

RECEIVED

MAY 17 2013

MICHAEL G. SWEENEY
ATTORNEY & COUNSELOR AT LAW & EQUITY

PLANNING DEPT.

AMERICAN LAW OFFICES, P.C
1105 MADISON PLAZA, SUITE 120
CHESAPEAKE, VIRGINIA 23320

TELEPHONE: (757) 819-6980
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*Also Admitted in North Carolina
msweeney@alo.hrcoxmail.com

May 16, 2013

Mr. Terry O'Neill
Director of Community Development and Planning Director
City of Hampton
22 Lincoln Street
Hampton, VA 23669

Re: Amended Rezoning Application
SLL Properties, LLC, owner for the benefit of T R Development Hampton, LLC
978 Big Bethel Road, Hampton, Virginia

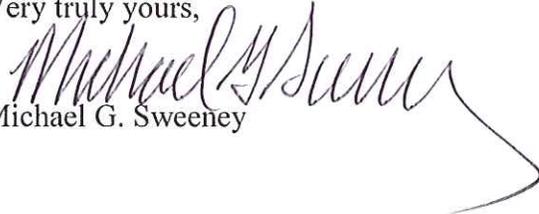
Dear Mr. O'Neill:

Pursuant to the above-referenced transaction, please find enclosed herewith an Amended Rezoning Application for the property located at 978 Big Bethel Road, Hampton, Virginia.

Also enclosed please find an Amended Narrative Statement, Proffer Agreement, Site Plan, Elevation/Floor Plan, and Amended Attorney Opinion of Title. I previously provided you with a survey and a Traffic Impact Assessment.

I look forward to working with the City of Hampton on this project. Please do not hesitate to contact me if you should have any questions. Thank you for your courtesy and assistance in this matter.

Very truly yours,


Michael G. Sweeney

MGS/ves
Enclosures
cc: Mr. Christopher Suber (via electronic mail)
J. Robert Harris, III, Esq.

Real Estate / Corporate/Business / Civil Litigation / Criminal/Traffic / Wills/Trusts
www.mikesweeneylaw.net



Amended
Application for
Rezoning

OFFICE USE ONLY
Date Received:

RECEIVED

MAY 17 2013

PLANNING DEPT.

Case Number: RZ _____

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 978 Big Bethel Road, Hampton, Virginia

LRSN 4001445 Current Zoning District C-1 Proposed Zoning District C-2

Current Land Use Vacant Land

Proposed Land Use Funeral Home, Crematorium and Garage

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 SLL Properties, LLC, J. Robert Harris, III, Manager

Address 34 Queens Way City Hampton State VA Zip 23669

Phone (757) 722-2131 Email JRobertHarris@justice.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name TR Development Hampton, LLC

Address 5900 E Virginia Beach Blvd. City Norfolk State VA Zip 23502

Phone (757) 459-2374 Email ChrisS@CDSI-VA.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Michael G. Sweeney, Esq.

Address 1105 Madison Plaza, Suite 120 City Chesapeake State VA Zip 23320

Phone (757) 819-6980 Email msweeney@alo.hrcoxmail.com

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 SLL Properties, LLC

Signed by: Name (printed) J. Robert Harris, III, Its (title) Manager

Signature  Date 5/16/13

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

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)

AMENDED NARRATIVE STATEMENT

Amended Application for Rezoning
978 Big Bethel Road, Hampton, Virginia, LRSN No. 4001445

I. Need For Rezoning.

Current Condition of the Parcel.

Parcel No. 04C038 00 00000,
978 Big Bethel Road, Hampton, Virginia
Acres: 2.7815 acres
Current Zoning: C-1
New Zoning: C-2
Current Comprehensive Plan Designation: Commercial

II. Proposed Use Of The Site.

The applicant proposes to re-zone the parcel so as to permit the construction of a funeral home, crematorium, and a garage.

The parcel is currently zoned C-1 and the applicant proposes to rezone the parcel to C-2 so as to construct a funeral home, crematorium, and a garage.

III. Description of New Structures To Be Constructed.

The applicant plans to construct a single-story funeral home, crematorium, and a garage at the parcel. The building materials and roof line shall consist of upscale, quality building materials and shall be constructed so as to be compatible with the surrounding area. Please see the attached site plan, floor plan, and elevation for the proposed structures.

IV. Anticipated Impact to Adjacent Structures.

Adjacent Structures:

The structure to the north of the applicant's parcel is a vacant residential lot. There should be minimal impact on this vacant parcel. The applicant shall install a landscape buffer between the applicant's parcel and the vacant residential lot. The structures to the east of the applicant's parcel are single family residences. The applicant shall install a landscape buffer between the applicant's parcel and the single family residences so as to minimize any impact upon the homeowners. The lot to the south of the applicant's parcel is a commercial shopping center. The parcel to the west of the applicant's parcel which is on the west side of Big Bethel Road is Liberty Baptist Church and a

shopping center. Applicant's use of this parcel should have little or no impact upon the surrounding property owners.

V. Anticipated Impact to City Services

The overall impact to city services shall be minimal. The applicant shall design and construct an on-site retention system so as to minimize the impact of storm water and drainage in accordance with all city and state requirements and shall not impact city services. The applicant will connect to the existing sewer and water systems but there is adequate capacity and supply and such use shall have minimal impact upon city services.

VI. How the Rezoning Conforms to the Hampton Community Plan

The parcel is currently zoned C-1. The applicant proposes to rezone the parcel to C-2. The applicant's proposed use of the parcel is to construct and operate a funeral home, crematorium, and a garage.

One of the goals of The Hampton Community Plan is to attract private business to Hampton and a healthy business climate.

"A strong business environment is the backbone of a community. Jobs and private investment fuel the local economy and also provide the resources that pay for many community services and quality of life projects. If Hampton is to achieve its vision of being the most livable city in Virginia, it must have a healthy business climate." Please see the Hampton Community Plan, Article II, Vision and Goals, VG-2.

Economic Development policy 1 states as follows:

"Retain, expand, and attract businesses that provide jobs with family supporting wages." Please see the Hampton Community Plan, Article VIII, Economic Development, ED-23.

Economic Development policy 4 states as follows:

Nurture small and start-up businesses" Please see the Hampton Community Plan, Article VIII, Economic Development, ED-23.

Economic Development policy 10 states as follows:

"Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city. " Please see the Hampton Community Plan, Article VIII, Economic Development, ED-23.

VII. CONCLUSION

The parcel is currently zoned C-1 and consists of a vacant lot. The applicant proposes to rezone the parcel from C-1 to C-2 to construct and operate a funeral home, crematorium and a garage.

The applicant desires to utilize the parcel located at 978 Big Bethel Road, Hampton, Virginia, to construct and operate a funeral home, crematorium and garage. The applicant will be making a substantial investment in the community, creating a new business and creating new jobs for the citizens of Hampton. Based upon the applicants proven experience in the funeral home business, the new facility is sure to be a successful venture. The applicant's proposed use of the property is consistent with the goals, objectives, and policies of the Hampton Community Plan. The applicants proposed use of the property is compatible with the surrounding area and shall enhance the community.

CERTIFICATE OF ATTORNEY OPINION OF TITLE

I. TITLE VESTED IN:

SLL Properties, LLC, a Virginia limited liability company

II. PROPERTY ADDRESS:

978 Big Bethel Road, Hampton, Virginia

SOURCE DEED:

Deed dated May 10, 2006 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument No. 060014401.

III. LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate lying and being in the City of Hampton, Virginia, known, designated and described as "121,162 S.F., 2.78 Ac." as shown on that certain survey entitled "SURVEY OF PROPERTY PREPARED FOR MARIO BUFFA, BEING A PARCEL OF LAND CONTAINING 2.78 ACRES, LYING ALONG BIG BETHEL ROAD, CITY OF HAMPTON, VIRGINIA", dated November 26, 2005, made by Peninsula Engineering & Surveying, a copy of which said survey is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia with Instrument recorded as "Instrument Number 060014401.

*Note: request surveyor to confirm proper recordation - copy from the title examiner shows the survey title cut off and incomplete. Note: same copy also appears to identify parcel point of beginning by r/f Pavillon Square L.L.C., et al - no footage cited for point of beginning. Also, note: this is a portion of a larger tract of property no Plat signed off by City; possible issues with subdivision of this parcel.

It being the property conveyed to SLL Properties, L.L.C. by deed dated 05/10/2006 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 060014401.

IV. DEEDS OF TRUST:

Deed of Trust dated March 24, 2006 from SLL Properties, LLC to William T. Hodsen and Gerald L. Passaro, Trustees securing \$100,000 and payable to Townebank and recorded with the Clerk's Office for the Circuit Court of the City of Hampton Virginia as Instrument No. 060007718.

Deed of Trust dated September 9, 2010 from SLL Properties, LLC to Phillip M. Rudisil and Brian K. Skinner, Trustees securing \$798,329.46 and payable to Townebank and recorded with the Clerk's Office for the Circuit Court of the City of Hampton Virginia as Instrument No. 0100011474.

V. JUDGMENTS/LIENS: None,

VI. PENDING LAWSUITS: None.

VII. TAXES:

City of Hampton Treasurer
Parcel No.: 04C038
Taxes Are Paid Semi Annually
Amount Due: \$3,622.84
Taxes are paid thru December 31, 2012
Delinquencies: None

ASSESSMENTS:

Land:	\$696,700
Improvements:	<u>-0-</u>
Total:	\$696,700

VIII. EASEMENTS AND RESTRICTIONS:

Easement and dedication to the City of Hampton as recorded in Instrument Number 090003196.

Easement granted to the City of Hampton as recorded in Deed Book 1193, Page 617.

Easement granted to the City of Hampton as recorded in Deed Book 472, Page 188.

Easement granted to the City of Hampton as recorded in Deed Book 472, Page 192.

Easement granted to the City of Hampton as recorded in Deed Book 314, Page 221.

Easement granted to the City of Hampton as recorded in Deed Book 314, Page 219.

Easement granted to the City of Hampton as recorded in Deed Book 138, Page 224.

Easements, restrictions and other matters, if any, appearing of record with the Circuit Court for the City of Hampton, Virginia as recorded therein.

The foregoing opinions are subject to the following qualifications:

I have not made a physical inspection of the property nor have I made a review of any site or engineering plans or specifications for any improvements to be located on the parcel to determine whether it complies with applicable provisions of federal, state and local laws, ordinances, rules and regulations.

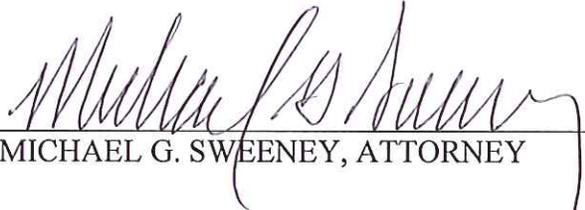
The opinions expressed herein are limited to the laws of the State of Virginia and the United States of America, and no opinion is expressed as to any matter governed by the laws of any other state or jurisdiction.

This opinion is limited to the matters stated herein and no opinion shall be implied or inferred beyond the matters expressly stated. This opinion is rendered solely for your benefit, may not be relied

upon by any other person or entity, and may not be used by or distributed to any other person or entity other than the usual and customary examination of your books and records and may not be reproduced, referred to or quoted in any records, statements, disclosure material or similar printed matter.

This certificate does not certify the metes and bounds of any surveys of these properties, rights of parties in possession, deficiency in quantity of land, boundary line disputes, unrecorded easements or leases, or any matters not of record which would be disclosed by an accurate survey or inspection of the parcels.

I hereby certify that I have examined the record of title for the parcel as described herein from February September 12, 1946 through February 22, 2013, at 8:00 a.m.


MICHAEL G. SWEENEY, ATTORNEY

MICHAEL G. SWEENEY, ESQ.
1105 Madison Plaza, Suite 120
Chesapeake, VA 23320
Virginia State Bar No. 36823
North Carolina Bar No. 20159
(757) 819-6980 Telephone
(757) 819-6985 Facsimile
msweeney@alo.hrcoxmail.com

Prepared by:
Michael G. Sweeney, Esq.
1105 Madison Plaza, Suite 120
Chesapeake, VA 23320

Return to:
Hampton City Attorney's Office
Attn: VTV
22 Lincoln Street
Hampton, VA 23669

PROFFER AGREEMENT

THIS PROFFER AGREEMENT ("Agreement") made as of May 16, 2013, by and between **TR DEVELOPMENT HAMPTON, LLC**, a Virginia limited liability company (the "Grantor") and **SLL PROPERTIES, LLC**, a Virginia limited liability company ("Grantor") 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. Whereas, SLL Properties, LLC ("SLL") is the owner of a certain parcel of land located in the City of Hampton, which is identified as LRSN 4001445 and more fully described on Exhibit "A" (the "Property"), is the subject of this Agreement.

B. Whereas, TR Development Hampton, LLC ("TR") has entered into a contract to purchase the Property from SLL Properties and is the contract purchaser of the Property.

C. Whereas, SLL and TR have filed an Application for Rezoning and an Application for Conditional Privilege with the City of Hampton, Virginia, so as to change the zoning classification of the Property from C-1 to C-2 for use of the Property as a funeral home, crematorium, and garage.

D. Grantor has requested approval of this Proffer Agreement.

LSRN: 4001445
Underwriter: Fidelity National Title Insurance Corporation

E. 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.

F. Grantor 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.

G. The conditions outlined in this 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 this Proffer Agreement, Grantor agrees 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. Grantor, its 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 Grantor, its successors and assigns, grantees and other successors in interest or title to the Property.

CONDITIONS

1. Limitation on Use. The Property may only be used as a funeral home, crematorium, and a garage which includes administrative offices, state rooms/viewing rooms, chapel, parking areas, maintenance and storage areas, landscaping. All other uses are prohibited.

2. Site Plan. The site shall be developed in substantial conformance with the conceptual site plan prepared by CAE, Inc, and entitled, "Preliminary Site Plan For Taylor-Robinson Funeral Home, Hampton, Virginia, May 6, 2013, CAE, Inc., Engineers, Planners, and Construction Consultants," a copy of which is on file with the Planning 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 this rezoning action. Any significant changes in the conceptual site plan may be made to accommodate environmental, engineering, architectural, topographic or other development conditions or site plan approval requirements as required by law and subject to the approval of the Director of Community Development. A copy of the final approved 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.

3. Elevations. The funeral home, crematorium and garage shall be constructed in substantial conformance with the elevations and floor plans prepared by WTG Design Architects, LLC, and entitled, "Taylor Robinson Funeral Home" dated May 13, 2013, a copy of which is on file with the Planning 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 this rezoning action. Any significant changes in the elevations or floor plans may be made to accommodate environmental, engineering, architectural, topographic or other development conditions or site plan approval requirements as required by law and subject to the approval of the Director of Community Development. A copy of the final approved elevations and floor plans shall be placed in the file with the Planning Division of the Department of Community Development and shall supersede any previously filled conceptual elevations or floor plans.

4. Architectural Standards. The development shall embody the qualities of residential design and construction to the maximum extent practicable:

- (a) Maximum height of the funeral home and garage buildings shall be thirty-five (35') feet;
- (b) Gable and hip-style appearance roofs shall be permitted; flat roofs if used will not be noticeable from the West, North or South sides of the proposed development; a mansard hip-style roof system will be used at West, North and South elevations;
- (c) Roof pitch shall meet all applicable codes;
- (d) Primary roof materials shall consist of minimum 30-year architectural asphalt shingle; standing seam metal and cedar shake may be used as an accent roofing material;
- (e) Primary building materials shall consist of brick masonry or stone. Secondary and/or accent materials may include concrete masonry units, precast concrete, EIFS and concrete fiber board products; Vinyl and aluminum products shall be limited to window frames and trim; the uses of vinyl and/or aluminum siding products shall not be permitted; and
- (f) Windows shall cover between ten (10) and fifty (50) percent of any exterior wall not including breaks visible from an existing or proposed right-of-way.

5. Landscape Buffer. There shall be a twenty (20) foot wide landscape buffer established along the northerly, easterly and southerly boundaries of the site as shown and depicted on the conceptual site plan prepared by CAE, Inc, and entitled, "Preliminary Site Plan For Taylor-Robinson Funeral Home, Hampton, Virginia, May 6, 2013, CAE, Inc., Engineers, Planners, and Construction Consultants," a copy of which is on file with the Planning 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 this rezoning action. The landscape buffer shall include a mix of evergreen (minimum 8-10 feet in height) and deciduous (minimum 2" caliper) trees; supplemented with evergreen and deciduous shrubs (minimum 24" in height).

6. Lighting. All exterior lighting, both site and building, shall consist of full cut-off fixtures that are directed inward and downward to the site.

7. Fencing. Free standing walls and/or fences located within the front and side yards shall be limited to brick masonry, stone (to complement the structures) and /or black decorative metal picket fencing. Opaque fencing may be permitted within the rear yard. The use of electrified or chain-link fencing shall not be permitted.

8. Signage. Freestanding signage shall be limited to ground-mounted, monument style signage; with a maximum area of 48 square feet; maximum height of any sign shall not exceed eight (8) feet.

9. Traffic Improvements:

a. The Grantor shall upgrade at its sole cost and expense the intersection of Old Big Bethel Road and Big Bethel Road per the recommendations listed in Chapter 7 of the submitted "Traffic Impact Assessment 1014 Big Bethel Road Hampton, Virginia," dated

November 21, 2012 as prepared by Bryant B. Goodloe, P.C., a copy of which is on file with the Planning Division of the Community Development Department. Upon Grantor's completion of the public improvements listed in Chapter 7 of the Traffic Impact Assessment, the City of Hampton shall conduct an inspection of such public improvements and if and when accepted, the City of Hampton shall be responsible for maintenance of such public improvements within the public right-of-way.

10. It is understood that all phases of the proposed project shall comply with all ordinances of the City of Hampton.

11. Grantor acknowledges that further lawful conditions and restrictions may be required in accordance with City Code, City Zoning Ordinances and all applicable codes and regulations, by Grantee during detailed administrative and site plan reviews. Grantor further acknowledges that the City Code and City Zoning Ordinances shall control if more restrictive than the proffered conditions.

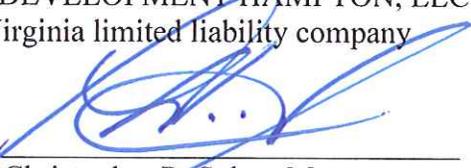
12. All references hereinabove to zoning districts and to regulations applicable thereto, refer to the City Zoning Ordinance of the City of Hampton, in force as of the date the conditional rezoning amendment is approved by the Grantee.

13. 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 (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 the existence of conditions attaching to the zoning of the subject Property 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 Planning Department and that this 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 signature:

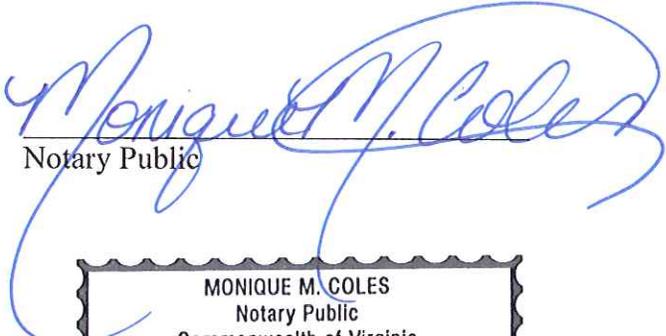
GRANTOR:
TR DEVELOPMENT HAMPTON, LLC
A Virginia limited liability company

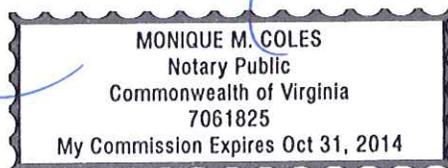
By: 
Christopher R. Suber, Manager

STATE OF VIRGINIA
CITY OF Virginia, to-wit:

The foregoing instrument was acknowledged before me this 16th day of May 2013, by Christopher R. Suber, the Manager of TR Development Hampton, LLC, a Virginia limited liability company, for and on behalf of the company. He is personally known to me or has produced satisfactory evidence of identity.

Registration Number: 7061825
My commission expires: Oct. 31, 2014


Notary Public



WITNESS the following signature:

GRANTOR:
SLL PROPERTIES, LLC
A Virginia limited liability company

By: 
J. Robert Harris, Manager

STATE OF VIRGINIA '
CITY OF Manassas, to-wit:

The foregoing instrument was acknowledged before me this 16 day of May 2013, by J. Robert Harris, the Manager of SLL Properties, LLC, a Virginia limited liability company, for and on behalf of the company. He is personally known to me or has produced satisfactory evidence of identity.

Registration Number: 201857
My commission expires: 11/30/15


Notary Public



Exhibit A Legal Description

All that certain lot, piece or parcel of land situate lying and being in the City of Hampton, Virginia, known, designated and described as "121,162 S.F., 2.78 Ac." as shown on that certain survey entitled "SURVEY OF PROPERTY PREPARED FOR MARIO BUFFA, BEING A PARCEL OF LAND CONTAINING 2.78 ACRES, LYING ALONG BIG BETHEL ROAD, CITY OF HAMPTON, VIRGINIA", dated November 28, 2005, made by Peninsula Engineering & Surveying, a copy of which said survey is recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia with Instrument recorded as "Instrument Number 060014401.

*Note: request surveyor to confirm proper recordation - copy from the title examiner shows the survey title cut off and incomplete. Note: same copy also appears to identify parcel point of beginning by n/w Pavilion Square L.L.C., et al - no footage cited for point of beginning. Also, note: this is a portion of a larger tract of property no Plat signed off by City; possible issues with subdivision of this parcel.

It being the property conveyed to SLL Properties, L.L.C. by deed dated 05/10/2008 and recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia as Instrument Number 060014401.



VICINITY MAP - SCALE 1"=2000'

ADC PERMIT # - 20299647



20' LANDSCAPE BUFFER
 N/F
PAVILION SQUARE I LLC ETAL
 PARCEL ID # 04C037 B00 00000PCA
 936 BIG BETHEL ROAD
 INST # 050013820
 ZONED: C-1

SITE STATISTICS:
DEVELOPER:
 ROSELYN TAYLOR AND MICHAEL ROBINSON
 5900 EAST VIRGINIA BEACH BLVD, SUITE 602
 JANAF OFFICE BUILDING
 NORFOLK, VIRGINIA 23502
 757-719-8489

SITE ADDRESS: 974 BIG BETHEL ROAD
TAX MAP NUMBER(S):
 04C038 00 00000

EXISTING ZONING:
 04C038 00 00000: C-1
PROPOSED ZONING: C-2
PROPOSED USE: FUNERAL HOME AND CREMATORIUM

TOTAL SITE AREA: 121,266 SF (2.78 ACRES)
TOTAL AREA OF BUILDING: 13,982 SF (0.32 ACRE)
TOTAL AREA OF PARKING: 56,771 SF (1.30 ACRES)
TOTAL AREA OF CONCRETE: 2,748 SF (0.06 ACRE)
TOTAL AREA OF IMPERVIOUS: 73,501 SF (1.69 ACRE)

REQUIRED PARKING:
 FUNERAL HOME: 1 SPACE PER 3 SEATS
 + 1 SPACE PER EMPLOYEE
 NUMBER OF FIXED SEATS: 300
 NUMBER OF EMPLOYEES: 7
 NUMBER OF SPACES REQUIRED: 107

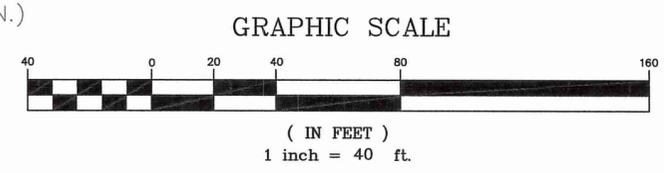
TOTAL NUMBER OF REGULAR SPACES REQUIRED: 102
TOTAL NUMBER OF VAN ACCESSIBLE SPACES: 5

PROVIDED PARKING:
 TOTAL NUMBER OF PARKING SPACES: 107
 REGULAR SPACES: 102 SPACES
 VAN ACCESSIBLE HANDICAP SPACES: 5

**PRELIMINARY SITE PLAN
 FOR
 TAYLOR-ROBINSON FUNERAL
 HOME
 HAMPTON, VIRGINIA
 MAY 6, 2013
 CAE, INC.**

ENGINEERS, PLANNERS, AND CONSTRUCTION CONSULTANTS

321 OFFICE SQUARE LANE, SUITE 101A
 VIRGINIA BEACH, VIRGINIA 23462-3655
 TELEPHONE: (757) 271-1576 (757) 271-1009 FAX



N/F
EARL S. MORRIS, JR., ET AL
 PARCEL ID # 04C040 00 00000
 1020 BIG BETHEL ROAD
 D.B. 404 PG. 488
 ZONED: R-11

N/F
SLL PROPERTIES, LLC
 PARCEL ID # 04C039 00 00000
 1014 BIG BETHEL ROAD
 DOC # 060 007717
 ZONED: R-11

N/F
JAMIE LAINE CARRAWAY
 PARCEL ID # 04C001 04 Z 003
 105 BRISTOL COURT
 D.B. 120 PG. 16391
 P.B. 4 PG. 4
 ZONED: R-11

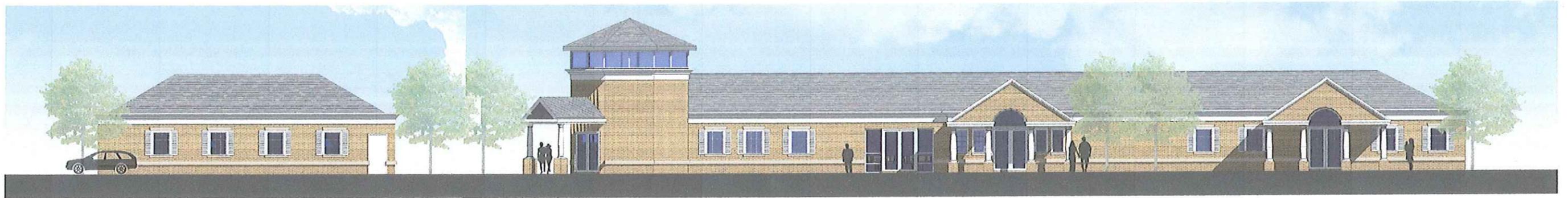
N/F
JONATHAN D. AND KATHRYN E. LANCOUR
 PARCEL ID # 04C001 04 Z 002
 103 BRISTOL COURT
 INST # 0602011
 P.B. 4 PG. 4
 ZONED: R-13

N/F
BENJAMIN J. & B.J. SCHLICHENMAYER
 PARCEL ID # 04C001 04 Z 001
 101 BRISTOL COURT
 D.B. 520 PG. 445
 P.B. 4 PG. 4
 ZONED: R-13

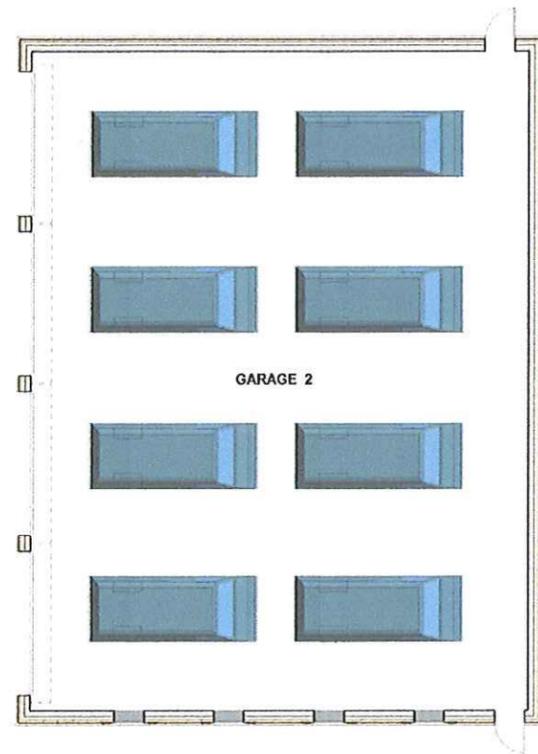
N/F
MANGUM P. JR AND MARY P. YARBOROUGH
 PARCEL ID # 04C001 04 A 013
 855 BERKSHIRE TERRACE
 D.B. 1320 PG. 1334
 P.B. 4 PG. 4
 ZONED: R-13

INGRESS/EGRESS EASEMENT
 D.B. 138 PG. 224
 D.B. 472 PG. 190





South Elevation



GARAGE STORAGE (8 CARS) TOTAL SQ. FT. 3,183



FUNERAL HOME TOTAL SQ. FT. 10,588

TAYLOR ROBINSION FUNERAL HOME

