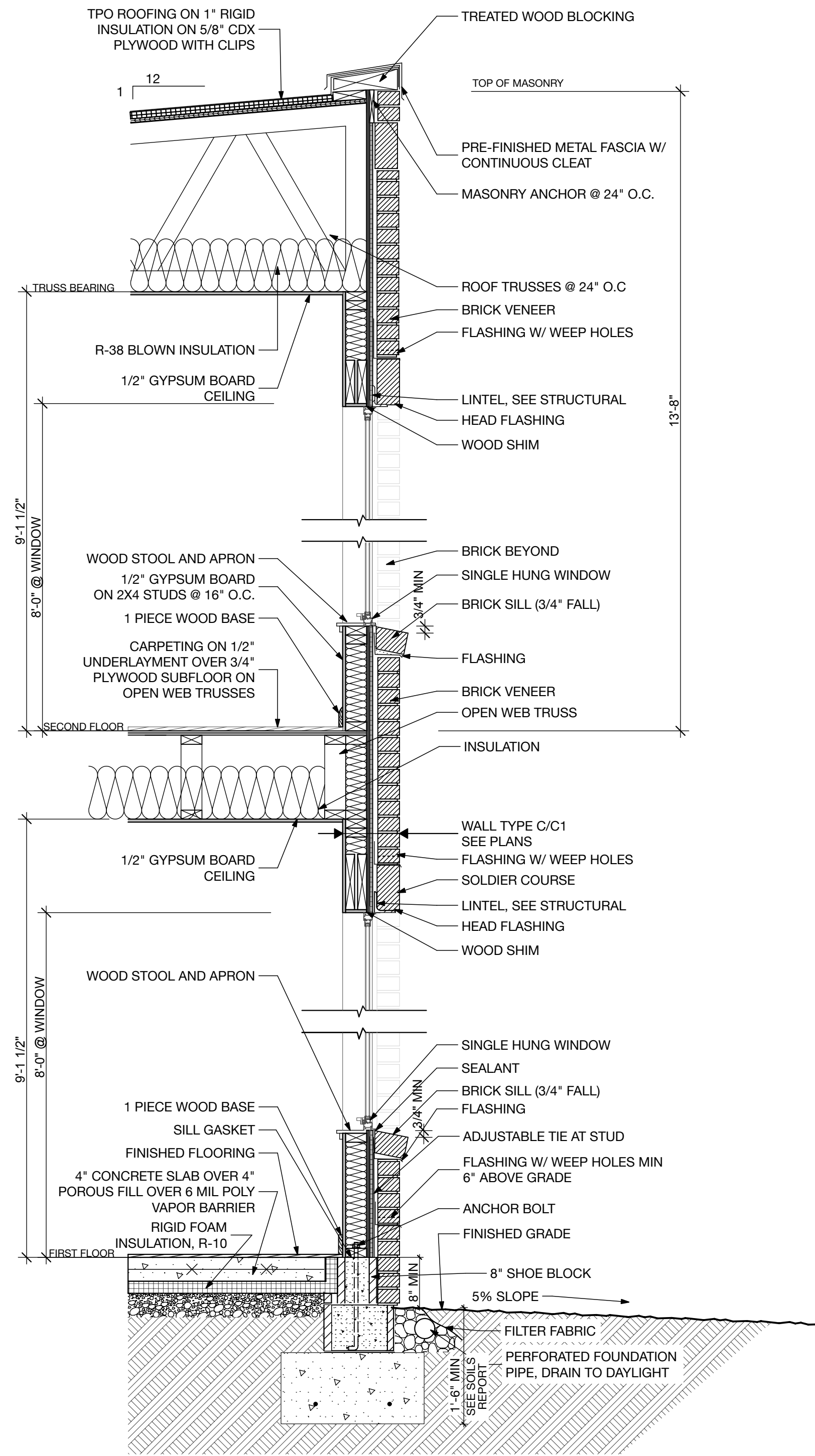
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ELEVATIONS

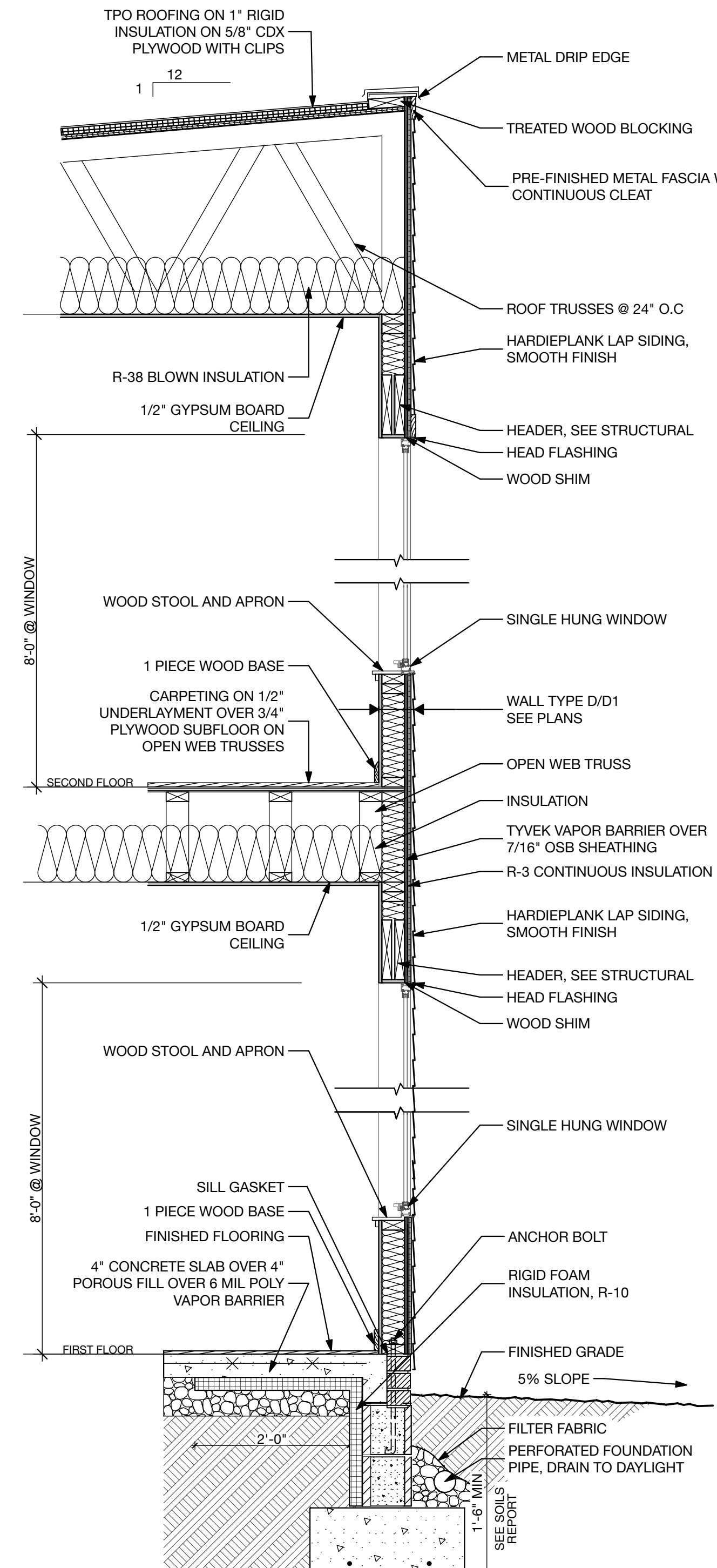
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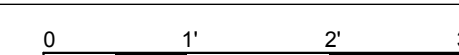
3 WALL SEPARATION FOUNDATION
SCALE: 3/4" = 1'-0"



2 WALL SECTION BRICK VENEER
SCALE: 3/4" = 1'-0"



1 WALL SECTION - SIDING
SCALE: 3/4" = 1'-0"



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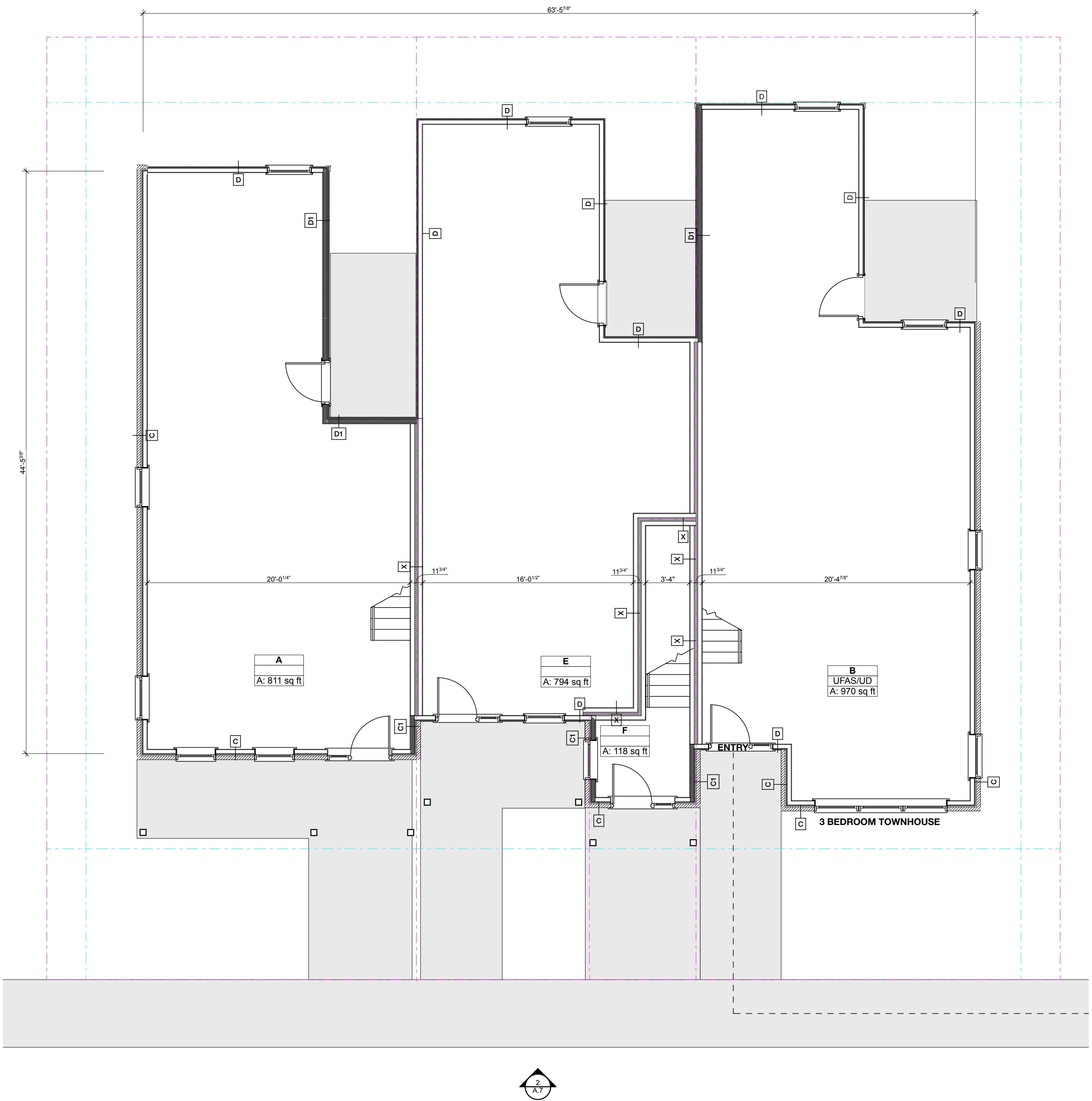
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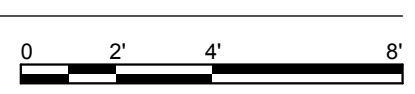
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UNIVERSAL DESIGN BUILDING PLAN - AE/FB

A.11

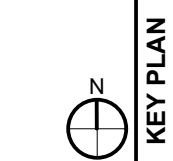
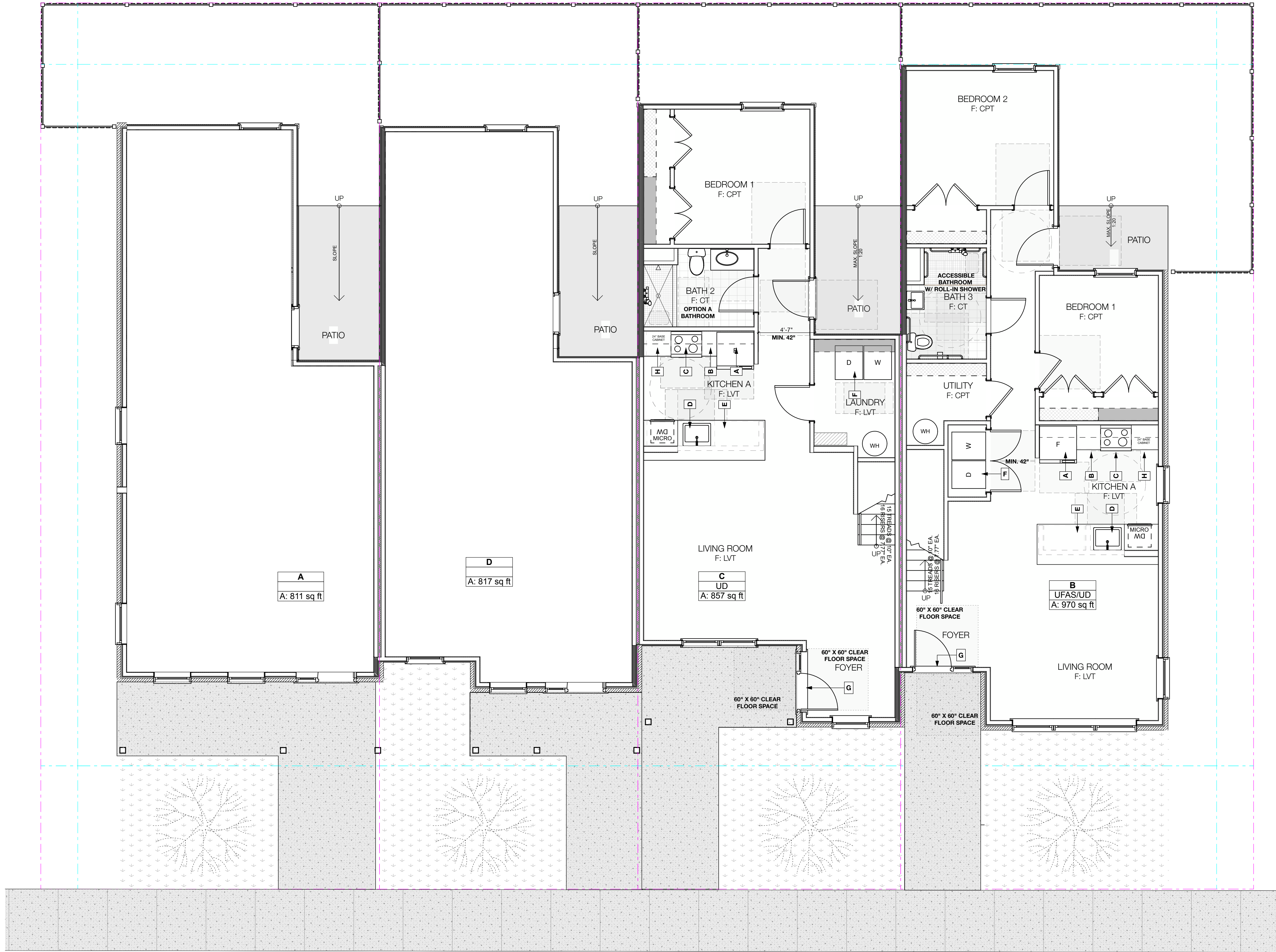


1 1st FLOOR BUILDING LAYOUT - AE/FB
SCALE: 1/4" = 1'-0"





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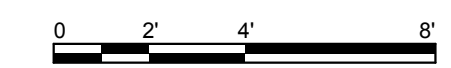
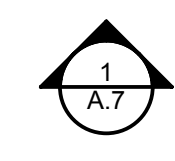
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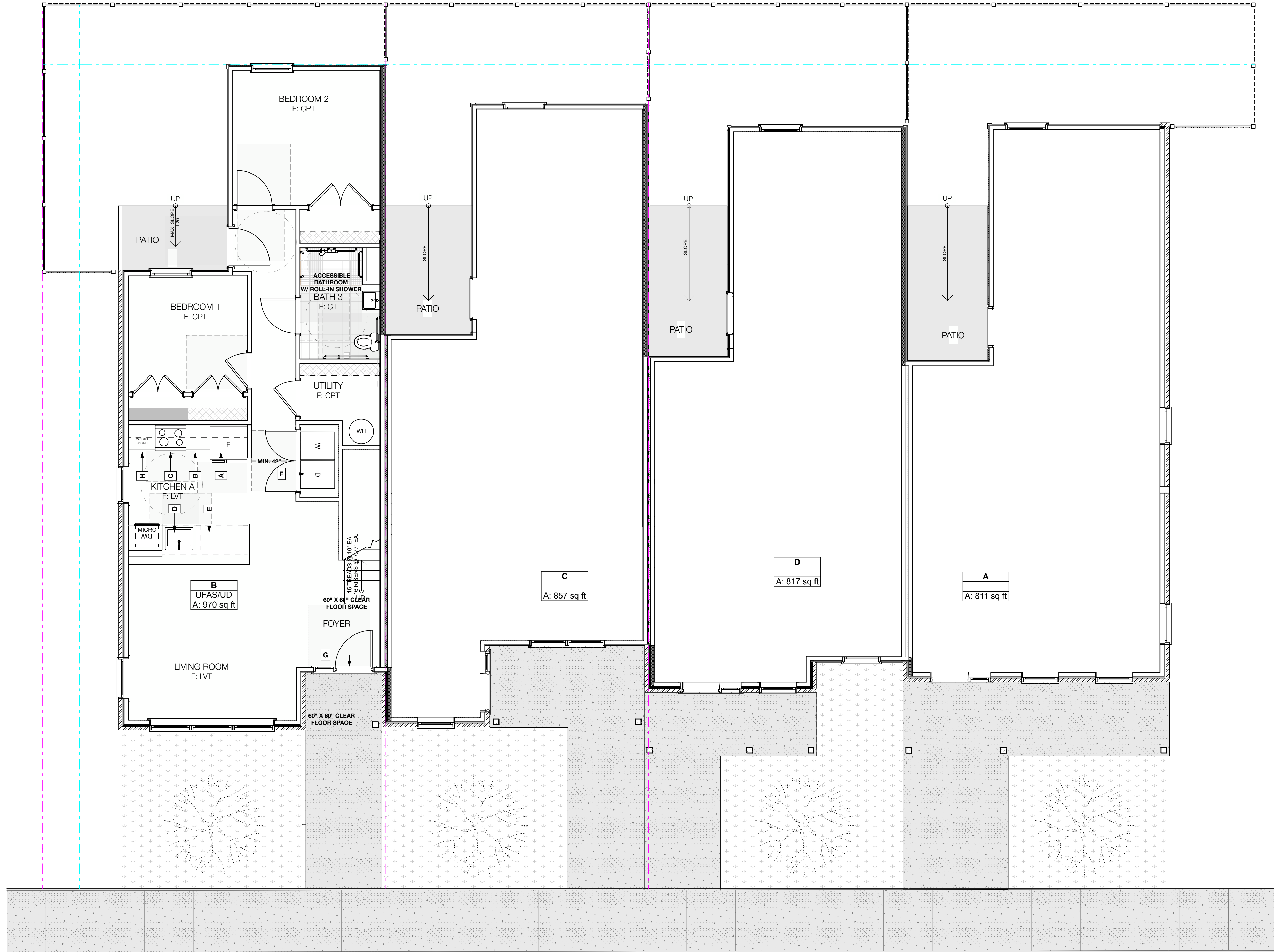
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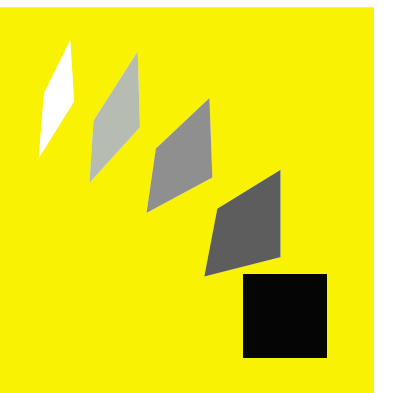
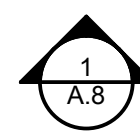
UNIVERSAL DESIGN UNIT PLANS - ADCB

A.15





1 1st FLOOR UNIT PLANS - BCDA
SCALE: 1/4" = 1'-0"



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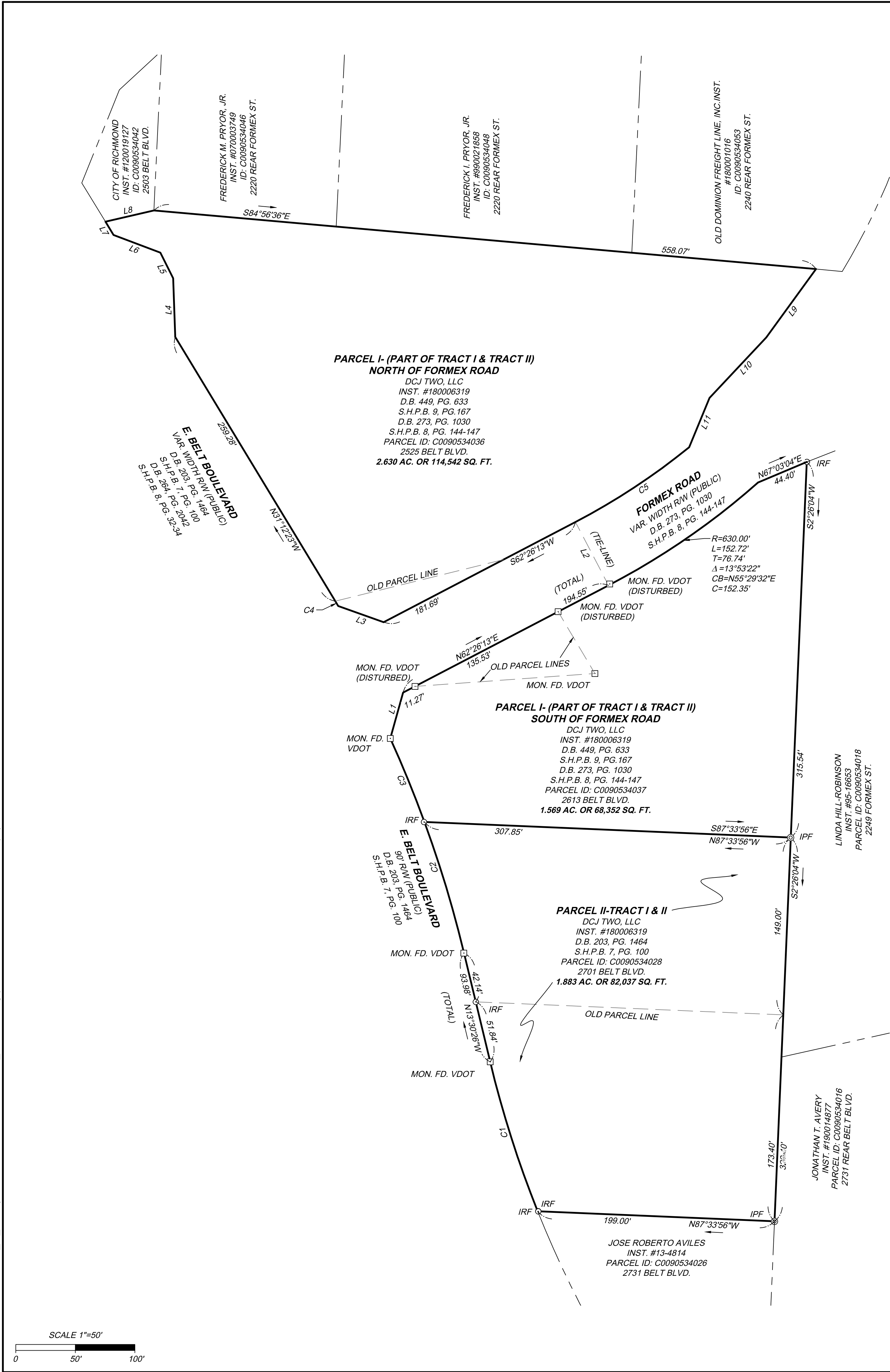
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UNIVERSAL
DESIGN UNIT
PLANS - BCDA

A.16

Y:\90145991-Townhomes_at_Library\DWG\45991V-XPCOMPFILED_9-28-20.dwg | Plotted on 9/29/2020 10:21 AM | by Luke Turner



GENERAL NOTES:

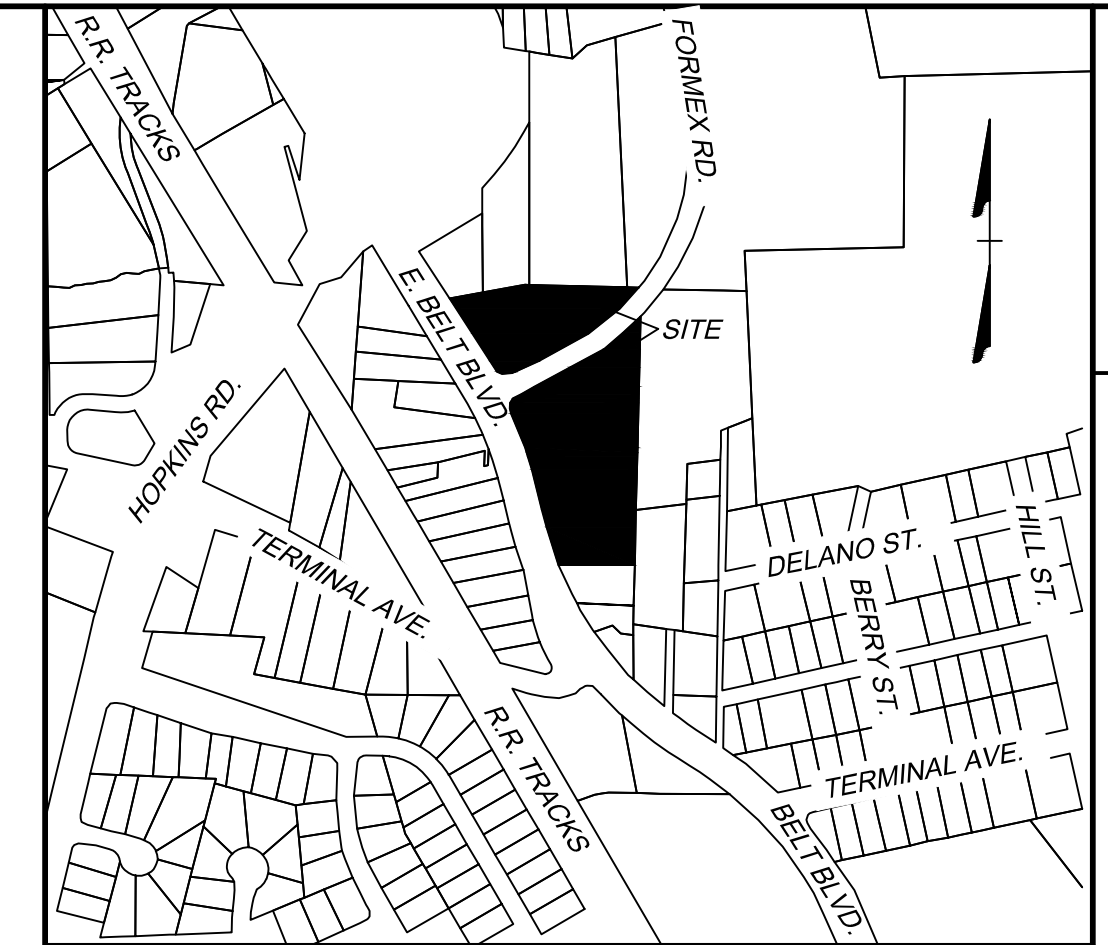
OWNER INFORMATION:
PARCEL I (PART OF TRACT I & II)-SOUTH OF FORMEX ROAD
 DCJ TWO, LLC
 INST. #180006319
 D.B. 449, PG. 633
 S.H.P.B. 9, PG. 167
 D.B. 273, PG. 1030
 S.H.P.B. 8, PG. 144-147
 PARCEL ID: C0090534037
 2613 BELT BLVD.
1.569 AC. OR 68,352 SQ. FT.

PARCEL I - (PART OF TRACT I & TRACT II)-NORTH OF FORMEX ROAD
 DCJ TWO, LLC
 INST. #180006319
 D.B. 449, PG. 633
 S.H.P.B. 9, PG. 167
 D.B. 273, PG. 1030
 S.H.P.B. 8, PG. 144-147
 PARCEL ID: C0090534036
 2525 BELT BLVD.
2.630 AC. OR 114,542 SQ. FT.

PARCEL II-TRACT I & II
 DCJ TWO, LLC
 INST. #180006319
 D.B. 203, PG. 1464
 S.H.P.B. 7, PG. 100
 PARCEL ID: C0090534028
 2701 BELT BLVD.
1.883 AC. OR 82,037 SQ. FT.

TOTAL AREA = 6.082 AC. OR 264,931 SQ. FT.

- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK COMPLETED AUGUST 19-21, 24 AND SEPTEMBER 2, 2020 AND A COMPILATION FROM RECORD DOCUMENTS AND DOES NOT REPRESENT A CURRENT LAND BOUNDARY SURVEY.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. BT18-0524(SF), POLICY NO. OX-12455679, DATE OF POLICY: APRIL 2, 2018, AT 2:12 P.M.
- THESE PROPERTIES LIE WITHIN ZONE "X" (OTHER FLOOD AREAS-AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, ZONE "X" (OTHER AREAS- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN), ZONE "AE" AND FLOODWAY AREA IN ZONE "AE" PER FLOOD INSURANCE MAP 5101290077D, EFFECTIVE DATE OF APRIL 2, 2009.
- NO EASEMENTS OR IMPROVEMENTS SHOWN HEREON.



LEGEND

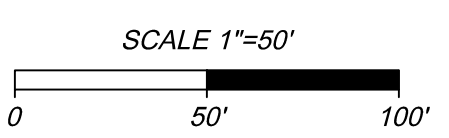
- IRON ROD FOUND (IRF)
- ⊙ IRON PIPE FOUND (IPF)
- MONUMENT FOUND (VDOT)

LINE TABLE

LINE	BEARING	LENGTH
L1	N15°40'52"E	39.91'
L2	N27°33'47"W	60.00'
L3	N70°28'03"W	40.46'
L4	N2°02'20"W	49.24'
L5	N26°26'34"W	24.08'
L6	N69°26'25"W	42.01'
L7	N31°12'23"W	13.14'
L8	N76°58'04"E	41.75'
L9	S36°01'06"W	70.96'
L10	S43°12'00"W	69.62'
L11	S22°24'10"W	44.83'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	909.93'	131.67'	65.95'	8°17'28"	N17°39'10"W	131.56'
C2	999.93'	114.95'	57.54'	6°35'13"	N16°48'04"W	114.89'
C3	999.93'	75.78'	37.91'	4°20'32"	N22°15'56"W	75.76'
C4	1013.93'	4.80'	2.40'	0°16'16"	N31°04'15"W	4.80'
C5	570.00'	114.43'	57.41'	11°30'08"	S56°41'09"W	114.24'



"A COMPILED PLAT"
SHOWING THREE PARCELS TOTALING 6.082 ACRES
OF LAND AT THE CORNER OF FORMEX ROAD AND
BELT BOULEVARD
 CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA	
Date: SEPT. 28, 2020	Scale: 1"=50'
Sheet 2 of 2	J.N.: 46441
Drawn by: L.M.T.	Checked by: G.F.D.
Revised:	

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