

INTRODUCED: December 14, 2020

AN ORDINANCE No. 2020-270

To authorize the special use of the properties known as 509 Libbie Avenue and 511 Libbie Avenue for the purpose of up to 14 single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 11 2021 AT 6 P.M.

WHEREAS, the owner of the properties known as 509 Libbie Avenue and 511 Libbie Avenue, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to 14 single-family attached dwellings, which use, among other things, is not currently allowed by section 30-408.1 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 (2019), 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: FEB 8 2021 REJECTED: _____ STRICKEN: _____

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 properties known as 509 Libbie Avenue and 511 Libbie Avenue and identified as Tax Parcel Nos. W020-0113/014 and W020-0113/015, respectively, in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “509 & 511 Libbie Avenue, City of Richmond, VA,” prepared by Nyfeler Associates, and dated February 27, 2018, 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 up to 14 single-family attached dwellings, substantially as shown on the plans entitled “509 & 511 Libbie Avenue, Preliminary Subdivision Layout,” prepared by Eagle, and dated November 30, 2020, and “Libbie Conceptual,” prepared by Eagle, and dated June 1, 2020, 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 up to 14 single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than 30 on-site parking spaces shall be provided on the Property within garages.

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

(d) The height of the Special Use shall not exceed the height on the Plans. For purposes of this ordinance, height means the vertical distance from the finished floor elevations of the ground floor (i) to the highest point of a flat roof, (ii) to the deck line or highest point of the coping of a mansard roof, or (iii) to the mean height level between the eaves and the ridge of a gable, hip, shed, or gambrel roof.

(e) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans. At the Owner's request, the Director of Planning and Development Review may approve building materials, elevations, or site improvements that are not shown on the Plans but that are otherwise consistent with this ordinance and the Code of the City of Richmond (2015), as amended.

(f) Signs pertaining to the Special Use shall comply with the zoning regulations prescribed for the district in which the Property is then situated.

(g) Building setbacks on the Property shall be as shown on the Plans.

(h) Prior to the issuance of any certificate of occupancy for the Special Use, the establishment of up to 14 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining subdivision approval from the City and by 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 (2015), 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 (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.

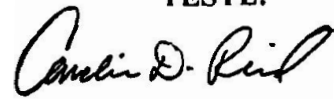
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days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

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Amelia D. Reed".

City Clerk

RECEIVED

By Barbara Fore at 3:08 pm, Nov 20, 2020

City of Richmond

RECEIVED
By CAO Office at 5:49 am, Nov 13, 2020

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

2020-174

RECEIVED

By Barbara Fore at 2:12 pm, Dec 04, 2020

Item Request

File Number: PRE.2020.398

O & R Request

DATE: November 13, 2020

EDITION: 1

TO: The Honorable Members of City Council

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



THROUGH: Lenora G. Reid, Acting Chief Administrative Officer



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

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



RE: To authorize the special use of the properties known as 509 and 511 Libbie Avenue for fourteen single-family attached dwellings, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the properties known as 509 and 511 Libbie Avenue for fourteen single-family attached dwellings, upon certain terms and conditions.

REASON: The applicant wishes to construct 14 single-family attached dwellings on two, combined parcels which would not meet current R-4 zoning requirements for permitted principal uses, lot areas and widths, front yards, side yards, and rear yards. 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 January 4, 2021, meeting.

BACKGROUND: The two subject properties together consist of a total of 30,000 SF or approximately .7 acres of land improved with residential units constructed, per tax assessment records, in 1925 and 1947 and are located in the Westhampton neighborhood of the Far West Planning District.

The City of Richmond's current Master Plan, and Patterson-Libbie-Grove Amendment, designates this property as Mixed-Use. Primary uses include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another. The mix of uses and predominant land use character may vary considerably by location, and are described in each case in the text of the District Plans.

Typical zoning classifications that may accommodate this land use category: B-5, UB, UB-2, B-6, and B-7. The density of the project, if approved, would be 20 units per acre. The current zoning for this property is R-4 Residential (Single Family) as are much of the adjacent and nearby properties.

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: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 14, 2020

CITY COUNCIL PUBLIC HEARING DATE: January 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, January 4, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft 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.richmondva.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 _____ Date _____
 Property Address 509 & 511 Libbie Avenue
 Tax Map #: W0200113014 & 3015 Fee \$300
 Total area of affected site in acres 0.23

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

Zoning

Current Zoning R-4 Residential (Single Family)

Existing Use 2 single family homes, one on each parcel

Proposed Use

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

2 rows of 7 attached townhomes
Existing Use See above

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Lory Markham

Company Markham Planning LLC
 Mailing Address 23 West Broad Street #304 State VA Zip Code 23220
 City Richmond
 Telephone (804) 248-2561 Fax ()
 Email lory@markhamplanning.com

Property Owner: 509 Libbie LLC

If Business Entity, name and title of authorized signer: _____

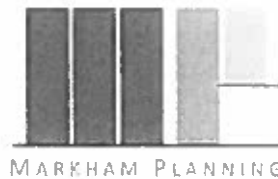
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address 350 Pembroke Lane State VA Zip Code 23238
 City Richmond
 Telephone (804) 314 6008 Fax ()
 Email SCMPTASC@GMAIL.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)



June 5, 2020

Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
mark.olinger@richmondgov.com

Re: 509 and 511 Libbie Avenue Special Use Permit (1st Submission)

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report with the Special Use Permit application for the two properties located at 509 and 511 Libbie Avenue. With this application the property owner and developer, 509 Libbie LLC and Markel Eagle, are petitioning City Council for a SUP to allow for the construction of fourteen new attached single-family homes.

The homes will be classical in aesthetic and constructed of high-quality materials, each containing between 3,000 to 4,500 square feet. They have been designed to have frontage on Libbie Avenue to enhance the streetscape and vibrancy of the street. The proposed homes would each contain a two- or three-car garages accessed by a common alley. Each home would be located on an individual lot of record created through the subdivision process. The proposed alley and access would be maintained by a homeowners' association. Landscaping between the homes and the adjacent properties is proposed to soften the edge of the development and provide screening and a buffer for the surrounding neighbors.

Existing Site Conditions

The subject properties front on the east side of Libbie Avenue, located in The Far West Planning District. This portion of Libbie Avenue connects the two commercial nodes at its intersection with Grove Avenue to the south and Patterson Avenue to the north.

The two lots combine for a total area of 0.689 acres and are currently improved with two single-family houses that are approximately 1,500 square feet each. Together the lots have 150 feet of linear footage along Libbie Avenue.

The four- and one-half story Tiber condominium project is located directly across Libbie Avenue from the properties. This development was on 0.727 acres and contained fifteen dwelling units. It is similar in density to this proposal but configured differently and in a larger building.

Current Zoning

The properties are currently zoned R-4 Residential (Single Family), which allows for single family detached dwellings, institutional, community and worship facilities and other primary uses. The proposed attached single-family homes are not permitted in the R-4 district. All of the properties on Libbie Avenue to the west and south of the subject properties are subject to special use permits, as none of them comply with the underlying R-4 zoning.

City's Master Plan for Future Land Use

The City's Master Plan recommends mixed-use development for the property. Specifically, for Libbie Avenue, the Plan states that although historically Grove and Patterson were separate shopping districts, there is an accelerating positive trend that will eventually join these into one shopping district. Development and zoning conversions are bringing more and more commercial and office uses to Libbie, between Grove and Patterson. This evolution of the three streets into one town center for Westhampton will be important to the future vitality of all the business on each of these streets. Expansion of the Libbie/Grove Service Center should occur north on those parcels that front Libbie Avenue to Kensington Avenue as shown on the Land Use Plan map. As shown on the amended Land Use Plan, mixed use development is appropriate for these parcels, and an Urban Business District classification is the recommended zoning classification for this area.

The plan goes onto say that new development in the mixed-use area should be a range of residential and commercial uses, have setbacks that match the existing development or be adjacent to the sidewalk, and have parking located to the rear of buildings (p. 183).

This is an opportunity to bring a new housing type and homeowners to the area that will contribute to the positive mixed-use development trend for Libbie Avenue. The Master Plan encourages uses on Libbie that will increase the development of businesses as a town center for the Westhampton area. We believe that the proposed attached homes are fully consistent with the Master Plan recommendation for the use of the property, and that, if approved, this use will greatly enhance the vitality of the Westhampton area.

Neighborhood and City Communication

The developer hosted a community meeting at the West End Branch Library on October 30, 2019 to garner feedback on the preliminary concept. Flyers were mailed out directly to 30 residents in proximity to the subject site. They were also sent to the property owners of each address. The leaders of the Granite Area Civic, Westhampton Merchants', Westhampton Citizen's, Westview Civic and Glenburnie Civic associations were notified as well.

The developer has also attended two meetings of the Westhampton Merchants' Association and a meeting of members of the Board of the Westview Civic Association in October 2019. Individual meetings with adjacent neighbors have also occurred.

City Charter Conditions

We trust that you will agree with us that this proposed Special Use Permits meets the City Charter criteria for the granting of SUPs as the project 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 be 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.

Thank you for your consideration of this Special Use Permit. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

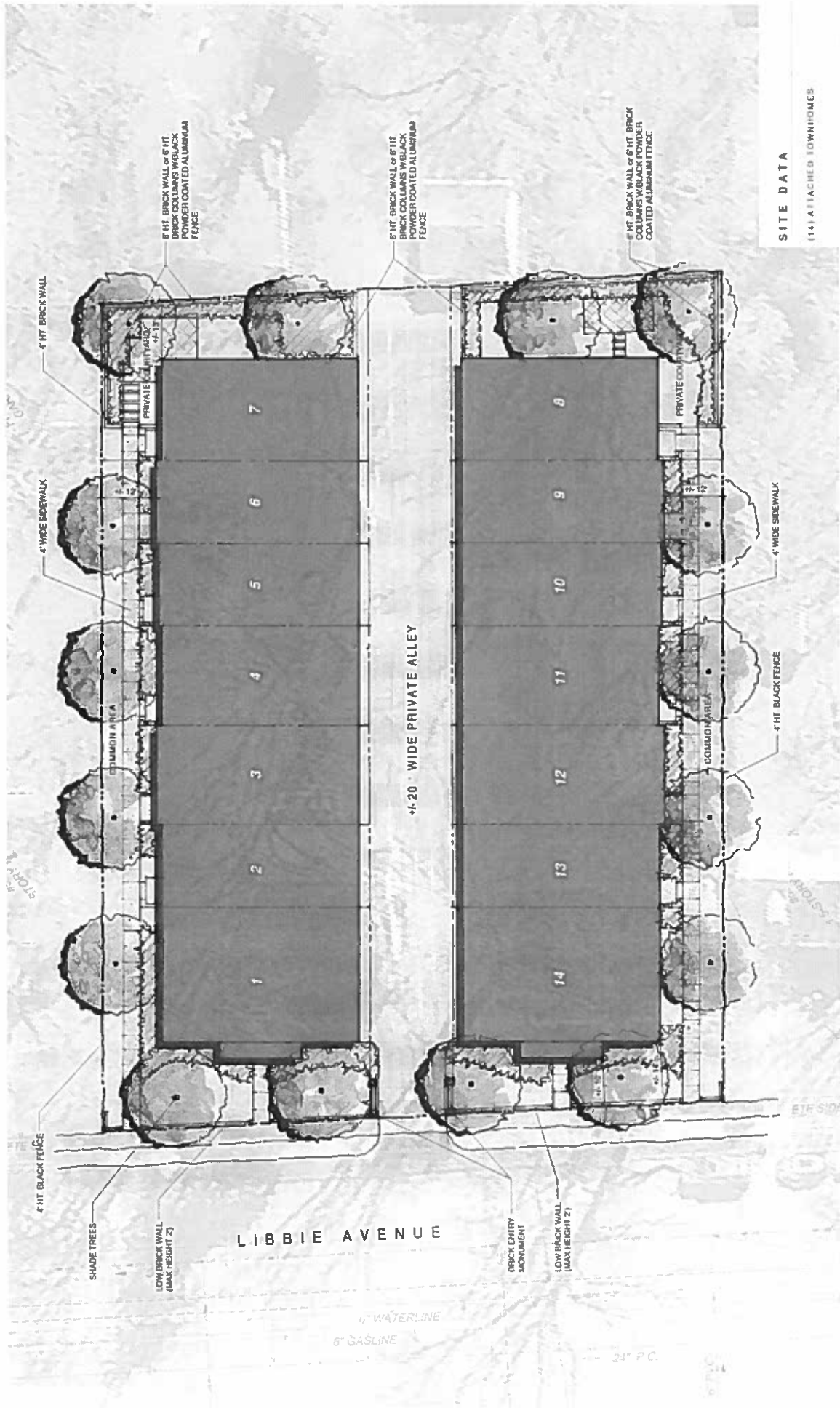
Very Truly Yours,



Lory Markham

Enclosure: application form, fee payment, existing survey, conceptual plans

cc: Matthew Ebinger, Secretary to the City Planning Commission
The Honorable Andreas D. Addison, 1st Voter District

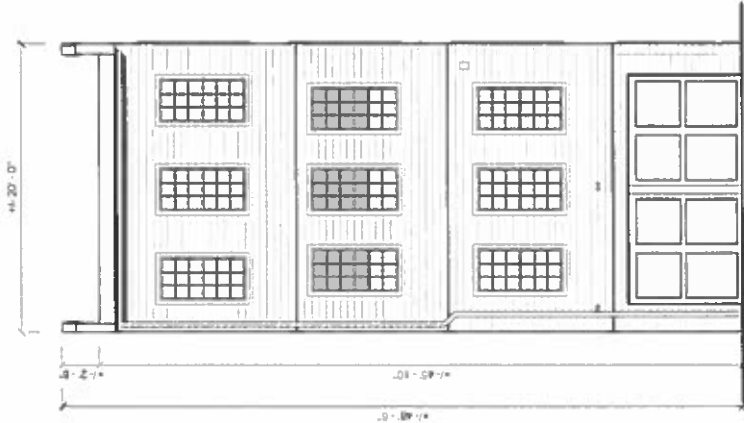


SITE DATA
(14) ATTACHED TOWNHOMES

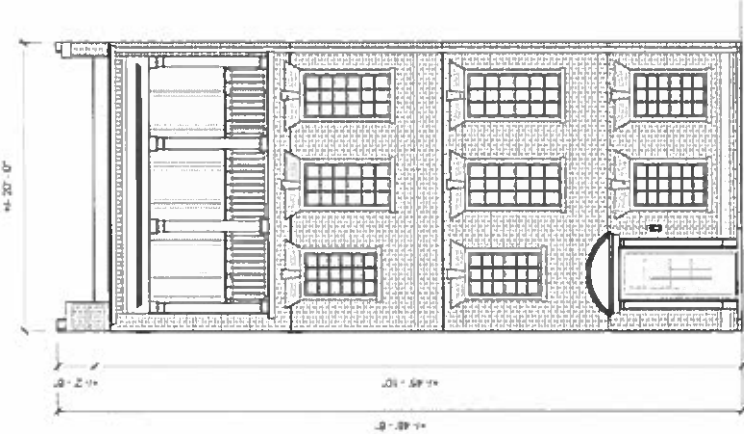


509 & 511 LIBBIE AVENUE
 PRELIMINARY SUBDIVISION LAYOUT - NOVEMBER 30, 2020

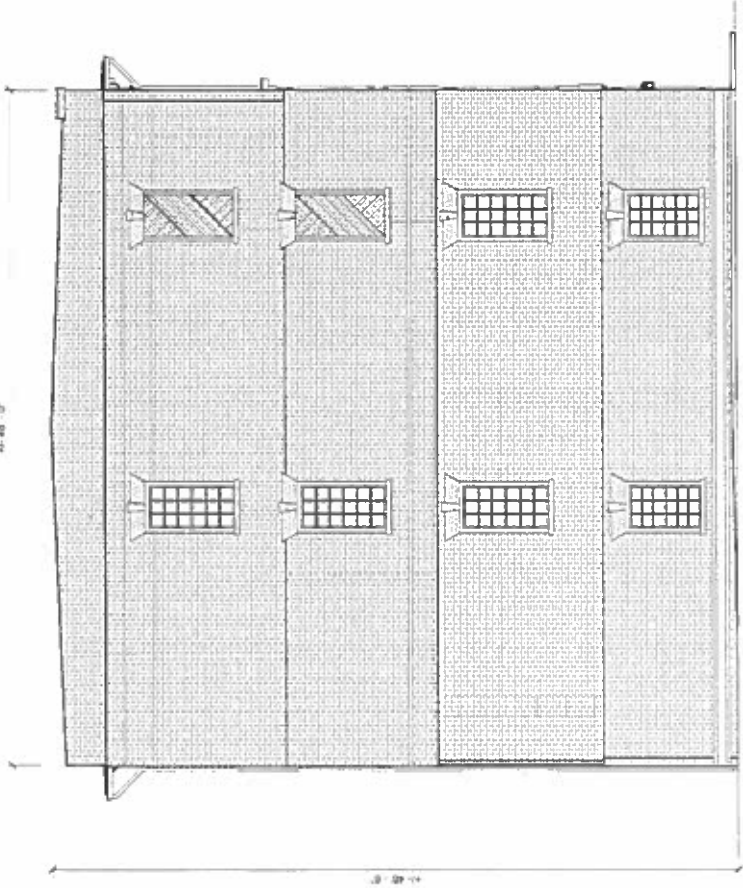
DATE	DESCRIPTION	ARCH-TEC-TONIC	2200 Old Diner Rd. Suite 220 Glen Allen, VA 22005 Phone: (804) 741-0233 Fax: (804) 741-0233 website.com		DRAWN BY: [Name] CHECKED BY: [Name] DATE: 07/23/2018	SHEET # A210 LIBBIE BLOCK FRONT REAR & SIDE ELEVATIONS




2 REAR ELEVATION
Scale: 1/8" = 1'-0"

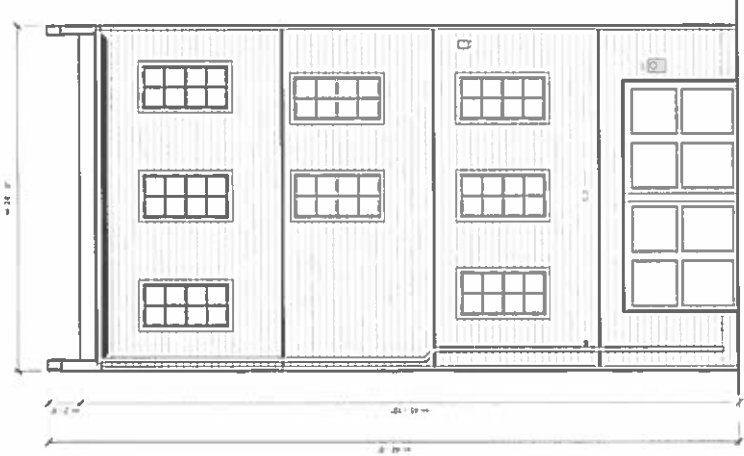


1 FRONT ELEVATION
Scale: 1/8" = 1'-0"

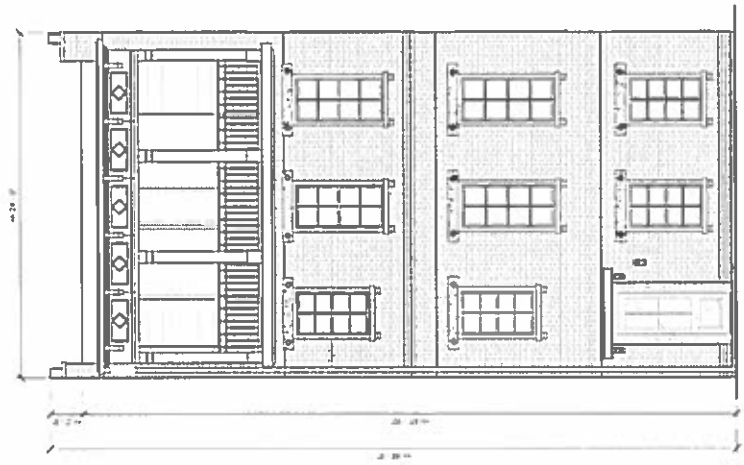


3 SIDE ELEVATION
Scale: 1/8" = 1'-0"

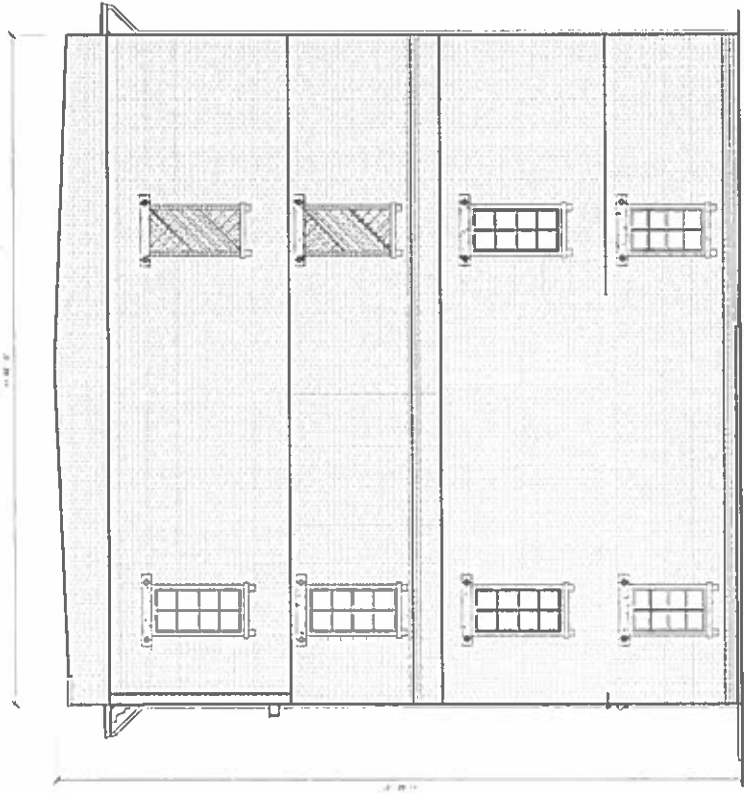
		<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	DESCRIPTION										<p style="text-align: center;">ARCH-TEC-TONIC <small>Commercial Architecture, Inc.</small></p>	<p>  sagebrush.com Phone (804) 741-4053 Fax (804) 741-0533 2550 Oak Branch Rd. Suite 200 Glen Allen, VA 23060 </p>	<p> A211 SHEET # 4-STORY 24' W FRONT REAR & SIDE ELEVATIONS LIBBIE BLOCK SHEET TITLE DRAWN BY TEC LAB DRAWN ON 07/30/2019 </p>
DATE	DESCRIPTION															



2 REAR ELEVATION
1/2" = 1'-0"



1 FRONT ELEVATION
1/2" = 1'-0"

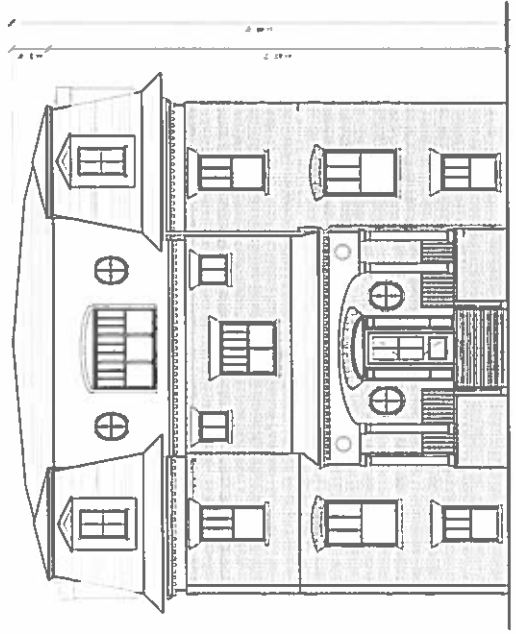


3 SIDE ELEVATION
1/2" = 1'-0"

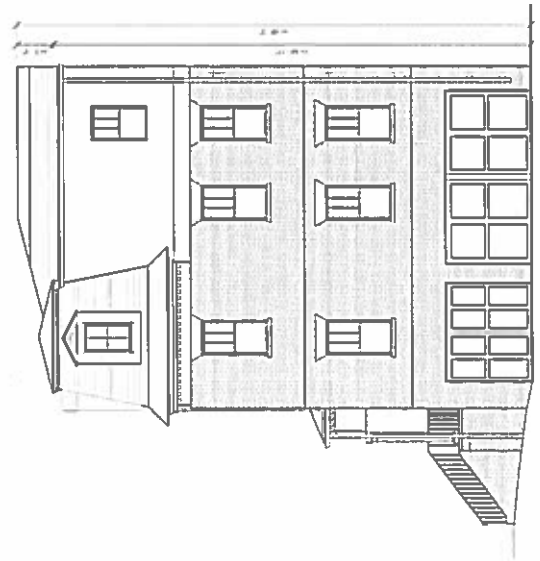
DATE	DESCRIPTION

2250 Old Oaks Rd.
 Suite 220
 Champlain, VA 22002
 Phone: (804) 741-4603
 Fax: (804) 741-0553
 e@gox.com

DRAWN BY: TEC LAB
 DRAWN ON: 07/20/2019
 LIBBIE BLOCK
 SHEET # A212
 BOULEVARD
 FRONT REAR &
 SIDE ELEVATIONS
 SHEET TITLE



1 FRONT ELEVATION
3/16" = 1'-0"



2 REAR ELEVATION
3/16" = 1'-0"

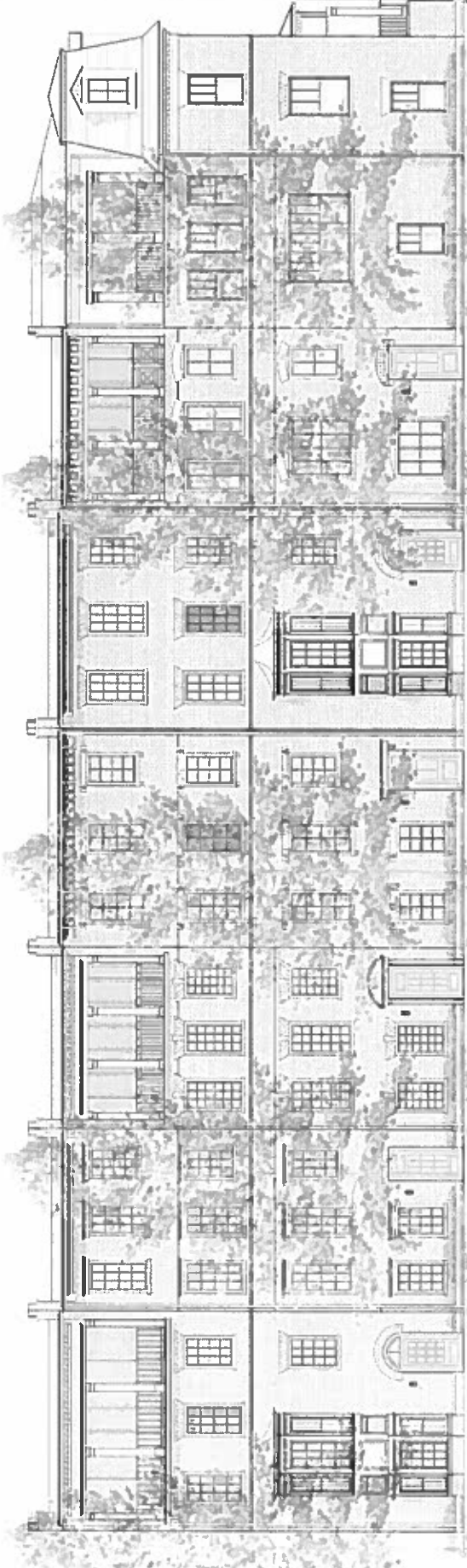


3 SIDE ELEVATION
3/16" = 1'-0"

DRAWN ON: 4/23/18
 LIBBIE BLOCK
 SHEET TITLE: OVERALL FRONT ELEVATIONS
 SHEET # A201


2200 Old Park Rd.
 Charlottesville, VA 22904
 Phone: (804) 741-4553
 Fax: (804) 741-4553
 www.gardner.com

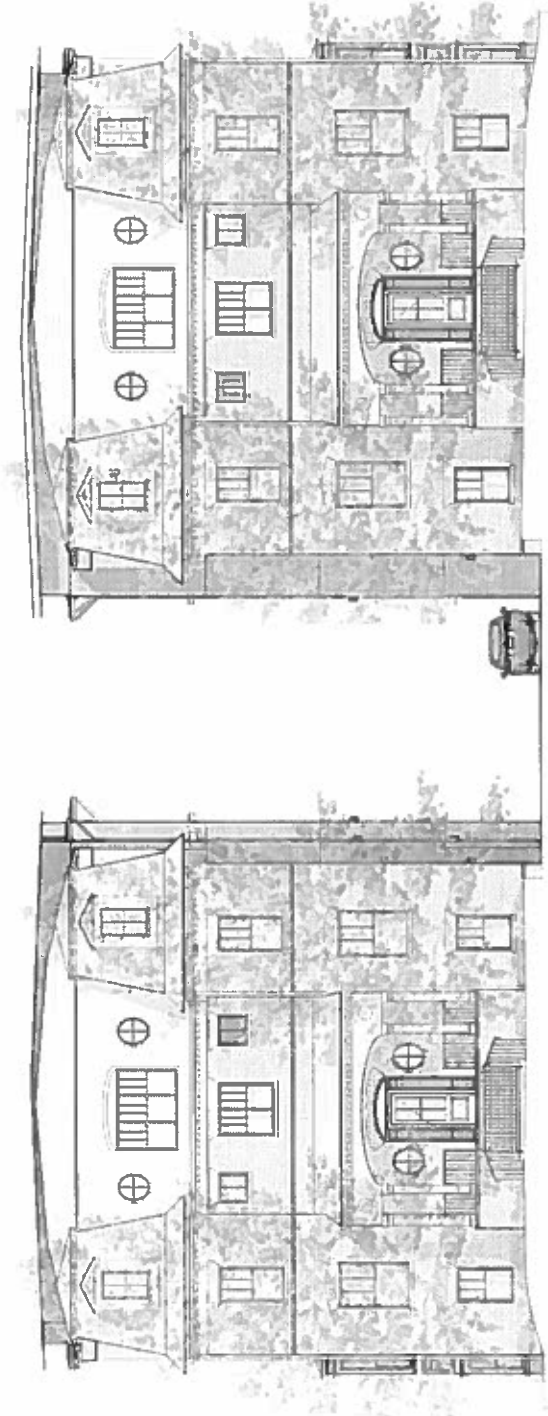
DATE	DESCRIPTION



GWD - GE - E - 1 - F GPK - GE - D - 1 - R GPK - GE - B - 1 - F GWD - GR - C - 1 - F GWD - GE - E - 1 - R GPK - OA - C - 1 - F BOULEVARD

OVERALL FRONT ELEVATIONS
 1/8" = 1'-0"

		DATE DESCRIPTION			 <p>2250 Old Branch Rd. Suite 200 Charlottesville, VA 22902 Phone: (804) 741-4483 Fax: (804) 741-0053 info@arch.com</p>	<p>DRAWN BY: REC/LMO SHEET TITLE: LIBBIE BLOCK OVERALL RIGHT ELEVATIONS SHEET #: A202</p>
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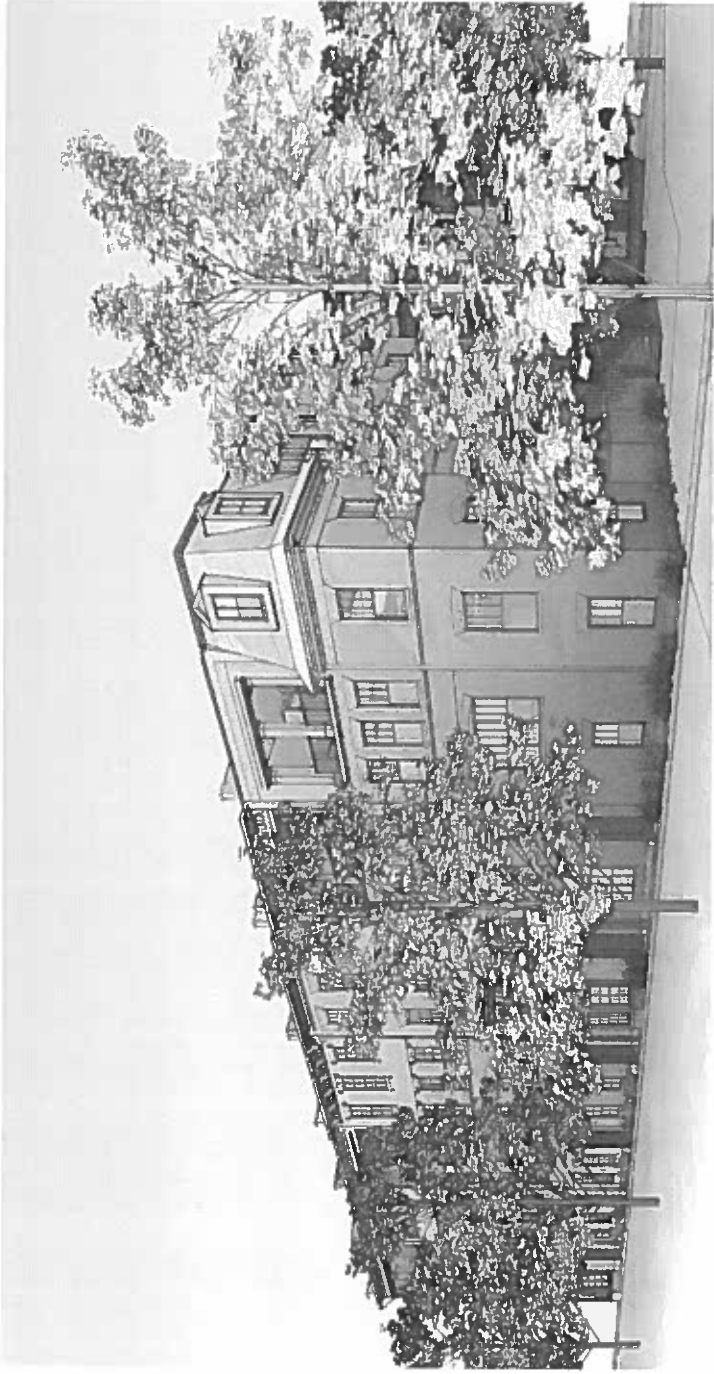


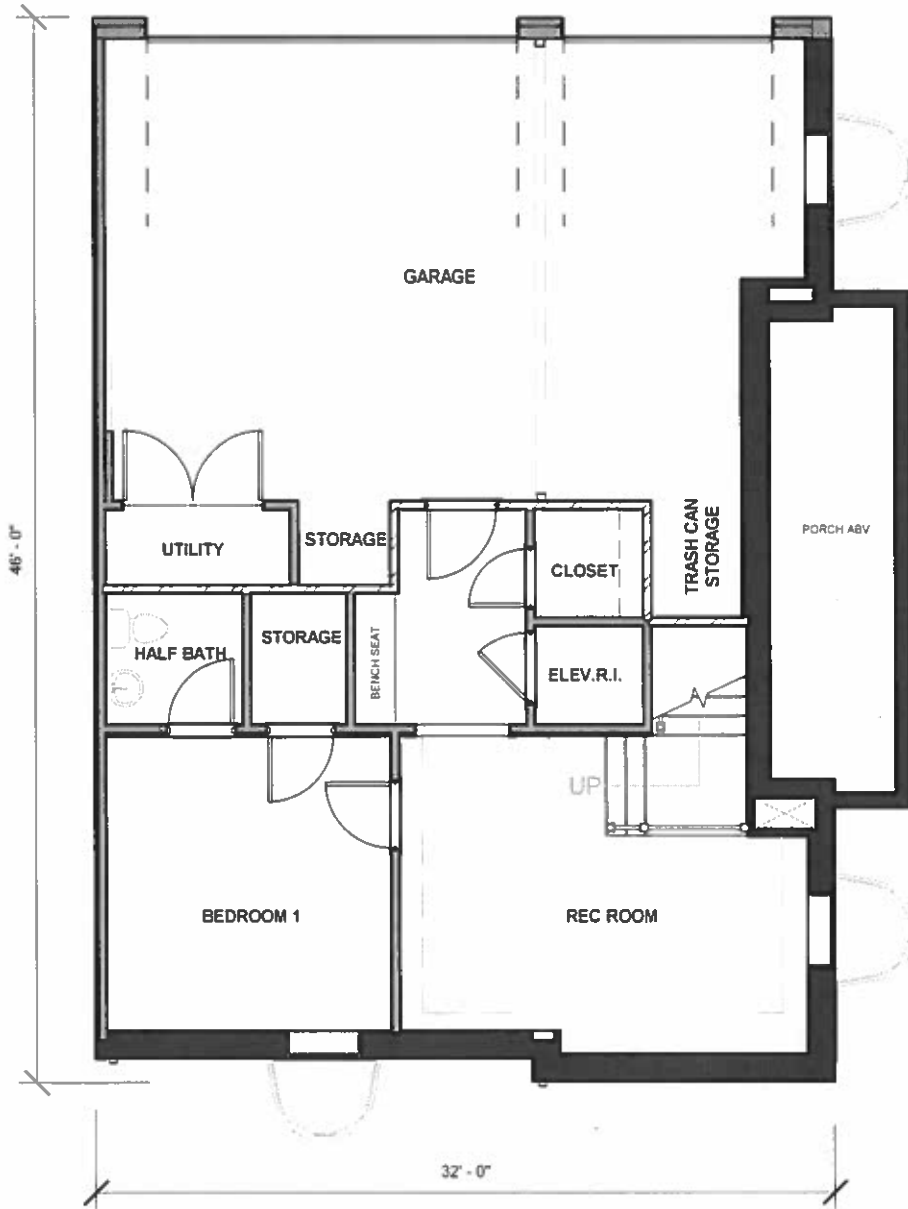
1 OVERALL RIGHT ELEVATION
 3/15/12

DRAWN BY: **3D**
 TEL/LAB
 SHEET TITLE: **LIBBIE BLOCK**
 SHEET #: **A203**
 DRAWN ON: 4/23/2018

2200 Old Branch Rd.
 Chesapeake, VA 23060
 Phone: (804) 741-0553
 Fax: (804) 741-0553
 agood@va.com

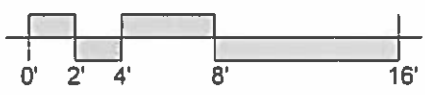
DATE	DESCRIPTION





BUYER: _____	<p>ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE PURCHASE AGREEMENT. ALL LIFESTYLE CHOICES INCLUDED IN THE PURCHASE AGREEMENT SHALL BE IDENTIFIED ON THE "ADDENDUM/ENDORSEMENT TO AGREEMENT OF SALE"</p>
SELLER: _____	
NOTES:	

BOULEVARD - CORE
FIRST FLOOR PLAN
REV. 06/01/2020



LIBBIE CONCEPTUAL
 If an architectural style elevation is selected, it may not match the included floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and included features.





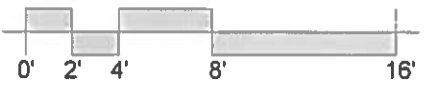
BUYER: _____

SELLER: _____

ALL PARTIES ACKNOWLEDGE THAT SOME OPTIONS SHOWN ON THIS EXHIBIT MAY OR MAY NOT BE INCLUDED IN THE PURCHASE AGREEMENT. ALL LIFESTYLE CHOICES INCLUDED IN THE PURCHASE AGREEMENT SHALL BE IDENTIFIED ON THE "ADDENDUM, ENDORSEMENT TO AGREEMENT OF SALE"

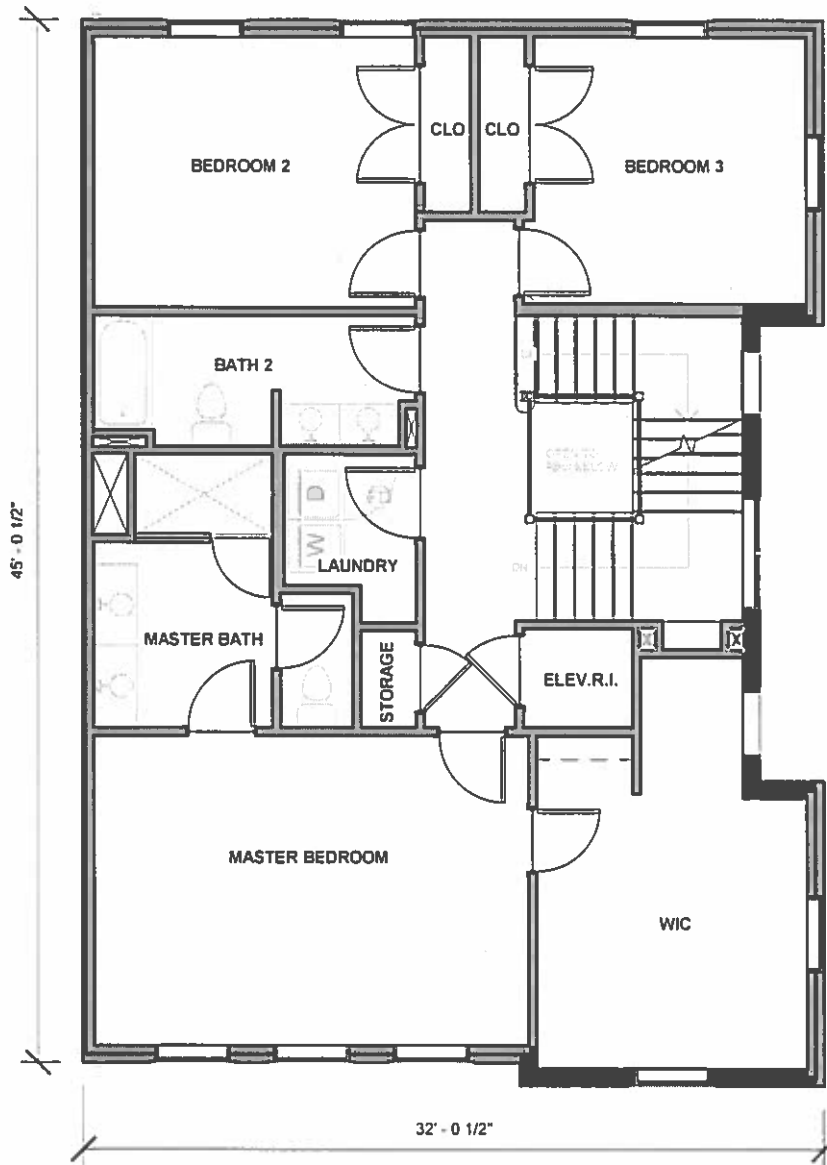
NOTES:

BOULEVARD - CORE
SECOND FLOOR PLAN
 REV. 06/01/2020



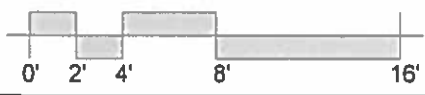
LIBBIE CONCEPTUAL
 If an architectural style elevation is selected, it may not match the included floor plan. All details, dimensions, square footage, and illustrations are approximate and may vary from actual plans and included features.





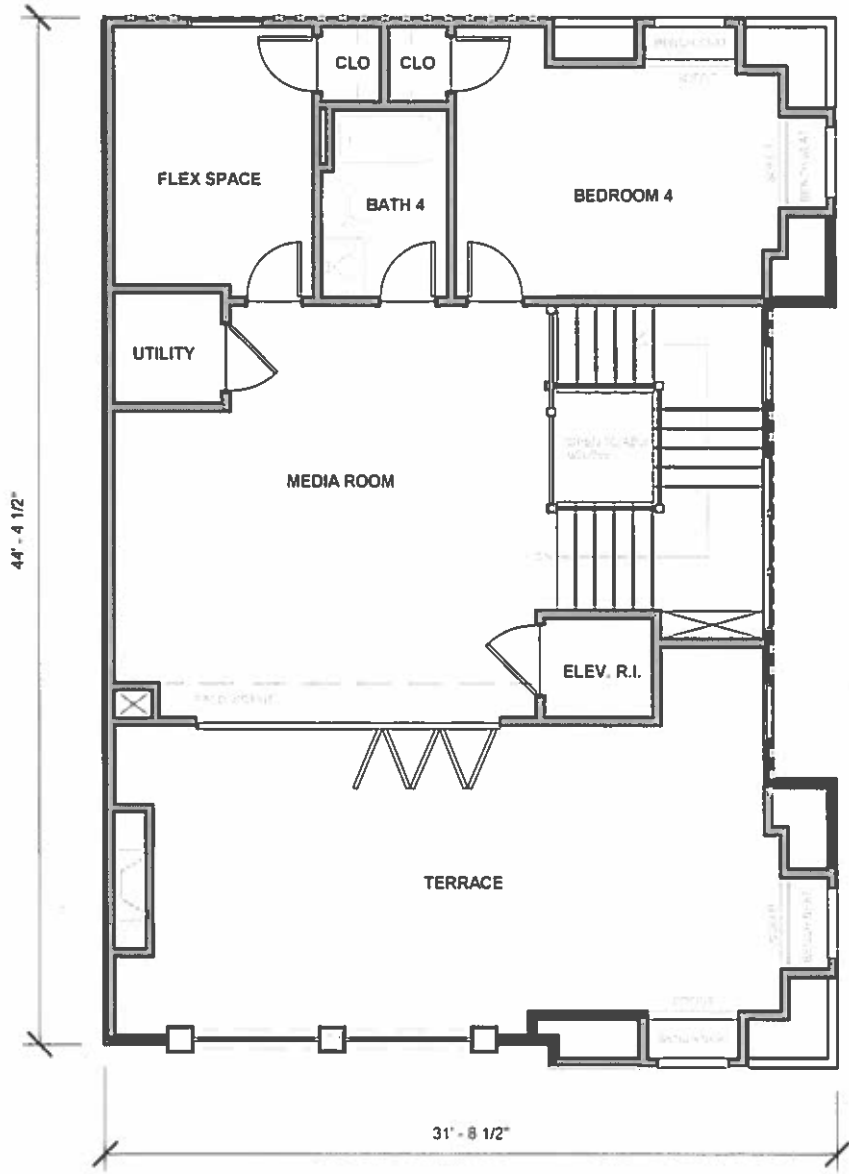
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SELLER: _____	
NOTES:	

BOULEVARD - CORE
THIRD FLOOR PLAN
 REV. 06/01/2020



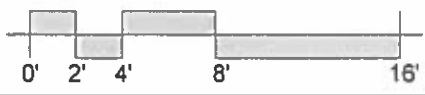
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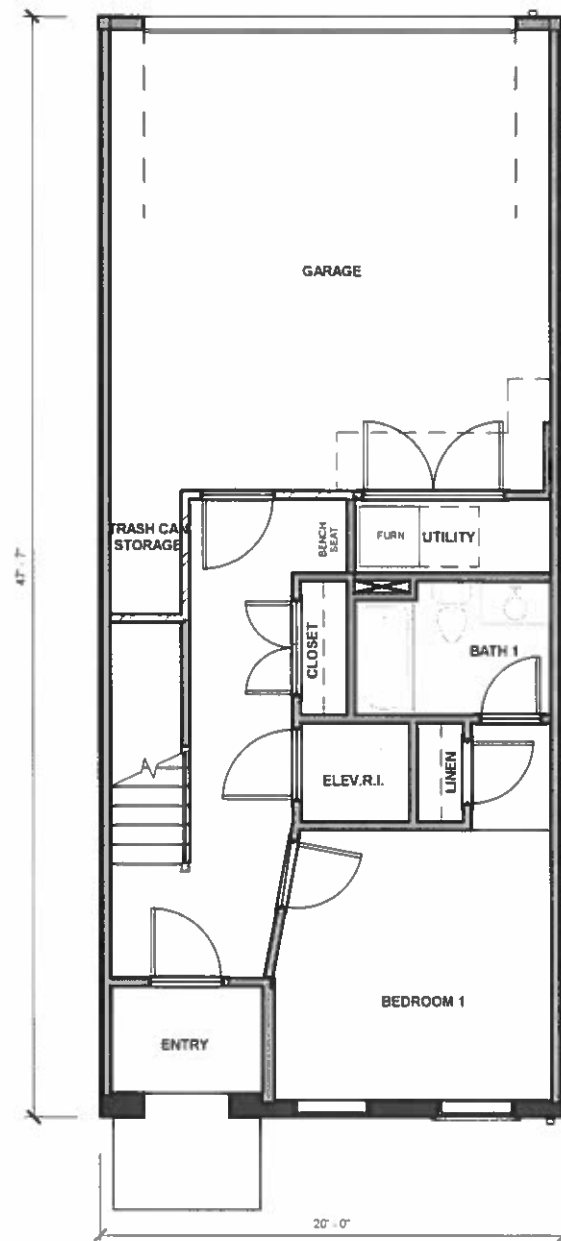
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FOURTH FLOOR PLAN
REV. 06/01/2020



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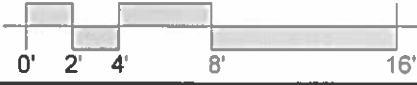


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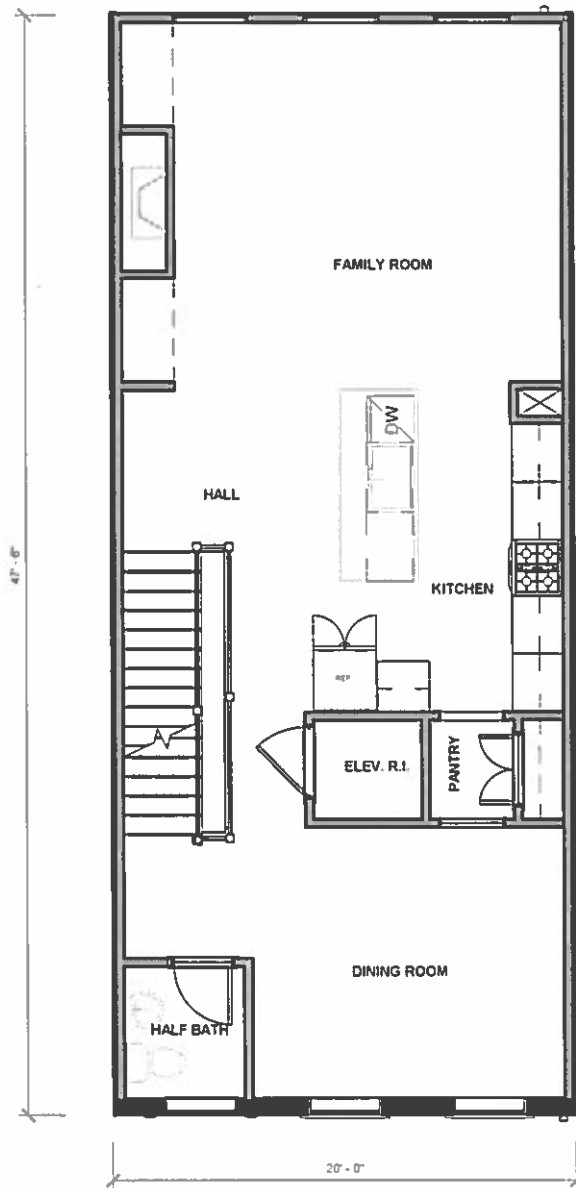
PARK - CORE
FIRST FLOOR PLAN
REV. 06/01/2020



LIBBIE CONCEPTUAL

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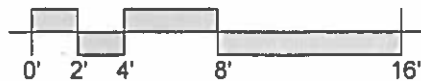


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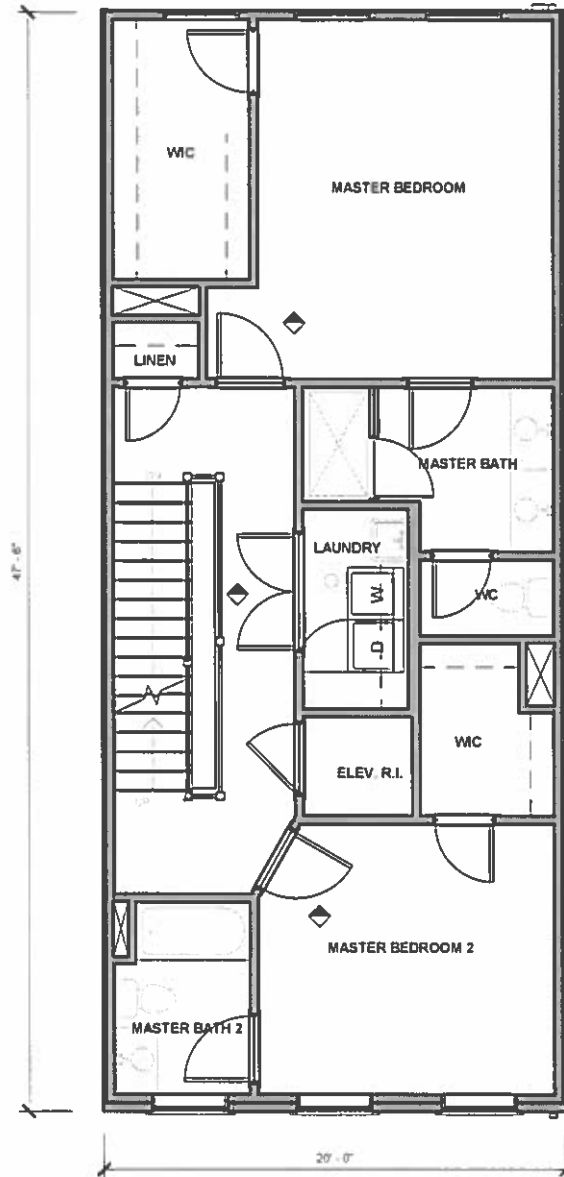
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SECOND FLOOR PLAN
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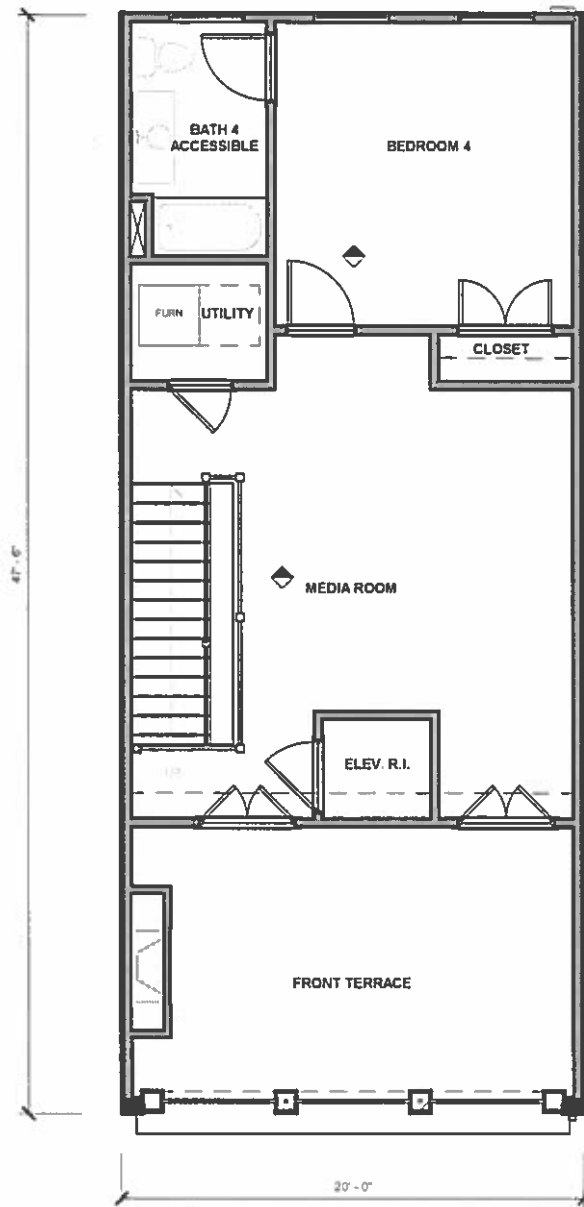
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THIRD FLOOR PLAN
REV. 06/01/2020



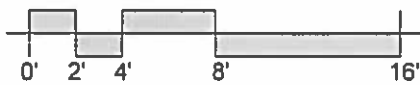
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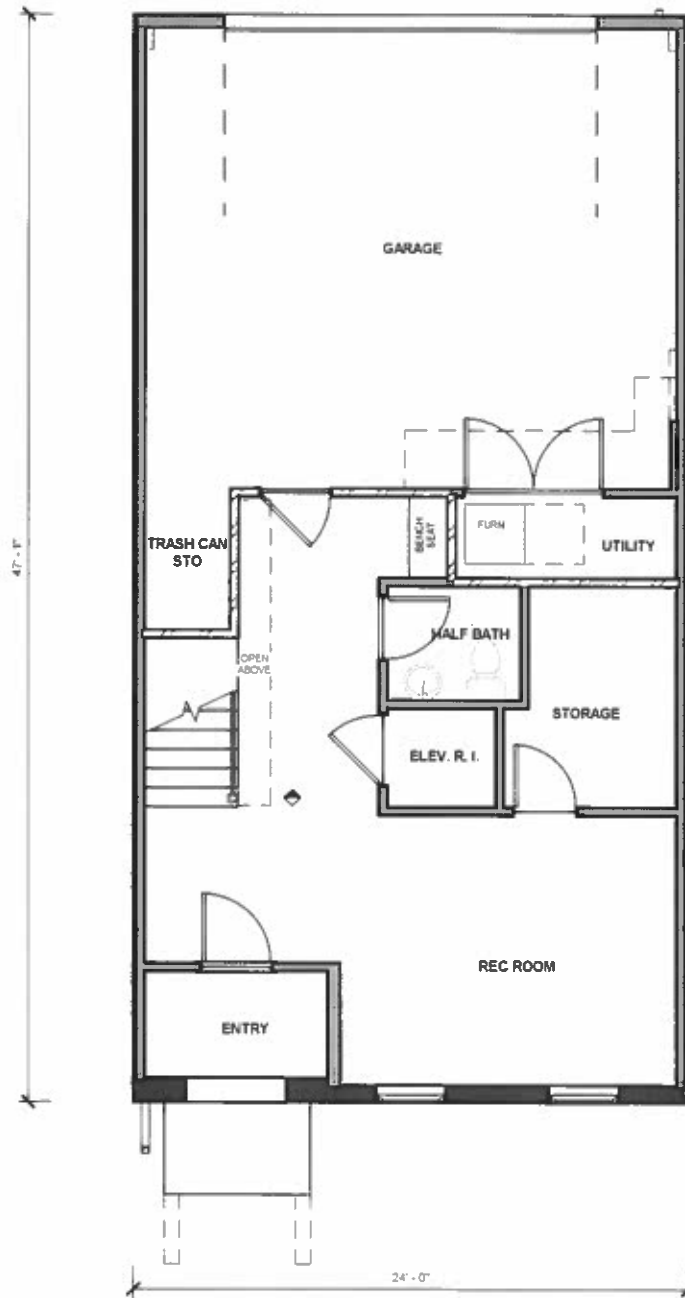
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PARK - CORE
FOURTH FLOOR PLAN
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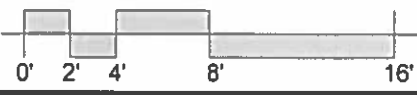
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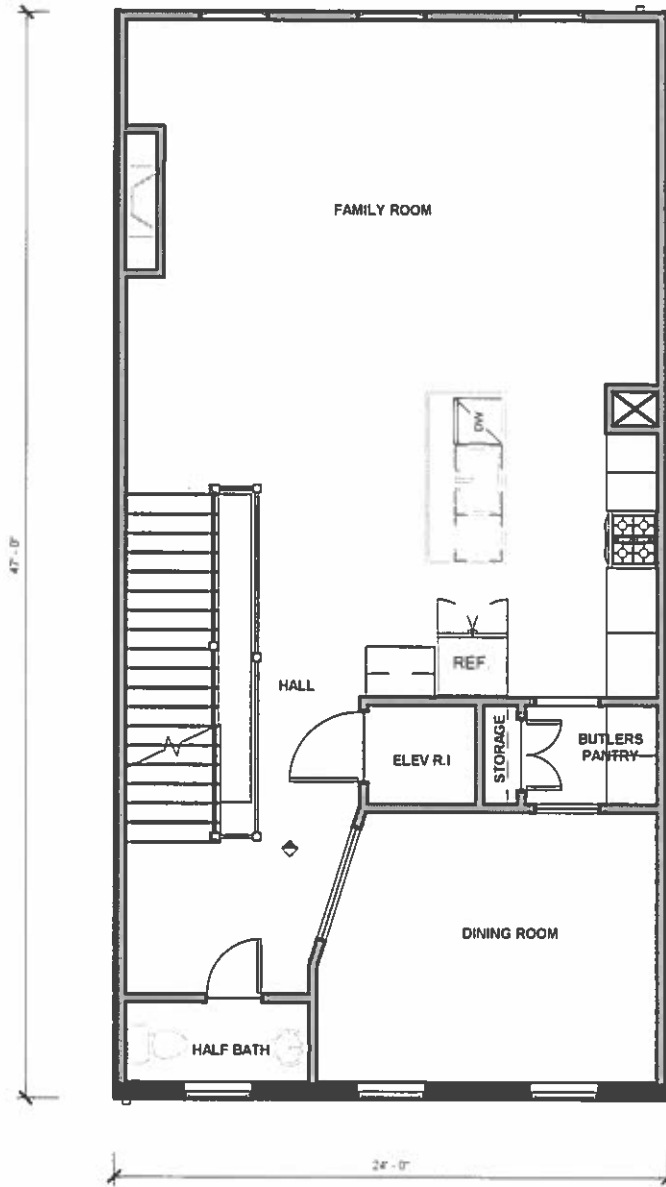
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WESTMORELAND - CORE
FIRST FLOOR PLAN
REV. 06/01/2020



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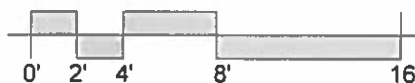
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WESTMORELAND - CORE

SECOND FLOOR PLAN

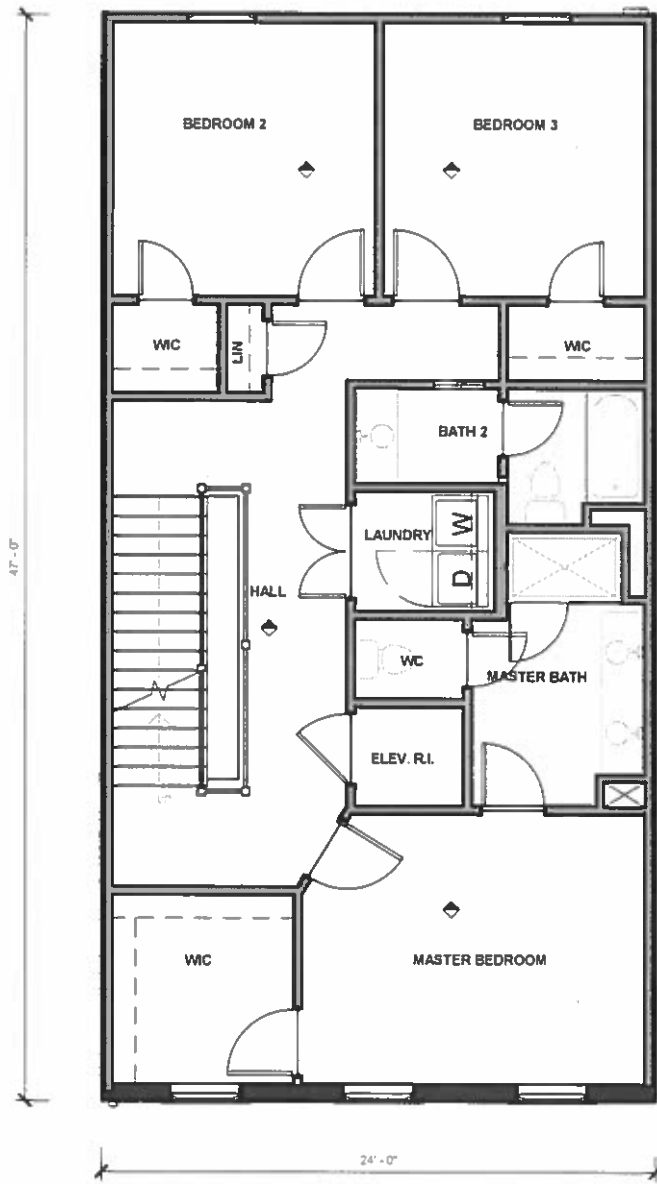
REV. 06/01/2020



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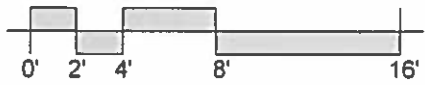
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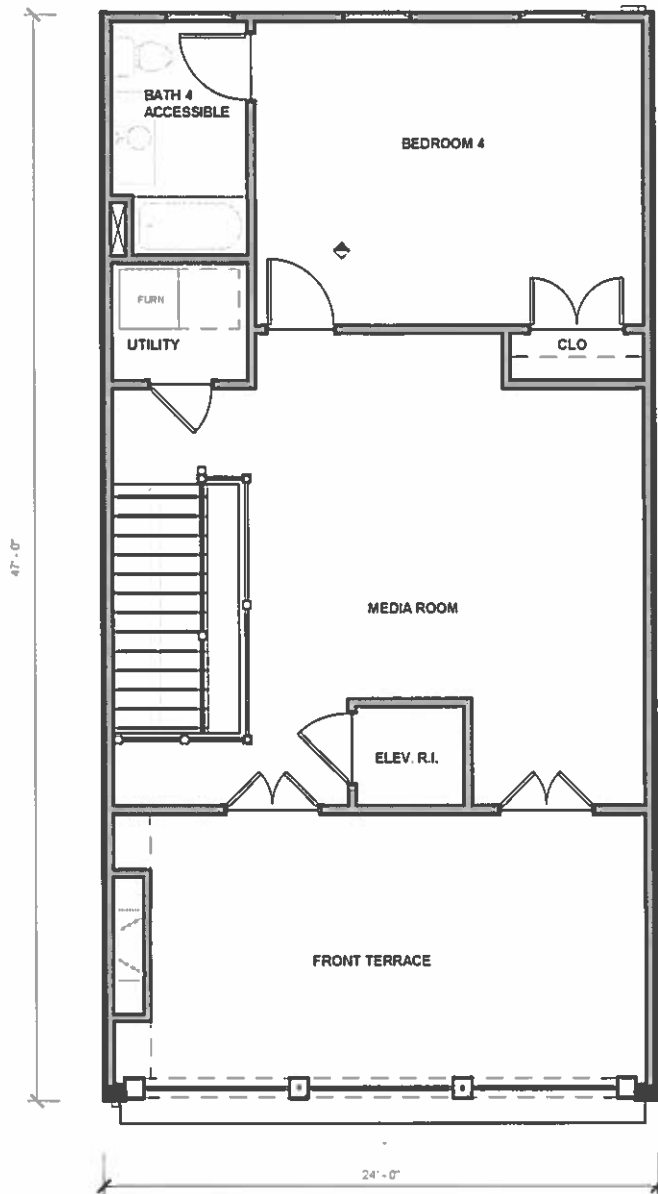
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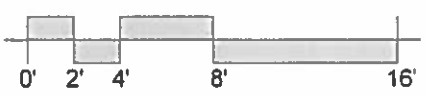




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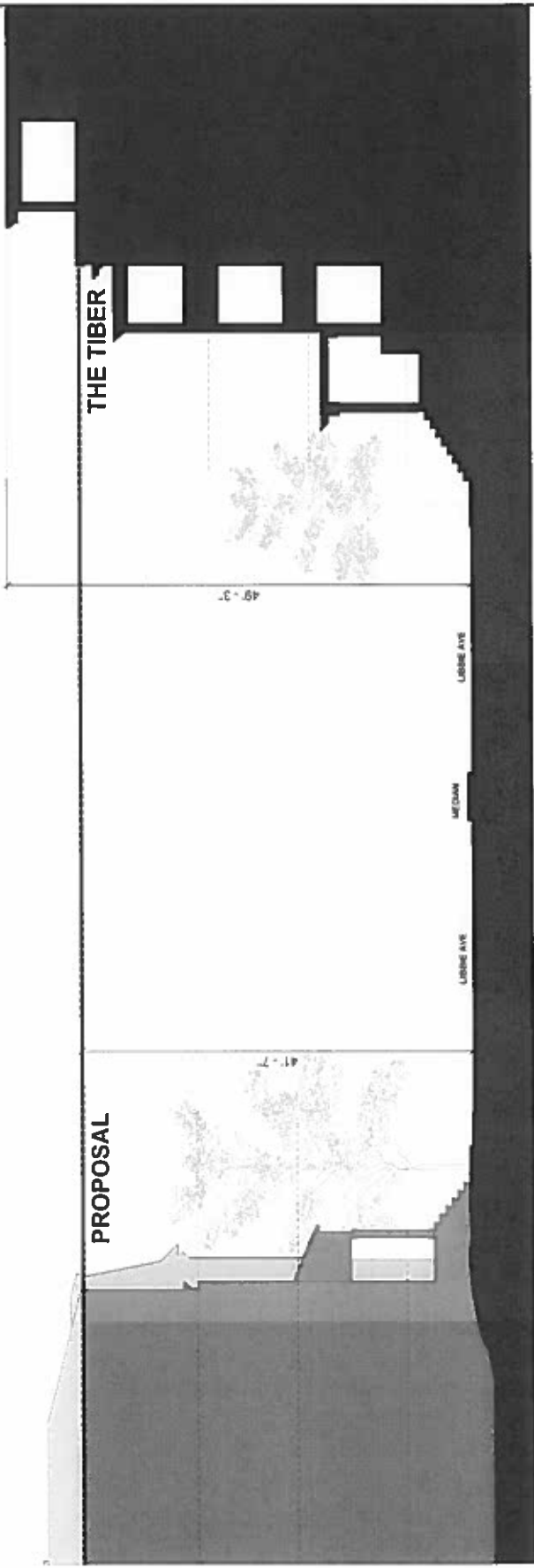
WESTMORELAND - CORE
FOURTH FLOOR PLAN
 REV. 06/01/2020



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		<table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	DESCRIPTION																							 <p>2250 Old Brick Rd. Suite 200 Cherry Hill, VA 23003 Phone (804) 741-4603 Fax (804) 741-0503 eaglepro.com</p>	<p>DRAWN BY TEC LAB LIBBIE BLOCK SHEET TITLE CROSS SHEET TITLE SECTION SHEET TITLE LIBBIE AVE A204 SHEET #</p>
DATE	DESCRIPTION																											

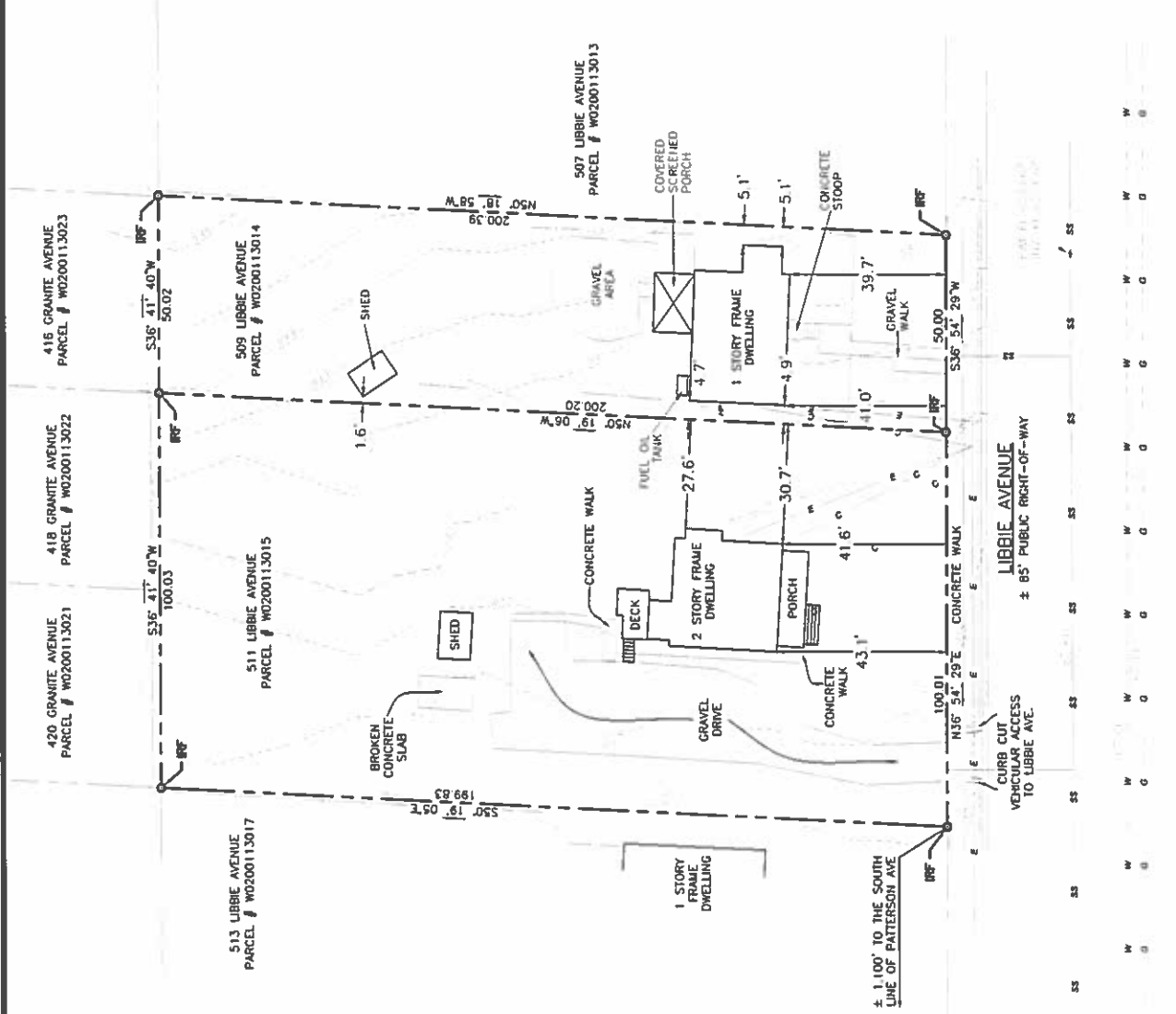


1. ELEVATION ON LIBBIE
 Scale: 3/8" = 1'-0"



DATE: 2/27/2018	SCALE: 1" = 20'
DRAWN BY: JRM	1 OF 1

509 & 511 LIBBIE AVENUE
 CITY OF RICHMOND, VA
 TOPOGRAPHIC SURVEY



THIS TOPOGRAPHIC SURVEY FOR A SITE DESIGN IN THE CITY OF RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF GEORGE L. NYFELER III, LICENSED PROFESSIONAL SURVEYOR. ALL DATA OBTAINED FOR THIS SURVEY WAS OBTAINED BY MEANS OF A TOTAL STATION. THE HORIZONTAL AND VERTICAL ACCURACY OF THIS SURVEY IS AS STATED ON THE MAP SHEETS UNLESS OTHERWISE NOTED.

VERTICAL DATUM: NAVD83
 HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH RTK SOLUTIONS FOR GPS OBSERVED POINTS.
 UTILITIES SHOWN ARE FROM A COMBINATION OF FIELD LOCATED EVIDENCE AND CITY OF RICHMOND RECORDS. GAS, WATER, SEWER (WHERE CALCULATED FROM CITY GAS MAPPING).

- LEGEND**
- PROPERTY LINE
 - IRF — IRON ROD FOUND
 - C — OVERHEAD CABLE LINE
 - F — FENCE LINE
 - G — WATER METER
 - W — ELECTRIC METER
 - U — UTILITY POLE
 - W — GAS LINE
 - W — WATER LINE
 - S — SEWER LINE
 - M — SEWER MANHOLE
 - P — HEAT PUMP



513 LIBBIE AVENUE PARCEL # W0200113017
 511 LIBBIE AVENUE PARCEL # W0200113015
 509 LIBBIE AVENUE PARCEL # W0200113014
 416 GRANITE AVENUE PARCEL # W0200113023
 418 GRANITE AVENUE PARCEL # W0200113022
 420 GRANITE AVENUE PARCEL # W0200113021
 507 LIBBIE AVENUE PARCEL # W0200113013
 LIBBIE AVENUE ± 65' PUBLIC RIGHT-OF-WAY
 ± 1.100' TO THE SOUTH LINE OF PATTERSON AVE
 CURB CUT VEHICULAR ACCESS TO LIBBIE AVE.