REZONING APPLICATION FORM

Application for REZONING/CONDITIONAL REZONING



Department of Planning and Development Review Land Use Administration Division 900 E. Broad Street, Room 51i Richmond, Virginia 23219 (804) 646-6304

http://www.nchmonageveum/

Property Address: 2500, 2510, 2516, 2530, 2534, and 2536 N. Lombardy St. Tax Map #: See Exhibit A Fee: \$1,669.00 Total area of affected site in acres. ~1.69 (See page 6 for fee schedule, please make check payable to the "City of Zoning Current Zoning: Urban Business District (UB-2) Existing Use: Vehicle Service Businesses Proposed Zoning/Conditional Zoning (Please include a detailed description of the proposed use and proffers in to Class-A, six story, mixed use building containing commercial and multifamily uses. Existing Use: Vehicle Service Businesses	Richmond")	olicant's report)
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Applicant/Contact Person: Jeffrey P. Geiger Company; Hirschler		
Mailing Address 2100 E. Cary Street		
City: Richmond	State: VA	Zip Code 23223
rereptieries _\	Fax: _()
mail; igeiger@hirsch lerlaw.com		
Property Owner: See Exhlbit A		
f Business Entity, name and title of authorized signee: Jeffrey	P. Geiger and St	usan S. Smith
(The person or persons executing or attesting the execution of this Applica she has or have been duly authorized and empowered to so execute or atte	tion on behalf o	if the Company certifies that he or
Mailing Address: 2100 E. Cary Street		
City: Richmond	State: VA	Zip Code: 23223
	Fax _()
Email jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.com		

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. Faxeo or photocopied signatures will not be accepted.

Exhibit A

Property:

- Tax Map Parcel ID: N0000690022 2500 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690019 2510 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690016 2516 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690014 2530 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690013 2532 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690012 2534 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690011 2536 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation

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APPLICANT REPORT

Rezoning Applicant's Report

Tax Map Parcel IDs: N0000690011, N0000690012, N0000690013, N0000690014, N0000690016, N0000690019, and N0000690022

INTRODUCTION

One Parkwood, LLC, a Maryland limited liability company ("Parkwood"), controls 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (all aforementioned property is collectively referred to herein as the "Property") (Parkwood and the other owner of the Property are collectively referred to herein as the "Applicant"). The Property is located on the Northside of Richmond.

The Applicant plans to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. The Applicant will also construct a parking lot behind the new building to service the new uses. A podium may also be constructed above a small portion of the parking lot to provide space for a pool and amenities for the residents. Landscaping will be provided between the parking lot and the alley as generally shown in the enclosed illustration entitled "Site Line Illustrations." The new building will be six stories, with the top story set back on all four sides (the "Project"). This new building will include commercial and amenity space on the first floor and multifamily units on the floors above the commercial use and amenity space.

In response to Staff's comments at the Pre-Application Meeting, the Applicant extended the building frontage along the corner of Overbrook Road and Seminary Avenue to further screen the parking lot.

This Project will provide the community with additional retail and personal service options. This Project will also help contribute to the area's rejuvenation and start the evolution the City seeks in this corridor and further the City's aspirations for this neighborhood.

REZONING REQUEST

The Property is located in the Urban Business District (UB-2).

To achieve the goals of the Project outlined above, the Applicant is requesting to rezone the Property to the Transit-Oriented Nodal District (TOD-1). This rezoning will enable the market to convince the current owners to replace the positive cash flowing uses with a high quality community that will uplift the area. This result has not been achieved under the current zoning and is not achievable with the permitted density under the current zoning. The project will be a catalyst for the new investment and economic growth envisioned within the Master Plan for this area.

EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the eastern margin of the Edgehill Chamberlayne Court Neighborhood. The Edgehill Chamberlayne Court Neighborhood is bounded by various roads, including: Chamberlayne Avenue, Brookland Parkway/W. Brookland Park Blvd., I-95/I-64, and Admiral Street/School Street. The neighborhood is made up of single-family residential homes, and commercial and institutional uses.

THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. This future use category permits buildings 3-10 stories in height to allow a mixing of commercial and residential uses and a more urban environment with walkable streetscapes. Improving the street scape is one of the objectives of this Project.

Within Corridor Mixed Use, the desired primary uses include retail, office, personal service, and multi-family residential uses. The Project envisions primarily these uses and creates better commercial spaces for businesses in the area. The Applicant believes that the Project will inspire other redevelopment in the surrounding area.

PROPOSED USE

The proposed use of the Property, as described herein, will be a beneficial use for the site. This Property is in line with the Property's "Corridor Mixed-Use" future use designation in the Richmond 300 Plan. The Project's enhanced streetscape will create an aesthetic appeal that is better than current conditions.

Any traffic generated by the Project will be easily absorbed by the surrounding road network and the City's bus system. Additionally, the Property provides parking to service the residents and patrons of the retail and personal service businesses.

COMMUNITY SUPPORT FOR REZONING

The Applicant presented the Project to neighbors on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

CONCLUSION

The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

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SURVEY PLAT

SURVEY DESCRIPTION - #2500 N. LOMBARDY STREET

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE WEST LINE OF N. LOMBARDY STREET AND THE NORTH LINE OF OVERBROOK ROAD, SAID NAIL BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET AND CONTINUING ALONG THE NORTH LINE OF OVERBROOK ROAD N53°41'40"W 100.78 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE; THENCE DEPARTING THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE NO7°58'26"W 49.13 FEET TO A ROAD FOUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15± FOOT ALLEY; THENCE DEPARTING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 69.58 FEET TO A ROD FOUND; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,547 SQUARE FEET OR 0.311 ACRE OF LAND MORE OR LESS.

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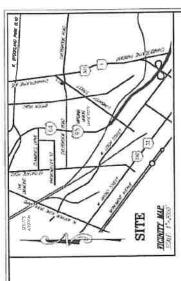
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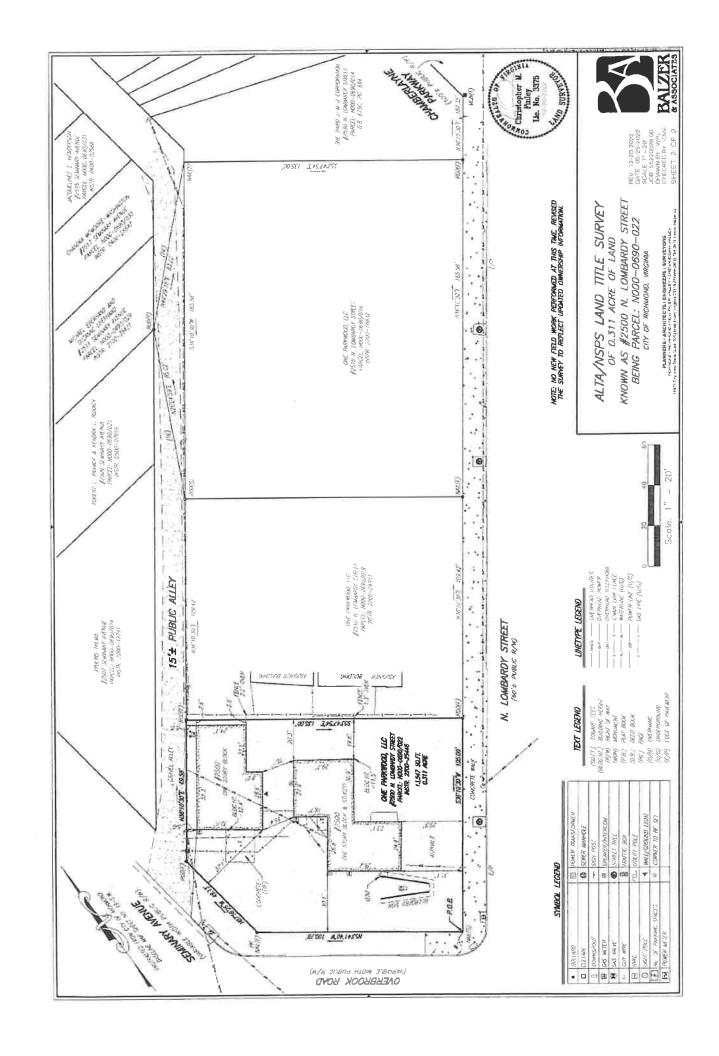
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ALTA/NSPS LAND TITLE SURVEY OF 0.311 ACRE OF LAND

KNOWN AS #2500 N. LOMBARDY STREET BEING PARCEL: NOOD-0690-022 CITY OF RICHMOND, VIRCINIA

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ALTA/NSPS LAND TITLE SURVEY OF 0.339 ACRES OF LAND

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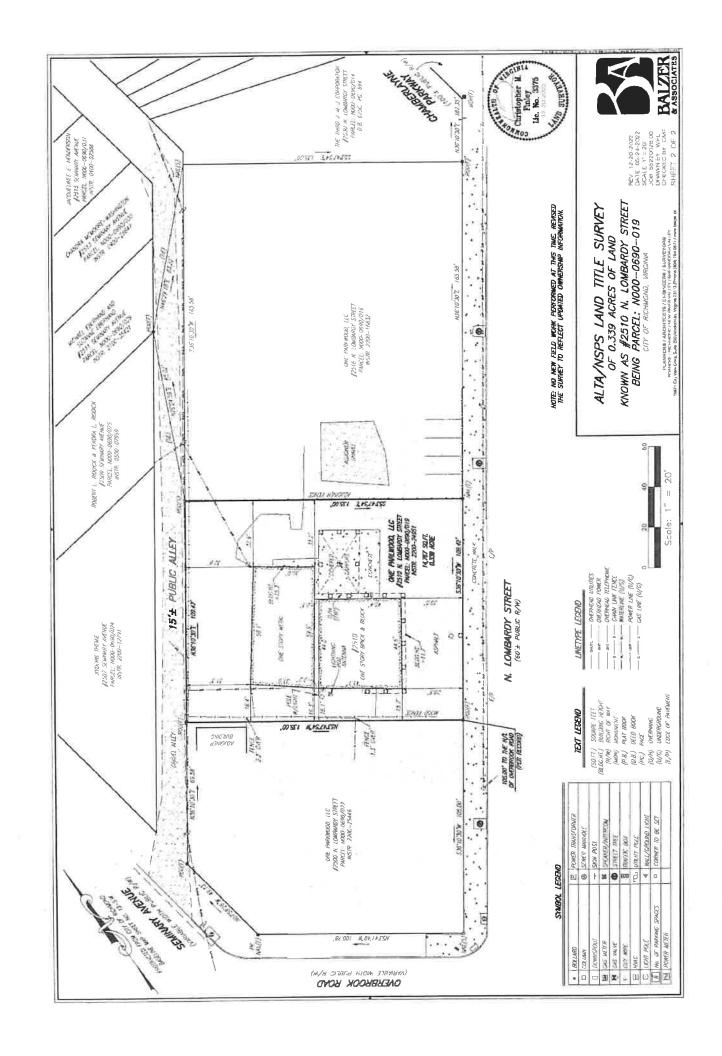
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SURVEY DESCRIPTION - #2516 N. LOMBARDY STREET

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CONTAINING 22,346 SQUARE FEET OR 0.513 ACRE OF LAND MORE OR LESS.

NOTES CORPUSPIONER TO SCHEDULE B - PART II

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- INTERNAÇÃO ZALLITO GANT PRETALIQUIENT TREBIBIOMES, PRETATION, WANDING, VOR ANDES CIPOLOGIACO ATTICITOR TIME TIME DE BASCOLOGIA BY ALCENTRATI AND COMPILITA AND SANTE OF THE LAND. THE THIN TACTOCIONARY MATERIAL SE DECEMBERATOR TO STORING, AMPRIÇATION TO OF THE LAND ONTO ALCENTRE CHANDING TO STORING, AMPRICATION THE LAND OF DASTANG AMPRICATORYTY, DISTANDING THIN). ACLPTRAN 17 -

RAT SIJE MAS EXPITIAGE OM A PRAJO ALLEY MAS GIRTOT ACTOSS, MA GIRBA GUT, TO M. LOMBARDEN. STREET, A PUBLIC RETILIFICATION. INTRE WAS NO DESCRIVED. SYRPHOL OF CURRENT EARTH MAINNE MORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS AT THE TIME OF SUBMEY.

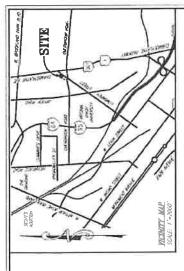
THE SUBJECT PARCEL IS 23AED 188-2" (UNISM BESMES DISTRET) PEP OTY OF RETHANDO OHINE ASSESSORY STOCKMENTAL AND OS — NO ZYANG PEPORT PROJUDED BY INSTIGHT.

THE MAS HO APPROPRI YISPAE DIOCHAE OF A CHANT SIT. CHI GINCIERI ON THE SALLECT. PROPRIY AT THE OF SUPPORT APPECIANT LOSANA OF WATRESPULL LITTIES AT STONY AS EXIT-MANCO ET MYS YI LOS VERMA - TARTIST, HILL STONIA VILLE (EPI 1921/23)-USE JAN SOUTSE-ORB NOT ALL SUBSTANTAL LITTIES MY YIL STONIA HICKE.

LACAL DESCRIPTION (PAR TITLE COMMUNICATE)

ALL PROSE CONTAIN US, ACCUSAN HERBORS OF LIBER DIRECTOR SECRETARIES AND SECRET

THE PHOCE SHOWN LETELY IS THE SHIE AS DESCRIPED IN THE TITLE COMMISSION



SUMMERCH'S CREATIFICATION

THIS SURACT MAS PARPARED WITH THE BEVIETE OF A THE REPORT PROVIDED BY COMMENDED IN UND THE HISDRICE COMPANY, FILE NO TOTAL DATES JULY 12, 7077

ONE PHONINCO, U.C. 177516 N. 10MIGNON SIPLET PHYSIS NOOD 6580 316 MISSIN, NO. 2700-16837

GENTLEM, MOTES - CURRENT OWNER.

THE SUBJECT PRESEL IS WITHIN TEMA LETINGO FLOOD YOTH "Y" PER TLOOD INSTITUTION HATT. MAD As, \$1073530,260, DATED APRIL ? 1,009 CHCLED HONETHS COMMESTIND TO FIXEPPINES AS LISTED IN SCILLAGE B - PART II THEREIN.

TRAILING OF START PARINE SUICIS ON THE SURVET PROPRING OF MAIOUR SPACES.

2) MAIOUR SPACES.

2) 1019, SPACES.

10. DAS FRANKTON, ILC. A MARTAAN LIMITO LUBLILIY CCAIPANY, SANGY SHANG BANG, ITS SACETSSANS AUGUSTA ASSAURTS AS TIEM YEEGTAC WITREST MAY APPEAR, AND COMMENSATH HAND THE INSTEAMES COMPANY.

HIS IS TO CREEK HAT THIS THIS MAD US REAL AND THE SUMPLY ON MINCH IF IS SIGTO METER MAD IN ACCOUNTER WHICH THE 2019 MINCHARD STRANGE STRANGE STRANGE FOR A LANGEST FOR A LANGEST LANGEST STRANGES, CANDY STRANGEST MAD SCHOOLD BY ATM AND MISSES, AND MICHOLOGY THIS IS A STRANGES STRANGEST TO STRANGEST TO STRANGEST AND THE STRANGEST AND

THE FIELD MANN WAS COMPRETED ON MAY 12, 2022

CHRESTONER W FINLEY
LIC NO 3725
CFINLEY GALZER.CC

12-20-2022



KNOWN AS #2516 N. LOMBARDY STREET BEING PARCEL: NOOO-0690-016 ALTA/NSPS LAND TITLE SURVEY OF 0.513 ACRE OF LAND

CITY OF RICHMOND, VIRGINIA

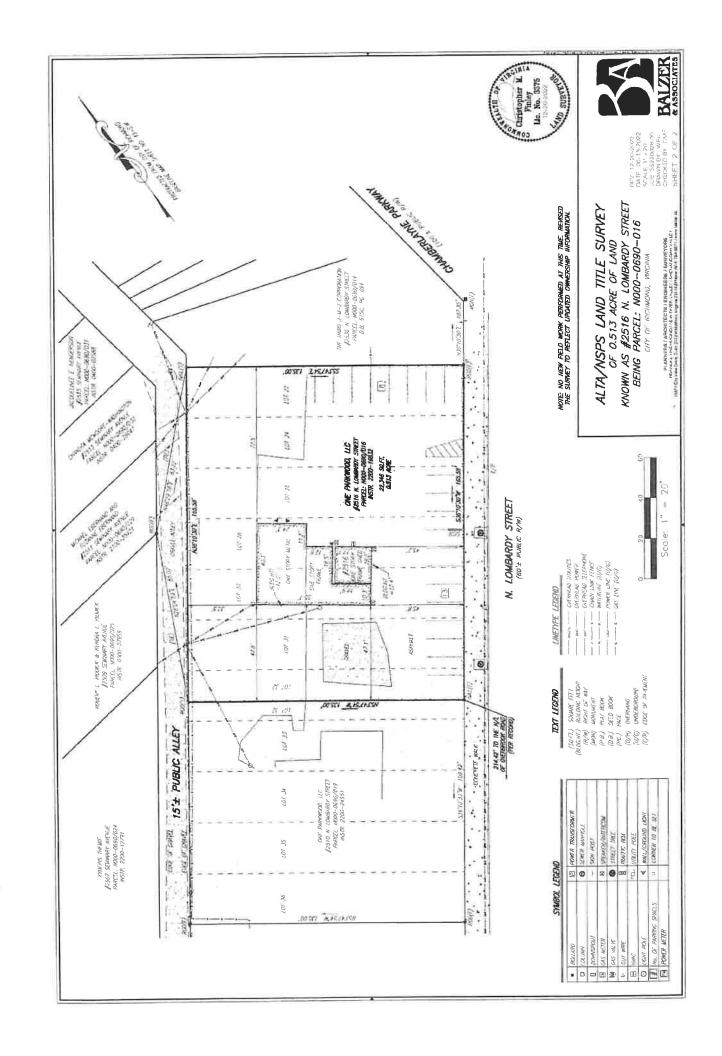
HEV 12-20-2022 DAIL 06-18-2022 SCALE 1' ≈ 20' JOE 5522028 00 DRAWN BY WPIL CHECKED BY CMF



WOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME, REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

PLANNERS / ARCHTECTE! ENGNEERS / BURDEYORS N. M. KAE, PROPAGE OT NEW PAREN / CONT. (2000 M. A. L.E.) NET C.) Ven Fran, San ETE PAREN NEW PROPAGE (1904) PAREN (1904)

SHEET 1 OF 2



SURVEY DESCRIPTION - #2530-2536 N. LOMBARDY STREET OVERALL BOUNDARY

BEGINNING AT A POINT ON THE WEST LINE OF N. LOMBARDY STREET, SAID POINT BEING 47.17 FEET FROM THE WEST LINE OF CHAMBERLAYNE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 140.18 FEET TO A ROD FOUND; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A NAIL FOUND ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 6.19 FEET TO A POINT ON THE EAST LINE OF A 20± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N07°57'53"W 46.86 FEET TO AN IRON FOUND; THENCE DEPARTING THE EAST LINE OF SAID 20± FOOT ALLEY S84°43'10"E 195.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET OR 0.329 ACRE OF LAND MORE OR LESS.

DREAL DESCRIPTION (PER JULE CONTINUENT)

PARCE ONE 2530 N LOWENEDY ST.

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PARCEL THE, 25.32 N. LUMBKRDY ST.,

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CPW NO MODODE 90017

PARCEL FOUR, 2515 N. LCMBNOY ST.

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THW ME. MINCOESCOT.

GOLDAL MORS

THIS SURTEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROMINED BY COMMONMENTH. LAND THE MISURANCE COMINSY, FILE NO. TOARD, DATED DECEMBER 5, 7629.

THE SUBJICT PARTIES AND MITHIN FEWA DEPART CLOUD LIME XY PER FLOOD INSURANCE RATE. MAP NO. \$1012900700, EATO APRIL 2, 2009.

CINCLEG NUMBIPS CONFESSIONS TO EXCEPTIONS AS LISTED IN SOLEDINE B - DARY II THENITH.

AMBILATION OF STRIFFD WARRING SPACES ON THE SURVICE PROPERTIES
2 PECULAR SPICES LOCATED ON FAREEL FOUR 4 O WARRICHP SPACES = 2 1074L SPACES

OF BULDME, WAS NO OPSSRAUBLE FIRDME OF CUPRUM FANTA LIDAMS. WITH, BYTT DINC CONSTITUTION OF BULDME, ADMITIMES AT THE THE OF SURFEY. THER WAS NO MEMORITH VISIBLE ENDINCE OF A GRUNE STE OR CONTRRY ON THE SUBJECT PROFIENCS AT TWE OF SURVEY.

PARZIS ONE AID FOUR IUNE GARCI ACCESS TO H. LOMBAGOP STAPET, A PLAYIC ROHT-OF-WAY. PARZIS IND AID THIRE IUNE POLO FRONTAGE ON H. LOMBAGOP STATET.

THE SUBLICE PARELS ARE ZONED "DB-2" (CHBAN BUSINESS DISTINET) PER CITY OF RICHMOND DYLLINE ASSESSOR BY OPPOMATON AND CAS — NO ZOMNIC REPORT BY PROMINED BY INSUMER.

ARROSE OF THE RELOW SURFAY DESCRIPTIONS IS TO DESCRIPT ME FROMETINE REMAININGS OF SOLDET PHANCES, A PROFE DIRECT FROM THE LEGAL LESCORPTION AS WRITED IMMEM THE WARD MINES SOME COMMENT OF MER BASED ON TOURISM MINEMATORING MEN PROMODED TITLE COMMUNITY. THE WO DEFISS/PLATS OF RECORD.

PARKEL ONE SURVEY DESCRIPTION - 12550 N. LOMONOY STREET

BEGINNAND, AT A PART ON THE WEST LINE OF M. LOUGHOUS STREET, 3-60 TOME BEINE 11235 TEET TOWN HIM THE STREET AND THE STREET LINE OF CONTROVEN AND THE PART OF BEINEMAND THEMSE CONTROVEN AND THE STREET STREET

PLACE ITO SURYBY DESCRIPTION - 17522 H. LOUBHEN STREET

REGISTRAND AT YOUR ON THE WEST LINE OF AL (DUBSIDO) STREET, SAD YOUN RETING 91397 TEET
THAN THE MEST LINE OF ALL DUBSIDORS AND ALL DUBSIDORS OF RESERVANCE OF THE CONTINUANCE
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PARCEL TERRE SURFEY DESCRIPTION - FESS AL LONGWOY STREET

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UNPERIOR THE WISSELING OF A LOBARDOS STREET, AND INDUCTOR THE DAY-POSIMILITY COSTIT OF A FAMILIA THOUGH
WINDOWS THE WISSELING OF SOURCES STREET, AND INDUCTOR THE DAY-POSIMILITY COSTIT OF A FAMILIA THANCE
WINDOWS TO BE SELECT TO A A VARIED ON THE CASE A LOBARDOS WINDOWS
ALONG THE CASE IN OF SOUR ALTHOUGH AND A POSIT TO A POSITION TO THE OWNER THAN COSTIT OF A POSITION THAN COSTITUTE OR A POSITION TH CONTINUE OF PARTY MAIL SAITOS'IGT 9107 FEFT TO THE PORT OF RECENTAGE CONTINUED 2,439 SOURCE TEET OR GOING MORE OF LAND MORE OR 1755

PARKEL FRUE STRYEY DESCRIPTION - 12536 AL LONDHOT STREET

EXEQUARGE ALL ARCHITON THE WEST HAN OF A LOADERN STREET, SUB-DOWN SERVE 47.17 TETT TREAT TREATMENT WITH A COLLEGERATION SERVE AND THE GROWN SERVE AT LITTLE AND MENT OF A COLLEGERATION SERVED AND THE WEST WAS ON A LOADERN SERVED AND THE WEST SERVED AND THE SERVED AND

HOTES CHRESTONING TO "SCHOOLS B - PART II"

FRE NUMBER 70487

DESPITORS I THROUGH 7 CONTAIN NO SUITEY MICHARINOV TO BE PLOTTED HERCON.

PPELPIÓN B. - THEMBAGNAGNE PROJASOM AS SET LGATA AL BYTO PREDARGIO AL DEED BL SESSE AL PAGE 463. BULDIAS, HERBASTALEN ARIA IS SAGAN PERSOA.

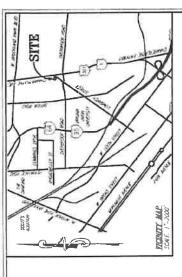
SZEPIUN 9 – WIPT SME, AS SELEPHIN CH MAT UP SUMEY BY GLO H STEMPLE, AR, BAILD WAREN E 1972, DAPHAD WIN'Y INICS ARE RIGHTO HERCH STF. SUMEY THE COMPLEX CONTOURING

NOVER COLD

PHAT OF STRAWSON RECORDED IN MAT DOOK TO AT PROF 14 (RECORDED AMONG THE LAND RECORDS OF HEMBER COUNTY) CHARRYT EDT CONTROHONINS ARE PLOTED HEREON, SET SURRAY EGE CUPPONT MATTERS.

ESZEPIDN 12 – ENCHARDINENT STATULUT CONTINYS NO SITORY INFORMATOR TO BE PLOTTED. HEREDN EXTRIBUTES AS SHOWN ON PLATS, RECONDED IN DCTD DOOR 3310 AF THE ACCOUNTS BEINGING CONTROVINGENINGS. NOT 1539 AT SECTION OF LIGHT BEINGING CONTROVINGENINGS. PROTECT OF COMMENTED ACTIONS.

OF FOUR (4) PARCELS CONTAINING 0.329 ACRE OF LAND KNOWN AS \$2530 - \$2536 N. LOMBARDY STREET BEING PARCELS: NDOO-0690/014, NDOO-0690/013, NDOO-0690/011 ALTA/NSPS LAND TITLE SURVEY



CURRENT OFFICE

THE THIND J-M-J CORPORATION

FARCII ONS FARCII: NOVD-0650/014

PARCE THE PART N. LOWBARDY STREET PARCE, NOOD-USSY/013 PASSA N TOMBAROY STREET
PARCEL NORGE-GASQUES

PARCIL FOUR
12556 N. LOWBARDY STREET
PARCIL HOGO-0659/011

SVRYZYOR'S GREATICATION

10: ONE PHÁNGO), LLC AND COMMONICA,TIL LAND TIRE INSURANCE CSURANY

HIS S TO CERTIFF HAS THOS THE OR DELIVED SCREET ON WACH IT G DICED WITH LOAD IN ACCUSANCE, WITH THE 2021 WANDED SCREET RECORDERING THE ALTHANSS LOAD IN SCREETS, CANNET ESTRESSED HID DOPOTO BY ATTA AND MOST AND MICHES TENS 1, Z. J. 4, 6(a), 7(a), 7(b)/1, 7(c), 8, 9, 13, 14, 16 AND 70 HISBER IT HERERY

THE FICTO MUNICIPALS COMPLETED ON DETERMEER 1, 2027 CHRISTIANS W. FINEE CPINEEY BALZER.CC

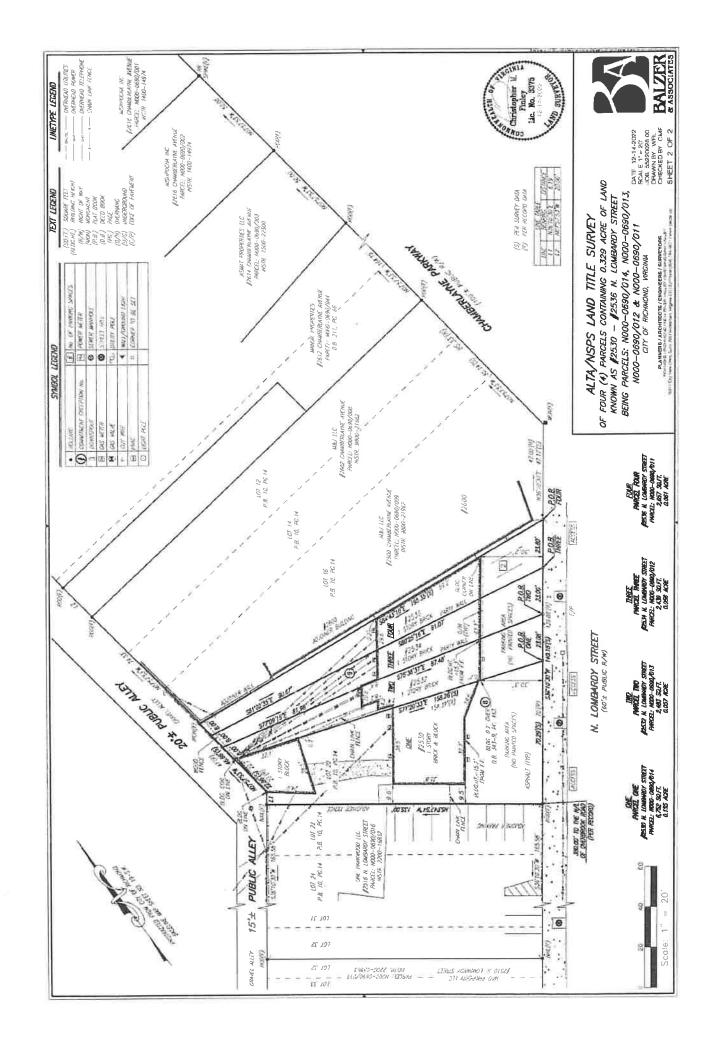




CITY OF RICHMOND, VIRGINIA

DATE 12-14-2022 SCALE 11 - 20 JOB 55720028 00 DRAWN BY WRL CHECKED BY CASE SHEET 1 OF 2

& ASSOCIATES



PROFFERED CONDITIONS

		, 2022
	 	_

- 1. Height. No building on the Property may exceed eighty-five feet (85') in height.
- 2. Architecture. The building constructed on the Property shall be in general conformance with one or more of the Inspiration Pictures and Illustrative Building Mass Diagrams, attached (see case file), and prepared by 510 Architects. These illustrations are conceptual in nature and may vary in detail. In the event a building's construction plans are not in general conformance with the foregoing, deviations may be approved at any plan of development review period or any other time permitted by the Director of Planning upon the Director finding that the deviations are generally in keeping with the spirit and concept of the illustrations.
- Building Materials. All buildings shall have exposed exterior siding (above grade and exclusive of trim, which may be metal, wood or vinyl) of stone, cultured stone, stone veneer, brick, brick veneer, E.I.F.S., cementitious siding (e.g. Hardi-plank), glass, tiles, tilt-up panels, decorative metal panels, other masonry materials, or a combination of the foregoing, unless different architectural treatment and/or materials are specifically approved by the Planning Director with respect to the exposed portion of any such wall, at the time of Plan of Development review.
- 4. <u>Top Story Step-Back</u>. The building wall on the top story shall be stepped back at least five (5) feet from the primary building wall on each side of the building.

ONE PARKWOOD, LLC, a Maryland limited liability company

Susan S. Smith. Attorney-in-Fact

Date: December 28, 2022

THIRD J M J CORPORATION, a Virginia stock corporation

Susan S. Smith, Attorney-in-Fact

Date: December 28, 2022

INSPIRATION PICTURES













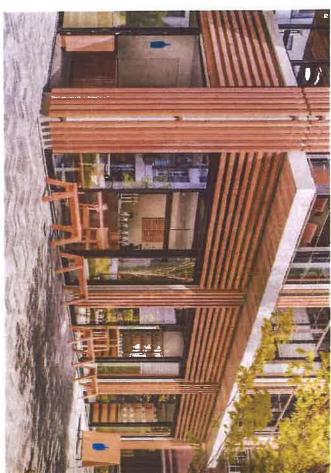












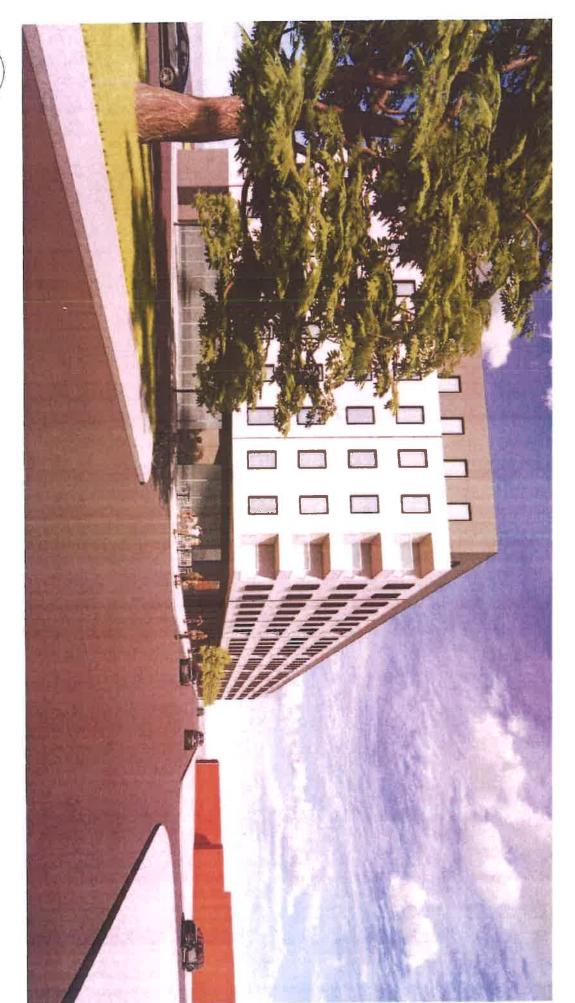


2500 H LOMBARDY I MILOS CORP I RICHMOND, VA 23230 I WWW.510ARCHITECTS.COM I HOY I, 2022

ILLUSTRATIVE BUILDING MASS DIAGRAMS



2500 N LOMBARDY I MILOS CORP I RICHMOND, VA 23230 I WWW.510ARCHITECTS.COM I NOV 11, 2022



MASSING DIAGRAM (NOTINDICATIVE CE FIXAL DELICAL)

2500 N LOMBARDY 1 MILOS CORP 1 RICHMOND VA 23230 1 WWW_510ARCHITECTS.COM 1 NOV 11, 2022

