

INTRODUCED: January 25, 2021

AN ORDINANCE No. 2021-017

To authorize the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 36 single-family attached dwellings, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request), Vice President Robertson and President Newbille

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: FEB 22 2021 AT 6 P.M.

WHEREAS, the owner of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to 36 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 (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:    FEB 22 2021    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard and identified as Tax Parcel Nos. C009-0534/036, C009-0534/037, and C009-0534/028, respectively, in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “‘A Compiled Plat’ Showing Three Parcels Totaling 6.082 Acres of Land at the Corner of Formex Road and Belt Boulevard, City of Richmond, Virginia,” prepared by Timmons Group, and dated September 28, 2020, a copy of which is attached to a made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to 36 single-family attached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Townhomes at Liberty Place, 8<sup>th</sup> District - City of Richmond - Virginia,” prepared by Timmons Group, with sheet 1 dated December 23, 2020, and last revised January 15, 2021, sheets 2 and 3 dated October 8, 2020, and last revised January 15, 2021, and sheet L1.0 dated January 15, 2021, and “Townhomes at Liberty Place, 2701 Belt Boulevard, Richmond, Virginia 23234,” prepared by Walter Parks, Architects, dated October 6, 2020, with sheet A.5 dated October 16, 2020, 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 36 single-family attached dwellings, substantially as shown on the Plans.
- (b) No less than one parking space per dwelling shall be provided for the Special Use and may be provided through the use of driveways or on-street parking.
- (c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.
- (d) The height of the Special Use shall not exceed the height shown on the Plans.
- (e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- (f) A walkway shall be provided for each dwelling from the front entrance of the dwelling to the sidewalk.
- (g) Prior to the issuance of any certificate of occupancy for the second single-family attached dwelling of the Special Use, the subdivision of up to 36 residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

- (a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

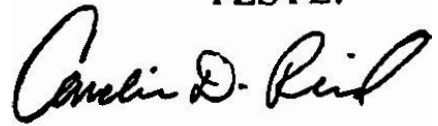
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building

Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**

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

**City Clerk**

# City of Richmond

RECEIVED  
By Desktop Library at 10:24 am, Jan 15, 2021

RECEIVED  
By CAO Office at 1:59 pm, Dec 21, 2020

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.richmondgov.com  
2020-209

## Item Request


File Number: PRE.2020.436

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### O & R Request

DATE: December 21, 2020

EDITION: 1

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

THROUGH: J.E. Lincoln Saunders, 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   
FOR: MARK OLINGER

RE: To authorize the special use of the properties known as 2525, 2613 & 2701 Belt Boulevard for the purpose of up to 39 single-family attached dwelling units, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To authorize the special use of the properties known as 2525, 2613 & 2701 Belt Boulevard for the purpose of up to 39 single-family attached dwelling units, upon certain terms and conditions.

**REASON:** The applicant is proposing to construct 39 single-family attached dwelling units on properties which are currently under current R-4 Single-Family. Such a use would not meet principal use and street frontage requirements. 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 February 16, 2021, meeting.

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



The City's recently adopted Richmond 300 Plan designates a future land use for this property as Residential. Residential land uses are neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." The recommended development style for this use is housing "...on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary uses include single-family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural." (p. 54)

**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:** \$2,400 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 25, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** February 22, 2021

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 16, 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



Susan S. Smith  
Paralegal  
D: 804 771 9528  
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 2525, 2613 and 2701 Belt Boulevard  
Map Reference Nos: C009-0534-036, C009-0534-037 and C009-0534-028  
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 thirty six (36) 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

October 28, 2020  
Page 2

/sss  
Enclosures

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

12863014.1 045516.00002



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

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

**Project Name/Location**

Property Address 2525, 2513 & 2701 Bell Boulevard Date October 23, 2020  
 Tax Map # C-8-534-36, 37 and 28 Fee \$ 3,400.00  
 Total area of affected site in acres: 6.082

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

**Zoning**

Current Zoning R-4

Existing Use Vacant land except for house on 2701 Bell Blvd

**Proposed Use**

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

36 attached single-family townhouse dwellings on separate lots

Existing Use Vacant land except for vacant house on 2701 Bell Blvd

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number. \_\_\_\_\_

**Applicant/Contact Person:** R. Robert Benaicha

Company Hirschler

Mailing Address P.O. Box 500

City Richmond State VA Zip Code 23218

Telephone (804) 771-8511 Fax (804) 844-0895

Email rbenaicha@hirschlerlaw.com

**Property Owner:** DCJ Two LLC

If Business Entity, name and title of authorized signee: Lee Manheim, Manager

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

Mailing Address: c/o Liberty Townhomes, LLC 204 River Bend Blvd., Suite A

City Chester State VA Zip Code 23636

Telephone (804) 530-2110 Fax ( )

Email info@cbury.net

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)

## **Special Use Permit Applicant's Report**

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

### **INTRODUCTION**

The applicant, DCJ Two LLC (the "Applicant") is the owner of approximately 6.082 acres of land located at 2525, 2613 and 2701 Belt Boulevard (the "Property"). Liberty Townhomes, LLC ("Liberty") has contracted to purchase the Property from the Applicant. The Property is in South Richmond just southeast of the intersection of Belt Boulevard and Hopkins Road, in the City's 8<sup>th</sup> Council District.

Liberty plans to use the Property to develop thirty-six (36) attached single-family townhouse dwellings on separate lots (the "Project"). Liberty's vision for the Property and the area known as "Liberty 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 2.63 acres of land as wooded open space for both Project residents and neighbors to enjoy.

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

### **PROPOSED USE AND SPECIAL USE PERMIT REQUEST**

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

Single-family dwellings are permitted by-right in the R-4 District. Liberty is requesting a Special Use Permit ("SUP") to allow the development of thirty-six (36) single-family dwellings on the Property as depicted in the attached drawing titled "Liberty Place Townhomes Preliminary Plan", dated October 8, 2020 and prepared by Timmons Group (the "Preliminary Plan"). Based on the Property's total size of 6.082 acres, this would result in a density of 5.92 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 Liberty Place 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. Each lot would have a minimum front yard depth of not less than 10 feet. Each lot shall have minimum side yards of 3 feet each, except on the sides of lots where the dwellings are attached, in which case no side yards would be required. All lots will front on internal streets as shown on the Preliminary Plan. As shown in the "Typical Street" section on the Preliminary Plan, all such internal rights of way shall be forty feet (40') 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 on the Preliminary Plan, no more than four dwellings will be attached in a series.

Of the Project's 36 residences, approximately 15 will have private driveways. All such driveways will be paved with an all-weather, dust-free surface.

### EXISTING PROPERTY AND SURROUNDING AREA

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

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

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

### THE MASTER PLAN/RICHMOND 300 PLAN

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

### PROPOSED USE

The Property's zoning permits single-family dwelling uses by-right. The development of the Project as described herein is compatible with the surrounding area and an appropriate use for the site. The proposed density of under 6 dwelling units per acre is in line with the Property's "Residential" future use designation in the Richmond 300 plan, which prescribes densities of between 2 and 10 dwelling units per acre. The Project directly addresses and is consistent with the Richmond 300 plan goals.

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

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

### SUITABILITY OF REZONING and FINDINGS OF FACT

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

*The proposed SUP will:*

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

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

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

The addition of 36 new residences should have a negligible impact on traffic in the area as the Property fronts on a section of Belt Boulevard that has ample capacity to handle additional traffic.

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

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

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

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



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

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

- *NOT interfere with adequate light and air.*

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

#### **COMMUNITY SUPPORT FOR REZONING**

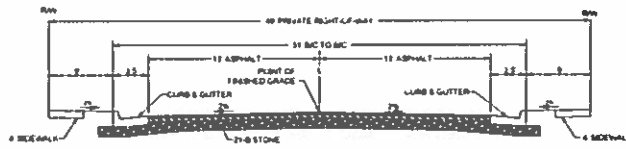
Liberty has presented the SUP application materials to the Cherry Gardens Association and to Councilwoman Reva Trammell. After following up with the association and community members, Liberty expects to provide letters of support for the SUP.

#### **CONCLUSION**

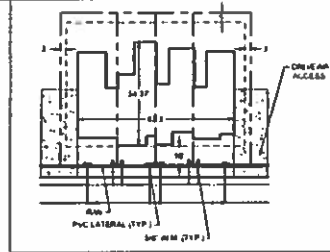
Future development on the Property will increase revenue to the City of Richmond in the form of an expanded real estate tax base, construction revenue, bringing jobs to the area, as well as bringing more consumers to the area. It will be a highly visible symbol of revitalization in South Richmond contributing to the area's future transformation and thereby further the City's aspirations for this neighborhood.



**PARKING COUNT**  
 REQUIRED PARKING SPACES: 11 OF UNITS + 34  
 ON-STREET SPACES PROVIDED: 38  
 TOTAL PARKING PROVIDED: 34



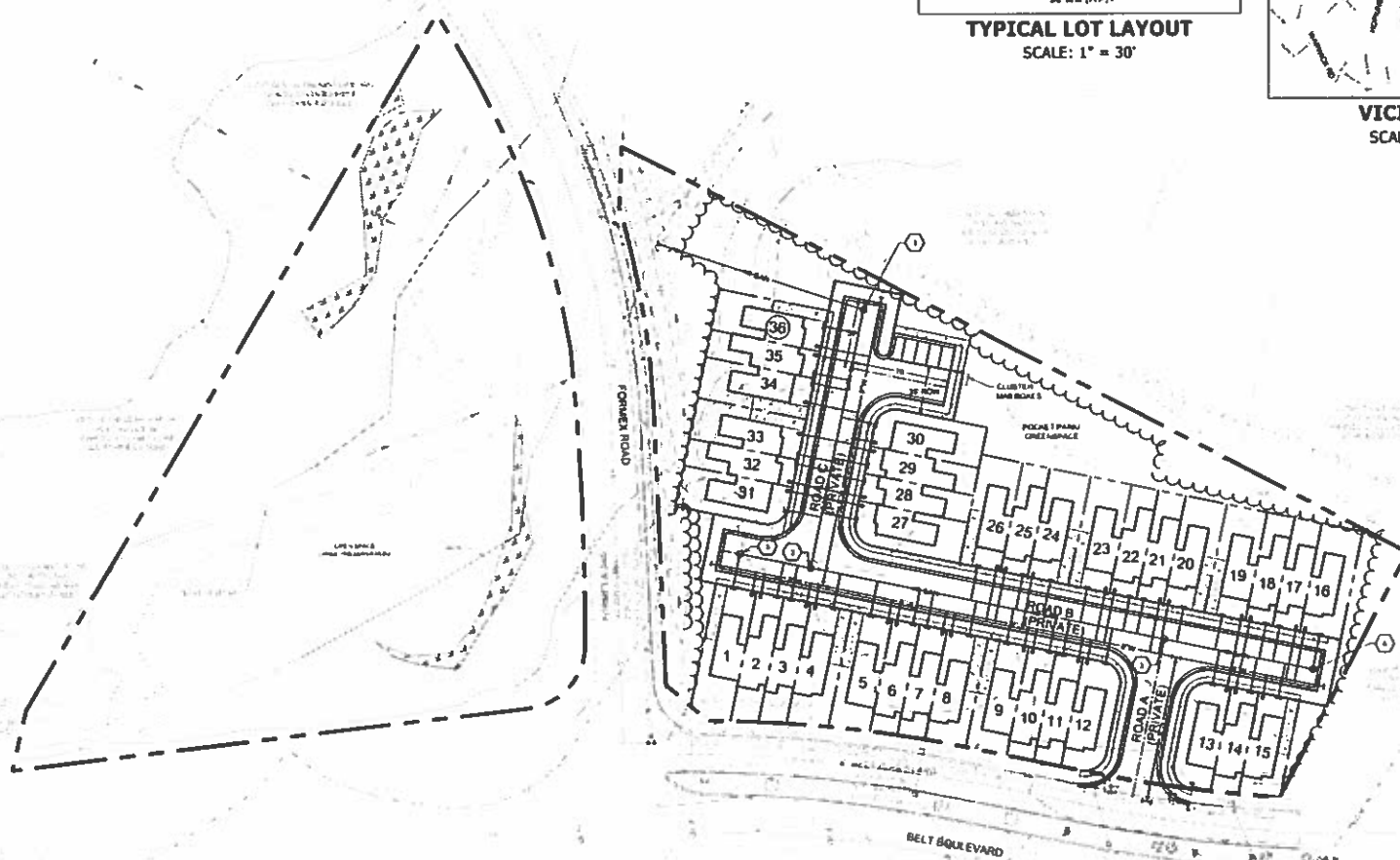
**TYPICAL STREET**  
 PRIVATE STREET  
 SCALE: 1" = 30'



**TYPICAL LOT LAYOUT**  
 SCALE: 1" = 30'



**VICINITY MAP**  
 SCALE: 1" = 1000'



**PARCEL INFORMATION**

PARCELS 6 (EAST) PARCELS: 1.988 AC  
 OWNER: DCI TWO LLC  
 ADDRESS: 7011 BELT ROAD AND PARALLEL COORINATED INSTRUMENT 1008211

PARCELS 6 (WEST) PARCELS: 1.982 AC  
 OWNER: DCI TWO LLC  
 ADDRESS: 2701 BELT ROAD AND PARALLEL COORINATED INSTRUMENT 1008211

PARCELS 6 (SOUTH) PARCELS: 2.911 AC  
 OWNER: DCI TWO LLC  
 ADDRESS: 7011 BELT ROAD AND PARALLEL COORINATED INSTRUMENT 1008211

TOTAL = 6.87 AC

**PRELIMINARY**  
 DO NOT USE FOR CONSTRUCTION

THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER SOURCES.

DATE	BY	DESCRIPTION
12/13/2018	AS	ISSUE FOR PERMIT
1/18/18	AS	ISSUE FOR PERMIT
1/18/18	AS	ISSUE FOR PERMIT
1/18/18	AS	ISSUE FOR PERMIT
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**TIMMONS GROUP**

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

NO. 10  
 45991  
 SHEET NO.  
 1 OF 3



**PRELIMINARY**  
 DRAWING FOR CONSTRUCTION

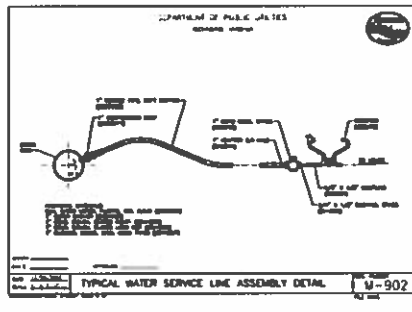
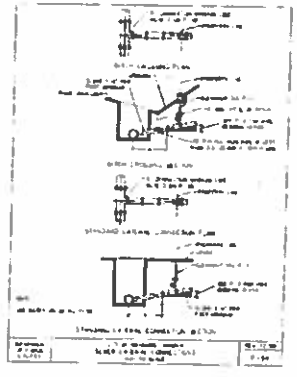
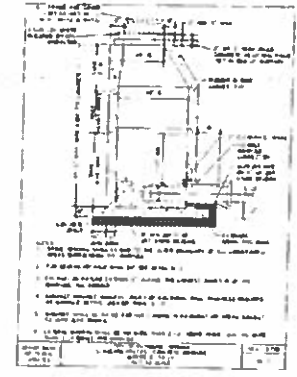
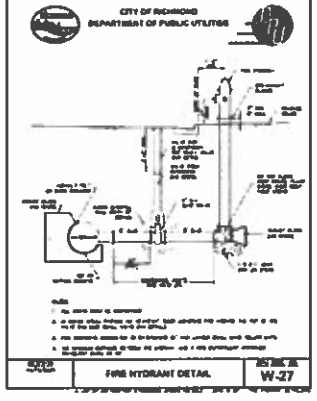
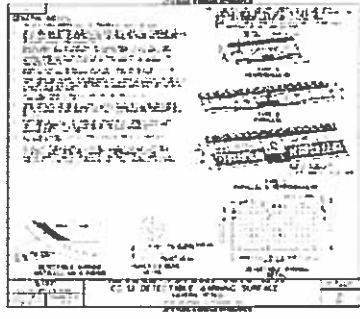
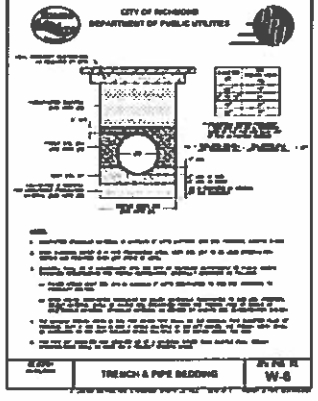
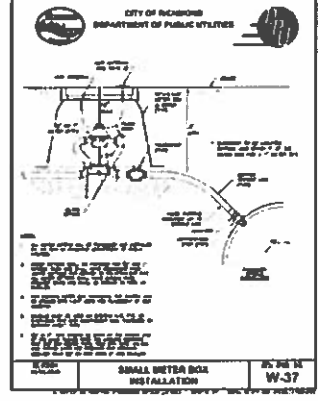
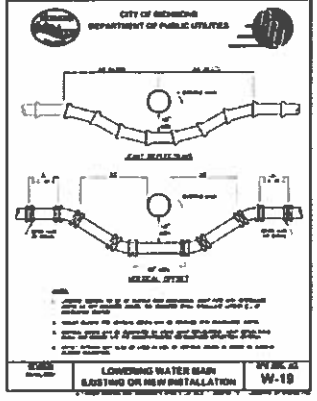
THIS DRAWING IS PART OF THE  
 CONSTRUCTION DOCUMENTS FOR THE  
 1801 Madison Avenue, Suite 101, Richmond, VA 23225  
 (703) 761-2000 FAX (703) 761-2100 www.timmons.com

DATE: 11/11/11  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 APPROVED BY: J. W. WILSON

PROJECT: 1801 MADISON AVENUE (18) THROUGH OUTS  
 SHEET: W-19

**TIMMONS GROUP**  
 TOWNHOMES AT LIBERTY PLACE  
 4TH DISTRICT - CITY OF RICHMOND - VIRGINIA  
 DETAILS

DATE: 11/11/11  
 SHEET NO: 45991  
 SHEET OF: 3 OF 3















**water PARKS**

MULTIFAMILY • INTERIOR DESIGN  
215 W. ADAMS STREET  
MILWAUKEE, WISCONSIN 53224  
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F 414.644.2763  
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**Townhomes at Liberty Place**

201 West Adams Street  
Milwaukee, Wisconsin 53224  
10/16/20

REVISIONS	DATE

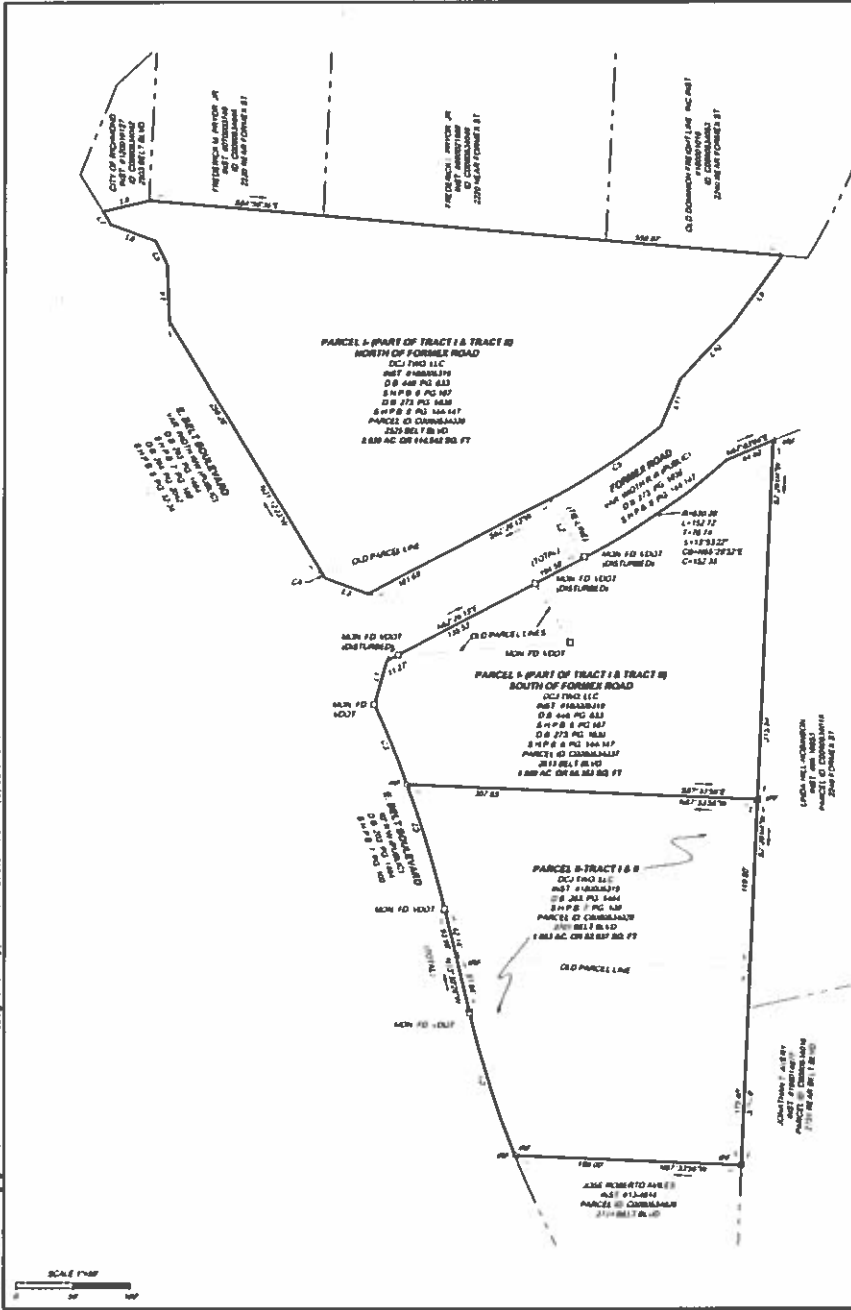
PROJECT # 2016  
ISSUE DATE 10/16/20

ELEVATIONS

**A.5**

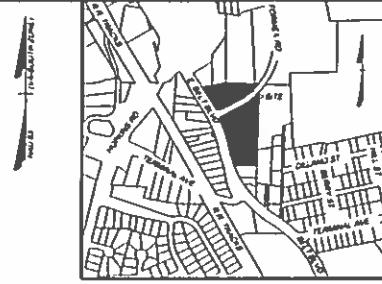


1 ELEVATION  
WALKWAY



**GENERAL NOTES:**

- OWNER INFORMATION:**  
**PARCELS (PART OF TRACT 1 & 2) SOUTH OF FORMER ROAD**  
 DCJ FNO LLC  
 MET #4883219  
 D & 448 PG 643  
 S H P & PG 147  
 D & 272 PG 1430  
 S H P & PG 146 147  
 PARCELS OF COMBINATION  
 J79 BELT BLVD  
 2.88 AC OR 114,347 SQ. FT.
- PARCELS (PART OF TRACT 1 & 2) NORTH OF FORMER ROAD**  
 DCJ FNO LLC  
 MET #4883219  
 D & 448 PG 643  
 S H P & PG 147  
 D & 272 PG 1430  
 S H P & PG 146 147  
 PARCELS OF COMBINATION  
 2.88 AC OR 114,347 SQ. FT.
- PARCELS (TRACT 1 & 2)**  
 DCJ FNO LLC  
 MET #4883219  
 D & 448 PG 644  
 S H P & PG 148  
 PARCELS OF COMBINATION  
 J79 BELT BLVD  
 4.88 AC OR 218,694 SQ. FT.
- TOTAL AREA = 8.84 AC OR 384,641 SQ. FT.**
- THIS PLAT IS BASED ON A CURRENT FARMING GROUP FIELD SURVEY FIELD WORK COMPLETED AUGUST 19 21 24 AND 25 2019 UNDER THE SUPERVISION OF THE SURVEYOR AND DOES NOT REQUIRE A TITLE BINDER.
  - THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 011480815/POLICY NO. 001480815 DATED OF POLICY APRIL 2 2019 AT 2:17 PM.
  - THE SE PROPORTIONS ARE WITHIN ZONE "C" WITHIN FLOOD HAZARD AREAS OF 0.2% ANNUAL CHANCE OF FLOOD ZONE "C" OTHER AREAS AREAS ARE DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN ZONE "M" AND FLOODPLAIN AREA IS ZONE "M" PER FLOOD INSURANCE MAP SHEET(S) EFFECTIVE DATE OF APRIL 2 2009.
  - NO EASEMENTS OR APPROXIMATIONS SHOWN HEREON.



- LEGEND**
- IRON ROD FOUND (RR)
  - IRON PIPE FOUND (RP)
  - IRON BOLT FOUND (RBT)

**LINE TABLE**

LINE	BEARING	LENGTH
1.1	S11°44'37"W	30.87
1.2	N47°12'17"W	69.30
1.3	N47°02'17"W	40.48
1.4	N78°22'37"W	40.24
1.5	N49°30'24"W	24.80
1.6	N69°29'24"W	42.87
1.7	N41°12'22"W	73.14
1.8	S19°30'00"E	41.73
1.9	S20°01'00"W	79.80
1.10	S43°12'00"W	80.67
1.11	S27°24'47"W	44.83

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	800.82	131.87	49.88	6°17'20"	411°30'47"W	131.80
C2	800.82	114.80	57.54	6°20'13"	414°48'07"W	114.80
C3	800.82	79.70	37.91	4°09'31"	422°15'50"W	79.70
C4	1012.82	4.80	2.47	4°10'48"	421°04'13"W	4.80
C5	876.40	114.47	57.44	11°20'00"	336°41'00"W	114.24



**"A COMPILED PLAT"**  
 SHOWING THREE PARCELS TOTALING 8.84 ACRES  
 OF LAND AT THE CORNER OF FORMER ROAD AND  
 BELT BOULEVARD  
 CITY OF RICHMOND, VIRGINIA

CITY OF RICHMOND, VA  
 Date: SEPT 26, 2020 Scale: 1"=50'  
 Sheet 2 of 2 J.N. 46-141  
 Drawn by: L.M.T. Checked by: G.F.D.  
 Revised.

**TIMMONS GROUP**

THIS DRAWING PREPARED BY THE  
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