

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

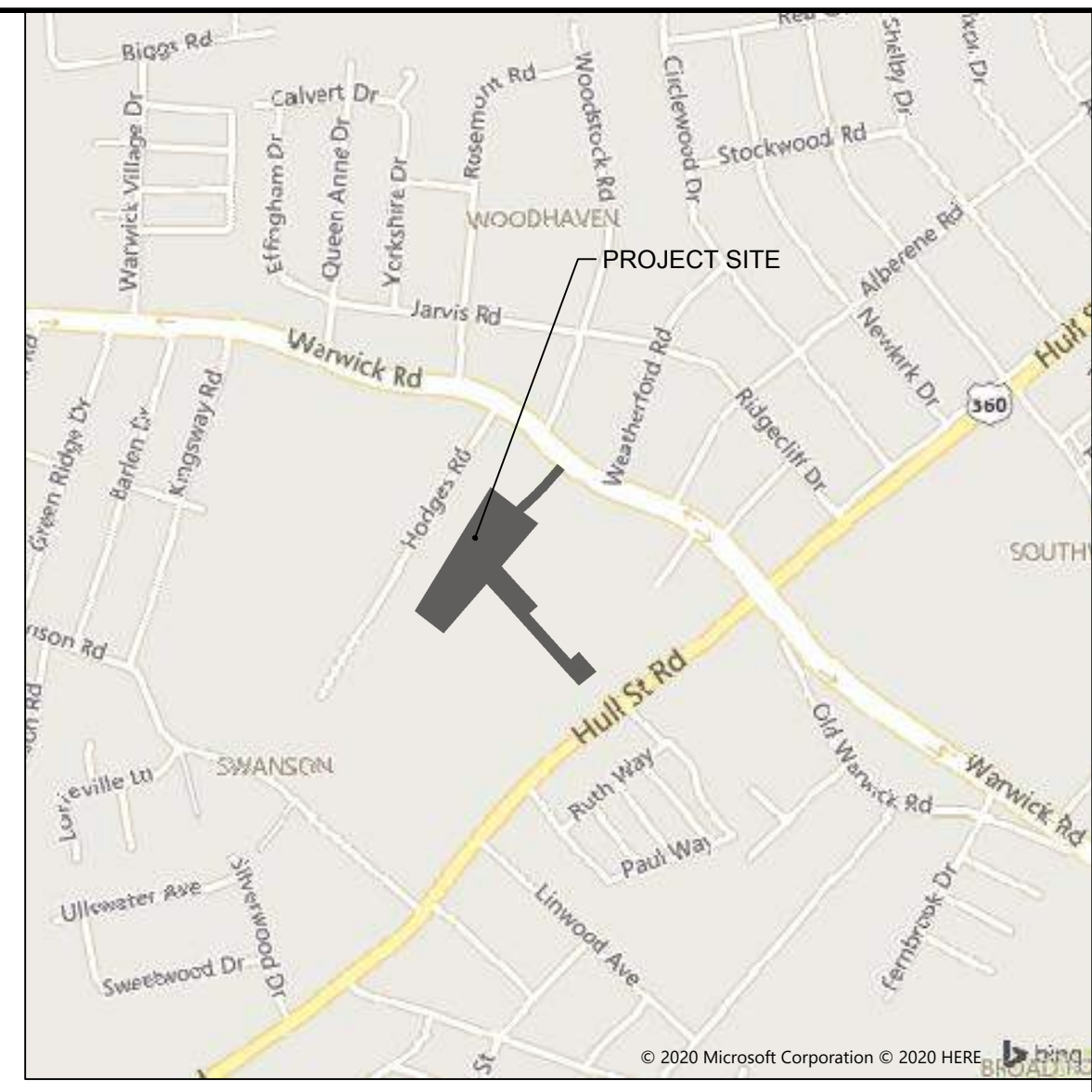
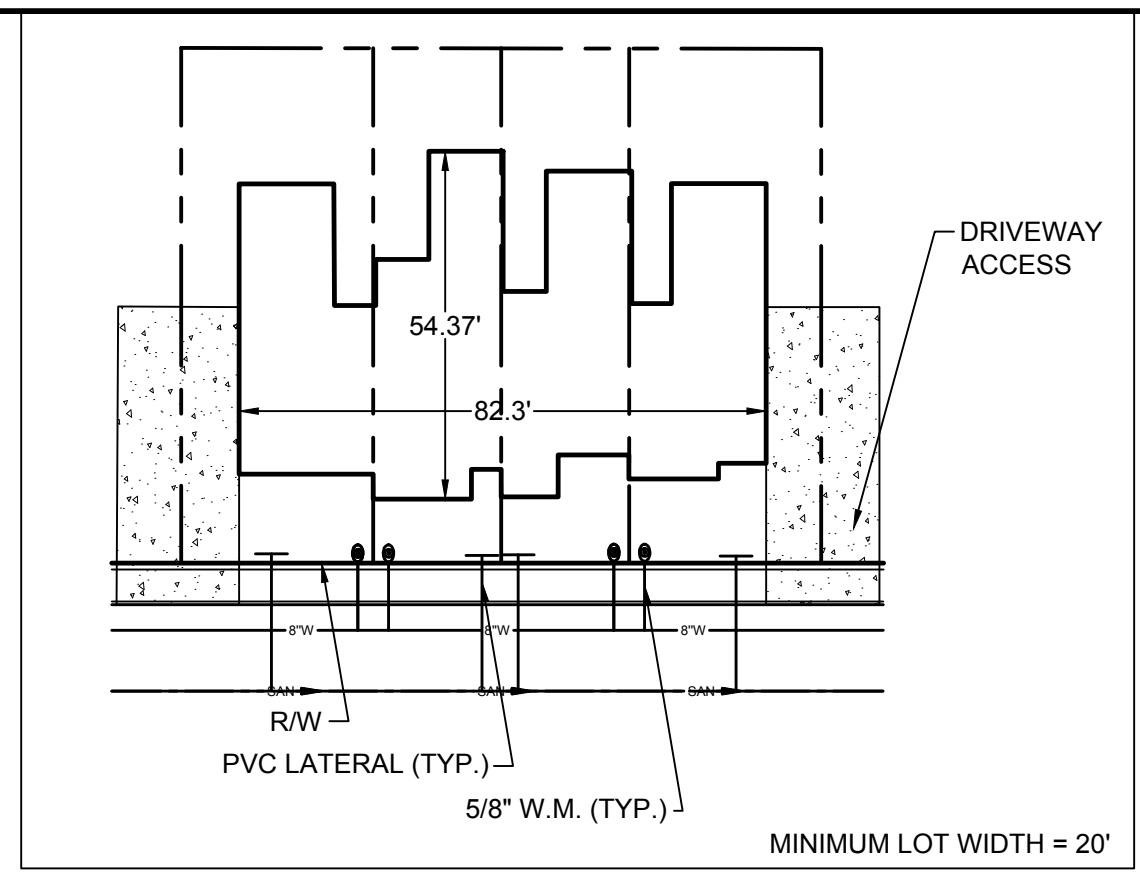
PARCEL "A" (SE PARCEL) 1.763 ACRES
 OWNER: NEW WARWICK TOWNHOMES 3 LLC
 ADDRESS: 5300 HULL STREET ROAD
 PARCEL ID: C0070176072
 INSTRUMENT: 200021485

PARCEL "B" (SW PARCEL) 4.972 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: 200031228

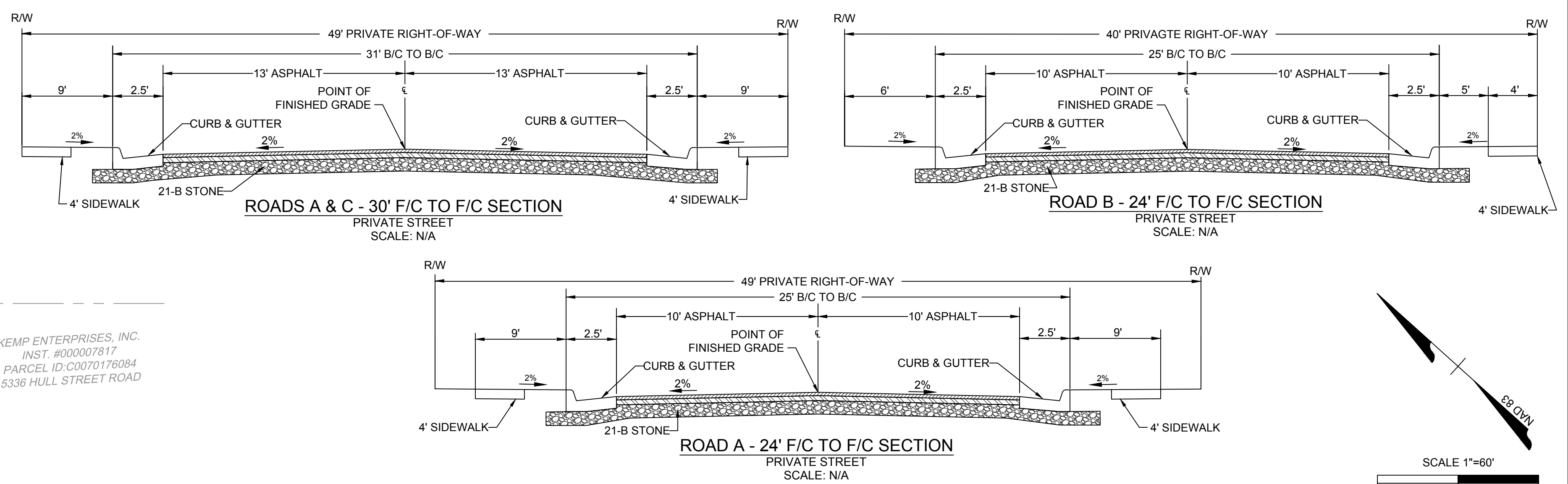
TOTAL = 7.678 ACRES



PARKING COUNT:

REQUIRED PARKING SPACES: 1.5 x # OF UNITS = 98

DRIVEWAY SPACES PROVIDED = 50
 ON-STREET SPACES PROVIDED = 73
 TOTAL PARKING PROVIDED = 123



PRELIMINARY
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 TEL 804.200.0500 FAX 804.580.1016 www.timmons.com

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DATE	REVISION DESCRIPTION
1/15/2021	REVISED PER CITY COMMENTS

DATE: 12/21/2020
 DRAWN BY: J. KIEFFER
 DESIGNED BY: G. ROGERS
 CHECKED BY: A. CAMPBELL
 SCALE: 1" = 60'

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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S:\01146897-WARWICK TOWNHOMES\DWG-Sheet\CD\6597-461C-1-DVPL.dwg | Printed on 11/14/2021 3:20 PM | by Greg Rogers

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1/15/2021	REVISED PER CITY COMMENTS

DRAWN BY
J. KIEFFER

DESIGNED BY
G. ROGERS

CHECKED BY
A. CAMPBELL

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

TIMMONS GROUP

TOWNHOMES AT WARWICK PLACE III

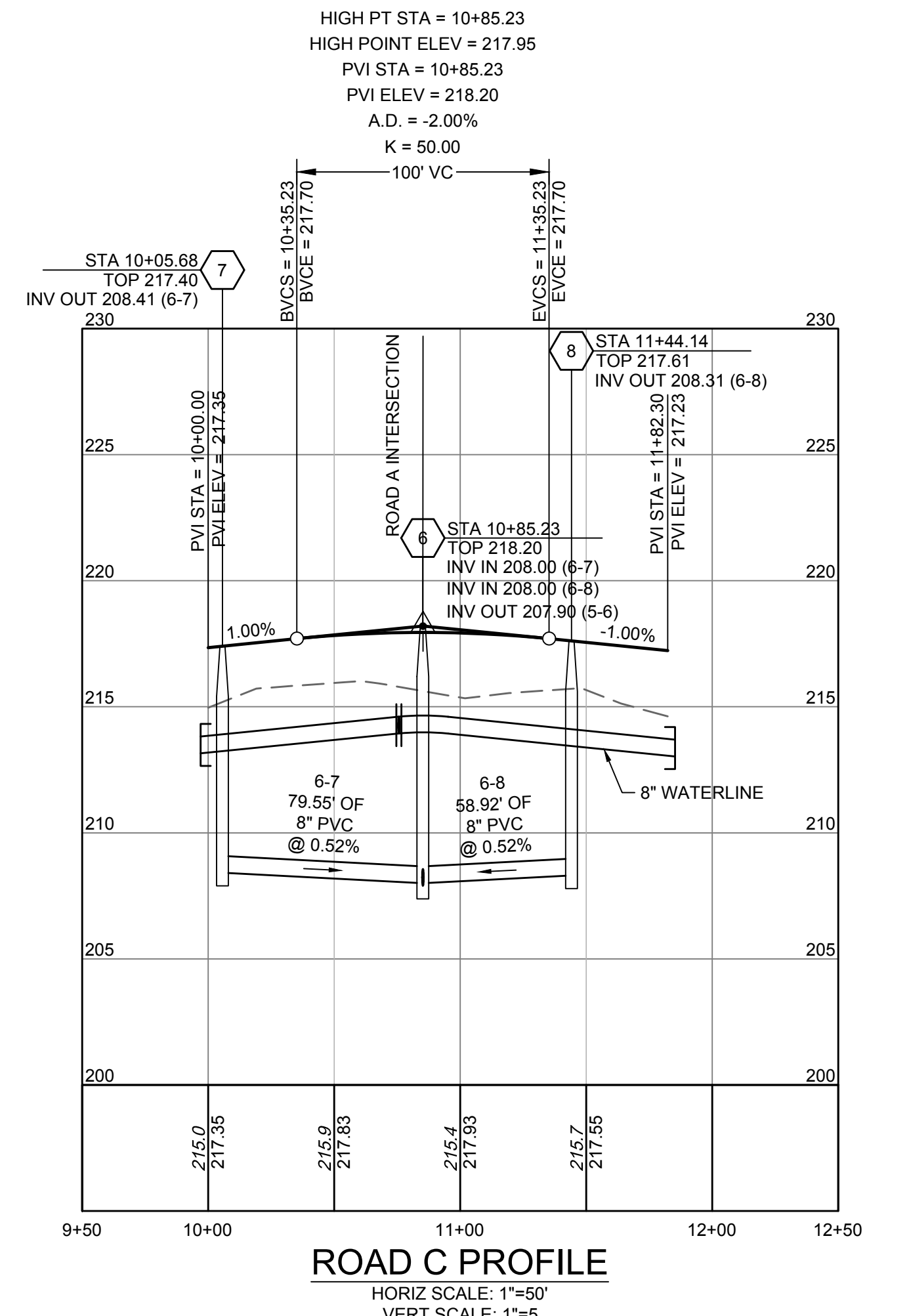
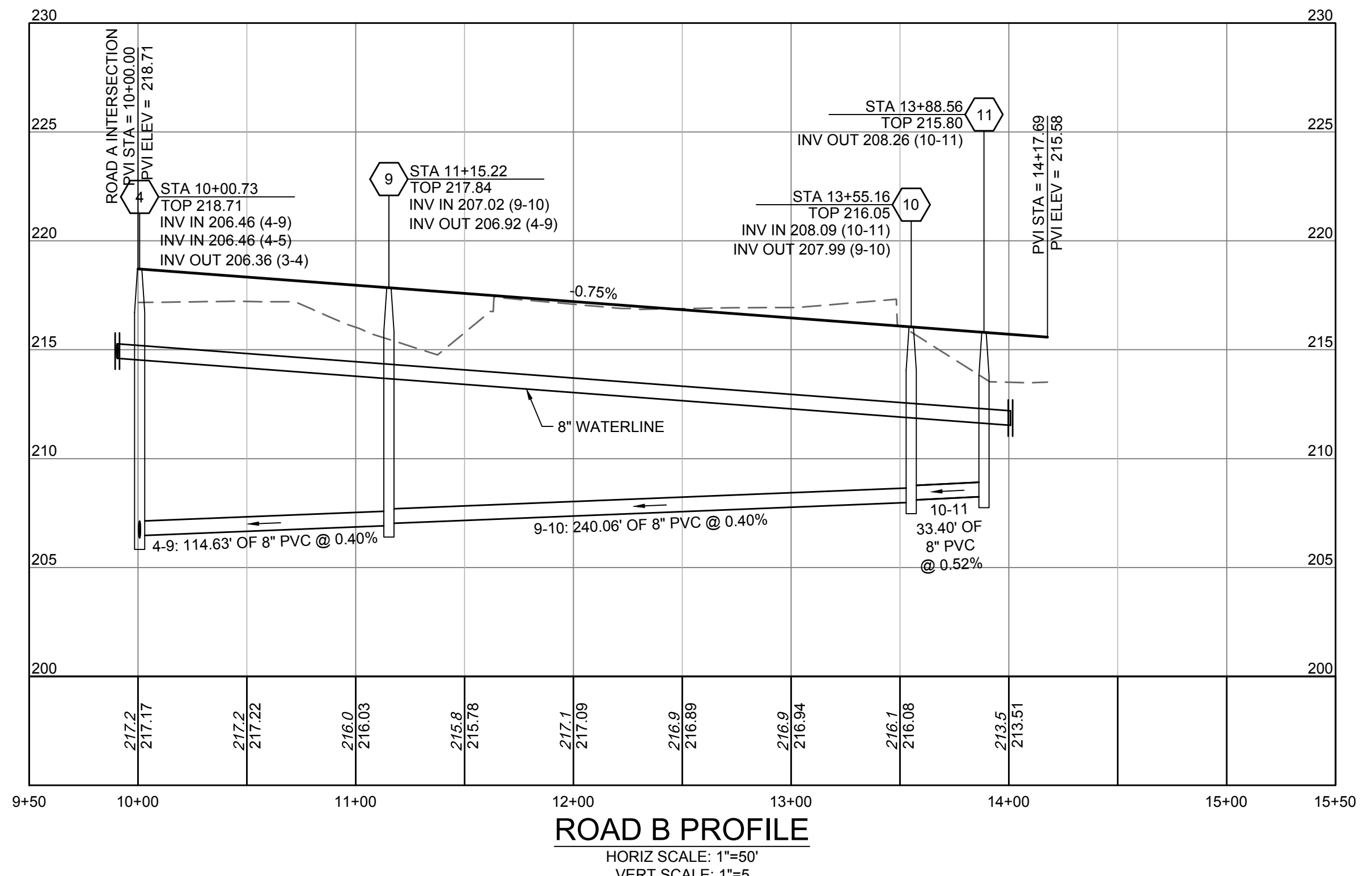
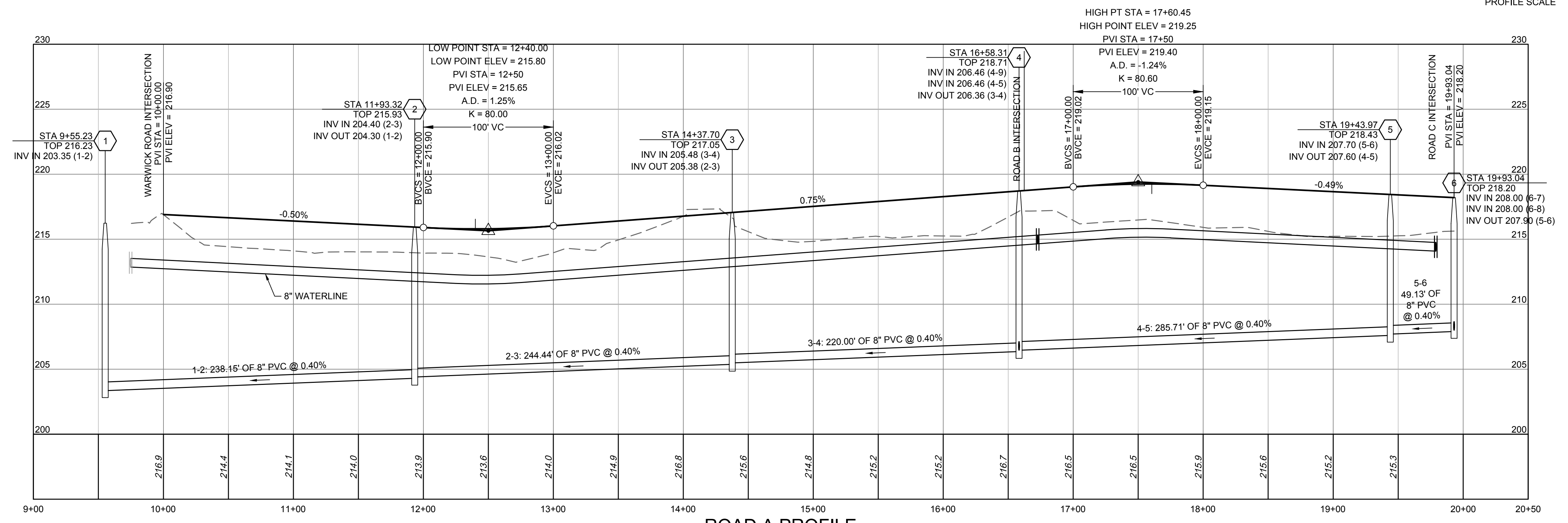
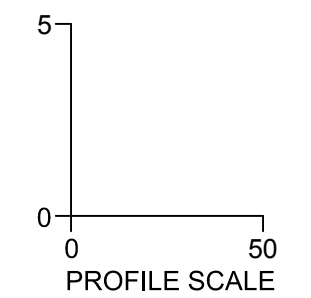
9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

ROAD PROFILES

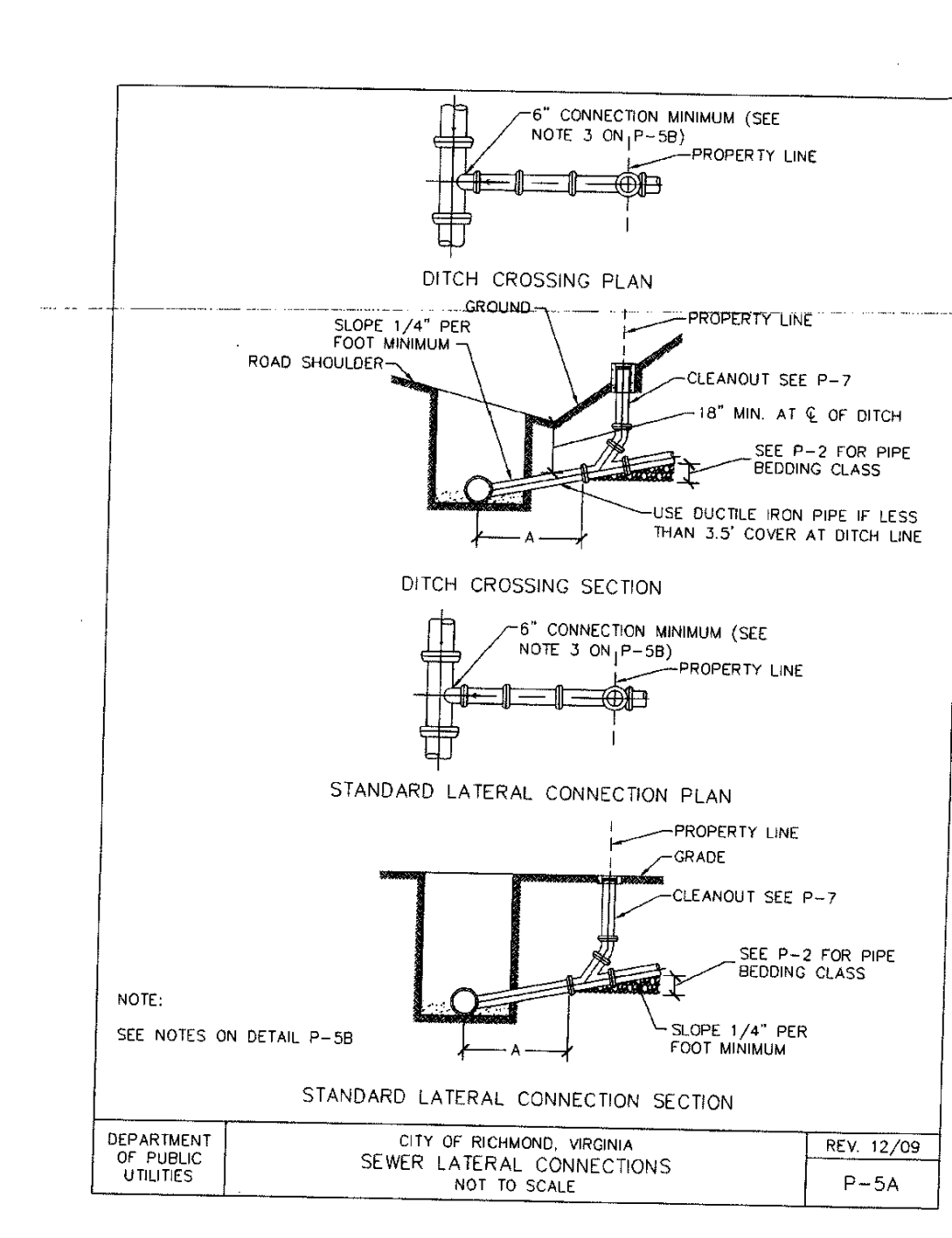
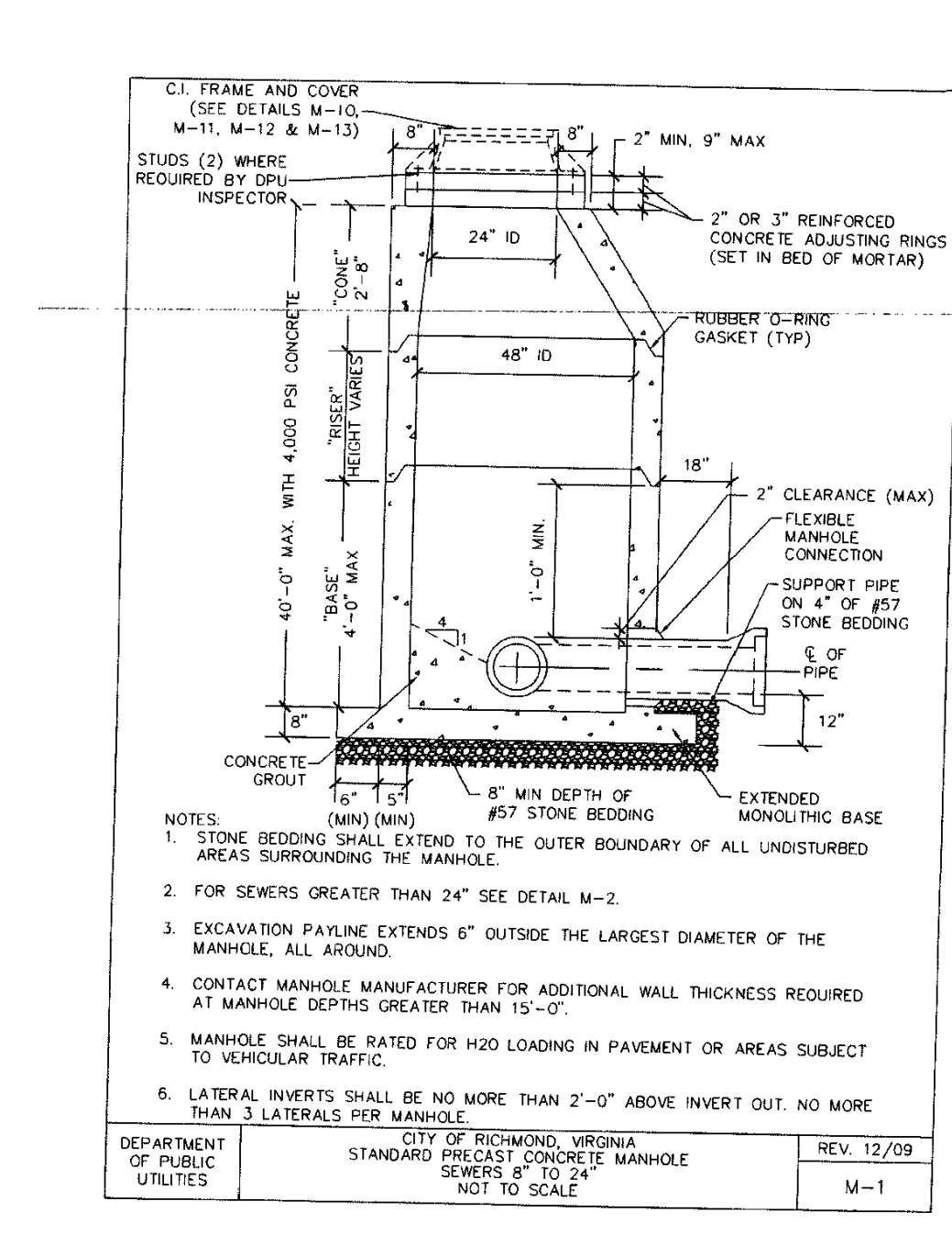
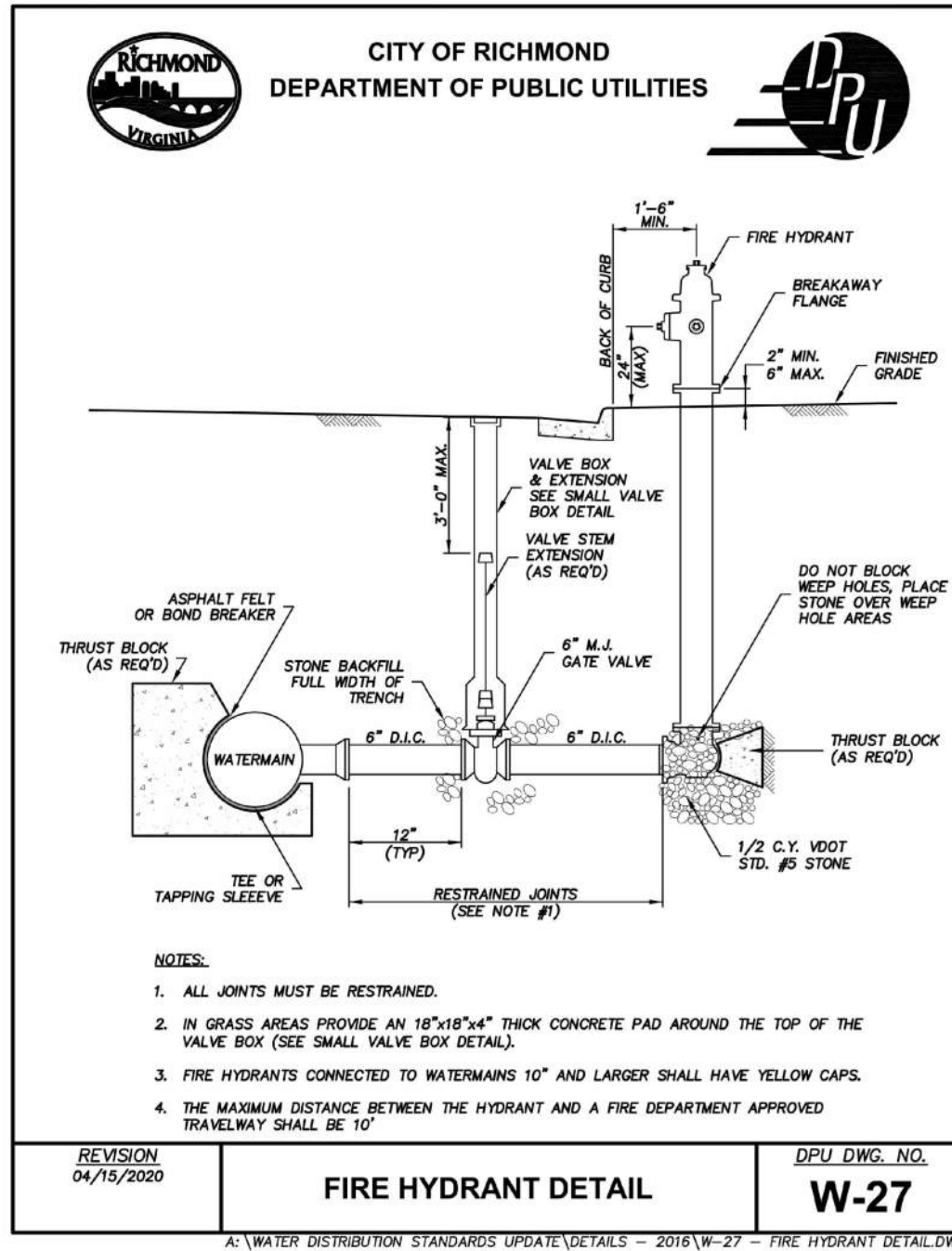
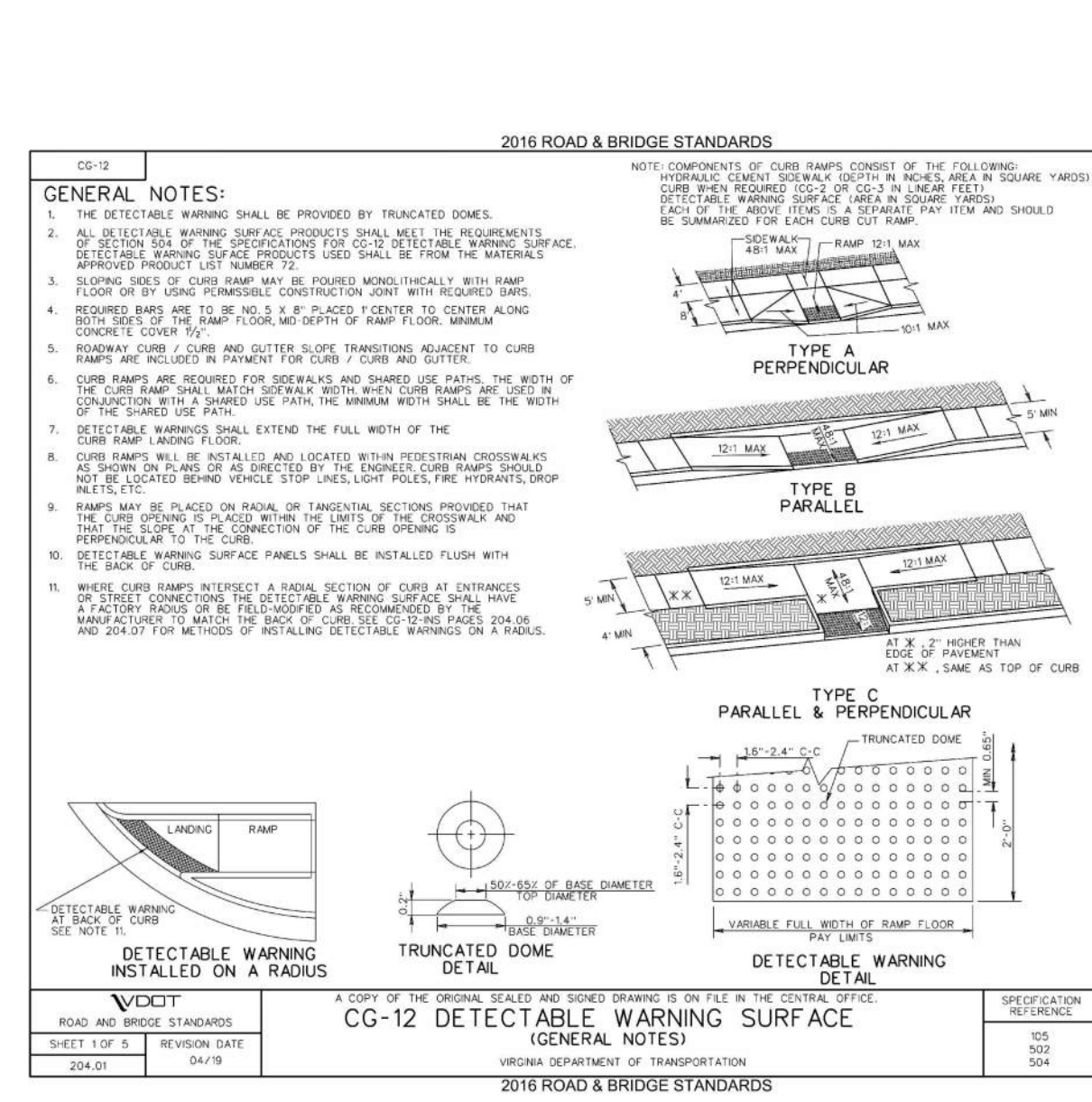
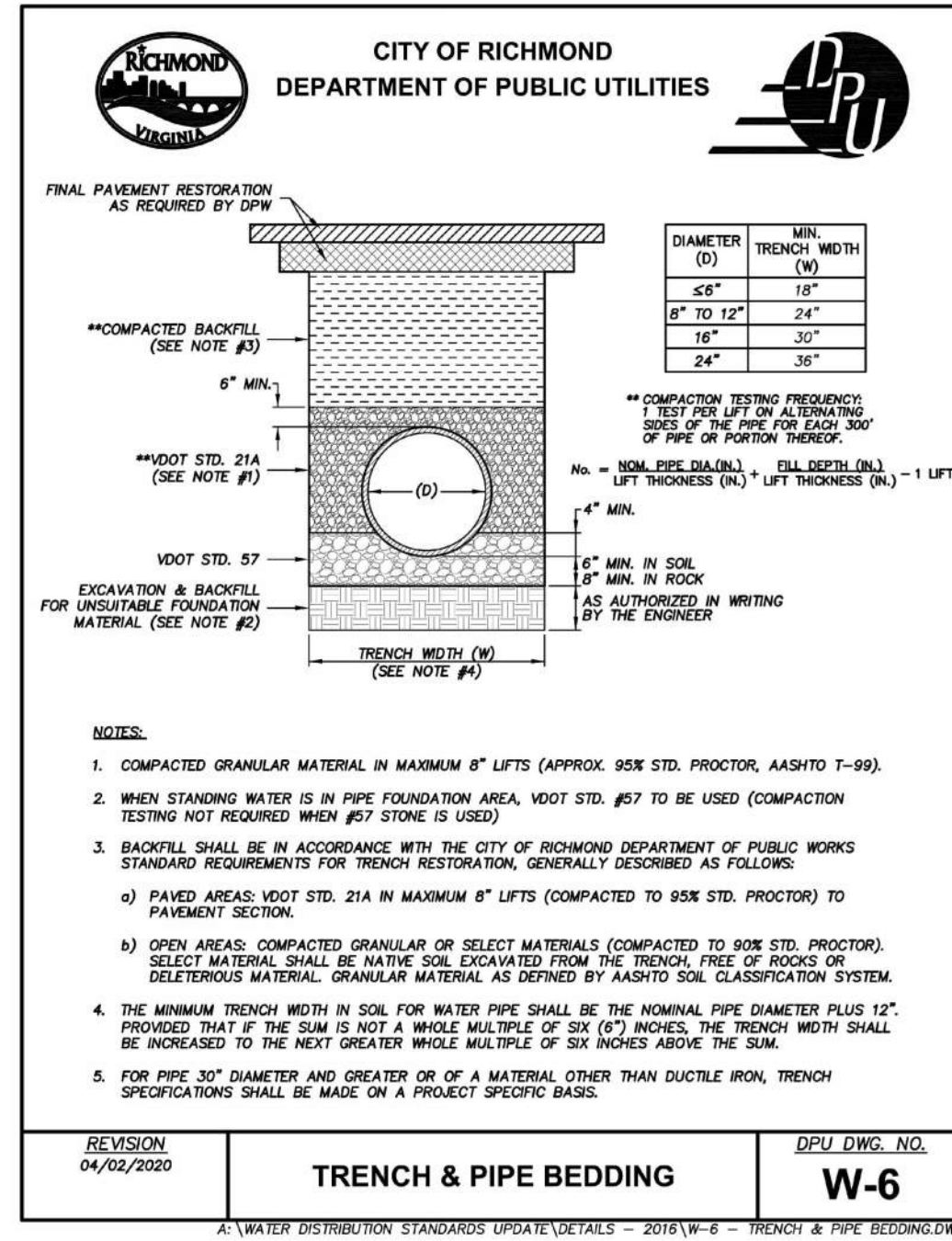
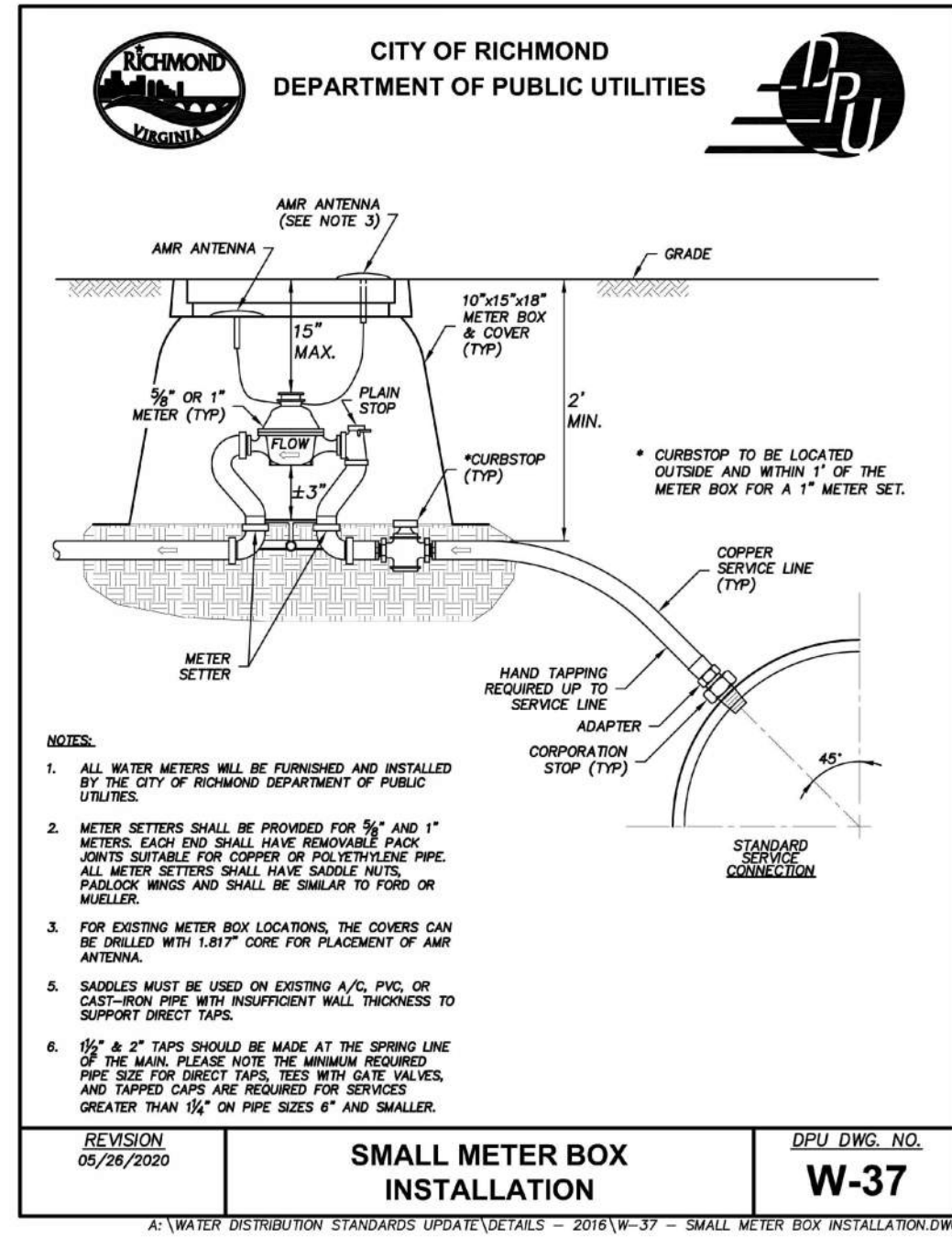
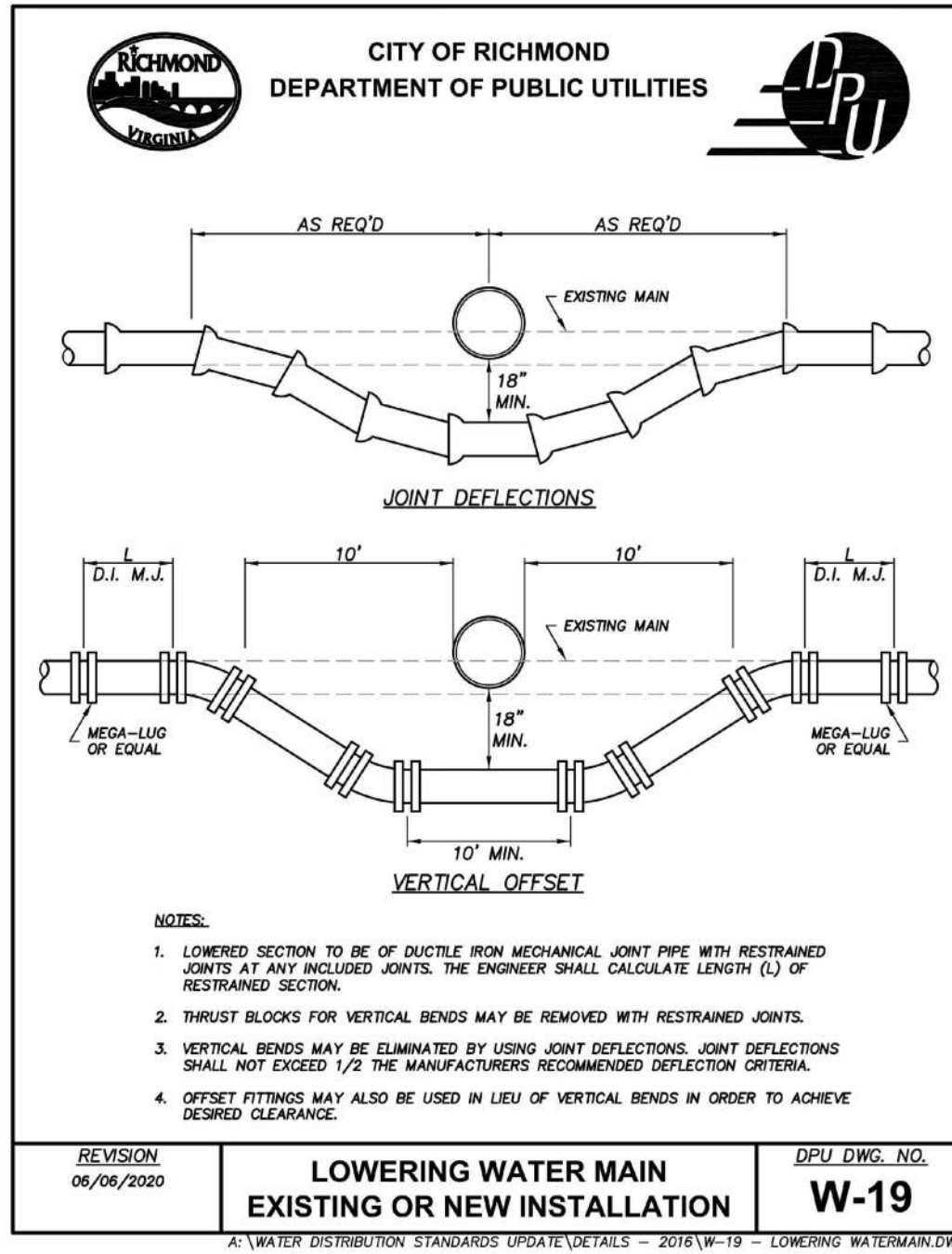
JOB NO.
46597

SHEET NO.
2 OF 3

--- EXISTING CENTERLINE
— PROPOSED GRADE



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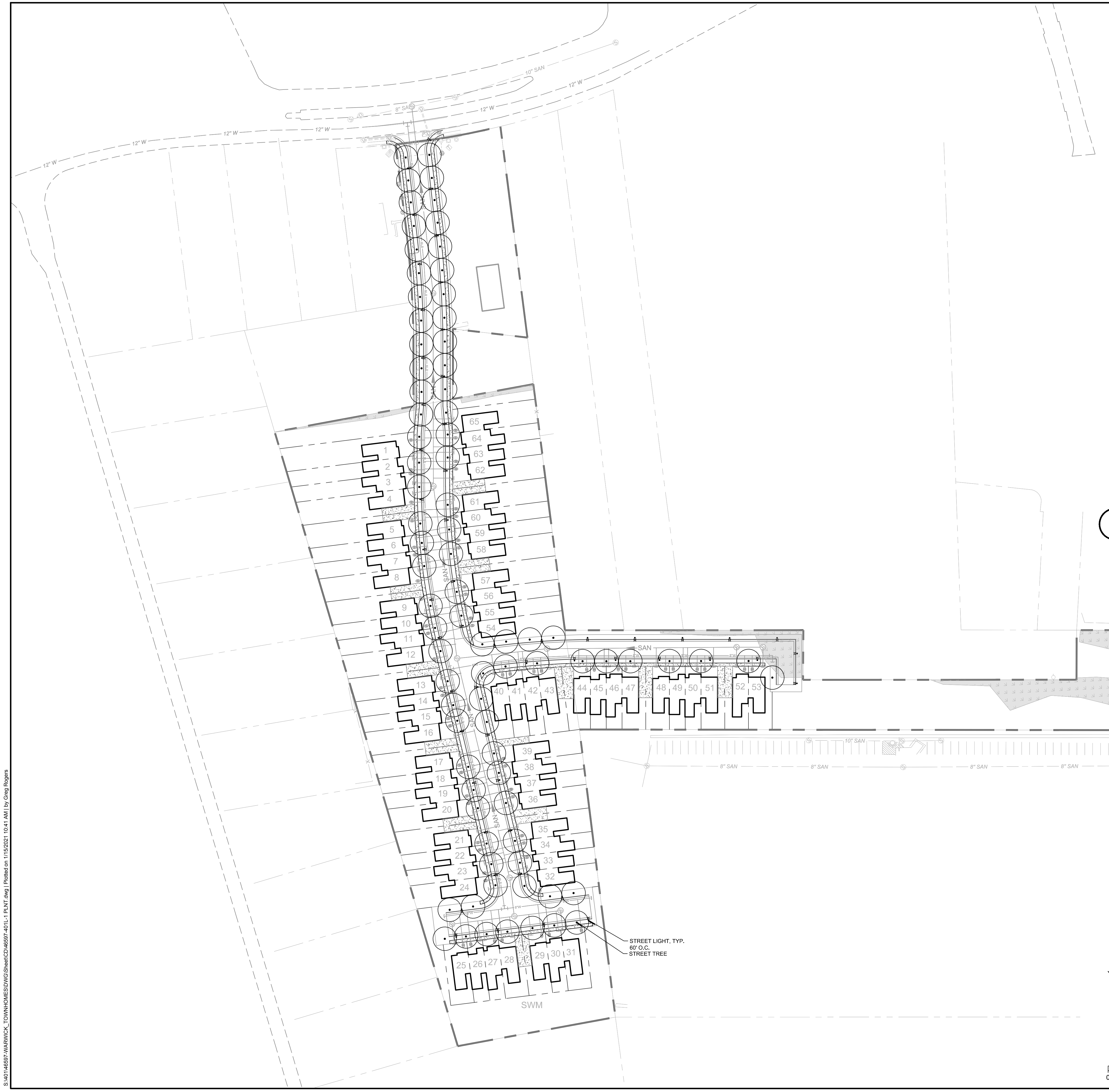
DATE: 10/7/2020
DRAWN BY: J. KIEFFER
DESIGNED BY: G. ROGERS
CHECKED BY: A. CAMPBELL
SCALE: N/A

TIMMONS GROUP

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

DETAILS

JOB NO. 46597
SHEET NO. 3 OF 3



AIRO LED SERIES
AREA/SITE/ROAD LIGHTER

Cat.# _____
Job _____ Type _____

HUBBELL Outdoor Lighting

Approvals _____

SPECIFICATIONS

Construction:

- Stylish vertically finned die-cast and extruded aluminum for maximum heat dissipation
- Separate optical and electrical compartment for improved thermal management and optimum component operation

EPA:

- 8L - 50K2
- 16L - 62 H2
- 24L - 74 H2

Optics:

- Premium engineered individual acrylic lenses deliver IES Type II, III, IV and V distributions
- Lens distributions are field rotatable (in 90° increments) or exchangeable for job site fine-tuning
- 3000K, 4000K, or 5000K (70 CR) CCT
- Zero uplight

Electrical:

- Configured with 8, 16, or 24 high current and high output LEDs to replace 150, 250 and 400W/HID respectively
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40° C to 40° C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 100KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is consumed

Controls:

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocell receptacle option available for twist lock photocell/controls or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- In addition, AIRO can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync for more details.

Installation:

- Tool-less entry to wiring/driver compartment
- Universal mounting block works with #2 drill pattern (See page 4 illustration)
- Fixture ships with slotted mounting block to accommodate wide range of drill patterns for easy retrofit opportunities (See page 4 illustration for dimensions)
- Must arm filler accessory or option available for 2-3/8" OD brackets

Finish:

- TiC thermostat polyester powder paint finish applied at nominal 2.5 mil thickness

Warranty:

- Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

Listings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DPL>
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 35 rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- IDA approved

CERTIFICATIONS/LISTINGS

PRODUCT IMAGE(S)

ASL-24L
ASL-16L
ASL-8L

DIMENSIONS

Dimension	ASL-8L	ASL-16L	ASL-24L
A	11.7"	17.25"	22.4"
B	297 mm	438 mm	569 mm
C	5.9"	3.6"	2.5"
D	150 mm	81 mm	63 mm
E	28.6"	18.6"	15.0"
F	1.5"	1.5"	1.5"
G	3.1"	2.3"	2.3"
H	78 mm	78 mm	78 mm
I	109 mm	109 mm	109 mm
J	38 mm	38 mm	38 mm
K	78 mm	78 mm	78 mm
L	78 mm	78 mm	78 mm
M	109 mm	109 mm	109 mm

SHIPPING INFORMATION

Ordering Number	G.W./kg/CTN	Length (mm)	Width (mm)	Height (mm)
ASL-8L	15 (8.6)	2075 (82.1)	15,125 (58.4)	6,9375 (17.6)
ASL-16L	19 (8.6)	25 (83.5)	15,125 (58.4)	6,9375 (17.6)
ASL-24L	24 (10.8)	25 (83.5)	15,125 (58.4)	6,9375 (17.6)

CONFIGURABLE ORDERING INFORMATION NEXT PAGE

HUBBELL Outdoor Lighting Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000
Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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1 AREA STREET LIGHTING

PRELIMINARY PLANT SELECTION

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

82

SCALE 1" = 60'

0 60' 120'

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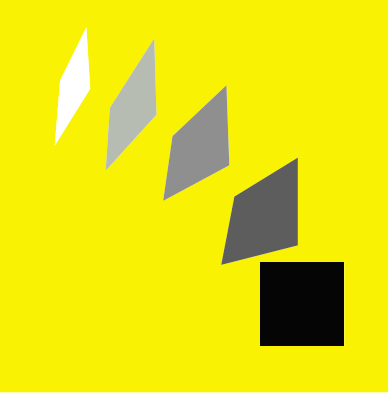
DATE
1/15/2021
DRAWN BY
MK. WEAVER
DESIGNED BY
N. BEASLEY
CHECKED BY
N. BEASLEY
SCALE
1" = 60'

TIMMONS GROUP

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

JOB NO.
46597
SHEET NO.
L1.0

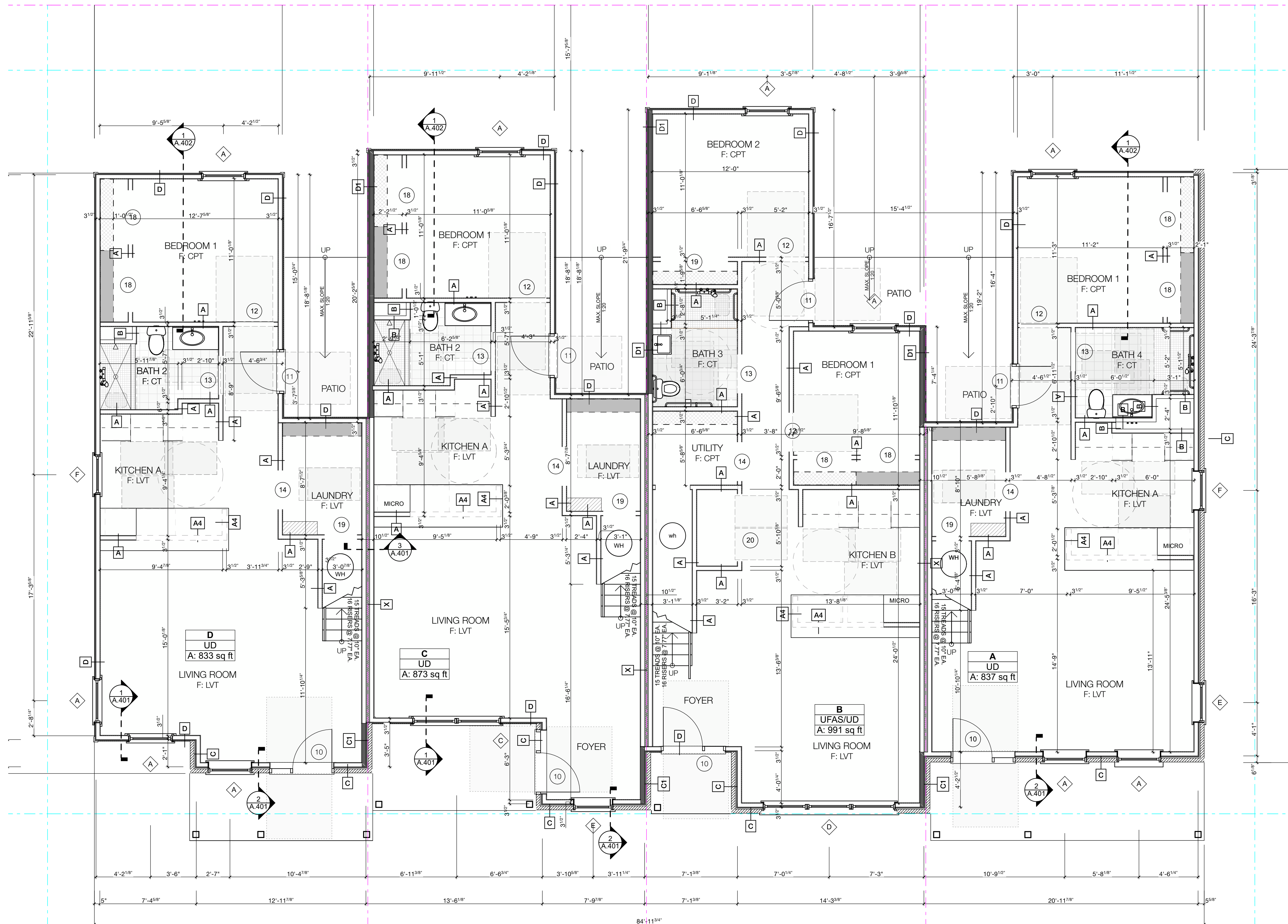
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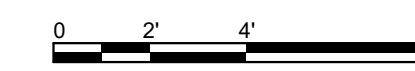
walter PARKS ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
T: 804-644-4761
F: 804-644-4763
wparks.com



1 FIRST FLOOR UNIT PLAN
SCALE: 1/4" = 1'-0"



ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE

KEY PLAN

Townhomes at Warwick Place III

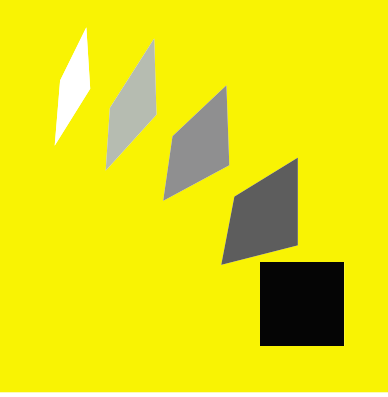
5315 Warwick Road
Richmond, Virginia 23234

REVISIONS	
TAG	DATE

PROJECT #: 20.XX
ISSUE DATE: 10/6/20

TYPICAL FIRST FLOOR PLANS

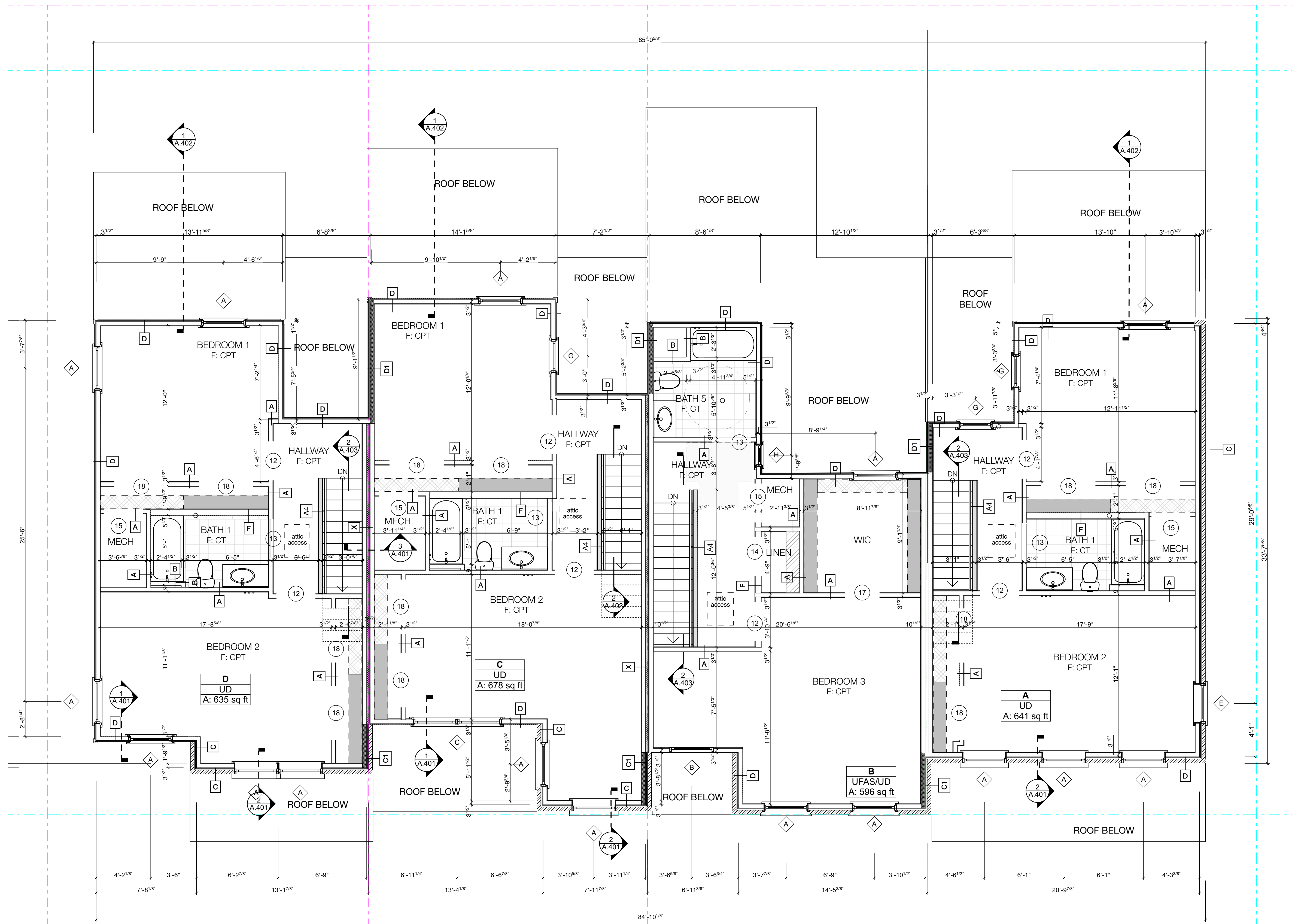
A.1



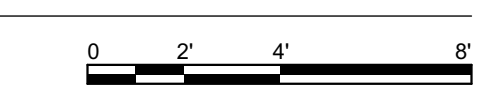
walter PARKS ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

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RICHMOND, VIRGINIA 23220
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F: 804-644-4763
wparks.com



1 SECOND FLOOR UNIT PLAN
SCALE: 1/4" = 1'-0"



ALL DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE

KEY PLAN

Townhomes at Warwick Place III

5315 Warwick Road
Richmond, Virginia 23234
SUP SET

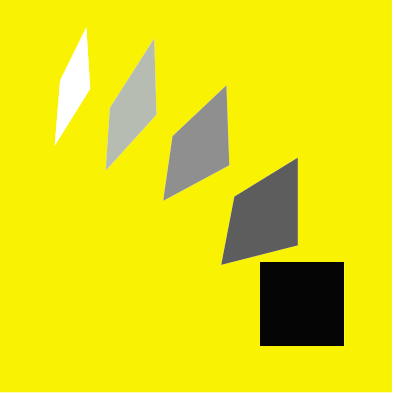
REVISIONS

TAG	DATE

PROJECT #: 20.XX
ISSUE DATE: 10/6/20

TYPICAL SECOND FLOOR PLANS

A.2



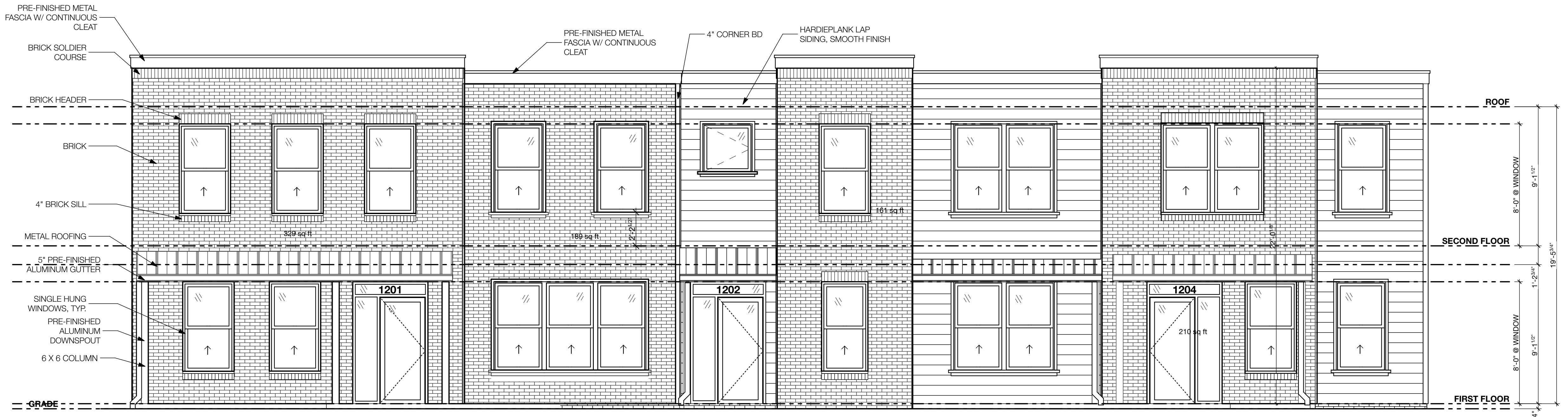
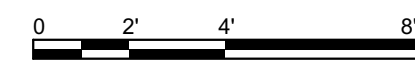
walter PARKS ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

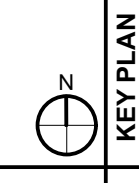
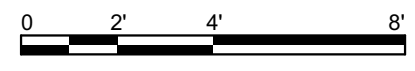
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RICHMOND, VIRGINIA 23220
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F: 804-644-4763
wparks.com



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

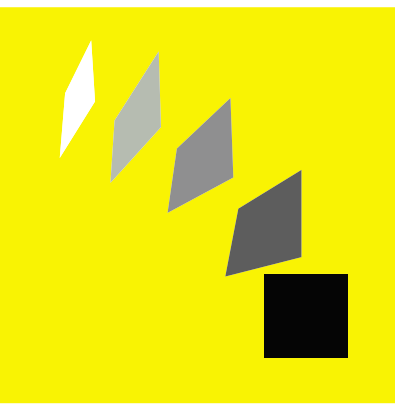


Townhomes at Warwick Place III

5315 Warwick Road
Richmond, Virginia 23234
SUP SET

REVISIONS	
TAG	DATE

PROJECT #: 20.XX
ISSUE DATE: 10/6/20



walter PARKS
ARCHITECTS

ARCHITECTURE + INTERIOR DESIGN

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RICHMOND, VIRGINIA 23220
t: 804-644-4761
f: 804-644-4763
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KEY PLAN

Townhomes at Warwick Place III

5315 Warwick Road
Richmond, Virginia 23234

SUP SET

REVISIONS

TAG DATE

TAG	DATE

PROJECT #: 20.XX

ISSUE DATE: 10/19/20

ELEVATIONS

A.5



1 FRONT ELEVATION
SCALE: 1:80

GENERAL NOTES:

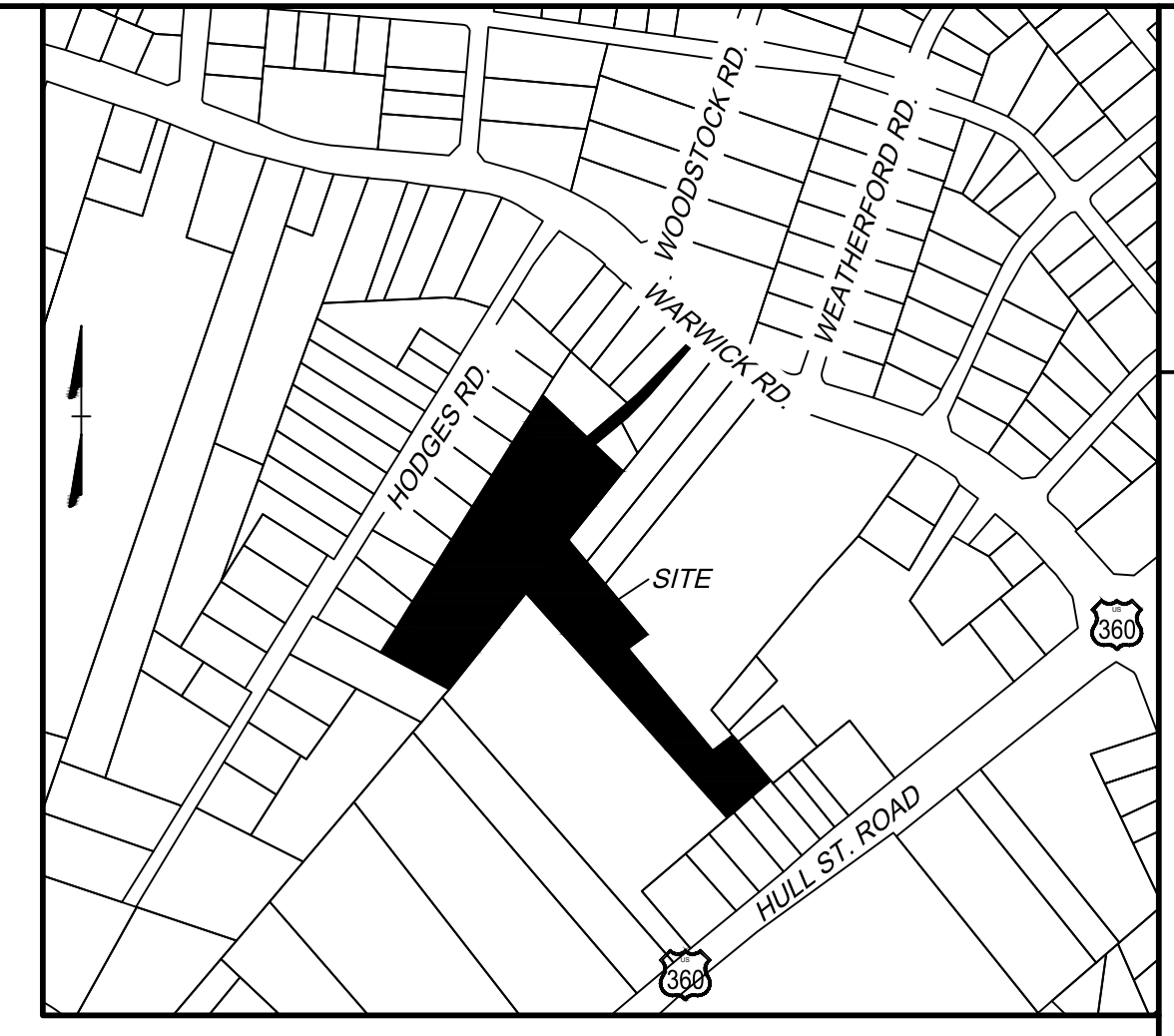
OWNER INFORMATION:
PARCEL "A"
 FRANK CAVA
 INSTRUMENT #170022149
 PARCEL ID: C0070176072
 5300 REAR HULL STREET ROAD
 1.763 AC. OR 76,814 SQ. FT.

PARCEL "B"
 FRANK CAVA
 INSTRUMENT #170022151
 PARCEL ID: C0070176033
 5323 WARWICK ROAD
 4.972 AC. OR 216,602 SQ. FT.

PARCEL "C"
 FRANK CAVA
 INSTRUMENT #170022150
 INSTRUMENT #96-14093
 INSTRUMENT #01-021442
 PARCEL ID: C0070176037
 5315 WARWICK ROAD
 0.381 AC. OR 16,601 SQ. FT.

TOTAL AREA = 7.116 AC. OR 310,017 SQ. FT.

- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK COMPLETED JULY 12, 2019 AND SEPTEMBER 23, 2020.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHTC20-1494, COMMITMENT DATE: AUGUST 20, 2020 AT 8:00 AM.
- ZONING: PARCEL "A" IS R-48, 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 5101290076D, EFFECTIVE DATE OF APRIL 2, 2009.
- THERE ARE NO GAPS, GORES, OR OVERLAPS AND THE SURVEYED PROPERTY IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT.
- WETLAND DELINEATION BY TIMMONS GROUP 8-31-2020 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'

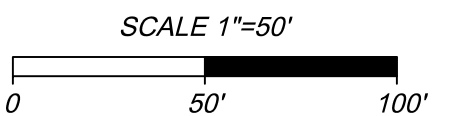
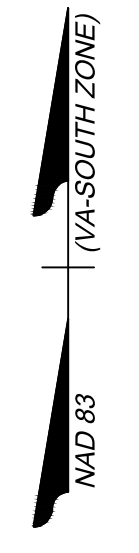
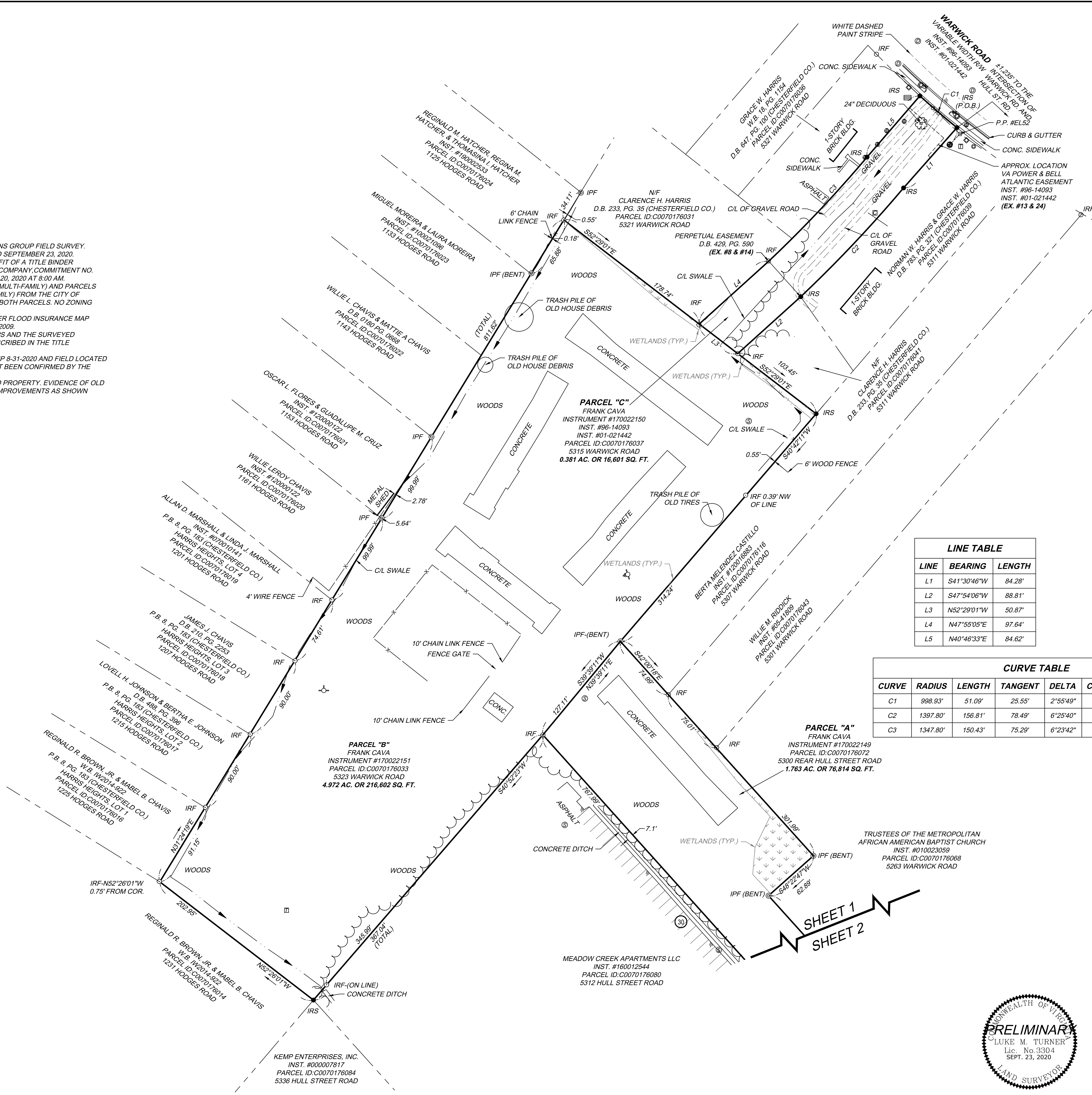
- LEGEND**
- FOUND IRON ROD (IRF)
 - FOUND IRON PIPE (IPF)
 - PROPERTY CORNER TO BE SET
 - SIGN
 - GUY WIRE
 - POWER POLE
 - MAILBOX
 - SANITARY SEWER M.H.
 - DRAINAGE M.H.
 - CLEAN-OUT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - GRATE TOP INLET
 - TELEPHONE PEDESTAL
 - BOLLARD
 - DECIDUOUS TREE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

LINE TABLE

LINE	BEARING	LENGTH
L1	S41°30'46"W	84.28'
L2	S47°54'06"W	88.81'
L3	N52°29'01"W	50.87'
L4	N47°55'05"E	97.64'
L5	N40°46'33"E	84.62'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	998.93'	51.09'	25.55'	2°55'49"	S49°24'26"E	51.08'
C2	1397.80'	156.81'	78.49'	6°25'40"	S43°24'08"W	156.73'
C3	1347.80'	150.43'	75.29'	6°23'42"	N43°23'09"E	150.35'



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:	

Y:\90146597-New_Warwick_Townhomes_AL\TAD\WG\Sheet\146597-V\XPSUP_9-24-20.dwg | Plotted on 9/24/2020 2:45 PM | by Luke Turner

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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...
9. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY...
10. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY...
11. EASEMENT: GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY...
12. CITY OF RICHMOND ORDINANCE NUMBER 70-94 ADOPTED MAY 8, 1978...
13. CERTIFICATE OF TAKE TO THE COMMONWEALTH OF VIRGINIA...
14. ALL MATTERS AS SHOWN ON PLAT OF SURVEY...
15. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY...
16. DEED DATED FEBRUARY 4, 1937...
17. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY...
18. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY...
19. SEWER EASEMENT AGREEMENT WITH THE COUNTY OF CHESTERFIELD...
20. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY...
21. EASEMENT: GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY...
22. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY...
23. CITY OF RICHMOND ORDINANCE NUMBER 78-94 ADOPTED MAY 8, 1978...
24. CERTIFICATE OF TAKE TO THE COMMONWEALTH OF VIRGINIA...
25. ALL MATTERS AS SHOWN ON PLAT MADE BY F.T. SEARGENT...

EXHIBIT A - LEGAL DESCRIPTION

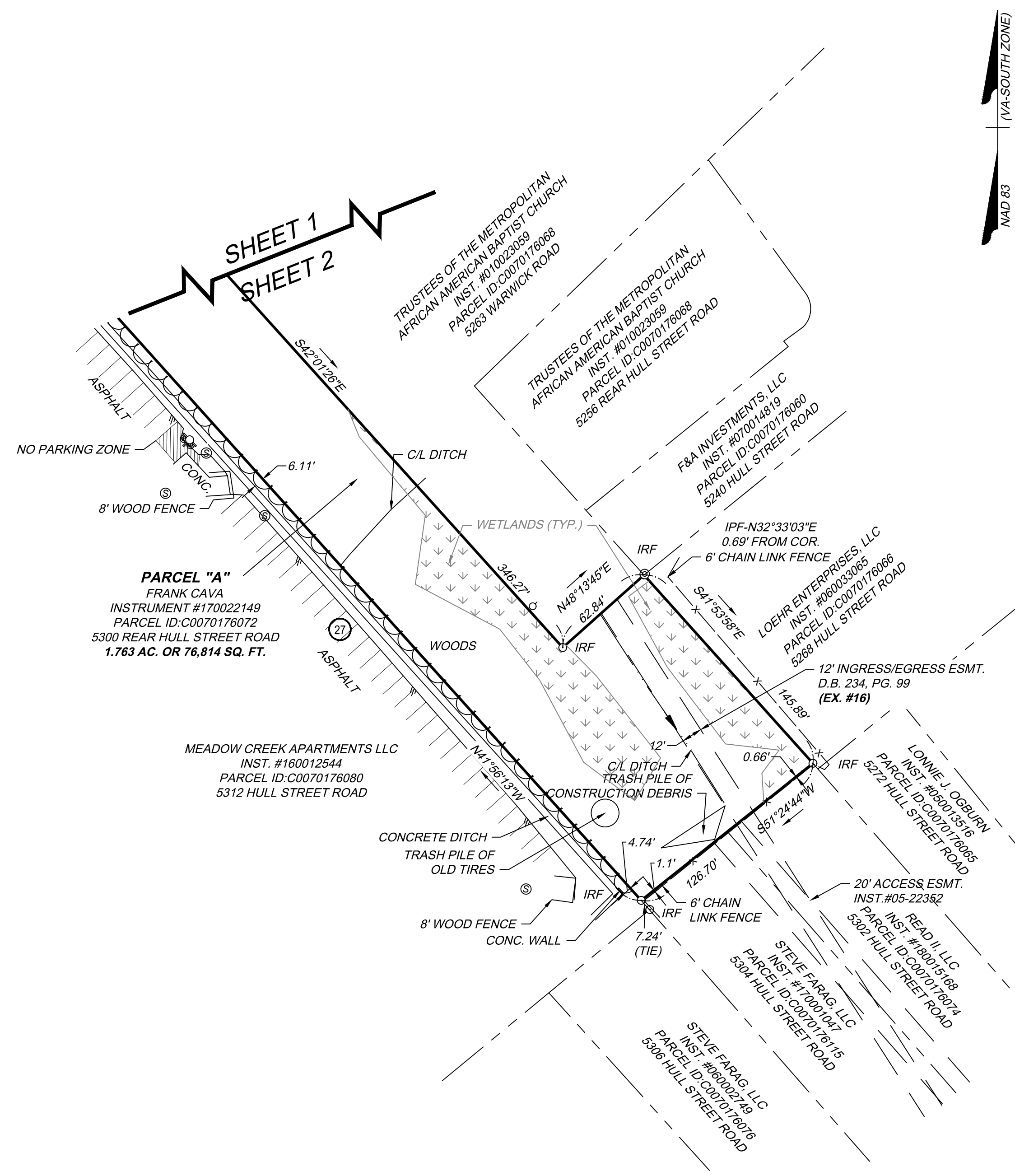
5315 WARWICK ROAD: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERE TO BELONGING...
5323 WARWICK ROAD: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERE TO BELONGING...
5300 REAR HULL STREET: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERE TO BELONGING...

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

1.763 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD SET APPROXIMATELY +/-1,235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREOF...

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

4.972 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD SET APPROXIMATELY +/-1,235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREOF...



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

0.381 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD SET APPROXIMATELY +/-1,235 FEET FROM THE INTERSECTION OF WARWICK ROAD AND HULL STREET ROAD AND LABELED P.O.B. HEREOF...

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

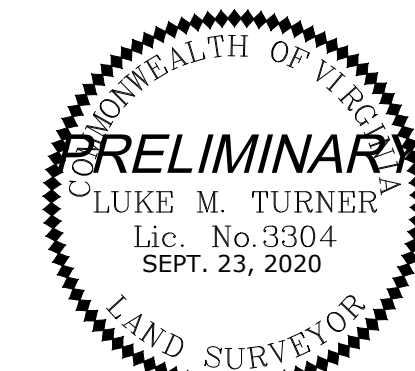
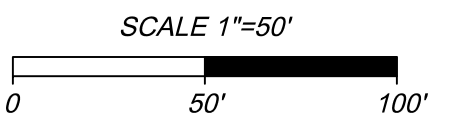


Table with 2 columns: Field (Date, Sheet, Drawn by, Revised) and Value (SEPT. 23, 2020, 2 of 2, L.M.T., G.F.D.).

- 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, R/W-RIGHT-OF-WAY, P/L-PROPERTY LINE



Y:\90146597-New_Warwick_Townhomes_AL TAD\DWG\Sheet\146597V-XP\SUP_9-24-20.dwg [Plotted on 9/24/2020 2:45 PM] by Luke Turner

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