



Application for
Rezoning

OFFICE USE ONLY
Date Received:

RECEIVED
October 13, 2020

Case Number: RZ _____ 20 - 00005

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

1. PROPERTY INFORMATION

Address or Location 1538 West Queen Street and 1540 West Queen Street

LRSN 2000007 & 2000006 Current Zoning District R-M & R-13 Proposed Zoning District MD-4

Current Land Use Survey & Engineer Business Office & Single-Family Residence

Proposed Land Use Multi-Family Apartments

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Old Town Development LLC & Rob the Builder, Inc.

Address P.O. BOX 250 City Toano State VA Zip 23168

Phone 757-532-6562 Email roblangbuilder@yahoo.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is not an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity Old Town Development LLC and Rob the Builder, Inc.

Signed by:

Name (printed) Robert D. Lang, Its (title) Managing Partner,
Old Town Development LLC
Signature *Robert D. Lang* Date Oct 8, 2020

Name (printed) Robert D. Lang, Its (title) President,
Rob the Builder, Inc.
Signature *Robert D. Lang* Date Oct 8, 2020

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

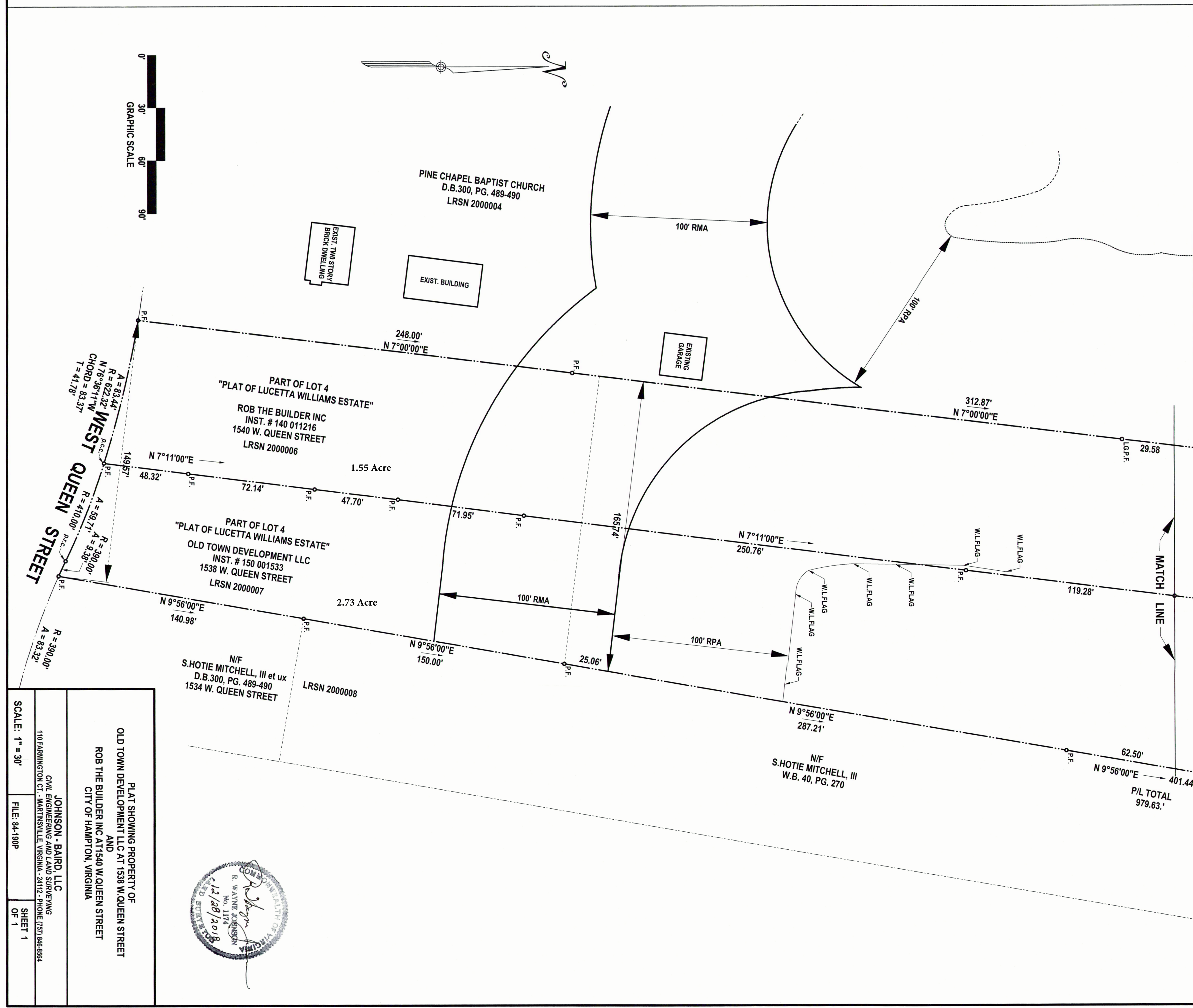
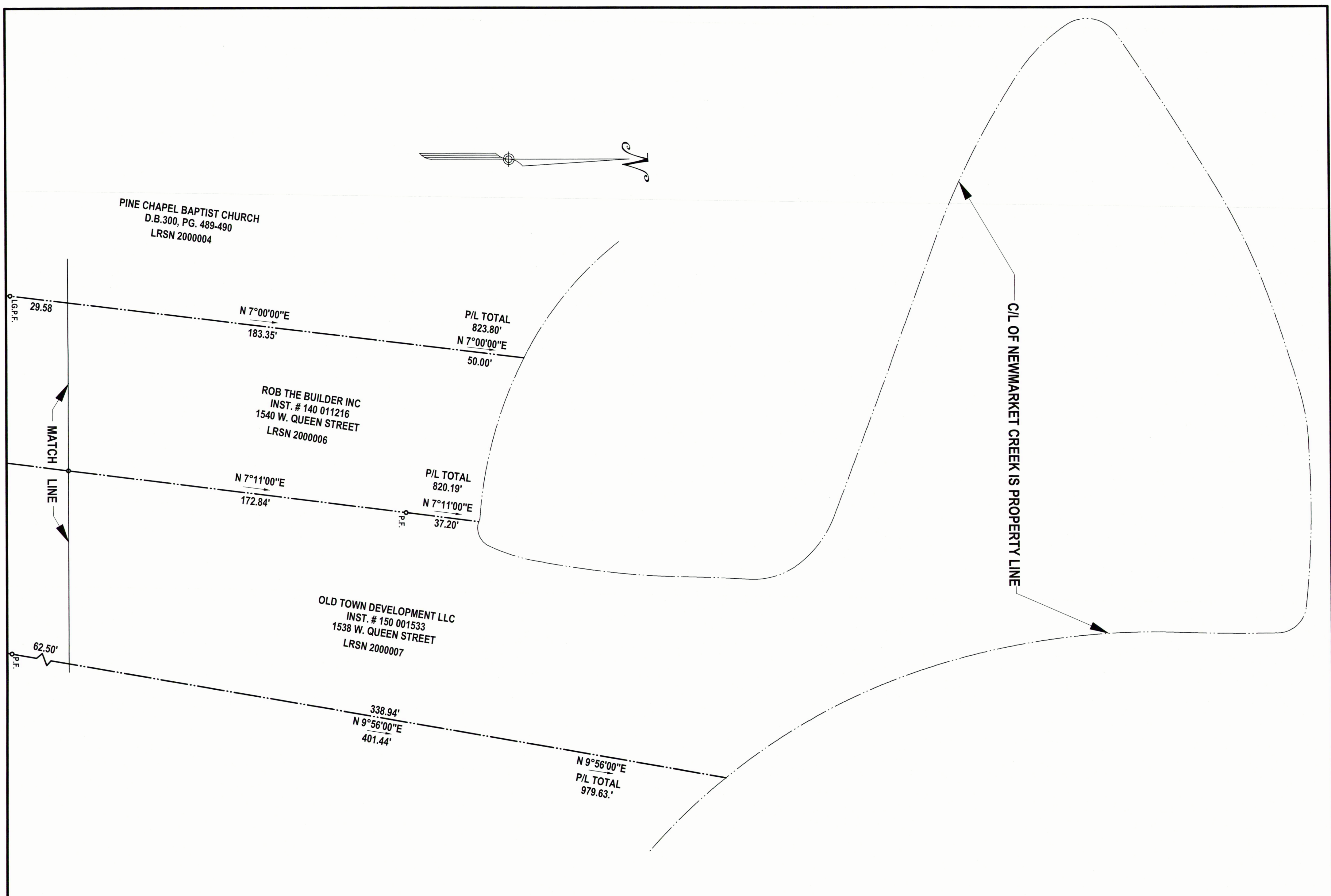
"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) _____
Signature _____ Date _____

Name (printed) _____
Signature _____ Date _____

OFFICE USE ONLY		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Proffer Statement
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)



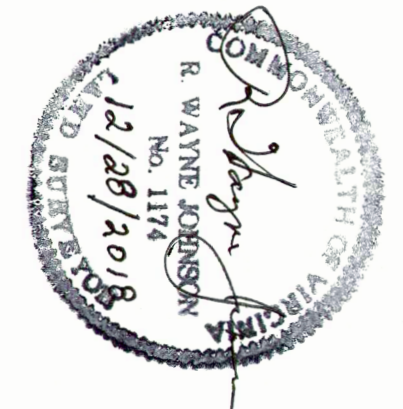
JOHNSON - BAIRD, LLC
CIVIL ENGINEERING AND LAND SURVEYING
110 FARMINGTON CT. - MARTINSVILLE, VIRGINIA - 24112 - PHONE (757) 346-8884

PLAT SHOWING PROPERTY OF
OLD TOWN DEVELOPMENT LLC AT 1538 W.QUEEN STREET
AND
ROB THE BUILDER INC AT 1540 W.QUEEN STREET
CITY OF HAMPTON, VIRGINIA

SCALE: 1" = 30'

FILE: 84-180P

SHEET 1
OF 1



Narrative Statement
10/27/2020

Currently Rob the Builder, Inc. owns a tract of land located at 1538 W Queen Street, and Old Town Development, LLC owns a tract of land located at 1540 W Queen Street. LRSN for the respective properties is 1538 W. Queen Street - 2000007 and 1540 W. Queen Street is 2000006.

Each tract of land has an existing home which is currently uninhabitable. The lot located at 1538 W Queen Street is zoned R-M, and the lot located at 1540 W Queen Street is zoned R-13.

Rob the Builder, Inc. and Old Town Development, LLC propose to combine both properties into one tract of land and rezone the combined property to MD-4 to allow construction of two 19-unit apartment buildings, for a total of 38 units.

The requested rezoning conforms to the Hampton Community Plan which designates this area as high-density residential.

Proposed use of site:

Apartment complex consisting of two 4-story, 19-unit buildings.

The buildings will have the following exterior architectural features:

- Brick
- Fiber-cement siding
- Oversize, maintenance-free vinyl windows
- 30-Year architectural asphalt shingles
- Standing seam metal roofing
- Composite decking
- Vinyl railing
- Maintenance-free exterior cornice

The buildings will have the following interior features:

- Entry lobby
- Business center
- Fitness facility
- Elevator
- Nine-foot ceilings
- Granite countertops
- LED lighting

The site will be professionally landscaped.

The approximate size of the project site is 4.28 acres. The proposed development would only utilize one acre of the total site. This would allow for 3.28 acres for undeveloped green space and water. The site would include a mulched walking path to Newmarket Creek where tenants could utilize a sitting area and/or kayak launch.

Anticipated impact on adjacent properties: none

Anticipated impact on city services: none

Prepared by:
Law Offices of Bennett L. Stein, PC
724 Thimble Shoals Blvd, Suite 100
Newport News, VA 23606

After recording return to:
Office of the City Attorney
22 Lincoln Street
Hampton, VA 23669

LRSN: 2000006; 1540 W. Queen St
2000007; 1538 W. Queen St

**PROFFER
AGREEMENT**

THIS PROFFER AGREEMENT (“Agreement”) made this _____ day of _____, _____, by and between OLD TOWN DEVELOPMENT, LLC, a Virginia limited liability company, and ROB THE BUILDER, INC., collectively (the “Grantors”); and the CITY OF HAMPTON, a municipal corporation of the Commonwealth of Virginia (the “Grantee”), with an address of 22 Lincoln Street, Hampton City Hall, Hampton, VA 23669.

RECITALS

- A. Rob the Builder, Inc. is the owner of a certain parcel of property located in the city of Hampton, herein known as LRSN Number 2000006, also known as 1540 W Queen Street.
- B. Old Town Development, LLC is the owner of a certain parcel of property located

in the City of Hampton, herein known as LRSN Number 2000007, also known as 1538 W Queen Street.

- C. 1540 and 1538 W Queen Street (collectively, the “Property”) are more particularly described on the attached Exhibit A.
- D. Upon rezoning approval, Rob the Builder, Inc. will transfer ownership of 1540 West Queen Street to Old Town Development, LLC. Old Town Development, LLC will own both sites.
- E. Grantors have initiated a conditional amendment to the zoning map of the city of Hampton, Virginia, by petition addressed to the Grantee so as to change the zoning classification of the Property, as follows:

From One Family Residential (R-13) and Multiple Residence (R-M) to Multiple Dwelling (MD-4) District.
- F. Grantors have requested approval of this Agreement.
- G. Grantee’s policy is to provide for the orderly development of land for various purposes, including commercial purposes, through zoning and other land development legislation.
- H. Grantors desires to offer the City of Hampton certain conditions for the enhancement of the community and to provide for the highest quality and orderly development of the Property.
- I. The conditions outlined in the Agreement have been proffered by Grantor and allowed and accepted by Grantee as a part of the amendment of the City Zoning Ordinance and the Zoning Map. These conditions shall continue in full force and effect until a subsequent amendment changes the zoning of the Property; provided, however, that such conditions shall continue if the subsequent amendment is part of

the comprehensive implementation of a new or substantially revised zoning ordinance of Grantee.

NOW, THEREFORE, for and in consideration of the approval and acceptance by the City of Hampton, (the "City") of the Agreement, the Grantors agree that it will meet and comply with all of the following conditions in developing the Property. In the event the requested change of zoning classification is not granted by the City, these Proffers shall thereupon become null and void. Grantors, their heirs, successors, assigns, grantees and other successors in title or interest to the Property, voluntarily and without any requirement by or exaction from Grantee or its governing body and without any element or compulsion or quid pro quo for zoning, rezoning, site plan, building permit or subdivision approval, makes the foregoing declaration of conditions and restrictions governing the use and physical development and operation of the Property, and covenants and agrees that this declaration and the further terms of this Agreement shall constitute covenants running with the Property, which shall be binding upon the Property, and upon all persons and entities claiming under or through the Grantors, their heirs, successors and assigns, grantees and other successors in interest or title to the Property; namely:

CONDITIONS

- 1) The use of the Property shall be limited to two (2) multi-family buildings which shall be a maximum of four (4) stories in height, and each building shall contain a total of a nineteen (19) units, not to exceed a total of thirty-eight (38) units.
- 2) The Property shall be combined into a single parcel, subject to approval by the City of Hampton and recordation of a boundary line vacation plat, which shall be in substantial conformance with that certain plat entitled, "PROPERTY LINE VACATION EXHIBIT OLD TOWN DEVELOPMENT LLC AT 1538 W. QUEEN STREET AND ROB THE BUILDER INC AT 1540 W. QUEEN STREET CITY

OF HAMPTON, VIRGINIA,” prepared by Johnson-Baird, LLC, dated December 28, 2018 (the Community Development Department, Planning and Zoning Administration Division “Plan”), a copy of which is on file with the Planning and Zoning Division of the Community Development Department and has been exhibited to the Planning Commission and the Hampton City Council for illustrative purposes and to provide justification for the re-zoning action. Changes to the Plan may be made to accommodate environmental, engineering, architectural, topographic, or other development conditions, or subdivision approval requirements as required by law and subject to the approval of the Director of Community Development. A copy of the final approved plan shall be placed in the file with the Planning and Zoning Division of the Department of Community Development and shall supersede any previously held conceptual subdivision plan.

- 3) The Property shall be developed in substantial conformance with the conceptual site plan entitled “WEST QUEEN STREET PROPOSED MULTIFAMILY”, dated September 15, 2020, prepared by Land Planning Solutions (the “Conceptual Site Plan”), a copy of which is on file with the Community Development Department and has been exhibited to the Planning Commission and the Hampton City Council for illustrative purposes and to provide justification for this rezoning action. Necessary changes in the Conceptual Site Plan may be made to accommodate environmental, engineering, architectural, topographical, or other development conditions, or site plan and subdivision approval requirements as required by law and subject to the approval of the Director of Community Development. A copy of the final approved Conceptual Site Plan shall be placed in the file with the Planning Division of the Department of Community Development and shall supersede any previously filed conceptual site plan.

- 4) Grantors (including their successors, assigns, or agents) shall make a good faith effort to install a mulch walking trail, together with a kayak launch at its termination, in the area between the developed portion of the site and Newmarket Creek. For purposes of this Agreement, a good faith effort shall mean that, prior to issuance of the first certificate of occupancy, Grantors shall prepare and submit bona fide plans for the walkway and kayak launch to all federal, state, and local agencies as may be necessary to comply with environmental and other development regulations. A good faith effort shall also mean that if its plans are rejected and can be remediated, Grantors shall redesign the walkway and/or kayak launch so that it complies with all laws or regulations that were the basis of the rejection and resubmit plans for approval. If the walkway and/or kayak launch are not legally permissible under any circumstance due to applicable environmental and other development regulations, Grantors shall not be considered to be in violation of this Agreement if the walkway and/or kayak launch are not installed. A copy of all plans prepared and submitted for approval by Grantors pursuant to this condition shall be provided to the City upon request.
- 5) The buildings shall be constructed in substantial conformance with the elevations entitled "WEST QUEEN STREET (MULTIFAMILY)", dated September 23, 2020, prepared by J. Bengtson, Land Planning Solutions, copies of which are on file with the Community Development Department and have been exhibited to the Planning Commission and the Hampton City Council for illustrative purposes and to provide justification for this rezoning action.
- 6) Construction of the buildings shall be as follows:
 - a. Per the referenced elevation, the primary building material for each building

exterior will be full faced brick veneer and horizontal fiber cement board siding, supplemented with fiber cement board & batten and shake siding accents.

- b. Each building will have 30-year architectural shingles.
 - c. Each building will have standing seam metal accent roofs.
 - d. Exterior cornice/trim will be white.
- 7) The parking areas shall be landscaped and screened from the public right-of-way in accordance with the City of Hampton Landscape Guidelines as well as along the outermost eastern and western boundaries that abut residentially zoned and/or developed properties.
- 8) The dumpster enclosure, shown on the concept plan entitled “West Queen Street Proposed Multi-Family” and dated “September 15, 2020”, shall be fully screened from public view with an enclosure of durable materials consistent with the brick to match the building architecture and supplemented with landscaping.
- 9) It is understood that all phases of the proposed project shall comply with all the ordinances of the City of Hampton.
- 10) Further lawful conditions or restrictions against the Property may be required by Grantee during the detailed Site Plan review and administration of applicable codes and regulations of Grantee by all appropriate agencies and departments of the Grantee, which shall be observed or performed by Grantor. Grantor acknowledges that additional further lawful conditions or restrictions may be imposed by Grantee as a condition of approvals, including but not limited to final site plan approval.
- 11) All reference herein to zoning districts and to regulations applicable thereto, refer to the City Zoning Ordinance of the City of Hampton, in force as of the date the

conditional rezoning amendment is approved by the Grantee.

12) The Grantor covenants and agrees that (1) the Zoning Administrator of the City of Hampton, Virginia, shall be vested with all necessary authority on behalf of the governing body of the City of Hampton, Virginia, to administer and enforce the foregoing conditions and restrictions specified in this Agreement, including (i) the ordering in writing of the remedying of any noncompliance with such conditions, and the (ii) the bringing of legal action or suit to ensure compliance with such conditions, including mandatory or prohibitory injunction, abatement, damages or other appropriate action, suit, or proceedings; (2) the failure to meet all conditions shall constitute cause to deny the issuance of any of the required building or occupancy permits as may be appropriate; and (3) the Zoning Map shall show by an appropriate symbol on the Map and that the ordinance and conditions may be made readily available and accessible for public inspection in the office of the Zoning Administrator and in the Department of Community Development and that the Agreement shall be recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, and indexed in the name of the Grantor and Grantee.

WITNESS the following signatures:

Grantor:

OLD TOWN DEVELOPMENT, LLC

By Robert D. Lang
Robert D. Lang, Manager

STATE OF VIRGINIA
City of Hampton, to-wit:

I, Michael Miller, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify the ROBERT D. LANG whose name is signed to the foregoing instrument as Manager of OLD TOWN DEVELOPMENT, LLC, a Virginia limited liability company, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this day of September 24, 2020, on behalf of the said company. He is personally known to me or has produced Virginia drivers license as identification.

Michael Miller
Notary Public

My commission expires: 08/31/2022

My registration number: 7612238



Grantor:

ROB THE BUILDER, INC.

By Robert D. Lang
Robert D. Lang, President

STATE OF VIRGINIA
City of Hampton, to-wit:

I, Michael Miller, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify the ROBERT D. LANG whose name is signed to the foregoing instrument as President of ROB THE BUILDER, INC., a Virginia corporation, has sworn to, subscribed, and acknowledged the same before me in the City and State aforesaid, this day of September 24, 2020, on behalf of the said company. He is personally known to me or has produced Virginia Driver's License as identification.

Michael Miller
Notary Public

My commission expires: 08/31/2022

My registration number: 7612238



Exhibit A
Legal Description

PARCEL I:

ALL THAT certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, fronting on the North side of West Queen Street (formerly known as New Market Road) a distance of 84.5 feet, being all of parcel number four (4) as shown on that certain plat entitled, "PLAT OF LUCETTA WILLIAMS ESTATE, SITUATE AT NEW MARKET WYTHE DISTRICT, ELIZABETH CITY COUNTY, VIRGINIA," dated October 21, 1917, and made by Girard Chambers, C.E., which said plat is recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, in Deed Book 62, at Page 164, which reference is here made.

LESS AND EXCEPT that certain piece of parcel of land conveyed to the City of Hampton, Virginia, for the purpose of widening West Queen Street said instrument dated April 5, 1957 and recorded in the aforesaid Clerk's Office in Deed Book 259, Page 52, on April 9, 1957 and LESS AND EXCEPT property given to the City of Hampton recorded in the aforesaid Clerk's Office in Deed Book 597, Page 541, recorded May 27, 1981.

It being the same property conveyed unto Rob the Builder, Inc. by deed from Douglas L. Morrison, et us, dated September 22, 2014, and recorded in the aforesaid Clerk's Office at Instrument No. 140011216.

RPC: 2000006

PARCEL II:

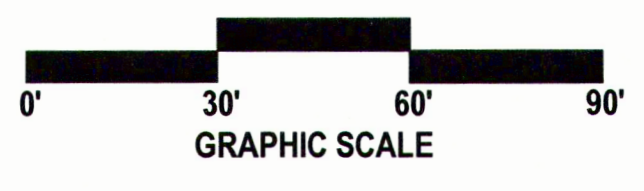
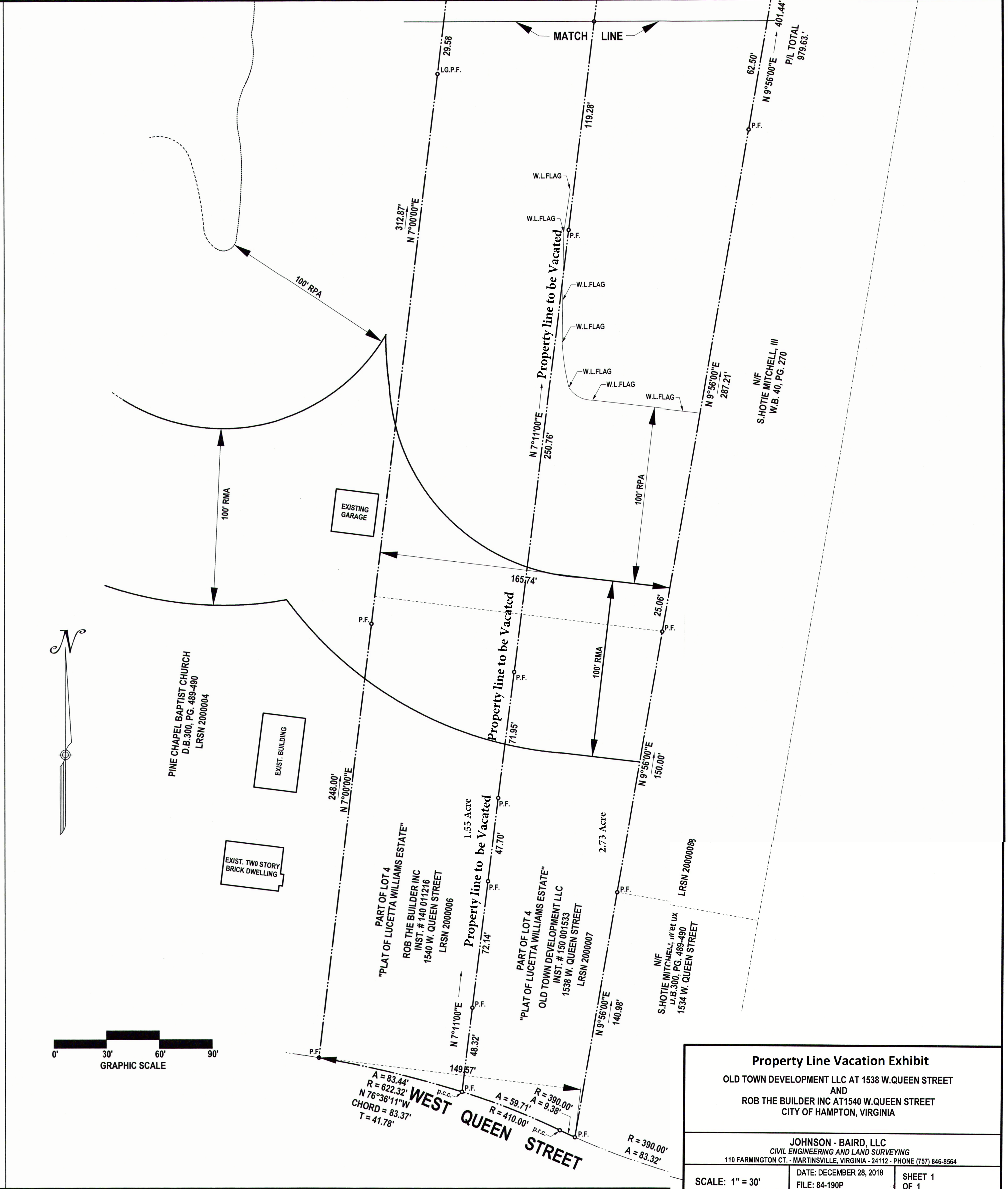
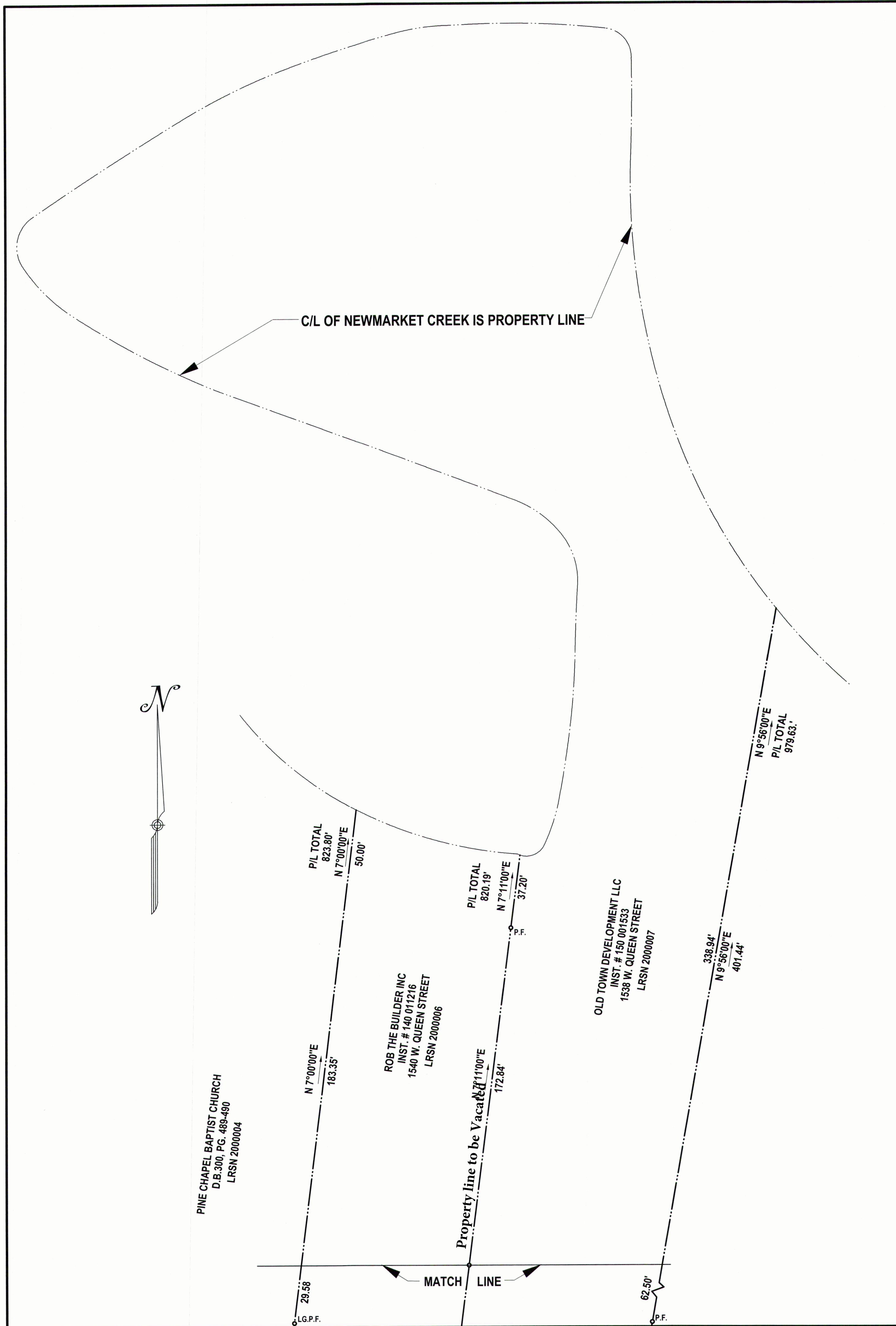
ALL THAT certain lot, piece or parcel of land lying, situate and being in the City of Hampton, Virginia, fronting on the Northerly side of West Queen Street a distance approximately 67.14 feet and running back therefrom in parallel, or nearly paralleled, lines to the creek; being bounded on the North by the creek; on the East by the property now or formerly of S. Hotie Mitchell, III; on the South by West Queen Street; and on the West by the property now or formerly belonging to Mewborn. Being the remainder of parcel No. 3 – Elizabeth R. Wainwright lying on the North side of the County Road (West Queen Street) as shown on a certain plat entitled "Plat of Lucetta Williams' Estate Situated at New Market, Wythe Dist. Eliz. City Co, VA." Made by Girard Chambers, Co. Surveyor, dated October 31, 1917, and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 62, page 164. Being the undivided one-third interest in the aforesaid real estate devised unto Steven M. James under item Fourth in the Last Will and Testament of Virginia D. Mitchell dated December 11, 1975 and recorded in the aforesaid Clerk's Office in Will Book 40, page 270.

Subject to all easements and restriction of record affecting the property.

Together with all and singular the buildings and improvement thereon, rights and privileges, tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining.

It being the same property conveyed unto Old Town Development, LLC, by deed from R. Wayne Johnson, et al, dated January 20, 2015, and recorded in the aforesaid Clerk's Office at Instrument No. 150001533.

RPC: 2000007



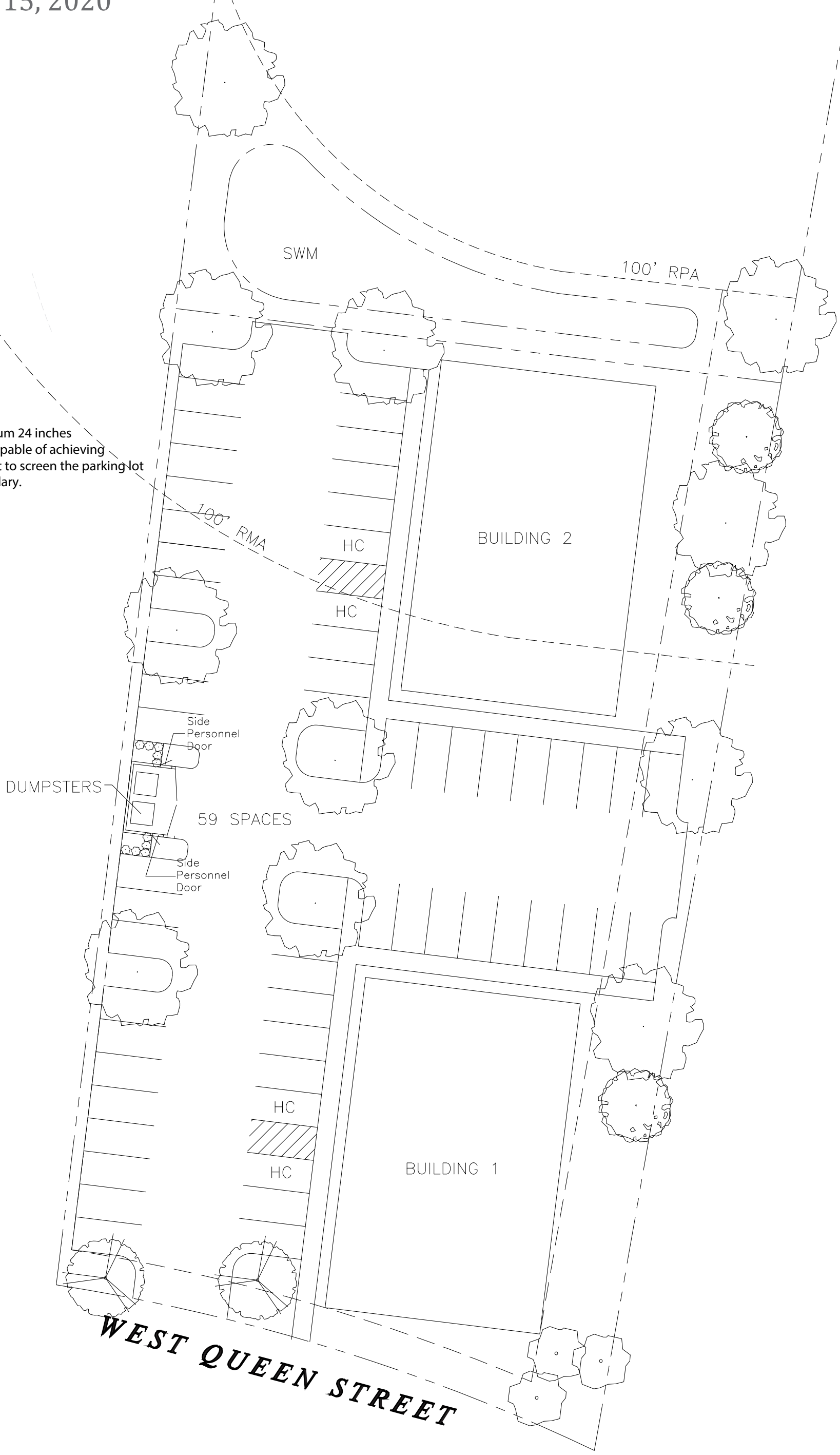
Property Line Vacation Exhibit		
OLD TOWN DEVELOPMENT LLC AT 1538 W.QUEEN STREET AND ROB THE BUILDER INC AT 1540 W.QUEEN STREET CITY OF HAMPTON, VIRGINIA		
JOHNSON - BAIRD, LLC CIVIL ENGINEERING AND LAND SURVEYING 110 FARMINGTON CT. - MARTINSVILLE, VIRGINIA - 24112 - PHONE (757) 846-8564		
SCALE: 1" = 30'	DATE: DECEMBER 28, 2018 FILE: 84-190P	SHEET 1 OF 1

West Queen Street

Proposed Multifamily

September 15, 2020

Evergreen shrubs minimum 24 inches in height installed and capable of achieving minimum 3 feet in height to screen the parking lot along the western boundary.



LAND PLANNING SOLUTIONS
5857 HARBOUR VIEW BLVD. STE. 202
SUFFOLK VA. 23435-2657
O 757.935.9014 F 757.935.9015
www.landplanningsolutions.com

West Queen Street

ELEVATIONS

Scale 1/4" = 1'-0"

CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE



South Elevation: Scale 1/4" = 1'-0"



JON BENTGTON
5857 HARBOUR VIEW BLVD.
SUITE 202
SUFFOLK, VA 23435
757-935-9014

WEST QUEEN STREET

PROPOSED 4 STORY BRICK AND FRAME
APARTMENT BUILDING DEVELOPMENT FOR:
ROB LANG DEVELOPMENT
THESE PLANS ARE THE PROPERTY OF LAND
PLANNING SOLUTIONS, INC. THE DUPLICATION,
REPRODUCTION, COPYING, SALE, RENTAL,
LICENSING OR ANY OTHER DISTRIBUTION OR USE
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CONSENT OF LAND PLANNING SOLUTIONS, INC.
IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN
WRITING BY JONATHAN W. BENTGTON

A1

9/23/2020

CHECK PRINT SCALE



West Queen Street

ELEVATIONS

Scale 1/4" = 1'-0"

CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE



JON BENTGTON
5857 HARBOUR VIEW BLVD.
SUITE 202
SUFFOLK, VA 23435
757-935-9014

WEST QUEEN STREET



East Elevation: Scale 1/4" = 1'-0"

PROPOSED 4 STORY BRICK AND FRAME
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A2

9/23/2020

CHECK PRINT SCALE



West Queen Street

ELEVATIONS

Scale 1/4" = 1'-0"

CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE



North Elevation: Scale 1/4" = 1'-0"



JON BENTGTON
5857 HARBOUR VIEW BLVD.
SUITE 202
SUFFOLK, VA 23435
757-935-9014

WEST QUEEN STREET

PROPOSED 4 STORY BRICK AND FRAME
APARTMENT BUILDING PREPARED FOR:

ROB LANG DEVELOPMENT

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THEIR REVISIONS, IS HEREBY EXPRESSLY
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A3

9/23/2020

CHECK PRINT SCALE



West Queen Street

ELEVATIONS

Scale 1/4" = 1'-0"

CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE



JON BENTGTON
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SUITE 202
SUFFOLK, VA 23435
757-935-9014

WEST QUEEN STREET

PROPOSED 4 STORY BRICK AND FRAME
APARTMENT BUILDING PREPARED FOR:
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IS PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN
WRITING BY JONATHAN W. BENTGTON.



West Elevation: Scale 1/4" = 1'-0"

CHECK PRINT SCALE

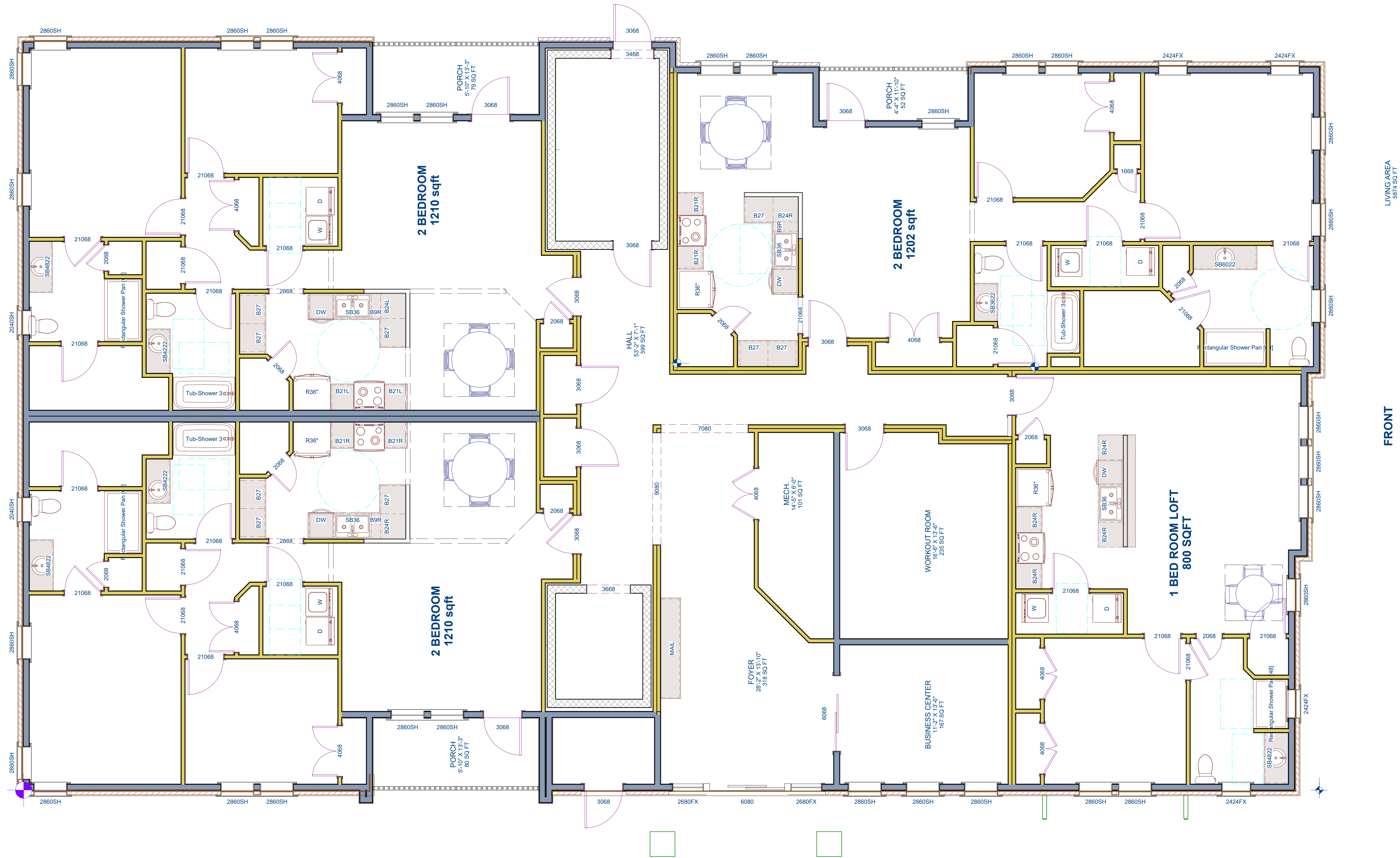


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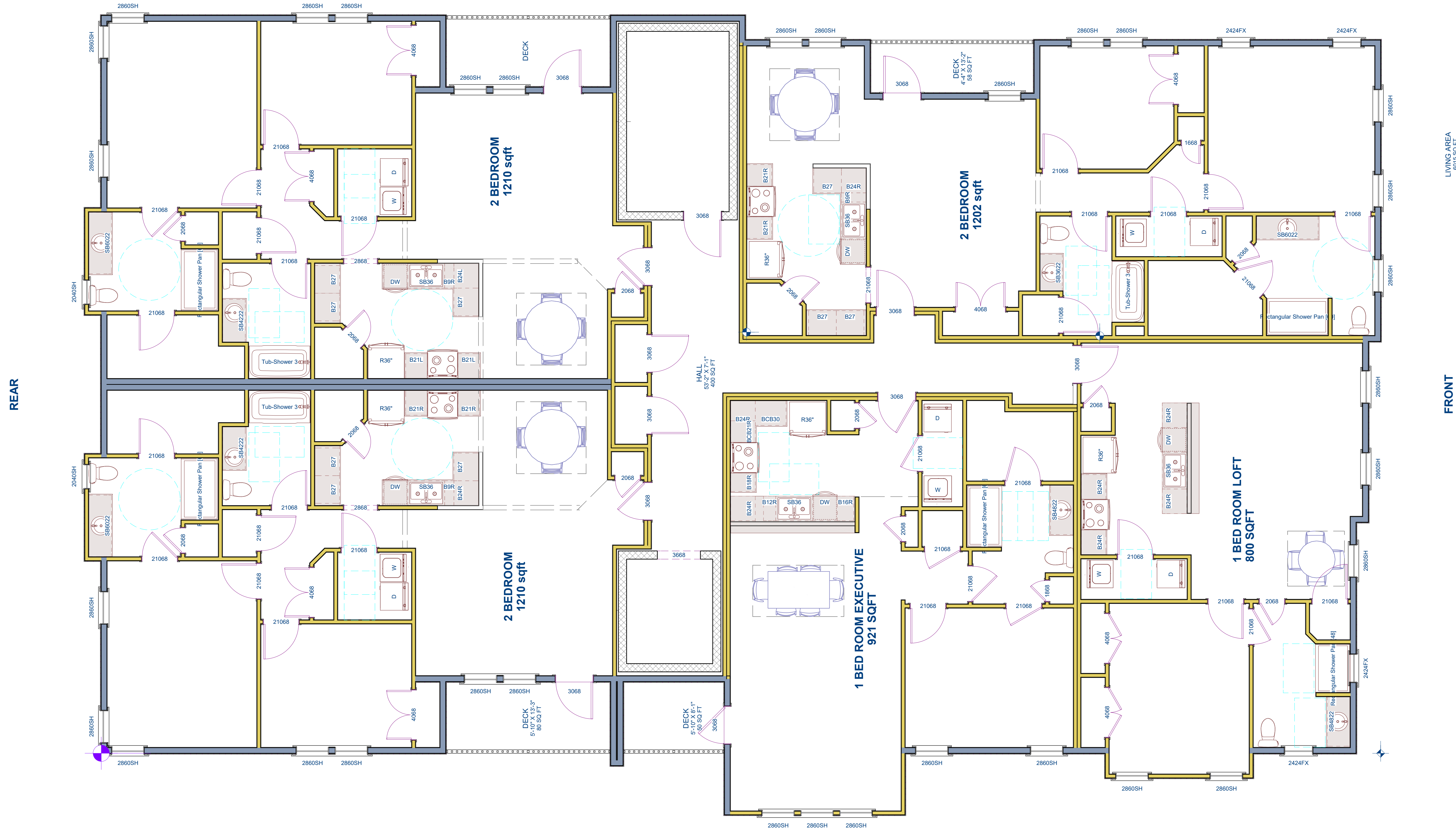
9/23/2020

REAR

FRONT



THE OWNER/PURCHASER AND GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THESE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. LAND PLANNING SOLUTIONS, INC. MAKES NO REPRESENTATION OR WARRANTIES OF ANY KIND EXPRESSED OR IMPLIED, AS THE USE OF THE PLANS TO CONSTRUCT A BUILDING OR OTHER STRUCTURE. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER, OR ANYONE ASSOCIATED WITH THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS LIABLE FOR ALL SITE CONDITIONS, SITE PREPARATION FOR CONSTRUCTION, BUILDING PLACEMENT, ALL CONSTRUCTION METHODS, ALL BUILDING MATERIALS, THE INSTALLATION OF ENGINEERED OR MANUFACTURED COMPONENTS, THE STRUCTURAL INTEGRITY THROUGHOUT THE ENTIRE STRUCTURE, FOR ANY OR ALL WARRANTIES, GUARANTEES, ALL PERMITS AND INSPECTIONS REQUIRED AND COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.

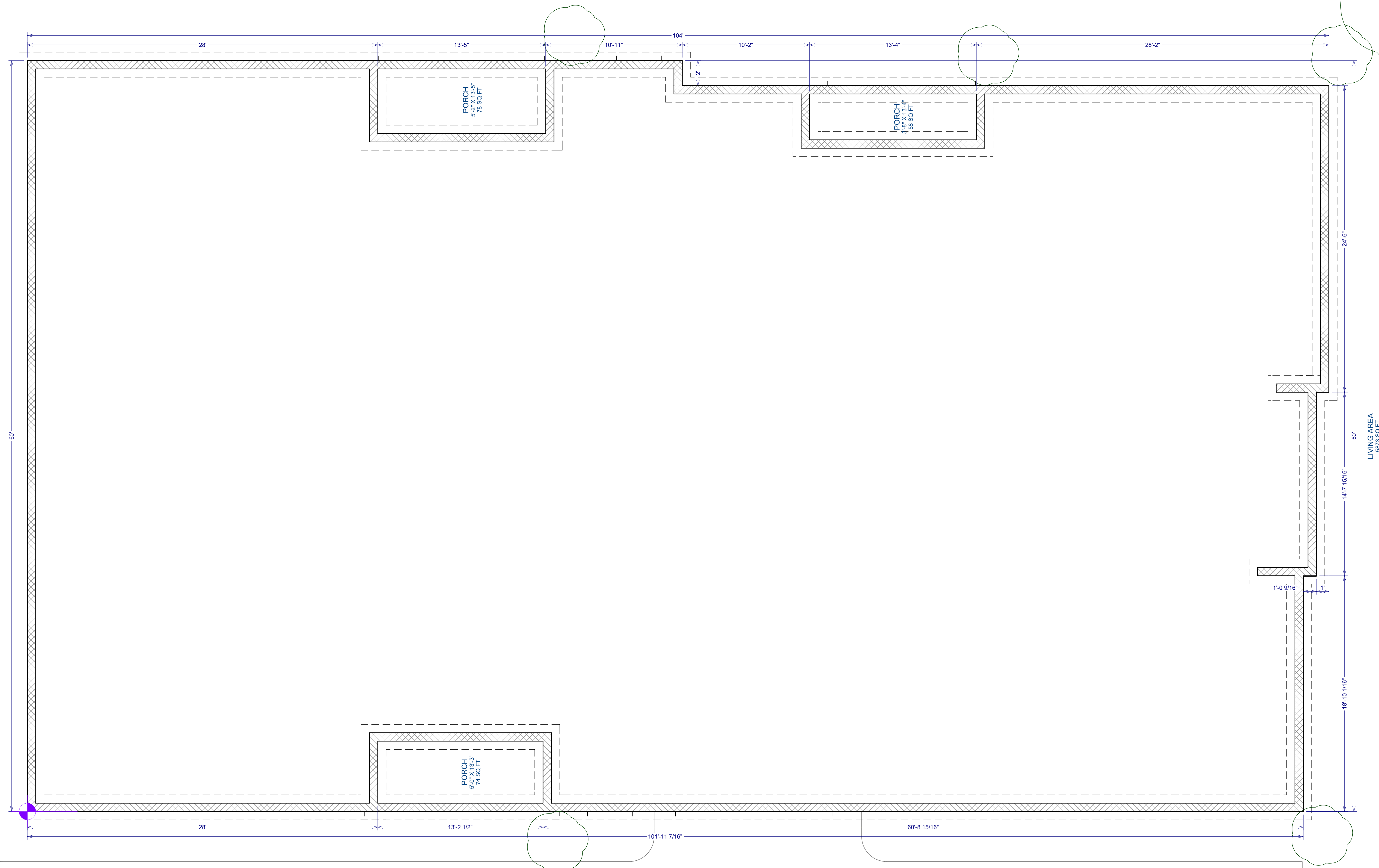


West Queen Street

PRELIM FOUNDATION

Scale 1/4" = 1'-0"

CONCEPTUAL DESIGN
ALL DIMENSIONS ARE APPROXIMATE



JON BENTGTON
 5857 HARBOUR VIEW BLVD.
 SUITE 202
 SUFFOLK, VA 23435
 757-935-9014

WEST QUEEN STREET

PROPOSED 4 STORY BRICK AND FRAME APARTMENT BUILDING PREPARED FOR: **ROB LANG DEVELOPMENT**
 THESE PLANS ARE THE PROPERTY OF LAND PLANNING SOLUTIONS, INC. THE DUPLICATION, REPRODUCTION, COPYING, SALE, RENTAL, LICENSING, OR ANY OTHER DISTRIBUTION OR USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER IS HEREBY EXPRESSLY PROHIBITED UNLESS EXPRESSLY AUTHORIZED IN WRITING BY JONATHAN W. BENTGTON

A7

9/23/2020

THE OWNER/PURCHASER AND GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY AND RISK FOR THE USE OF THESE PLANS. THE PLANS ARE PROVIDED ON AN "AS IS" BASIS. LAND PLANNING SOLUTIONS, INC. MAKES NO REPRESENTATION OR WARRANTIES OF ANY KIND EXPRESSED OR IMPLIED, AS THE USE OF THE PLANS TO CONSTRUCT A BUILDING OR OTHER STRUCTURE. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS TO AVOID MISTAKES. THE DESIGNER, OR ANYONE ASSOCIATED WITH THE DESIGNER WILL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE GENERAL CONTRACTOR IS LIABLE FOR: ALL SITE CONDITIONS, SITE PREPARATION FOR CONSTRUCTION, BUILDING PLACEMENT, ALL CONSTRUCTION METHODS, ALL BUILDING MATERIALS, THE INSTALLATION OF ENGINEERED OR MANUFACTURED COMPONENTS, THE STRUCTURAL INTEGRITY THROUGHOUT THE ENTIRE STRUCTURE, FOR ANY OR ALL WARRANTIES, GUARANTEES, ALL PERMITS AND INSPECTIONS REQUIRED AND COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES.