



Jillian A. Bates
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2100 East Cary Street | Richmond, VA 23223
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October 26, 2021

BY EMAIL AND UPS: DCDLanduseadmin@richmondgov.com

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall
900 East Broad Street
Richmond, VA 23219
804-646-6304

RE: Amendment to Special Use Permit Plans for 5311, 5315, and 5323 Warwick Road and 5300 Rear Hull Street Road, Richmond, Virginia, City of Richmond Map Reference Nos: C007-0176-037, C007-0176-033, C007-0176-039, and C007-0176-0072 (the "Property").

Dear Sir or Madam:

We represent the owner of the Property referenced above. In connection with the development of the Property, the owner would like to amend certain plans that are a part of Ordinance Number 2021-018 to slightly reduce the unit size, add more parking, change the building materials, and slightly alter the layout.

To that end, please find enclosed the following application items:

1. Application form;
2. Application fee in the amount of \$1,800.00;
3. Applicant's report;
4. Copies of the plans and plat; and
5. The original SUP Application Packet

Electronic versions of the same have been emailed to the address above.

If you have any questions or need anything further, please let me know.

Sincerely,

Jillian A. Bates, Esq.

Enclosures

cc: Brian K. Jackson, Esq. (via email)
Junior Burr (via email)

APPLICATION FORM



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: 5311, 5315, and 5323 Warwick Road & 5300 Rear Hull Street
Tax Map #: C-7-176-33, 37, 39, and 72 Fee: \$1,800
Total area of affected site in acres: 7.678

Date: October 26, 2021

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

Zoning

Current Zoning: R-4 and R-4B

Existing Use: Vacant land

Proposed Use

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

Seek to amend the plans to slightly reduce the unit size, include driveways for all units, alter building materials, and modify the building layout.

Existing Use: Vacant land

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 1973-166-173, 1978-094-91, 1979-091-88, 1980-120-97,
and 2021-018

Applicant/Contact Person: Brian K. Jackson

Company: Hirschler Fleischer
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: New Warwick Townhomes 3 LLC under contract with Ryan Homes

If Business Entity, name and title of authorized signee: Junior Burr, 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: 501 Commerce Road
City: Richmond State: VA Zip Code: 23224
Telephone: (804) 530-2109 Fax: ()
Email: info@cbury.net

Property Owner Signature: Merald Burr Jr.

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)

Exhibit A

The Applicant 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.

14007933.2 045516.00002

APPLICATION FEE

HIRSCHLER FLEISCHER, A PROFESSIONAL CORP
OPERATING ACCOUNT
PO BOX 500
RICHMOND, VA 23218

4794
66-894514

DATE 9-1-2021

CHECK IMAGE
MICROFILMED

PAY
TO THE
ORDER OF

City of Richmond

\$ 1800.00

PAY
EXACTLY

1800 AND 00/100

DOLLARS

Photo
25¢
Deposit
Date 9/1/21

TOWNE BANK

800 East Canal Street, Suite 110
Richmond, VA 23219

FOR 20 045516.0002

Jim R. L.

BLJ

⑆004794⑆ ⑆051408949⑆0284013463⑆

APPLICANT'S REPORT

Amendment to Townhomes at Warwick Place III Plans - Applicant's Report

5311, 5315, and 5323 Warwick Road, Richmond, VA 23235

5300 Rear Hull Street Road, Richmond, VA 23234

Tax Map Nos. C007-0176/037, C007-0176/033, C007-0176/039 and C007-0176/072

INTRODUCTION

Ryan Homes is the contract purchaser of approximately 7.678 acres of land located at 5311, 5315, and 5323 Warwick Road and 5300 Rear Hull Street Road (the "Property") owned by New Warwick Townhomes 3, LLC (collectively referred to herein as the "Applicant"). The Property is in South Richmond just west of the intersection of Warwick Road and Hull Street, in the City's 9th Council District.

Applicant plans to use the Property to develop seventy-three (73) attached single-family townhouse dwellings on separate lots (the "Project"). The Applicant's vision for the Property and the area known as "Townhomes at Warwick Place III" is 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. In addition, this development will preserve approximately one acre of land as wooded open space for both Project residents and neighbors to enjoy.

PROPOSED AMENDMENT TO THE PROJECT PLAN

The Property is partially zoned R-4 Single Family Residential District, and partially zoned R-48 Multifamily Residential District. Single family dwellings are permitted by right in both the R-4 District and the R-48 District. In February 2021, the City of Richmond approved the Applicant's request for a Special Use Permit ("SUP") to allow the development of sixty-five (65) single-family dwellings on the Property (see Ord. No. 2021-018) (the "Original SUP"). Now the Applicant is seeking to amend the architectural plan submitted with the Original SUP. The Applicant is requesting to slightly reduce the unit size, add additional parking spaces, including off-street parking for all units, change the building materials from a mixture of brick and cementitious siding (HardiePlank) to all cementitious siding, and slightly alter the building layout.

As shown on the Project's elevations, floorplans, and Preliminary Plan entitled "Townhomes at Warwick Place III 9th District – City of Richmond – Virginia Preliminary Plan", last revised on October 8, 2021, and prepared by Timmons Group (the "Preliminary Plans"), (collectively, the "Plans"), attached hereto, the Applicant seeks to reduce each unit's foot print and push back the building area slightly in order to construct off-street perpendicular parking in front of each unit. This would allow the Applicant to provide more than 146 parking spaces, which would exceed the 1.5 parking space per unit minimum requirement.

Each dwelling will be no less than 20 feet wide and will contain a minimum of 1,220 square feet of floor area. No dwelling will exceed 35 feet in height. As shown in the Preliminary Plan, no more than five dwellings will be attached in a series. However, due to the dramatically escalated cost of construction with brick, the Applicant is now exclusively using HardiePlank siding to keep

the dwellings at affordable levels. Additionally, by eliminating sidewalk driveway crossings and reorienting the parking to perpendicular rather than parallel street parking, we have been able to dramatically increase parking and build additional units, utilizing a mix of four (4) and five (5) unit dwellings.

EXISTING PROPERTY AND SURROUNDING AREA

The Property is located in the Swanson neighborhood of South Richmond near the intersection of Warwick Road and Hull Street. The area has experienced sluggish growth of late, with the most recent large addition to the neighborhood being the 1998 construction of the Walgreens Pharmacy at the corner of Warwick Road and Hull Street. The Property is convenient to big regional employers like Philip Morris, Dupont and the McGuire VA Hospital, which will support commercial development in the area.

The Property comprises four parcels:

The first (5315 Warwick Road) is a narrow parcel extending south from Warwick Road. This parcel would be used for the Project's access drive. South of the first parcel lies the second parcel (5323 Warwick Road), on which most of the dwellings to be developed pursuant to the SUP would lie. It's southeast border abuts the western edge of the Meadow Creek Apartments on Hull Street Road. The third parcel (5311 Warwick Road) extends east of the first parcel and also extends south from Warwick Road. The first three parcels are zoned R-4. The fourth parcel (5300 Rear Hull Street Road) extends east of the second parcel and its southern boundary abuts the northern edge of the Meadow Creek Apartments. This parcel is zoned R-48.

THE MASTER PLAN/RICHMOND 300 PLAN

The Property is located in the Midlothian Planning District. The City of Richmond's Master Plan designates the Property's future use as "Single-Family (Low-Density)", a designation which carries a suggested density of up to 7 dwelling units per acre.

The Richmond 300 plan indicates much greater density for the Property and the surrounding area. The Richmond 300 plan designates the intersection of Hull Street and Warwick Road as a "Neighborhood Node" with "medium" growth potential. The Richmond 300 plan calls for this area to provide in the future "housing options at various affordability levels" through "encouraging the construction of new housing units". In line with this goal, the Richmond 300 plan indicates a designated future use of "Corridor Mixed-Use" for parcels in the immediate vicinity of the Hull/Warwick intersection. A portion of the Property bears this future use designation; the remainder is designated as "Residential". The "Corridor Mixed-Use" designation calls for densities of 2 to 8 stories, with mixed-use being a primary use and single-family attached dwellings, like the Project, being a secondary use. In addition, the Richmond 300 plan calls for developing open space in the area.

PROPOSED USE

The Property's R-4 and R-48 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 10 dwelling units per acre is in line

with the Property's "Residential" and "Corridor Mixed-Use" future use designations in the Richmond 300 plan, which prescribes densities of between 2 and 10 dwelling units per acre. The Project wraps around the neighboring Meadow Creek Apartments multifamily development, and would serve as a natural transition from more traditional single-family housing to the west to both Meadow Creek and the additional higher-density Corridor Mixed-Use projects to come in the future along Hull Street Road to the east. The Project's single-family attached format is in line with the Richmond 300 plan for the area. The Project would provide dozens of new, high-quality houses at attainable market prices, together with integrated open space in line with the Richmond 300 plan. The Project directly addresses and is consistent with the Richmond 300 plan goals.

Utilities are available onsite. Stormwater will be controlled by on-site stormwater management, which may consist of pervious pavement, underground detention or a small pond, as noted on the Preliminary Plan, or equally permitted device.

The Project is projected to generate approximately 500-600 vehicle trips per day, an amount that should be easily absorbed by the surrounding road network. Even this amount of traffic will be further alleviated by the Property's close proximity to two GRTC transit routes at the Hull/Warwick intersection.

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 proposed development will provide the opportunity for needed housing stock, 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 73 new residences should have a negligible impact on traffic in the area and conveniently-located GRTC transit routes will mitigate any additional burden.

- *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 Property's "Residential" and "Corridor Mixed-Use" future land use designations.

- *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 development 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 service.

- *NOT interfere with adequate light and air.*

The proposed development area is in a location with ample air, light 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 ARCHITECTUREAL PLAN

This Property is not within any neighborhood association or civic association. The Applicant has provided the amendment application materials to Councilman Michael Jones. After following up with the Councilman, the Applicant expects to submit a letter of support for the amendment to the Plans.

CONCLUSION

These proposed changes to the Plans would not negatively impact the Project and its impact on the City of Richmond as a whole and in South Richmond specifically. This development on the Property will 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. It will be 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.

PLANS



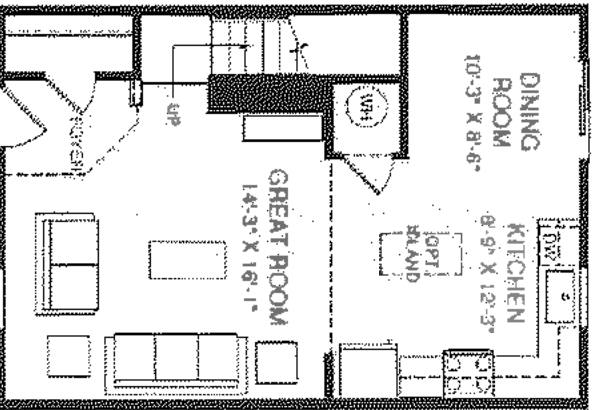
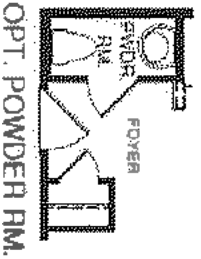
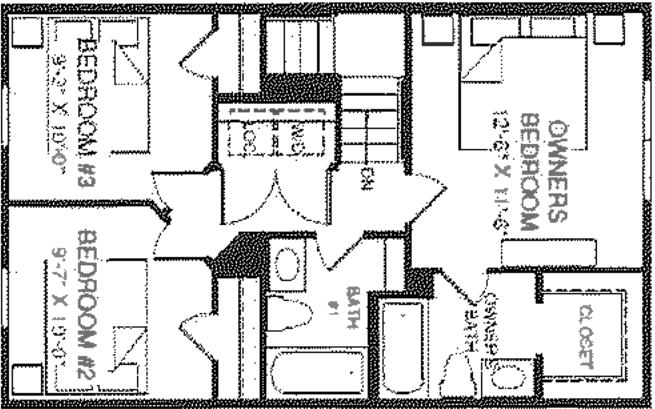
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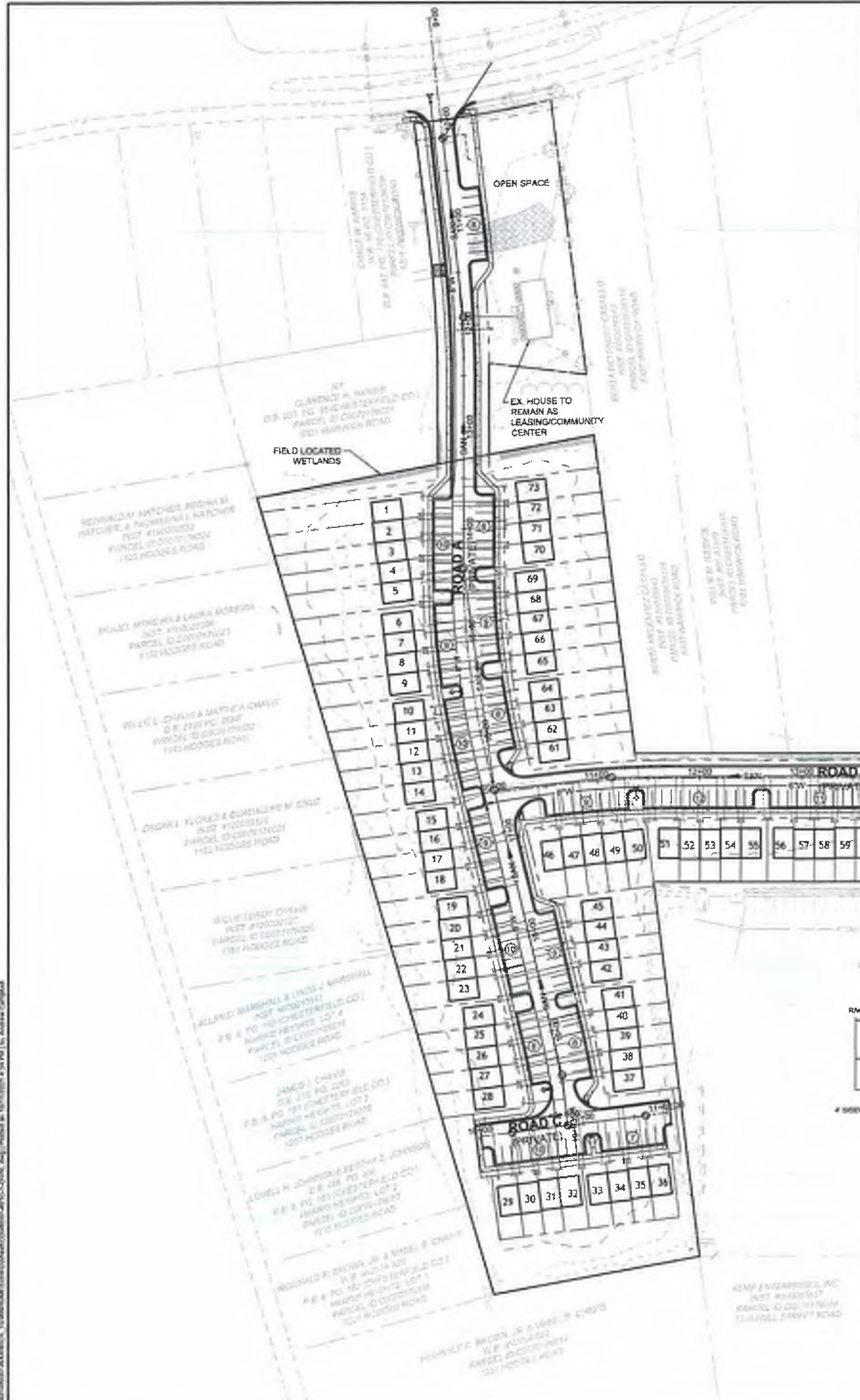
► Juniper

Juniper



Juniper





THE PROPOSED BOUNDARY OF THE TOWNHOME SITE IS A CONGLOMERATE OF FOUR SEPARATE PARCELS. PARCEL INFORMATION IS AS FOLLOWS:

PARCEL "A" (SE PARCEL) 1.763 ACRES
 OWNER: NEW WARWICK TOWNHOMES 3 LLC
 ADDRESS: 5300 HULL STREET ROAD
 PARCEL ID: C0070176072
 INSTRUMENT: 200021485

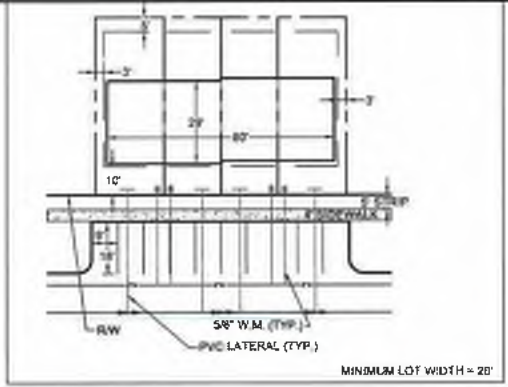
PARCEL "B" (SW PARCEL) 4.672 ACRES
 OWNER: NEW WARWICK TOWNHOMES 3 LLC
 ADDRESS: 5323 WARWICK ROAD
 PARCEL ID: C0070176033
 INSTRUMENT: 200021485

PARCEL "C" (N PARCEL) 0.381 ACRES
 OWNER: NEW WARWICK TOWNHOMES 3 LLC
 ADDRESS: 5315 WARWICK ROAD
 PARCEL ID: C0070176037
 INSTRUMENT: 200021485

PARCEL "D" (NE PARCEL) 0.562 ACRES
 OWNER: NEW WARWICK TOWNHOMES 3 LLC
 ADDRESS: 5311 WARWICK ROAD
 PARCEL ID: C0070176039
 INSTRUMENT: 200031225

TOTAL = 7.678 ACRES

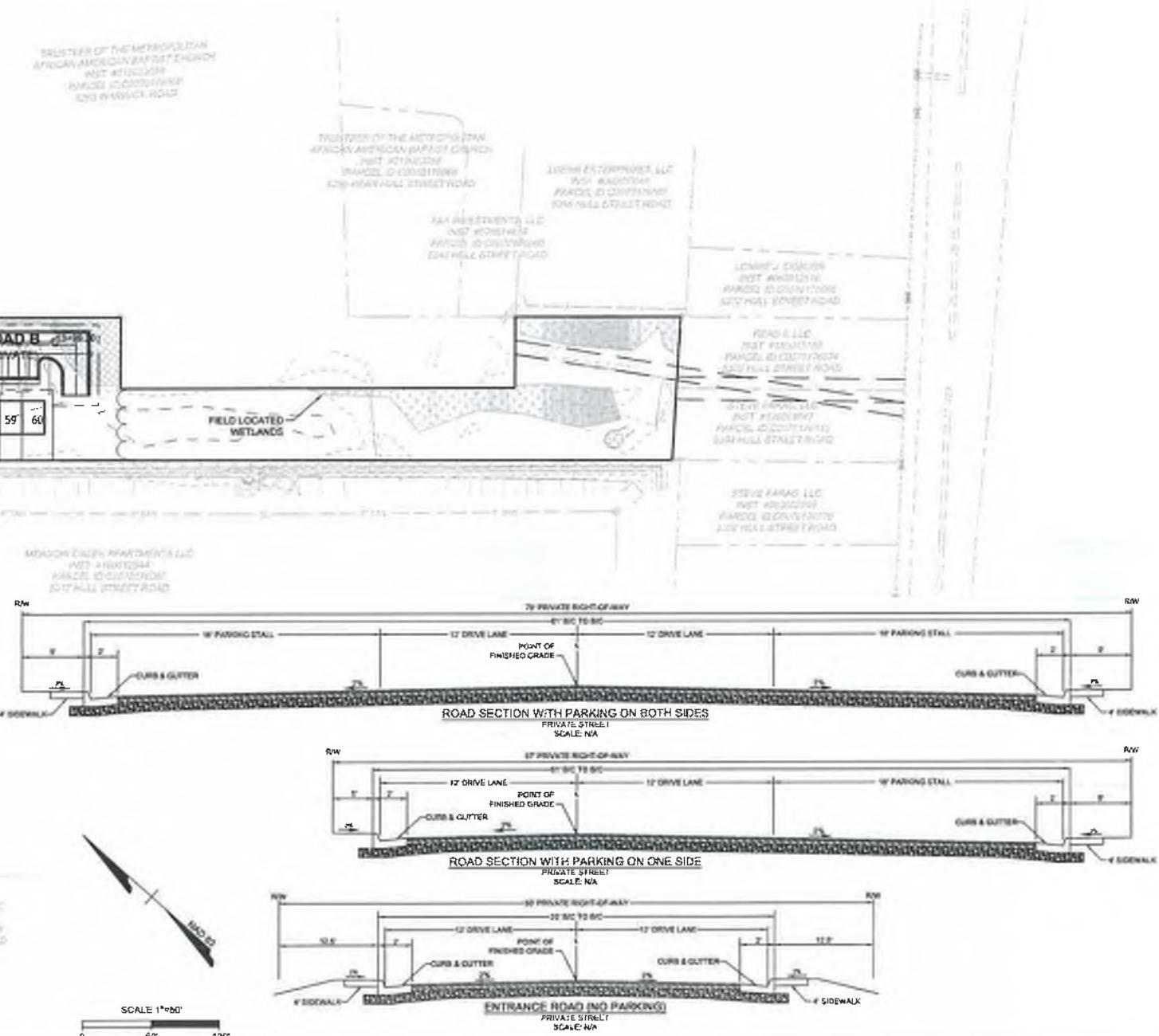
PARKING COUNT:
 REQUIRED PARKING SPACES: 1.5 x # OF UNITS = 148
 TOTAL PARKING SPACES SHOWN = 155



TYPICAL LOT LAYOUT
 SCALE: 1" = 30'



VICINITY MAP
 SCALE: 1" = 1000'



PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

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DATE: 12/21/2020
 DRAWN BY: J. KIEFER
 DESIGN BY: G. ROGERS
 CHECKED BY: A. CAMPBELL
 SCALE: 1" = 50'

TIMMONS GROUP

TOWNHOMES AT WARWICK PLACE III
 9TH DISTRICT - CITY OF RICHMOND - VIRGINIA
 PRELIMINARY PLAN

JOB NO: 46597
 SHEET NO: 1 OF 3

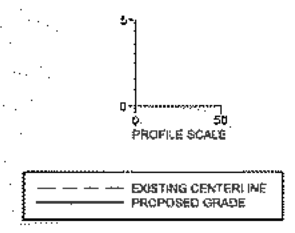
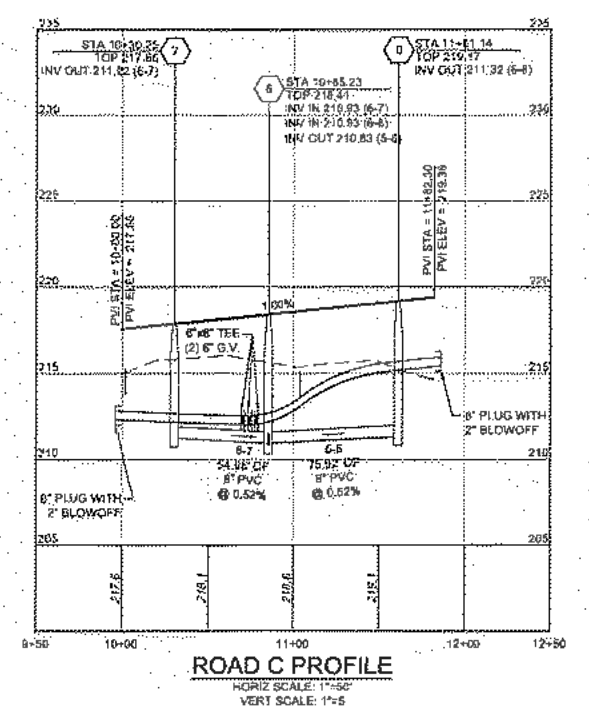
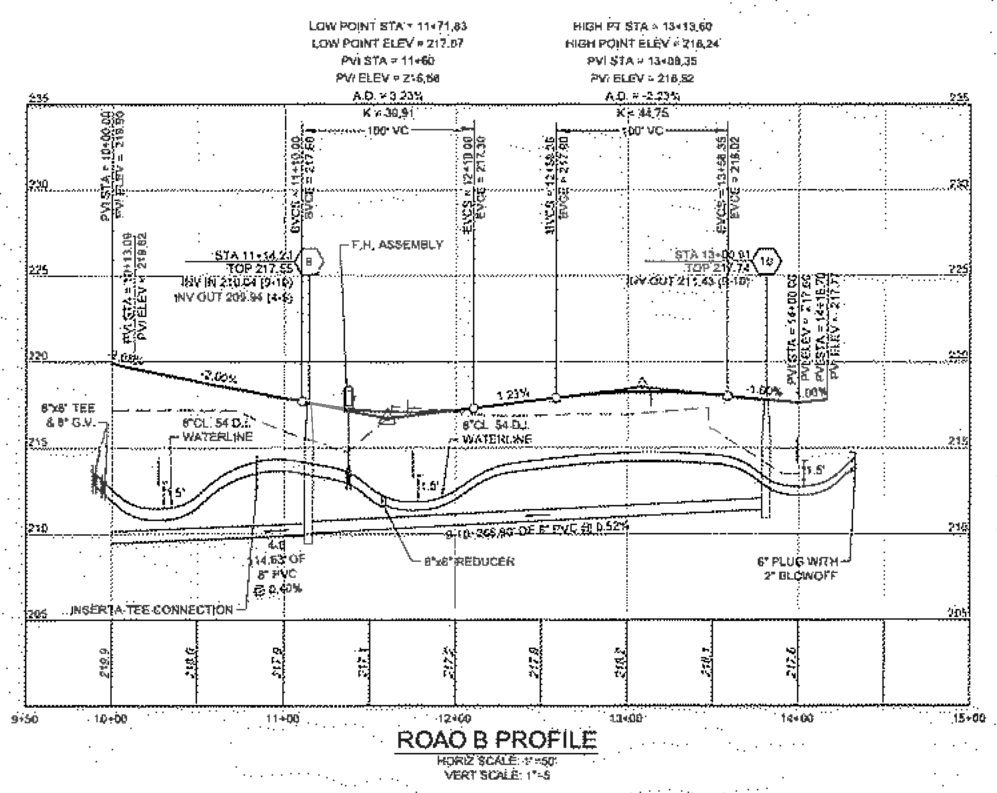
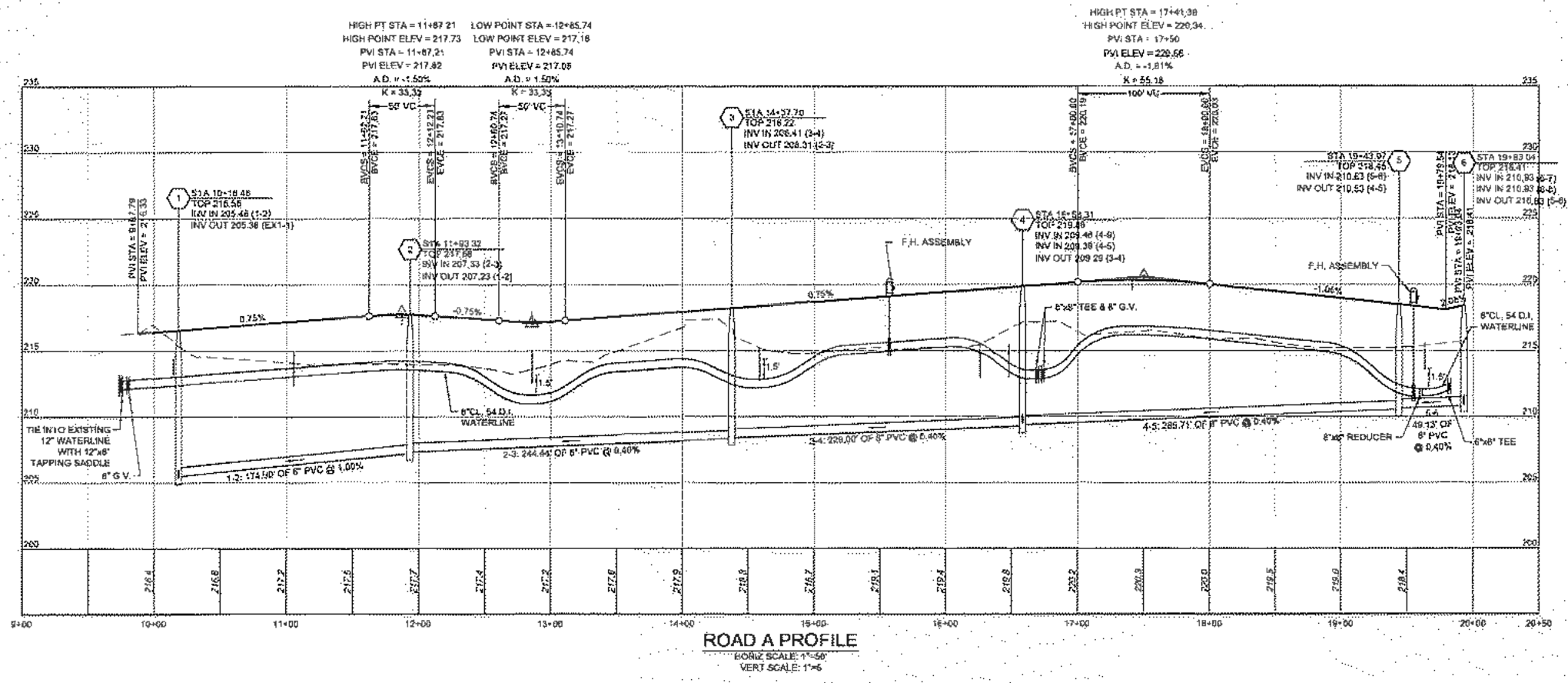
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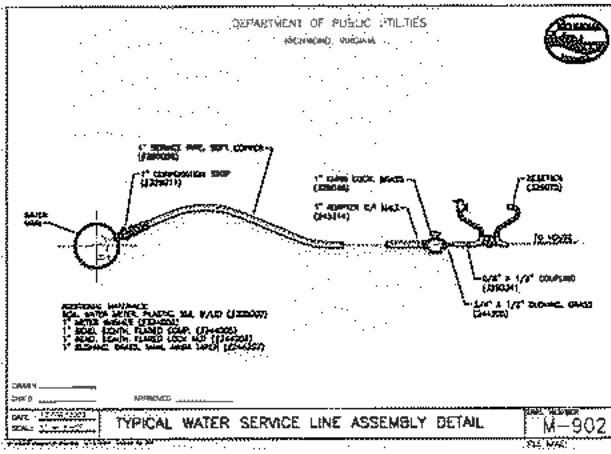
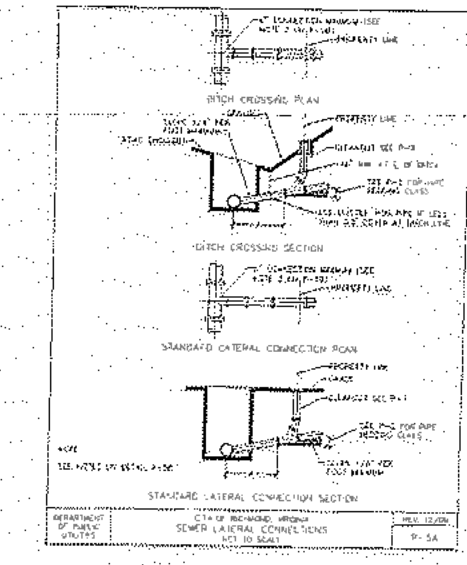
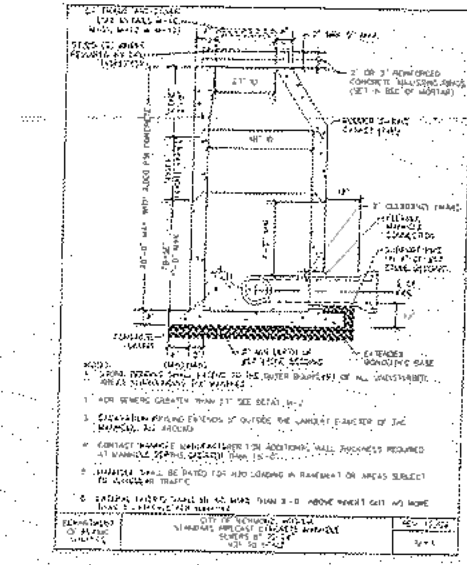
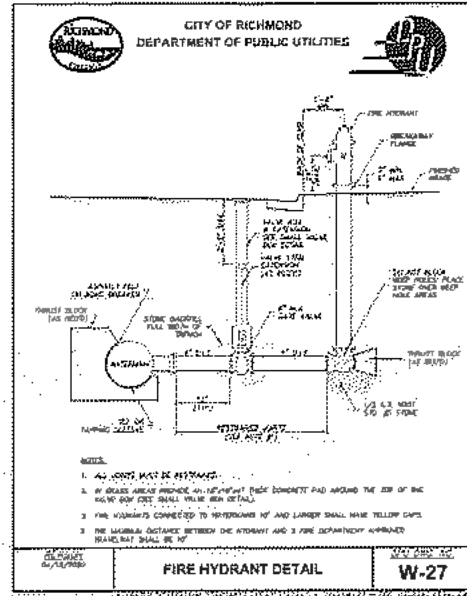
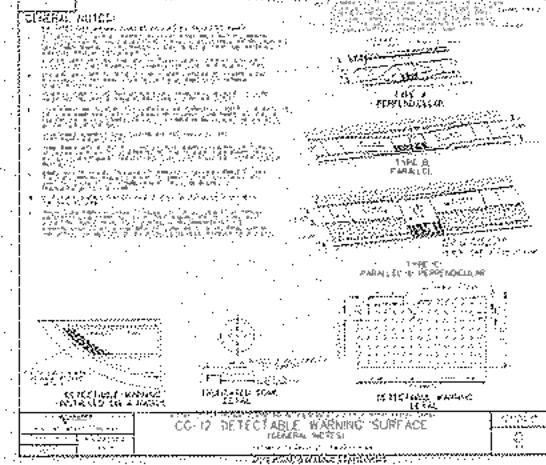
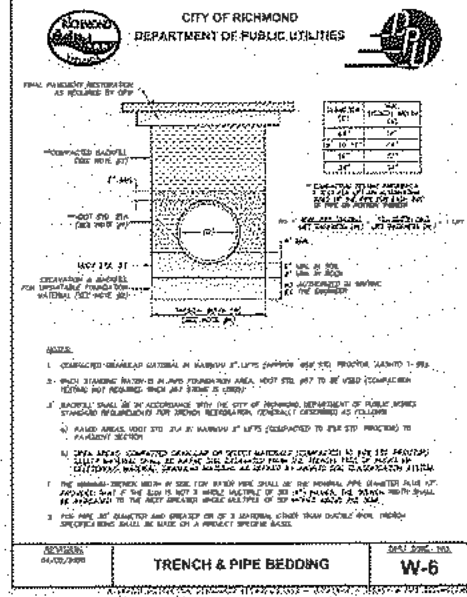
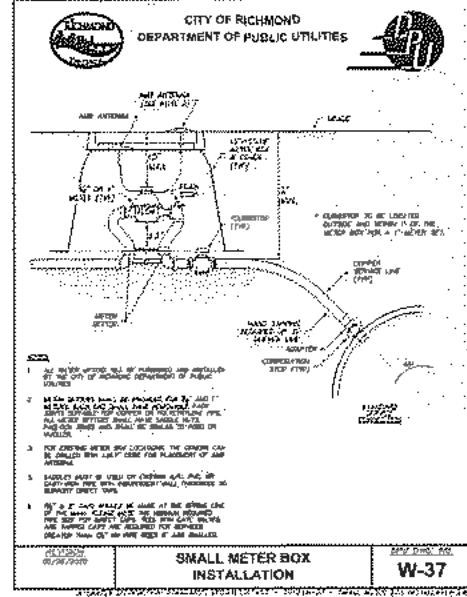
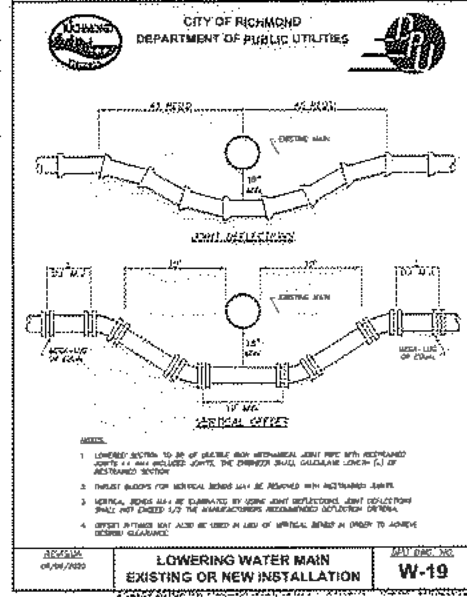
DATE: 10/7/2020
DRAWN BY: J. KIEFER
DESIGNED BY: G. ROGERS
CHECKED BY: A. CAMPBELL
SCALE: H: 1" = 50'
V: 1" = 5'

TIMMONS GROUP
TOWNHOMES AT WARWICK PLACE III
9TH DISTRICT - CITY OF RICHMOND - VIRGINIA
ROAD PROFILES



Z:\projects\warwick\TOWNHOMES AT WARWICK PLACE III\DWG\ROAD PROFILES\ROAD A.DWG

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YOUR VISION ACHIEVED THROUGH OURS

DATE: 10/7/2020
DRAWN BY: J. KIEFER
DESIGNED BY: G. ROGERS
CHECKED BY: A. CAMPBELL
SCALE: N/A

TIMMONS GROUP

TOWNHOMES AT WARWICK PLACE III
9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

DETAILS

JOB NO.: 46597
SHEET NO.: 3 OF 3

C:\Users\jcampbell\OneDrive\Documents\Townhomes at Warwick Place III\DWG\W-19.dwg

PLAT

GENERAL NOTES:

OWNER INFORMATION:

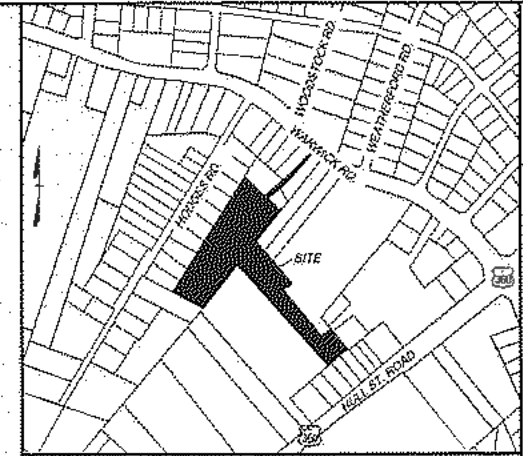
PARCEL "A"
 NEW WARWICK TOWNHOMES 3, LLC
 INSTRUMENT #200021485
 PARCEL ID: C0070178072
 5308 REAR HULL STREET ROAD
 1.783 AC. OR 76,814 SQ. FT.

PARCEL "B"
 NEW WARWICK TOWNHOMES 3, LLC
 INSTRUMENT #200021485
 PARCEL ID: C0070178033
 5323 WARWICK ROAD
 4.872 AC. OR 216,882 SQ. FT.

PARCEL "C"
 NEW WARWICK TOWNHOMES 3, LLC
 INSTRUMENT #200021485
 PARCEL ID: C0070178037
 5315 WARWICK ROAD
 8.381 AC. OR 363,017 SQ. FT.

TOTAL AREA = 7.116 AC. OR 316,817 SQ. FT.

- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY, FIELD WORK COMPLETED JULY 12, 2018 AND SEPTEMBER 23, 2020.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY CHESAPEAKE TITLE INSURANCE COMPANY, COMMITMENT NO. SHTC20-1894, COMMITMENT DATE: AUGUST 26, 2020 AT 8:00 AM.
- ZONING: PARCEL "A" IS R-4B, RESIDENTIAL (MULTI-FAMILY) AND PARCELS "B" & "C" ARE R-4, RESIDENTIAL (SINGLE-FAMILY) FROM THE CITY OF RICHMOND, VA. PARCEL INFORMATION FOR BOTH PARCELS. NO ZONING LETTER OR REPORT PROVIDED BY CLIENT.
- THESE PROPERTIES LIE WITHIN ZONE "X" PER FLOOD INSURANCE MAP 51012K0076D, EFFECTIVE DATE OF APRIL 2, 2009.
- THERE ARE NO GAPS, GORLS, OR OVERLAPS AND THE SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.
- WETLAND DELINEATION BY TIMMONS GROUP 8-31-2009 AND FIELD LOCATED BY SURVEY WATERS OF THE U.S. HAVE NOT BEEN CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS.
- NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY. EVIDENCE OF OLD BUILDING FOUNDATIONS AND OTHER OLD IMPROVEMENTS AS SHOWN HEREON.



VICINITY MAP
1"=500'

- LEGEND**
- FOUND IRON ROD (IRF)
 - FOUND IRON PIPE (IPF)
 - PROPERTY CORNER TO BE SET
 - SIGN
 - GUY WIRE
 - POWER POLE
 - MAILBOX
 - SANITARY SEWER M.H.
 - DRAINAGE M.H.
 - CLEAN-OUT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - GRATE/TOP INLET
 - TELEPHONE PEDESTAL
 - BOLLARD
 - DECIDUOUS TREE
 - SHRUB
 - PG.-PAGE
 - D.B.-DEED BOOK
 - RY-RIGHT-OF-WAY
 - PL-PROPERTY LINE

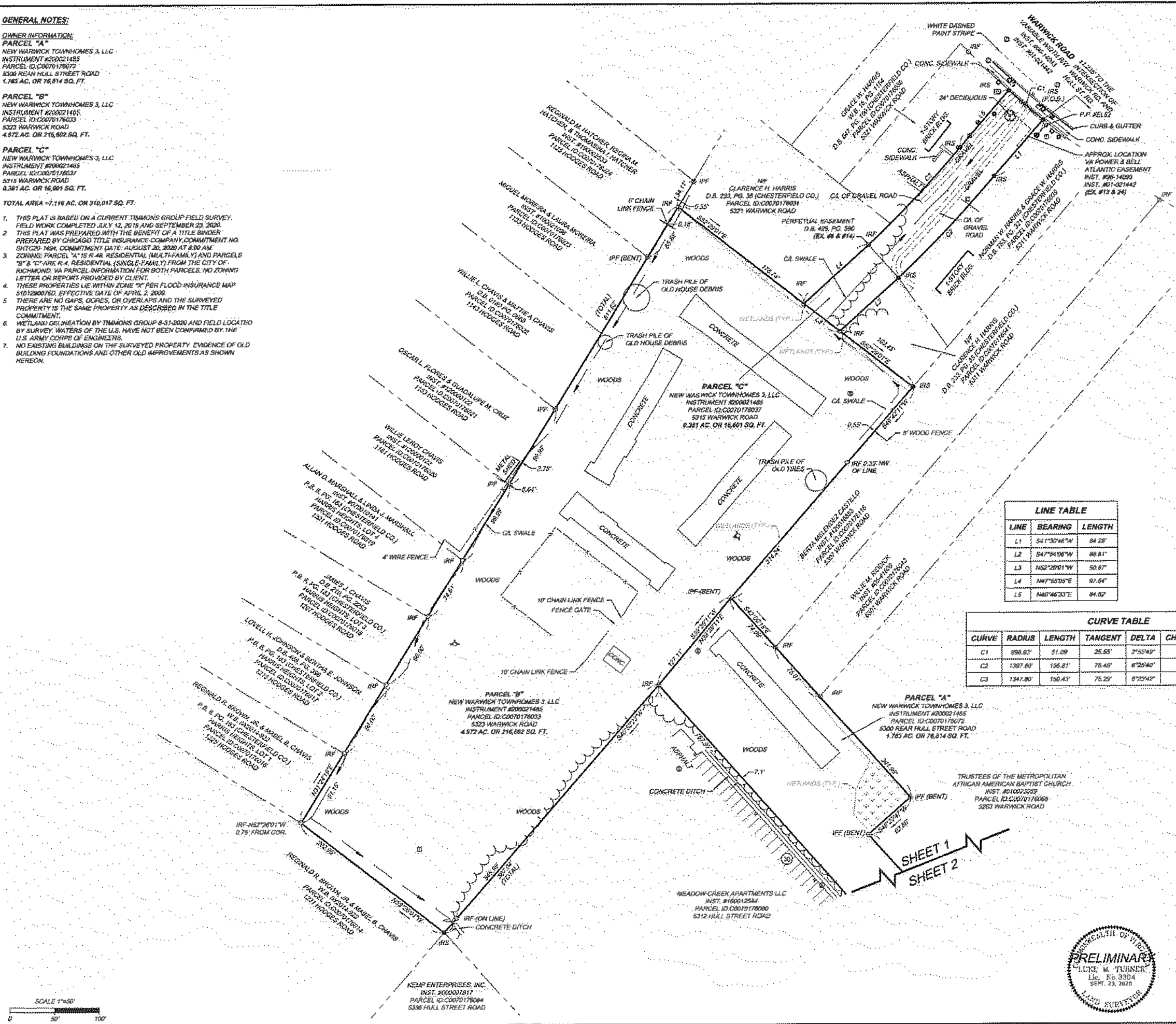
LINE TABLE

LINE	BEARING	LENGTH
L1	S41°30'46"W	84.28'
L2	S47°54'08"W	89.81'
L3	N52°28'01"W	50.87'
L4	N47°52'05"E	97.84'
L5	N40°46'33"E	84.82'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	898.63'	51.09'	25.55'	7°55'49"	S49°24'28"E	51.08'
C2	1397.80'	156.81'	78.48'	6°25'40"	S43°24'08"W	156.73'
C3	1347.80'	190.43'	75.25'	8°22'42"	N44°23'08"E	190.35'

1:1901465897-New_Warwick_Townhomes_A_TAD34NG1S18e1d1465897V_XPSUPP_P-24-20.dwg | Plotted on 10/6/2020 3:25 PM | by Kenneth Robinson



A PLAT SHOWING THREE PARCELS TOTALING 7.116 ACRES OF LAND WEST OF WARWICK ROAD AND NORTH OF HULL STREET ROAD CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA

Date: SEPT. 23, 2020	Scale: 1"=20'
Sheet 1 of 2	J.N.: 46441
Drawn by: L.M.T.	Checked by: G.F.D.
Revised:	



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SCHEDULE B, PART II-EXCEPTIONS

7. ACCESS TO THE LAND DESCRIBED IN SCHEDULE A HEREOF IS THROUGH OTHER PROPERTY ALSO OWNED BY THE INSURED...

8. RESERVATION CONTAINED IN DEED DATED AUGUST 17, 1973, RECORDED SEPTEMBER 17, 1973 IN DEED BOOK 429, PAGE 586...

9. EASEMENT GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 30, 1974, RECORDED SEPTEMBER 4, 1974 IN DIVISION 2 DEED BOOK 430, PAGE 677...

10. EASEMENT GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 11, 1974, RECORDED OCTOBER 22, 1974 IN DEED BOOK 433, PAGE 219...

11. EASEMENT GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 16, 1974, RECORDED OCTOBER 17, 1974 IN DEED BOOK 432, PAGE 356...

12. CITY OF RICHMOND ORDINANCE NUMBER 70-94 ADOPTED MAY 8, 1976, DOES NOT AFFECT PROPERTY-ORDINANCE WAS FOR A SPECIAL USE PERMIT SPECIFIC TO THE PREVIOUS DEVELOPMENT OF THE PROPERTY

13. CERTIFICATE OF TAKE TO THE COMMONWEALTH OF VIRGINIA, DATED JUNE 25, 1996, RECORDED JULY 10, 1996 AS INSTRUMENT NO. 96-14083...

NOTE: FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE ENTERED JULY 25, 2001 AND RECORDED AUGUST 16, 2001 AS INSTRUMENT NO. 010021442...

14. ALL MATTERS AS SHOWN ON PLAT OF SURVEY, DATED AUGUST 23, 1973, MADE BY F. T. SEARGENT, C.I.S. AND RECORDED SEPTEMBER 17, 1973 IN DIVISION 2 DEED BOOK 429, PAGE 500...

AS TO 5300 REAR HULL STREET:

15. EASEMENT GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED OCTOBER 28, 1927, RECORDED JUNE 22, 1927 IN CHESTERFIELD COUNTY DEED BOOK 191 PAGE 240...

16. DEED DATED FEBRUARY 4, 1937, RECORDED FEBRUARY 8, 1937 IN DEED BOOK 234, PAGE 98 GRANTS EASEMENT FOR INGRESS AND EGRESS AND APPURTENANCES THERE TO...

17. EASEMENT GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED MARCH 18, 1946, RECORDED APRIL 23, 1946 IN CHESTERFIELD COUNTY DEED BOOK 308, PAGE 110...

18. EASEMENT GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED SEPTEMBER 27, 1951, RECORDED NOVEMBER 2, 1951 IN DEED BOOK 392, PAGE 199...

19. SEWER EASEMENT AGREEMENT WITH THE COUNTY OF CHESTERFIELD, VIRGINIA DATED JUNE 6, 1967, RECORDED AUGUST 1, 1967 IN CHESTERFIELD COUNTY DEED BOOK 687, PAGE 532...

20. EASEMENT GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 30, 1974, RECORDED SEPTEMBER 4, 1974 IN DIVISION 2 DEED BOOK 430, PAGE 672...

21. EASEMENT GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 16, 1974, RECORDED OCTOBER 17, 1974 IN DEED BOOK 432, PAGE 356...

22. EASEMENT GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 11, 1974, RECORDED OCTOBER 22, 1974 IN DEED BOOK 433, PAGE 219...

23. CITY OF RICHMOND ORDINANCE NUMBER 70-94 ADOPTED MAY 8, 1976, DOES NOT AFFECT PROPERTY-ORDINANCE WAS FOR A SPECIAL USE PERMIT SPECIFIC TO THE PREVIOUS DEVELOPMENT OF THE PROPERTY

24. CERTIFICATE OF TAKE TO THE COMMONWEALTH OF VIRGINIA, DATED JUNE 25, 1996, RECORDED JULY 10, 1996 AS INSTRUMENT NO. 96-14083...

NOTE: FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE ENTERED JULY 25, 2001 AND RECORDED AUGUST 16, 2001 AS INSTRUMENT NO. 010021442...

25. ALL MATTERS AS SHOWN ON PLAT MADE BY F. T. SEARGENT, DATED AUGUST 23, 1973, RECORDED NOVEMBER 17, 1973 IN DIVISION 2 DEED BOOK 432, AT PAGE 534...

EXHIBIT A - LEGAL DESCRIPTION

5315 WARWICK ROAD:

ALL THAT CERTAIN 1.07, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA...

LESS AND EXCEPT THAT CERTAIN PARCEL OF STRIP OF LAND ACQUIRED BY THE COMMONWEALTH OF VIRGINIA BY INSTRUMENT RECORDED JUNE 25, 1996...

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA, BY SPECIAL COMMISSIONER'S DEED FROM FREEDLANDER, INCORPORATED, AND GREGORY A LUKANUSKI...

5373 WARWICK ROAD:

ALL THAT CERTAIN LDT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA...

SUBJECT TO A CERTAIN ORDINANCE NUMBER 70-94 ADOPTED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, VIRGINIA, ON MAY 8, 1976.

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA BY SPECIAL COMMISSIONER'S DEED FROM FREEDLANDER, INCORPORATED AND GREGORY A LUKANUSKI...

5300 REAR HULL STREET:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA...

TOGETHER WITH AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A SEWER MAIN ACROSS A CERTAIN STRIP OF LAND AS DESCRIBED IN INSTRUMENT DATED NOVEMBER 5, 1973...

LESS AND EXCEPT THAT PROPERTY ACQUIRED BY ORDER RECORDED AUGUST 16, 2001, AS INSTRUMENT NO. 01-21442.

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA BY SPECIAL COMMISSIONER'S DEED FROM GREGORY A. LUKANUSKI, SPECIAL COMMISSIONER AND FREEDLANDER, INCORPORATED...

DESCRIPTION OF PARCEL "A": (PER SURVEY):

1.763 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD SET APPROXIMATELY 41.235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD...

THENCE, S 40°42'11" W, 314.24 FEET TO AN IRON PIPE FOUND (BENT), SAID POINT BEING THE POINT OF BEGINNING; THENCE, S 42°00'18" E, THROUGH AN IRON ROD FOUND ON-LINE AT 74.90 FEET AND 150.00 FEET FOR A TOTAL OF 301.89 FEET TO AN IRON PIPE FOUND (BENT)...

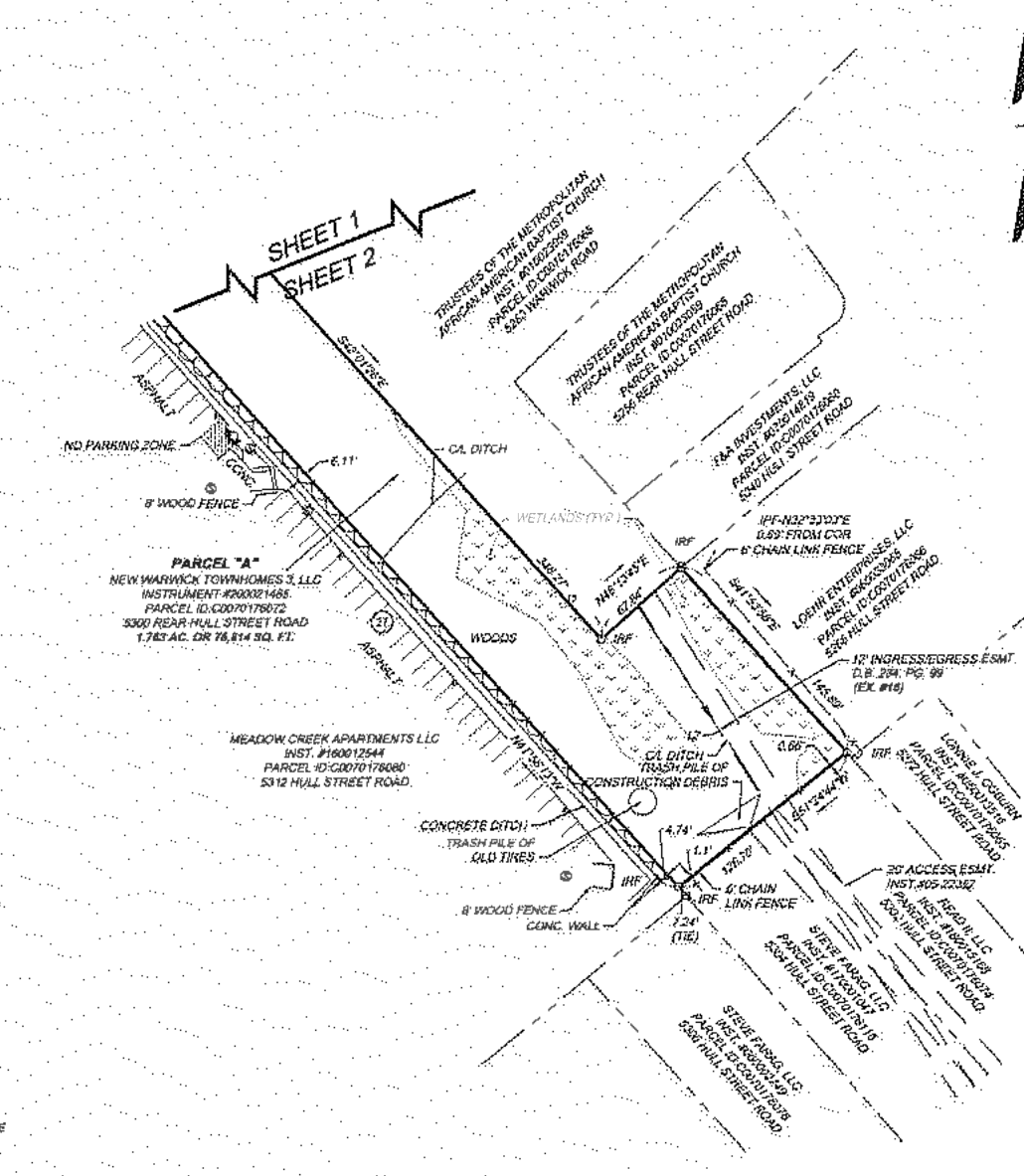
THENCE, S 42°01'28" E, 348.27 FEET TO AN IRON ROD FOUND; THENCE, N 48°13'45" E, 62.84 FEET TO AN IRON ROD FOUND; THENCE, S 41°53'58" E, 145.89 FEET TO AN IRON ROD FOUND...

DESCRIPTION OF PARCEL "B": (PER SURVEY):

4.872 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD SET APPROXIMATELY 41.235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREON...

THENCE, S 47°54'06" W, 98.81 FEET TO AN IRON ROD FOUND, SAID POINT BEING THE POINT OF BEGINNING; THENCE, S 52°29'01" E, 103.45 FEET TO AN IRON ROD SET; THENCE, S 48°47'11" W, 314.24 FEET TO AN IRON PIPE FOUND (BENT)...

LEGEND: FOUND IRON ROD (IRF), FOUND IRON PIPE (IFP), PROPERTY CORNER TO BE SET, SIGN, GUY WIRE, POWER POLE, MAILBOX, SANITARY SEWER M.M., DRAINAGE M.H., CLEAN-OUT, WATER VALVE, FIRE HYDRANT, WATER METER, GRATE TOP INLET, TELEPHONE PEDESTAL, BOLLARD, DECIDUOUS TREE, SHRUB, PG.-PAGE, D.B.-DEED BOOK, RW-RIGHT-OF-WAY, PL-PROPERTY LINE

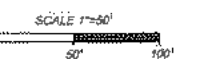


DESCRIPTION OF PARCEL "C": (PER SURVEY):

0.381 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD SET APPROXIMATELY 41.235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREON...

A PLAT SHOWING THREE PARCELS TOTALING 7.116 ACRES OF LAND WEST OF WARWICK ROAD AND NORTH OF HULL STREET ROAD CITY OF RICHMOND, VIRGINIA

Table with 2 columns: CITY OF RICHMOND, VA and details. Row 1: Date: SEPT. 23, 2020 Scale: 1"=20'. Row 2: Sheet 2 of 2 J.N.: 46441. Row 3: Drawn by: L.M.T. Checked by: G.F.D. Row 4: Revised:



THIS DRAWING PREPARED AT THE CORPORATE OFFICE 1601 Boulder Parkway, Suite 200 | Richmond, VA 23225 TEL: 804.208.6500 FAX: 804.380.1016 www.timmons.com

YOUR VIEW ACHIEVED THROUGH OURS.

TIMMONS GROUP

ORIGINAL SUP APPLICANT PACKET

Hirschler

Original Application

Susan S. Smith
Paralegal
D: 804.771.9526
ssmith@hirschlerlaw.com

Hirschler Fleischer | hirschlerlaw.com
2100 East Cary Street | Richmond, VA 23223
P: 804.771.9500 | F: 804.644.0957

October 28, 2020

BY EMAIL AND UPS : DCDLanduseadmin@richmondgov.com

Department of Planning and Development Review
Land Use Administration Division, Room 511
City Hall
900 East Broad Street
Richmond, VA 23219
804.646.6304

RE: Special Use Permit for 5315 and 5323 Warwick Road and 5300 Rear Hull Street Road
Map Reference Nos: C007-0176-037, C007-0176-033 and C007-0176-0072
City of Richmond, Virginia (the "Property").

Dear Sir or Madam:

We represent the owner of the Property referenced above. In connection with the development of the property, the owner would like to apply for a special use permit to develop sixty five (65) attached single – family townhouse dwellings on separate lots.

To that end, please find enclosed the following application items:

1. Application form;
2. Application fee in the amount of \$2,400.00;
3. Applicant's report;
4. Hard copies of the plans and survey.

Electronic versions of the same have been emailed to the address above.

If you have any questions or need anything further, please let me know.

Sincerely,



Susan S. Smith
Paralegal

/sss
Enclosures

cc: R. Robert Benaicha, Esq. (via email)
Brian K. Jackson, Esq. (via email)
Junior Burr (via email)
Lee Manheim (via email)

12863066 1 045554.00002



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

www.richmondva.gov

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: 5315 and 5323 Warwick & 5300 Rear Hull Street Date: October 23, 2020
 Tax Map #: C-7-176-37, 33 and 72 Fee: \$ 2,500.00
 Total area of affected site in acres: 7.116

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

Zoning

Current Zoning: R-4 and R-48
 Existing Use: Vacant Land

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
65 attached single-family townhome dwellings on separate lots

Existing Use: Vacant Land

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: 1973-166-173, 1978-094-91, 1979-091-88 and 1980-120-97

Applicant/Contact Person: R. Robert Benaicha

Company: Hirschler
 Mailing Address: P. O. Box 500
 City: Richmond State: VA Zip Code: 23218
 Telephone: (804)771951 Fax: (804)644095
 Email: rbenacha@hirschlerlaw.com

Property Owner: New Warwick Townhomes 3 LLC

If Business Entity, name and title of authorized signee: Junior Burr, 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: 204 Rivers Bend Blvd., Suite A
 City: Chester State: VA Zip Code: 23836
 Telephone: (804)530210 Fax: ()
 Email: info@cbury.net

Property Owner Signature: *Junior Burr Jr.*

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)

HIRSCHLER FLEISCHER

TOWNEBANK TRUST ACCOUNT

DATE: 10-27-20

PAYEE: City of Richmond, Virginia

CHECK #: 1151

DATE	DESCRIPTION	MATTER	AMOUNT
10/27/20	Zoning application fee - New Warwick Townehomes	045554.00002	\$ 2,400.00

THIS DOCUMENT PRINTED ON SECURE PAPER. HOLD AT AN ANGLE TO VIEW WATERMARK ON BACK. UV FIBERS IN PAPER.

HIRSCHLER FLEISCHER

A Professional Corporation
Attorneys at Law
TRUST ACCOUNT
The Edgeworth Building
2100 E. Cary St., P.O. Box 500
Richmond, VA 23218-0500

TowneBank
Richmond, VA
68 834514

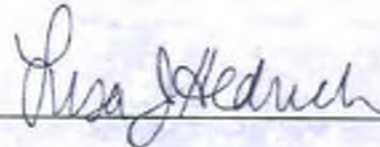
1151

DATE 10-27-20

\$*****2,400.00

PAY Two Thousand Four Hundred Dollars and no cents

TO THE ORDER OF City of Richmond, Virginia



Authorized Signature

Two signatures required if over \$100,000

⑈ 1151 ⑈ ⑆051408949⑆ 0000000284013471⑈

Special Use Permit Applicant's Report

5315 and 5323 Warwick Road, Richmond, VA 23235
5300 Rear Hull Street Road, Richmond, VA 23234
Tax Map Nos. C007-0176/037, C007-0176/033 and C007-0176/072

INTRODUCTION

The applicant, New Warwick Townhomes 3, LLC (the "Applicant"), is the owner of approximately 7.116 acres of land located at 5315 and 5323 Warwick Road and 5300 Rear Hull Street Road (the "Property"). The Property is in South Richmond just west of the intersection of Warwick Road and Hull Street Road, in the City's 9th Council District.

Applicant plans to use the Property to develop sixty-five (65) attached single-family townhouse dwellings on separate lots (the "Project"). The Applicant's vision for the Subject Property and the area known as "New Warwick Place," is 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. In addition, this development would preserve approximately 1 acre of land as wooded open space for both Project residents and neighbors to enjoy. Applicant 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 this SUP Application.

PROPOSED USE AND SPECIAL USE PERMIT REQUEST

The Property is partially zoned R-4 Single-Family Residential District, and partially zoned R-48 Multifamily Residential District. Single-family dwellings are permitted by-right in both the R-4 District and the R-48 District. Applicant is requesting a Special Use Permit ("SUP") to allow the development of sixty-five (65) single-family dwellings on the Property as depicted in the attached drawing titled "Townhomes at Warwick Place III Preliminary Plan", dated October 7, 2020 and prepared by Timmons Group (the "Preliminary Plan"). Based on the Property's total size of 7.116 acres, this would result in a density of 9.13 dwelling units per acre.

As shown on the Preliminary Plan and on the Project's elevations and floor plans attached hereto and entitled "Townhomes at Warwick Place III SUP Set", dated October 6, 2020, and prepared by Walter Parks Architects (the "Architectural Plans"), the Project's lots would each be no less than 1,500 square feet in area and not less than 20 feet wide.

As shown in the Architectural Plans, each dwelling will be no less than 20 feet wide and will contain a minimum of 1,350 square feet of floor area. No dwelling will exceed 35 feet in height. As shown in the Preliminary Plan, no more than four dwellings will be attached in a series.

Of the Project's 65 residences, approximately 25 will have private driveways. All driveways will be paved with an all-weather, dust-free surface.

EXISTING PROPERTY AND SURROUNDING AREA

The Property is located in the Swanson neighborhood of South Richmond near the intersection of Warwick and Hull Street Roads. The area has experienced sluggish growth of late, with the most recent large addition to the neighborhood being the 1998 construction of the Walgreens Pharmacy at the corner of Warwick and Hull. The Property is convenient to big regional employers like Philip Morris, Dupont and the McGuire VA Hospital, which will support commercial development in the area.

The Property comprises three parcels:

The first (5315 Warwick Road) is a narrow parcel extending south from Warwick Road. This parcel would be used for the Project's access drive. South of the first parcel lies the second parcel (5323 Warwick Road), on which most of the dwellings to be developed pursuant to the SUP would lie. It's southeast border abuts the western edge of the Meadow Creek Apartments on Hull Street Road. The first two parcels are both zoned R-4. The third parcel (5300 Rear Hull Street Road) extends east of the second parcel and its southern boundary abuts the northern edge of the Meadow Creek Apartments. This parcel is zoned R-48.

THE MASTER PLAN/ RICHMOND 300 PLAN

The Property is located in the Midlothian Planning District. The City of Richmond's Master Plan designates the Property's future use as "Single-Family (Low-Density)", a designation which carries a suggested density of up to 7 dwelling units per acre.

The Richmond 300 plan indicates much greater density for the Property and the surrounding area. The Richmond 300 plan designates the intersection of Hull Street Road and Warwick Road as a "Neighborhood Node" with "medium" growth potential. The Richmond 300 plan calls for this area to provide in the future "housing options at various affordability levels" through "encouraging the construction of new housing units". In line with this goal, the Richmond 300 plan indicates a designated future use of "Corridor Mixed-Use" for parcels in the immediate vicinity of the Hull/Warwick intersection. A portion of the Property bears this future use designation; the remainder is designated as "Residential". The "Corridor Mixed-Use" designation calls for densities of 2 to 8 stories, with mixed-use being a primary use and single-family attached dwellings, like the Project, being a secondary use. In addition, the Richmond 300 plan calls for developing open space in the area.

PROPOSED USE

The Property's R-4 and R-48 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 just over 9 dwelling units per acre is in line with the Property's "Residential" and "Corridor Mixed-Use" future use designations in the Richmond 300 plan, which prescribes densities of between 2 and 10 dwelling units per acre. The Project wraps around the neighboring Meadow Creek Apartments multifamily development, and

would serve as a natural transition from more traditional single-family housing to the west to both Meadow Creek and the additional higher-density Corridor Mixed-Use projects to come in the future along Hull Street Road to the east. The Project's single-family attached format is in line with the Richmond 300 plan for the area. The Project would provide dozens of new, high-quality houses at attainable market prices, together with integrated open space in line with the Richmond 300 plan. The Project directly addresses and is consistent with the Richmond 300 plan goals.

Utilities are available onsite. Stormwater will be controlled by on-site stormwater management, which may consist of pervious pavement, underground detention or a small pond, as noted on the Preliminary Plan, or equally permitted device.

The Project is projected to generate approximately 500-600 additional vehicle trips per day, an amount that should be easily absorbed by the surrounding road network. Even this amount of additional traffic will be further alleviated by the Property's close proximity to two GRTC transit routes at the Hull/Warwick intersection.

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 proposed development will provide the opportunity for needed housing stock, 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 65 new residences should have a negligible impact on traffic in the area and conveniently-located GRTC transit routes will mitigate any additional burden.

- *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 Property's "Residential" and "Corridor Mixed-Use" future land use designations.

- *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 development 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 service.

- *NOT interfere with adequate light and air.*

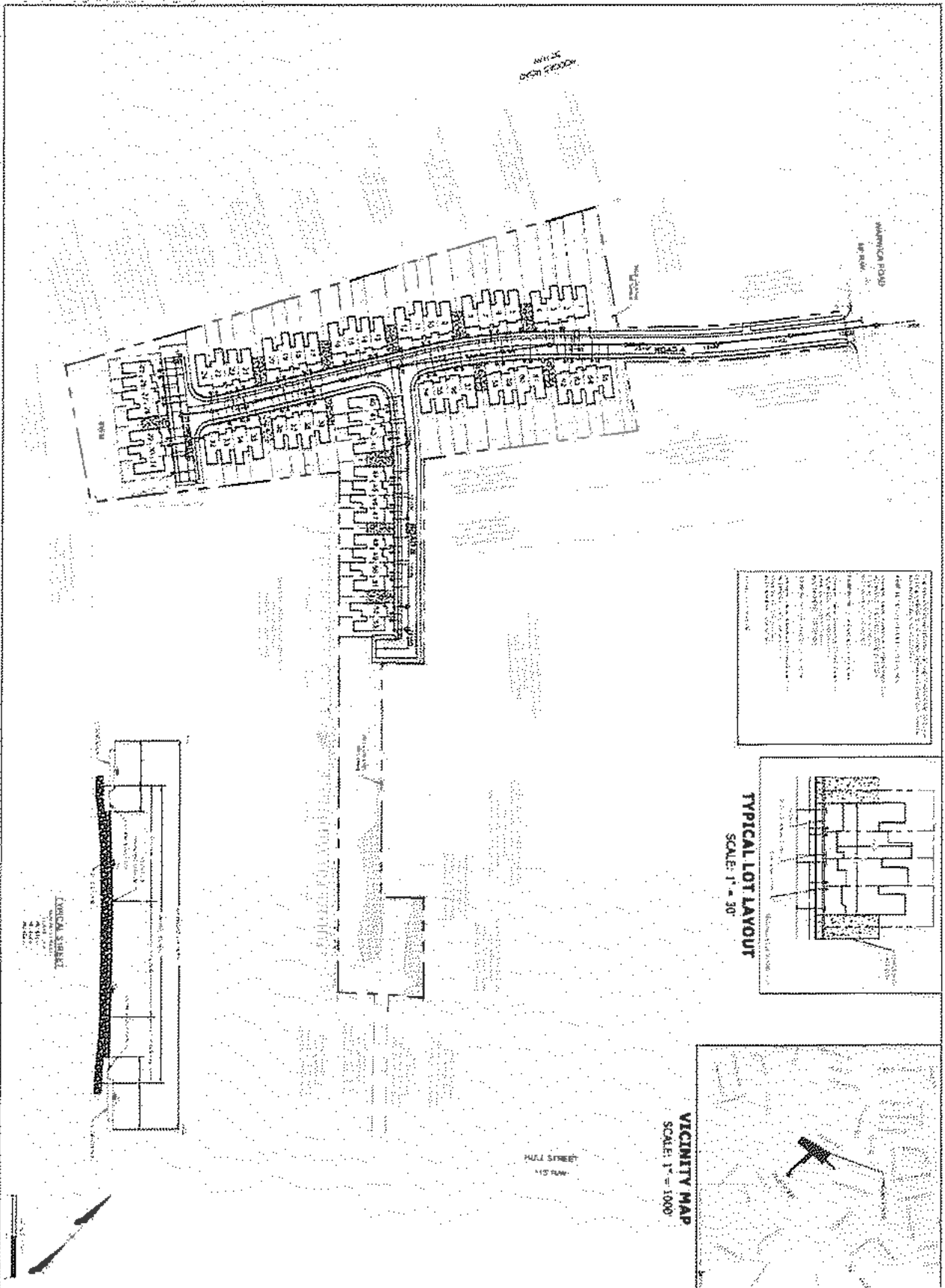
The proposed development area is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

COMMUNITY SUPPORT FOR REZONING

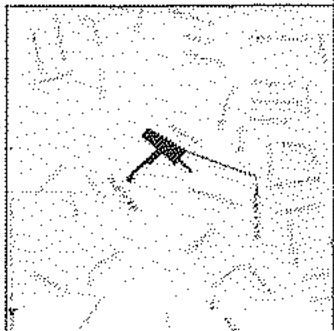
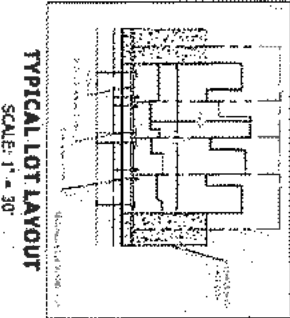
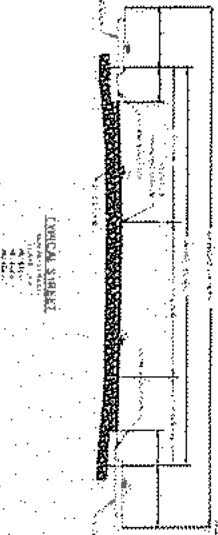
The Applicant has provided the SUP application materials to the Greater Woodstock Area Civic Association and to Councilman Michael Jones. After following up with the association and community members, the Applicant expects to provide letters of support for the Special Use Permit.

CONCLUSION

Future development on the Property will 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. It will be 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.



1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPING AND PLANTING.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FENCE AND BARRIER SYSTEMS.
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY MEASURES.
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE AND REPAIRS.
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL COUNSEL.
 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL ASSISTANCE.
 13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TAX EXEMPTIONS.
 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING VARIANCES.
 15. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL IMPACT STATEMENTS.
 16. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORIC PRESERVATION STUDIES.
 17. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL REVIEW BOARD APPROVALS.
 18. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNITY DEVELOPMENT BOARD APPROVALS.
 19. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HOUSING AFFORDABILITY AGREEMENTS.
 20. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HOMEOWNERS ASSOCIATION APPROVALS.
 21. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEASEHOLDERS AGREEMENTS.
 22. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER PLACEMENT PERMITS.
 23. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER TITLES.
 24. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER REGISTRATION FEES.
 25. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER INSURANCE COVERAGE.
 26. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER MAINTENANCE AND REPAIRS.
 27. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER STORAGE PERMITS.
 28. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER STORAGE FEES.
 29. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER STORAGE INSURANCE COVERAGE.
 30. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAILER STORAGE MAINTENANCE AND REPAIRS.



TIMMONS GROUP

TOWNHOMES AT WARWICK PLACE III

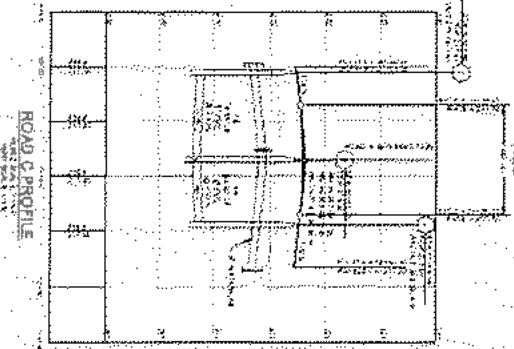
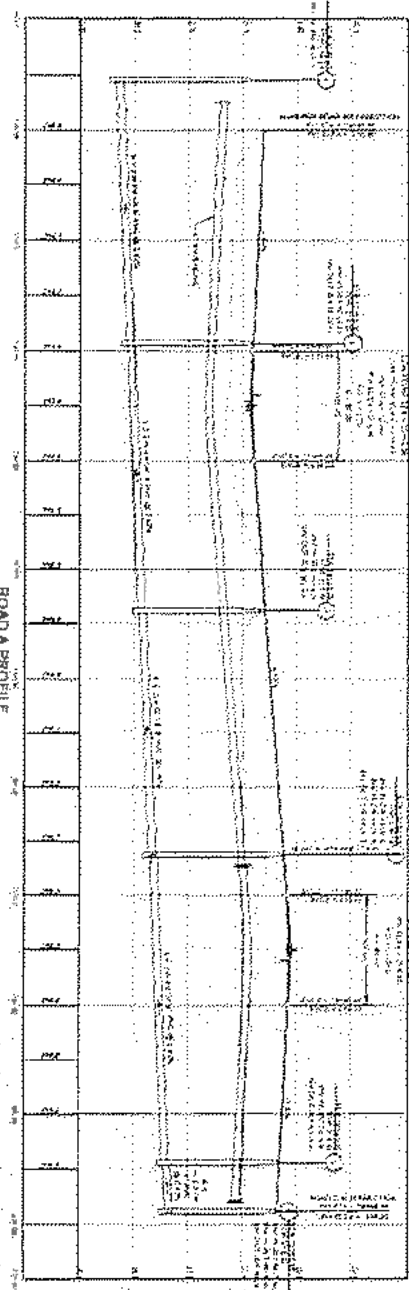
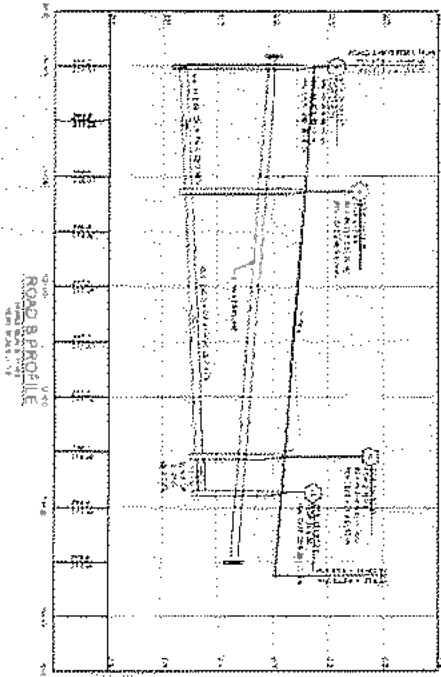
PRELIMINARY PLAN

VICINITY MAP
SCALE: 1" = 1000'

TYPICAL LOT LAYOUT
SCALE: 1" = 30'

PRELIMINARY

<p>DATE: 10/15/2010 DRAWN BY: J. SMITH CHECKED BY: M. JONES</p>	<p>NO DRAWING BEYOND THAT OF THE DRAWING'S DATE. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF TIMMONS GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEMS WITHOUT PERMISSION IN WRITING FROM TIMMONS GROUP, INC.</p>	<p>FOR FURTHER INFORMATION CONTACT US AT TIMMONS GROUP, INC. 1000 W. 10TH STREET, SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 WWW.TIMMONSGROUP.COM</p>
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TIMMONS GROUP

TOWNHOMES AT WARWICK PLACE III

ROAD PROFILES

NO CHANGE IN GRADE TO BE MAINTAINED
 SEE PLANS FOR GRADE CHANGES TO BE MAINTAINED

PRELIMINARY

2003

48597

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1/2003

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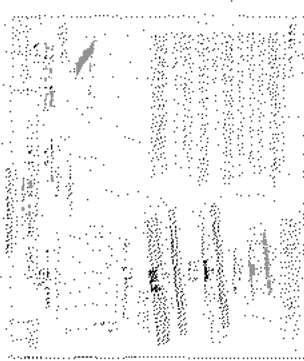
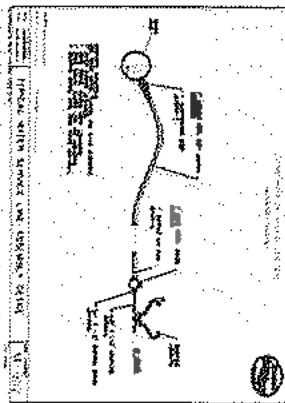
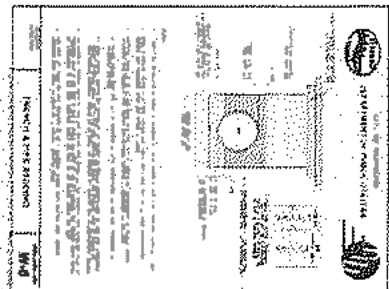
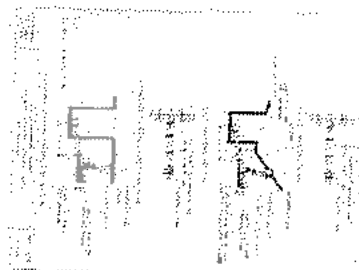
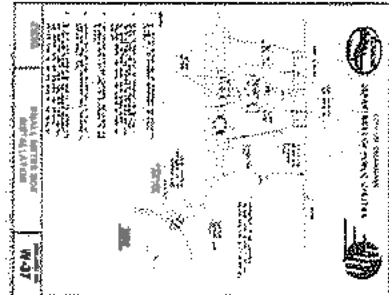
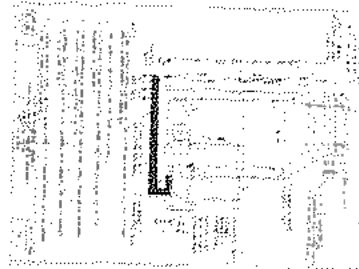
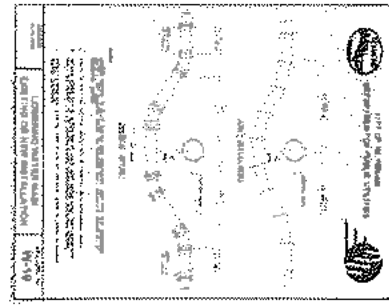
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TIMMONS GROUP

TOWNHOMES AT WARWICK PLACE III

WARWICK PLACE, CITY OF BOSTON, MASSACHUSETTS

DETAILS

DATE: 08/10/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	DATE	DESCRIPTION
1	08/10/10	ISSUED FOR PERMIT

THE TIMMONS GROUP, INC.
 1000 Washington Street, Suite 1000
 Boston, MA 02111
 Tel: 617.552.1000 Fax: 617.552.1001

1000 Washington Street, Suite 1000
 Boston, MA 02111
 Tel: 617.552.1000 Fax: 617.552.1001

PRELIMINARY



WALTER PARKS
ARCHITECTURE

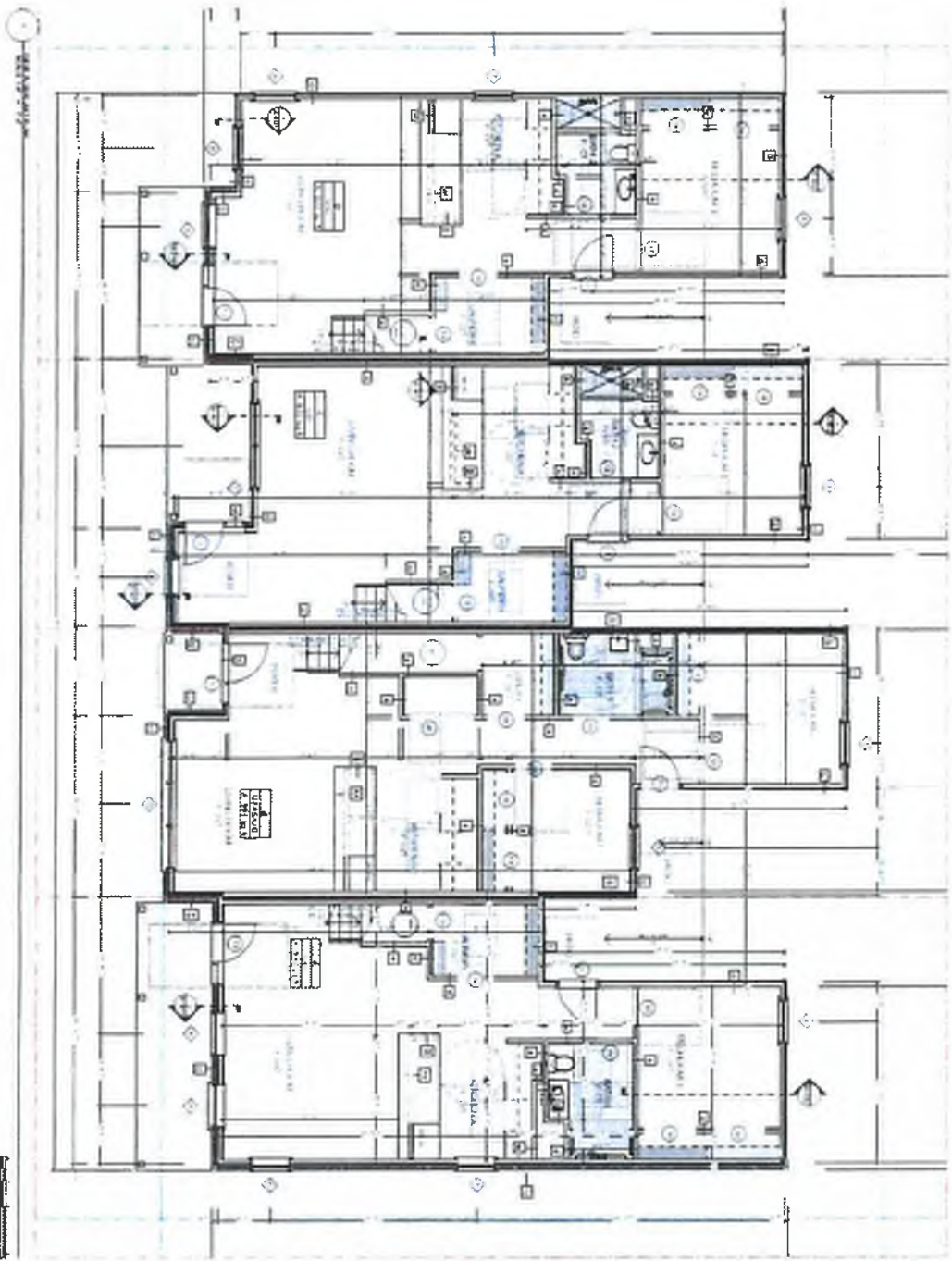
1000 W. 10TH AVE.
DENVER, CO 80202
303.733.1100

Townhomes at Warwick Place III

13217 Warwick Road
Highlands, Colorado 80126

NO.	DATE	DESCRIPTION
1	10/15/10	ISSUED FOR PERMITS
2	10/15/10	ISSUED FOR PERMITS
3	10/15/10	ISSUED FOR PERMITS
4	10/15/10	ISSUED FOR PERMITS
5	10/15/10	ISSUED FOR PERMITS
6	10/15/10	ISSUED FOR PERMITS
7	10/15/10	ISSUED FOR PERMITS
8	10/15/10	ISSUED FOR PERMITS
9	10/15/10	ISSUED FOR PERMITS
10	10/15/10	ISSUED FOR PERMITS

ELEVATIONS
A.5



ALL DIMENSIONS IN SQUARE FOOTAGE AND APPROXIMATE



WILLOW PARKS

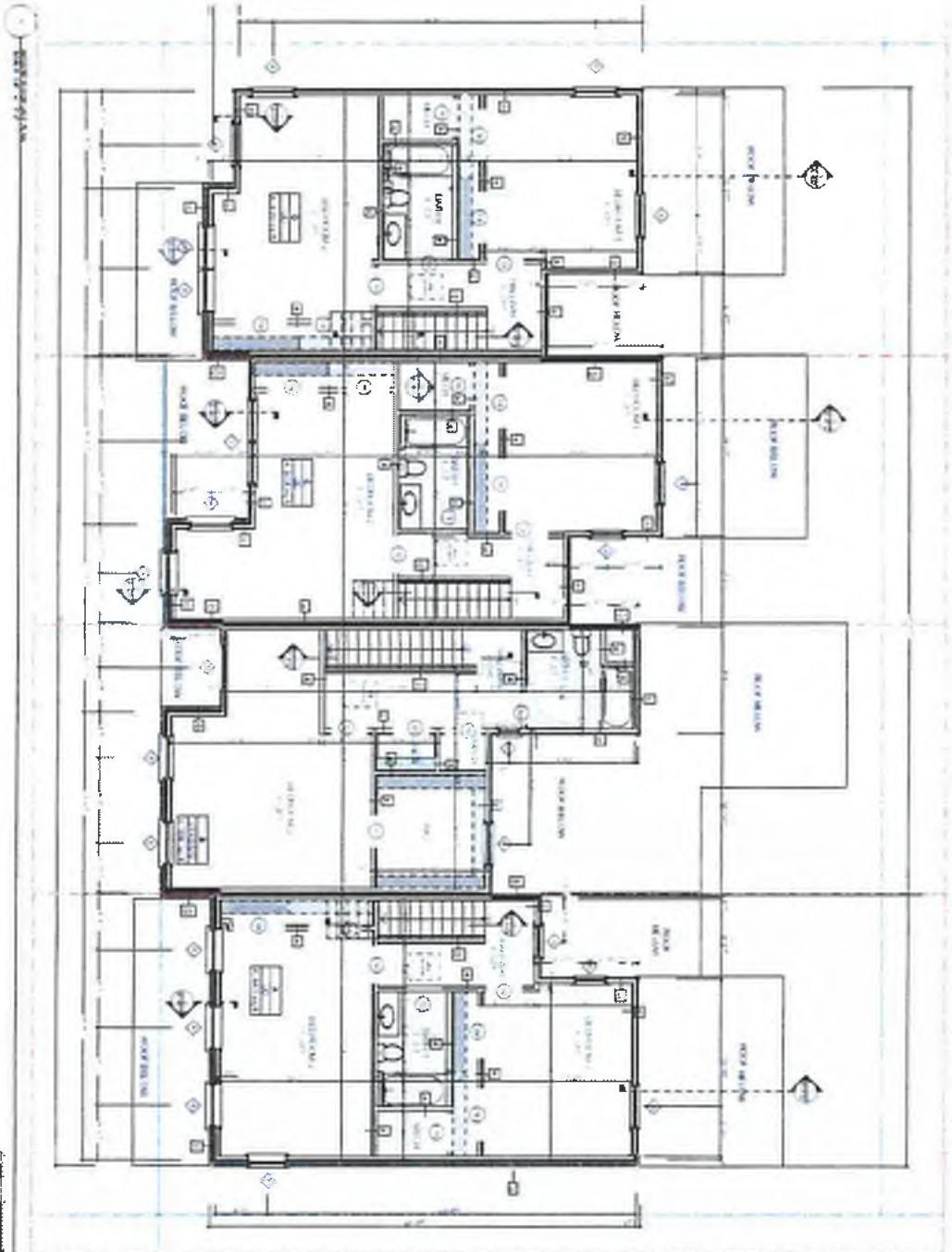
1275 WILLOW PARKS
 1275 WILLOW PARKS
 1275 WILLOW PARKS



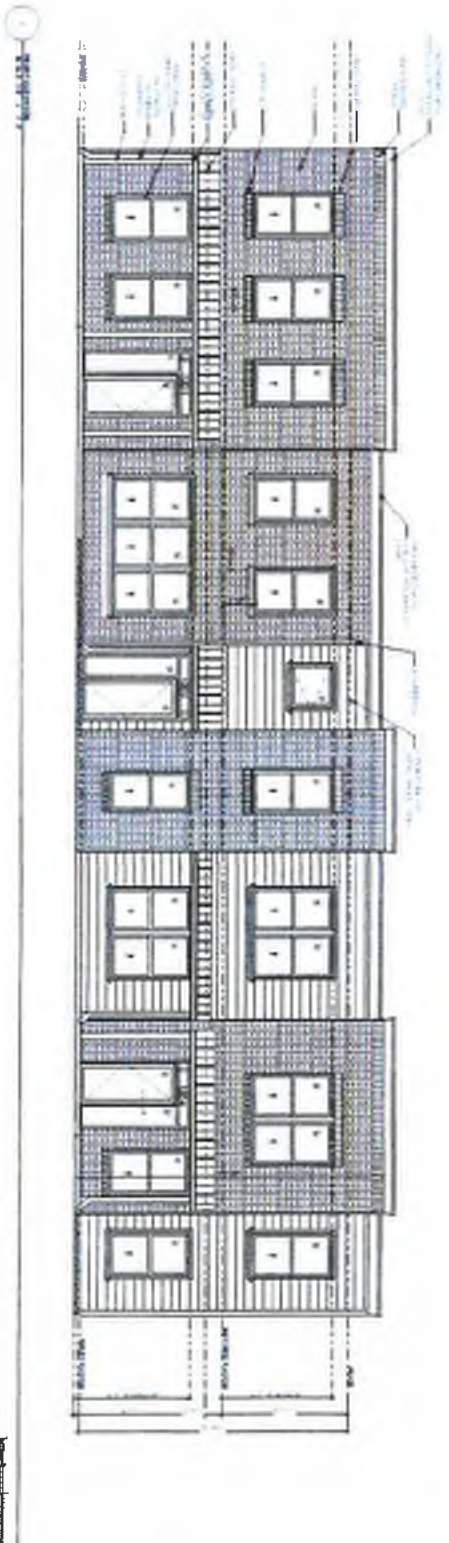
Townhomes at Warwick Place III

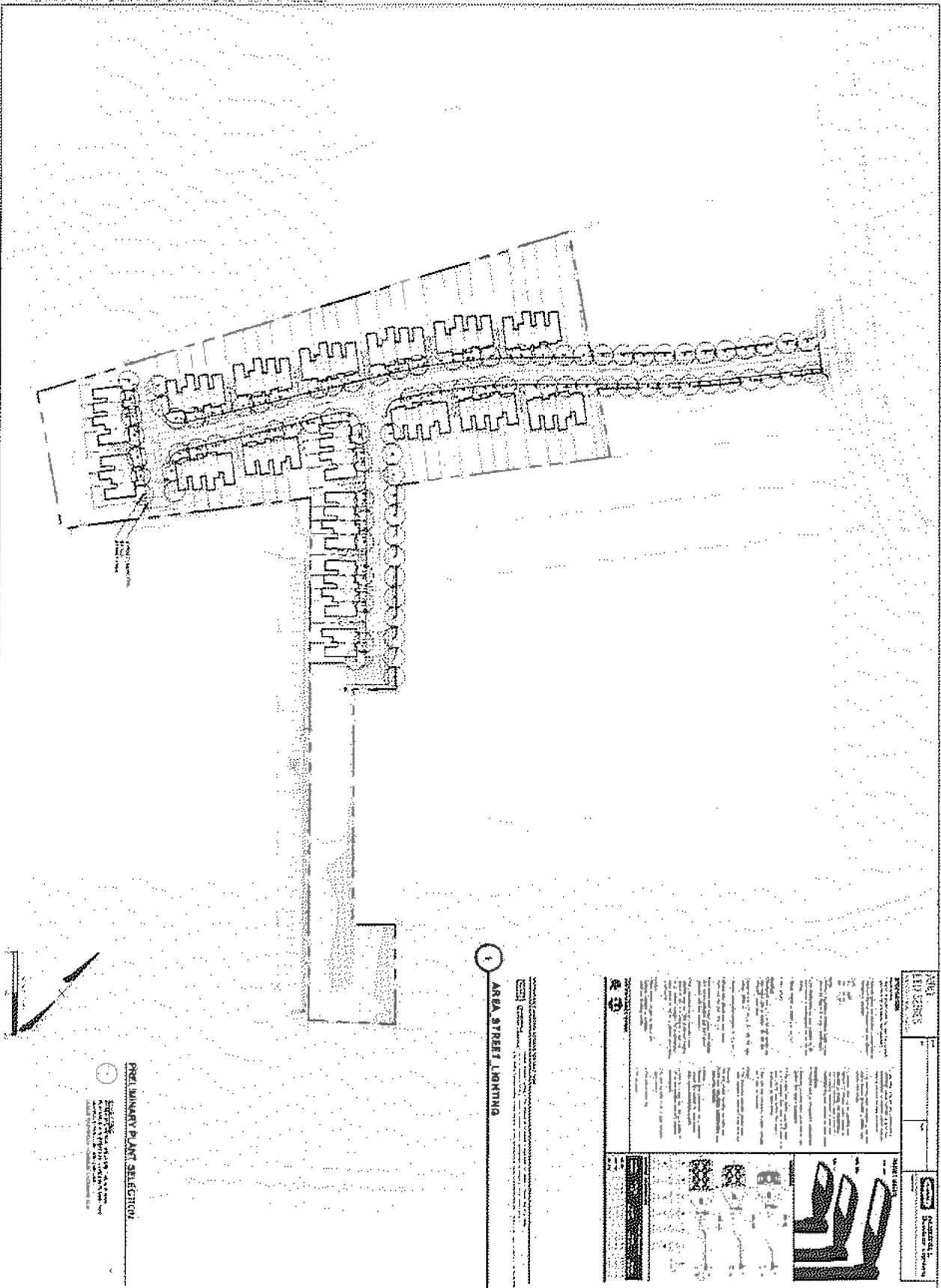
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/15/11
2	ISSUED FOR CONSTRUCTION	11/15/11
3	ISSUED FOR OCCUPANCY	12/15/11
4	ISSUED FOR AS-BUILT	01/15/12

TYPICAL FIRST FLOOR PLANS
A.1



ALL DIMENSIONS AND FINISHES TO BE CONFIRMED

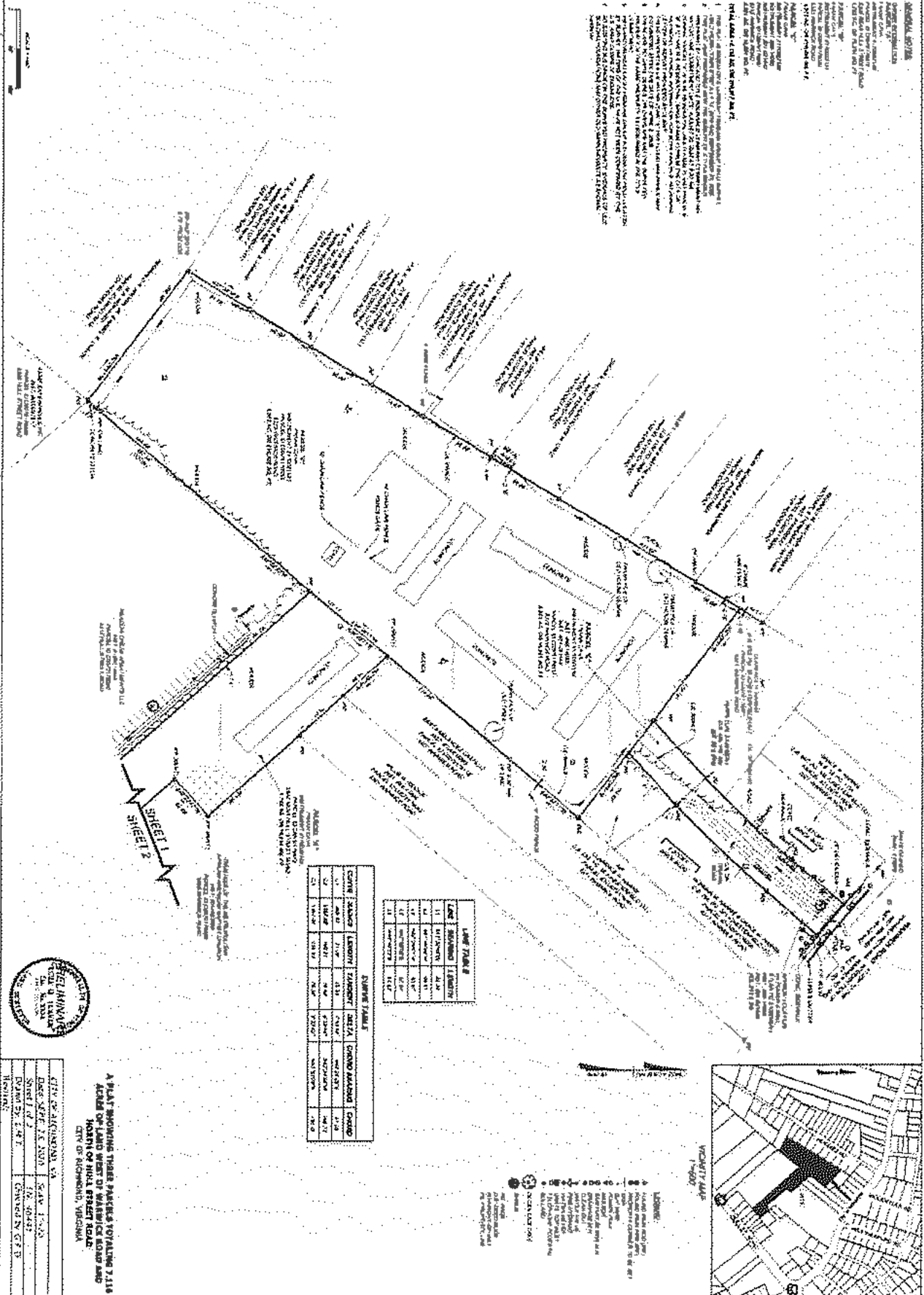




EXISTING
 PLANT SELECTION
 (Symbol description)

1
 AREA STREET LIGHTING

<p>LEGEND</p> <p>1 AREA STREET LIGHTING</p>	<p>NOTES</p> <p>1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANSUR PAPERMAN LANDSCAPE ARCHITECTURE HANDBOOK.</p> <p>2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANSUR PAPERMAN LANDSCAPE ARCHITECTURE HANDBOOK.</p>



GENERAL NOTES:

1. THE CITY OF RICHMOND HAS REVIEWED THIS PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT FOR THE PROPOSED PROJECT. THE PERMIT IS VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. THE PROJECT MUST BE COMPLETED WITHIN THIS PERIOD.
2. THE PERMIT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED ON THIS PLAN. THE PERMITTEE IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION.
3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RICHMOND AND ANY OTHER AGENCIES.
4. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTAINING ALL RECORDS AND DOCUMENTS RELATED TO THIS PROJECT.
5. THE PERMITTEE SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF RICHMOND OF ANY CHANGES TO THE PROJECT.
6. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
7. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACTS.
8. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.
9. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
10. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

EXISTING TABLE

COMP. STANDB.	LENGTH	WIDTH	AREA	COMMENTS
1	100	50	5000	EXISTING PAVEMENT
2	150	75	11250	EXISTING PAVEMENT
3	200	100	20000	EXISTING PAVEMENT
4	250	125	31250	EXISTING PAVEMENT
5	300	150	45000	EXISTING PAVEMENT
6	350	175	61250	EXISTING PAVEMENT
7	400	200	80000	EXISTING PAVEMENT
8	450	225	101250	EXISTING PAVEMENT
9	500	250	125000	EXISTING PAVEMENT
10	550	275	151250	EXISTING PAVEMENT
11	600	300	180000	EXISTING PAVEMENT
12	650	325	211250	EXISTING PAVEMENT
13	700	350	245000	EXISTING PAVEMENT
14	750	375	281250	EXISTING PAVEMENT
15	800	400	320000	EXISTING PAVEMENT
16	850	425	358750	EXISTING PAVEMENT
17	900	450	400000	EXISTING PAVEMENT
18	950	475	448750	EXISTING PAVEMENT
19	1000	500	500000	EXISTING PAVEMENT
20	1050	525	551250	EXISTING PAVEMENT
21	1100	550	605000	EXISTING PAVEMENT
22	1150	575	661250	EXISTING PAVEMENT
23	1200	600	720000	EXISTING PAVEMENT
24	1250	625	781250	EXISTING PAVEMENT
25	1300	650	845000	EXISTING PAVEMENT
26	1350	675	911250	EXISTING PAVEMENT
27	1400	700	980000	EXISTING PAVEMENT
28	1450	725	1051250	EXISTING PAVEMENT
29	1500	750	1125000	EXISTING PAVEMENT
30	1550	775	1201250	EXISTING PAVEMENT
31	1600	800	1280000	EXISTING PAVEMENT
32	1650	825	1361250	EXISTING PAVEMENT
33	1700	850	1445000	EXISTING PAVEMENT
34	1750	875	1531250	EXISTING PAVEMENT
35	1800	900	1620000	EXISTING PAVEMENT
36	1850	925	1711250	EXISTING PAVEMENT
37	1900	950	1805000	EXISTING PAVEMENT
38	1950	975	1901250	EXISTING PAVEMENT
39	2000	1000	2000000	EXISTING PAVEMENT
40	2050	1025	2101250	EXISTING PAVEMENT
41	2100	1050	2205000	EXISTING PAVEMENT
42	2150	1075	2311250	EXISTING PAVEMENT
43	2200	1100	2420000	EXISTING PAVEMENT
44	2250	1125	2531250	EXISTING PAVEMENT
45	2300	1150	2645000	EXISTING PAVEMENT
46	2350	1175	2761250	EXISTING PAVEMENT
47	2400	1200	2880000	EXISTING PAVEMENT
48	2450	1225	2991250	EXISTING PAVEMENT
49	2500	1250	3105000	EXISTING PAVEMENT
50	2550	1275	3221250	EXISTING PAVEMENT
51	2600	1300	3340000	EXISTING PAVEMENT
52	2650	1325	3461250	EXISTING PAVEMENT
53	2700	1350	3585000	EXISTING PAVEMENT
54	2750	1375	3711250	EXISTING PAVEMENT
55	2800	1400	3840000	EXISTING PAVEMENT
56	2850	1425	3971250	EXISTING PAVEMENT
57	2900	1450	4105000	EXISTING PAVEMENT
58	2950	1475	4241250	EXISTING PAVEMENT
59	3000	1500	4380000	EXISTING PAVEMENT
60	3050	1525	4521250	EXISTING PAVEMENT
61	3100	1550	4665000	EXISTING PAVEMENT
62	3150	1575	4811250	EXISTING PAVEMENT
63	3200	1600	4960000	EXISTING PAVEMENT
64	3250	1625	5111250	EXISTING PAVEMENT
65	3300	1650	5265000	EXISTING PAVEMENT
66	3350	1675	5421250	EXISTING PAVEMENT
67	3400	1700	5580000	EXISTING PAVEMENT
68	3450	1725	5741250	EXISTING PAVEMENT
69	3500	1750	5905000	EXISTING PAVEMENT
70	3550	1775	6071250	EXISTING PAVEMENT
71	3600	1800	6240000	EXISTING PAVEMENT
72	3650	1825	6411250	EXISTING PAVEMENT
73	3700	1850	6585000	EXISTING PAVEMENT
74	3750	1875	6761250	EXISTING PAVEMENT
75	3800	1900	6940000	EXISTING PAVEMENT
76	3850	1925	7121250	EXISTING PAVEMENT
77	3900	1950	7305000	EXISTING PAVEMENT
78	3950	1975	7491250	EXISTING PAVEMENT
79	4000	2000	7680000	EXISTING PAVEMENT
80	4050	2025	7871250	EXISTING PAVEMENT
81	4100	2050	8065000	EXISTING PAVEMENT
82	4150	2075	8261250	EXISTING PAVEMENT
83	4200	2100	8460000	EXISTING PAVEMENT
84	4250	2125	8661250	EXISTING PAVEMENT
85	4300	2150	8865000	EXISTING PAVEMENT
86	4350	2175	9071250	EXISTING PAVEMENT
87	4400	2200	9280000	EXISTING PAVEMENT
88	4450	2225	9491250	EXISTING PAVEMENT
89	4500	2250	9705000	EXISTING PAVEMENT
90	4550	2275	9921250	EXISTING PAVEMENT
91	4600	2300	10140000	EXISTING PAVEMENT
92	4650	2325	10361250	EXISTING PAVEMENT
93	4700	2350	10585000	EXISTING PAVEMENT
94	4750	2375	10811250	EXISTING PAVEMENT
95	4800	2400	11040000	EXISTING PAVEMENT
96	4850	2425	11271250	EXISTING PAVEMENT
97	4900	2450	11505000	EXISTING PAVEMENT
98	4950	2475	11741250	EXISTING PAVEMENT
99	5000	2500	11980000	EXISTING PAVEMENT
100	5050	2525	12221250	EXISTING PAVEMENT



A PLAT SHOWING THREE PARCELS TOTALING 2.116 ACRES OF LAND WEST OF WALTER ROAD NORTH ON HULL STREET ROAD, CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA
 DATE: SEP 16, 2003
 SHEET 1 OF 2
 DRAWN BY: T. B. T.
 CHECKED BY: G. W. J.
 PROJECT: HOSPITAL

ARTICLE 1. LAND ACQUISITION

Section 1.01. Purpose and Authority

The purpose of this Ordinance is to provide for the acquisition of land for the construction of a new public building for the City of Richmond, Virginia. The City of Richmond, Virginia, is authorized to acquire land for public use under the provisions of the Constitution of the Commonwealth of Virginia and the laws of the Commonwealth of Virginia.

The City of Richmond, Virginia, is authorized to acquire land for public use under the provisions of the Constitution of the Commonwealth of Virginia and the laws of the Commonwealth of Virginia.

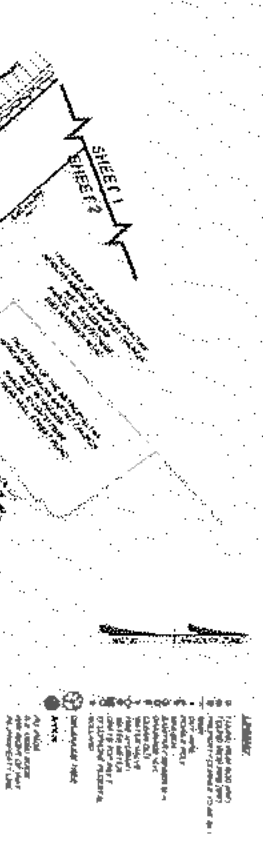
The City of Richmond, Virginia, is authorized to acquire land for public use under the provisions of the Constitution of the Commonwealth of Virginia and the laws of the Commonwealth of Virginia.

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The City of Richmond, Virginia, is authorized to acquire land for public use under the provisions of the Constitution of the Commonwealth of Virginia and the laws of the Commonwealth of Virginia.



DESCRIPTION OF PARCELS TO BE ACQUIRED:

The parcels to be acquired are located in the City of Richmond, Virginia, and are described as follows:

- Parcel 1: A certain lot or parcel of land situated in the City of Richmond, Virginia, bounded on the north by Hill Street, on the south by Main Street, on the east by Market Street, and on the west by the City of Richmond, Virginia, containing an area of approximately 2.5 acres.
- Parcel 2: A certain lot or parcel of land situated in the City of Richmond, Virginia, bounded on the north by Hill Street, on the south by Main Street, on the east by Market Street, and on the west by the City of Richmond, Virginia, containing an area of approximately 2.5 acres.
- Parcel 3: A certain lot or parcel of land situated in the City of Richmond, Virginia, bounded on the north by Hill Street, on the south by Main Street, on the east by Market Street, and on the west by the City of Richmond, Virginia, containing an area of approximately 2.1 acres.



A PLAN SHOWING THREE PARCELS TOTALING 7.110 ACRES OF LAND NEXT TO WARREN ROAD NORTH OF HILL STREET ROAD CITY OF RICHMOND, VIRGINIA

APPROVED BY:	DATE:
FORWARDED BY:	DATE: