

INTRODUCED: February 28, 2022

AN ORDINANCE No. 2022-052

To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, which authorized the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, to instead authorize up to 73 single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 28 2022 AT 6 P.M.

I. That Ordinance No. 2021-018, adopted February 22, 2021, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 5300 Rear Hull Street Road, which is situated in a R-48 Multifamily Residential District, and 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to ~~[65]~~ 73 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

AYES: 7 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 28 2022 REJECTED: _____ STRICKEN: _____

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 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 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road and identified as Tax Parcel Nos. C007-0176/072, C007-0176/039, C007-0176/037, and C007-0176/033, respectively, in the ~~[2024]~~ 2022 records of the City Assessor, being more particularly shown on a survey entitled “A Plat Showing Three Parcels Totaling 7.116 Acres of Land West of Warwick Road and North of Hull Street, City of Richmond, Virginia,” prepared by Timmons Group, and dated September 23, 2020, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to ~~[65]~~ 73 single-family attached dwellings, substantially as shown on the plans entitled “Townhomes at Warwick Place III, 9th District - City of Richmond – Virginia,” prepared by Timmons Group, with sheet 1 dated December 21, 2020, and last revised February 11, 2022, sheet 2 dated ~~[October 7, 2020]~~ December 21, 2020, and last revised February 11, 2022, sheet 3 dated ~~[October 7, 2020]~~ December 21, 2020, and last revised [January 15, 2021] February 11, 2022, and sheet 4, dated December 21, 2020, and last revised February 11, 2022, and “Warwick Ridge, Juniper,” prepared by an unknown preparer, and undated, attached to and made a part of this amendatory ordinance, [and sheet L1.0 dated January 15, 2021, and “Townhomes at Warwick Place III, 5315 Warwick Road, Richmond Virginia, 23234,” prepared by Walter Parks, Architects, with sheets A.1 through A.3 dated October 6, 2020, and sheet A.5 dated October 19, 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 ~~[65]~~ 73 single-family attached dwellings, substantially as shown on the Plans.

(b) No fewer than one and a half parking ~~[space]~~ spaces per dwelling shall be provided for the Special Use ~~[and may be provided through the use of driveways and on-street parking]~~, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Vinyl siding shall not be a permitted building material.

(d) The height of the Special Use shall not exceed ~~[the height]~~ two stories, substantially as 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 ~~[65]~~ 73 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.

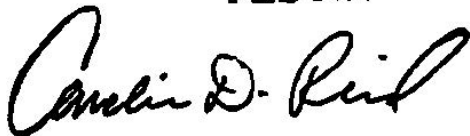
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is fluid and cursive, written over the printed name "Carolin D. Reed".

City Clerk



City of Richmond

Item Request File Number: PRE.2022.0033

RECEIVED
By City Attorney's Office at 8:24 am, Feb 23, 2022

RECEIVED
By CAO Office at 11:16 am, Feb 01, 2022

2022-032

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

O & R Request

DATE: January 31, 2022

EDITION: 1

TO: The Honorable Members of City Council

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, Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic
Development and Planning

FROM: Kevin J. Vonck, Director, Department of Planning and Development Review

RE: To amend and authorize the special use of the properties known as 5300 Rear Hull Street, 5323 Warwick Road, 5311A Warwick Road, 5311 Warwick Road, and 5315 Warwick Road for the purpose of up to 73 single-family attached dwelling units, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To amend and authorize the special use of the properties known as 5300 Rear Hull Street, 5323 Warwick Road, 5311A Warwick Road, 5311 Warwick Road, and 5315 Warwick Road for the purpose of up to 73 single-family attached dwelling units, upon certain terms and conditions.

REASON: The applicant is proposing to amend a current Special Use Permit which originally authorized 65 single-family attached dwellings with off-street parking, to authorize 73 single-family attached dwellings with off-street parking.

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 March 21, 2022, meeting.

BACKGROUND: The subject properties consist of vacant parcels that are a combined 310,017 SF, or 7.1 acres. The property is a part of the Swanson neighborhood, with frontage on Warwick Road between Hodges Road and Hull Street Road.

The City's Richmond 300 Plan designates a future land use for the Warwick Road properties as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." Primary uses include single family houses, accessory dwelling units, and open space. Secondary uses include duplexes and small multi-family buildings (typically 3 to 10 units), institutional, and cultural." (p. 54)

The Plan designates a future land use for the 5300 Rear Hull Street property as Corridor Mixed Use. Corridor Mixed Use is found along major commercial corridors and envisioned to provide for medium to medium high density, pedestrian and transit oriented development. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space. Secondary uses include Single family houses, institutional, and government.

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: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: February 28, 2022

CITY COUNCIL PUBLIC HEARING DATE: March 28, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
March 21, 2022

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2021-018

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

**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

Date: October 26, 2021

Tax Map #: C-7-176-33, 37, 39, and 72 Fee: \$1,800

Total area of affected site in acres: 7.678

(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)

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.*

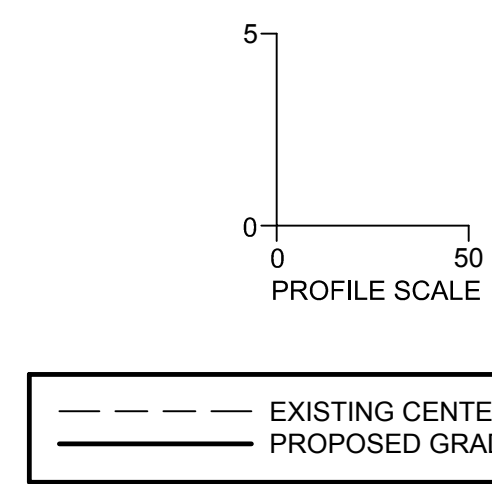
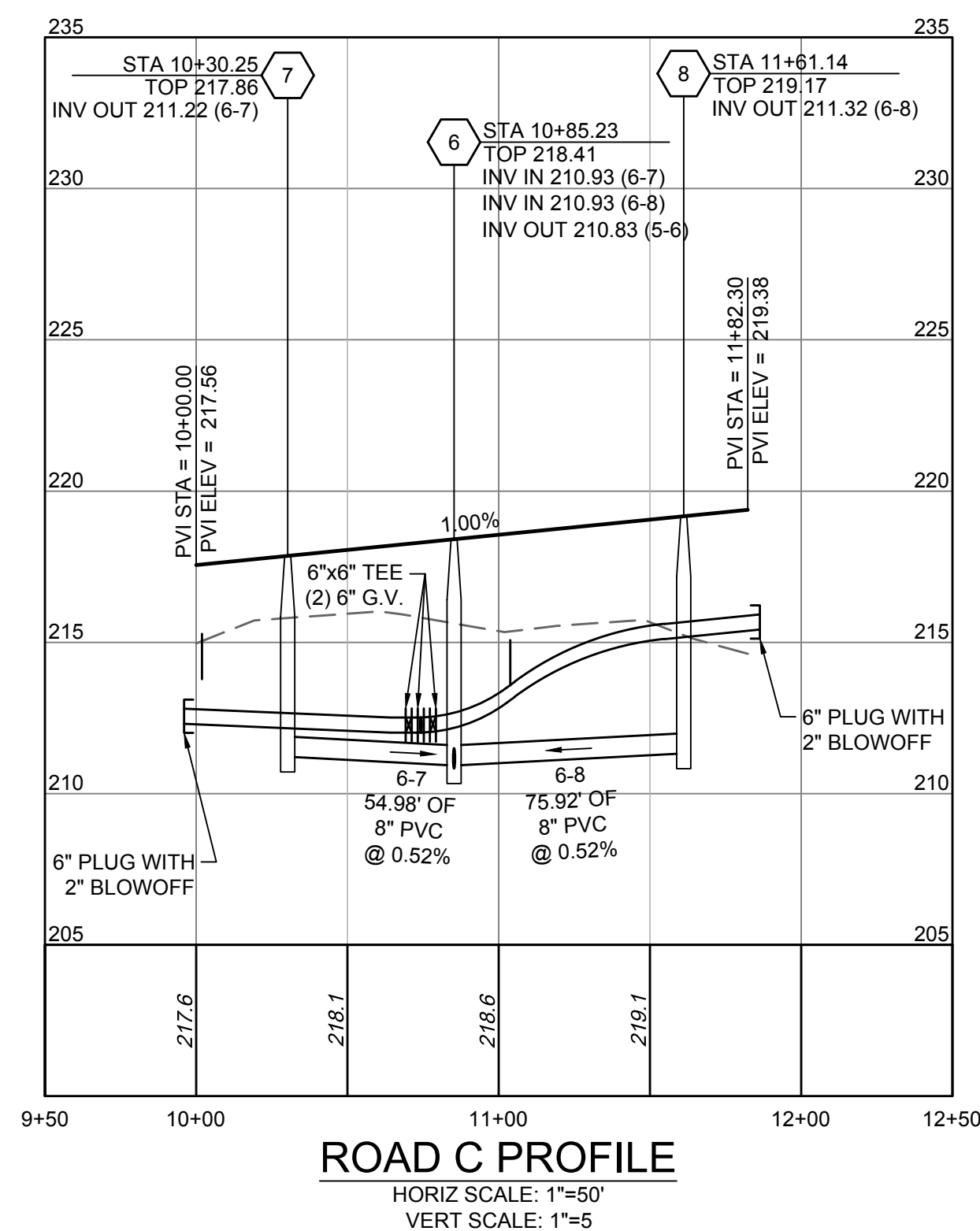
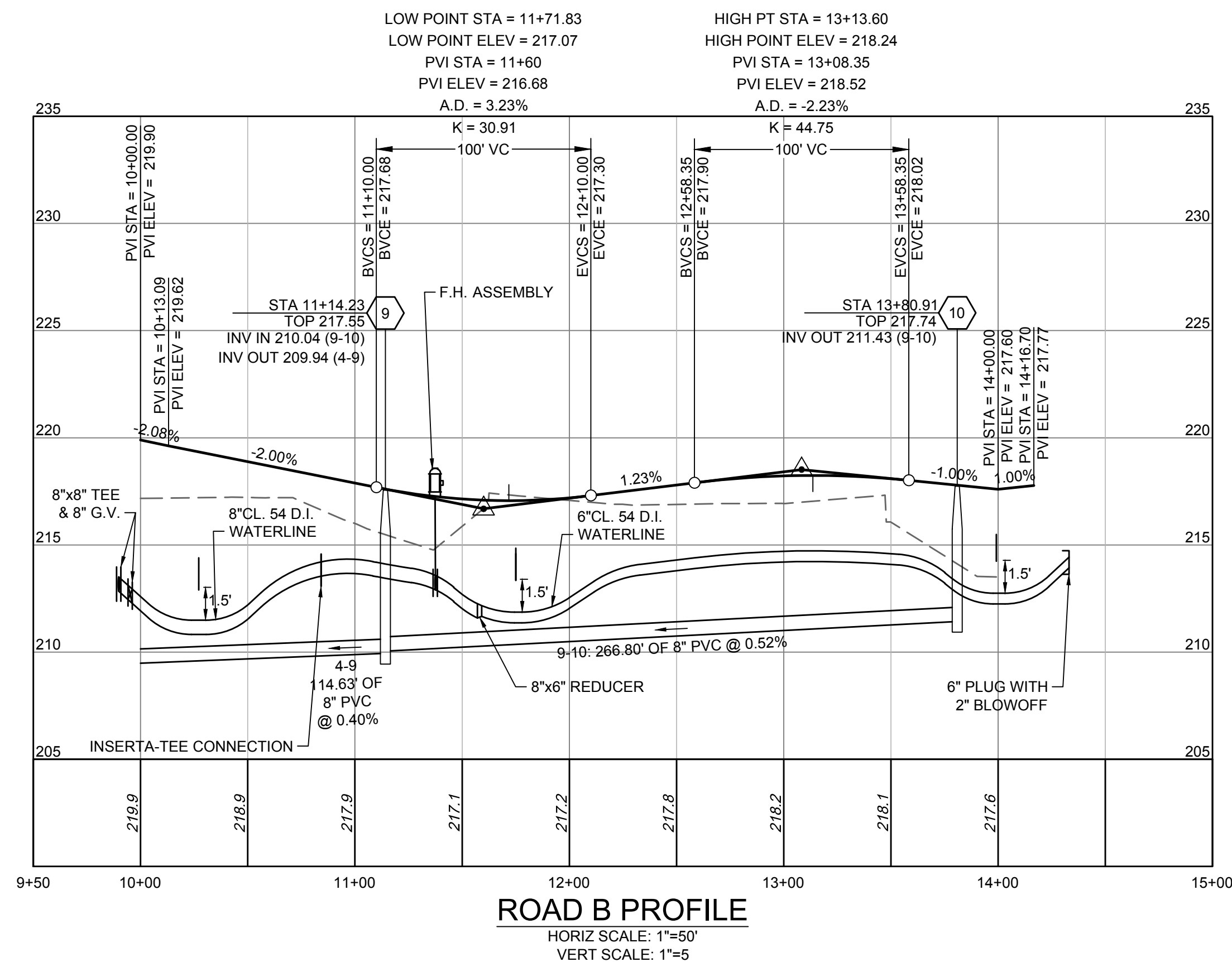
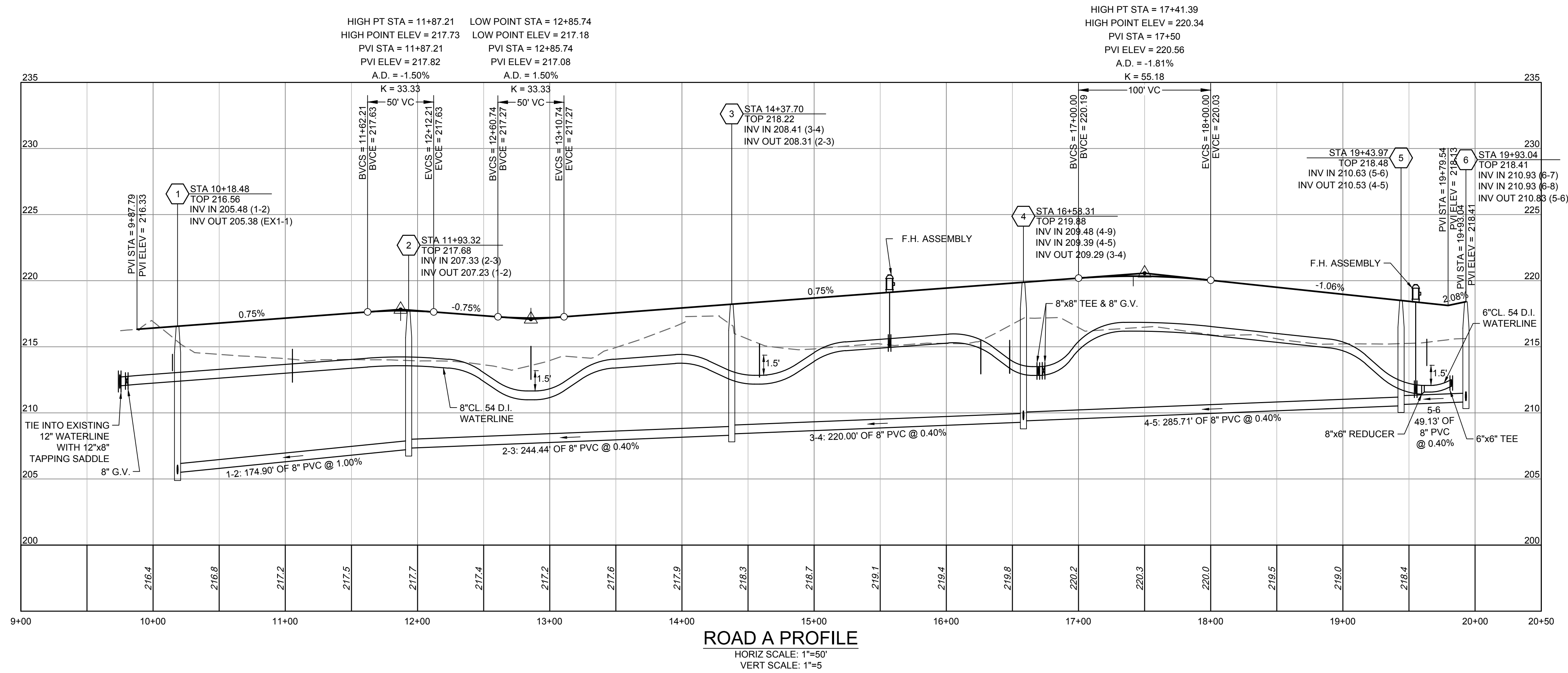
The proposed development area is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

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.



 EXISTING CENTERLINE
 PROPOSED GRADE

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
1/15/2021	REVISED PER CITY COMMENTS
9/30/2021	REVISED TOWNHOME FOOTPRINTS & PARKING LAYOUT
10/8/2021	REVISED SITE AND UTILITY LAYOUT
2/11/2022	SIDEWALK WIDENED PER DPW COMMENT

DATE	12/21/2020
DRAWN BY	J. KIEFER
DESIGNED BY	G. ROGERS
CHECKED BY	A. CAMPBELL

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

TOWNHOMES AT WARWICK PLACE III

9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

ROAD PROFILES

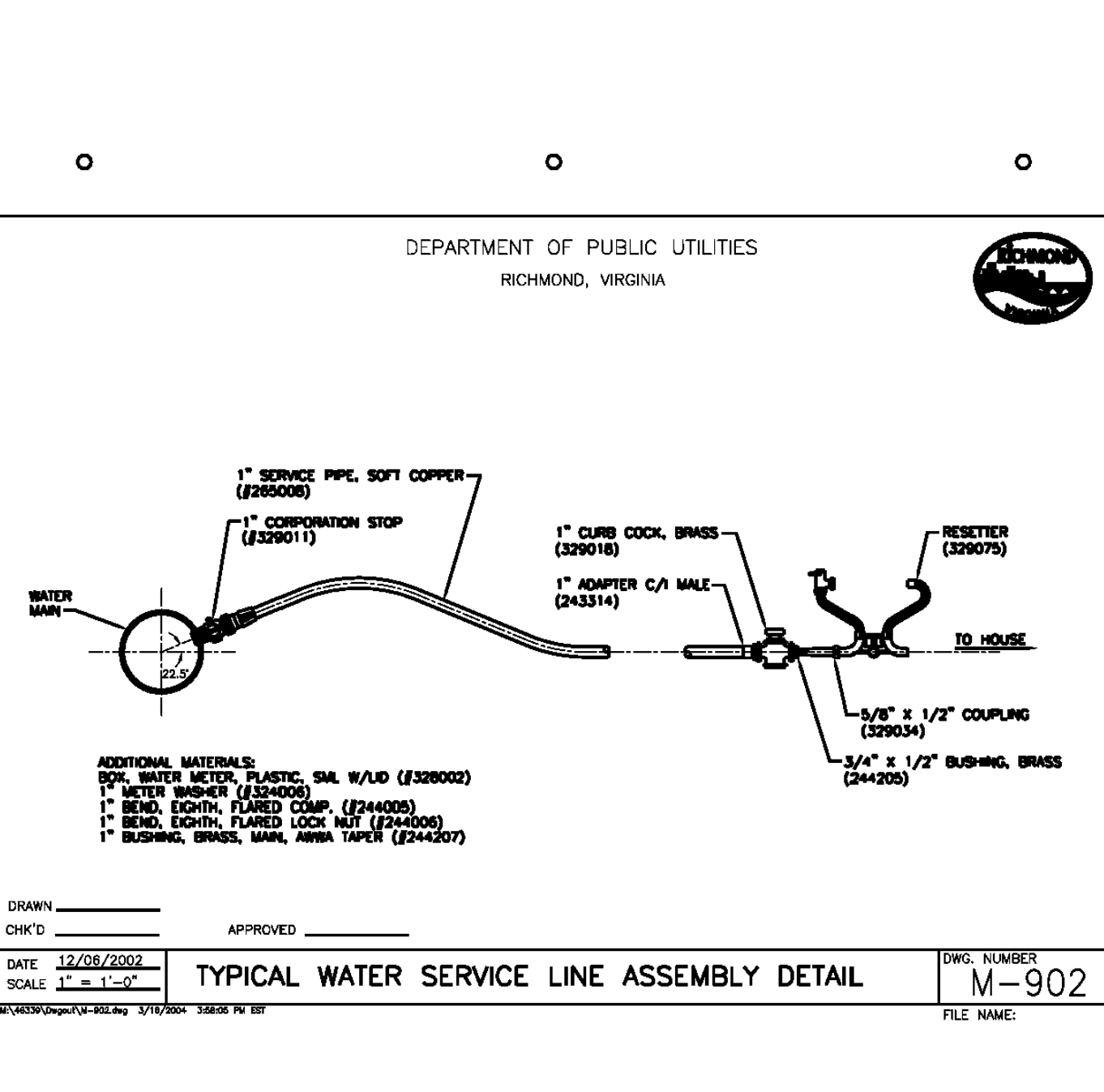
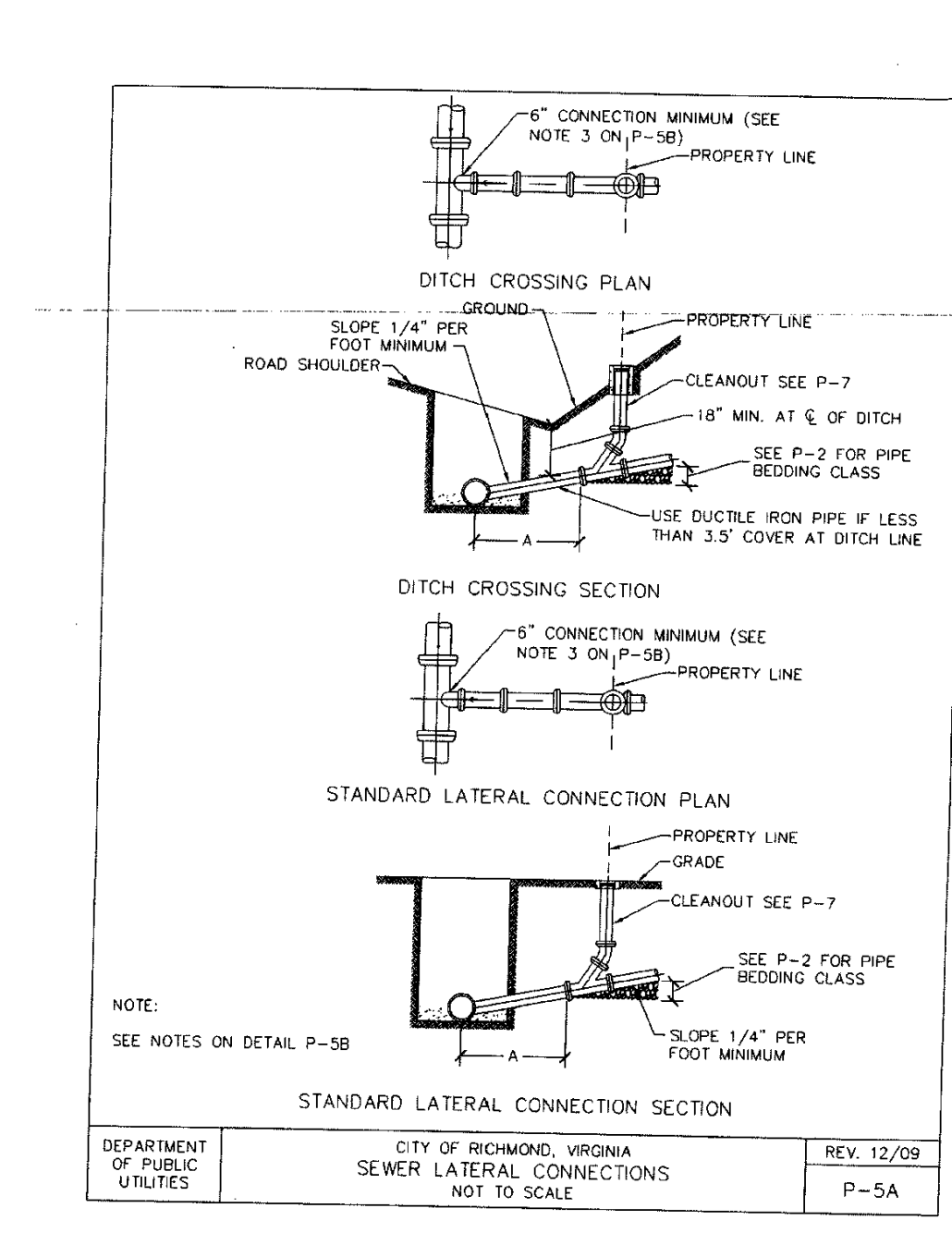
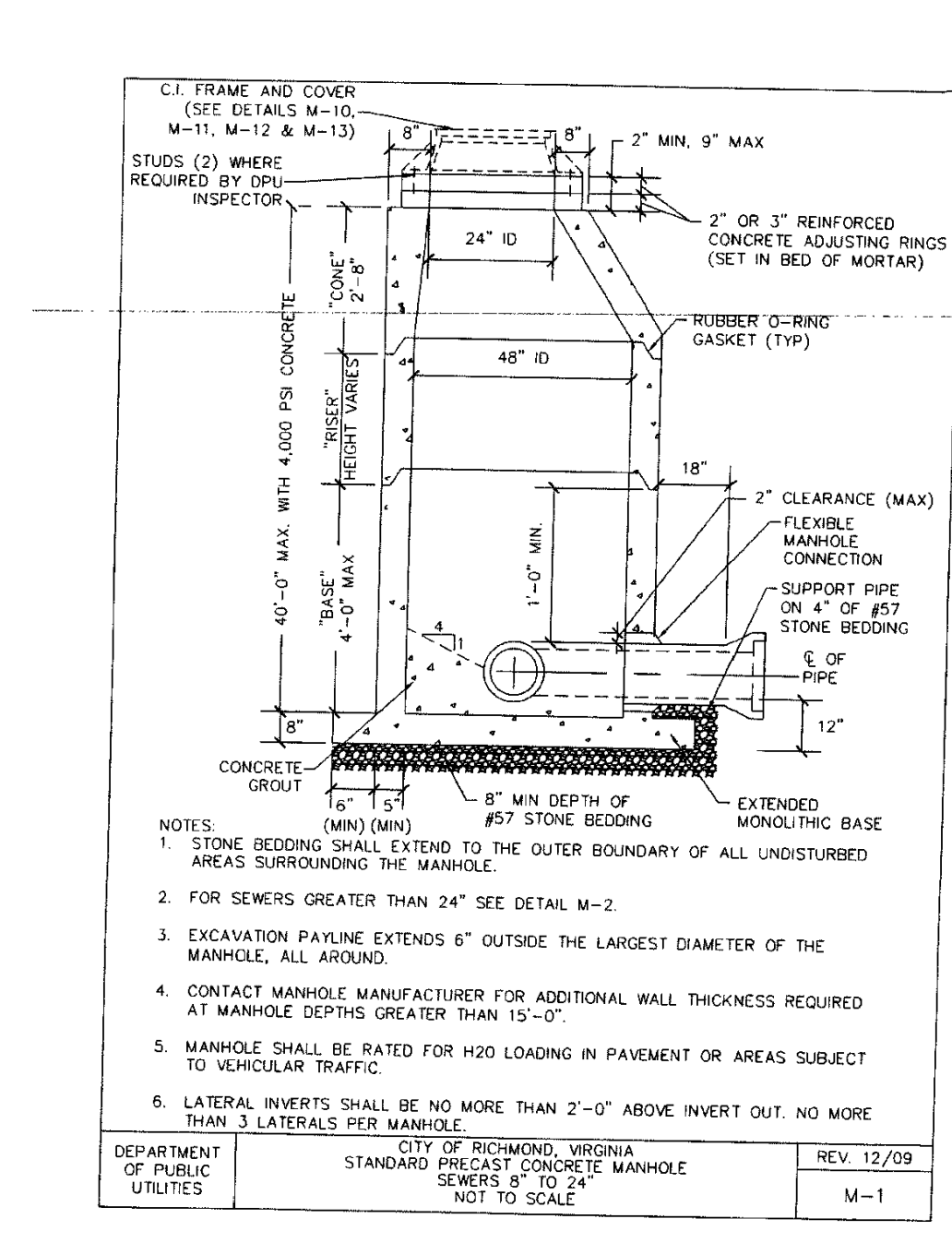
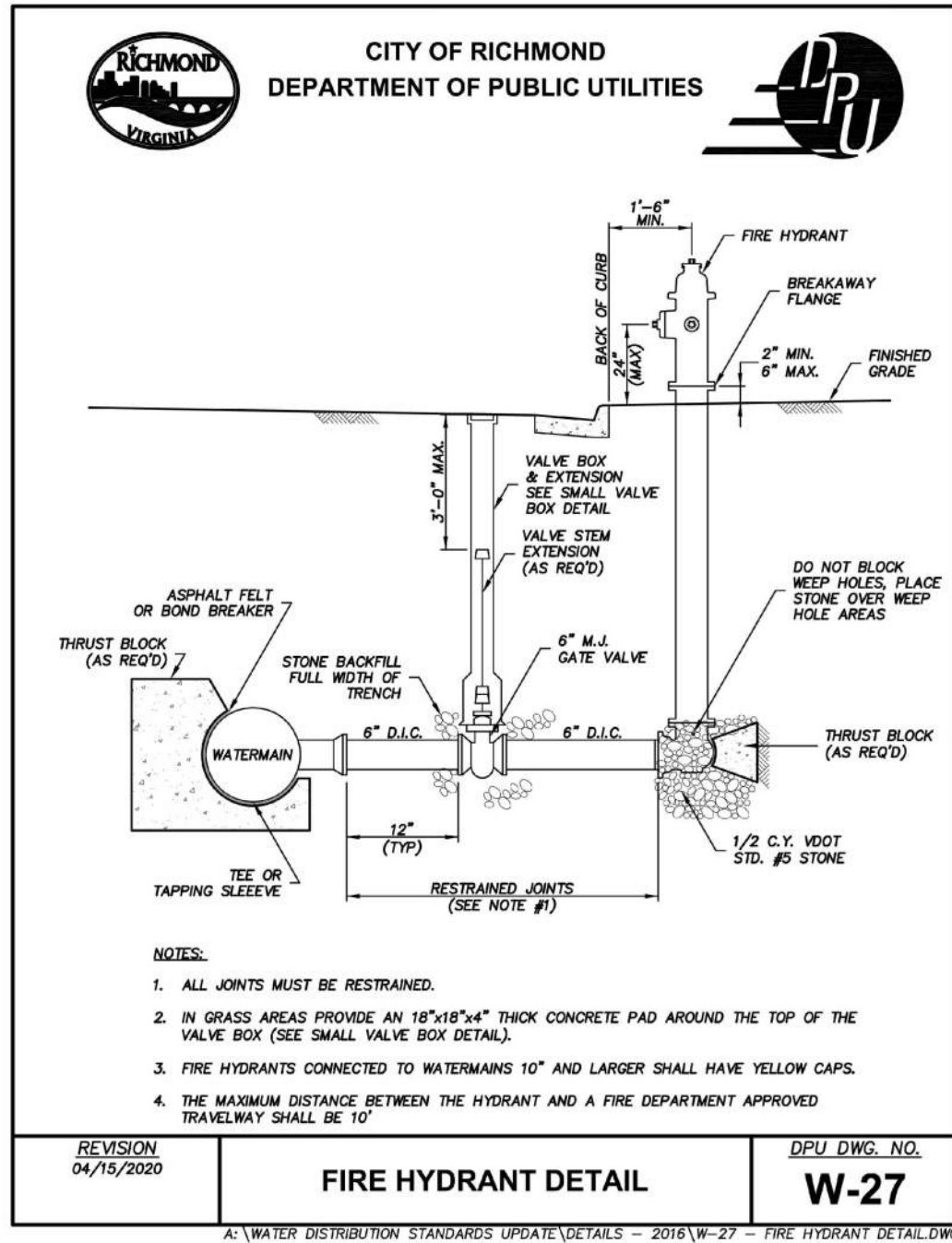
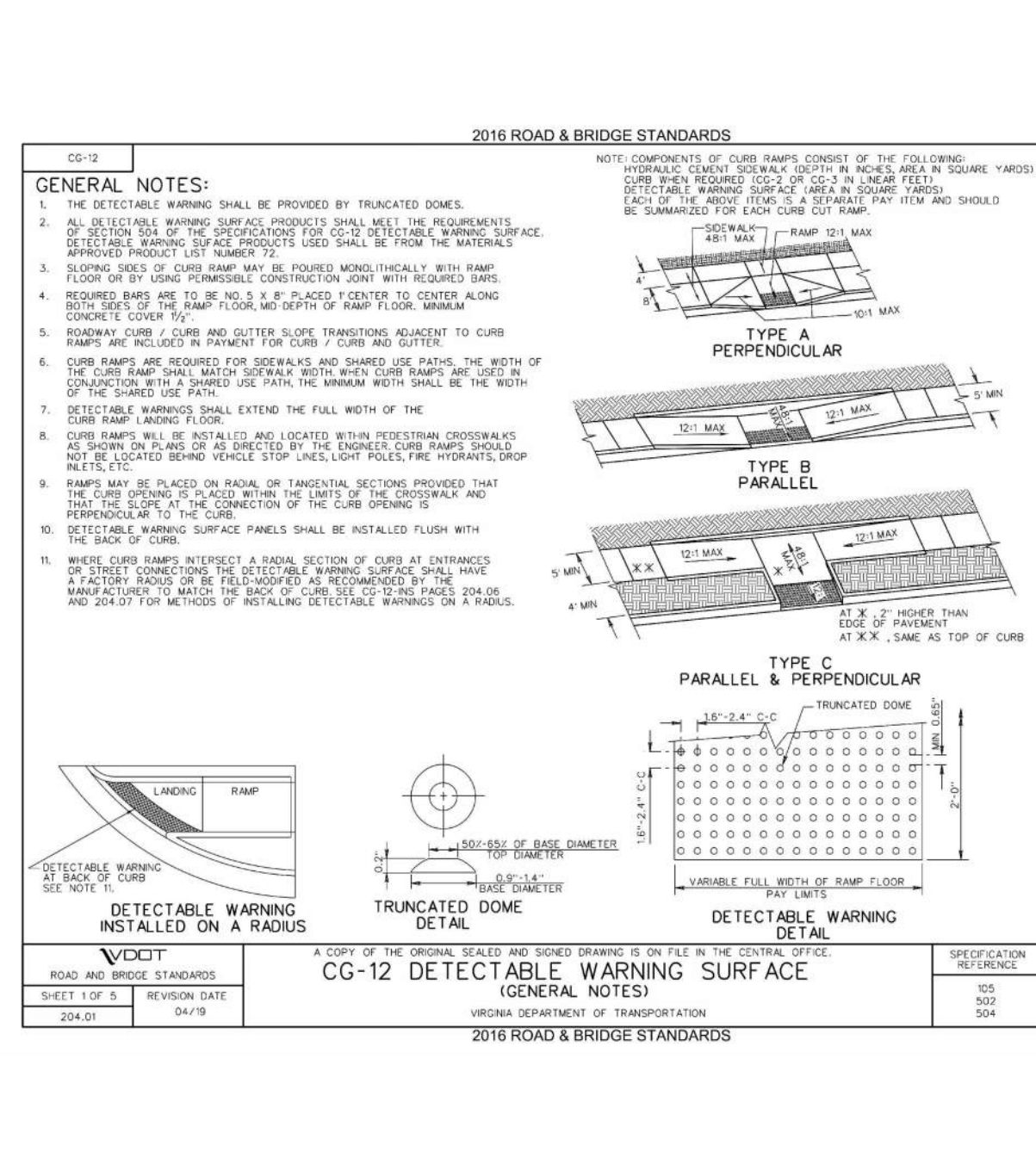
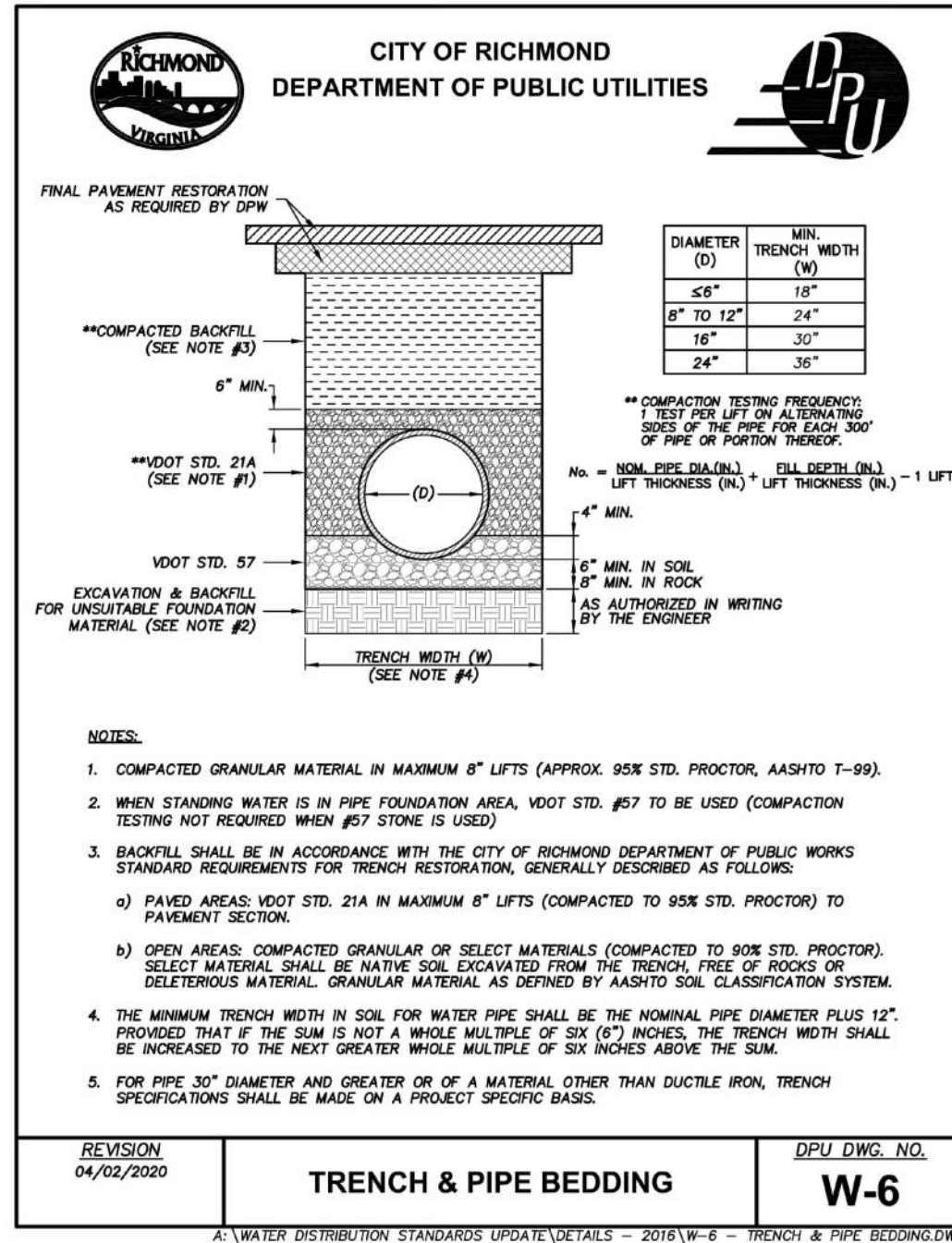
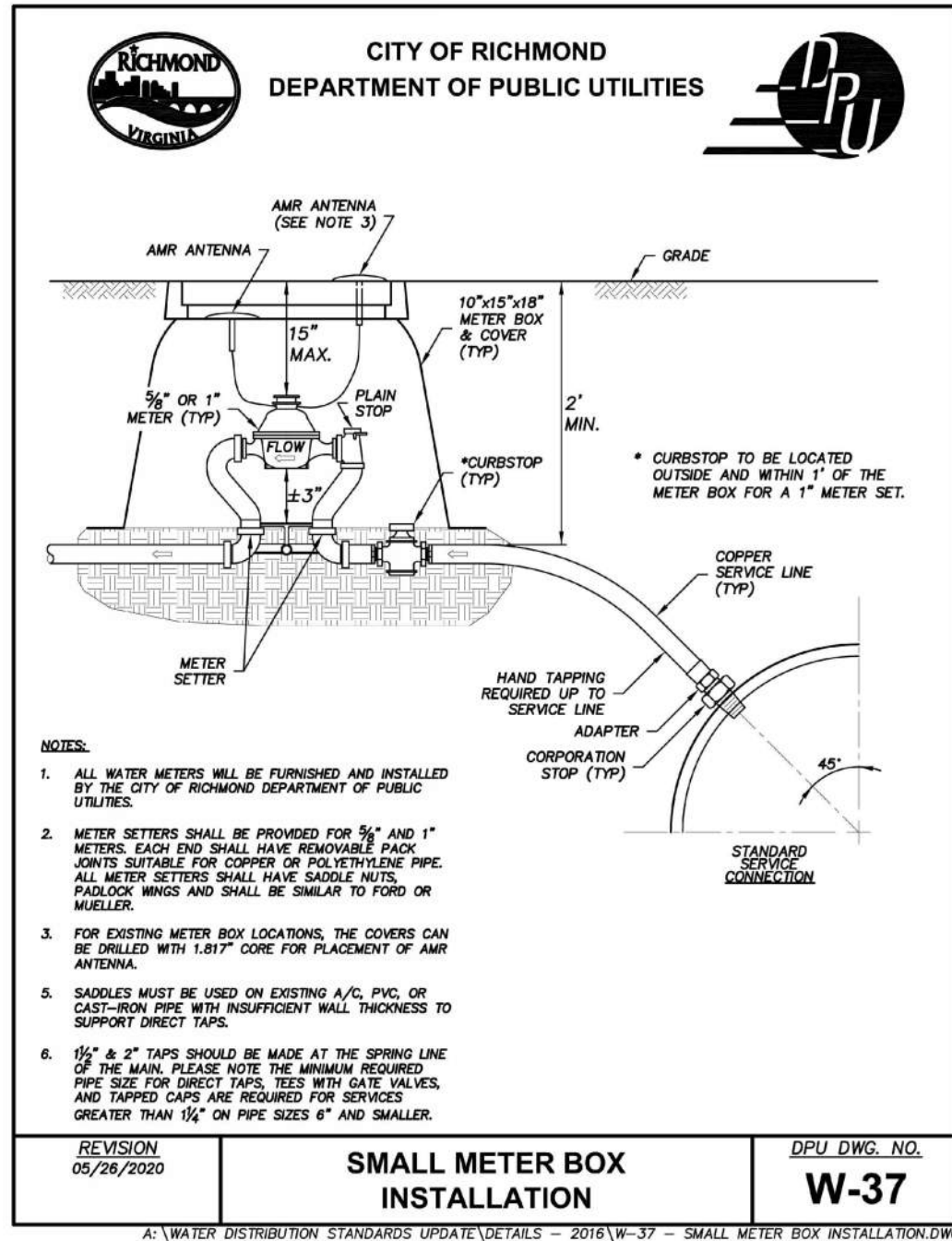
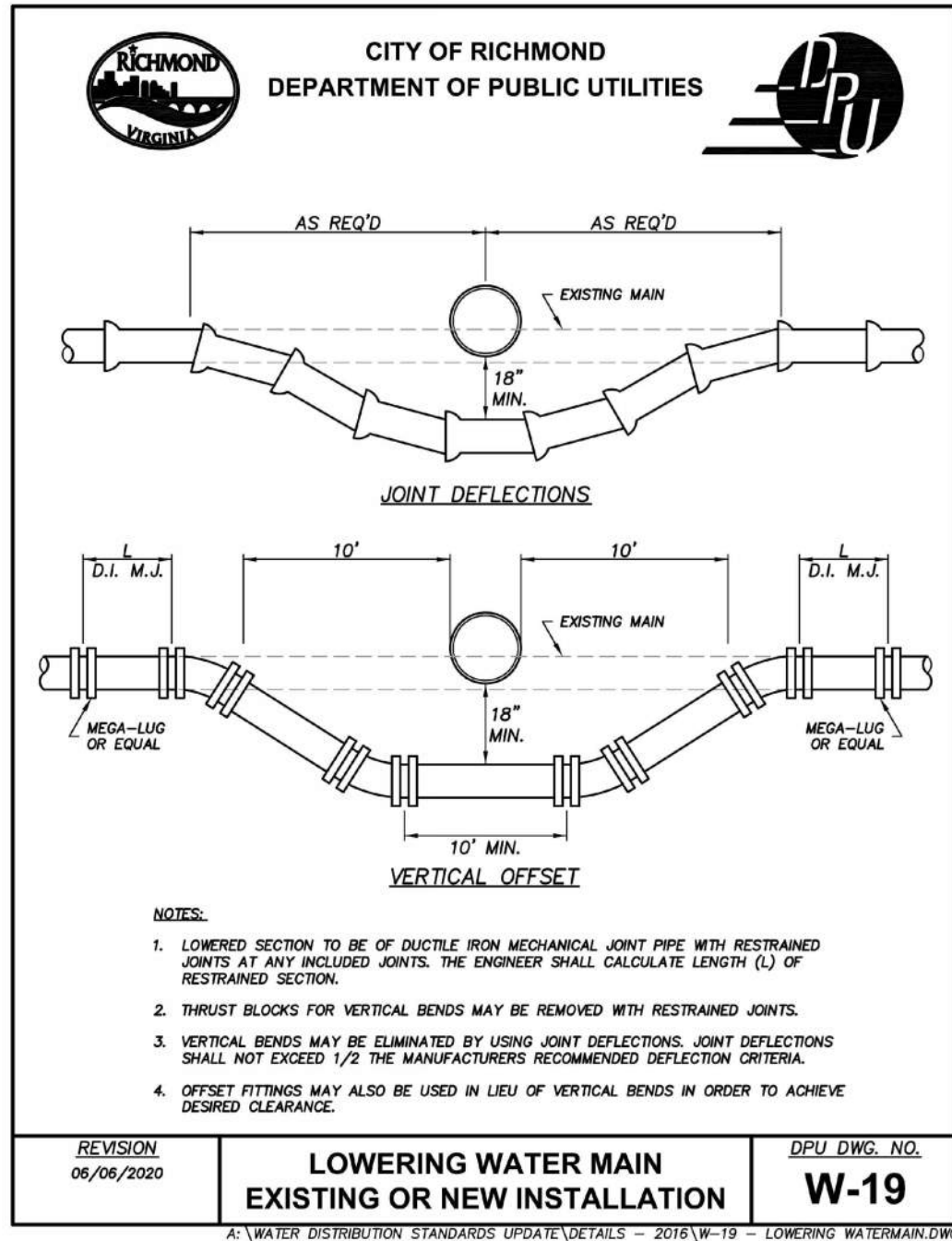
JOB NO.
46597

SHEET NO.
2 OF 4

SHEET NO.
2 OF 4

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S:\40146597-WARWICK TOWNHOMES\DWG\Sheet\CD46597-401C-1-DVRL.dwg Plotted on 2/17/2022 2:19 PM by Andrew Campbell



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REVISION DESCRIPTION	
DATE	REVISED PER CITY COMMENTS
3/15/2021	9/30/2021
10/8/2021	10/8/2021
2/11/2022	2/11/2022
DATE	12/21/2020
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

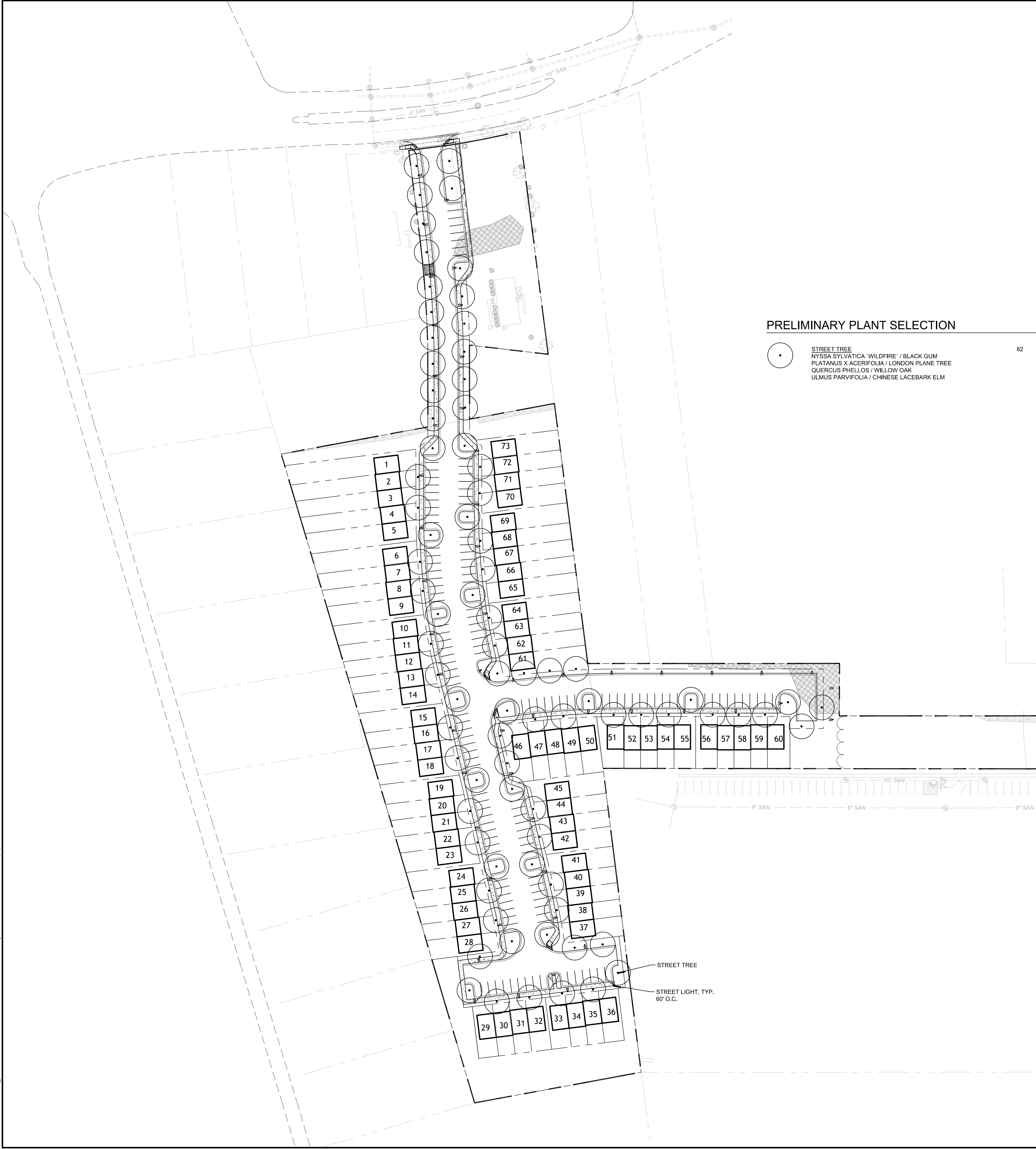
DETAILS

JOB NO.
46597

SHEET NO.
3 OF 4

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AIRO
LED SERIES
AREA/SITE/ROAD LIGHTER

Cal.#
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

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 CRI) 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 10KA 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

PRODUCT IMAGE(S)
ASL-24L
ASL-16L
ASL-8L

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

SHIPPING INFORMATION											
Catalog Number	G.Wt/kg/ Ctn	Length Inch (mm)	Width Inch (mm)	Height Inch (mm)							
ASL-8L	15 (8.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)							
ASL-16L	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)							
ASL-24L	24 (10.8)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)							

Construction:

- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols 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)

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)
- Mount arm filler accessory or option available for 2-3/8" OD brackets

Finish:

- TiO₂ 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
- 3G rated for ANSI C136.31 high vibration applications
- IP65 optical assembly
- IDA approved

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.
© 2017 HUBBELL OUTDOOR LIGHTING. All Rights Reserved • For more information visit our website: www.hubbelloutdoor.com • Printed in USA August 16, 2019 10:12 AM ASLSD-SPIC

1

AREA STREET LIGHTING STYLE EXAMPLE

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

PRELIMINARY LANDSCAPE AND LIGHTING PLAN

JOB NO.
46597

SHEET NO.
4 OF 4

REVISION DESCRIPTION

DATE	REVISED PER CITY COMMENTS
3/15/2021	REVISED TOWNHOME FOOTPRINTS & PARKING LAYOUT
9/30/2021	REVISED TOWNHOME FOOTPRINTS & PARKING LAYOUT
10/8/2021	REVISED SITE AND UTILITY LAYOUT
2/11/2022	SIDEWALK WIDENED PER DPW COMMENT

TIMMONS GROUP

9TH DISTRICT - CITY OF RICHMOND - VIRGINIA

PRELIMINARY LANDSCAPE AND LIGHTING PLAN

JOB NO.
46597

SHEET NO.
4 OF 4

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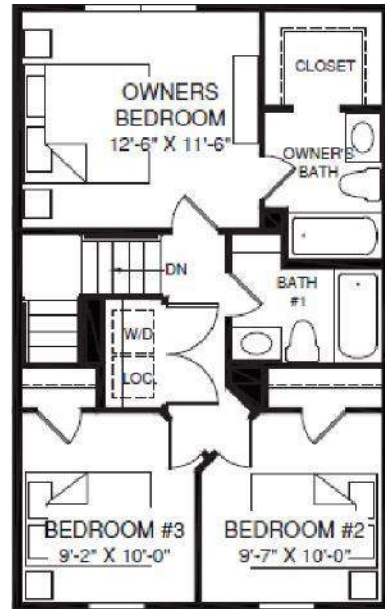
Warwick Ridge

➡ Juniper

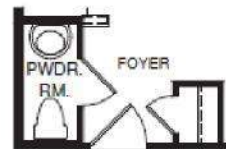
Juniper



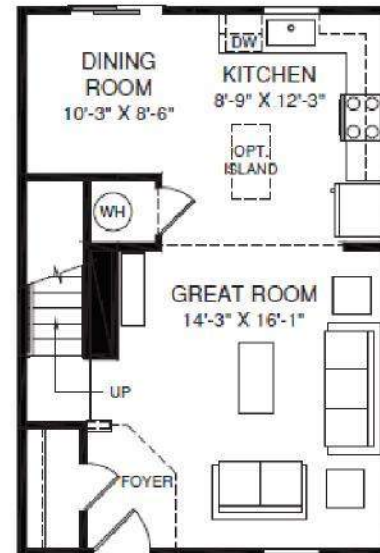
Juniper



UPPER LEVEL



OPT. POWDER RM.



GENERAL NOTES:

OWNER INFORMATION:

PARCEL "A"

NEW WARWICK TOWNHOMES 3, LLC
INSTRUMENT #200021485
PARCEL ID: C0070176072
5300 REAR HULL STREET ROAD
1.763 AC. OR 76,814 SQ. FT.

PARCEL "B"

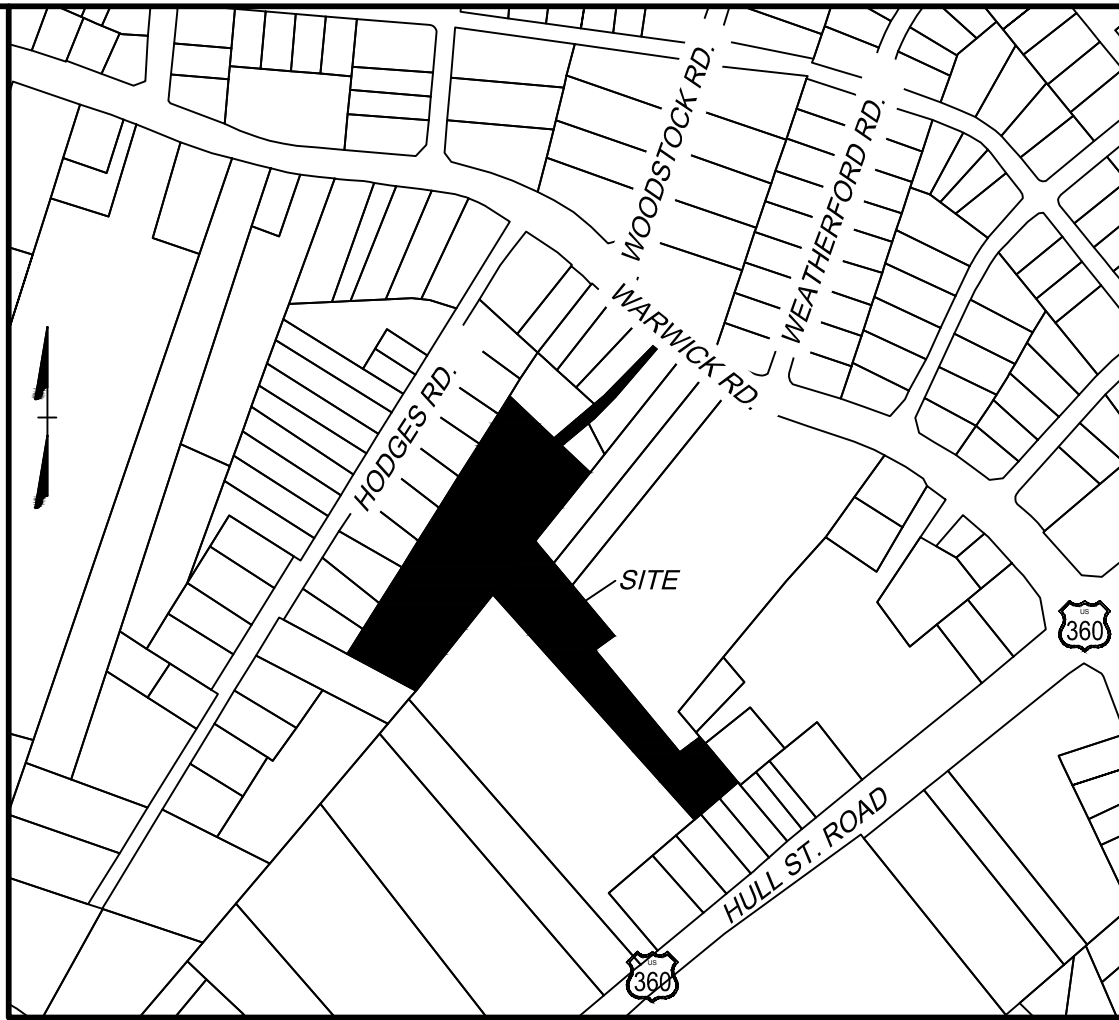
NEW WARWICK TOWNHOMES 3, LLC
INSTRUMENT #200021485
PARCEL ID: C0070176033
5323 WARWICK ROAD
4.972 AC. OR 216,602 SQ. FT.

PARCEL "C"

NEW WARWICK TOWNHOMES 3, LLC
INSTRUMENT #200021485
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
- R/W-RIGHT-OF-WAY
- P/L-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	998.83'	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'

SCALE 1"=50'

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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Y:\90146597-New_Warwick_Sheet\Plat46597V.XPSUP_9-24-20.dwg [Plotted on 10/6/2020 3:26 PM] by Kenneth Raberson

SCHEDULE B, PART II-EXCEPTIONS

7. ACCESS TO THE LAND DESCRIBED IN SCHEDULE A HEREOF IS THROUGH OTHER PROPERTY ALSO OWNED BY THE INSURED. IN THE EVENT OF A SEPARATION OF TITLE, ACCESS TO THE LAND IS NOT INSURED. (AS TO 5323 WARWICK ROAD AND 5300 REAR HULL STREET) (NOT A SURVEY MATTER)
8. RESERVATION CONTAINED IN DEED DATED AUGUST 17, 1973, RECORDED SEPTEMBER 17, 1973 IN DEAD BOOK 429, PAGE 590. (AFFECTS PROPERTY AS SHOWN HEREON)
9. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 30, 1974, RECORDED SEPTEMBER 4, 1974 IN DIVISION 2 DEED BOOK 450, PAGE 672. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER BY ONE OR MORE CIRCUITS AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
10. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 11, 1974, RECORDED OCTOBER 22, 1974 IN DEED BOOK 453, PAGE 219. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
11. EASEMENT: GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 16, 1974, RECORDED OCTOBER 7, 1974 IN DEED BOOK 452, PAGE 356. GRANTS EASEMENT FOR A COMMUNICATION SYSTEM AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING COMMUNICATION FACILITIES.)
12. CITY OF RICHMOND ORDINANCE NUMBER 70-94 ADOPTED MAY 8, 1978. (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, 1986 AS INSTRUMENT NO. 96-14093. GRANTS EASEMENT FOR VIRGINIA ELECTRIC AND POWER COMPANY POWER LINE FACILITIES, BELL ATLANTIC-VIRGINIA, INCORPORATED TELEPHONE LINE FACILITIES, AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY AS SHOWN HEREON)
- NOTE: FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE ENTERED JULY 25, 2001 AND RECORDED AUGUST 16, 2001 AS INSTRUMENT NO. 010021442. (AFFECTS PROPERTY AS SHOWN HEREON)
14. ALL MATTERS AS SHOWN ON PLAT OF SURVEY, DATED AUGUST 23, 1973, MADE BY F. T. SERGEANT, C.L.S. AND RECORDED SEPTEMBER 17, 1973 IN DIVISION 2 DEED BOOK 429, PAGE 500. (AFFECTS PROPERTY AS SHOWN HEREON)
- AS TO 5300 REAR HULL STREET:
15. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED OCTOBER 28, 1927, RECORDED DECEMBER 22, 1927 IN CHESTERFIELD COUNTY DEED BOOK 191 PAGE 240. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS APPURTENANT SEWER EASEMENT) (MAY AFFECT PROPERTY-UNABLE TO PLOT GRAPHICALLY FROM RECORD DOCUMENT)
16. DEED DATED FEBRUARY 4, 1937, RECORDED FEBRUARY 8, 1937 IN DEED BOOK 234, PAGE 99. GRANTS EASEMENT FOR INGRESS AND EGRESS AND APPURTENANCES THERETO, AT 12' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. (AFFECTS PROPERTY AS SHOWN HEREON)
17. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED MARCH 18, 1946, RECORDED APRIL 25, 1946 IN CHESTERFIELD COUNTY DEED BOOK 309, PAGE 110. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (MAY AFFECT PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF UTILITY FACILITIES)
18. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED SEPTEMBER 27, 1951, RECORDED NOVEMBER 2, 1951 IN DEED BOOK 392, PAGE 199. GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (DOES NOT AFFECT-DOES NOT TOUCH SURVEYED PROPERTY)
19. SEWER EASEMENT AGREEMENT WITH THE COUNTY OF CHESTERFIELD, VIRGINIA DATED JUNE 6, 1967, RECORDED AUGUST 1, 1967 IN CHESTERFIELD COUNTY DEED BOOK 887, PAGE 532. (AFFECTS APPURTENANT SEWER EASEMENT) (DOES NOT AFFECT-DOES NOT TOUCH SURVEYED PROPERTY)
20. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED APRIL 30, 1974, RECORDED SEPTEMBER 4, 1974 IN DIVISION 2 DEAD BOOK 450, PAGE 672. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER BY ONE OR MORE CIRCUITS AND APPURTENANCE THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEAVAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
21. EASEMENT: GRANTED UNTO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 18, 1974, RECORDED OCTOBER 7, 1974 IN DEED BOOK 452, PAGE 356. GRANTS EASEMENT FOR A COMMUNICATION SYSTEM AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING COMMUNICATION FACILITIES.)
22. EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 11, 1974, RECORDED OCTOBER 22, 1974 IN DEED BOOK 453, PAGE 219. GRANTS EASEMENT FOR TRANSMITTING AND DISTRIBUTING ELECTRIC POWER AND APPURTENANCES THERETO, AT 10' DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY-UNABLE TO PLOT GRAPHICALLY, NO EVIDENCE OF EXISTING POWER FACILITIES.)
23. CITY OF RICHMOND ORDINANCE NUMBER 78-94 ADOPTED MAY 8, 1978. (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, 1986 AS INSTRUMENT NO. 96-14093. GRANTS EASEMENT FOR VIRGINIA ELECTRIC AND POWER COMPANY POWERLINE FACILITIES, BELL ATLANTIC-VIRGINIA, INCORPORATED TELEPHONE LINE FACILITIES, AND APPURTENANCES THERETO, AT " DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE. PLAT RECORDED THEREWITH SHOWS EASEMENT. (AFFECTS PROPERTY AS SHOWN HEREON)

NOTE: FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE ENTERED JULY 25, 2001 AND RECORDED AUGUST 16, 2001 AS INSTRUMENT NO. 010021442. (AFFECTS PROPERTY AS SHOWN HEREON)

25. ALL MATTERS AS SHOWN ON PLAT MADE BY F.T. SERGEANT, DATED AUGUST 23, 1973, RECORDED NOVEMBER 7, 1973 IN DIVISION 2 DEED BOOK 432, AT PAGE 634. (AFFECTS PROPERTY AS SHOWN HEREON)

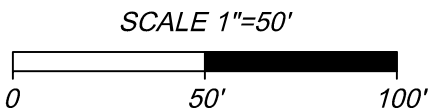


EXHIBIT A - LEGAL DESCRIPTION

5315 WARWICK ROAD:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS "RIGHT-OF-WAY" ON THAT CERTAIN PLAT ENTITLED "SURVEY & MAP OF 5.00 ACRES OF LAND OFF WARWICK ROAD IN RICHMOND, VIRGINIA", WHICH PLAT WAS DATED AUGUST 23, 1973, AND MADE BY F.T. SEARGENT, C.L.S., SANDSTON, VIRGINIA, SAID PLAT IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 429, PAGE 592, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. SUBJECT TO A PERPETUAL EASEMENT FOR THE BENEFIT OF ADJOINING PROPERTIES AS RESERVED UNTO ALLEN WHITE, ET AL; THEIR SUCCESSORS AND ASSIGNS, BY INSTRUMENT DATED AUGUST 17, 1973 AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, DIVISION II, IN DEED BOOK 429, PAGE 591.

LESS AND EXCEPT THAT CERTAIN PARCEL OF STRIP OF LAND ACQUIRED BY THE COMMONWEALTH OF VIRGINIA BY INSTRUMENT RECORDED JUNE 25, 1966, AS CLERK'S INSTRUMENT NO. 96-14093; WITH FINAL ORDER AMENDING CERTIFICATE AND CONFIRMING TITLE RECORDED AUGUST 16, 2001 IN INSTRUMENT NO. 01-021442.

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA, BY SPECIAL COMMISSIONER'S DEED FROM FREEDLANDER, INCORPORATED, AND GREGORY A LUKANUSKI, SPECIAL COMMISSIONER, DATED OCTOBER 20, 2017, RECORDED OCTOBER 20, 2A17 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 170022150.

5323 WARWICK ROAD:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON AND THE APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, AND BEING KNOWN AND DESIGNATED AS "5.00 ACRES", AS SHOWN ON THAT PLAT ENTITLED "SURVEY & MAP OF 5.00 ACRES OF LAND OFF WARWICK ROAD IN RICHMOND, VIRGINIA", DATED AUGUST 23, 1973, MADE BY F. T. SEARGENT, C.L.S., SANDSTON, VIRGINIA, SAID PLAT IS RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 429, PAGE 592, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

SUBJECT TO A CERTAIN ORDINANCE NUMBER 78-94 ADOPTED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, VIRGINIA, ON MAY 8, 1878.

BEING THE SAME REAL ESTATE CONVEYED TO FRANK CAVA BY SPECIAL COMMISSIONER'S DEED FROM FREEDLANDER, INCORPORATED AND GREGORY A LUKANUSKI, SPECIAL COMMISSIONER, DATED OCTOBER 20, 2017, RECORDED OCTOBER 20, 2017 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 170022151.

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, AND BEING KNOWN AND DESIGNATED AS 1.75 ACRES, MORE OR LESS, AS SHOWN ON THAT PLAT ENTITLED "SURVEY & MAP OF 1.75 ACRES OF LAND OFF OF ROUTE 360 IN RICHMOND, VIRGINIA", DATED AUGUST 23, 1973, MADE BY F. T. SEARGENT, CERTIFIED LAND SURVEYOR, SANDSTON, VIRGINIA, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 432, AT PAGE 634.

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, AND RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 432, PAGE 632.

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, OWNER OF RECORD DATED OCTOBER 20, 2017, RECORDED OCTOBER 20, 2017 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, RECORDED AA INSTRUMENT NO. 170022149.

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. HEREON. THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE WARWICK ROAD, S 41°30'46" W, 84.28 FEET TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1397.80 FEET, A CENTRAL ANGLE OF 06°25'40", A TANGENT LENGTH OF 78.49 FEET, THE LONG CHORD OF WHICH BEARS S 43°24'08" W FOR A DISTANCE OF 156.73 FEET WITH A RADIAL LINE IN OF N 49°48'42" W AND A RADIAL LINE OUT OF S 43°23'02" E FOR AN ARC LENGTH OF 156.81 FEET TO AN IRON ROD SET; THENCE, S 47°54'06" W, 88.81 FEET TO AN IRON ROD FOUND; THENCE, S 52°29'01" E, 103.45 FEET TO AN IRON ROD SET;

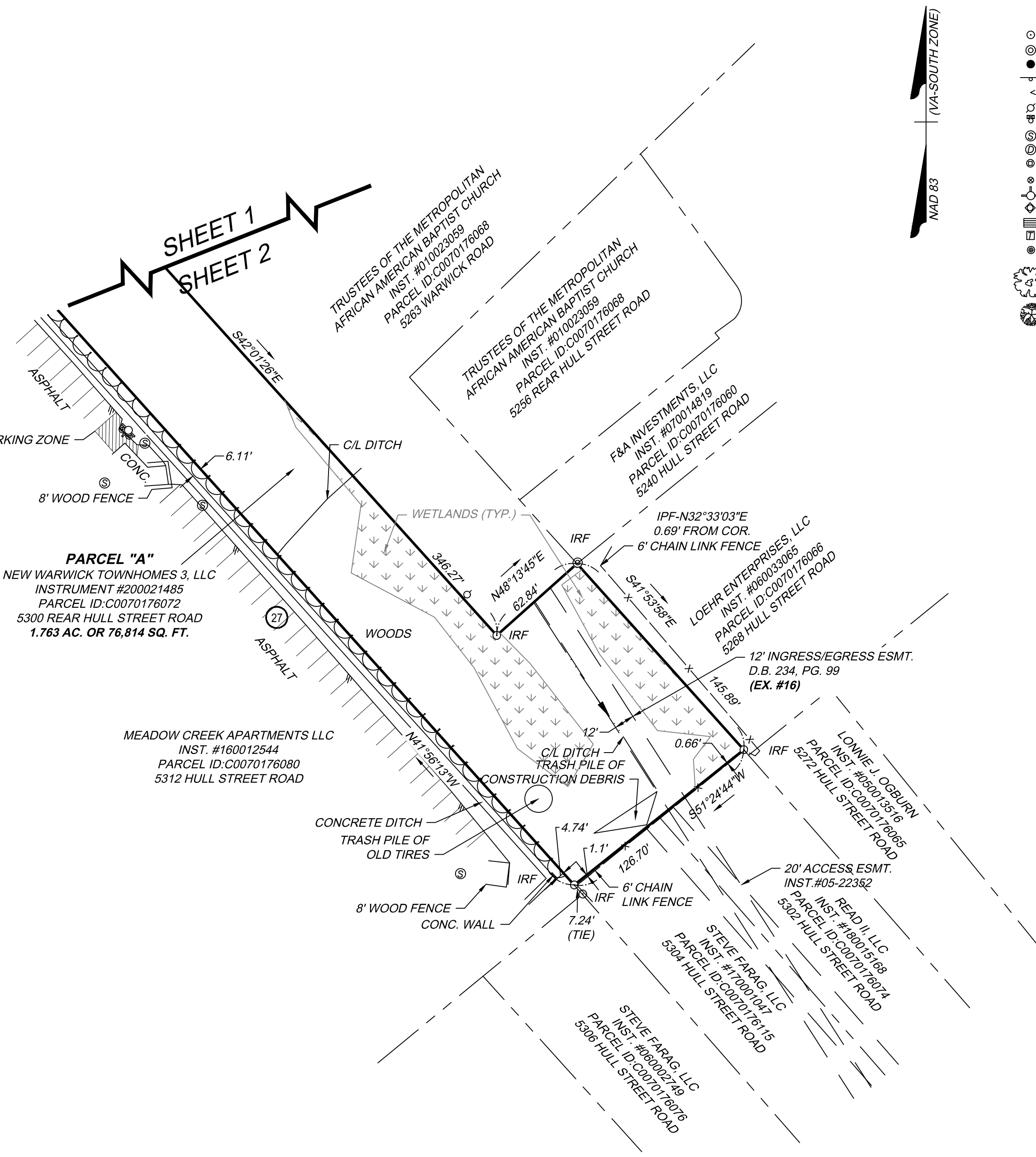
THENCE, S 40°42'11" W, 314.24 FEET TO AN IRON PIPE FOUND (BENT), SAID POINT BEING THE POINT OF BEGINNING. THENCE, S 42°00'18" E, THROUGH AN IRON ROD FOUND ON-LINE AT 74.99 FEET AND 150.00 FEET FOR A TOTAL OF 301.99 FEET TO AN IRON PIPE FOUND (BENT); THENCE, S 48°22'47" W, 62.89 FEET TO AN IRON PIPE FOUND (BENT); THENCE, S 42°01'26" E, 346.27 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; THENCE, S 51°24'44" W, 126.70 FEET TO AN IRON ROD FOUND; THENCE, N 41°56'13" W, 767.99 FEET TO AN IRON ROD FOUND; THENCE, N 39°39'11" E, 127.11 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 1.763 ACRES OR 76,814 SQ. FT. OF LAND, MORE OR LESS.

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. HEREON. THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE WARWICK ROAD, S 41°30'46" W, 84.28 FEET TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1397.80 FEET, A CENTRAL ANGLE OF 06°25'40", A TANGENT LENGTH OF 78.49 FEET, THE LONG CHORD OF WHICH BEARS S 43°24'08" W FOR A DISTANCE OF 156.73 FEET WITH A RADIAL LINE IN OF N 49°48'42" W AND A RADIAL LINE OUT OF S 43°23'02" E FOR AN ARC LENGTH OF 156.81 FEET TO AN IRON ROD SET;

THENCE, S 47°54'06" W, 88.81 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 40°42'11" W, 314.24 FEET TO AN IRON PIPE FOUND (BENT); THENCE, S 39°39'11" W, 127.11 FEET TO AN IRON ROD FOUND; THENCE, S 40°52'23" W, THROUGH AN IRON ROD FOUND ON-LINE AT 345.99 FEET AND FOR A TOTAL OF 367.04 FEET TO AN IRON ROD SET; THENCE, N 52°26'01" W, 202.95 FEET TO A POINT BEING SOUTHEAST 0.75 FEET FROM AN IRON ROD FOUND; THENCE, N 31°24'19" E, THROUGH AN IRON ROD FOUND ON-LINE AT 91.15 FEET, 181.15 FEET, 271.15 FEET, 345.76 FEET AND IRON PIPES FOUND ON-LINE AT 445.75 FEET, 545.74 FEET, AND 745.74 FEET FOR A TOTAL OF 811.62 FEET TO AN IRON ROD FOUND; THENCE, S 52°29'01" E, 178.74 FEET TO AN IRON ROD FOUND; THENCE, S 52°29'01" E, 50.87 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 4.972 ACRES OR 216,602 SQ. FT. OF LAND, MORE OR LESS.



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. HEREON. THENCE, DEPARTING THE SOUTH RIGHT-OF-WAY LINE WARWICK ROAD, S 41°30'46" W, 84.28 FEET TO AN IRON ROD SET; THENCE, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1397.80 FEET, A CENTRAL ANGLE OF 06°25'40", A TANGENT LENGTH OF 78.49 FEET, THE LONG CHORD OF WHICH BEARS S 43°24'08" W FOR A DISTANCE OF 156.73 FEET WITH A RADIAL LINE IN OF N 49°48'42" W AND A RADIAL LINE OUT OF S 43°23'02" E FOR AN ARC LENGTH OF 156.81 FEET TO AN IRON ROD SET; THENCE, S 47°54'06" W, 88.81 FEET TO AN IRON ROD FOUND; THENCE, N 47°55'05" E, 97.64 FEET TO AN IRON ROD FOUND; THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1347.80 FEET, A CENTRAL ANGLE OF 06°23'42", A TANGENT LENGTH OF 75.29 FEET, THE LONG CHORD OF WHICH BEARS N 43°23'09" E FOR A DISTANCE OF 150.35 FEET WITH A RADIAL LINE IN OF N 43°25'01" W AND A RADIAL LINE OUT OF S 49°48'42" E FOR AN ARC LENGTH OF 150.43 FEET TO AN IRON ROD SET; THENCE, N 40°46'33" E, 84.62 FEET TO AN IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF WARWICK ROAD; THENCE, ALONG THE SOUTH RIGHT-OF-WAY OF WARWICK ROAD, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 998.93 FEET, A CENTRAL ANGLE OF 02°55'49", A TANGENT LENGTH OF 25.55 FEET, THE LONG CHORD OF WHICH BEARS S 49°24'28" E FOR A DISTANCE OF 51.08 FEET WITH A RADIAL LINE IN OF N 42°03'29" E AND A RADIAL LINE OUT OF S 39°07'39" W FOR AN ARC LENGTH OF 51.09 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 0.381 ACRES OR 16,601 SQ. FT. OF LAND, MORE OR LESS.

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'
Sheet2 of 2	J.N.:46441
Drawn by: L.M.T.	Checked by:G.F.D.
Revised:	



- 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

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