

INTRODUCED: November 14, 2016

AN ORDINANCE No. 2016-296

To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwellings, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 12 2016 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2009-101-110, adopted June 8, 2009, be and is hereby amended as follows:

§ 1. That the [~~properties~~] property known as [~~6268 Old Warwick Road,~~] 6278 Old Warwick Road [~~and 241 Labrook Concourse,~~] identified as Tax Parcel [~~Nos. C0060957012,~~] No. C0060957016 [~~and C0060957034 in the 2009~~] in the 2016 records of the City Assessor, being more particularly shown on [~~sheets C1.0, C2.0, and C3.0 of~~] a survey entitled [~~“Corinna Chase,”~~ prepared by Koth Consulting, P.C., dated November 4, 2008 and last revised April 1, 2009,] “Boundary Survey, 6268 & 6278 Old Warwick Road and 241 Labrook Concourse, City of

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 12 2016 REJECTED: _____ STRICKEN: _____

Richmond, Virginia,” prepared by Youndblood, Tyler & Associates, P.C., dated September 15, 2015, a copy of which is attached to and made a part of this ordinance, is hereby permitted to be used for the purpose of the construction and occupancy of up to [~~twenty one (21)~~] 30 single-family [~~detached~~] attached dwellings substantially as shown on [~~sheets A1 and A2 of~~] the plans-entitled [~~“Corinna Chase, Old Warwick Road, Richmond Virginia,” prepared by Charpentier and Chen Achitects, P.C., and dated January 16, 2009~~] “The Townhomes at Warwick Place, Phase II, Ninth District, City of Richmond, Virginia,” prepared by Youngblood, Tyler & Associates P.C., dated June 16, 2016, and last revised September 14, 2016, copies of which are attached to and made a part of this ordinance.

§ 2. That the adoption of this ordinance shall constitute the granting of a special use permit for the property, which shall be transferable from the owner of the property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the property building permits substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the property shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the property, except as otherwise provided in this ordinance.

(b) Application for subdivision shall be made within [~~twelve (12)~~] 12 months from the effective date of this ordinance. Should the subdivision plat become invalid, in accordance with sections [~~94-8, 94-256 or 94-257~~] 25-8, 25-293 or 25-294 of the Code of the City of Richmond [~~(2004)~~] 2015, as amended, the privileges granted by this ordinance shall terminate and the special

use permit shall become null and void. Application for the first building permit shall be made within [~~twenty four (24)~~] 24 months of the recordation of the final plat. This building permit shall expire and shall become null and void if any necessary construction has not commenced within [~~one hundred eighty (180)~~] 180 days from the date of the building permit or if construction is suspended or abandoned for a period of [~~one hundred eighty (180)~~] 180 days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the first building permit not be made within [~~twenty four (24)~~] 24 months after the recordation of the final plat or should the building permit expire and become null and void after the expiration of the [~~twenty four (24)~~] 24 month time period for making application for the building permit, the privileges granted by this ordinance shall terminate and the special use permit shall become null and void.

(c) 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 subject property have been paid.

(d) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of [~~Community~~] Planning and Development Review prior to the issuance of building permits.

(e) 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 adjacent property or public streets and the use thereof.

(f) 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.

(g) Any encroachments existing, proposed on the attached 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 [~~(2004)~~ 2015, as amended.

(h) The use of the property shall be a residential development with a maximum of [~~twenty one (21)~~] 30 single-family [~~detached~~] attached dwellings, configured and arranged substantially as depicted on the attached plans.

(i) Single-family [~~detached~~] attached dwellings shall be located on lots of not less than [~~two thousand two hundred (2,200)~~] 1,500 square feet in area and a width of not less than [~~thirty four (34)~~] 20 feet. [~~Maximum lot coverage shall not exceed fifty (50) percent of the area of the lot.~~]

(j) There shall be a minimum front yard setback of [~~five (5) feet and a maximum front yard setback of eleven (11)~~] ten feet. There shall be a minimum interior and street side yard setback of three [~~(3)~~] feet required. There shall be a minimum rear yard setback of five [~~(5)~~] feet required [~~, except in cases of unenclosed and uncovered decks, which shall be required to provide a minimum rear yard setback of three (3) feet~~]. Future additions or accessory structures to the single-family attached dwellings not contemplated on the plans shall meet the above prescribed setbacks [~~and lot coverage~~] and shall not require an amendment to the special use permit granted by this ordinance.

(k) Each of the dwellings shall contain a minimum of [~~one thousand two hundred fifty (1,250)~~] 1,350 square feet of floor area. Each dwelling's floor plan shall be configured

substantially as shown on the attached plans. The widths of individual dwellings shall not be less than ~~[eighteen (18)]~~ 20 feet. A maximum of four dwellings shall be attached in a series, substantially as shown on the attached plans.

(l) No building or structure erected on the premises shall exceed thirty-five (35) feet in height.

(m) Exterior building materials shall be substantially in conformance with those shown on the attached plans, which do not allow the installation of vinyl siding on the exterior of any ~~[single family detached]~~ dwelling. All first story porches on the principal façade of each ~~[single family detached]~~ dwelling shall be covered with a solid roof.

(n) All ~~[parcels shall include]~~ driveways shall be paved with an all-weather, dust-free surface ~~[with minimum dimensions of eight (8) feet in width and forty (40) feet in depth],~~ substantially as depicted on the attached plans.

(o) A subdivision must be approved by the City Planning Commission and recorded prior to the issuance of building permits. Access to the individual lots shall be via a ~~[public]~~ private street, substantially as depicted on the attached plans. The means of access to each lot shall be approved by the Director of Public Works, the Chief of Police and the Chief of Fire and Emergency Services. Concurrent with the recordation of the subdivision plat approved by the City, appropriate easements, agreements or covenants, which must provide for permanent public access and the perpetuation and maintenance of the private street, shall be approved as to form by the Office of the City Attorney and recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia. [Said street shall provide a paved travel surface consisting of a width of sixteen (16) feet as well as two (2) parallel parking lanes, each of seven (7) feet in width, as shown on the attached plans.] A ~~[fifteen (15)]~~ 15 foot right-of-way dedication to Old Warwick Road, as shown on the

[~~attached~~] plans attached to Ordinance No. 2009-101-110, adopted June 8, 2009, shall be made at the time of final subdivision.

(p) Signage shall be provided substantially in accordance with the design and dimensions that are shown on the [~~attached~~] plans attached to Ordinance No. 2009-101-110, adopted June 8, 2009. Such sign shall not be internally illuminated, but may be illuminated by external means, provided that the source of illumination is not visible from adjacent properties and public streets.

(q) A final landscape plan and schedule indicating the typical species, planting size at the time of installation, and location, to be approved by the Director of [~~Community~~] Planning and Development Review, shall be required as part of the final subdivision plat. Landscaping plans shall be required for the streetscape, the stormwater management area, and any other common spaces. Deciduous, shade-producing street trees that are native to the region (single stemmed river birch, yellowwood, black gum, or suitable alternative as determined by the Director of [~~Community~~] Planning and Development Review [~~or the Director of Public Works~~] and that are at least two (2) inches in caliper at the time of planting shall be provided along both sides of all streets at approximately [~~thirty five (35)~~] 35 feet on center. Landscaping, in accordance with the approved schedule, shall be provided on a lot by lot basis and installed prior to the issuance of a final certificate of occupancy for the dwelling on the lot.

(r) [~~A lighting plan shall be approved by the Director of Community Development as part of the final subdivision plat. Pedestrian sealed street lighting, substantially in accordance with that shown on the attached plans or of a type approved by the Director of Public Utilities, shall be provided along both sides of the proposed public street.~~] Street lighting shall be as shown on the attached plans. Lighting fixture height shall not exceed 20 feet.

(s) A temporary sales office trailer may be located on the site provided that such trailer shall be subject to normal zoning as it applies to temporary trailers as an accessory use within the R-1 Single-Family Residential District.

(t) Concurrent with the recordation of the subdivision plat approved by the City, restrictive covenants enforceable by the Homeowners' Association describing development controls, lot maintenance and maintenance responsibilities for all common areas within such subdivision, including but not limited to, maintenance of the entrance feature, stormwater management facilities and maintenance of landscaped areas, must be approved as to form by the Office of the City Attorney and recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

(u) Certificates of occupancy may be issued on a unit-by-unit basis, provided that adequate access, parking, utilities and drainage facilities are provided as verified by the Commissioner of Buildings, the Director of Public Works and the Director of Public Utilities.

(v) No fewer than 1.5 parking spaces per unit shall be provided, as shown on the attached plans. All parking spaces shall be paved with an all-weather, dust-free surface, and parking spaces shall be delineated.

(w) No Final Certificates of Occupancy may be issued prior to the installation of the sidewalks shown on the attached plans. The Commissioner of Buildings is authorized to issue a certificate of occupancy for the special use for which this ordinance provides subject to the terms and conditions set forth in this ordinance. An application for the certificate of occupancy shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of occupancy is not made with the time period stated in the

previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 4. That the privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of section [~~114-1050.7~~] 30-1050.7 through [~~114-1150.11~~] 30-1150.11 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, if (a) the property owner does not abate the violation within [~~thirty~~] (30) 30 days of the issuance of the notice or (b) three [~~(3)~~] notices of violations are issued to the property owner within any [~~twelve~~-(12)] 12 month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [~~114-1080~~] 30-1080 of the Code of the City of Richmond [~~(2004)~~] (2015), as amended, or any other applicable laws or regulations.

§ 5. This ordinance shall be in force and effect upon adoption.

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

City of Richmond

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

Item Request
File Number: PRE. 2016-298

4-5811

O & R REQUEST


OCT 20 2016

O & R Request


Chief Administration Office
EDITION of Richmond

DATE: October 18, 2016

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor (by request) 
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee Glenn, Chief Administrative Officer 

THROUGH: Peter L. Downey, Jr., Deputy Chief Administrative Officer for Economic Development and Planning 

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review 

RE: To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwelling units, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To amend and reordain Ord. No. 2009-101-110, adopted Jun. 8, 2009, which authorized the special use of 6278 Old Warwick Road, for the purpose of permitting up to 30 single-family attached dwelling units, upon certain terms and conditions.

REASON: The property is subject to special use permit ordinance no. 2009-101-110, which authorized 21 single-family detached dwellings on the property. The applicant has requested a special use permit amendment to authorize 30 single-family attached dwelling units.

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 December 5, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a total of 129,243 SF (2.967 acres) of vacant land

located in the Midlothian neighborhood of the Midlothian planning district, fronting on Old Warwick Road and Labrook Concourse.

The City of Richmond's Master Plan designates the subject property as part of a larger Economic Opportunity Area. This designation denotes areas that "are intended to provide flexibility for future development, provided that such development enhances the economic base of the city, does not negatively impact its surroundings, and provides tax base and employment opportunities." Furthermore, "the southern portion of the [Midlothian Turnpike] corridor is intended to provide an opportunity for a variety of non-residential developments" (p. 219).

The Plan also states that "priority should be given to those uses that can generate substantial tax revenues and jobs and contribute to the overall enhancement of the corridor. Retail fronting Midlothian Turnpike and high density housing as a secondary use would also be appropriate." Existing wetlands should be incorporated into developments as a natural amenity (p. 219).

The Master Plan lists general polices for new housing throughout the City, including: "Promote the development of new, high-quality housing" and "encourage the development of a range of housing types, styles and prices" (p. 100).

The subject property is located in the R-3 Single-Family Residential District and is subject to special use permit ordinance no. 2009-101-110, which authorized 21 single-family detached dwellings on the property. Properties to the south and west are also located in the R-3 Single-Family Residential District, property to the north is located in the OS Office-Service District, and property to the east is located in the B-3 General Business District.

A mix of single-family residential, institutional, vacant, industrial, commercial, and governmental land uses are present in the vicinity of the subject property.

FISCAL IMPACT / COST: The Department 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: \$1,800.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: November 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: December 12, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
December 5, 2016.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amendment of Ordinance No. 2009-101-110

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form & Applicant's Report, Plans, Survey, Map

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
804-646-6308

PDR O&R No. 16-28



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) 646-8304
<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

RECEIVED

JUN 27 2016

Project Name/Location

Project Name: THE TOWNHOMES AT WARWICK PLACE PHASE II Date: 6/15/16

LAND USE ADMINISTRATION

Property Address: 6778 OLD WARWICK ROAD Tax Map #: C0060927016

Fee: \$1800 Total area of affected site in acres: 2.966
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-3

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: VACANT

Is this property subject to any previous land use cases? TOWNHOMES

Yes No
 If Yes, please list the Ordinance Number:

2009-101-110

Applicant/Contact Person: ADAM WERNER, PE

Company: YOUNGBLOOD, TYLER & ASSOCIATES, PC

Mailing Address: 7309 HANOVER GREEN DRIVE

City: MECHANICSVILLE State: VA Zip Code: 23111

Telephone: (804) 746-5285 Fax: (804) 730-7624

Email: awerner@youngblood-tyler.com

Property Owner: NEW WARWICK TOWNHOMES 2, LLC

If Business Entity, name and title of authorized signee: GERALD BURR, JR. 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: 204 RIVERS BEND BLVD, SUITE A

City: CHESTER State: VA Zip Code: 23836

Telephone: (804) 530-2109 Fax: (804) 530-1424

Email: junior@sbury.net

Property Owner Signature: Gerald 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)

9406C ~~WARWICK~~ SUP

TO: CITY OF RICHMOND, VIRGINIA

FROM: ADAM N. WERNER, P.E.

**RE: SUP AMENDMENT APPLICATION REPORT – THE TOWNHOMES AT WARWICK PLACE PHASE II
(FORMERLY CORRINA CHASE)**

This memorandum is being written to accompany a Special Use Permit Amendment request that is being filed on behalf of Warwick Holdings, LLC. The subject property is located in the Ninth District, nestled between Old Warwick Road and LaBrook Concourse approximately 0.4 miles south of Midlothian Turnpike (U.S. Route 60).

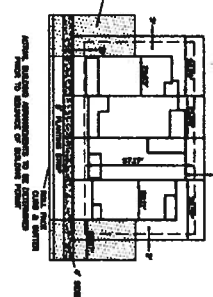
The original Special Use Permit approved as Ordinance Number 2009-101-110 in June 2009 proposed 21 single family units on 2.966 acres. In this initial approval, the layout consisted of one proposed public road with row style houses on either side, ending in a hammerhead type cul-de-sac. The proposed road was accessed off of Old Warwick Road. There was an area of wetlands on the eastern portion of the property that prohibited a connection to be made with Labrooke Concourse.

We are now proposing 30 townhome units instead of the 21 row houses. While the density increases, the road layout and connection to Old Warwick Road remains the same. We are calling this project The Townhomes at Warwick Place Phase II as a continuation of the highly successful Townhomes at Warwick Place development that this same development team put together and is located just south of the property. The architecture of our units will be consistent with the architecture in Phase I. Sidewalks will be provided on both sides of the road to provide convenient access to all the eventual residents of the development. Landscaping and lighting will be provided for both the attractiveness and safety of the community. Traffic from the community will be approximately 300 vehicle trips per day, however as with Phase I, the proximity to the GRTC Transit System will alleviate this estimate. The “hammerhead” style cul-de-sac is designed for a fire apparatus and fire hydrants will be provided in order to provide sufficient coverage to the residents. The Richmond Outreach Center is across Old Warwick Road. There are several single family residences and numerous residential subdivisions in the area. An assortment of preferred retail shops are located along Midlothian Turnpike.

Based on these items, the proposed development would seem to fit in to the community and would not:

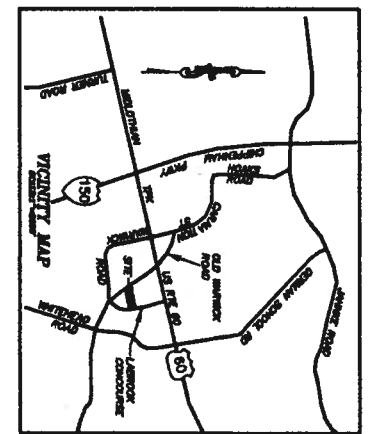
- 1. be detrimental to the safety, health, morals and general welfare of the community involved;**
- 2. tend to create congestion in the streets, roads, alleys and other public ways and places in the areas involved;**
- 3. create hazards from fire, panic or other dangers;**
- 4. tend to cause overcrowding of land and an undue concentration of population;**
- 5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;**
or
- 6. interfere with adequate light and air.**

1. THIS PRELIMINARY PLAN IS THE PROPERTY OF YOUNGBLOOD, TYLER & ASSOCIATES, P.C. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
2. THE DESIGNER HAS ASSURED THAT THE PLAN IS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES, CODES AND REGULATIONS.
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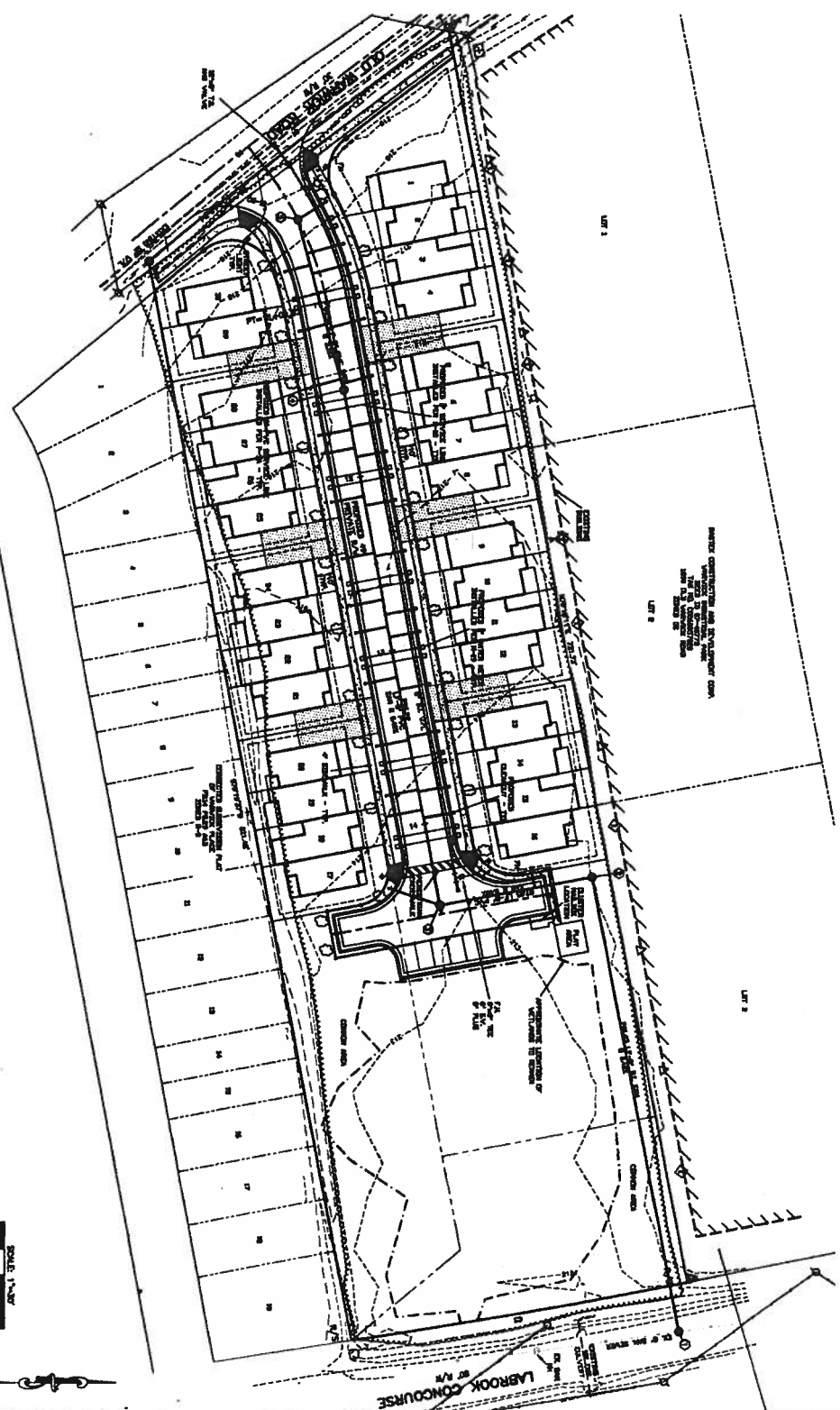
LEGEND

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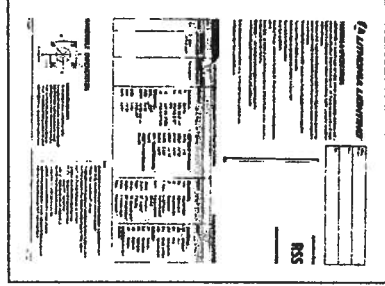
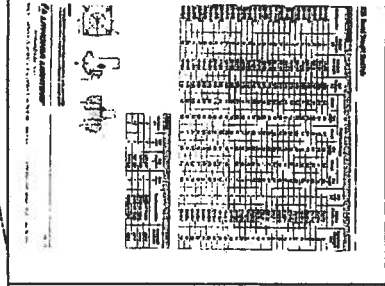
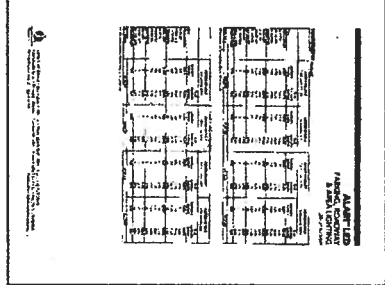
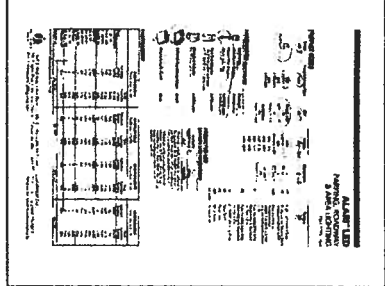
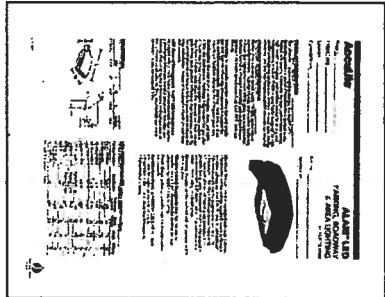
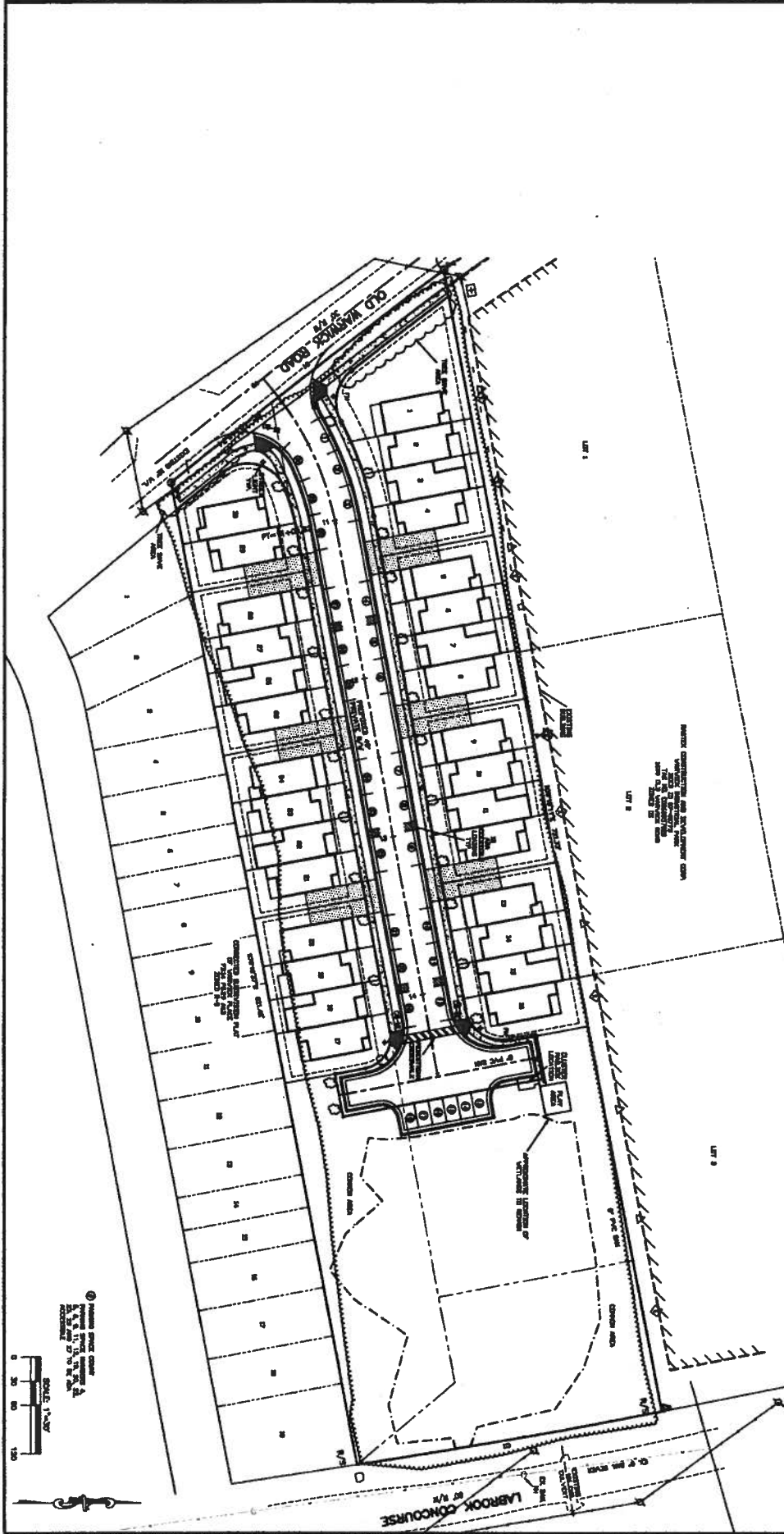


UNIT SCHEDULE

UNIT NO.	SQ. FT.	DATE	STATUS
1	1,200	8/18/18	UNDER REVIEW
2	1,200	8/18/18	UNDER REVIEW
3	1,200	8/18/18	UNDER REVIEW
4	1,200	8/18/18	UNDER REVIEW
5	1,200	8/18/18	UNDER REVIEW
6	1,200	8/18/18	UNDER REVIEW
7	1,200	8/18/18	UNDER REVIEW
8	1,200	8/18/18	UNDER REVIEW
9	1,200	8/18/18	UNDER REVIEW
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49	1,200	8/18/18	UNDER REVIEW
50	1,200	8/18/18	UNDER REVIEW



SHEET 1 OF 4	PRELIMINARY PLAN DATE: 8/18/18 YOUNGBLOOD, TYLER & ASSOCIATES, P.C.	<h2 style="margin: 0;">THE TOWNHOMES AT WARWICK PLACE PHASE II</h2> <p style="margin: 0;">NINTH DISTRICT CITY OF RICHMOND, VIRGINIA</p>	<h2 style="margin: 0;">YOUNGBLOOD, TYLER & ASSOCIATES P.C.</h2> <p style="margin: 0; font-size: small;">CONSULTING ENGINEERS, PLANNERS & SURVEYORS 2300 HUNTERS GREEN DRIVE, P.O. BOX 877, RICHMOND, VIRGINIA 23111 PHONE: (804) 743-6888 FAX: (804) 743-7888 EMAIL: YOUNGBLOOD@YOUNGBLOOD-TYLER.COM</p>
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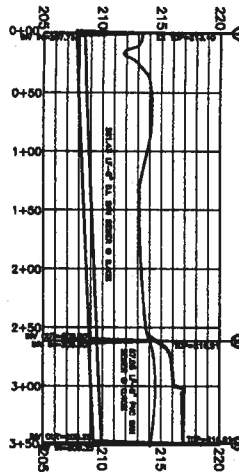
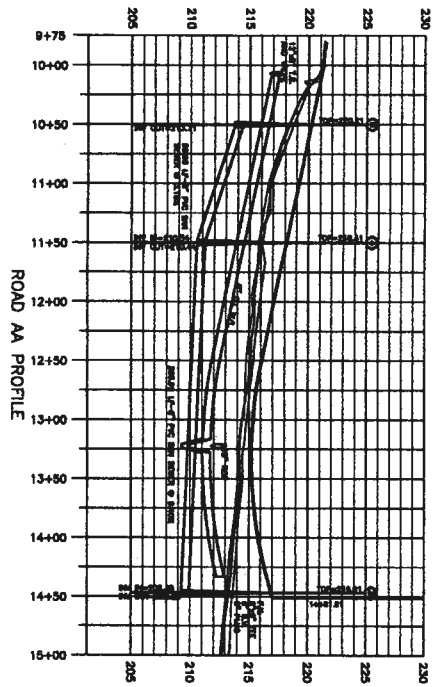


SHEET 2 OF 4
 SCALE: 1"=50'
 0 50 100 150

PRELIMINARY PLAN
 DATE: 8/11/18
 DRAWN BY: JMM
 CHECKED BY: JMM
 DATE: 8/11/18

**THE TOWNHOMES
 AT WARWICK PLACE
 PHASE II**
 NINTH DISTRICT CITY OF RICHMOND, VIRGINIA

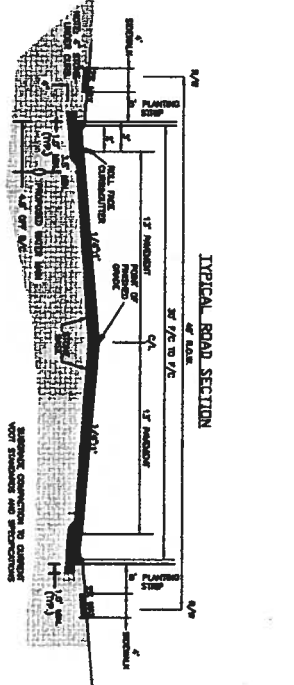
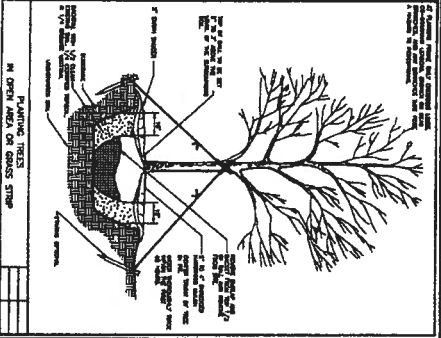
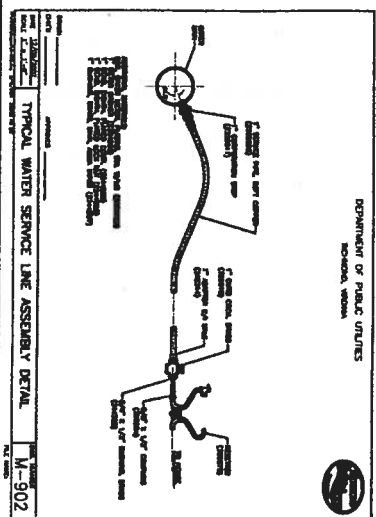
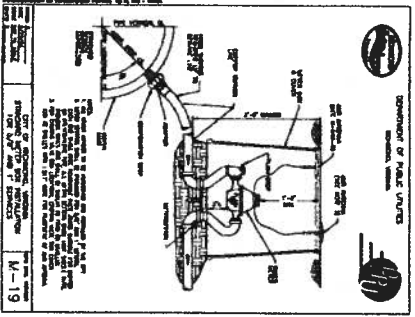
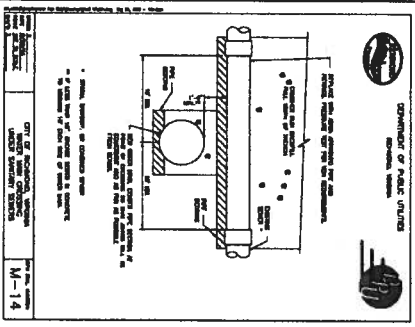
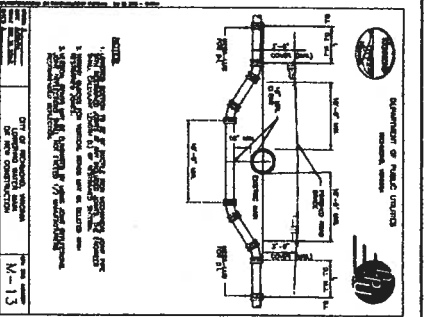
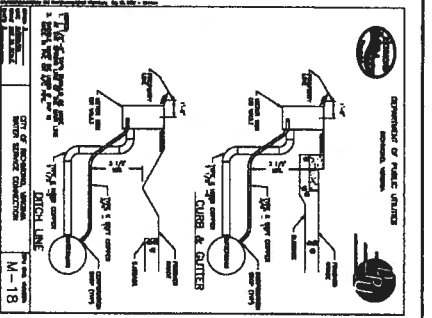
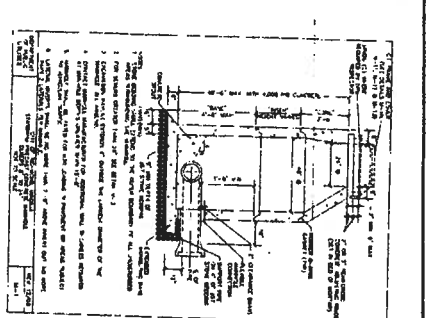
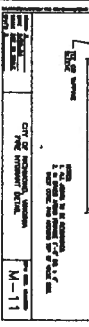
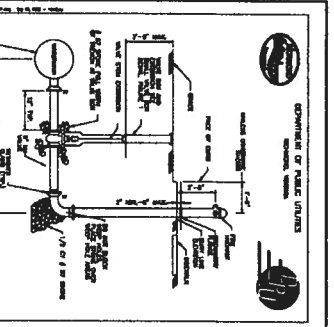
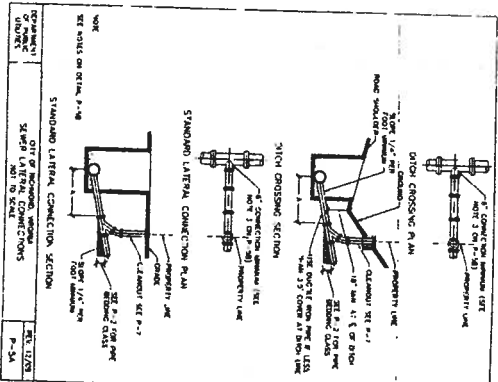
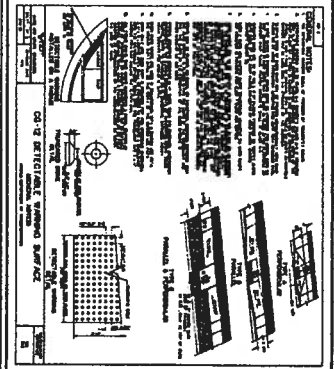
**YOUNGBLOOD, TYLER
 & ASSOCIATES P.C.**
 CONSULTING ENGINEERS, PLANNERS & SURVEYORS
 7000 BRIMMER GREEN DRIVE, P.O. BOX 817, RICHMOND, VIRGINIA 23214
 PHONE: (804) 770-8800 FAX: (804) 770-7000



SCALE:
 1" = 10' VERT.
 1" = 50' HORIZ.

Sanitary Sewer Design

FROM	TO	NUMBER OF UNITS	FLOW (MGD)		PEAK FLOW (MGD)	INVERT		LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	CAPACITY (MGD)	REMARKS
			MGD	TOTAL		UPPER	LOWER					
3	4	8	0.0028	0.0028	0.0237	213.77	210.54	66.58	8	0.0318	1.2	
4	3	21	0.0076	0.0076	0.0644	210.44	208.35	208.02	8	0.0040	0.4	
3	2	1	0.0004	0.0102	0.0088	208.25	208.00	87.05	8	0.0040	0.4	
2	1	0	0.0000	0.0105	0.0088	208.00	207.75	261.43	8	0.0040	0.4	
1	EX	40	0.0140	0.0245	0.1727	207.75	204.06	186.00	10	0.0040	0.7	



**THE TOWNHOMES
AT WARWICK PLACE
PHASE II**

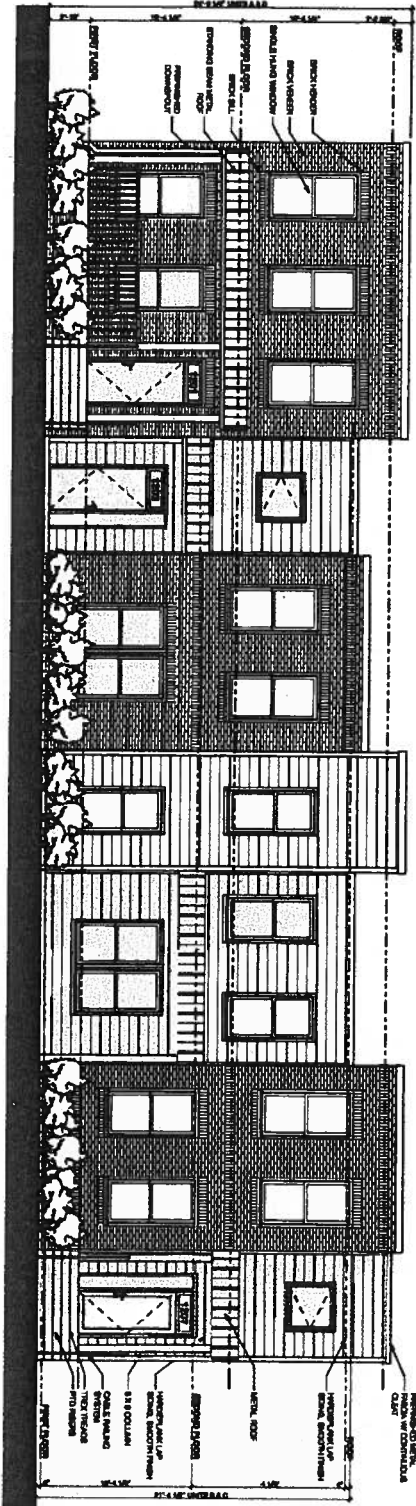
NINTH DISTRICT CITY OF RICHMOND, VIRGINIA

**YOUNGBLOOD, TYLER
& ASSOCIATES P.C.**

CONSULTING ENGINEERS, PLANNERS & SURVEYORS

7200 WASHINGTON DRIVE SUITE 200 FALLS CHURCH, VIRGINIA 22041
PHONE: (703) 748-2800 FAX: (703) 748-1800

DATE: 6/18/18	DESIGNED BY: JMM
CHECKED BY: JMM	DATE: 6/18/18
PROJECT: THE TOWNHOMES AT WARWICK PLACE PHASE II	SHEET: 4 OF 4



ELEM003-10/15/11-1

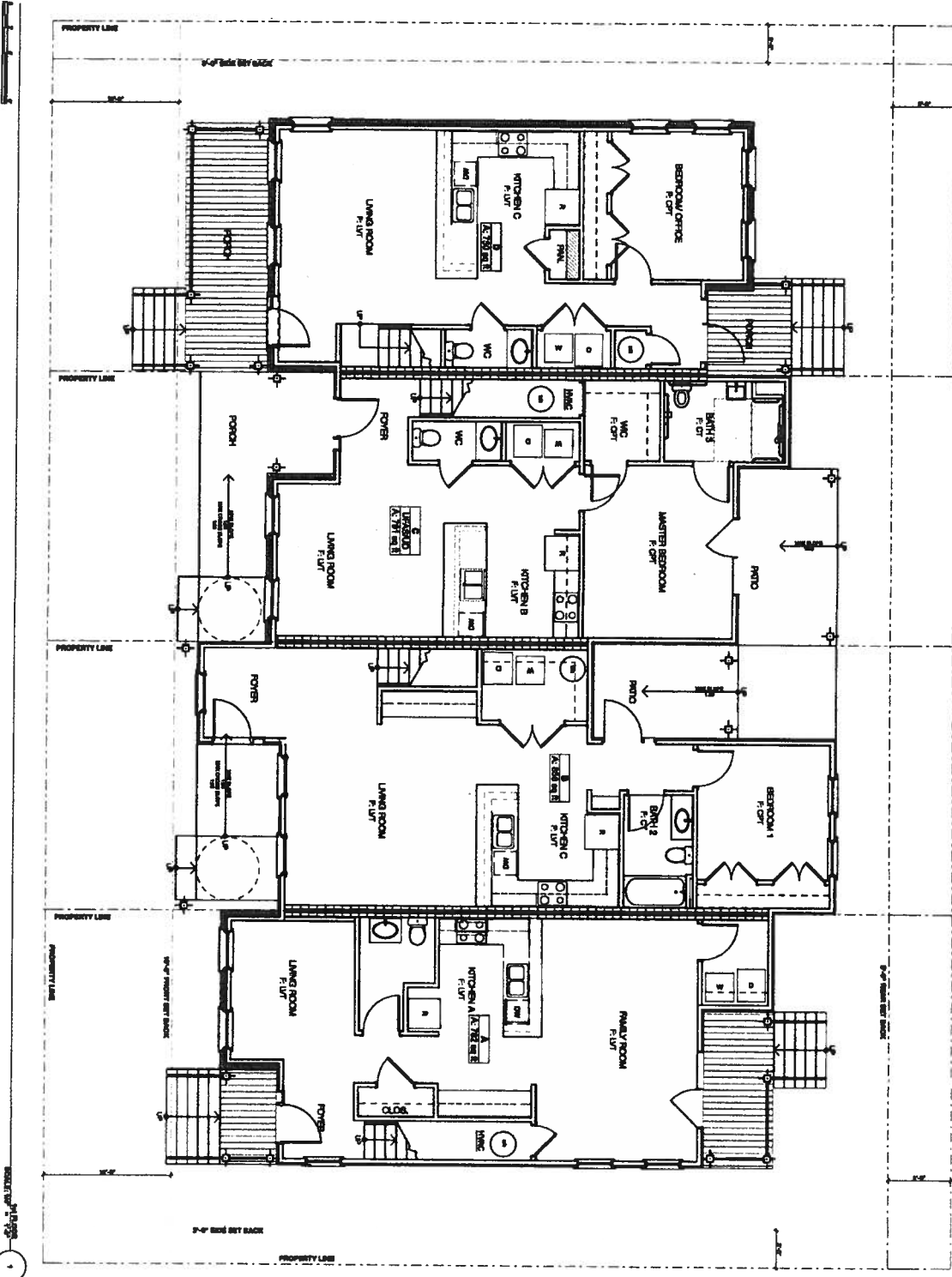
ELEMENTS
A.3

WALTER PARKS ARCHITECT
 515 N. ADAMS STREET
 RICHMOND, VIRGINIA 23284
 1 BREWERY / CULDEVEY
 PHONE: 804.625.8441
 DATE: 10/15/11

REVISIONS	DATE

Warwick II
 Old Warwick Road
 Richmond, Virginia





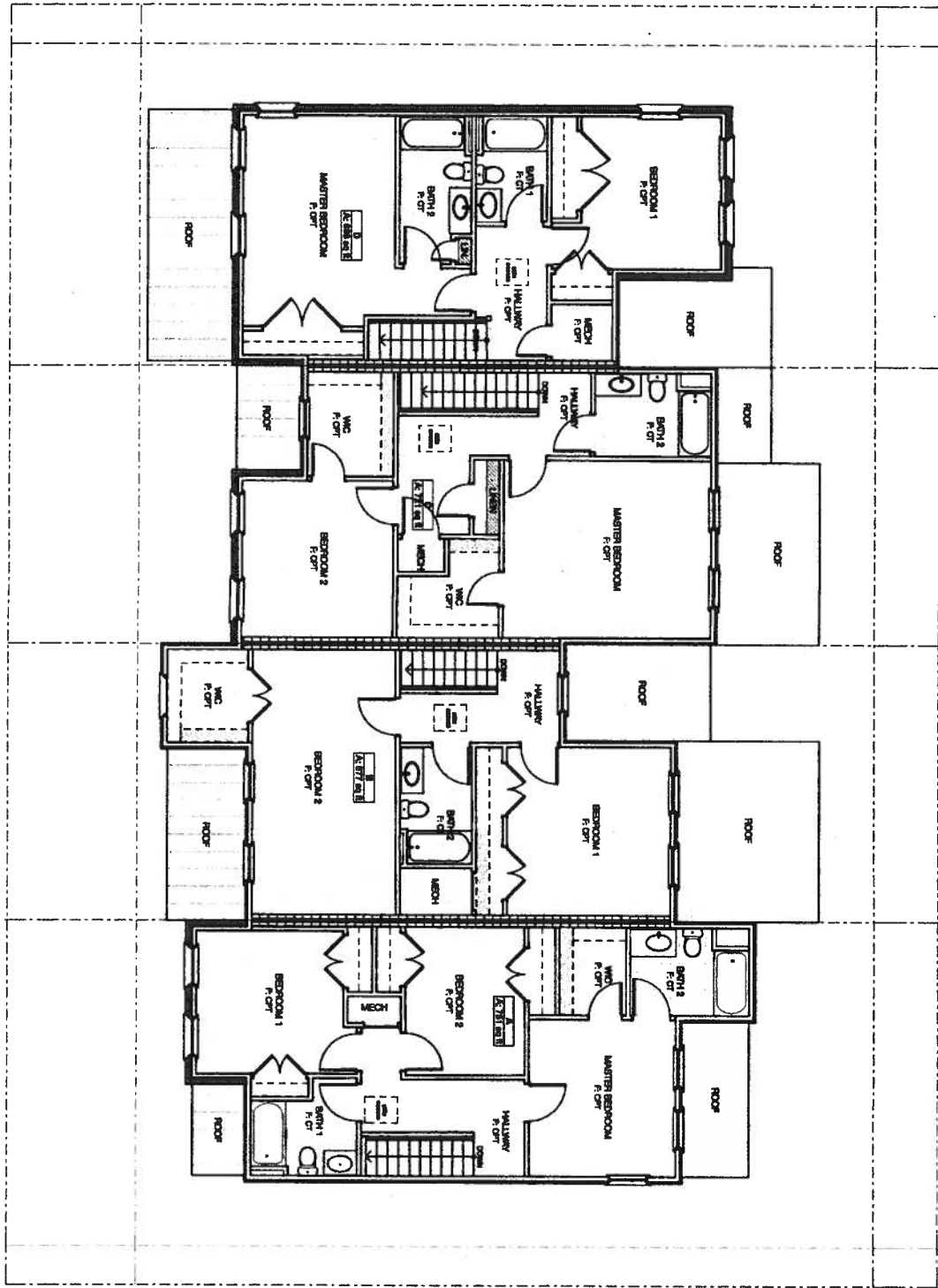
TYPICAL FIRST FLOOR PLANS
A.1

Warwick PARKS
 ARCHITECT

NO.	DATE	DESCRIPTION

Warwick II
 Old Warwick Road
 Richmond, Virginia





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



Warwick II
 Old Warwick Road
 Richmond, Virginia

NO.	DESCRIPTION	DATE

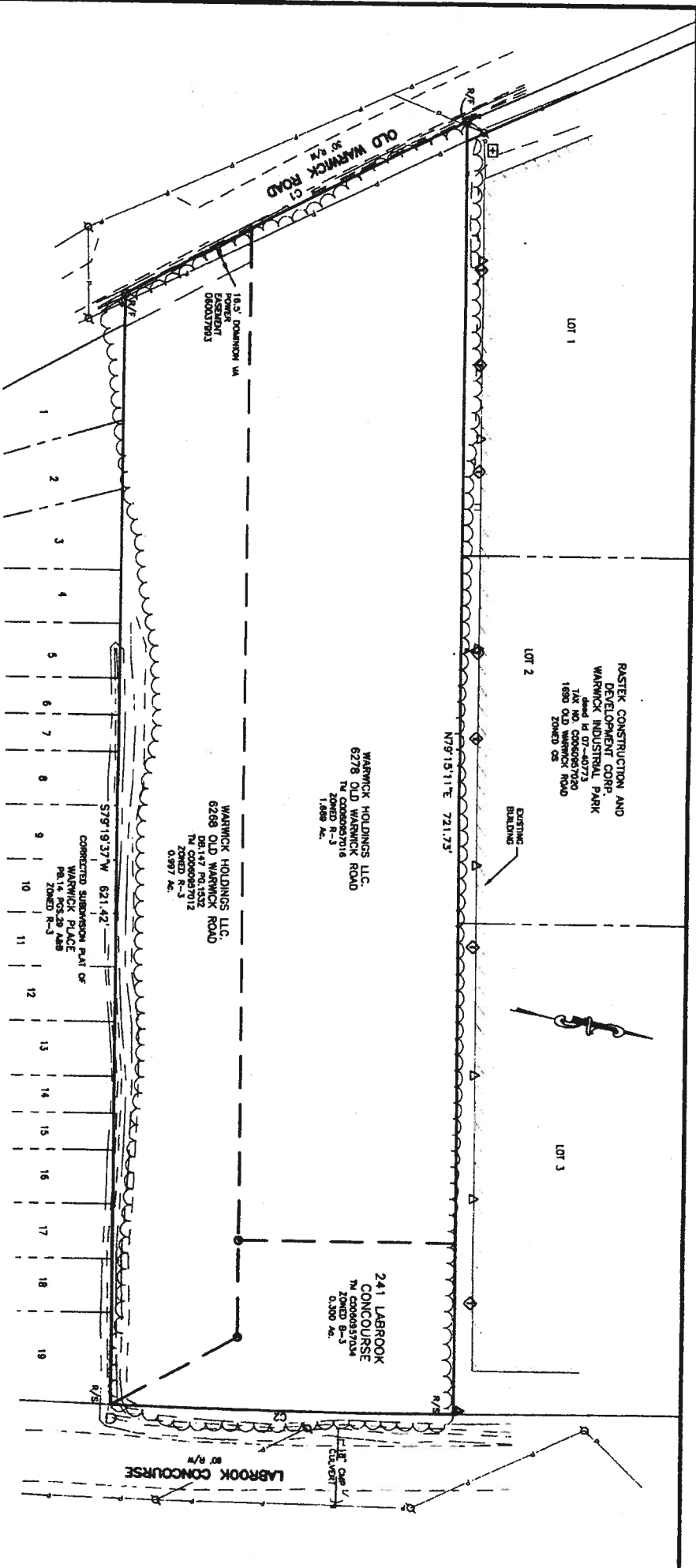
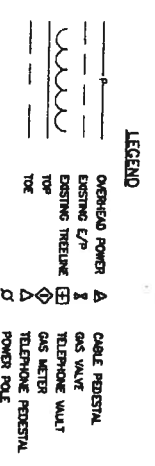
WALTER PARKS
 ARCHITECT

205 S. GARDNER STREET
 RICHMOND, VIRGINIA 23284
 (804) 781-1234
 FAX (804) 781-1235
 PROJECT # 14841
 DATE: 01/14/04

1
 TYPICAL SECOND
 FLOOR PLANS
 A.2

REF: OLD WARWICK, LLC TO WARWICK HOLDINGS, LLC
 DEED REF: 10 2015-12111
 PLAY REF: WEST NO. 080019171
 PLANNING PLANET & LAND SURVEYING 241 LABROOK CONCOURSE, 6268
 OLD WARWICK ROAD & 6278 OLD WARWICK ROAD TOTALING 2.887 AC.
 OVERALL AREA 2.887 ACRES
 THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND
 MAY BE SUBJECT TO ENCUMBRANCES OR RECORDS WHICH ARE NOT SHOWN ON
 THIS PLAN.
 THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN
 ZONE "C" AS GEOMETRICALLY SHOWN ON THE FLOOD HAZARD ZONING
 COMMUNITY PANEL NUMBER 51012800101. EFFECTIVE DATE: APRIL 2, 2006.
 THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE
 DATA OR INFORMATION. THE LOCAL FEMALE AGENT SHOULD BE CONTACTED
 FOR VERIFICATION.
 THE LAND BOUNDARY SHOWN IS BASED ON A CURRENT FIELD SURVEY AND
 PER MONUMENTS FOUND.

CURVE	POINTS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETA ANGLE	TANGENT
C1	4012.56	214.98'	214.87'	N 37°44'30" W	37°44'	107.52'
C2	4504.44	192.38'	192.37'	S 09°55'53" E	72°55'	96.20'



BOUNDARY SURVEY
6268 & 6278
OLD WARWICK ROAD
AND
241 LABROOK CONCOURSE
 CITY OF RICHMOND, VIRGINIA

DATE: SEPT. 15, 2015 SHEET: 1 OF 1 SCALE: 1" = 40'
 YOUNGBLOOD, TYLER & ASSOCIATES, P.C.
 CIVIL ENGINEERS, PLANNERS & LAND SURVEYORS
 7309 HANOVER GREEN DRIVE P.O. BOX 517
 MECHANICSVILLE, VA. 23111
 PHONE (804) 746-5285 FAX (804) 730-7824