

INTRODUCED: January 27, 2025

AN ORDINANCE No. 2025-025

As Amended

To authorize the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 24 2025 AT 6 P.M.

WHEREAS, the owner of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road, which are situated in a R-4 Single-Family Residential District, desires to use such properties for the purpose of up to 180 multifamily dwelling units and a clubhouse, which use, among other things, is not currently allowed by section 30-408.1, concerning permitted principal uses, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 22 2025 REJECTED: _____ STRICKEN: _____

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 (2020), 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 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road and identified as Tax Parcel Nos. C008-0660/060, C008-0660/070, and C008-0660/064, respectively, in the 2025 records of the City Assessor, being more particularly shown on a survey entitled “ALTA/NSPS Land Title Survey of Richmond City Tax Parcels C0080660070, C0080660060 and C0080660064 Located Along the South Line of Snead Road,” prepared by Timmons Group, dated March 20, 2024, and last revised on May 22, 2024, 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 up to 180 multifamily dwelling units and a clubhouse, hereinafter referred to as “the Special Use,” substantially as shown on sheets C4.00, C4.01, and C4.02 of the plans entitled “Snead Road Apartments,” prepared by Timmons Group, dated May 24, 2024, and last revised September 19, 2024, and the plans entitled “Snead Road Apartments, Snead Road, Richmond, Virginia,” prepared by Lawson and TS3 Architects, PC, and dated October 11, 2024, hereinafter referred to, collectively, 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 Special Use of the Property shall be as up to 180 multifamily dwelling units and a clubhouse, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed three stories, as shown on the Plans.

(c) All elevations and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

(e) No more than 270 parking spaces shall be provided for the Special Use, substantially as shown on the Plans.

§ 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 (2020), as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the right-of-way, including ~~[the]~~ (i) ~~[construction of]~~ sidewalk improvements and the installation of a sidewalk within the public right-of-way along ~~[either]~~ the northern ~~[or southern line]~~ right-of-way of Snead Road from Francis Elementary School in an easterly direction to the Property~~;~~ for a distance of approximately 500 feet; and (ii) a pedestrian crosswalk across Snead Road connecting the sidewalk to ~~[Francis Elementary School or]~~ the Property~~;~~ as applicable; provided, however, that the ~~[improvements described in (i) and (ii) shall only be required to be installed by the Owner in the event that the City has acquired sufficient right of way for the Owner's installation within 90 days of the Owner's submission of an application for a building permit]~~ Owner may, in its sole discretion, as an alternative to (i) and (ii), elect to pay \$50,000.00 to the City prior to the issuance of a final certificate of occupancy for the first building containing dwelling units on the Property, which payment will be for the purpose of future City construction of such sidewalk improvements, subject to appropriation of such funds for that purpose by City Council. ~~[Such]~~ All 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 or his designee that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works, or his designee, 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 (2020), 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 (2020), as

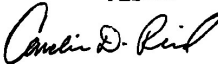
amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, 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 1,096 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.

A TRUE COPY:
TESTE:


City Clerk



City of Richmond

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

Master

File Number: Admin-2024-1464

File ID: Admin-2024-1464

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk

Department: Richmond Dept of Planning & Development. Review

File Created: 11/20/2024

Subject:

Final Action:

Title:

Internal Notes:

Agenda Date: 01/27/2025

Patron(s):

Enactment Date:

Attachments: Admin-2024-1464 - APPLICATION DOCS,
Admin-2024-1464 - AATF Ordinance

Enactment Number:

Contact:

Introduction Date:

Drafter: jonathan.brown@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/23/2025	Matthew Ebinger	Approve	1/27/2025
1	3	1/23/2025	Kevin Vonck	Approve	1/30/2025
1	5	1/23/2025	Sharon Ebert	Approve	1/27/2025
1	7	1/23/2025	Jeff Gray	Approve	1/27/2025
1	8	1/23/2025	Sabrina Joy-Hogg	Approve	1/27/2025
1	9	1/23/2025	Mayor Avula	Approve	1/27/2025

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-1464

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: January 23, 2025

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Sabrina Joy-Hogg, Interim Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

FROM: Kevin J. Vonck, Director, Planning and Development Review

RE: To authorize the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to authorize a multifamily use, with up to 180 units, within an R-4 Single-Family Residential District. Multifamily buildings are not a permitted principal use within the R-4 District. A Special Use Permit is therefore required.

BACKGROUND: The properties are located in the Piney Knolls neighborhood on Snead Road. The properties are a combined 460,633 sq. ft. (10.5 acres) of unimproved parcels of land. The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+

sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54)

The current zoning for this property is R-4 Single-Family Residential District. Adjacent and nearby properties are largely located within the same R-4 zone. The proposed density of the parcel is 17 units per acre.

COMMUNITY ENGAGEMENT: This property is not located within the vicinity of a civic association. Community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 27, 2025

CITY COUNCIL PUBLIC HEARING DATE: February 24, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission February 18, 2025

AFFECTED AGENCIES: Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

WILLIAMS MULLEN

Direct Dial: 804.420.6000
plloyd@williamsmullen.com

June 5, 2024, *as Amended November 20, 2024*

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219

Re: Special Use Permit Application – 5015 Snead Road known as City Parcel Id. Nos.
C0080660070, C0080660064, and C0080660060 (collectively, the “Property”)

Ladies and Gentlemen:

This firm is counsel to The Lawson Companies (the “Applicant”), on whose behalf we submit the enclosed materials referenced on Exhibit A (collectively, the “Application”) to request approval of the special use of certain property pursuant to Section 30-1050.1 et seq. of the Code of the City (the “Code”). This letter will serve as the Applicant’s Report.

Subject Property

The subject Property is composed of three adjoining parcels totaling 10.7 acres, more or less, located on Snead Road in the City’s Piney Knolls neighborhood.

Current Use

R4

The Property is presently vacant and wooded with environmentally sensitive areas such as wetlands and RPA buffer and contains no improvements. The Property is currently designated R-4 Residential District on the Zoning Map of the City. Neighboring parcels to the north, and west are designated as R-4 Residential District, parcels to the south are designated as R-4 Residential and B-6 Business, while property to the east are designated as R-48 Residential District.

Proposed Special Use

The Applicants propose the special use of the Property to authorize the construction of up to 180 affordable multi-family housing units and ancillary uses customary to residential uses (e.g. amenity spaces), as authorized in the R-4 Residential District and subject to the corresponding applicable zoning district regulations.

The proposed development is in conformance with the R-4 Residential with the following requested exceptions:

1. Yard requirements per § 30-408.5;
2. Lot coverage requirements per § 30-408.6; and
3. Height requirements per § 30-408.7.

Notwithstanding any contrary provision of the City Code, the Property shall be developed subject to the following additional conditions:

1. Development Plan. The Property shall be developed in general conformance with the attached Exhibit A.2, entitled “Snead Road Apartments” dated 5/24/2024, *as last revised 9/19/2024*, prepared by Timmons Group (the “Concept Plan”) and Exhibit A.3 entitled “*Snead Road Apartments*” dated 10/11/2024 prepared by TS 3 Architects (the “Example Architectural Elevation and Renderings”). In connection with review and approval of the Plan of Development, the Director of Planning and Development Review shall be authorized to approve changes in the location and extent of features of the proposed development of the Property, provided that such changes are in general conformance with the Concept Plan and Conceptual Elevations.
2. Minimum multifamily unit size. Multifamily buildings shall not be subject to any minimum floor area for each dwelling unit.
3. Usable open space. Usable open space of not less than ten percent of the area of the lot shall be provided for multifamily dwellings.
4. Height. Multifamily buildings shall not exceed three (3) stories in height.
5. Density. No greater than one hundred and eighty (180) dwelling units shall be permitted on the Property.

Conformance with Richmond 300 Master Plan

The Property is located to the northwest and southwest of two Micro Nodes at the intersections of Broad Rock and Walmsley Blvd and Broad Rock and Warwick, as well as to the southeast of both Hull/Warwick Neighborhood Node and Hull/Chippenham Neighborhood node and is designated as “Residential” on the Future Land Use Map of the City’s Richmond 300 Master Plan (the “Master Plan”). The properties directly across Snead Rd are designated as Neighborhood Mixed Use and the properties adjacent to the east are designated as Community Mixed Use. While garden style multi-family residential is not a contemplated use in the Residential designation, as described in the Future Land Use Chapter of the Master Plan, Future Land Use Designations are “visionary and strategic” and “are not zoning” such that each application can be distinguished and determined based on other aspects of conformance with the Master Plan and do not solely have to conform to the Land Use Recommendations. Approving a multi-family development in this location will complement the Neighborhood Mixed Use and Community Mixed Use designations adjacent to the north and east and allow for a transition in the intensification of uses between these designations and the adjacent church to the west, and single-family housing to the east. The multi-family use also allows for housing to be centralized between the four designated Nodes in the Master Plan, further supporting those designations and the businesses that are located there.

With up to 180 units of affordable housing, the proposed project would bring new residential uses to the neighborhood. The proposed height of up to three stories will not overwhelm nearby single-family residential uses and will be consistent with other affordable housing apartment buildings approved in this area. The Property is large and wooded, which allows for visual separation from adjoining properties and uses. The main entrance to the project will be from Snead Road.

While this project does not exactly align with the recommended Residential designation, it fulfills other objectives in the Master Plan, most importantly, the creation of affordable housing. In addition, the project conforms to several other features in the Master Plan, which are outlined in the table below (emphasis added to excerpted text in the left column):

Master Plan Features	Elements of Project
Chapter 2, High-Quality Places, Urban Design, Goal 4, Objective 4.1(e): <i>Encourage development that respects and preserves the natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems.</i>	The project has been designed to respect and preserve the natural features of the Property to the extent feasible including preserving RPA and many of the existing wetlands.
Chapter 2, High-Quality Places, Urban Design, Goal 4, Objective 4.1(i): <i>Encourage design approaches that support creative solutions for transitions among varying intensities of building types and land uses.</i>	As noted above, this project provides an opportunity to allow a transition between the Neighborhood Mixed Use and Community Mixed Use designations to the north and east.
Chapter 5, Inclusive Housing, Vision: <i>Richmond is a city where all people can access quality housing choices. By preserving and increasing housing options, Richmond supports existing and new residents, regardless of income. As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Housing is the foundation of inclusive Richmond neighborhoods that are walkable with adequate linkages to services, goods, and open spaces.</i>	This project would support the Vision of Inclusive Housing within the City by providing additional housing options for new and existing low-income residents.
Chapter 5, Inclusive Housing, Goal 14, Objective 14.3: <i>Create 10,000 new affordable housing units for low and very low-income households over the next 10 years.</i>	This project would advance the City’s goal of creating 10,000 new units of affordable housing.

Charter Requirements

Based on the foregoing, the proposed use on the Property meets the criteria set forth in Section 17.11(b) of the Charter of the City that the Application is not (i) 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 cause overcrowding of land and 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.

Conclusion

Based on the foregoing, the proposed special use permit of the Property is consistent with the recommendations of the City's Richmond 300 Master Plan. Accordingly, we respectfully request that the Department of Planning and Development Review forward the Application with its recommendation for approval to the City Planning Commission and City Council, respectively, for public hearing.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, at any time if you have any questions or require additional materials.

Very truly yours,

/s/

T. Preston Lloyd, Jr.

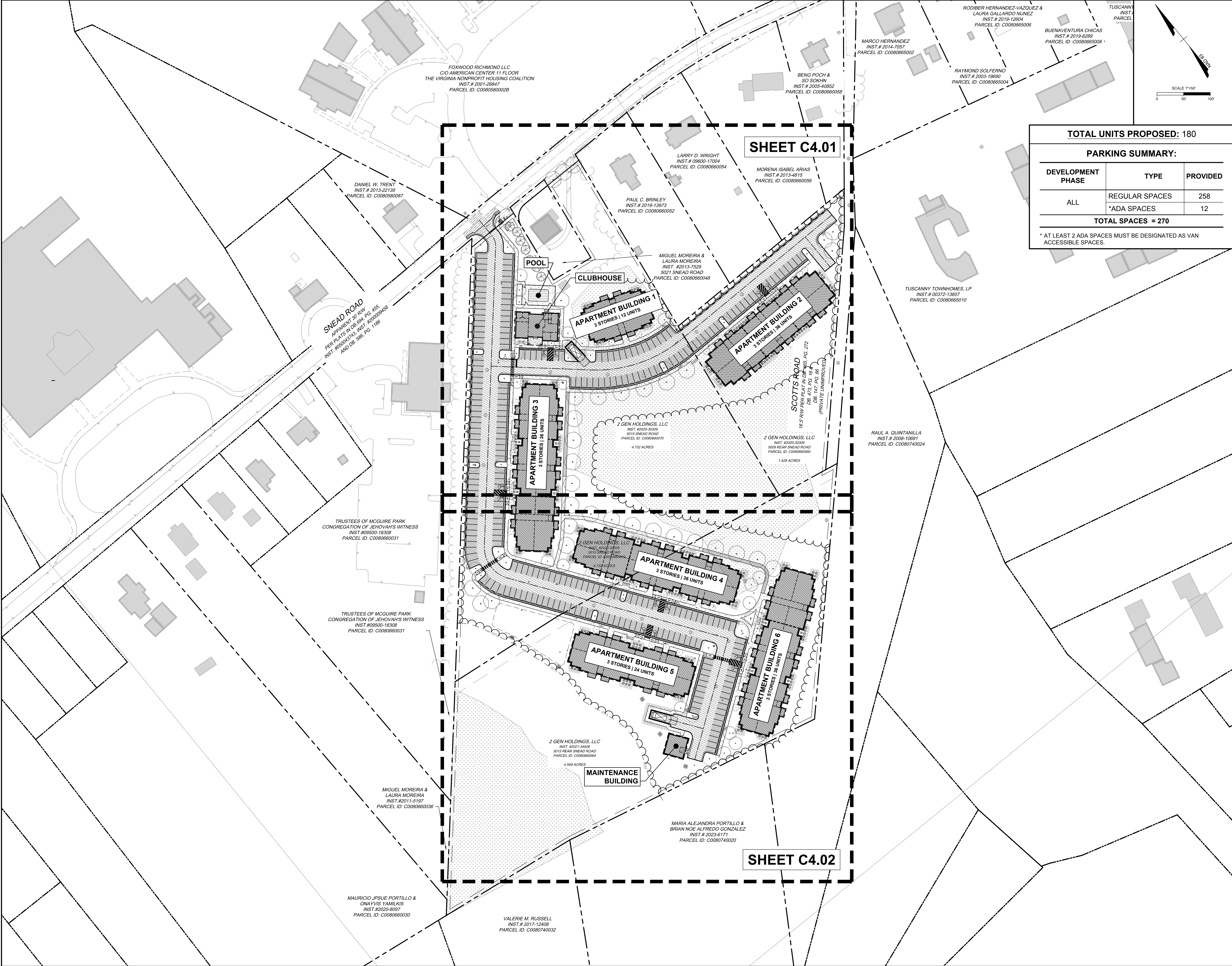
cc. Will Sexauer, The Lawson Companies (via email)
The Hon. Nicole Jones, Councilperson for the 9th District (via email)
Kevin J. Vonck, Ph.D., Director, Department of Planning and Development Review (via email)

EXHIBIT A

Enclosures

1. Special Use Permit Application Form;
2. Conceptual master plan entitled “Snead Road Apartments” dated 5/24/2024, *as last revised 9/19/2024*, prepared by Timmons Group (the “Conceptual Master Plan”);
3. Example Architectural Elevations and Renderings entitled “*Snead Road Apartments*” dated 10/11/2024 prepared by TS 3 Architects (the “Example Architectural Elevations and Renderings”); and
4. Special Power of Attorney by the Applicants.

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SHEET C4.01

SHEET C4.02

TOTAL UNITS PROPOSED: 180		
PARKING SUMMARY:		
DEVELOPMENT PHASE	TYPE	PROVIDED
ALL	REGULAR SPACES	258
	*ADA SPACES	12
TOTAL SPACES = 270		
* AT LEAST 2 ADA SPACES MUST BE DESIGNATED AS VAN ACCESSIBLE SPACES.		

EXHIBIT

NOT FOR CONSTRUCTION

EXHIBIT DATE: 5/24/2024

REVISION #1: 9/19/2024

THIS DRAWING PREPARED AT THE

CORPORATE OFFICE

1001 Boulders Parkway, Suite 300 | Richmond, VA 23225

TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE

9/19/2024

REV. #1

S.U.P. REVISED PER CITY COMMENTS

REVISION DESCRIPTION

TIMMONS GROUP

SNEAD ROAD APARTMENTS

BROAD ROCK DISTRICT - CITY OF RICHMOND - VIRGINIA

LAYOUT KEY PLAN

JOB NO.

63778

SHEET NO.

C4.00

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SHEET C4.01
MATCHLINE

NATURE TRAIL
w/ELEVATED
BOARDWALK

5' SIDE YARD
SETBACK

AMENITY SPACE /
RECREATION SPACE

5' SIDE YARD
SETBACK

TRUSTEES OF MCQUIRE PARK
CONGREGATION OF JEHOVAH'S WITNESS
INST.#08500-18308
PARCEL ID: C0080660031

MIGUEL MOREIRA &
LAURA MOREIRA
INST.#2011-5197
PARCEL ID: C0080660036

VALERIE M. RUSSELL
INST.# 2017-12408
PARCEL ID: C0080740032

MARIA ALEJANDRA PORTILLO &
BRIAN NOE ALFREDO GONZALEZ
INST.# 2023-6171
PARCEL ID: C0080740020

RAULA A. QUINTANILLA
INST.# 2008-10691
PARCEL ID: C0080740024

FUTURE CONNECTION TO
ADJACENT PROPERTY

CONCEPT PLANT SCHEDULE

	SHADE TREE	34
	ORNAMENTAL TREE	18
	EVERGREEN BUFFER TREE	7
	PARKING ISLAND TREE	23
	COLUMNAR ORNAMENTAL TREE	33
	EVERGREEN SCREENING SHRUB	335

- SITE LAYOUT NOTES:**
- ALL ELEMENTS OF THE PROPOSED BUILDINGS ARE DESIGNED BY OTHERS.
 - REFER TO LANDSCAPE SHEETS FOR LANDSCAPING & LIGHTING PLANS & DETAILS.
 - ALL DIMENSIONS ARE FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - THE RADIUS ON ALL FACE OF CURBS IS 4', UNLESS NOTED OTHERWISE.
 - WHEN SIDEWALK IS ADJACENT TO CURBING, THE DIMENSION OF THE SIDEWALK WIDTH IS NON-INCLUSIVE OF THE CURB.
- ARCHITECTURAL BACKGROUND DATE: 7/26/2021**
- PAVEMENT MARKING NOTES:**
- ALL PERMANENT MARKINGS SHALL BE TYPE B, CLASS 1 UNLESS OTHERWISE DIRECTED BY VDOT TRAFFIC ENGINEERING.
 - ALL PAVEMENT MARKINGS MUST HAVE A PERSON-WALK PAVEMENT MARKING CERTIFICATION, ISSUED BY THE VDOT MATERIALS DIVISION, ON SITE DURING PAVEMENT MARKING OPERATIONS. A COMPLETED CERTIFIED DELIVERY TICKET & A C-85 MUST BE SUBMITTED TO THE VDOT RESIDENCY PERMIT INSPECTOR.

SIGN & PAVEMENT MARKING NOTE KEY	
(A)	ACCESSIBLE PARKING SIGN (MUTCD R7-8 & R7-8a)
(B)	CROSSWALK MARKINGS (4.5' x 2.0' w/2.0' GAPS)
(C)	24" STOP BAR
(D)	STOP SIGN (MUTCD STD. R1-1)

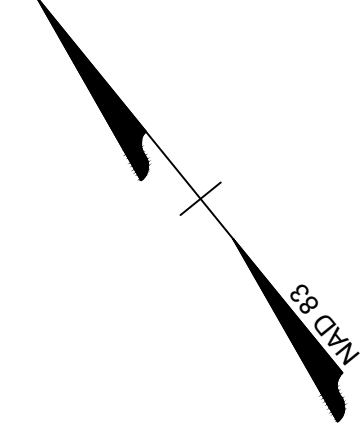
SITE LAYOUT NOTE KEY	
1	6" CURB & GUTTER (CoR STD. RGM-CD-01)
2	6" CURB (CoR STD. RGM-CD-01)
3	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT MODIFIED [NO WINGS] CG-12, TYPE A)
3B	ADA ACCESS RAMP w/TRUNCATED DOME WARNING SURFACE (VDOT CG-12, TYPE B)
4	CoR CONCRETE SIDEWALK (CoR STD. RGM-CD-04)
5	BIKE RACKS FOR SHORT TERM BICYCLE STORAGE (N = # OF SPACES)
6	CURB WIPE-DOWN
7	WHEEL STOP
8	BOARDWALK

LAYOUT LEGEND	
	EXTENTS OF BUILDING AT GRADE
	EXTENTS OF BUILDING OVERHEAD
	HEAVY DUTY ASPHALT PAVEMENT SECTION
	LIGHT DUTY ASPHALT PAVEMENT SECTION
	BOARDWALK
	HEAVY DUTY CONCRETE PAVEMENT SECTION
	CONCRETE SIDEWALK SECTION
	MILL & OVERLAY SECTION
	BMP / DRY POND AREA
	WETLAND AREAS

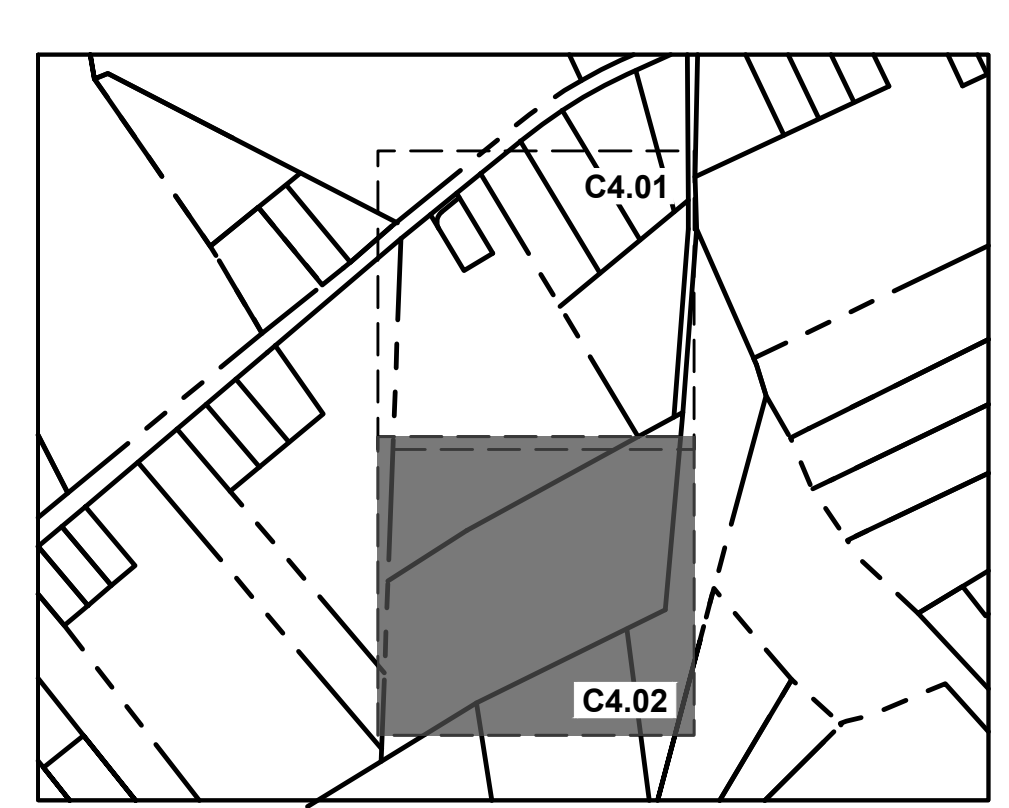
PARKING SUMMARY:

DEVELOPMENT PHASE	TYPE	PROVIDED
ALL	REGULAR SPACES	258
	*ADA SPACES	12
TOTAL SPACES = 270		

* AT LEAST 2 ADA SPACES MUST BE DESIGNATED AS VAN ACCESSIBLE SPACES.



SCALE 1"=20'
0 20' 40'



KEY PLAN

EXHIBIT

NOT FOR
CONSTRUCTION

EXHIBIT DATE: 5/24/2024
REVISION #1: 9/19/2024

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CORPORATE OFFICE
1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.560.1016 www.timmons.com

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REVISION DESCRIPTION	
DATE	REV. # S.U.P. REVISED PER CITY COMMENTS
9/19/2024	

DATE	5/24/2024
DRAWN BY	K. UNDERBERG
DESIGNED BY	S. GOODE
CHECKED BY	C. NELSON
SCALE	1" = 20'

TIMMONS GROUP

SNEAD ROAD APARTMENTS

BROAD ROCK DISTRICT - CITY OF RICHMOND - VIRGINIA

LAYOUT PLAN

JOB NO.	63778
SHEET NO.	C4.02

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SNEAD ROAD APARTMENTS

SNEAD ROAD
RICHMOND, VIRGINIA
OCTOBER 11, 2024





SNEAD ROAD APARTMENTS
SNEAD ROAD
RICHMOND, VIRGINIA
10.11.2024



SITE PLAN

SITE AREA:	± 10.71 ACRES	
BUILDING 1	3 BR	<u>12</u> 12 UNITS
BUILDING 2	1 BR 2 BR	24 <u>12</u> 36 UNITS
BUILDING 3	1 BR 2 BR 3 BR	12 12 <u>12</u> 36 UNITS
BUILDING 4	1 BR 2 BR 3 BR	12 12 <u>12</u> 36 UNITS
BUILDING 5	2 BR 3 BR	12 <u>12</u> 24 UNITS
BUILDING 6	1 BR 2 BR 3 BR	12 12 <u>12</u> 36 UNITS
TOTAL UNIT COUNT:	180 UNITS	
CLUBHOUSE:	2,711.04 GSF	
MAINTENANCE:	1,024.00 GSF	
PARKING PROVIDED:	270 PARKING SPACES	
BUILDING TYPE:	3 STORY APARTMENTS	

SNEAD ROAD APARTMENTS
SNEAD ROAD
RICHMOND, VIRGINIA
10.11.2024



Y:\90163778-Snead-Road-Apts\DWG\63778V-XPALTA.dwg | Plotted on 5/22/2024 7:59 AM | by Greg Delano

TITLE COMMITMENT EXHIBIT A LEGAL DESCRIPTION

PARCEL I: (5009 REAR SNEAD ROAD)
EXHIBIT A

FILE NO. SHHR-469
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, (FORMERLY MANCHESTER DISTRICT, CHESTERFIELD COUNTY), VIRGINIA, CONTAINING 1.4275 ACRES, MORE OR LESS, ALL AS MORE PARTICULARLY DESCRIBED ON PLAT OF SURVEY MADE BY HULCHER & ASSOCIATES, INC., CONSULTING ENGINEERS, DATED MARCH 1, 2005, ENTITLED "PLAT SHOWING 1.427 ACRES OF LAND OF SNEAD RD., CITY OF RICHMOND, VIRGINIA", A COPY OF WHICH PLAT IS ATTACHED TO AND RECORDED WITH THAT CERTAIN DEED RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT #05-011652.

BEING THE SAME REAL ESTATE CONVEYED TO 2 GEN HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF BARGAIN AND SALE FROM ROSENEATH PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF BARGAIN AND SALE DATED NOVEMBER 25, 2020, RECORDED DECEMBER 16, 2020 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 200030309.

PARCEL II: (5015 SNEAD ROAD)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, CONTAINING AN AREA OF 4.93 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY MADE BY BODIE, TAYLOR AND PURYEAR, INC., DATED OCTOBER 4, 1983, ENTITLED "SURVEY & MAP SHOWING IMPROVEMENTS THEREON OF 4.93 ACRES OF LAND SITUATED ON THE SOUTH LINE OF SNEAD ROAD IN THE CITY OF RICHMOND, VIRGINIA", A COPY OF WHICH PLAT IS RECORDED IN DEED BOOK 374, AT PAGE 1071, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AND REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY CONVEYED.

LESS AND EXCEPT THAT CERTAIN PIECE OR PARCEL OF LAND CONVEYED TO V. EARL DICKINSON AND PAMELA M. DICKENSON, HUSBAND AND WIFE, BY DEED OF BARGAIN AND SALE DATED DECEMBER 6, 1983, RECORDED DECEMBER 9, 1983 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, DIVISION II, IN DEED BOOK 600, PAGE 660.

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO 2 GEN HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF BARGAIN AND SALE FROM ROSENEATH PROPERTIES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF BARGAIN AND SALE DATED NOVEMBER 25, 2020, RECORDED DECEMBER 16, 2020 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 200030309.

PARCEL III: (5015 REAR SNEAD ROAD)

ALL THAT CERTAIN TRACT OF LAND IN MANCHESTER MAGISTERIAL DISTRICT IN THE COUNTY OF CHESTERFIELD, STATE OF VIRGINIA CONTAINING BY SURVEY 4 65/100 ACRES MORE OR LESS SAID SURVEY BEING MADE BY D.F. LAPRADE, SURVEYOR, AND BOUNDED AS FOLLOWS:

COMMENCING AT A CORNER STAKE ON THE LINE OF NEWBY AND ANNA M. SCOTT THENCE N71° W 12 3/4 POLES TO A STAKE; THENCE N 76 1/2° W 26 1/4 POLES; THENCE N 46 3/4° E 21 POLES TO A STAKE; THENCE S 75° E 36 4/5 POLES AND 15 1/2 FEET TO A STAKE; THENCE S 48 3/4° W 23 1/5 POLES TO THE POINT OF BEGINNING.

BEING THE SAME REAL ESTATE CONVEYED TO 2 GEN HOLDINGS, LLC BY SPECIAL COMMISSIONER'S DEED FROM JOHN B. COLEMAN, JR., OWNER OF RECORD, AND GREGORY A. LUKANUSKI, SPECIAL COMMISSIONER, DATED DECEMBER 10, 2021, RECORDED DECEMBER 10, 2021 IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA AS INSTRUMENT NO. 210034526.

AS SURVEYED METES AND BOUNDS DESCRIPTION OF PARCEL ID: C0080660070

ALL THAT CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ALONG THE SOUTH LINE OF SNEAD ROAD AND BEING LOCATED APPROXIMATELY 925' WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SNEAD COURT; THENCE LEAVING SAID SOUTH LINE OF SNEAD ROAD S 08°14'17" W, HAVING PASSED THROUGH A PINCHED IRON PIPE FOUND AT 300.41' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 595.94' TO AN IRON PIPE FOUND; THENCE N 79°30'41" W, 379.03' TO AN IRON ROD SET; THENCE N 83°30'17" W, 182.23' TO AN IRON ROD SET POINT; THENCE N 41°17'50" E, 665.59' TO AN IRON ROD FOUND ALONG THE SOUTH LINE OF SAID SNEAD ROAD; THENCE N 89°57'48" E, 74.02' TO AN IRON ROD SET; THENCE S 08°15'39" W, 126.87' TO AN IRON ROD SET; THENCE S 81°44'21" E, 65.00' TO AN IRON ROD SET; THENCE N 08°15'39" E, 136.35' TO AN IRON ROD SET; THENCE N 89°57'48" E, 60.18' TO THE POINT OF BEGINNING, CONTAINING: 4.732 ACRES OF LAND, MORE OR LESS.

AS SURVEYED METES AND BOUNDS DESCRIPTION OF PARCEL ID: C0080660060

ALL THAT CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND ALONG THE SOUTH LINE OF SNEAD ROAD AND BEING LOCATED APPROXIMATELY 925' WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SNEAD COURT; THENCE LEAVING SAID SOUTH LINE OF SNEAD ROAD S 08°14'17" W, 300.41' TO A PINCHED IRON PIPE FOUND; SAID PINCHED IRON PIPE FOUND BEING THE TRUE POINT AND PLACE OF BEGINNING. THENCE N 89°29'39" E, HAVING PASSED THROUGH IRON PIPES FOUND AT 100.6' AND 202.0' AND THROUGH AN IRON ROD FOUND AT 288.0' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 323.47' TO AN IRON PIPE FOUND ALONG THE WESTERN LINE OF SCOTTS ROAD, A 16.5' WIDE APPARENT PRIVATE RIGHT-OF-WAY; THENCE CONTINUING WITH THE WESTERN LINE OF SAID SCOTT ROAD S38°56'24" W, 55.95' TO AN IRON ROD SET; THENCE S 42°30'41" W, 366.59' TO AN IRON ROD FOUND; THENCE LEAVING THE WESTERN LINE OF THE SAID SCOTTS ROAD N 79°38'32" W, 79.32' TO AN IRON PIPE FOUND; THENCE N 08°14'17" E, 295.53' TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING 1.428 ACRES OF LAND, MORE OR LESS.

AS SURVEYED METES AND BOUNDS DESCRIPTION OF PARCEL ID: C0080660064

ALL THAT CERTAIN TRACTS OR PARCELS OF LAND LOCATED IN THE CITY OF RICHMOND, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND ALONG THE SOUTH LINE OF SNEAD ROAD AND BEING LOCATED APPROXIMATELY 925' WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF SNEAD COURT; THENCE LEAVING SAID SOUTH LINE OF SNEAD ROAD S 08°14'17" W, HAVING PASSED THROUGH A PINCHED IRON PIPE FOUND AT 300.41' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 595.94' TO AN IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE TRUE POINT AND PLACE OF BEGINNING. THENCE S 79°38'32" E, 79.32' TO AN IRON ROD FOUND ALONG THE WESTERN LINE AND TERMINUS OF SCOTTS ROAD A 16.5' WIDE APPARENT PRIVATE RIGHT-OF-WAY; THENCE S 79°38'32" E, 19.71' TO AN IRON ROD SET ALONG THE EASTERN LINE OF SAID SCOTTS ROAD; THENCE LEAVING THE SAID SCOTTS ROAD S 44°11'30" W, 385.11' TO AN IRON ROD FOUND; THENCE N 77°09'10" W, 409.41' TO AN IRON ROD FOUND; THENCE N 82°21'15" W, 217.07' TO AN IRON PIPE FOUND; THENCE N 41°17'50" E, HAVING PASSED THROUGH IRON RODS FOUND AT 240.0' AND 171.0' AND THENCE CONTINUING FOR A TOTAL DISTANCE OF 350.90' TO AN IRON ROD SET; THENCE S 83°30'17" E, 182.23' TO AN IRON ROD SET; THENCE S 79°30'41" E, 379.03' TO THE TRUE POINT AND PLACE OF BEGINNING, CONTAINING: OR 4.548 ACRES OF LAND, MORE OR LESS.

EXCEPTIONS FROM SCHEDULE B TITLE COMMITMENT

- 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 - **ENCUMBRANCES SHOWN HEREON ARE BASED ON RECORD INFORMATION FOUND AT DATE OF SURVEY OR FROM THE TITLE COMMITMENT REFERENCED HEREON.**
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. - **NOT A SURVEY MATTER.**
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. - **NONE KNOWN OF BY THIS SURVEYOR.**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - **NOT A SURVEY MATTER.**
- TAXES, STORM WATER, UTILITY, RECYCLING AND SPECIAL ASSESSMENTS WHICH BECOME DUE AND PAYABLE SUBSEQUENT TO THE EFFECTIVE DATE HEREOF, LIENS, AND SUPPLEMENTAL TAXES WHICH MAY COME DUE AND ALL TAXES FOR SUBSEQUENT FISCAL YEARS, BUT NOT YET DUE AND PAYABLE. - **NOT A SURVEY MATTER.**
- INTENTIONALLY DELTED.
- EASEMENT: GRANTED UNTO VIRGINIA ELECTRIC AND POWER COMPANY DATED APRIL 27, 1934, RECORDED SEPTEMBER 10, 1934 IN DEED BOOK 222, PAGE 190 (CHESTERFIELD COUNTY), GRANTS EASEMENT FOR A POLE LINE FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INCLUDING TELEPHONE AND TELEGRAPH, AND APPURTENANCES THERETO, AT DESIGNATED AND UNDESIGNATED LOCATIONS, WITH RIGHTS OF INGRESS, EGRESS AND CLEARAGE, PLAT RECORDED THEREWITH SHOWS EASEMENT. (PARCEL II) - **APPARENT EASEMENT LOCATION IS SHOWN HEREON.**
- INTENTIONALLY DELETED.

SURVEY MADE BY TIMMONS GROUP, DATED MARCH 20, 2024, ENTITLED ALTANSPS LAND TITLE SURVEY OF RICHMOND CITY TAX PARCELS C0080660070, C0080660080 AND C0080660064 LOCATED ALONG THE SOUTH LINE OF SNEAD ROAD, CITY OF RICHMOND, VIRGINIA, SHOWS THE FOLLOWING:

- A) FENCES DO NOT CONFORM TO PROPERTY LINE - **FENCES ARE SHOWN AS OBSERVED AT TIME OF FIELD SURVEY.**
B) EDGE OF CONCRETE DRIVE ENCROACHES INTO INSURED PARCEL - **DRIVE IS SHOWN AS OBSERVED AT TIME OF FIELD SURVEY.**
C) 16.5' RESERVED R/W AS SHOWN ON PLAT (CHESTERFIELD) DB. 147, PG. 86 - **RESERVED R/W IS NOTED HEREON.**

SURVEY NOTES:

- PREPARED FOR LAWSON COMPANIES.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. SHHR-469 DATED MARCH 28, 2024 AT 8:00 AM.
- THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM PANELS 5101290076D, LAST REVISED APRIL 2, 2009).
- HORIZONTAL CONTROL BASED ON VA STATE GRID, SOUTH ZONE, NAD83 (2011), AS ESTABLISHED BY GPS, ON APRIL 18, 2024.
- THE PROPERTY DESCRIBED IN THE "AS SURVEYED" DESCRIPTIONS INCLUDED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN EXHIBIT A OF TITLE COMMITMENT NO. SHHR-469. EXISTING EASEMENTS, COVENANTS AND RESTRICTIONS, IF ANY, REFERENCED IN SCHEDULE B - EXCEPTIONS, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THIS PROPERTY OTHER THAN THAT ASSOCIATED WITH TIMBER HARVESTING ACTIVITIES AND FARMING.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AREA COMPUTED BY COORDINATE METHOD.
- NO OBSERVABLE EVIDENCE OF A CEMETERIES WERE FOUND ON THE SURVEYED PROPERTY..
- THERE ARE NO KNOWN BOUNDARY GAPS, GORES OR STRIPS AS IT PERTAINS TO THE SURVEYED PROPERTY OTHER THAN AS MAY BE SHOWN HEREON.
- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY PERFORMED IN APRIL OF 2024.

- PER CITY OF RICHMOND GIS, ZONING ON ALL SURVEYED PROPERTY SHOWN HEREON IS R-4 - RESIDENTIAL (SINGLE FAMILY). NO ZONING REPORT OR LETTER HAS BEEN FURNISHED.
- PROPERTY LINE BETWEEN TAX PARCEL ID NUMBER C0080660070 AND TAX PARCEL ID NUMBER C0080660048 IS BASED ON BUILDING OFFSETS SHOWN ON PLAT RECORDED IN DEED BOOK 600, PAGE 660. NO OTHER PLATS OR DEEDS OF RECORDED HAVE BEEN PROVIDED OR FOUND REGARDING THE LOCATION OF THE PROPERTY LINE AND NO PHYSICAL EVIDENCE OBSERVED AT TIME OF SURVEY.
- SCOTTS ROAD APPEARS TO BE A PRIVATE RIGHT OF WAY SHOWN ON SEVERAL PLATS INCLUDING DB. 465, PG. 272, DB. 473, PG. 19 AND DB. 147, PG. 86. THERE IS NO PARCEL ID FOUND IN THE CITY GIS FOR THIS STRIP AND NO INFORMATION REGARDING OWNERSHIP OR CONVEYANCE OF 16.5' RIGHT OF WAY WAS REVEALED IN THE TITLE COMMITMENT REFERENCED HEREON. OWNERSHIP OF THIS STRIP IS UNKNOWN.

AREA TABLE

PARCEL ID	AREA
C0080660070	4.732 ACRES
C0080660080	1.428 ACRES
C0080660064	4.548 ACRES
TOTAL	10.708 ACRES

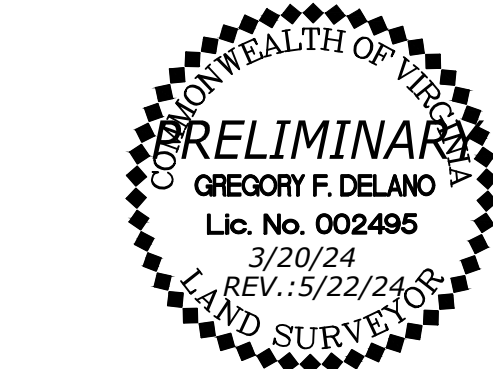
SURVEYOR'S CERTIFICATE

TO:
THE LAWSON COMPANIES, INC. A VIRGINIA CORPORATION
CHICAGO TITLE INSURANCE COMPANY
SAFE HARBOR TITLE 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 ALTANSPS LAND TITLE SURVEYS (2021), JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2024.

GREG F. DELANO, LS (LIC. NO. 2495)
DATE

3/20/24
DATE



greg.delano@timmons.com

ALTA/NSPS LAND TITLE SURVEY
OF RICHMOND CITY TAX PARCELS
C0080660070, C0080660060 AND
C0080660064 LOCATED ALONG THE SOUTH
LINE OF SNEAD ROAD

City of Richmond	Virginia
Date: 3/20/24	Scale: 1"=30'
Sheet 1 of 3	J.N.: 63778
Drawn by: GFD	Checked by: LMT
Revised: 5/22/24	



VICINITY MAP
SCALE: 1"=2000'

Legend

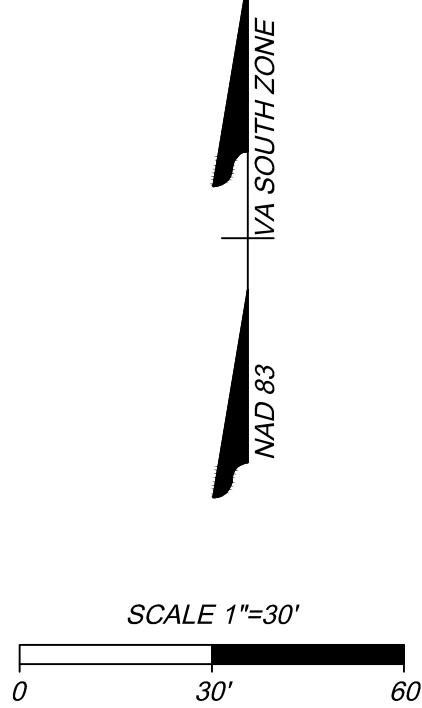
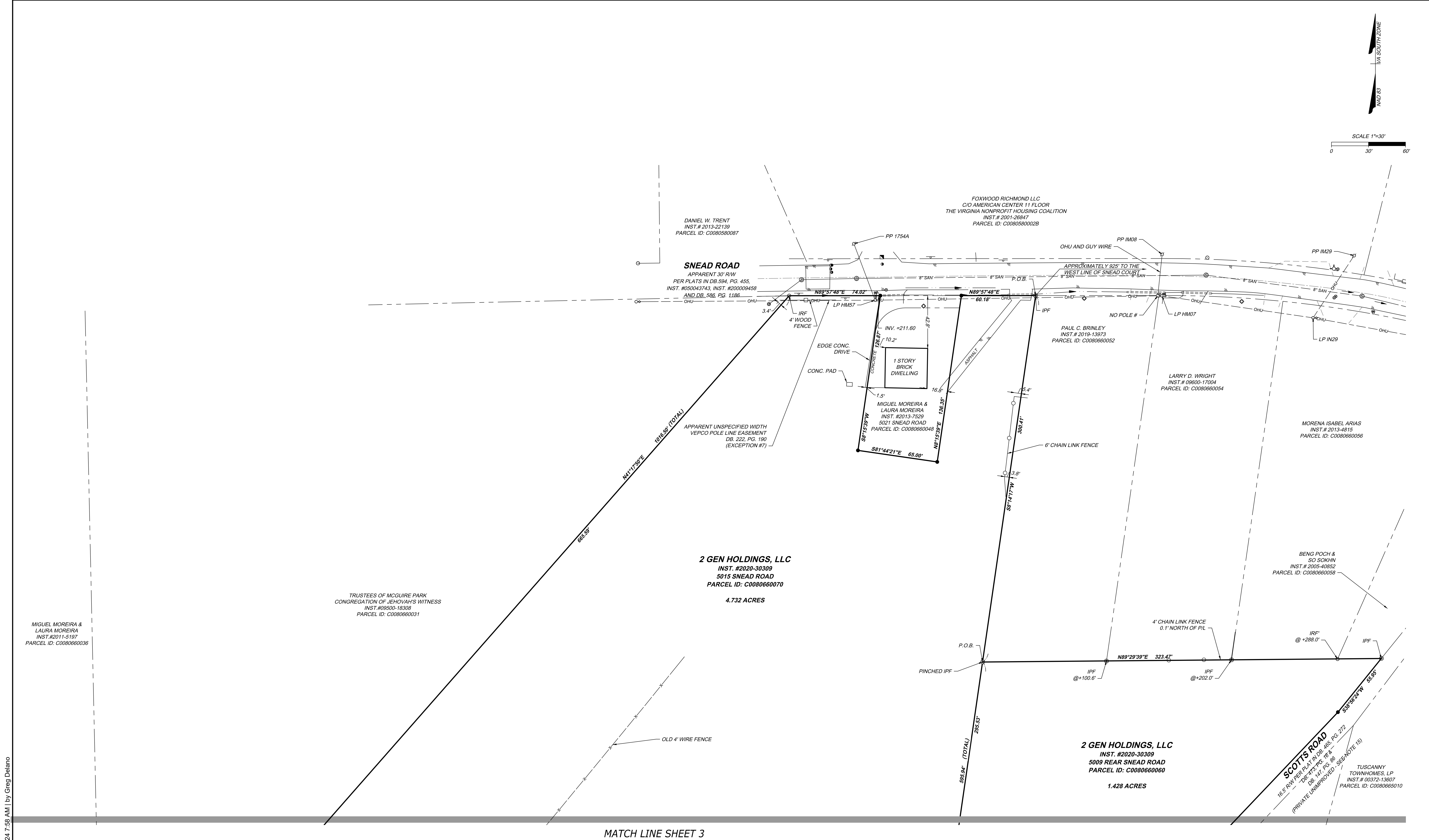
- Satellite Dish
- Telephone Pedestal
- Gas Test
- Gas Valve
- Light Pole
- Sign
- Mailbox
- Sanitary Manhole
- Sanitary Cleanout
- Storm Manhole
- Utility Pole
- Guy Anchor
- Fire Hydrant
- Water Meter
- Water Valve
- Iron Rod Found
- Iron Pipe Found
- Underground Fiber Optic Marker
- Overhead Utility Line
- Center Line Ditch

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Y:\90163778-Snead-Road-Apts\DWG\63778-XP\ALTA.dwg | Plotted on 5/22/2024 7:59 AM | by Greg Delano



ALTA/NSPS LAND TITLE SURVEY
OF RICHMOND CITY TAX PARCELS
C0080660070, C0080660060 AND
C0080660064 LOCATED ALONG THE SOUTH
LINE OF SNEAD ROAD



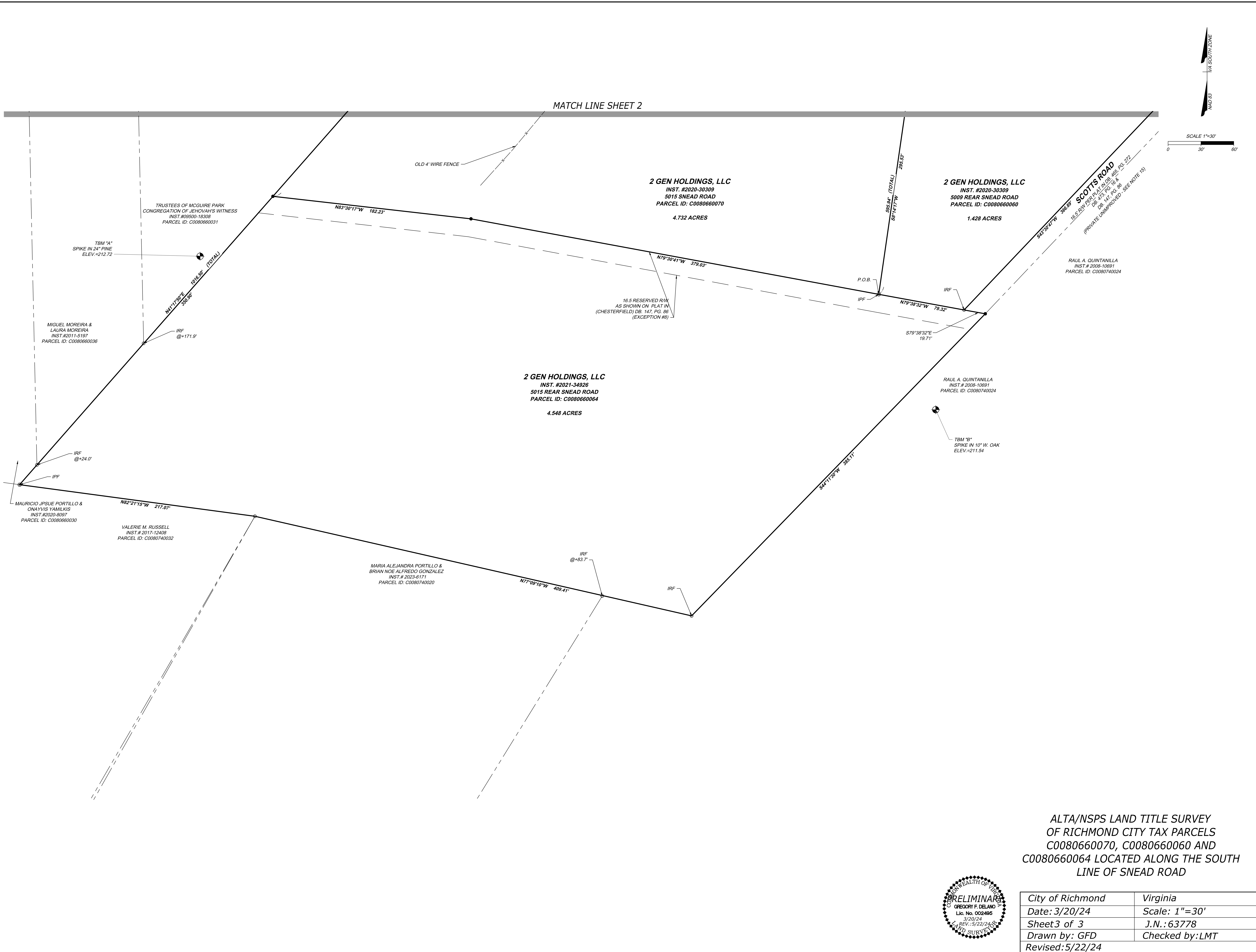
City of Richmond	Virginia
Date: 3/20/24	Scale: 1"=30'
Sheet 2 of 3	J.N.: 63778
Drawn by: GFD	Checked by: LMT
Revised: 5/22/24	

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ALTA/NSPS LAND TITLE SURVEY
OF RICHMOND CITY TAX PARCELS
C0080660070, C0080660060 AND
C0080660064 LOCATED ALONG THE SOUTH
LINE OF SNEAD ROAD



City of Richmond	Virginia
Date: 3/20/24	Scale: 1"=30'
Sheet 3 of 3	J.N.: 63778
Drawn by: GFD	Checked by: LMT
Revised: 5/22/24	

TIMMONS GROUP

THIS DRAWING PREPARED AT THE
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**City of Richmond
Department of Planning
& Development Review**

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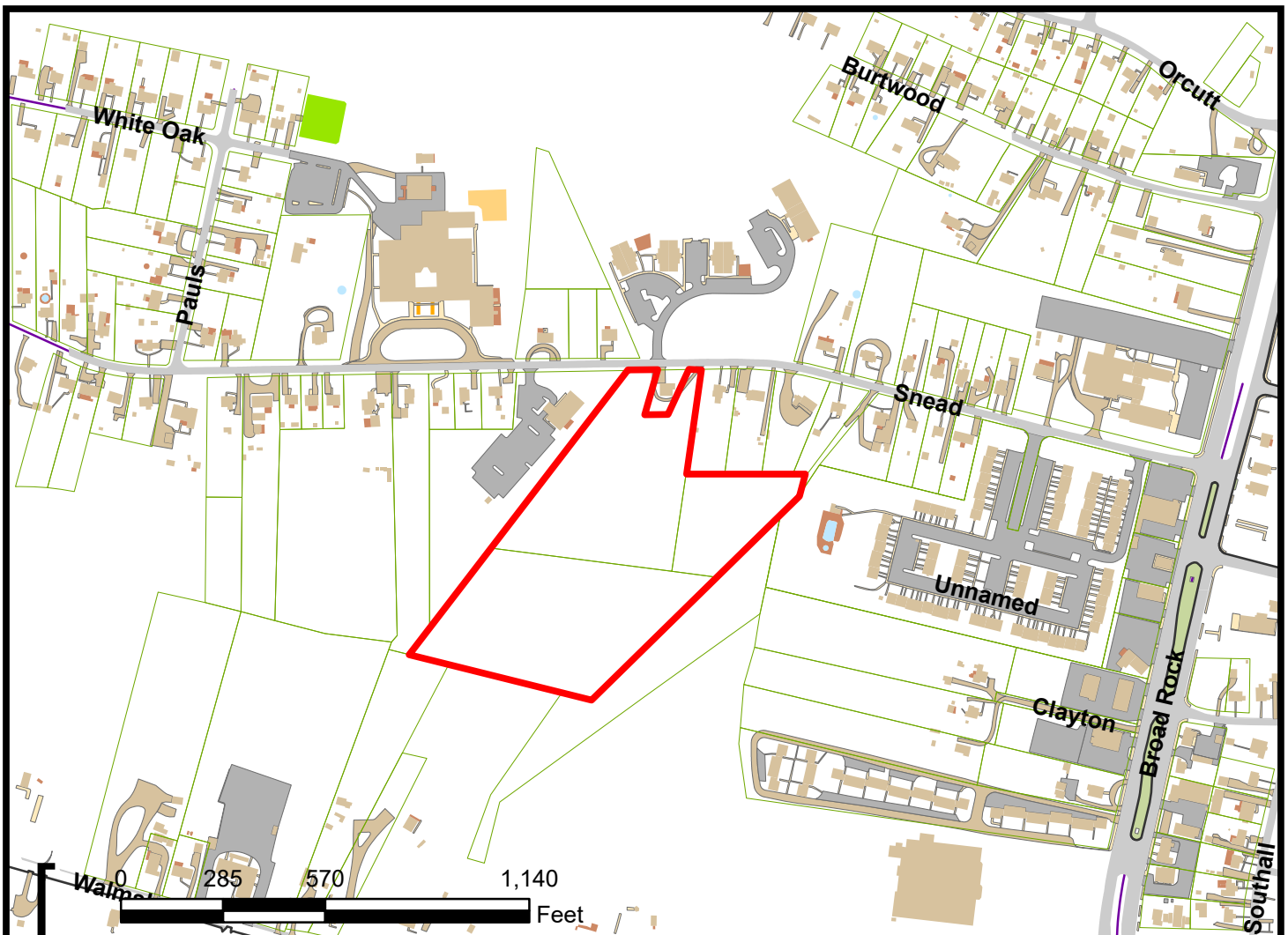
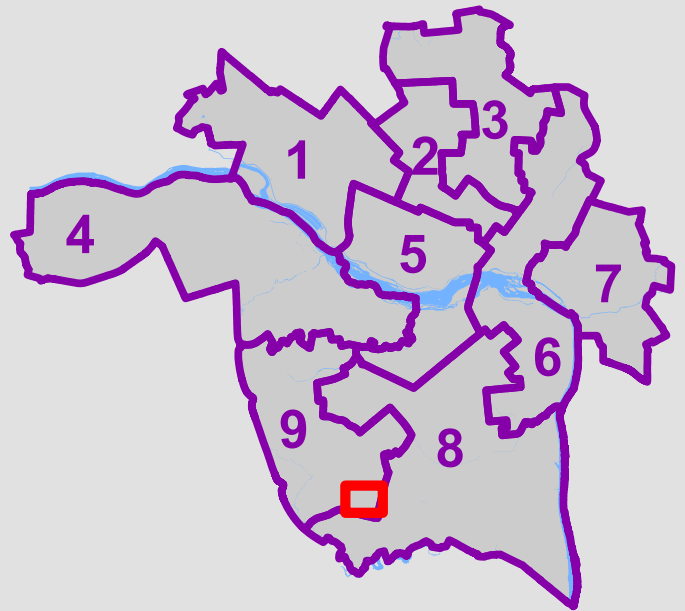
LOCATION: 5009 Snead Road, 5015 Snead Road, and 5015 Rear Snead Road

APPLICANT: Megan Nedostup

COUNCIL DISTRICT: 9

PROPOSAL: To authorize the special use of the properties known as 5009 Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwellings, upon certain terms and conditions.

*For questions, please contact Alyson Oliver
at 804-646-5789 or alyson.oliver@rva.gov*



Motion

To amend Ordinance No. 2025-025, which authorizes the special use of the properties known as 5009 Rear Snead Road, 5015 Snead Road, and 5015 Rear Snead Road for the purpose of up to 180 multifamily dwelling units and a clubhouse, upon certain terms and conditions, to modify the terms and conditions related to right-of-way improvements.