

PROJECT DATA:

APARTMENTS:

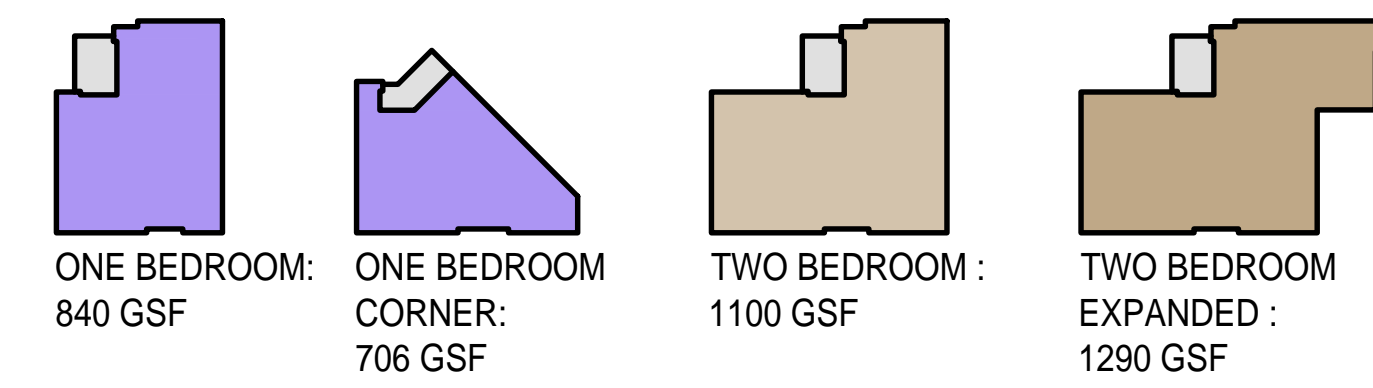
TOTAL UNIT COUNT = 242 TOTAL UNITS	
ONE BEDROOM CORNER UNITS:	40 (16.5%)
ONE BEDROOM UNITS:	28 (11.6%)
TWO BEDROOM UNITS:	167 (68.6%)
TWO BEDROOM EXPANDED UNITS:	7 (03.3%)

PARKING:

TARGET:	294 (1.21 PER DWELLING UNIT)
PROVIDED:	294 (1.21 PER DWELLING UNIT)

SITE:

TOTAL ACRAGE:	12.19 ACRE
BMP REQUIRED:	1.22 ACRES (10% OF SITE)
BMP PROVIDED:	1.16 ACRES



FRANK CAVA
CO070178035
5325 WARWICK ROAD
ID 2017-22181
ZONE: R-4
REGINALD R. BROWN JR.
MICHAEL B. CHAVIS
CO070178014
1231 HODGES ROAD
ID 2014-822
ZONE: R-4

MEADOW CREEK APARTMENTS LLC
CO070178080
5312 HULL STREET ROAD
ID 2016-12544
ZONE: R-4B

NATHANIEL E. & JACQUELYN H. VENNING
CO070178012
1322 HODGES ROAD
ID 2004-28220
ZONE: R-4

EDWARD C. & COLLEEN W. WESTBROOK
CO070178002
1336 HODGES ROAD
DB 508 PG 1823
ZONE: R-4

HENRY L. & LAVERNE D. COLE
CO070178023
5400 PRINCESS ELLA LANE
ID 2015-1609
ZONE: R-4

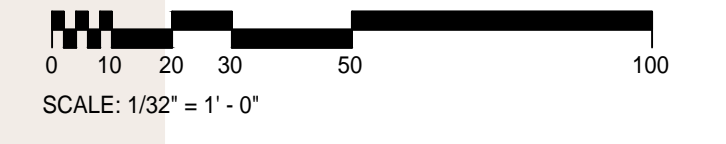
D'ONDRA KEIRRA SMITH
CO070178002
5401 PRINCESS ELLA LANE
ID 2014-7247
ZONE: R-4

JOSE M. & MOISES TRIGUEROSI
CO070178086
5808 HULL STREET ROAD
DIST. NO. 00-08157
ZONE: B-3

PRENVAL & ASSOCIATES LLC
CO070178002
5410 HULL STREET ROAD
ID 2000-20077
ZONE: B-3

PRELIMINARY SITE LAYOUT PLAN

SCALE: 1/32" = 1' - 0"



1



LANES AND MEDIAN FROM FUTURE R/W AS SHOWN ON PROPOSED STREET IMPROVEMENT PLANS
FUTURE R/W AS SHOWN ON PROPOSED STREET IMPROVEMENT PLANS
10' BIKE PATH AS SHOWN ON PROPOSED STREET IMPROVEMENT PLANS

NEW AGE-RESTRICTED MULTIFAMILY DEVELOPMENT

THE ARBORS AT KEMPS VILLAGE

MARLYN DEVELOPMENT

HULL STREET ROAD
RICHMOND, VIRGINIA

SEPTEMBER 23, 2019, REVISED 11.25.19

THIS PLAN IS CONCEPTUAL IN NATURE, AND IS NOT BASED UPON SURVEYED BOUNDARY LINES AND INFORMATION, NOR HAS IT HAD THE INPUT OF A CIVIL ENGINEER. IN AS MUCH AS THE CONFIGURATIONS AND YIELD ARE APPROXIMATE AND MAYBE SUBJECT TO CHANGE.
EXISTING ZONING INFORMATION, PROPERTY, AND RIGHT OF WAY LINES SHOWN ON THESE PLANS WERE TAKEN FROM AND GRAPHICALLY ANNOTATED ACCORDING TO THE EXISTING CAD FILE PROVIDED BY THE DEVELOPER.
THIS DRAWING IS FOR THE SOLE USE OF OUR CLIENT IN THE INTERNAL EVALUATION OF THE VIABILITY OF THE PROPERTY FOR THE PROPOSED USE. IT SHALL NOT BE USED, COPIED, OR TRANSFERRED ELECTRONICALLY TO ANY THIRD PARTY WITHOUT THE PRIOR APPROVAL BY COX, KLEWER, AND COMPANY.



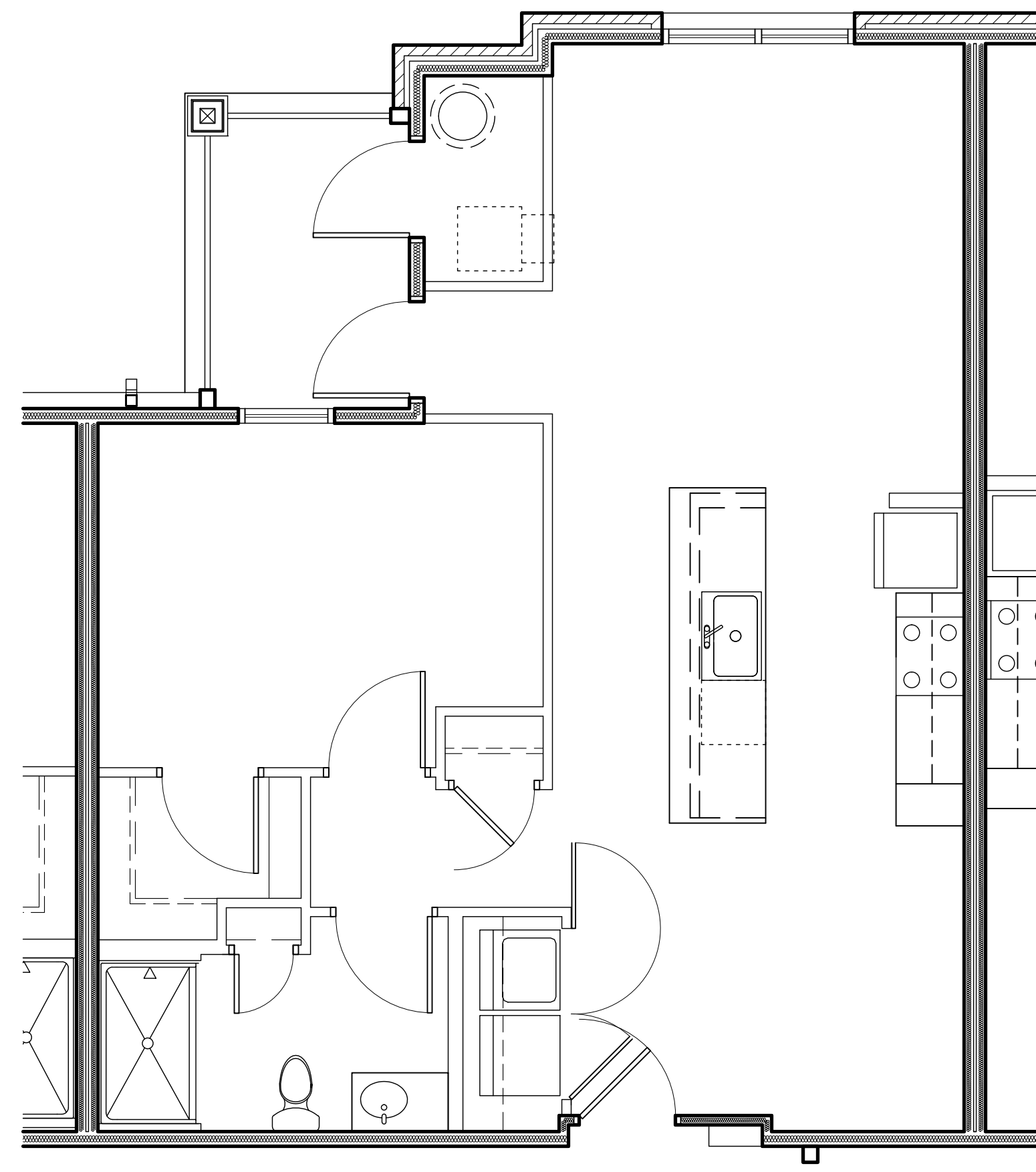
MAIN ENTRY ELEVATION - CONCEPT

SCALE: 1/8" = 1'-0"

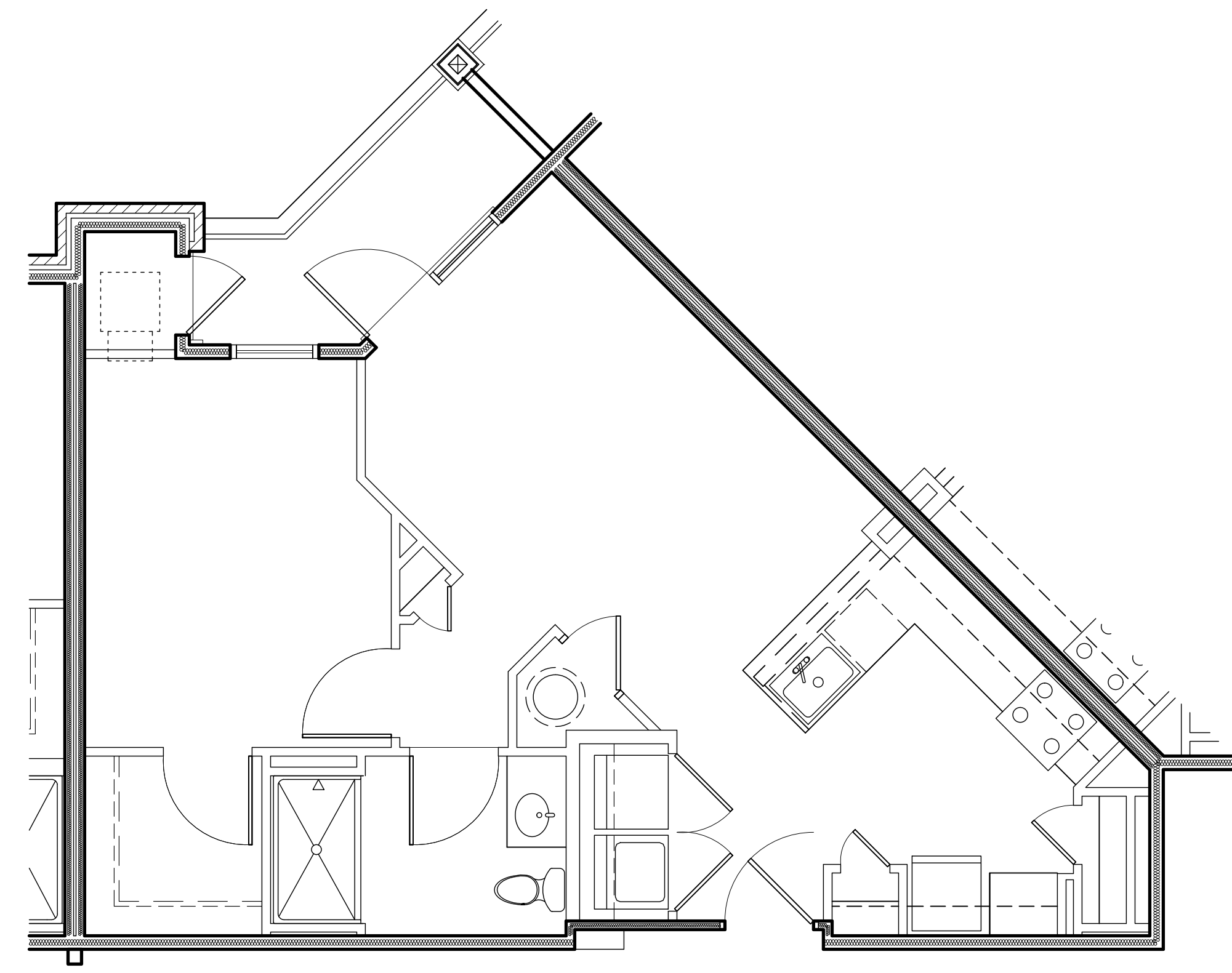


END ELEVATION - CONCEPT

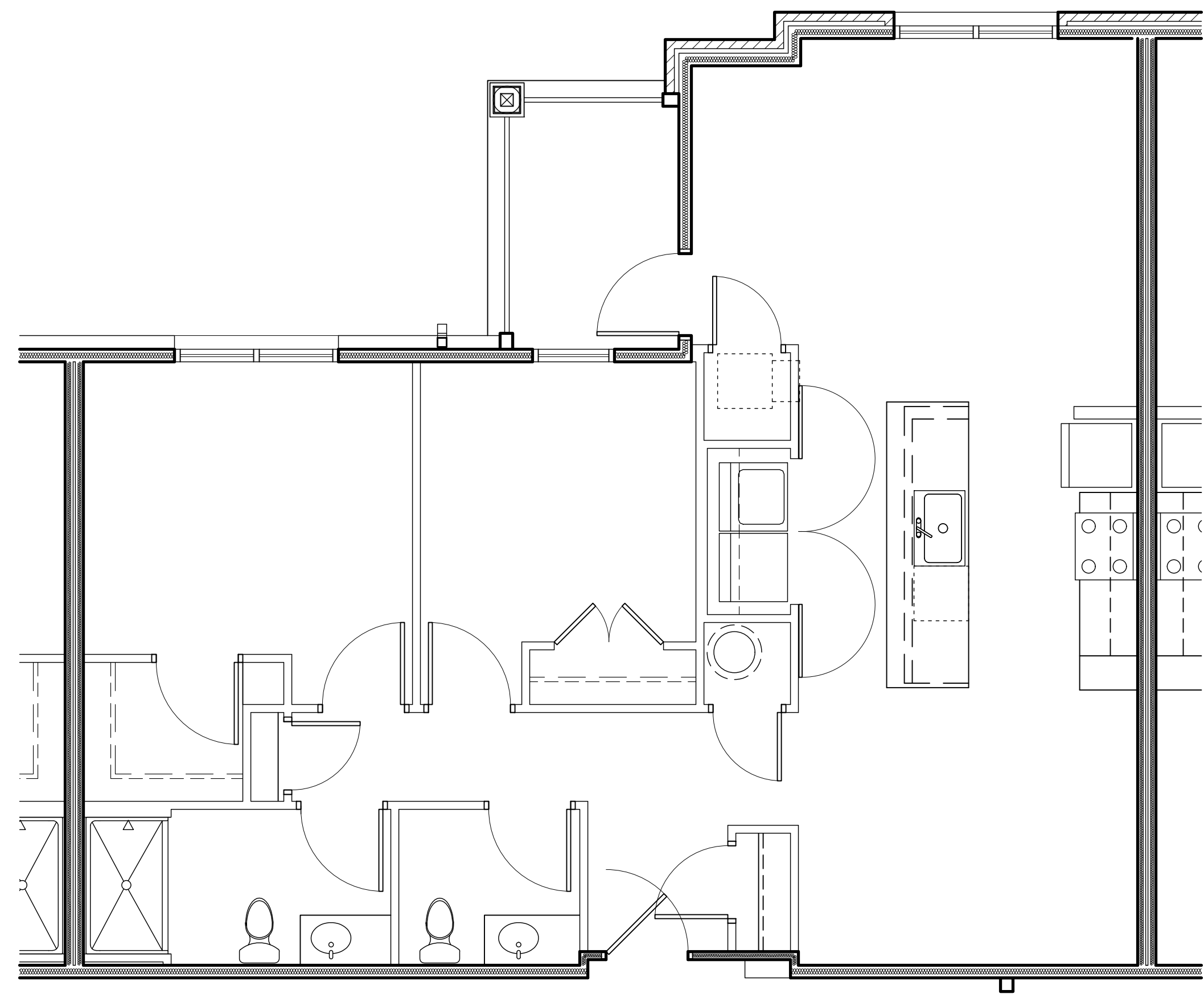
SCALE: 1/8" = 1'-0"



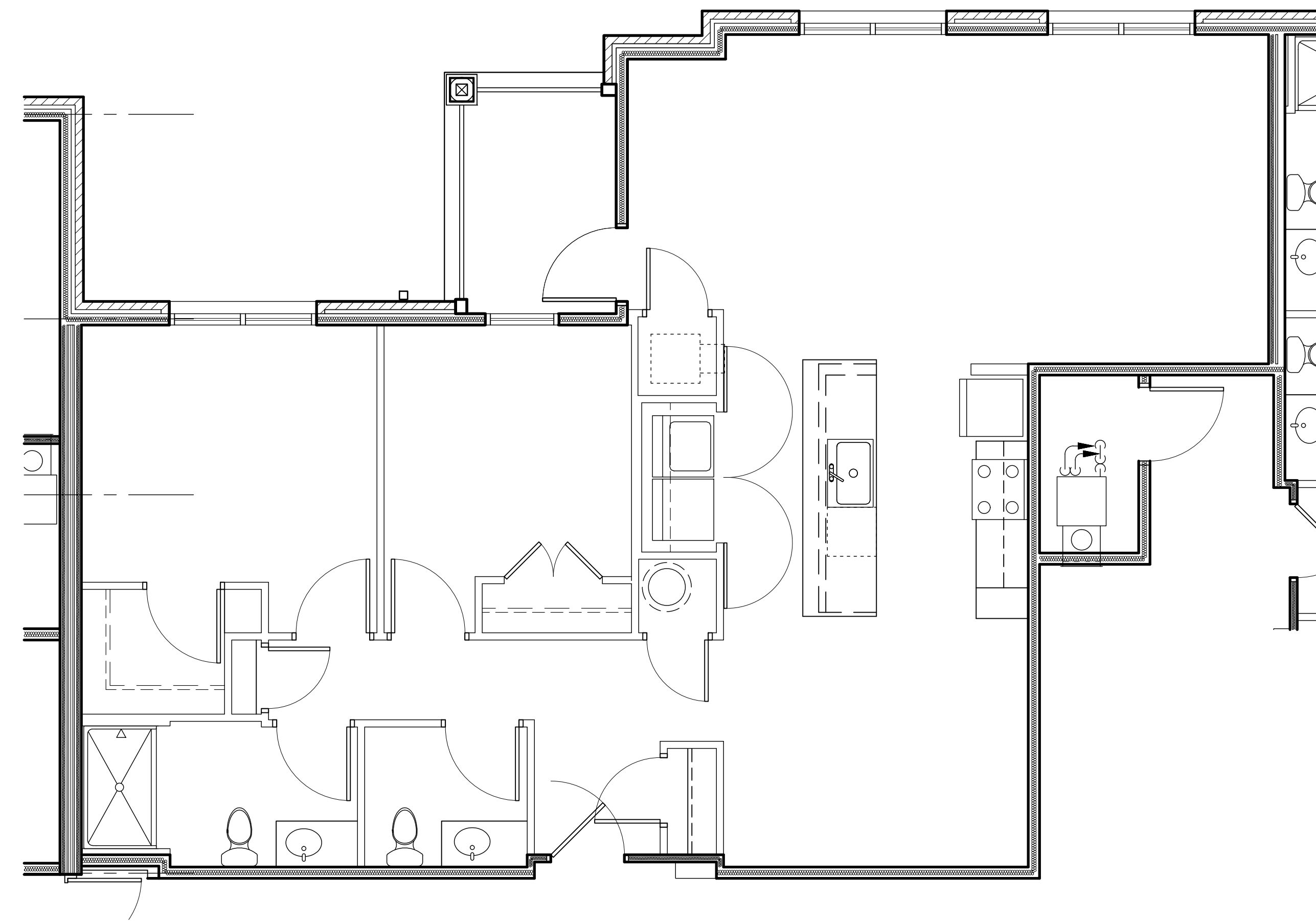
ONE BEDROOM:
840 GSF



ONE BEDROOM CORNER:
706 GSF



TWO BEDROOM :
1100 GSF



TWO BEDROOM
EXPANDED :
1290 GSF

