



# Application for Use Permit

OFFICE USE ONLY  
Date Received:

**November 18, 2024**

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

Case Number: UP 25-0011

## 1. PROPERTY INFORMATION

Address or Location 1616 and 1612 N. Armistead Avenue, Hampton, VA  
7000335, 7000336, &  
LRSN 7000337 Zoning District PO-1, R-11

Current Land Use One single family residence and vacant land

Proposed Land Use Apartment Community

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 Frances C. Klovstad, et al (see attached signature sheets)

Address 4102 Chesapeake Avenue City Hampton State VA Zip 23669

Phone 757.224.2910 Email lgcumming@kaufcan.com

## 3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Franklin Johnston Group Management & Development, LLC

Address 300 32nd Street, Suite 310 City Virginia Beach State VA Zip 23669

Phone 757.287.2888 Email ffletcher@tfigroup.com

## 4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name Timothy O. Trant II, Esq. - Kaufman & Canoles, P.C.

Address 11815 Fountain Way, Suite 400 City Newport News State VA Zip 23606

Phone 757.259.3823 Email totrant@kaufcan.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 \_\_\_\_\_

Signed by:

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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) SEE ATTACHED SHEETS

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

☐ Supplemental Form (if required)

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)

## Application for Use Permit

Signature Page

1616 & 1612 N. Armistead Ave., Hampton

I am one of the fee-simple owners 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.

  
FRANCES C. KLOVSTAD

Date: 7/29/2024

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\_\_\_\_\_  
**WILLIAM M. CUMMING**

Date: 7-26-24



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MARY A. CUMMING

Date:

July 28, 2024

## Application for Use Permit

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CATHERINE J. RYAN

Date: 8/1/24

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ALLEN S. JUDKINS

Date: 8/1/24

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Martina H. MacLay  
**MARTHA H. MACLAY**

Date: Aug. 1, 2024

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Beverly H. Lehman  
**BEVERLY H. LEHMAN**

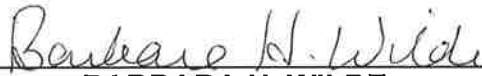
Date: July 28, 2024

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BARBARA H. WILDE

Date: 29 July 2024

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I am one of the fee-simple owners 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.

  
A handwritten signature in black ink, appearing to read "Frederick S. Hartman", is written over a horizontal line.

**FREDERICK S. HARTMAN**

Date: 7/27/24



1616 & 1612 N. ARMISTEAD AVE.  
ALTA/NSPS LAND TITLE SURVEY

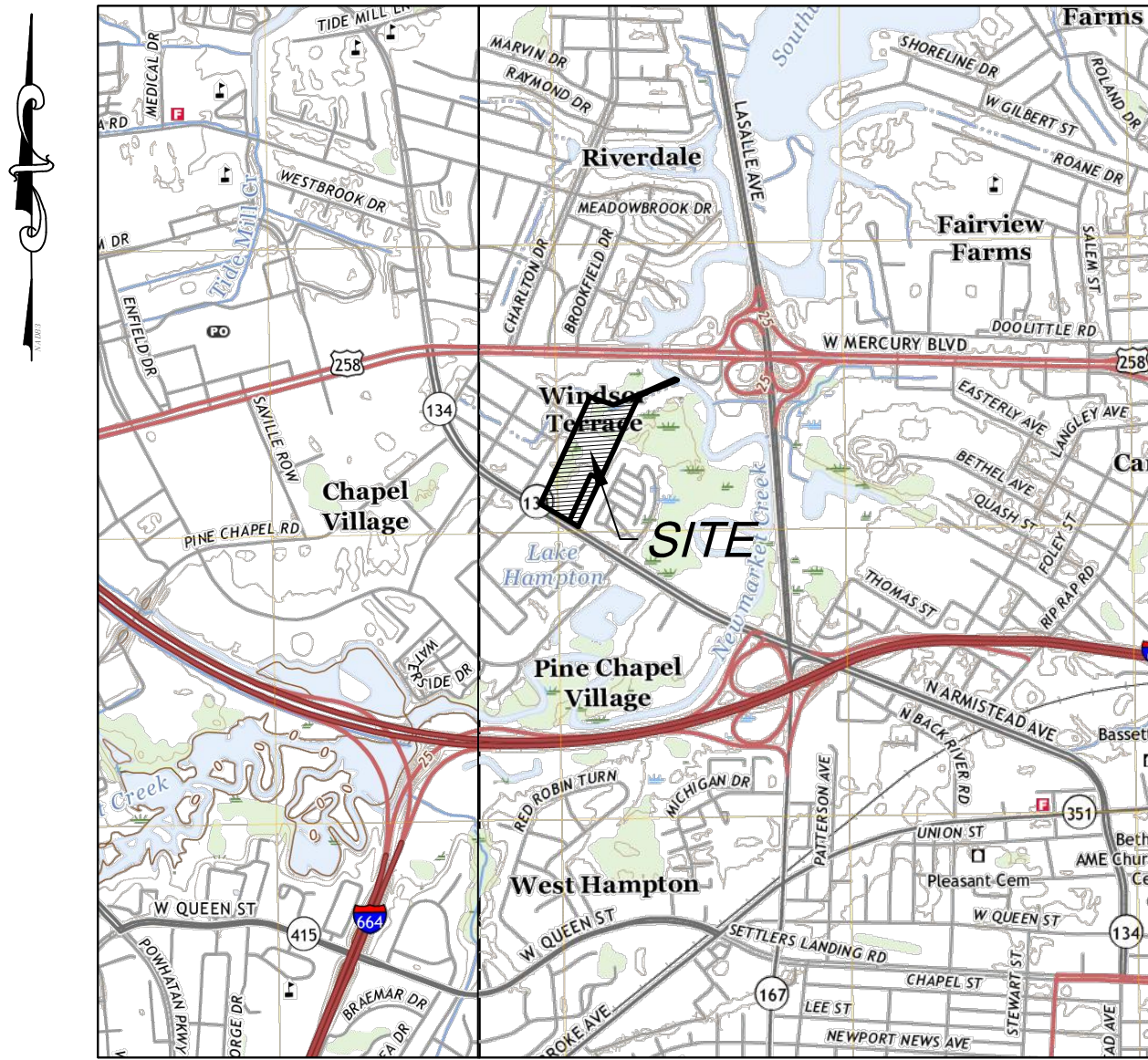
CITY OF HAMPTON, VIRGINIA

SCHEDULE B, PART II - EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR, LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. (MATTERS, IF ANY, ARE SHOWN HEREON. NOT ALL POTENTIAL ISSUES ARE SURVEY MATTERS.)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN ON THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- REAL ESTATE TAXES FOR THE SECOND HALF OF THE FISCAL YEAR 2023/2024, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
- STORM WATER ASSESSMENTS, NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN INSTRUMENT NO. 160000618. NOTE: EASEMENT WAS SIGNED BY MAUDE S. AGNEW, ALSO KNOWN AS MAUDE S. JUDKINS AND SHE ONLY HAD A LIFE ESTATE. (AFFECTS THE PROPERTY AS SHOWN HEREON)
- EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN INSTRUMENT NO. 160007350. NOTE: EASEMENT WAS SIGNED BY MAUDE S. AGNEW, ALSO KNOWN AS MAUDE S. JUDKINS AND SHE ONLY HAD A LIFE ESTATE. (AFFECTS THE PROPERTY AS SHOWN HEREON)
- SUCH STATE OF FACTS AS SHOWN ON THE PLAT RECORDED WITH DEED IN DEED BOOK 378, PAGE 60. (AFFECTS THE PROPERTY AS SHOWN HEREON)
- RIGHTS OF TENANTS IN POSSESSION AND/OR UNDER UNRECORDED LEASE AGREEMENTS. (NOT A SURVEY MATTER)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE COVERAGE AFFORDED BY COVERED RISK 2(C) OF THE FINAL TITLE POLICY IS HEREBY DELETED. (MATTERS, IF ANY, ARE SHOWN HEREON. NOT ALL POTENTIAL ISSUES ARE A SURVEY MATTER.)



VICINITY MAP  
SCALE: 1" = 2,000'

EXHIBIT A - LEGAL DESCRIPTION

LRSN# 7000335 AND LRSN# 7000336:

THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE AND BEING IN THE CITY OF HAMPTON, VIRGINIA, CONTAINING 15.78 ACRES, MORE OR LESS, AND BEING CONVEYED IN GROSS AND NOT BY THE ACRE, SAID LAND BEING BOUNDED ON THE SOUTH BY ARMISTEAD AVENUE, ON THE WEST BY THE SUBDIVISION KNOWN AS WINDSOR TERRACE, ON THE NORTH BY THE PROPERTY NOW OR FORMERLY OWNED BY HORNE BROTHERS, INC. AND ON THE EAST BY THE PROPERTY OF ETNA S. ANDERSON, ET AL, AND DONALD AND MARTHA JUDKINS.

LRSN #7000337:

THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND CONTAINING 1.62 ACRES, MORE OR LESS, SITUATE, LYING AND BEING IN THE CITY OF HAMPTON, VIRGINIA, BEGINNING AT A POINT IN THE NORTHERLY LINE OF NORTH ARMISTEAD AVENUE AT AN IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY OF E. P. ANDERSON, AND FROM THE POINT THUS ESTABLISHED RUNNING THENCE NORTH 51 DEGREES 45 MINUTES WEST WITH THE NORTHERLY LINE OF NORTH ARMISTEAD AVENUE A DISTANCE OF 120 FEET TO AN IRON PIPE; THENCE, NORTH 32 DEGREES 41 MINUTES 33 SECONDS EAST A DISTANCE OF 585.58 FEET TO A POINT MARKED BY A PIPE; THENCE, SOUTH 58 DEGREES 10 MINUTES 07 SECONDS EAST A DISTANCE OF 119.45 FEET TO A PIPE IN THE LINE OF E. P. ANDERSON; THENCE, SOUTH 32 DEGREES 41 MINUTES 33 SECONDS WEST WITH THE WESTERLY LINE OF ANDERSON A DISTANCE OF 589 FEET TO THE POINT OF THE BEGINNING, SAID PROPERTY BEING SHOWN ON A CERTAIN MAP ENTITLED, "PLAT SHOWING PORTION OF PROPERTY OF E. A. SINCLAIR", MADE BY S. J. GLASS & ASSOCIATES, ENGINEERING SERVICES, DATED APRIL 16, 1966, AND A COPY OF WHICH IS HERETO ATTACHED AND MADE A PART HEREOF.

SURVEYOR'S CERTIFICATE

TO FRANKLIN JOHNSTON GROUP MANAGEMENT & DEVELOPMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 03/25/2024  
DATE OF PLAT OR MAP: 03/27/2024

*Preston C. Judson*  
PRESTON C. JUDSON, L.S.

REGISTRATION/LICENSE NUMBER # 003130

SURVEY NOTES

- THE PLAT WAS PREPARED WITH THE BENEFIT OF TITLE REPORTS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS FOLLOWS:

PROPERTY ADDRESS: 1616 NORTH ARMISTEAD AVENUE, HAMPTON, VA 23666  
TAX PARCEL ID NO.: 7000335  
TITLE COMMITMENT NO: 5174246-D-VA-MP-VAB  
COMMITMENT DATE: JANUARY 22, 2024 AT 8:00 AM

PROPERTY ADDRESS: NORTH ARMISTEAD AVENUE, HAMPTON, VA 23666  
(NO ADDRESS LISTED)  
TAX PARCEL ID NO.: 7000336  
TITLE COMMITMENT NO: 5174246-D-VA-MP-VAB  
COMMITMENT DATE: JANUARY 22, 2024 AT 8:00 AM

PROPERTY ADDRESS: 6612 NORTH ARMISTEAD AVENUE, HAMPTON, VA 23666  
TAX PARCEL ID NO.: 7000337  
TITLE COMMITMENT NO: 5174246-D-VA-MP-VAB  
COMMITMENT DATE: JANUARY 22, 2024 AT 8:00 AM

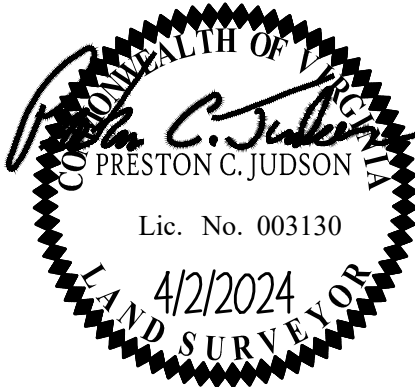
- A CURRENT ZONING REPORT WAS NOT PROVIDED. ZONING INFORMATION SHOWN HEREON IS FROM CITY OF HAMPTON PROPERTY GIS INFORMATION.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR, BUILDING ADDITIONS AT THE TIME OF THE SURVEY. GEO-TECHNICAL AND/OR ENVIRONMENTAL ACTIVITIES WERE OBSERVED.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF PRESTON C. JUDSON L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED IN MARCH OF 2024; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- CONTOUR INTERVAL = 1 FOOT.
- THESE PROPERTIES LIE IN FLOOD HAZARD ZONE "AE" WITH BASE FLOOD ELEVATIONS OF 8 FEET AND 9 FEET WITH FLOODWAY AREAS IN ZONE AE AND "OTHER AREAS", AS SHOWN ON MAP NUMBER 5155270018H FOR COMMUNITY NO. 515527 OF THE FEMA FLOOD INSURANCE RATE MAPS FOR THE COUNTY OF CITY OF HAMPTON, VIRGINIA; EFFECTIVE DATE: MAY 16, 2016.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY INFORMATION OF ABOVE GROUND FEATURES ONLY AND MISS UTILITY DESIGNATIONS. TICKET # A405700499, 02/26/24. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- MATTERS PERTAINING TO ARCHAEOLOGICAL OR HISTORICAL FEATURES (IF ANY) AND WETLANDS HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.
- THE SUBJECT PROPERTY (1616 N. ARMISTEAD AND 1612 N. ARMISTEAD) ABUT AND HAS BOTH VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE PUBLIC RIGHT-OF-WAY KNOWN AS N. ARMISTEAD AVENUE.
- THERE WAS NO VISIBLE EVIDENCE OF ABOVE GROUND CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
- THE THREE PROPERTIES COMPRISING THIS SURVEY ARE CONTIGUOUS ALONG THE COMMON BOUNDARY LINES WITH ONE ANOTHER AND THERE ARE NO GAPS, GORES, OR STOPS SEPARATING THE SUBJECT PROPERTIES.
- TO THE BEST OF MY KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES ADJOINING THE SUBJECT PROPERTY. NO INQUIRY OF THIS MATTER WAS SUBMITTED TO THE CITY OF HAMPTON.
- DATUM  
VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE  
HORIZONTAL DATUM: NAD 1983 (2011).  
UNITS: U.S. SURVEY FEET  
HORIZONTAL POSITIONS WERE DETERMINED BY GPS METHODS USING THE LEICA VIRTUAL REFERENCE STATION (VRS) SERVICE.

LEGEND

- SCHEDULE B, PART II EXCEPTION REF. #
- STORM DRAINAGE (SD) MANHOLE
- CATCH BASIN
- FLARED END SECTION
- REINFORCED CONCRETE PIPE
- SANITARY MANHOLE
- SANITARY MARKER
- TV PEDESTAL
- SATELLITE DISH
- CONCRETE
- RIPRAP
- ROD FOUND
- PIPE FOUND
- PROPERTY MONUMENT SET, AS NOTED
- MONUMENT FOUND
- UTILITY VAULT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC BOX
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SPOT ELEVATION
- SIGN
- BOLLARD
- MAILBOX

LINE TYPES

- 100 CONTOUR LINE
- W WATER-LINE
- OHU OVERHEAD UTILITY LINE
- UGT UNDERGROUND COMMUNICATION UTILITY
- OHT OVERHEAD COMMUNICATION UTILITY
- OFO UNDERGROUND FIBER OPTIC UTILITY
- UFO OVERHEAD FIBER OPTIC UTILITY
- G UNDERGROUND NATURAL GAS UTILITY
- UGP UNDERGROUND POWER/ELEC UTILITY
- OHP OVERHEAD POWER UTILITY
- SAN SANITARY SEWER
- STORM SEWER - INLET
- X FENCE-LINE
- CENTERLINE SWALE/DITCH
- EDGE OF PAVEMENT (EP)
- EDGE OF GRAVEL
- BUILDING
- GUARD RAIL
- PROPERTY LINE
- TREELINE



THIS DRAWING PREPARED AT THE  
HAMPTON ROADS PENINSULA OFFICE  
800 TECH CENTER BLVD., Suite 103 | Newport News, VA 23606  
TEL 757.702.7041 | www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE  
3/27/2024  
DRAWN BY  
CSM  
DESIGNED BY  
CHECKED BY  
PCJ  
SCALE  
AS SHOWN

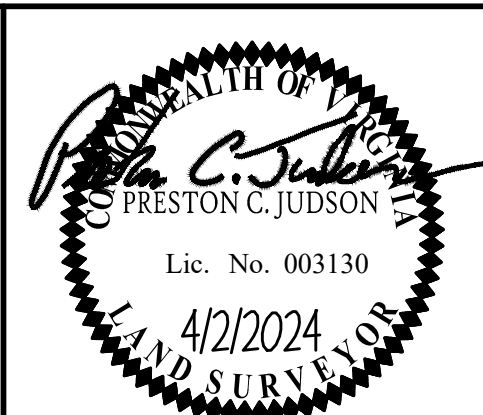
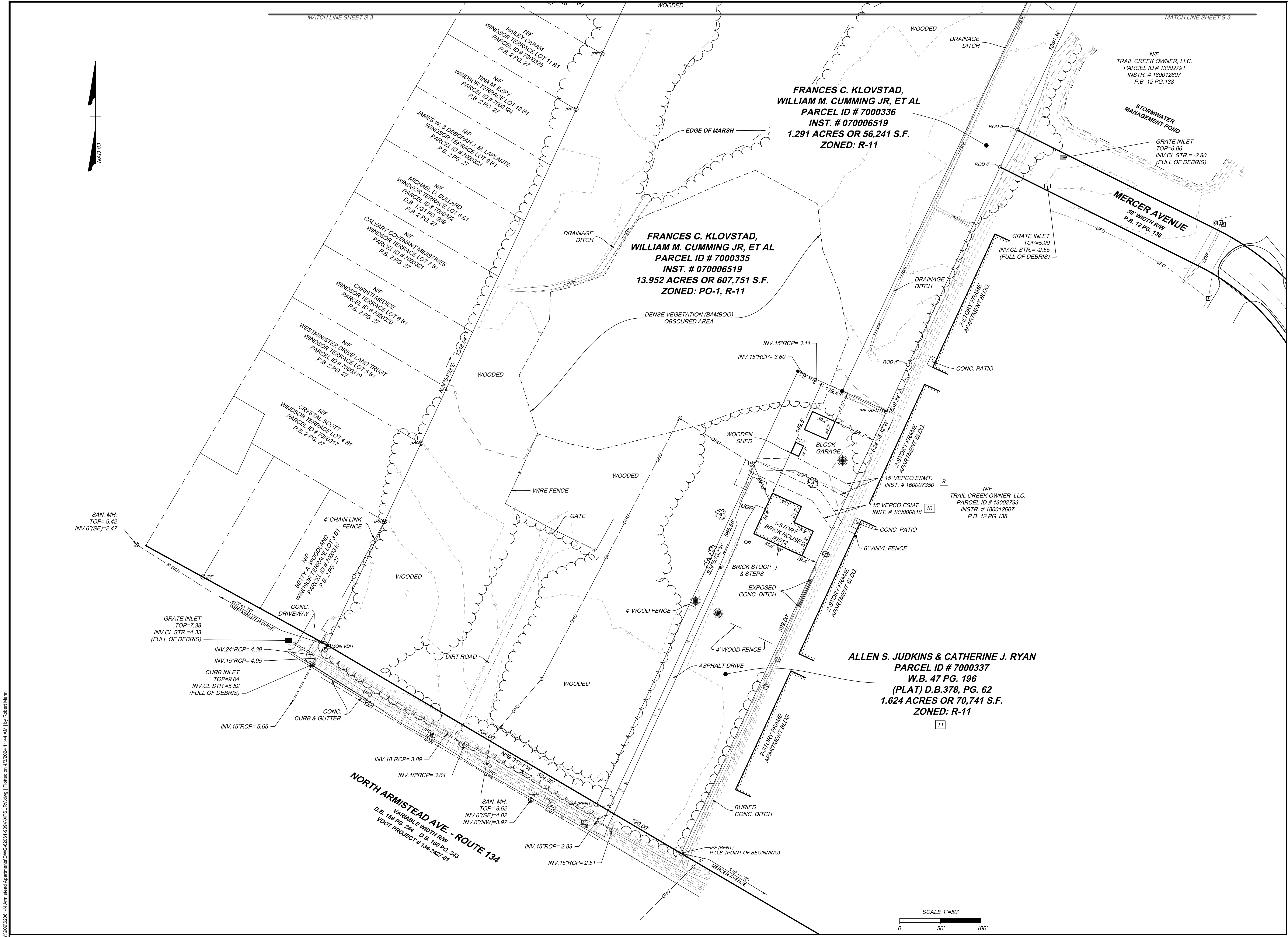
TIMMONS GROUP

1616 & 1612 N. ARMISTEAD AVENUE  
CITY OF HAMPTON, VIRGINIA  
ALTA/NSPS LAND TITLE SURVEY

JOB NO.  
62061  
SHEET NO.  
S-1

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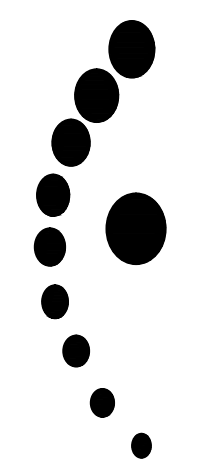




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REVISION DESCRIPTION	DATE



# TIMMONS GROUP

1616 & 1612 N. ARMISTEAD AVENUE  
CITY OF HAMPTON, VIRGINIA

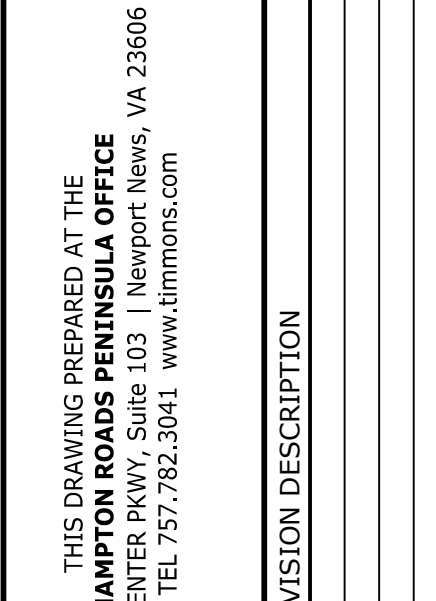
ALTA/NSPS LAND TITLE SURVEY

JOB NO.  
**62061**

SHEET NO.  
**S-2**


Y:\09062061\N Armistead Apartments\DWG\62061-090V\XPS\SURV.dwg | Plotted on 4/2/2024 11:44 AM | by Robert Mann

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 TEL 757 782 3041 [www.himmans.com](http://www.himmans.com)

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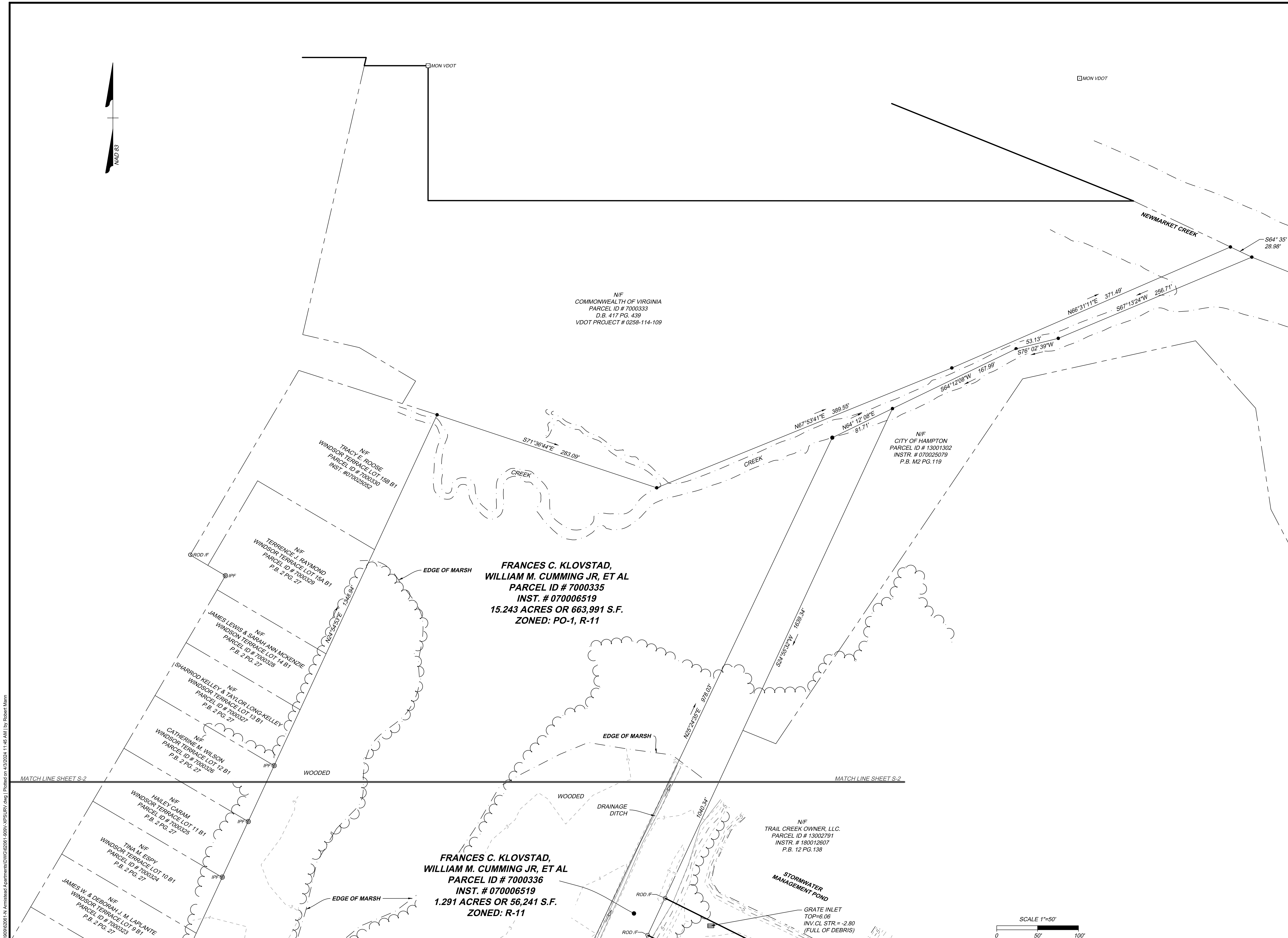
	CSM
	DESIGNED BY
	CHECKED BY
	PCJ
	SCALE 1" = 50'

**MONS GROUP**  
1616 & 1612 N. ARMISTEAD AVENUE  
CITY OF HAMPTON, VIRGINIA  
ALTA/MDC/L AND TITLE SURVEY

JOB NO.  
6206

SHEET NO.  
S-3

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## **PROJECT NARRATIVE**

### **Riverbend Landing**

**November 18, 2024**

The subject property located in the City of Hampton known as 1612 and 1616 N. Armistead Avenue, Hampton, LRSN: 7000335, 7000336, and 7000337 and comprises approximately 16.9 acres consisting of approximately 6.7 acres of wetlands, approximately 2.3 acres of RPA buffer, and a net developable area of approximately 7.9 acres. The property is zoned PO-1 DISTRICT – PARKS AND OPEN SPACE GENERAL and R-11 DISTRICT—ONE FAMILY RESIDENTIAL and the applicant proposes to rezone the property to MD-4 DISTRICT— MULTIFAMILY RESIDENTIAL with proffers.

The project is proposed to consist of 215 apartment units in a mix of building configurations containing 1, 2, and 3 bedroom units. The community is anticipated to contain the following mix of unit types, sizes, and rental rates:

<u>Unit Type</u>	<u># of Units</u>	<u>Square Feet</u>	<u>Projected Rents</u>
1 BR	69	715 SF	\$1,600 - \$1,750
2 BR	115	1,050 SF	\$1,850 - \$2,000
3 BR	32	1,245 SF	\$2,300 - \$2,450

Exterior building materials are intended to consist of fiber cement flat panel siding, fiber cement vertical siding and brick masonry veneer. The windows and doors are intended to be operable.

The following community amenities/recreation facilities are proposed:

- Community Bike racks
- Indoor Bike Storage
- Community Sidewalks
- Pool
- Clubhouse
- Fitness Center
- Outdoor Grilling Area
- Fire Pits
- Attractive Entrance Features
- Pedestrian Trail
- All buildings will be designed and constructed to meet the EnergyStar Multifamily New Construction requirements (a copy of which has been provided to Staff)
- Five (5) level 2 electric vehicle charging stations, each in a location convenient to one of the buildings, with 2 hookups per station
- Rear parking area will include pervious pavement or asphalt in the area of the parking stalls as shown on the conceptual site plan

Each building will have 3 outdoor bike racks, with each rack supporting 6 bikes. Additionally, the clubhouse will contain an indoor bike storage room for at least 15 bikes.

The conceptual site plan has been updated to reflect a 20-foot landscape buffer along the northwestern property line adjoining the rear of the properties along Westminster Drive. Along the front of the property (i.e., along Armistead Avenue), there will be a 4-foot black aluminum picket fence. Along the western side of the property, there will be a 6 to 8-foot privacy fence, which will be landscaped on both sides. Along the eastern side of the property, there will be a 6-foot opaque fence, which will be landscaped on both sides. Abutting the rear of the site, the plan is to install landscaping that integrates with the wetland area and install fencing only if necessary to control access and dependent upon site grading.

The entire site (parking lot and sidewalks) will be illuminated to at least 1 footcandle, and the lighting fixtures used will be energy efficient. The buildings will receive lighting externally via wall packs. All exterior lighting, site and building lighting, will be full cutoff lights which are “dark sky” compliant in order to avoid glare and prevent impacts to neighboring properties.

The buildings are not intended to contain elevators and are intended to be “walk-up” and contain internal, open-air breezeways that are designed and constructed to allow ample air flow and natural light, while also including daytime and nighttime lighting as well. The windows and doors in the stairwells are intended to be operable, and the entrances to the breezeways will have doors that are access controlled for our residents. The walls of these corridors will be of similar quality materials to the exterior of the building, while the floors will be wooden decking, treated and maintained to ensure no staining occurs. Mailboxes will be located centrally within each building.

The required number of parking spaces for the project is 346 spaces, which is the exact number of spaces shown on the conceptual site plan.

It is the Applicant’s intent to use a pervious surface on the parking areas nearest the wetlands. These surfaces (and the underlying systems) provide additional stormwater quality treatment to protect this sensitive area. The intent is that the surface be comprised of pervious asphalt in the parking stalls of the area.

Stormwater within the site will most likely consist of an underground facility, however additional measures may be employed. The final design solution will be fully developed at the site plan review stage and will comply with City and State regulations. The discharge point at the existing storm network will be analyzed for adequacy and the stormwater infrastructure shall be designed to meet the standards set with 9VAC25-870-66.

The community is intended to provide an exceptional quality of life for our residents with high quality design and construction in close proximity to large employment centers with convenient access to goods, services, and the interstate.

## **SITE DATA**

Total Area = approximately 16.9 acres  
Wetland = approximately 6.7 acres  
100 ft RPA Buffer = approximately 2.3 acres  
Net Area = approximately 7.9 acres  
Proposed Zoning = MD-4 with Proffers  
Total Multi-Family Units = 215  
Parking Required = 346 spaces

Parking Provided = 346 Spaces (121 standard, 110 compact, 18 accessible, 92 permeable paver, and 5 electric vehicle charging stations)

### **Green Area Data**

Parking - any parking area of 30 or more spaces, 7% of the interior parking area shall be green area:

104,345 SF Park Area (including drive aisles)

$104,345 \text{ SF} \times 7\% = 7,304 \text{ SF}$

Parking Green Area Required = 7,304 SF

Parking Green Area Proposed = 10,700 SF

Land Area – minimum of 10% of the land area shall be designated as green area:

Net Area = 7.9 AC

$7.9 \text{ AC} \times 10\% = 0.79 \text{ AC}$  or 32,412 SF

Green Area Required = 32,412 SF

Green Area Proposed = 90,273 SF

Front Yard – development sites of 2 or more acres with 1 public street frontage shall have 50% of the green area within the front yard:

$32,412 \text{ SF} \times 50\% = 16,206 \text{ SF}$

Front Yard Green Area Required = 16,206 SF

Front Yard Green Area Proposed = 18,202 SF

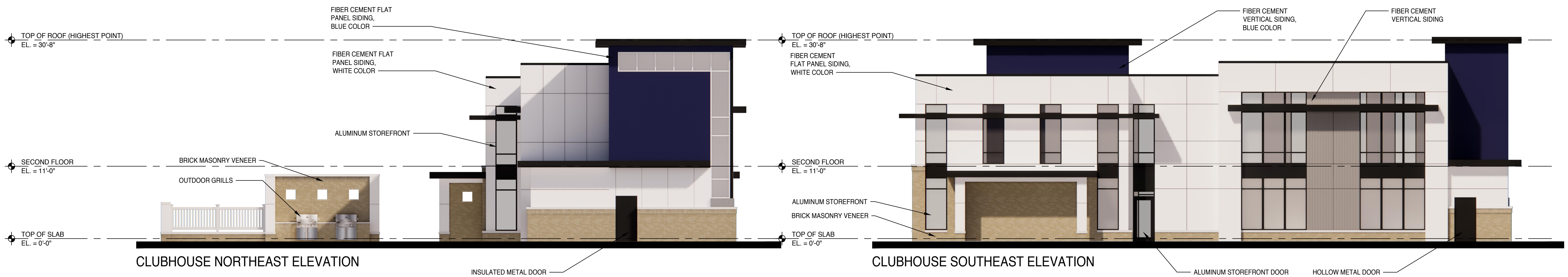
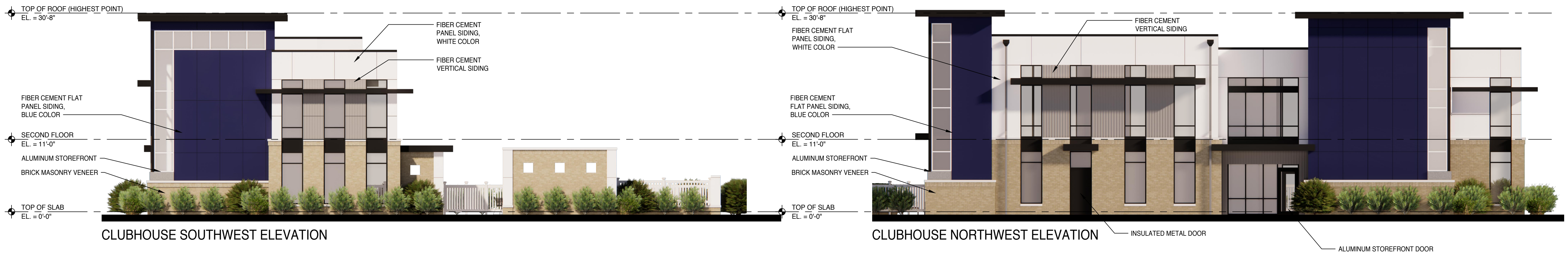




# 1612 - 1616 N. ARMISTEAD AVENUE

Conceptual Development Plan - August 20, 2024





CLUBHOUSE ELEVATIONS

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

NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.  
HAMPTON, VIRGINIA 10.09.2024





TYPICAL FRONT ELEVATION (NORTHEAST)



TYPICAL REAR ELEVATION (SOUTHWEST)



TYPICAL SIDE ELEVATION

BUILDING 1 & 2 ELEVATIONS

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

NEW MULTIFAMILY DEVELOPMENT

ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.  
HAMPTON, VIRGINIA 10.09.2024





BUILDING 3 ELEVATIONS

SCALE: 3/32" = 1' - 0"

NEW MULTIFAMILY DEVELOPMENT  
ARMISTEAD AVENUE APARTMENTS

THE FRANKLIN JOHNSTON GROUP

1612-1616 NORTH ARMISTEAD AVE.  
HAMPTON, VIRGINIA 10.09.2024

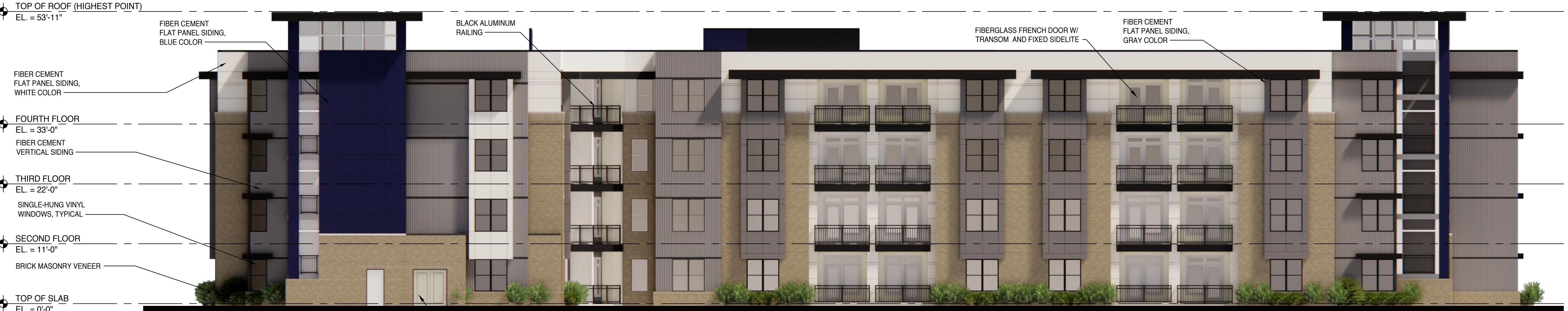




BUILDING 4 SOUTHEAST ELEVATION



BUILDING 4 NORTHEAST ELEVATION



BUILDING 4 NORTHWEST ELEVATION



BUILDING 4 SOUTHWEST ELEVATION

BUILDING 4 ELEVATIONS

SCALE: 3/32" = 1' - 0"

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ARMISTEAD AVENUE APARTMENTS

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BUILDING 5 SOUTHWEST ELEVATION



BUILDING 5 NORTHEAST ELEVATION



BUILDING 5 NORTHWEST ELEVATION



BUILDING 5 SOUTHEAST ELEVATION

BUILDING 5 ELEVATIONS

SCALE: 3/32" = 1' - 0"