

INTRODUCED: April 11, 2016

AN ORDINANCE No. 2016-126

To authorize the special use of the properties known as 1300 McDonough Street, 1302 McDonough Street, 1304 McDonough Street, and 1306 McDonough Street for the purpose of a mixed-use development with up to 12 dwelling units and ground floor commercial space, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 9 2016 AT 6 P.M.

WHEREAS, the owner of the properties known as 1300 McDonough Street, 1302 McDonough Street, 1304 McDonough Street, and 1306 McDonough Street, which are situated in a R-8 Urban Residential District, desires to use such properties for the purpose of a mixed-use development consisting of up to 12 dwelling units and ground floor commercial space, which uses, among other things, are not currently allowed by section 30-413.11 of the Code of the City of Richmond (2015), as amended, concerning lateral attachment of dwelling units and commercial uses in new construction; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 9 2016 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other

dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the properties known as 1300 McDonough Street and identified as Tax Parcel No. S000-0122/012 in the 2016 records of the City Assessor, 1302 McDonough Street and identified as Tax Parcel No. S000-0122/011 in the 2016 records of the City Assessor, 1304 McDonough Street and identified as Tax Parcel No. S000-0122/010 in the 2016 records of the City Assessor, and 1306 McDonough Street and identified as Tax Parcel No. S000-0122/007 in the 2016 records of the City Assessor, being more particularly shown on a survey entitled “Survey Plat Showing Existing Improvements to #1300-#1306 McDonough Street, City of Richmond, Virginia,” prepared by Shadrach & Associates LLC, and dated February 3, 2016, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a mixed-use development, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Mixed Use Residential Development, 1300-1306 McDonough Streets, [corner of McDonough and 13th], Manchester, Richmond, VA 23224,” prepared by ADO/Architecture Design Office, and dated September 14, 2015, and revised November 25, 2015, and January 22, 2016, and the plans entitled “McDonough Green, Sections 1 and 2, Single Family Residential and Special Use Permit Plan, City of Richmond, Virginia,” prepared by Parker Consulting, LLC, and dated December 17, 2015, and revised January 28, 2016, hereinafter together referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be a mixed-use development consisting of up to 12 dwelling units and ground floor corner commercial space, served by no fewer than one parking space per dwelling unit, with 10 on-site surface parking spaces, substantially as shown on the Plans, and the remaining parking spaces shall be located within a radius of 500 feet of the subject property. The uses allowed within the commercial space shall be limited to the permitted principal uses on corner lots in the R-63 Multifamily Urban Residential District pursuant to section 30-419.3 of the Code of the City of Richmond (2015), as amended.

(b) Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 30-503 of the Code of the City of Richmond (2015), as amended, (ii) those signs permitted in all zoning districts by section 30-505 of the Code of the City of Richmond (2015), as amended, and (iii) those signs permitted in the R-63 Multifamily Urban Residential District by section 30-507.1 of the Code of the City of Richmond (2015), as amended.

(c) All building materials, material colors, and site improvements shall be substantially as shown on the Plans.

(d) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights or lighting on emergency vehicles.

(e) Operations of the commercial space shall cease by no later than 10:00 p.m. daily.

(f) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(g) Secure storage for no fewer than 4 bicycles shall be provided on the Property for use by the dwelling units.

(h) Prior to the issuance of any certificate of occupancy for the Special Use, landscaping within the "Landscape Areas" identified on sheet A101 shall be provided on the Property substantially as shown on the Plans.

(i) Prior to the issuance of any certificate of occupancy for the Special Use, the Property shall be consolidated into one parcel substantially as shown on the Plans by recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) 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 any other property or public streets and the use thereof.

(c) 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.

(d) Any encroachments existing, proposed on the 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 (2015), as amended.

(e) The Owner shall make improvements, including removal of two existing street trees and installation of four new street trees along McDonough Street, removal of the existing brick sidewalk and installation of new concrete sidewalk along West 13th Street, and paving the 10' Alley, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) 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 Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This 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

Intracity Correspondence

Pre Introduction to Council: PRE. 2016-53

RECEIVED

MAR 21 2016

File Number: PRE. 2016-53

To authorize the special use of the property known as 1300 McDonough Street, 1302 McDonough Street, 1304 McDonough Street, and 1306 McDonough Street for the purpose of a mixed-use development, upon certain terms and conditions.

OFFICE OF CITY ATTORNEY

O & R Request

4-4892
O & R REQUEST

MAR 7 2016

DATE: February 16, 2016

EDITION: 1

TO: The Honorable Members of City Council

Chief Administration Office
City of Richmond

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: P. Lee Downey, Deputy Chief Administrative Officer for Economic Development and Planning

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

RE: Special use permit for a mixed use development with up to 12 dwelling units at 1300-1306 McDonough Street

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1300 McDonough Street, 1302 McDonough Street, 1304 McDonough Street, and 1306 McDonough Street for the purpose of a mixed-use development, upon certain terms and conditions.

REASON: The subject property is located within the R-8 - Urban Residential District, which does not allow commercial uses in new construction and does not contain provisions to allow more than four multi-family dwellings. A special use permit is therefore required.

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 April 4, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of four parcels of unimproved land totaling 0.288 acres (12,545 SF): 1300 McDonough Street (0.044 acres; 1,917 SF), 1302 McDonough Street (0.044 acres; 1,917 SF), 1304 McDonough Street (0.05 acres; 2,718 SF), and 1306 McDonough Street (0.15 acres; 6,534 SF). The property is located at the southeast quadrant of the intersection of McDonough Street and West 13th Street, in the Manchester neighborhood of the Old South planning district.

The applicant is proposing to construct a mixed-use development with up to twelve (12) dwelling units and a corner commercial space that would be approximately 1,300 square feet. All of the dwelling units are proposed to be one-bedroom with square footages ranging from approximately 650 to 900 square feet. The proposed ordinance would authorize limited commercial use consistent with the R-63 Multifamily Urban Residential District and would limit the hours of operation to 10 p.m. daily. One parking space per dwelling unit and four secured bicycle parking spaces would be required by the proposed ordinance. Ten of the parking spaces would be located on-site, while two be located within 500 feet of the subject property.

The subject property falls within a General Urban Area of the Manchester district, as established by the Richmond Downtown Plan. Such areas are “characterized by medium-density, mixed-use development, distributed along medium-sized blocks...This district is characterized by single-family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses. Buildings...are typically no more than three stories in height. The buildings are setback from the street behind a narrow landscaped front yard. The front yard is landscaped to match the public frontage. Uses are less restricted. Parking is located on-street, or at the rear of the lot. If rear alleys exist, parking is accessed from the alley” (p. 3.23). The Downtown Plan’s illustrative plan suggests that 1300-1306 McDonough Street be improved with attached structures (p. 4.33).

The Downtown Plan provides general principles for infill development within the Downtown area and states, “At all times buildings should relate to...the scale and height [of traditional buildings in the area], even if this means stepping the building back where it rises above neighboring buildings. Infill development should respect the material and architectural vocabulary of nearby historic structures, and should address the street with entrances and windows that are consistent with the historic streetscape.” The Downtown Plan goes on to state, however, that “it is essential that all infill be appropriate to its particular urban condition” (pp. 3.16-17).

Specifically for the Manchester district, the Downtown Plan recommends the construction of “infill buildings that create a continuous street frontage and respect the character of the neighborhood with similar massing and architectural elements” (p. 4.31)...the historic lot lines, setbacks, footprint, height, massing and details of the surrounding buildings should guide all decisions for new construction” (p. 4.33).

Properties abutting the subject property and across West 13th Street from the subject property are located in the same R-8 district as the subject property. Properties across McDonough Street from the subject property are located within an R-63 - Multi-Family Urban Residential District. A significant portion of the parcels in the vicinity of the subject property are vacant. A mix of single-, two-, and multi-family residential, commercial, office, industrial, institutional and public-open space

land uses are present as well.

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 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: March 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: April 11, 2016

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
April 4, 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.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

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



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

Project Name/Location

Project Name: Mixed Use Residential Development Date: Sept 14, 2015

Property Address: 1300-1306 McDonough Street Tax Map #: S0000122012
S0000122011
S0000122010
S0000122007

Fee: \$1,800.00 Total area of affected site in acres: 0.29 acres (4)
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning
Current Zoning: R-8

Proposed Use (4 parcels combined)
(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?

Mixed use: commercial & R-2 multi-family based on R-63 zoning.

Yes No
 If Yes, please list the Ordinance Number:
(none known)

Applicant/Contact Person: Ben Adamson

Company: _____

Mailing Address: P.O. Box 7217

City: Richmond State: VA Zip Code: 23221

Telephone: (804) 814-6269 Fax: () -

Email: Bkadamson@mac.com

Property Owner: Manchester Partners, LLC

If Business Entity, name and title of authorized signee: _____

(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: 2700 East Cary Street, Suite 13

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 233-9700 Fax: () -

Email: See Applicant

Property Owner Signature: [Signature]

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)

Applicant's report for the
Proposed Special Use of the property at
1300-1306 McDonough Street, the corner of 13th and McDonough Streets
in the Historic Manchester Neighborhood

September 14, 2015

[refer also to attached Special Use application and project drawings]

As a general summary, this special use request pertains to four (4) existing contiguous parcels that are proposed to be combined, the combined area of which totals .29 acres. Zoning on the existing parcels is R-8. It is noted, however, that R-63 zoning exists immediately across McDonough Street and, therefore, the special use proposal is based on R-63 zoning requirements.

1. The proposed special use will not be detrimental to the safety, health, morals and general welfare of the community involved

The project has been conceived to maintain the scale, materiality, and disposition of the surrounding neighborhood and in doing so is considered to be contributing to the urban residential context. A significant number of structures have been demolished within the historic neighborhood and it is felt that this project, along with numerous other infill development projects already complete or underway, enforce the solidity and desirability of the neighborhood as a viable residential address in very close proximity to Richmond's city center. Proposed commercial and residential spaces open to and view their part of both 13th and McDonough Streets and the corner which will provide enhanced security and contribute to the sense of community in this area of the Manchester neighborhood. The project proposes extending the 13th Street sidewalk to enhance pedestrian activity on the street to the existing adjacent city-maintained park and includes appropriately scaled exterior planted and hardscape areas for residents. Additionally, considerations for refuse areas and collection will be screened from public view and handled in a way that does not diminish use and enjoyment of the public realm.

2. The proposed special use will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved

The project is part of a larger planned development on the block it occupies. Vehicular access to and parking for all planned residential spaces in a ratio of, at a minimum, 1 parking space per residence are being provided for off-street via existing curb-cuts to existing mid-block alleys. The minimal amount of non-resident vehicular activity associated with guests and commercial activity are deemed to be a positive attribute toward creating a sense of vitality on the streets around the project.

[continued, page 1 of 2]

Applicant's report for the
Proposed Special Use of the property at
1300-1306 McDonough Street, the corner of 13th and McDonough Streets
in the Historic Manchester Neighborhood

[continued from previous, page 2 of 2]

3. The proposed special use will not create hazards from fire, panic or other dangers

The project is being designed to meet current building code and zoning requirements. The structure will be fully sprinkler-protected and is planned with building code required egress and occupant safety considerations that meet and exceed those required for the proposed density. The structure's position on its site allows for fire department access on all sides. Therefore, no extraordinary threat from fire, panic or other dangers are foreseen to accompany development of the site at the density proposed.

4. The proposed special use will not tend to cause overcrowding of land and an undue concentration of population

It is felt that, while density exceeding current zoning is proposed, the scale and character of the structure along with the type of residential spaces being designed is appropriate for the urban residential neighborhood in which it is being placed. In contrast to overcrowding, the number of residents and commercial activity being proposed are considered to add to the vitality, active character, and sense of community in the neighborhood.

5. The proposed special use will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements

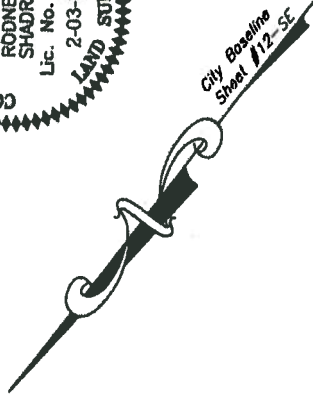
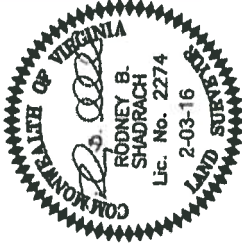
Referring to descriptions outlined above, it is believed the project as conceived does not adversely affect or interfere with the character, public amenity and public operation of its site or surrounding neighborhood in any way. In contrast, it is believed the project by nature of planned spaces, size and location, contributes to the public realm, sponsors pedestrian activity, and provides much needed amenity within this section of the Manchester neighborhood.

6. The proposed special use will not interfere with adequate light and air

The proposed building is not as tall as many of the existing residential structures in the immediate vicinity, including both new and historic single family houses, duplexes and multi-family structures. For that reason, it is believed that the proposed density is being met with no interference to natural light for either the planned structure's occupants, neighboring residents, or pedestrians in the public right-of-way. Additionally, as described above, the project includes appropriately scaled open areas and landscaping that contribute to the quality of air and health of the urban environment.

[END of Applicant's report, page 2 of 2]

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Landscape



LEGAL REFERENCE

Manchester Partners, LLC

Tax ID #5000-0122/007
Instrument #2005-02-5330
Instrument #15-14767
#1306 McDonough Street
0.152 Acres

7

Tax ID #5000-0122/010
Instrument #2005-02-5330
#1304 McDonough Street
0.050 Acres

10

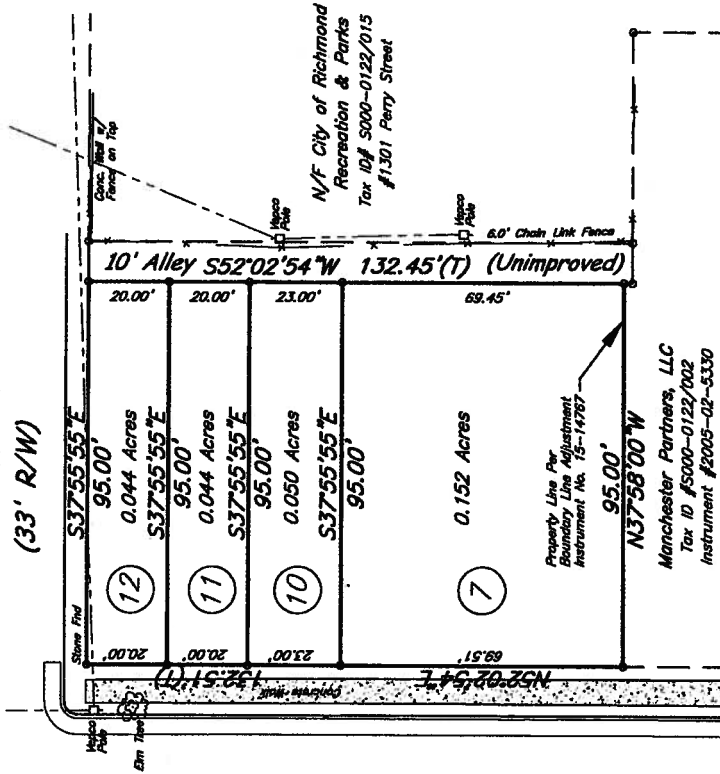
Tax ID #5000-0122/011
Instrument #2005-02-5330
#1302 McDonough Street
0.044 Acres

11

Tax ID #5000-0122/012
Instrument #2005-02-5330
#1300 McDonough Street
0.044 Acres

12

13th Street
(33' R/W)



McDonough Street
(65' R/W)

Manchester Partners, LLC
Tax ID #5000-0122/002
Instrument #2005-02-5330
Instrument #15-14767
#1314 McDonough Street

SURVEY PLAT

**SHOWING EXISTING IMPROVEMENTS
TO #1300-#1306 MCDONOUGH STREET
CITY OF RICHMOND, VIRGINIA**

DATE: FEBRUARY 3, 2016



Scale: 1" = 30'



Shadrach & Associates LLC

LAND SURVEYING
430 Southside Blvd., Suite 10-B • Richmond, Virginia 23236
Phone: (804)379-9300 • Fax: (804)379-8501

Notes

- This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: July 8, 2015
- This survey was made without the benefit of a Title Report, therefore there may be encumbrances which are not shown hereon. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community Panel #510129-0039-E, effective date: July 16, 2014. (Zone X).

5140-MAN JOB --- #1300-#1306NDY.DWG

PROJECT AREAS

THIS DRAWING IS TO BE USED FOR THE DESIGN OF THE PROJECT AREAS ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

UNIT SCHEDULE

UNIT NO.	TYPE	AREA (SQ. FT.)	FINISHES	NOTES
1	1 BR	1,100	STANDARD	
2	1 BR	1,100	STANDARD	
3	1 BR	1,100	STANDARD	
4	1 BR	1,100	STANDARD	
5	1 BR	1,100	STANDARD	
6	1 BR	1,100	STANDARD	
7	1 BR	1,100	STANDARD	
8	1 BR	1,100	STANDARD	
9	1 BR	1,100	STANDARD	
10	1 BR	1,100	STANDARD	
11	1 BR	1,100	STANDARD	
12	1 BR	1,100	STANDARD	
13	1 BR	1,100	STANDARD	
14	1 BR	1,100	STANDARD	
15	1 BR	1,100	STANDARD	
16	1 BR	1,100	STANDARD	
17	1 BR	1,100	STANDARD	
18	1 BR	1,100	STANDARD	
19	1 BR	1,100	STANDARD	
20	1 BR	1,100	STANDARD	
21	1 BR	1,100	STANDARD	
22	1 BR	1,100	STANDARD	
23	1 BR	1,100	STANDARD	
24	1 BR	1,100	STANDARD	
25	1 BR	1,100	STANDARD	
26	1 BR	1,100	STANDARD	
27	1 BR	1,100	STANDARD	
28	1 BR	1,100	STANDARD	
29	1 BR	1,100	STANDARD	
30	1 BR	1,100	STANDARD	
31	1 BR	1,100	STANDARD	
32	1 BR	1,100	STANDARD	
33	1 BR	1,100	STANDARD	
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36	1 BR	1,100	STANDARD	
37	1 BR	1,100	STANDARD	
38	1 BR	1,100	STANDARD	
39	1 BR	1,100	STANDARD	
40	1 BR	1,100	STANDARD	
41	1 BR	1,100	STANDARD	
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43	1 BR	1,100	STANDARD	
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66	1 BR	1,100	STANDARD	
67	1 BR	1,100	STANDARD	
68	1 BR	1,100	STANDARD	
69	1 BR	1,100	STANDARD	
70	1 BR	1,100	STANDARD	
71	1 BR	1,100	STANDARD	
72	1 BR	1,100	STANDARD	
73	1 BR	1,100	STANDARD	
74	1 BR	1,100	STANDARD	
75	1 BR	1,100	STANDARD	
76	1 BR	1,100	STANDARD	
77	1 BR	1,100	STANDARD	
78	1 BR	1,100	STANDARD	
79	1 BR	1,100	STANDARD	
80	1 BR	1,100	STANDARD	
81	1 BR	1,100	STANDARD	
82	1 BR	1,100	STANDARD	
83	1 BR	1,100	STANDARD	
84	1 BR	1,100	STANDARD	
85	1 BR	1,100	STANDARD	
86	1 BR	1,100	STANDARD	
87	1 BR	1,100	STANDARD	
88	1 BR	1,100	STANDARD	
89	1 BR	1,100	STANDARD	
90	1 BR	1,100	STANDARD	
91	1 BR	1,100	STANDARD	
92	1 BR	1,100	STANDARD	
93	1 BR	1,100	STANDARD	
94	1 BR	1,100	STANDARD	
95	1 BR	1,100	STANDARD	
96	1 BR	1,100	STANDARD	
97	1 BR	1,100	STANDARD	
98	1 BR	1,100	STANDARD	
99	1 BR	1,100	STANDARD	
100	1 BR	1,100	STANDARD	

**DRAWING ACCOMPANYING
REQUEST FOR SPECIAL USE
9-14-2015**

NOT FOR CONSTRUCTION



PROJECT:
Architectural Design Firm
1300-1300 McDonough Street
Richmond, VA 23220
804.781.1111

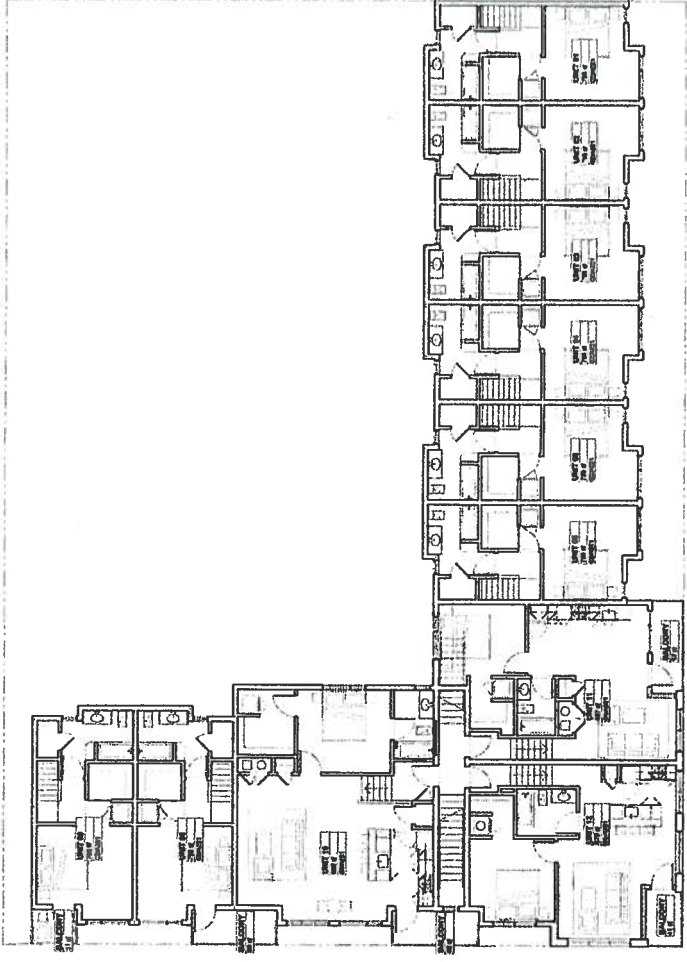
CHARNOCK/DOLY:
ARCHITECTS
1300-1300 McDonough Street
Richmond, VA 23220
804.781.1111



**MIXED USE
RESIDENTIAL
DEVELOPMENT**
1300-1300 McDonough Street
Corner of McDonough and 13th
MANCHESTER, RHODE ISLAND, VA
2224

FLOOR PLANS
A-102 1/8" = 1'-0" 1/8" = 1'-0"
A-103 1/8" = 1'-0" 1/8" = 1'-0"
A-104 1/8" = 1'-0" 1/8" = 1'-0"
A-105 1/8" = 1'-0" 1/8" = 1'-0"
GENERAL

A102



01 2ND LEVEL PLAN
A102 1/8" = 1'-0" 1/8" = 1'-0"

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND STRUCTURES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES.

**DRAWING ACCOMPANYING
REQUEST FOR SPECIAL USE
9-14-2015**

NOT FOR CONSTRUCTION



PROJECT:
ARCHITECTURAL DESIGN: 2010
ARCHITECT: JAMES P. HAYES
1000-1300 MacDough Street
Manchester, NH 03103
2015-01-15

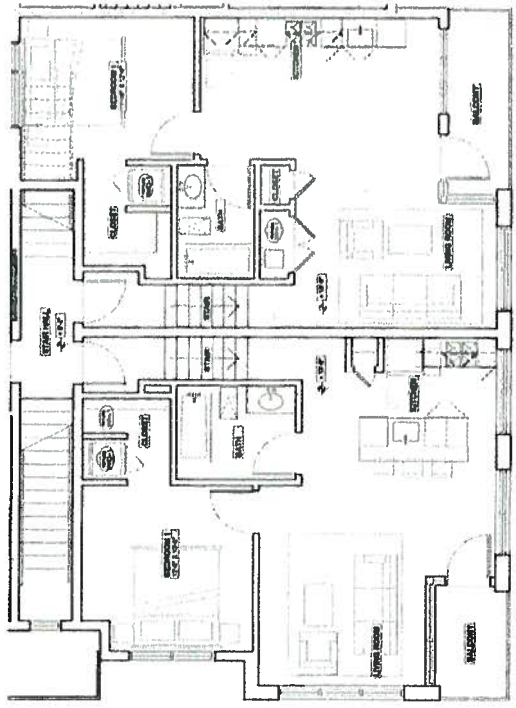
CONTRACTOR:
MANCHESTER RESTORERS &
CONTRACTORS
1000-1300 MacDough Street
Manchester, NH 03103
2015-01-15



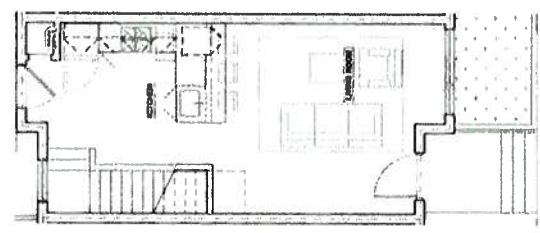
**MIXED USE
RESIDENTIAL
DEVELOPMENT**
1000-1300 MacDough Street
Corner of MacDough and 13th
MANCHESTER, NEW HAMPSHIRE, USA
2020
SCHEDULED PLANS
DATE: 10/15/14

A201

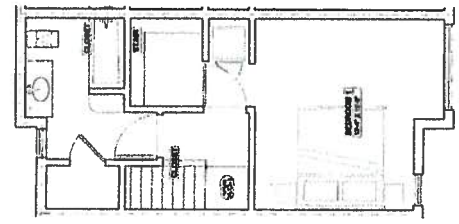
DATE: 10/15/14
BY: JPH
GENERAL



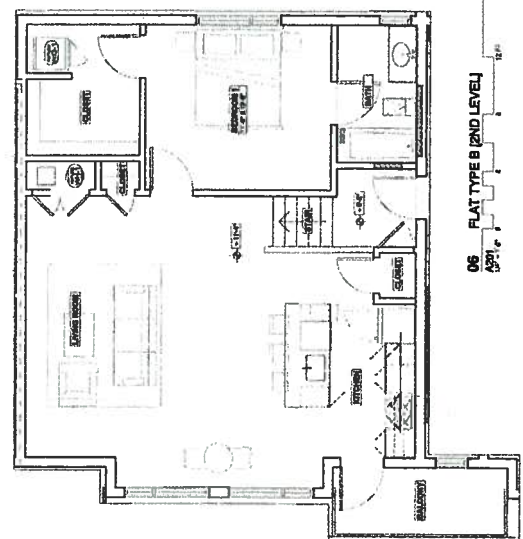
05 FLAT TYPE C (2ND LEVEL)
A201



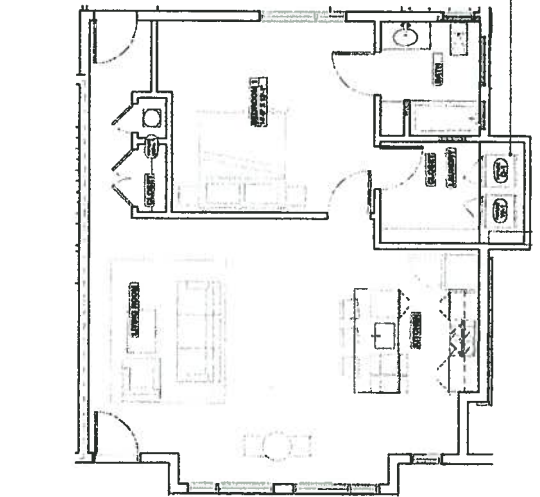
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A201



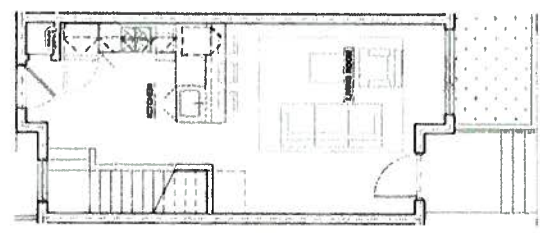
06 FLAT TYPE B (2ND LEVEL)
A201



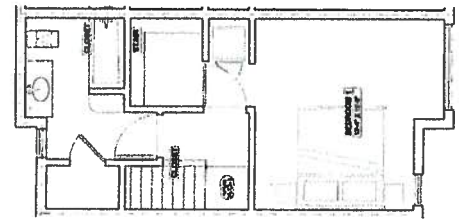
03 FLAT TYPE A (1ST LEVEL) ANSI TYPE A
A201



01 TYPICAL TOWNHOUSE - 1ST LEVEL
A201



02 TYPICAL TOWNHOUSE - 2ND LEVEL
A201



1. APPROVED BY ARCHITECT AND ENGINEER
DATE: 04-14-2015

2. APPROVED BY ARCHITECT AND ENGINEER
DATE: 04-14-2015

DRAWING ACCOMPANYING
REQUEST FOR SPECIAL USE
9-14-2015

NOT FOR CONSTRUCTION

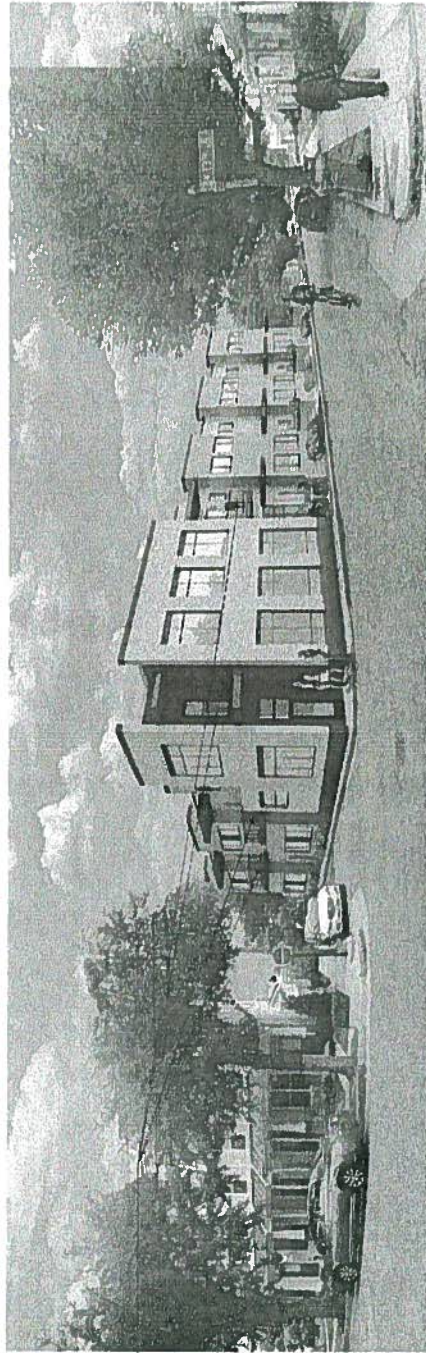


ARCHITECT:
ARCHITECTURE DESIGN GROUP
1111 W. MAIN ST., SUITE 200
MANCHESTER, NH 03102

CONSULTANT:
MANCHESTER PLANNERS &
ARCHITECTS
1111 W. MAIN ST., SUITE 200
MANCHESTER, NH 03102



MIXED USE
RESIDENTIAL
DEVELOPMENT
1300-1308 McDonough Street
Corner of McDonough and 13th
MANCHESTER, RHODE ISLAND, VA
2828
CONCEPTUAL RENDERING
NO. 1300-1308
14.1800 1308.14
04-08-2015 2:00 PM
SOCIAL
A302



01 CONCEPT FRONT PERSPECTIVE, 13TH AND MCDONOUGH
REV. 04/14

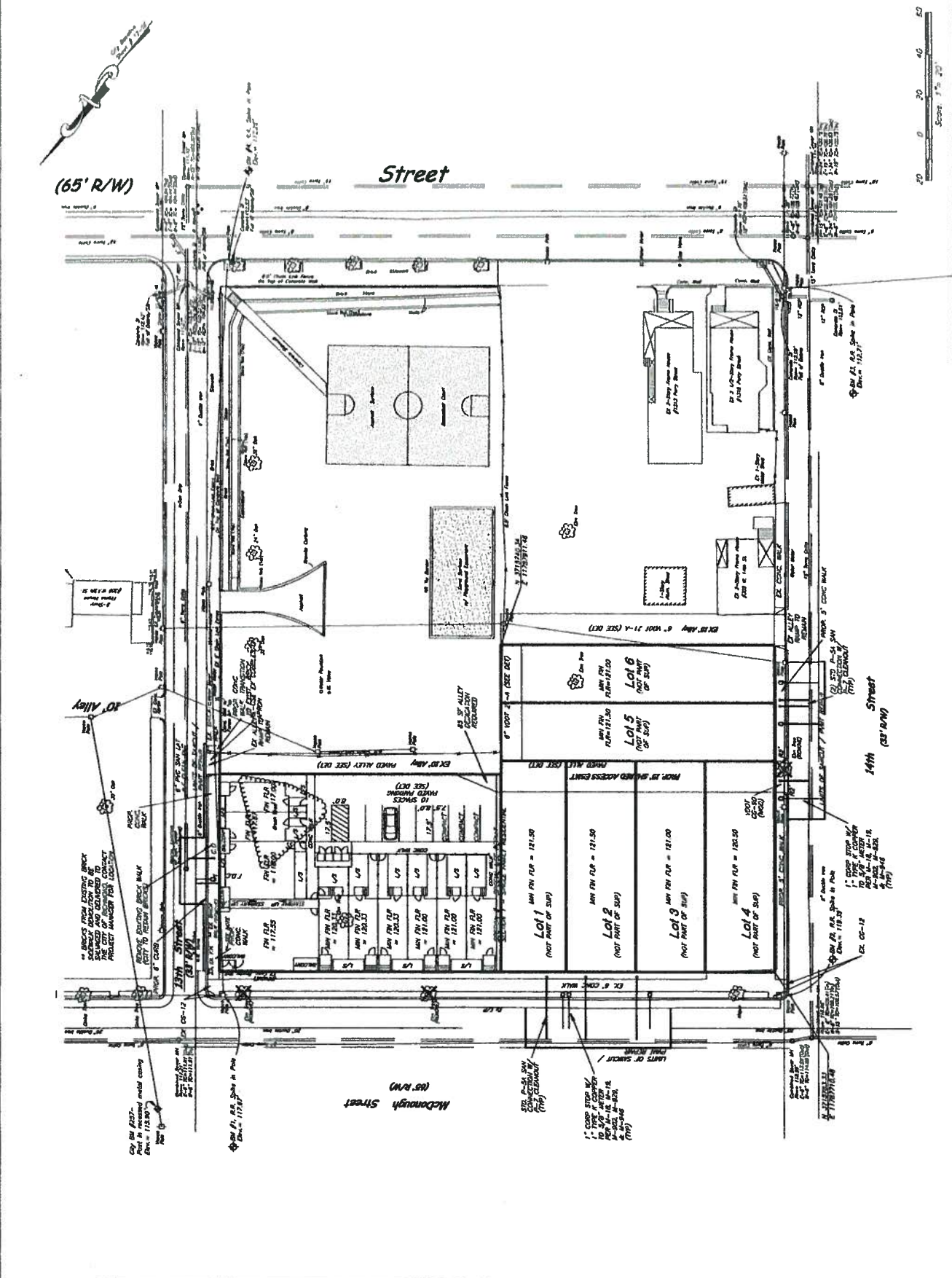
MANCHESTER PLANNERS &
ARCHITECTS
1111 W. MAIN ST., SUITE 200
MANCHESTER, NH 03102

PARKER CONSULTING, LLC
 1401 INDEPENDENCE COURT
 HERRING, VIRGINIA 23033
 TEL: (804) 600-0483 • FAX: (804) 600-0470
 pcr@parkerconsulting.com



SITE PLAN
 McDONOUGH GREEN
 SECTIONS 1 AND 2
 SINGLE FAMILY AND SPECIAL USE PERMIT
 CITY OF RICHMOND, VIRGINIA

DATE	11/11/11
SCALE	1" = 20'
DRAWN BY	...
CHECK BY	...
PROJECT NO.	...
SHEET NO.	8



(65' R/W)

Street

14th Street (65' R/W)

McDonough Street (65' R/W)

45' OF ALLEY (SEE DET)

Lot 1 (NOT PART OF SUP)

Lot 2 (NOT PART OF SUP)

Lot 3 (NOT PART OF SUP)

Lot 4 (NOT PART OF SUP)

Lot 5 (NOT PART OF SUP)

Lot 6 (NOT PART OF SUP)

ALLEY

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

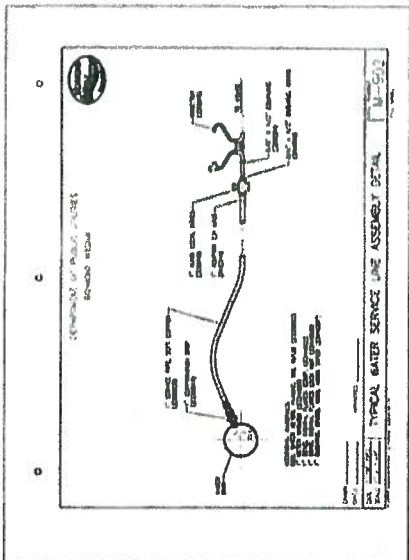
1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)

1" CORNER STOP W/ TO SIGN SETBACK TO 14' FROM 14th STREET (SEE DET)



EROSION CONTROL NARRATIVE:
 THE PURPOSE OF THIS LAND DISTURBING ACTIVITY IS TO REDEVELOP THE SUBJECT PROPERTY TO SINGLE-FAMILY, MULTI-FAMILY, AND COMMERCIAL USES. LAND DISTURBANCE WILL CONSIST OF GRADING, UTILITY CONNECTIONS, BUILDINGS, DRIVES AND REQUIRED PARKING.

THE PROPERTY WAS FORMERLY DEVELOPED AS SINGLE FAMILY HOMES WITH PAVED DRIVEWAYS AND DRIVEWAYS. THE SITE HAS BEEN SEVERELY DEMOLISHED OF PAVED INFRASTRUCTURE. THE SITE HAS BEEN SEVERELY AND MAINTAINED WITH GRASS COVER AND MINOR SCOUR/SEDIMENT. IT IS ANTICIPATED THAT NO OFFSITE SEDIMENT OR DISPOSAL WILL BE REQUIRED.

EXISTING TOPOGRAPHY IS GENTLE TO MODERATE. PROPOSED GRADING WILL MODIFY THE TOPOGRAPHY TO MODERATE TO GENTLE AS ALLOWED BY THE EXISTING STREET INFRASTRUCTURE.

THE AREA SURROUNDING THIS PROJECT IS SINGLE FAMILY AND A CITY MAINTAINED PARK WITH BASKETBALL COURT AND SAND PLAY AREA. EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED BY THE PROPOSED GRADES.

EXISTING SOILS ARE ORANGEBURG-FACEVILLE COMPLEX, 2-5% SLOPES. SUBJECT AREA AND SURROUNDING AREAS ARE DEVELOPED URBAN USE. AREAS OF CONCERN INVOLVE THE EXISTING PARK AND ADJACENT RESIDENTIAL HOMES.

CONSTRUCTION ENTRANCE, SILT FENCING AND SITE STABILIZATION PER SEEDING/MULCHING REQUIREMENTS STATED IN THE CURRENT VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK WILL PREVENT EROSION AND SOIL POLLUTION. BACKFILL OF EXISTING DRIVEWAYS AND DRIVEWAYS WILL BE INSTALLED TO PREVENT EROSION. SEEDING PLACED ON SITE WHERE IT WILL BE CONTACTED AND STABILIZED. FINAL STABILIZATION WILL BE PER THE CURRENT REQUIREMENTS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL MANUAL FOR PERMANENT SEEDING, INCLUDING MULCHING, FERTILIZATION AND LIME APPLICATION.

ALL EROSION CONTROL MEASURES SHALL BE INSPECTED EVERY 4 DAYS AND SUBSEQUENT TO ANY RAINFALL PRODUCING EVENT BY THE RLD FOR THE PROJECT. ANY NECESSARY MAINTENANCE SHALL BE MADE IMMEDIATELY AND ALL INSPECTIONS, MAINTENANCE AND ADDITIONAL EROSION CONTROL REQUIRED BY INSPECTORS WILL BE LOGGED IN THE PROJECT VSPMP HANDBOOK MAINTAINED ON SITE.

ANY LAND DISTURBANCE THAT WILL REMAIN DORMANT FOR SEVEN (7) DAYS OR MORE WILL RECEIVE PERMANENT SEEDING. SEE SPECIFICATIONS SHOWN HEREON.

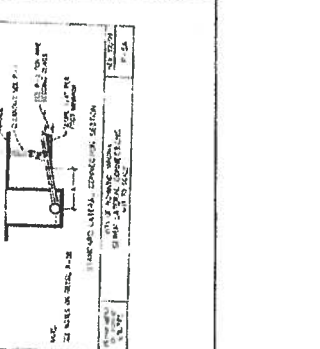
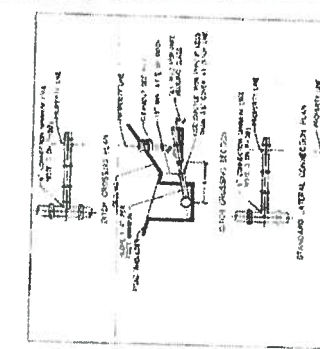
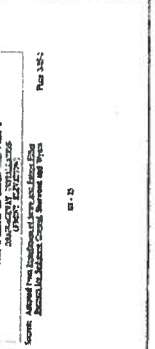
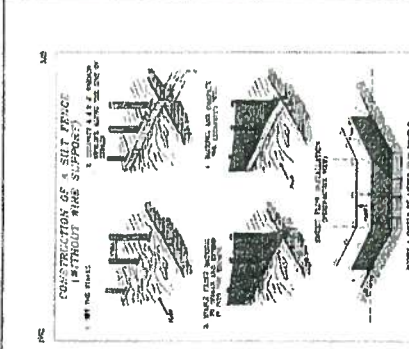


TABLE 10.1A
 CONSTRUCTION REQUIREMENTS FOR WATER EROSION CONTROL

Item	Quantity	Material	Notes
1. Fabric (6' x 100')	200	ASTM D1976	1. Fabric for retaining sheet piling... 2. Fabric for retaining sheet piling... 3. Fabric for retaining sheet piling...
2. Fabric (6' x 100')	6	ASTM D1976	
3. Fabric (6' x 100')	18	ASTM D1976	
4. Fabric (6' x 100')	48	ASTM D1976	
5. Fabric (6' x 100')	600	ASTM D1976	

TABLE 10.1B
 PER PERCENT BARRIERS INSTALLED FOR EROSION CONTROL

Item	Quantity	Material	Notes
1. Fabric (6' x 100')	1700	ASTM D1976	
2. Fabric (6' x 100')	100	ASTM D1976	
3. Fabric (6' x 100')	100	ASTM D1976	
4. Fabric (6' x 100')	100	ASTM D1976	
5. Fabric (6' x 100')	100	ASTM D1976	

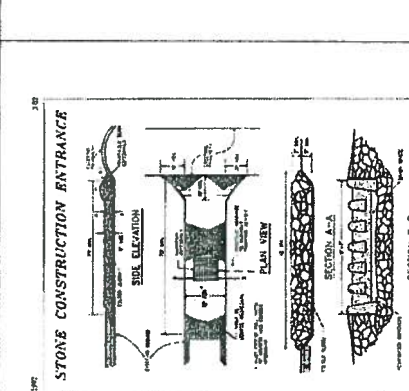


TABLE 10.1C
 MINIMUM COVER (IN FEET)

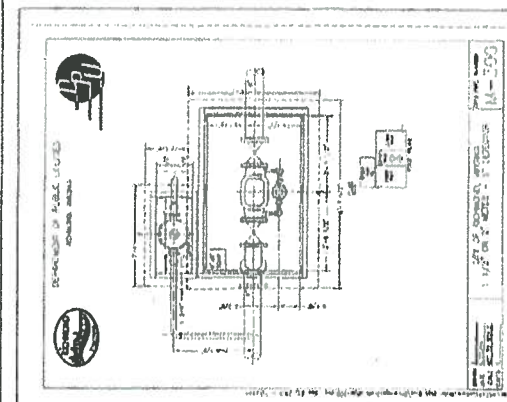
Item	Quantity	Material	Notes
1. Fabric (6' x 100')	1700	ASTM D1976	
2. Fabric (6' x 100')	100	ASTM D1976	
3. Fabric (6' x 100')	100	ASTM D1976	
4. Fabric (6' x 100')	100	ASTM D1976	
5. Fabric (6' x 100')	100	ASTM D1976	

TABLE 10.1D
 MINIMUM COVER (IN FEET)

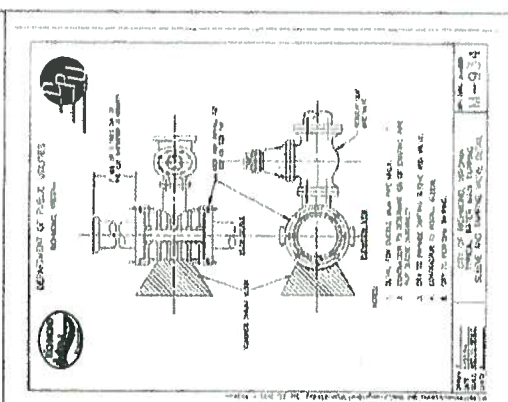
Item	Quantity	Material	Notes
1. Fabric (6' x 100')	1700	ASTM D1976	
2. Fabric (6' x 100')	100	ASTM D1976	
3. Fabric (6' x 100')	100	ASTM D1976	
4. Fabric (6' x 100')	100	ASTM D1976	
5. Fabric (6' x 100')	100	ASTM D1976	

TABLE 10.1E
 MINIMUM COVER (IN FEET)

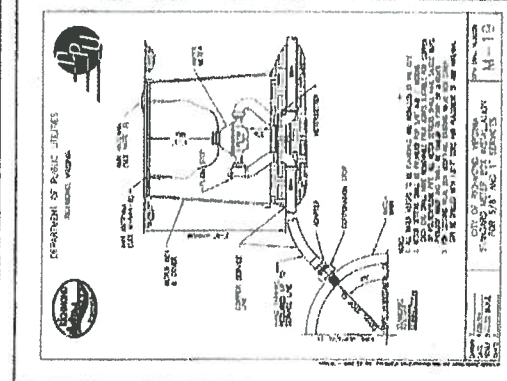
Item	Quantity	Material	Notes
1. Fabric (6' x 100')	1700	ASTM D1976	
2. Fabric (6' x 100')	100	ASTM D1976	
3. Fabric (6' x 100')	100	ASTM D1976	
4. Fabric (6' x 100')	100	ASTM D1976	
5. Fabric (6' x 100')	100	ASTM D1976	



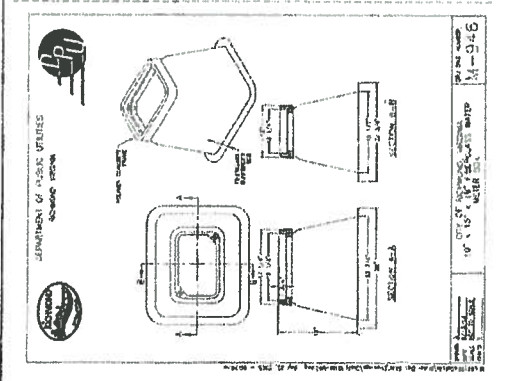
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 RICHMOND, VIRGINIA
 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-11



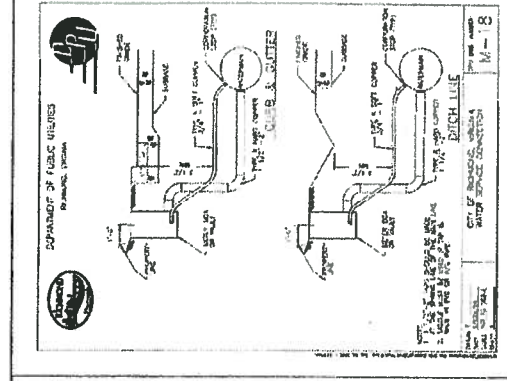
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 RICHMOND, VIRGINIA
 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-12



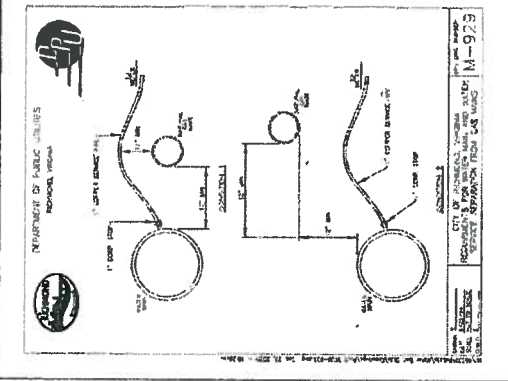
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 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-13



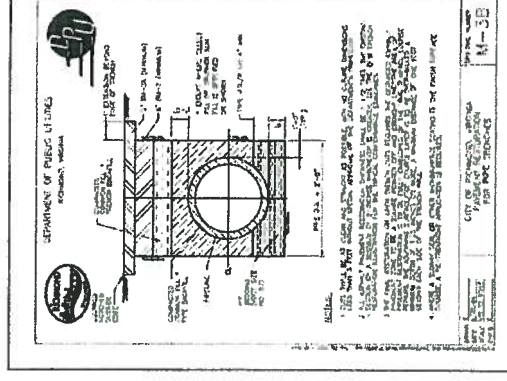
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 RICHMOND, VIRGINIA
 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-14



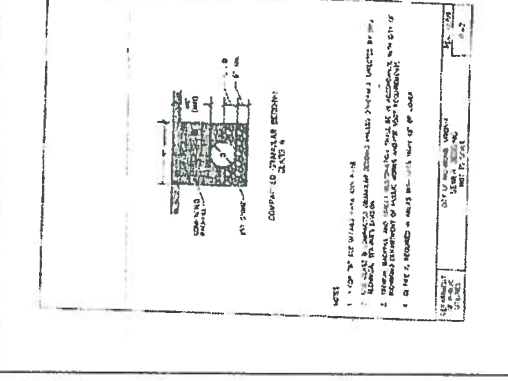
DEPARTMENT OF PUBLIC UTILITIES
 RICHMOND, VIRGINIA
 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-15



DEPARTMENT OF PUBLIC UTILITIES
 RICHMOND, VIRGINIA
 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-16



DEPARTMENT OF PUBLIC UTILITIES
 RICHMOND, VIRGINIA
 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-17



DEPARTMENT OF PUBLIC UTILITIES
 RICHMOND, VIRGINIA
 CITY OF RICHMOND, VIRGINIA
 12' DIA. CONCRETE BASE
 M-18

