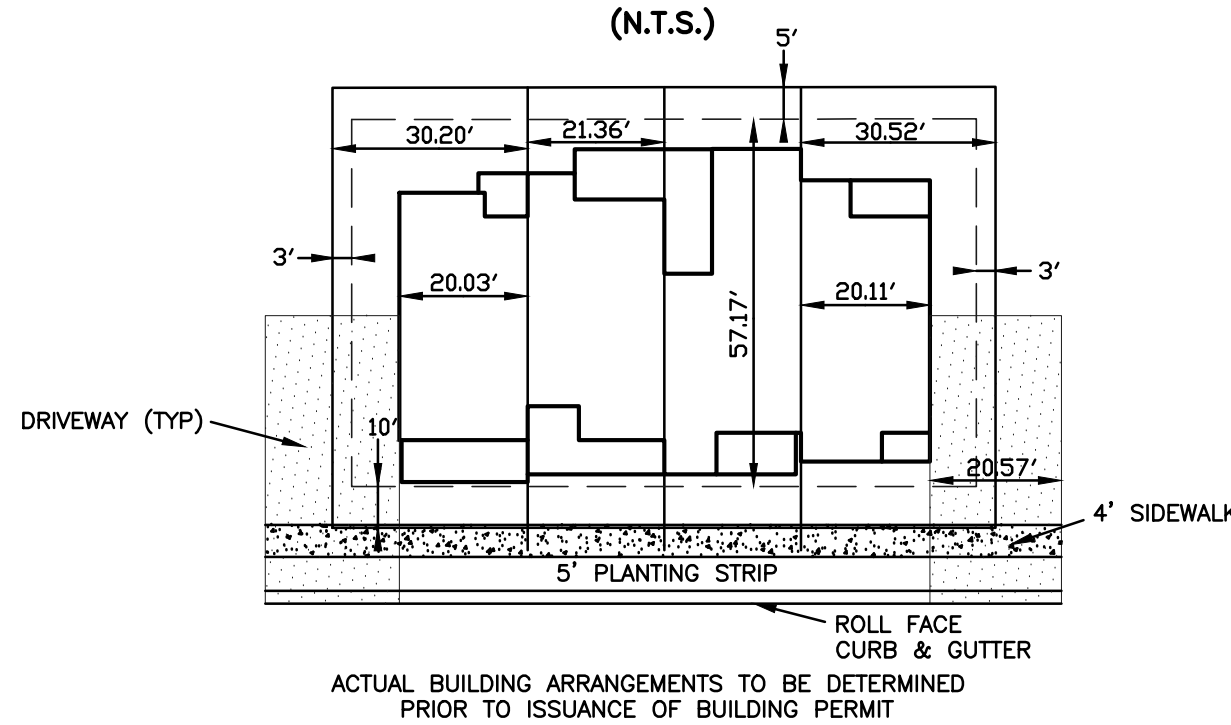


NOTES:

- OWNER/DEVELOPER:
NEW WARWICK TOWNHOMES 2, LLC
204 RIVERS BEND BLVD, SUITE A
CHESTER, VA 23836
PHONE: (804) 530-2109
FAX: (804) 530-1424
CONTACT: GERALD BURR, JR
EMAIL: JUNIOR@CBURRY.NET
- ENGINEER/SURVEYOR:
YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
7309 HANOVER GREEN DRIVE
MECHANICSVILLE, VA 23111
PHONE: (804)746-5285
FAX: (804) 730-7824
CONTACT: ADAM WERNER, PE
EMAIL: AWERNER@YOUNGBLOOD-TYLER.COM
- TOTAL ACREAGE: 2.966 ACRES
AREA IN LOTS: 1.341 ACRES
AREA IN R/W: 0.625 ACRES
AREA IN COMMON AREA: 1.000 ACRES
- ZONING: R-3 W/ SUP (ORDINANCE NO. 2009-101-110)
- MIN LOT SIZE: 1,506.22 SF
- MAX LOT SIZE: 4,603.83 SF
- AVG. LOT SIZE: 1,947.13 SF
- TOTAL LAND COVER BY UNITS: 14,271 SF (11% OF THE DEVELOPMENT)
- PARKING:
CITY REQUIREMENT 1.5 SPACES PER UNIT = 1.5X30 = 45 SPACES REQUIRED
24 PARKING SPACES (DRIVEWAY) PROVIDED
30 PARKING SPACES (ON STREET) PROVIDED INCLUDING 12 ADA ACCESSIBLE SPACES
54 TOTAL PARKING SPACES PROVIDED

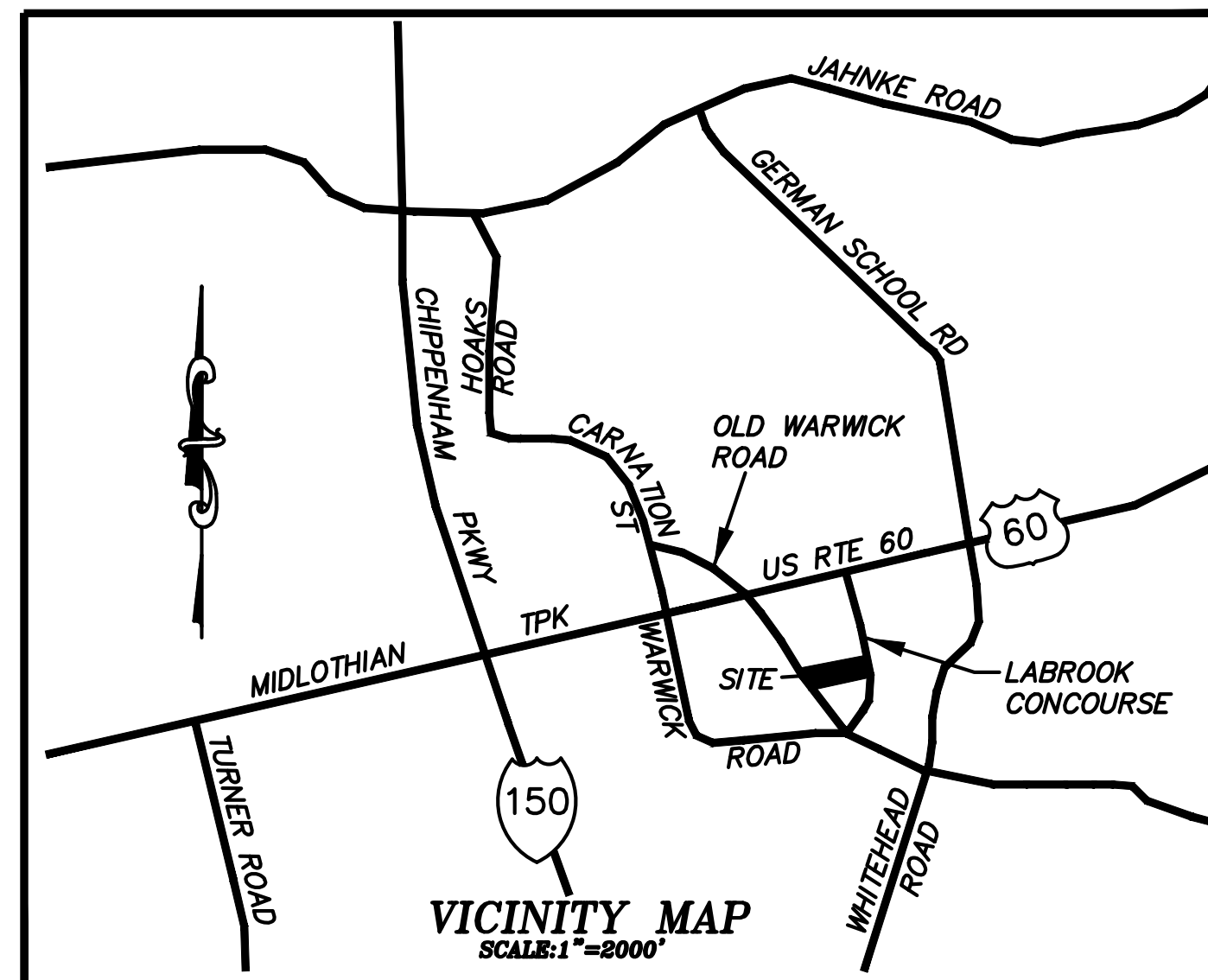
TYPICAL UNIT LAYOUT
(N.T.S.)

STREET TREES TO BE PLANTED
FROM THE FOLLOWING LIST:
GRAPE MYRTLE - "MIAMI" MEDIUM PINK
OAKLEAF HOLLY
BOSQUE ELM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	4012.56'	214.99'	214.97'	N 37°44'30" W	3°04'12"	107.52'
C2	4604.44'	192.38'	192.37'	S 09°55'53" E	2°23'38"	96.20'

LEGEND

	OVERHEAD POWER		CABLE PEDESTAL
	EXISTING E/P		GAS VALVE
	EXISTING TREELINE		TELEPHONE VAULT
	TOP		GAS METER
	TOE		TELEPHONE PEDESTAL
	NOT TO SCALE		POWER POLE



YOUNGBLOOD, TYLER
& ASSOCIATES P.C.

CONSULTING ENGINEERS, PLANNERS & SURVEYORS
7309 HANOVER GREEN DRIVE P.O. BOX 517 MECHANICSVILLE, VIRGINIA 23111
PHONE: (804) 746-5285 FAX: (804) 730-7824 EMAIL: YOUNGBLOOD-TYLER@YOUNGBLOOD-TYLER.COM

THE TOWNHOMES
AT WARWICK PLACE
PHASE II

NINTH DISTRICT CITY OF RICHMOND, VIRGINIA

PRELIMINARY
PLAN

DATE: 6/16/16

REVISIONS

DATE
9/17/2016

NOTES
PER CITY COMMENTS

DESIGNED BY: ANW
DRAWN BY: JGW
CHECKED BY: ANW

J. N.: 411-01-001
CAD FILE: PLAN.DWG

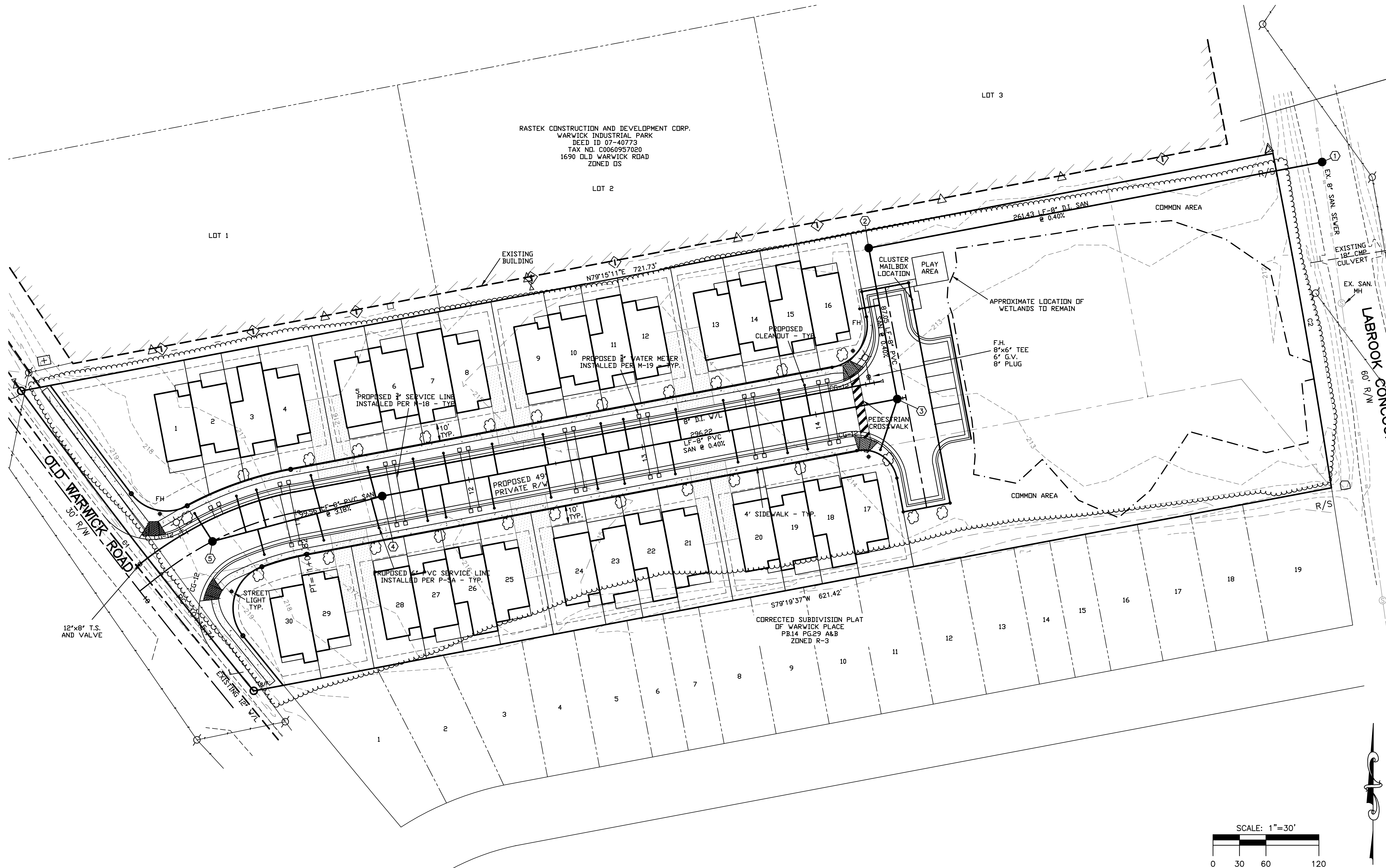
SHEET 1 OF 4

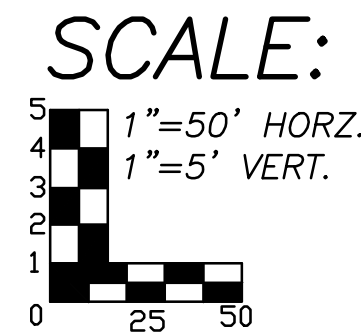
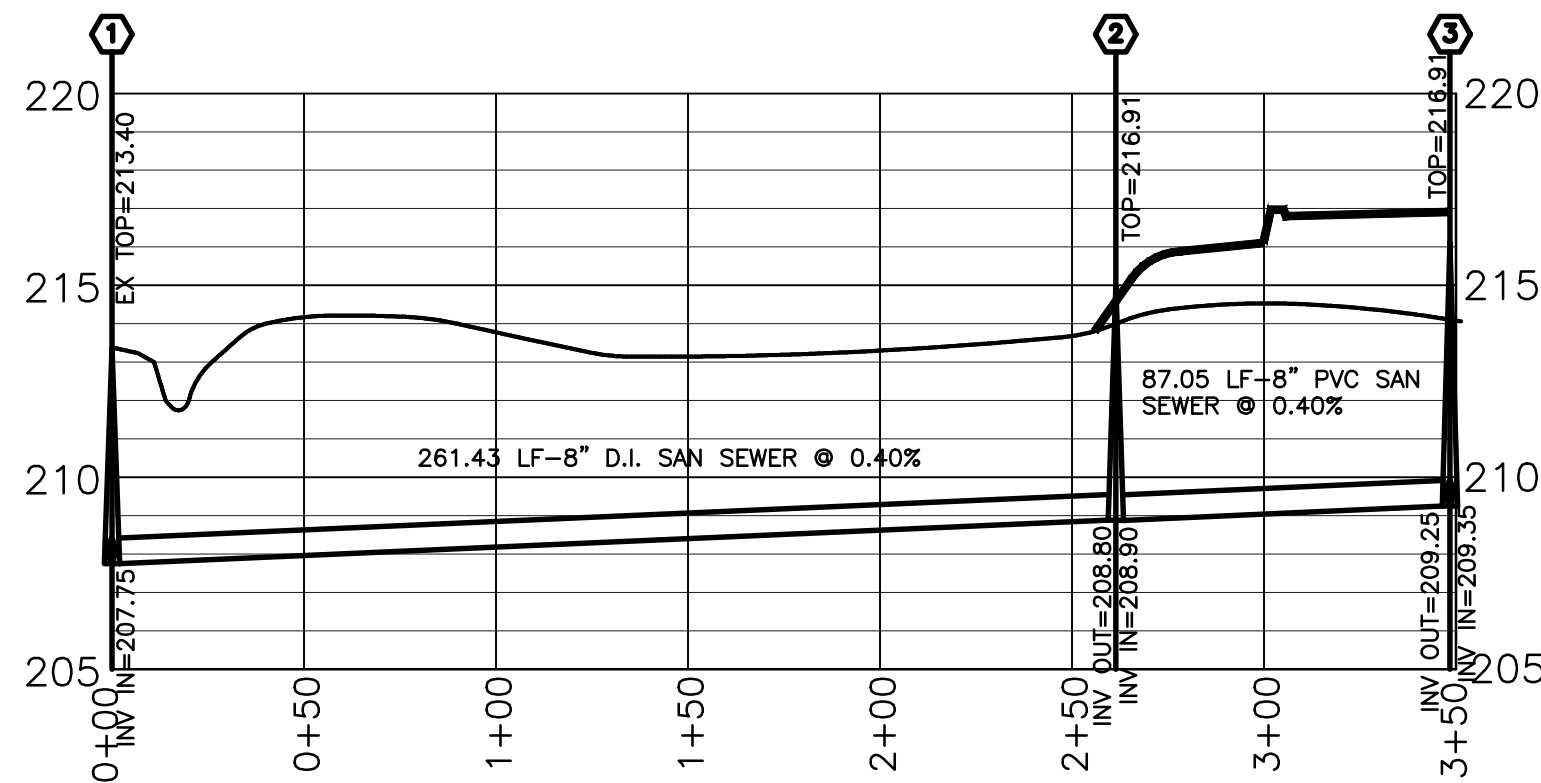
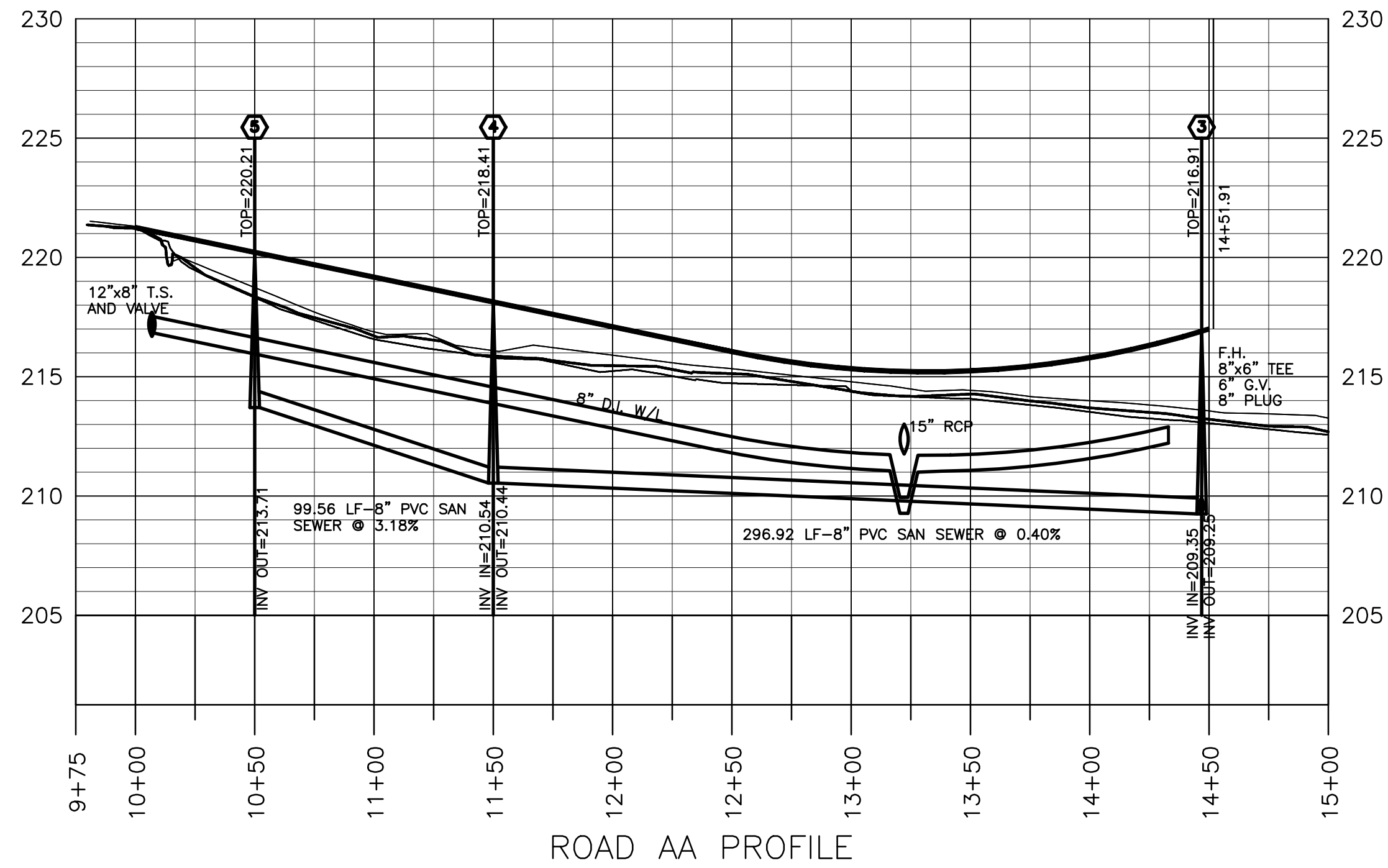
UNIT SCHEDULE

UNIT#	SQ. FT.
1	1438
2	1512
3	1353
4	1533
5	1438
6	1512
7	1353
8	1533
9	1438
10	1512
11	1353
12	1533
13	1438
14	1512
15	1353
16	1533
17	1438
18	1512
19	1353
20	1533
21	1438
22	1512
23	1353
24	1533
25	1438
26	1512
27	1353
28	1533
29	1533
30	1533

LOT AND AREAS

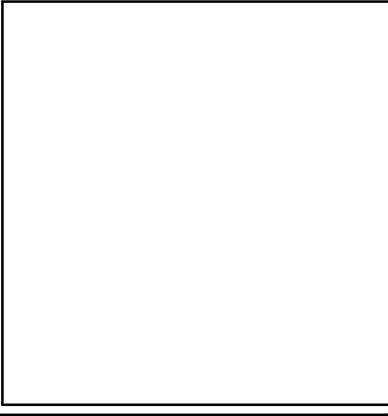
LOT	AREA S.F.
1	4,603.83
2	1,615.04
3	1,555.45
4	2,227.97
5	2,178.97
6	1,542.30
7	1,542.93
8	2,205.20
9	2,183.00
10	1,545.15
11	1,545.76
12	2,209.28
13	2,187.02
14	1,548.00
15	1,548.63
16	2,130.98
17	2,116.31
18	1,506.25
19	1,506.22
20	2,129.01
21	2,151.83
22	1,506.27
23	1,506.24
24	2,129.01
25	2,151.83
26	1,506.29
27	1,506.26
28	2,129.01
29	2,151.70
30	2,394.60

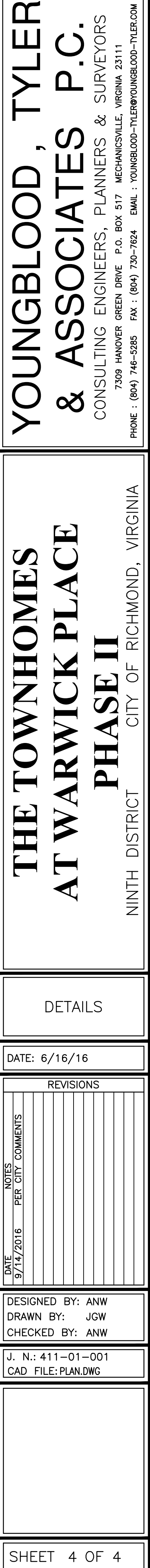
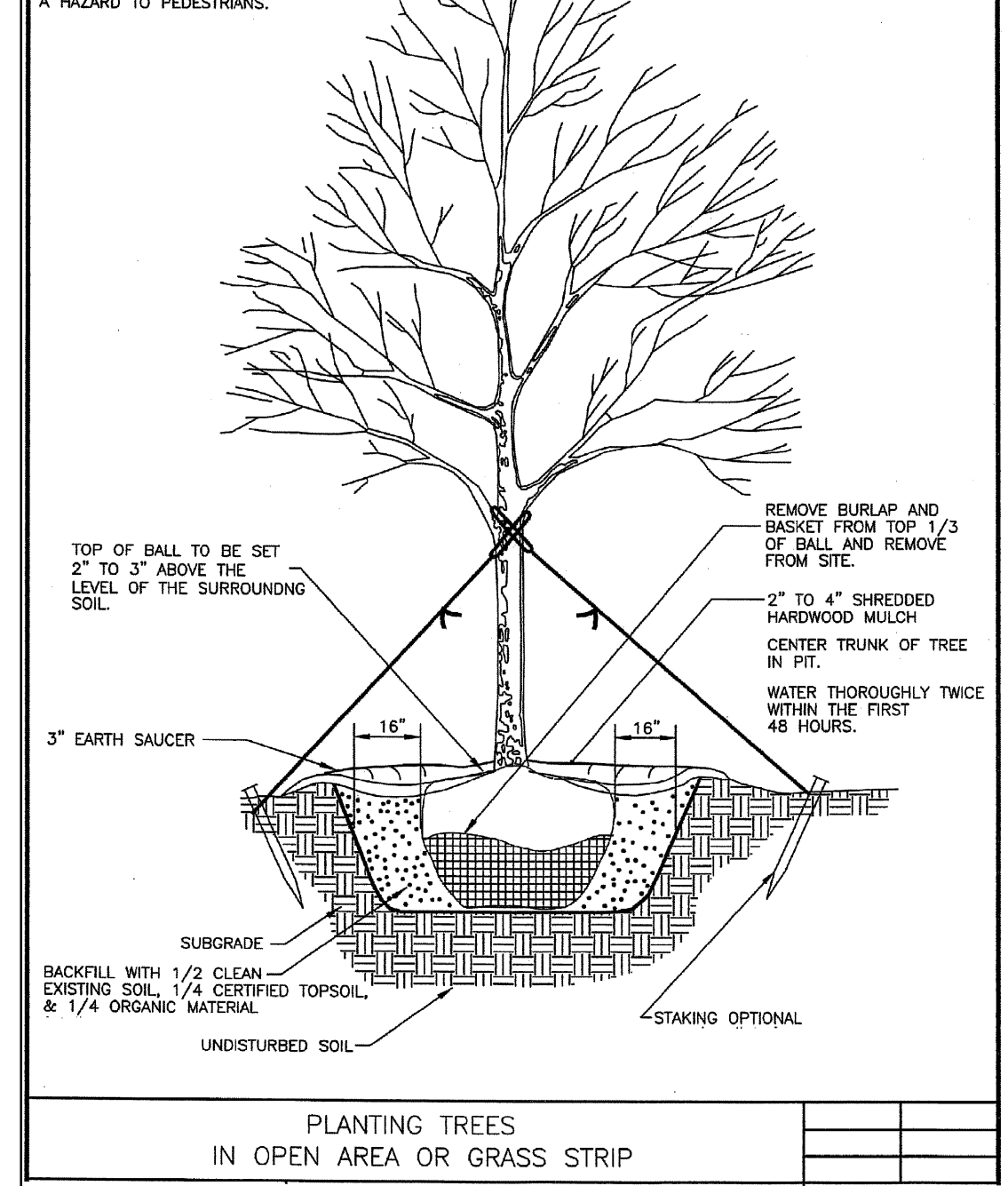
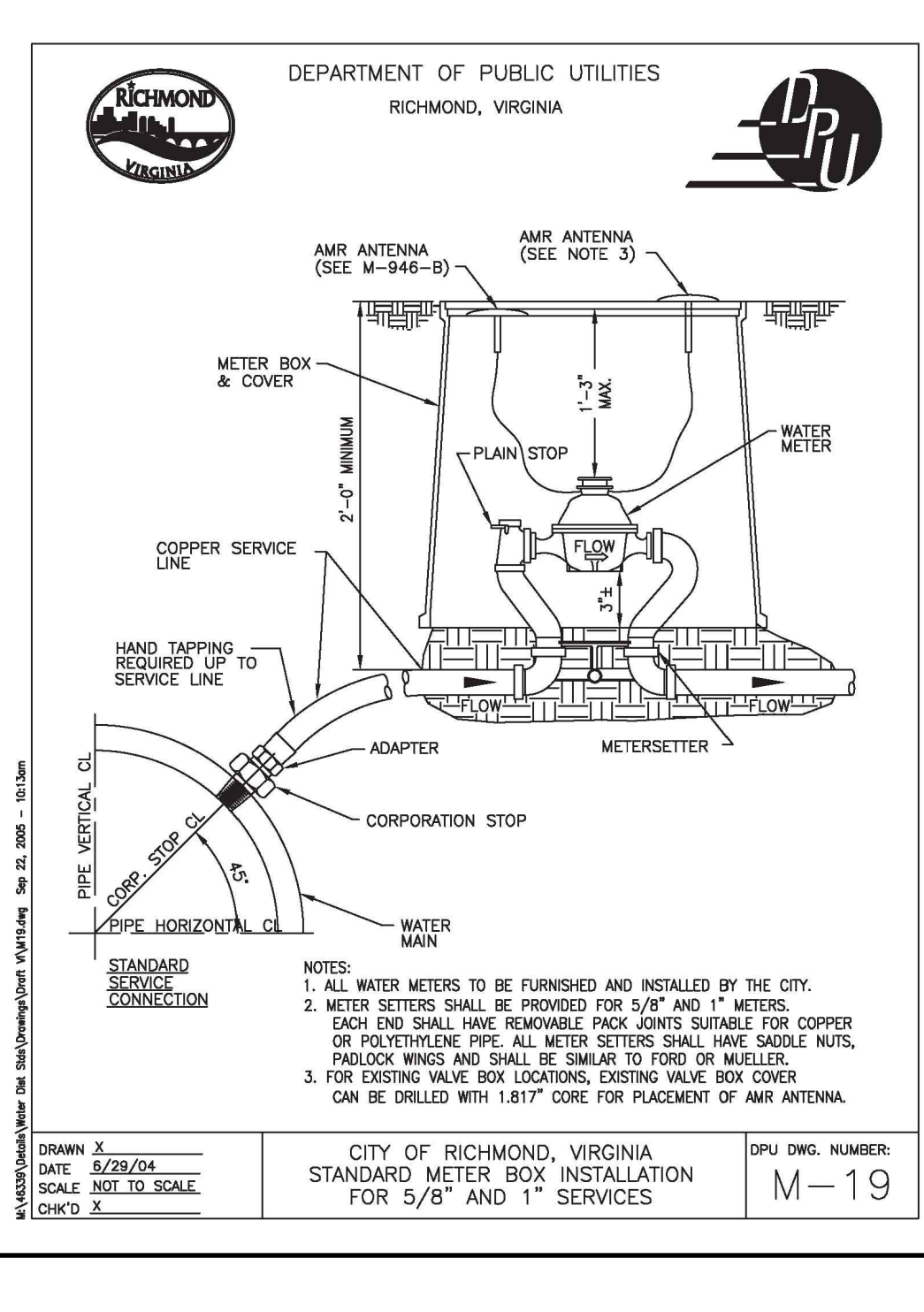
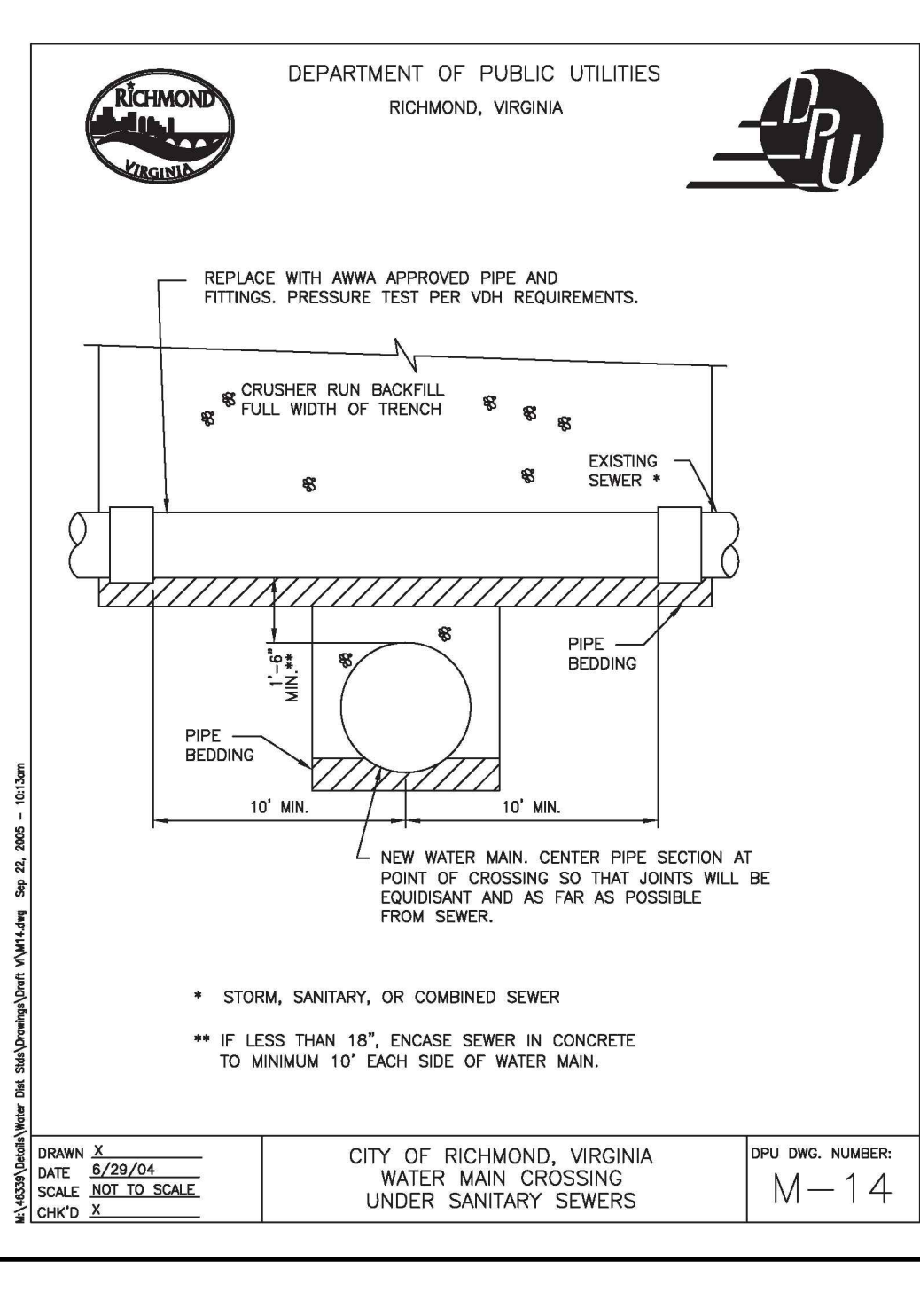
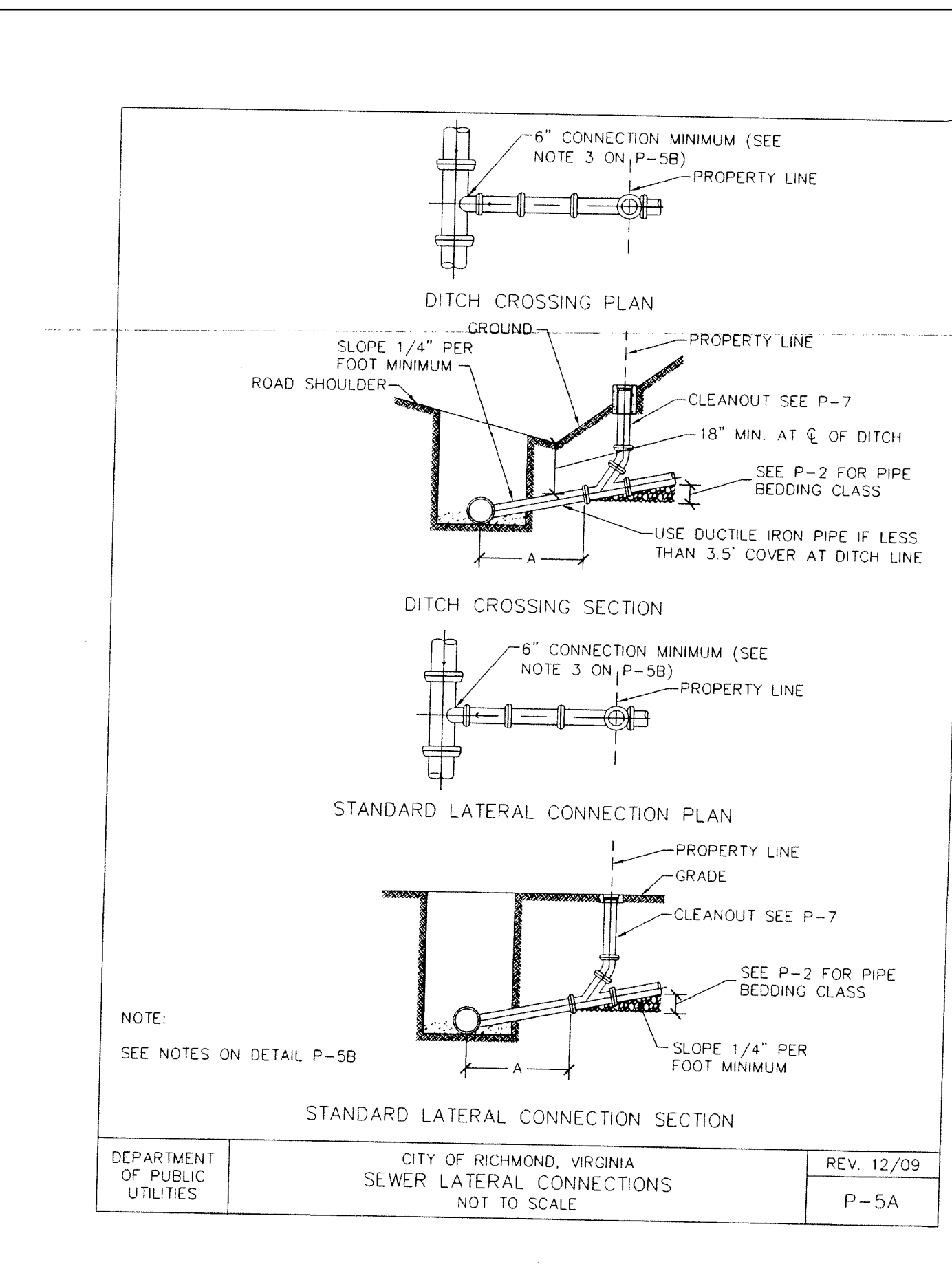




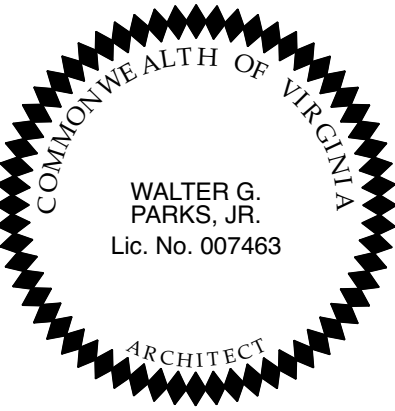
Sanitary Sewer Design												
FROM	TO	NUMBER OF UNITS	FLOW (INC)	FLOW (TOTAL)	PEAK FLOW	INVERT		LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	CAPACITY	REMARKS
			MGD	MGD	MGD	UPPER	LOWER				MGD	
5	4	8	0.0028	0.0028	0.0297	213.71	210.54	99.56	8	0.0318	1.2	
4	3	21	0.0074	0.0102	0.0844	210.44	209.35	296.92	8	0.0040	0.4	
3	2	1	0.0004	0.0105	0.0868	209.25	208.90	87.05	8	0.0040	0.4	
2	1	0	0.0000	0.0105	0.0868	208.80	207.75	261.43	8	0.0040	0.4	
1	EX	40	0.0140	0.0245	0.1727	207.75	206.96	198.00	10	0.0040	0.7	

REVISIONS	
DATE	NOTES
6/16/16	PER CITY COMMENTS





Printed on Monday, April 11, 2016
\\adamsp\Projects\15.61 Warwick II\Drawings\Warwick II.dgn



Warwick II

Old Warwick Road

Richmond, Virginia

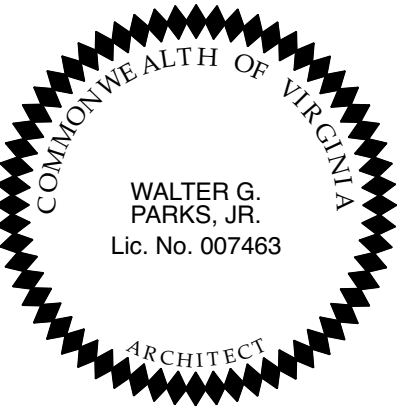
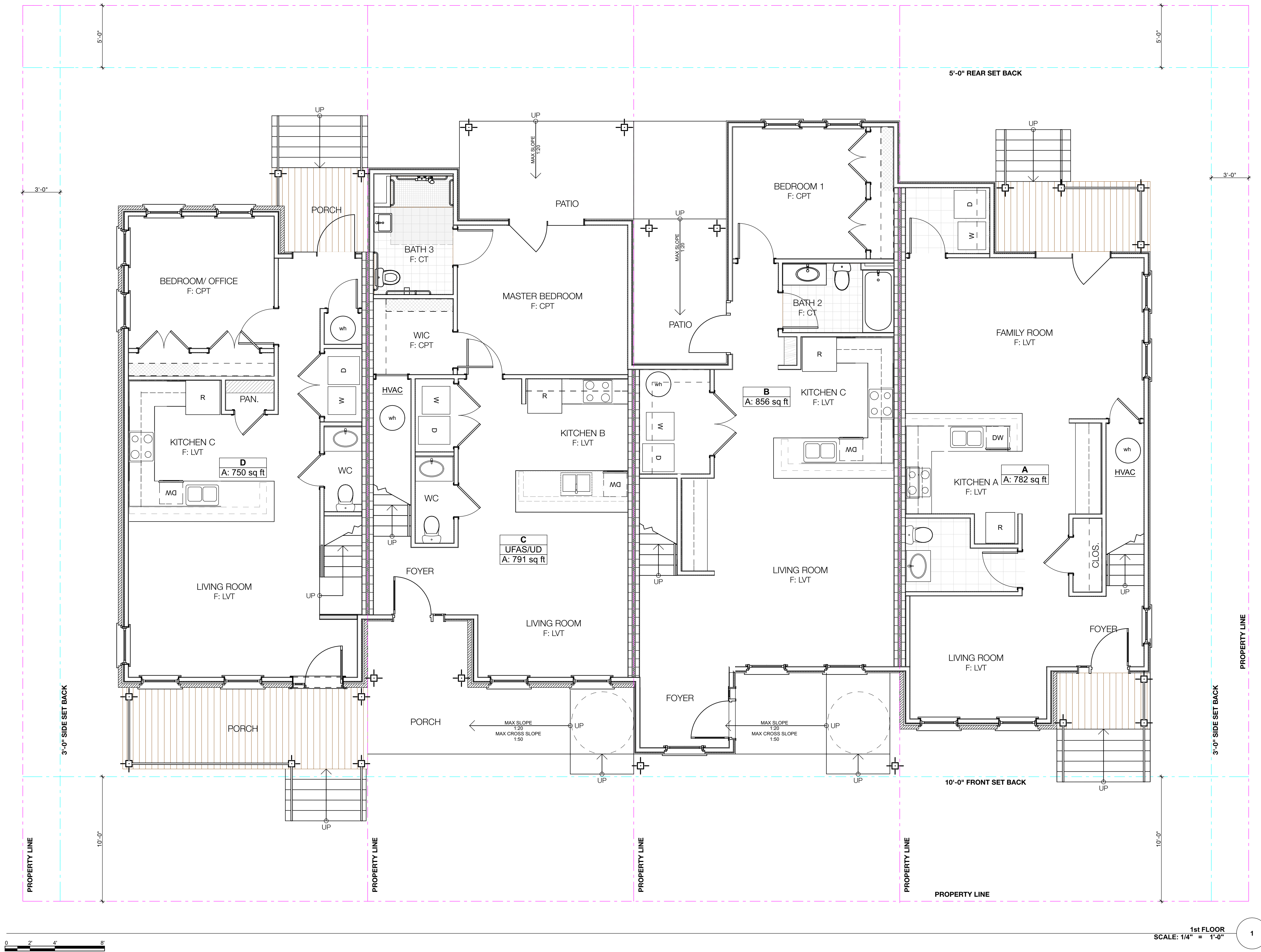
REVISIONS	
TAG	DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761 / f: 644-4763

PROJECT #: 15.61
DATE: 4/11/16

ELEVATIONS
A.3



Warwick II

Old Warwick Road
Richmond, Virginia

REVISIONS	
TAG	DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
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PROJECT #: 15.61
DATE: 4/11/16

TYPICAL FIRST
FLOOR PLANS
A.1



Warwick II
Old Warwick Road
Richmond, Virginia

REVISIONS	
TAG	DATE

walter PARKS
ARCHITECT

313 N. ADAMS STREET
RICHMOND, VIRGINIA 23220
t: 644-4761 / f: 644-4763

PROJECT #: 15.61
DATE: 4/11/16

TYPICAL SECOND
FLOOR PLANS
A.2

