

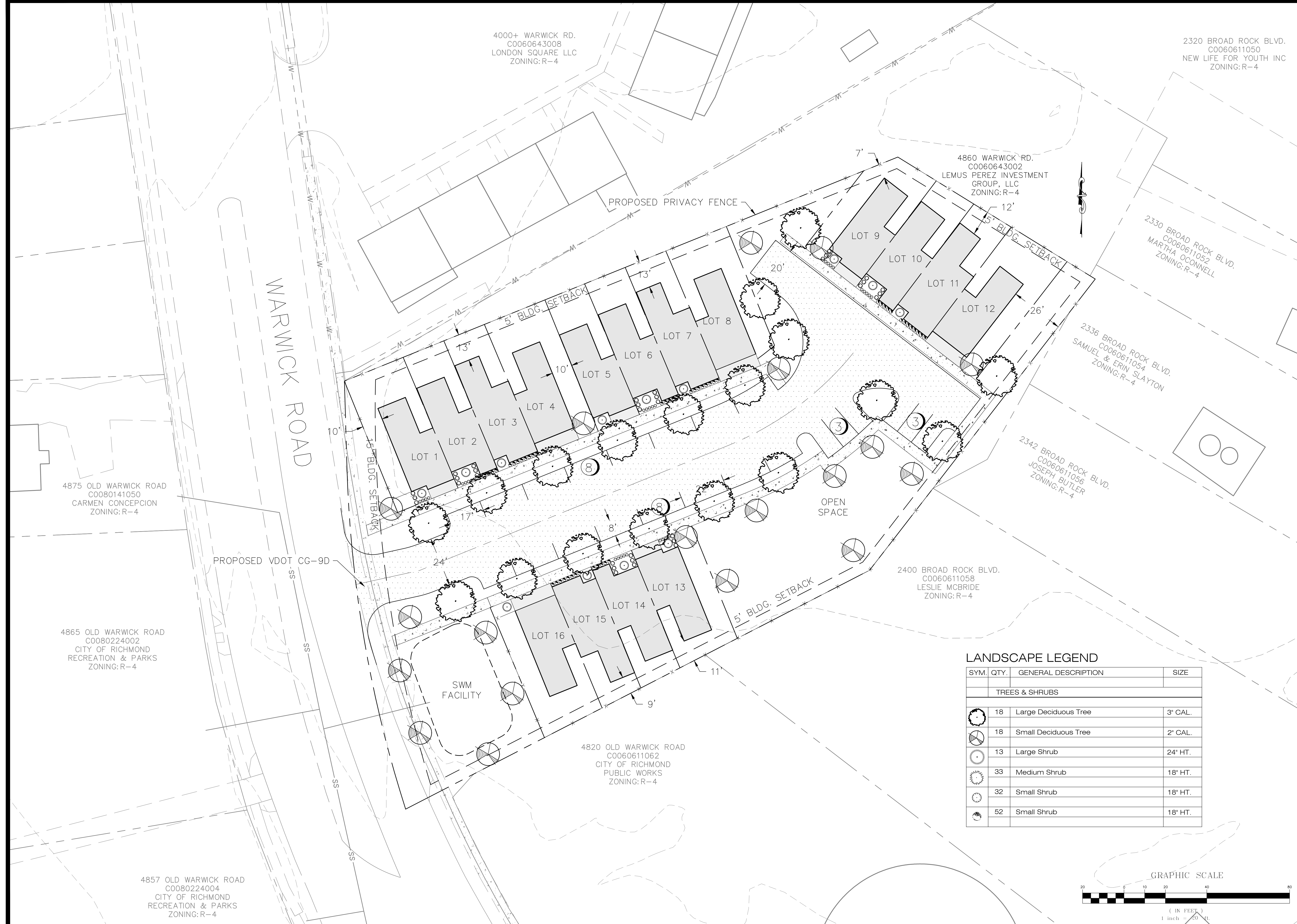
**SILVERCORE**  
LAND DEVELOPMENT CONSULTANTS  
7110 FOREST AVENUE - SUITE 204 - RICHMOND, VA 23226 (804) 282-6900

4860 WARWICK ROAD TOWNHOMES  
**CONCEPTUAL LAYOUT PLAN**  
CITY OF RICHMOND, VIRGINIA  
BROAD ROCK DISTRICT

REV.	DATE	DESCRIPTION
REV#1	7/29/22	CITY COMMENTS
REV#2	8/23/22	CITY COMMENTS

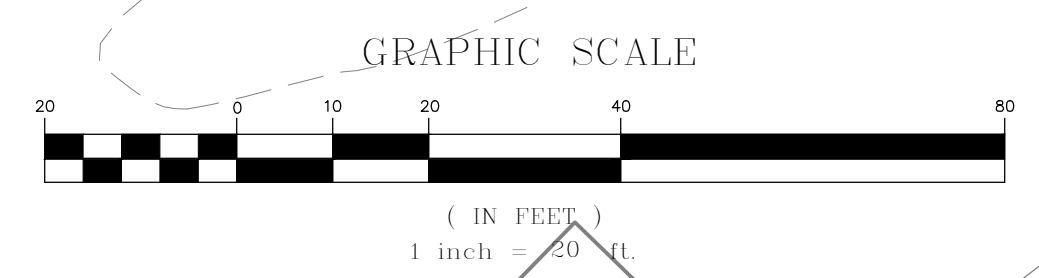
DESIGN BY: Andrew Bowman  
CHECKED BY: Jeff Staub  
DRAWING SCALE: 1"=20'  
DATE: 5/23/2022

**SHEET 1**  
JOB #:210518



**LANDSCAPE LEGEND**

SYM.	QTY.	GENERAL DESCRIPTION	SIZE
TREES & SHRUBS			
	18	Large Deciduous Tree	3" CAL.
	18	Small Deciduous Tree	2" CAL.
	13	Large Shrub	24" HT.
	33	Medium Shrub	18" HT.
	32	Small Shrub	18" HT.
	52	Small Shrub	18" HT.



4000+ WARWICK RD.  
C0060643008  
LONDON SQUARE LLC  
ZONING: R-4

2320 BROAD ROCK BLVD.  
C0060611050  
NEW LIFE FOR YOUTH INC  
ZONING: R-4

4860 WARWICK RD.  
C0060643002  
LEMUS PEREZ INVESTMENT  
GROUP, LLC  
ZONING: R-4

2330 BROAD ROCK BLVD.  
C0060611052  
MARTHA O'CONNELL  
ZONING: R-4

2336 BROAD ROCK BLVD.  
C0060611054  
SAMUEL & ERIN SLAYTON  
ZONING: R-4

2342 BROAD ROCK BLVD.  
C0060611056  
JOSEPH BUTLER  
ZONING: R-4

2400 BROAD ROCK BLVD.  
C0060611058  
LESLIE MCBRIDE  
ZONING: R-4

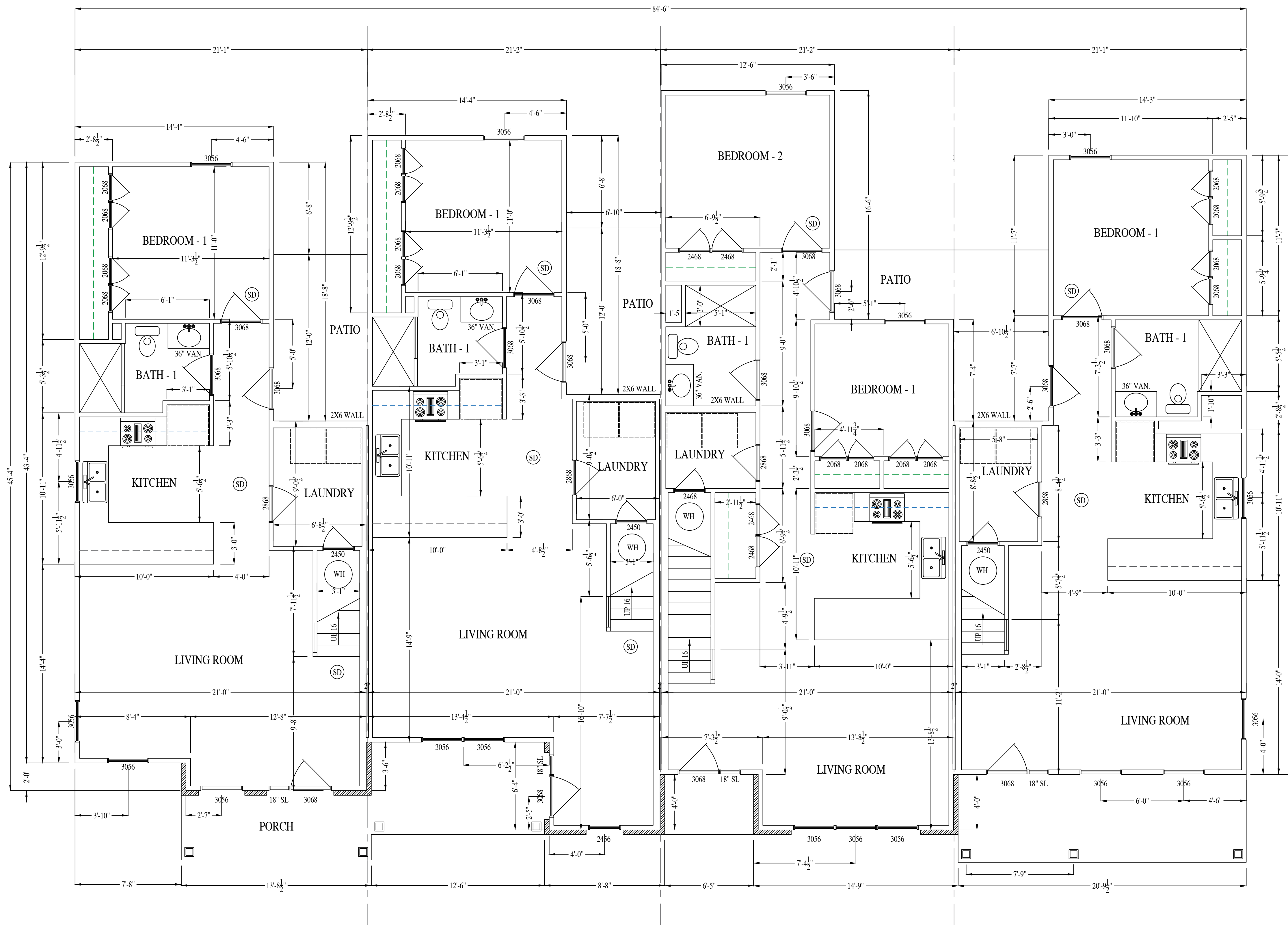
4820 OLD WARWICK ROAD  
C0060611062  
CITY OF RICHMOND  
PUBLIC WORKS  
ZONING: R-4

4875 OLD WARWICK ROAD  
C0080141050  
CARMEN CONCEPCION  
ZONING: R-4

4865 OLD WARWICK ROAD  
C0080224002  
CITY OF RICHMOND  
RECREATION & PARKS  
ZONING: R-4

4857 OLD WARWICK ROAD  
C0080224004  
CITY OF RICHMOND  
RECREATION & PARKS  
ZONING: R-4





**FIRST FLOOR PLAN**  
UNIT A

**FIRST FLOOR PLAN**  
UNIT B

**FIRST FLOOR PLAN**  
UNIT C

**FIRST FLOOR PLAN**  
UNIT D

**PARK VIEW TOWNHOMES**

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

**REVISION NOTES**

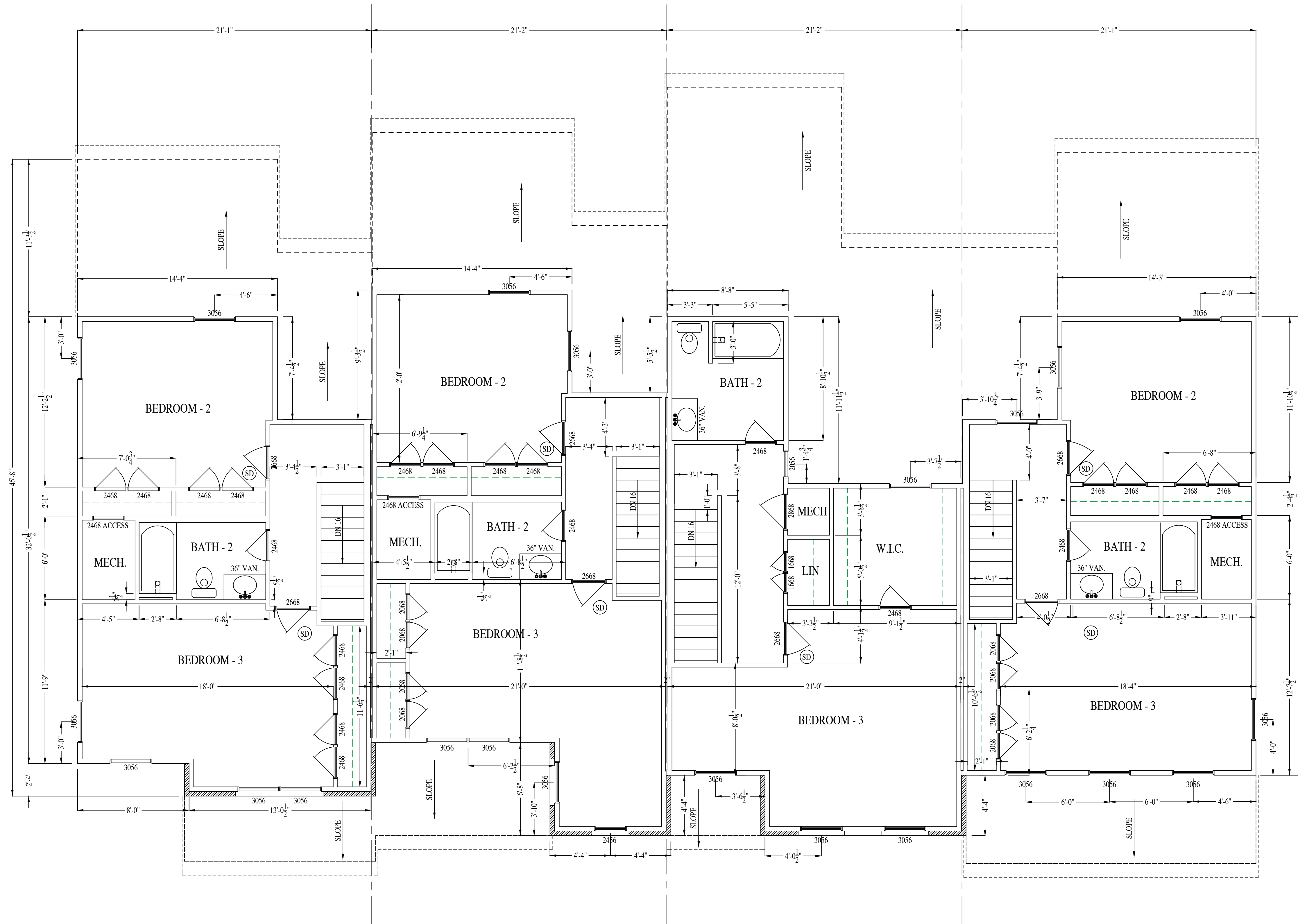
DATE	START

**SCALE:**  
1/4" = 1'-0"

**DATE:**  
3-17-2022

**SHEET:**  
A1.1





**SECOND FLOOR PLAN**  
UNIT A

**SECOND FLOOR PLAN**  
UNIT B

**SECOND FLOOR PLAN**  
UNIT C

**SECOND FLOOR PLAN**  
UNIT D

**PARK VIEW TOWNHOMES**  
**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

**REVISION NOTES**

DATE	START

**SCALE:**  
1/4" = 1'-0"

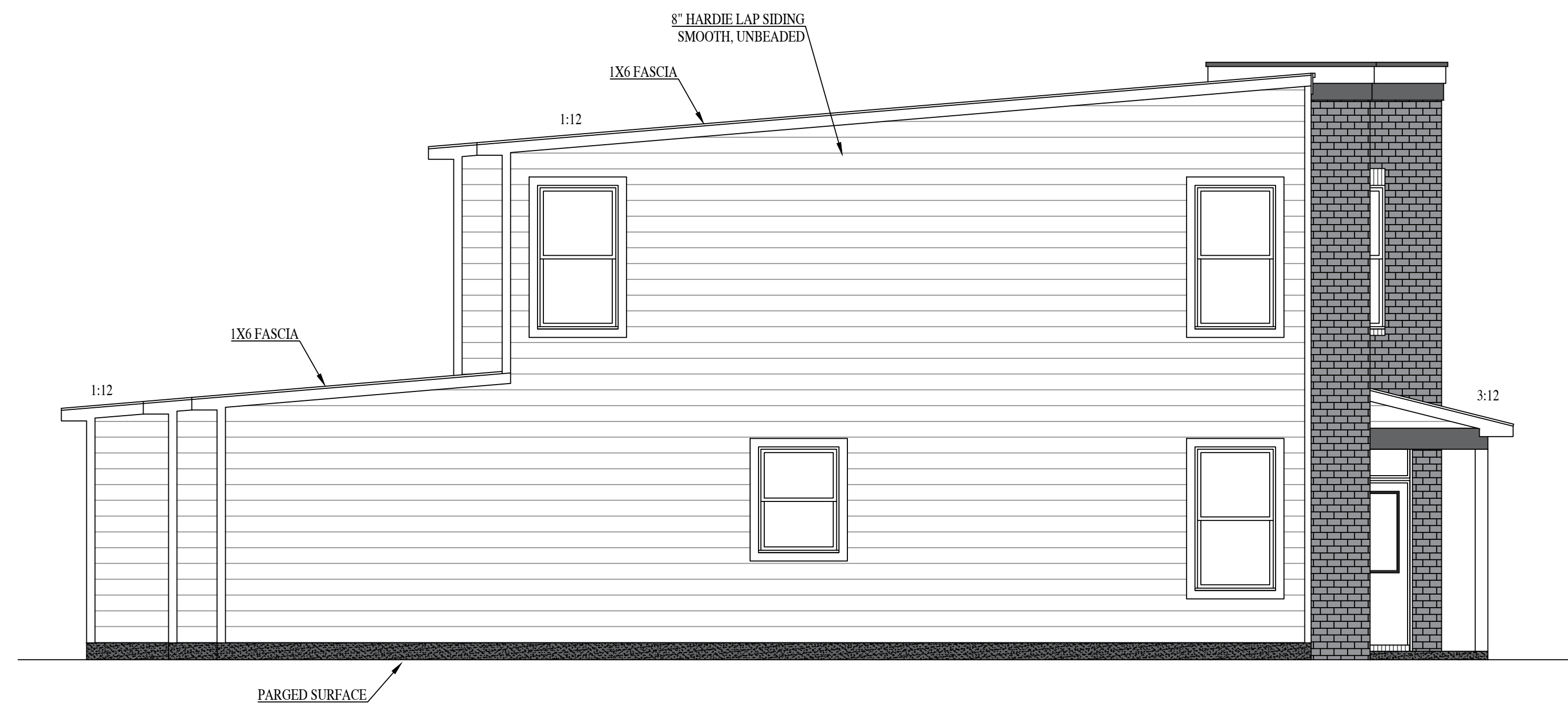
**DATE:**  
3-17-2022

**SHEET:**  
A1.2





**FRONT ELEVATION**



**LEFT ELEVATION**

**PARK VIEW TOWNHOMES**

**RIVER MILL DEVELOPMENT**

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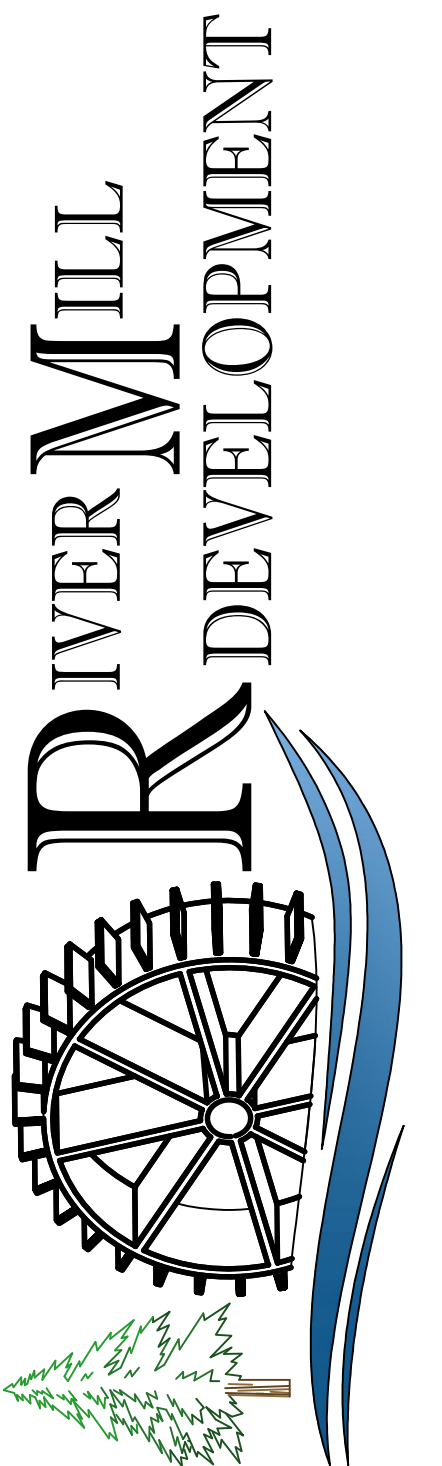
**REVISION NOTES**

DATE	START

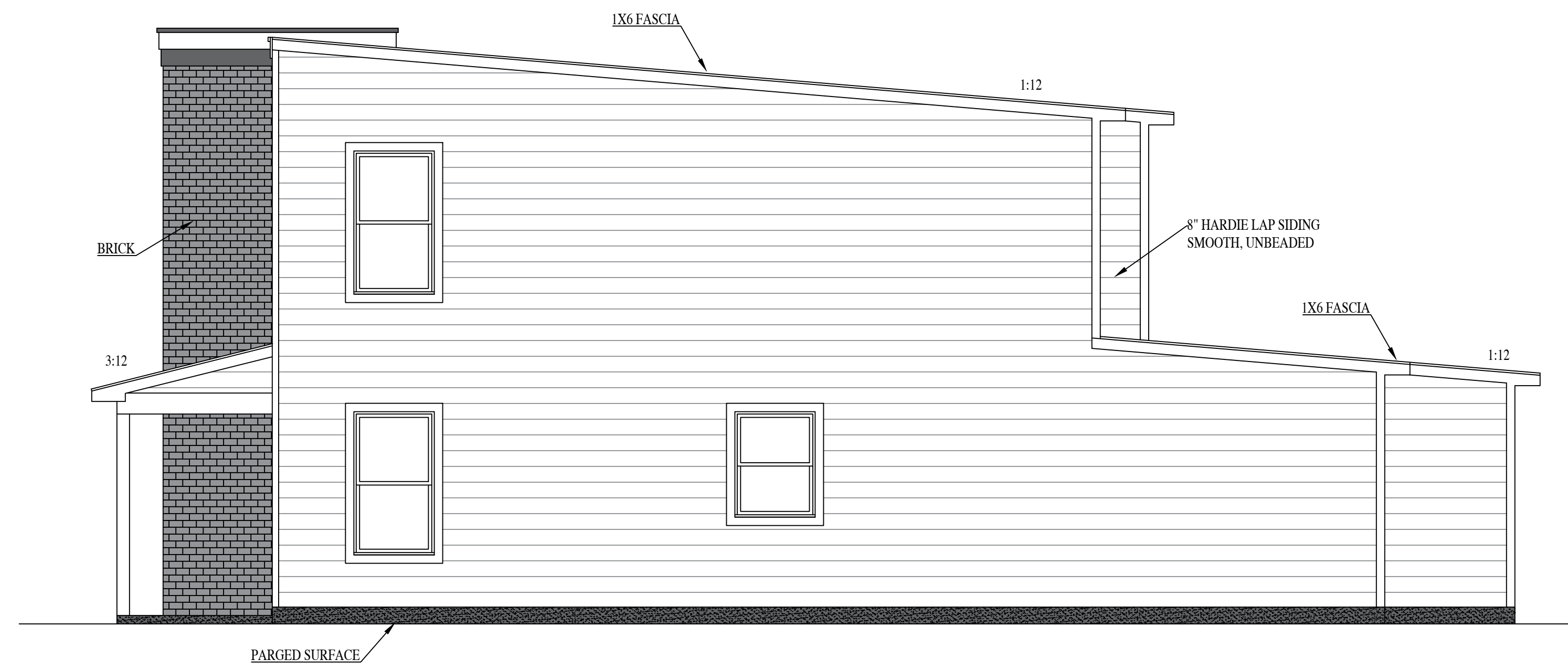
**SCALE:**  
1/4" = 1'-0"

**DATE:**  
3-17-2022

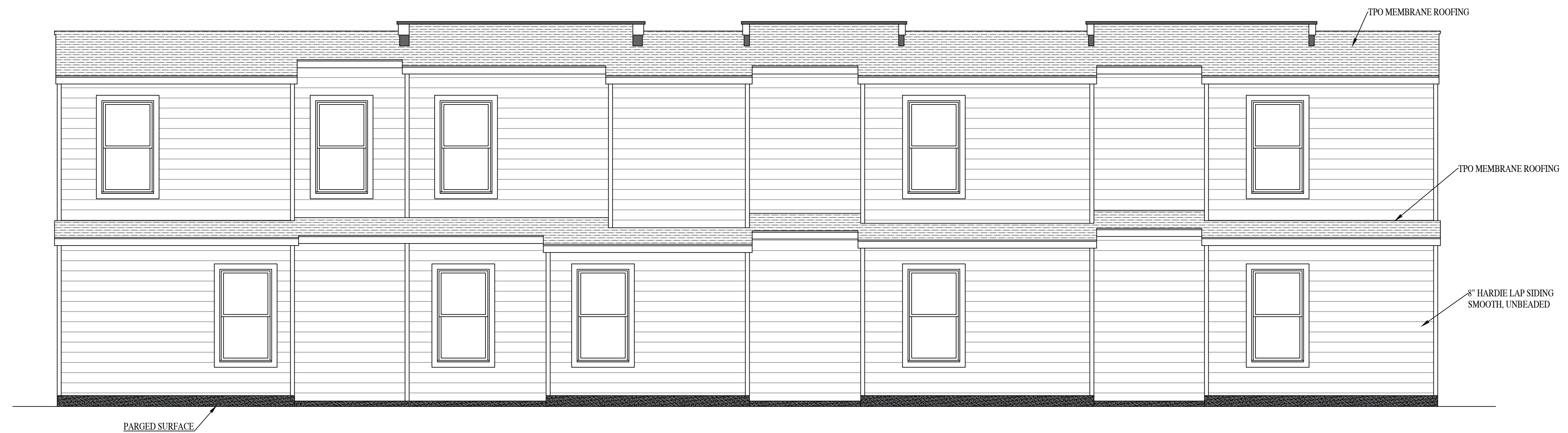
**SHEET:**  
A2.1







RIGHT ELEVATION



REAR ELEVATION

PARK VIEW TOWNHOMES  
**RIVER MILL DEVELOPMENT**  
 RIVERMILLDEVELOPMENT@GMAIL.COM  
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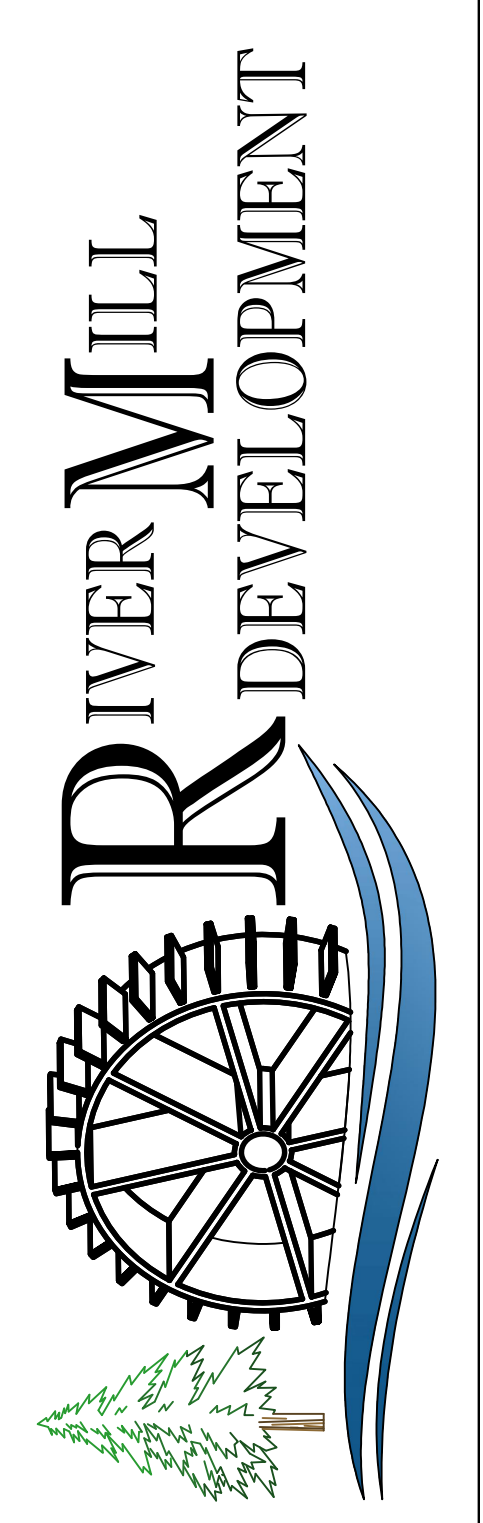
REVISION NOTES

DATE	START

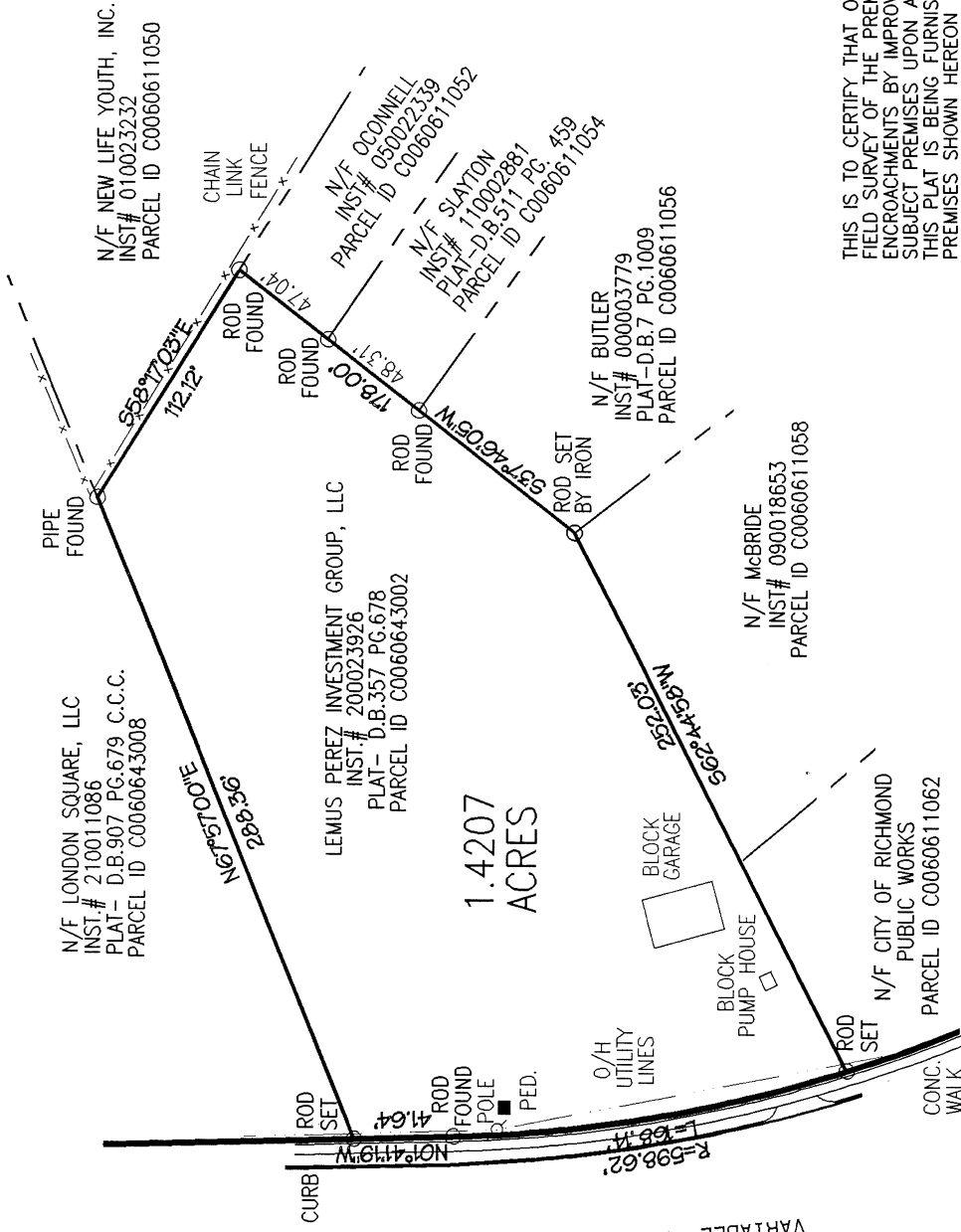
SCALE:  
 1/4" = 1'-0"

DATE:  
 3-17-2022

SHEET:  
 A2.2



THIS PLAT IS BASED ON MONUMENTS FOUND AND AGREES WITH DEEDS AND PLATS OF RECORD AS NEAR AS POSSIBLE. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES.



WARWICK ROAD  
 HWY PROJ.#U000-127-114, PE-101, C-501 RW-201  
 VARIABLE WIDTH R/W  
 R=598.02  
 L=168.74  
 NOT 41.9' W  
 CURB



THIS IS TO CERTIFY THAT ON April 4, 2022 I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

**FREDERICK A. GIBSON  
 & ASSOCIATES, P.C.**  
 LAND SURVEYORS  
 11521-G MIDLOTHIAN TURNPIKE  
 NORTH CHESTERFIELD, VIRGINIA 23235  
 PHONE 804 378-4485 FAX 804 378-4487

**SURVEY & MAP OF A 1.4207 ACRE PARCEL OF LAND  
 SITUATED ON THE EASTERN LINE OF WARWICK ROAD, IN THE  
 CITY OF RICHMOND, VIRGINIA**

(PHYSICAL SURVEY)

SCALE: 1" = 80'

**LEGEND**

○ = IRON ROD FOUND  
 UNLESS OTHERWISE NOTED.

PROJECT # 2203-07 B

Deed Bk. 907  
 Pg. 679 C.C.C.