



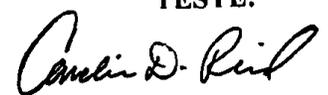
(2020), as amended, and that the same is included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 2. That, as shown on the survey entitled “Plat of Division Creating Two Parcels of Land Situated at the Northwest Corner of Orleans Street and East Main Street, City of Richmond, Virginia,” prepared by Shadrach & Neal, inc., and dated December 5, 2007, a copy of which is attached to, incorporated into, and made a part of this ordinance, the property known as 4500 Old Main Street, with Tax Parcel Number E000-0996/003 as shown in the 2024 records of the City Assessor, is excluded from the M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 of the Code of the City of Richmond (2020), as amended, and that the same is included in the TOD-1 Transit-Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended.

§ 3. That the rezonings set forth in sections 1 and 2 of this ordinance shall be conditioned upon the compliance by the owner or owners with all of the proffered conditions contained in the document entitled “Proffer Statement,” dated October 31, 2023, a copy of which is attached to, incorporated into, and made a part of this ordinance. These conditions, having been proffered by the owner or owners and accepted by the City, shall continue in full force and effect until a subsequent amendment to the City’s zoning ordinance changes the zoning of the parcels rezoned by this ordinance and specifically repeals such conditions.

§ 4. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:  
TESTE:**



**City Clerk**

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney's Office



# City of Richmond

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

## Master

**File Number: Admin-2023-1704**

**File ID:** Admin-2023-1704

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** Planning Commission

**Department:**

**Cost:**

**File Created:** 10/06/2023

**Subject:**

**Final Action:**

**Title:**

### Internal Notes:

### Code Sections:

**Agenda Date:** 12/11/2023

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2023-1704 - Application Packet.pdf, Scanned Conditional Rezoning - 4400 E Main AATF.pdf

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** James.Dealaman@rva.gov

**Effective Date:**

### Related Files:

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	11/16/2023	Jonathan Brown	Approve	11/20/2023
1	2	11/16/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	11/16/2023	Kevin Vonck	Approve	11/23/2023
1	4	11/16/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	11/16/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	11/16/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	11/17/2023	Jeff Gray	Approve	11/20/2023
1	8	11/21/2023	Lincoln Saunders	Approve	11/21/2023
1	9	12/6/2023	Mayor Stoney	Approve	11/23/2023

## 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-2023-1704**

**City of Richmond**  
Intracity Correspondence

**DATE:** September 15, 2023

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (by request)  
(This is no way reflects a recommendation on behalf of the Mayor)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**FROM:** Kevin J. Vonck, Director of Planning & Development Review

**RE:** To conditionally rezone the properties known as 4400 East Main Street and 4500 Old Main Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District.

**ORD. OR RES. No.**

**PURPOSE:** The applicant is requesting to conditionally rezone the properties known as 4400 East Main Street and 4500 Old Main Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. The proposed TOD-1 Transit-Oriented Nodal District will allow for mixed-use development including but not limited to residential and commercial uses on the properties. The TOD-1 encourages dense, walkable, transit-oriented development, enhancing the character of development along principal corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian friendly streetscapes. For this reason, the TOD-1 Transit-Oriented Nodal District classification is desired as an alternative to M-2 designation.

**BACKGROUND:**

The property consists of two parcels totaling 2.96 acres. The parcels have street frontage along E Main Street and Old Main Street and abuts the James River to the west. The properties are intersected by a portion of Virginia’s Capital Trail, a 51.7 mile dedicated shared-use path which connects Shockoe Bottom, Richmond to Jamestown Settlement, James City County. The City’s Richmond 300 Master Plan designates these parcels as Corridor Mixed-Use. Primary uses of this designation include

retail/office/personal service, multifamily residential, cultural, and open space.

**COMMUNITY ENGAGEMENT:** The Shockoe Partnership neighborhood association was notified of the application; additional community notification will take place after introduction.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Richmond 300 Master Plan; Richmond Riverfront Plan; Richmond Downtown Plan; Ordinance to be considered by the Planning Commission on December 4, 2023 (tentative)

**FISCAL IMPACT:** \$1,700 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** December 11, 2023

**CITY COUNCIL PUBLIC HEARING DATE:** January 8, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**STAFF:**

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308

James Dealaman, Planner Associate, Land Use Administration (Room 511) 646-0455



Application for **REZONING/CONDITIONAL REZONING**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

**Project Name/Location**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_ Fee: \_\_\_\_\_  
Total area of affected site in acres: \_\_\_\_\_

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: \_\_\_\_\_

Existing Use: \_\_\_\_\_

**Proposed Zoning/Conditional Zoning**

(Please include a detailed description of the proposed use and proffers in the required applicant's report)

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

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: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_( ) \_\_\_\_\_ Fax: \_( ) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner 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.



April 19, 2023

Mr. Kevin Vonck  
Department of Planning & Development Review  
900 East Broad Street, Suite 511  
Richmond, VA 23219  
[kevin.vonck@richmondgov.com](mailto:kevin.vonck@richmondgov.com)

RE: Applicant's Report for Rezoning of 4400 E Main St and 4500 Old Main St

Dear Mr. Vonck:

Please accept this letter as the Applicant's Report for the request to rezone the following properties from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented District:

Address	Tax Parcel ID	Acreage	Existing Zoning	Ownership
4400 E Main St	E0000996001	1.73	M-2	Central Virginia Investments
4500 Old Main St	E0000996003	1.23	M-2	Central Virginia Investments

With this application, the property owner is petitioning the City Council for a rezoning to facilitate future development that would be permitted under the regulations of the TOD-1 district. This requested rezoning is consistent with and in support of the development goals for this property as detailed in the Richmond 300 Master Plan.

### ***Property***

The subject properties are two contiguous, irregularly shaped parcels located on E Main St and Old Main St south of Nicholson St in the City's Shockoe Bottom neighborhood. Containing a total of 2.96 acres of land area, the properties are adjacent to the James River and improved with several small buildings. Nearby properties include an office/warehouse located in an M-2 district, and a mixed-use development across E Main St that was constructed after these parcels were rezoned to the TOD-1 district in 2021. Henrico County is located just south of the subject properties across Orleans Street.

The subject properties are also located adjacent to the Rocketts Landing Station which serves as the southern terminus of the GRTC Pulse Bus Rapid Transit system.

### ***Zoning Regulations & Proposal***

The subject properties are currently located in M-2 Heavy Industrial District, which permits a wide variety of commercial, industrial, and service uses, many of which could be considered noxious or undesirable so close to the mix of uses currently in this area of the riverfront. Despite the wide-range of permitted uses, dwellings are not permitted in the M-2 district.

The property owner wishes to construct new mixed-use development on the properties that would comply with the TOD-1 zoning district regulations. The proposed TOD-1 district regulations would allow for a mix of uses, including residential and commercial uses along the riverfront. The owner plans to develop the property in accordance with the stated intent of the TOD-1 district which is to promote enhancement of the character of development along principal corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian-friendly streetscapes. These regulations promote redevelopment, placemaking, and development of surface parking lots to create high-quality urban spaces.

The TOD-1 district includes form-based requirements that are not found in the existing zoning district which will ensure that any development of the site is urban in character, provide life and activity on the street and promote walking and biking. These requirements include a maximum height of 12 stories, and regulations on the location and screening of parking decks and lots, fenestration and setbacks minimums and maximums.

### ***Richmond 300 Master Plan***

The properties are designated by Richmond 300 as Community Mixed-Use for future land use. These areas are clusters of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the build-to line after matching the height of the predominant cornice line of the block. Primary uses are retail/office/ personal service, multi-family residential, cultural, and open space.

TOD-1 district regulations would allow for a development that is a mix of uses, walkable, and provides services to the surrounding neighborhood. In addition, TOD-1 is especially appropriate for the site due to its location at the terminus of the Pulse BRT system. We believe that a rezoning of the properties to the TOD-1 district, given the recommendations for future land use from Richmond 300, would promote the transformation of the properties into a vibrant development that benefits Richmond's riverfront.

***City Charter Conditions***

Given the recommendations in the City's Richmond 300 Master Plan, we trust that you will agree with us that the potential development of the site under TOD-1 regulations would support the efforts to develop the property in a manner consistent with the Plan; and that the rezoning meets the City Charter considerations to be observed in the alteration of zoning regulations.

Thank you for your consideration of this application. Please feel free to contact me at [lory@markhamplanning.com](mailto:lory@markhamplanning.com) or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Lory Markham". The signature is fluid and cursive, with a large initial "L" and "M".

Lory Markham  
Markham Planning

Enclosures

cc: The Honorable Cynthia I. Newbille, 7<sup>th</sup> District Council Representative

**Legal Description**

ALL those lots, pieces or parcels of land, with all improvements thereon and appurtenances thereunto, if any, lying and being in the City of Richmond, Virginia, designated as Tract A (1.68± Acres), Tract B-D (3.778 Acres), and Tract E (1.759 Acres), all as more particularly shown and described on a plot of survey prepared by Edwards, Kretz, Lahr & Associates, Inc., dated October 20, 2001, revised December 11, 2002, entitled "Crown, ALTA/ACSM Land Title Survey of Several Parcels Located Along East Main Street, City of Richmond, Virginia", a copy of which plat is recorded in the Clerk's Office, Circuit Court, City of Richmond, Virginia, as Plat Nos. 03-18, 19, 20 & 21, and being more particularly described as follows:

**TRACT A**

BEGINNING at a point at the intersection of the western boundary of the right of way line of East Main Street and the southern boundary of the right of way line of Nicholson Street (not open), thence continuing along the western boundary of the right of way line of East Main Street in a southeasterly direction the following three (3) courses and distances:

- 1. S 18°24'09" E 27.77 feet to a point;
2. thence S 06°01'56" E 249.21 feet to a point;
3. thence S 00°25'36" E 230.22 feet to a point;

Thence leaving the western boundary of the right of way line of East Main Street in a southwesterly direction S 88°49'43" W 153.02 feet to a point on line, at its intersection with a survey tie line; thence continuing S 88°49'43" W 10 ± feet to a point on the mean low waterline of the James River;

Thence continuing along the mean low waterline of the James River in a northerly direction 450± feet to a point;

Thence leaving the mean low waterline of the James River in a northeasterly direction N 65°54'13" E 20± feet to a point on line, at its intersection with the said survey tie line, said survey tie line having a course and distance of N 05°55'48" W 452.85 feet; thence continuing N 65°54'13" E 30.03 feet to a point on the western boundary of the right of way line of Wharf Street;

Thence continuing along the western boundary of the right of way line of Wharf Street in a southeasterly direction the following two (2) courses and distances:

- 1. S 11°09'09" E 167.73 feet to a point;
2. thence S 00°49'08" W 173.94 feet to a point at the intersection of the western boundary of the right of way line of Wharf Street and the southern boundary of the terminus of Wharf Street;

Thence continuing along the southern boundary of the terminus of Wharf Street in a southeasterly direction S 89°23'12" E 39.99 feet to a point at the intersection of the southern boundary of the terminus of Wharf Street and the eastern boundary of the right of way line of Wharf Street;

Thence continuing along the eastern boundary of the right of way line of Wharf Street in a northeasterly direction the following two (2) courses and distances:

- 1. N 00°49'46" E 178.00 feet to a point;
2. thence N 11°09'49" W 202.00 feet to a point on the southern boundary of the right of way line of Nicholson Street (not open);

Thence continuing along the southern boundary of the right of way line of Nicholson Street (not open) in a northeasterly direction N 85°45'28" E 102.56 feet to a point, said point being the Point and Place of Beginning for Tract A, containing 1.60 Acres, more or less.

**TRACT B-D**

BEGINNING at a point at the intersection of the southern boundary of the right of way line of Nicholson Street and the eastern boundary of the right of way line of East Main Street, thence continuing along the southern boundary of the right of way line of Nicholson Street in a northeasterly direction N 85°34'44" E 227.31 feet to a point;

Thence leaving the southern boundary of the right of way line of Nicholson Street in a southeasterly direction the following eight (8) courses and distances:

- 1. S 02°35'56" E 91.40 feet to a point;
2. thence N 85°30'52" E 92.65 feet to a point;
3. thence S 03°47'02" E 77.51 feet to a point;
4. thence N 85°30'07" E 45.50 feet to a point;
5. thence S 03°47'02" E 125.97 feet to a point;
6. thence N 85°29'27" E 18.47 feet to a point;
7. thence S 06°50'09" E 20.01 feet to a point;
8. thence S 00°06'42" E 316.29 feet to a point on the northern boundary of the right of way line of East Main Street;

Thence continuing along the northern boundary of the right of way line of East Main Street in a northwesterly direction the following four (4) courses and distances:

- 1. along the arc of a curve to the left having a radius of 278.13 feet, a delta angle of 32°54'38", and an arc distance of 159.76 feet to a point;
2. thence N 70°33'22" W 101.57 feet to a point;
3. along the arc of a curve to the right having a radius of 227.04 feet, a delta angle of 20°19'13", and an arc distance of 80.52 feet to a point;
4. along the arc of a curve to the right having a radius of 226.42 feet, a delta angle of 44°13'52", and an arc distance of 174.79 feet to a point;
5. thence N 06°00'17" W 286.15 feet to a point, said point being the Point and Place of Beginning for Tract B-D and containing 3.776 Acres, more or less.

**TRACT E**

BEGINNING at a point at the intersection of the eastern boundary of the right of way line of East Main Street and the northern boundary of the right of way line of Nicholson Street, thence continuing along the eastern boundary of the right of way line of East Main Street in a northwesterly direction the following two (2) courses and distances:

- 1. along the arc of a curve to the left having a radius of 790.64 feet, a delta angle of 21°07'32", and an arc distance of 291.52 feet to a point;
2. thence N 17°26'08" W 185.67 feet to a point;

Thence leaving the eastern boundary of the right of way line of East Main Street in a northeasterly direction the following nine (9) courses and distances:

- 1. N 70°18'49" E 29.84 feet to a point;
2. thence N 20°47'20" W 35.01 feet to a point;
3. thence N 70°18'49" E 69.88 feet to a point;
4. thence S 38°14'59" E 36.92 feet to a point;
5. thence S 45°03'46" E 121.43 feet to a point;
6. thence S 15°32'11" E 107.59 feet to a point;
7. thence S 04°32'11" E 78.51 feet to a point;
8. thence S 21°12'02" E 31.13 feet to a point;
9. thence S 10°22'01" E 200.72 feet to a point on the northern boundary of the right of way line of Nicholson Street;

Thence continuing along the northern boundary of the right of way line of Nicholson Street in a southwesterly direction the following two (2) courses and distances:

- 1. S 85°31'21" W 134.34 feet to a point;
2. along the arc of a curve to the right having a radius of 10.50 feet, a delta angle of 88°23'20", and an arc distance of 16.20 feet to a point, said point being the Point and Place of Beginning for Tract E and containing 1.759 Acres, more or less.

**General Notes**

- 1. This survey plat represents a current and accurate field transit survey of the premises shown hereon. Date of last physical survey: January 14, 2008.
2. This survey was made with the benefit of a Title Report issued by First American Title Insurance Company, dated November 24, 2004 (Commitment No. FA04-0171).
3. Horizontal location of underground utilities shown hereon per "Miss Utility."

**Zoning**

Current Zoning: M-2 (Heavy Industrial District)

Setbacks:
Minimum Front Yard: None Required
Minimum Side Yard: None Required
Minimum Rear Yard: None Required

Maximum Height: 45.00 feet

For further clarification of Zoning Requirements - Contact:
City of Richmond Community Development Department
900 East Broad Street
Richmond, Virginia 23219
(804)646-6340

**Parking**

Regular - 20 delineated spaces

**Flood Certification**

I have examined the Flood Insurance Rate Map for the City of Richmond, Virginia, Community Panel No. 510129-0010-C, (Panel 10 of 20), effective date July 20, 1998 and hereby certify to the best of my professional knowledge and belief that a portion of the property is located in a Special Flood Hazard Area, Zone AE, as determined by National Flood Insurance Program, Federal Emergency Management Agency, Department of Housing and Urban Development.

**First American Title Insurance Corporation
Schedule B - Commitment No. FA04-0171
(PARCEL V only)**

(Referenced by corresponding number in Commitment)

- 39. Easements for Joint Connection Tracks of the Southern Railway Company and the Chesapeake and Ohio Railway Company, said tracks are located on what was formerly known as Wharf Street. The location of Wharf Street (vacated) and visible railroad tracks observed by Surveyor are plotted and shown hereon.
40. Title to that portion of the property of insured premises lying within any roads or highways. Right-of-way boundaries are plotted and shown hereon.
41. Rights of the railroad company servicing the railroad siding located on insured premises, in and to the ties, rails, and other properties constituting said siding, and to the use thereof and rights of others in and to the use thereof. Visible railroad tracks observed by Surveyor are plotted and shown hereon. Rights of usage can not be determined by Surveyor.
42. Sewer Easements in Instrument recorded May 16, 1961 in Deed Book 605D, page 199. Plotted and shown hereon.
43. Plantation Pipeline Easement dated December 16, 1964, recorded in Deed Book 685C, page 245. Plotted and shown hereon.
44. Richmond and Danville Railroad Co. Easement dated October 5, 189\_, recorded in Deed Book 151B, page 94. Visible railroad tracks observed by Surveyor are plotted and shown hereon.
45. Richmond and Danville Railroad Co. Easement dated October 21, 1881, recorded in Deed Book 147C, page 191. Visible railroad tracks observed by Surveyor are plotted and shown hereon.
46. VEPCO Easement dated May 1, 1980, recorded in Deed Book 773, page 1058. Plotted and shown hereon.
47. Easements in Deed to Crown Central Petroleum Corp. from City of Richmond, dated January 30, 1974, recorded in Deed Book 688B, page 787. Plotted and shown hereon.
48. [matters shown on prior survey]

**Surveyor's Certificate**

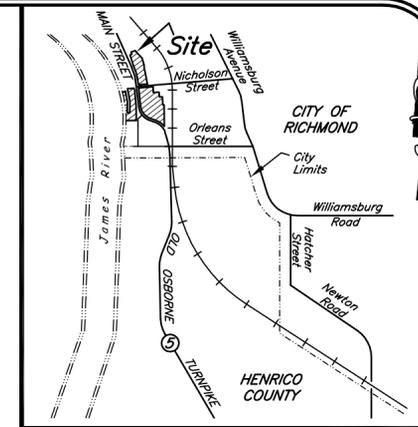
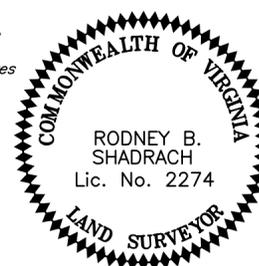
This survey is certified to and prepared for the sole and exclusive benefit of the entities and/or individuals listed below as of March 9, 2007 and shall not be relied on by any other entity or individual whomsoever.

To: CENTRAL VIRGINIA INVESTMENTS/ROCKETTS LANDING, LLC, a Virginia Limited Liability Company
To: FIRST AMERICAN TITLE INSURANCE CORPORATION

The undersigned further certifies that he is a duly registered land surveyor of the Commonwealth of Virginia, that to the best of his professional knowledge and belief, that the attached plat of survey meets the minimum standard detail requirements for American Land Title Association/American Congress on Surveying and Mapping (ALTA/ACSM) Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1 thru 4, 6 thru 11, 13, 14, and 16 of Table A thereof, and that the survey measurements were made in accordance with the Minimum Angle, Distance, and Closure Requirements for Survey Measurements which control Land Boundaries for ALTA/ACSM Land Title Surveys. Said survey, to the best of the Surveyor's professional knowledge and belief correctly shows the location of all buildings, structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way, no party walls, no encroachments onto adjoining premises, streets, alleys, easements, rights of way, or across any setbacks, by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.

Rodney B. Shadrach L.S. #2274
Shadrach & Neal, Incorporated

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 Certified Landscape Architects.



**Legal Reference:**

Central Virginia Investments/ Rocketts Landing, LLC
Instrument No. 2003-00-9425

Tract A:
Tax Map No. E000-0996-001
#4400 East Main Street

Tract B-D:
Tax Map No. E000-0990-019
#4401-4501 East Main Street

Tract E:
Tax Map No. E000-1127-015
#4331 East Main Street

**Statement of Encroachments**

Ⓐ Building Corner 1.14' Outside Ⓡ

ALTA/ACSM LAND TITLE SURVEY SHOWING
EXISTING IMPROVEMENTS TO THREE TRACTS
OF LAND SITUATED AT THE NORTHEAST, SOUTHEAST
AND SOUTHWEST CORNERS OF THE INTERSECTION
OF NICHOLSON AND EAST MAIN STREETS
CITY OF RICHMOND, VIRGINIA
DATE: JANUARY 24, 2008

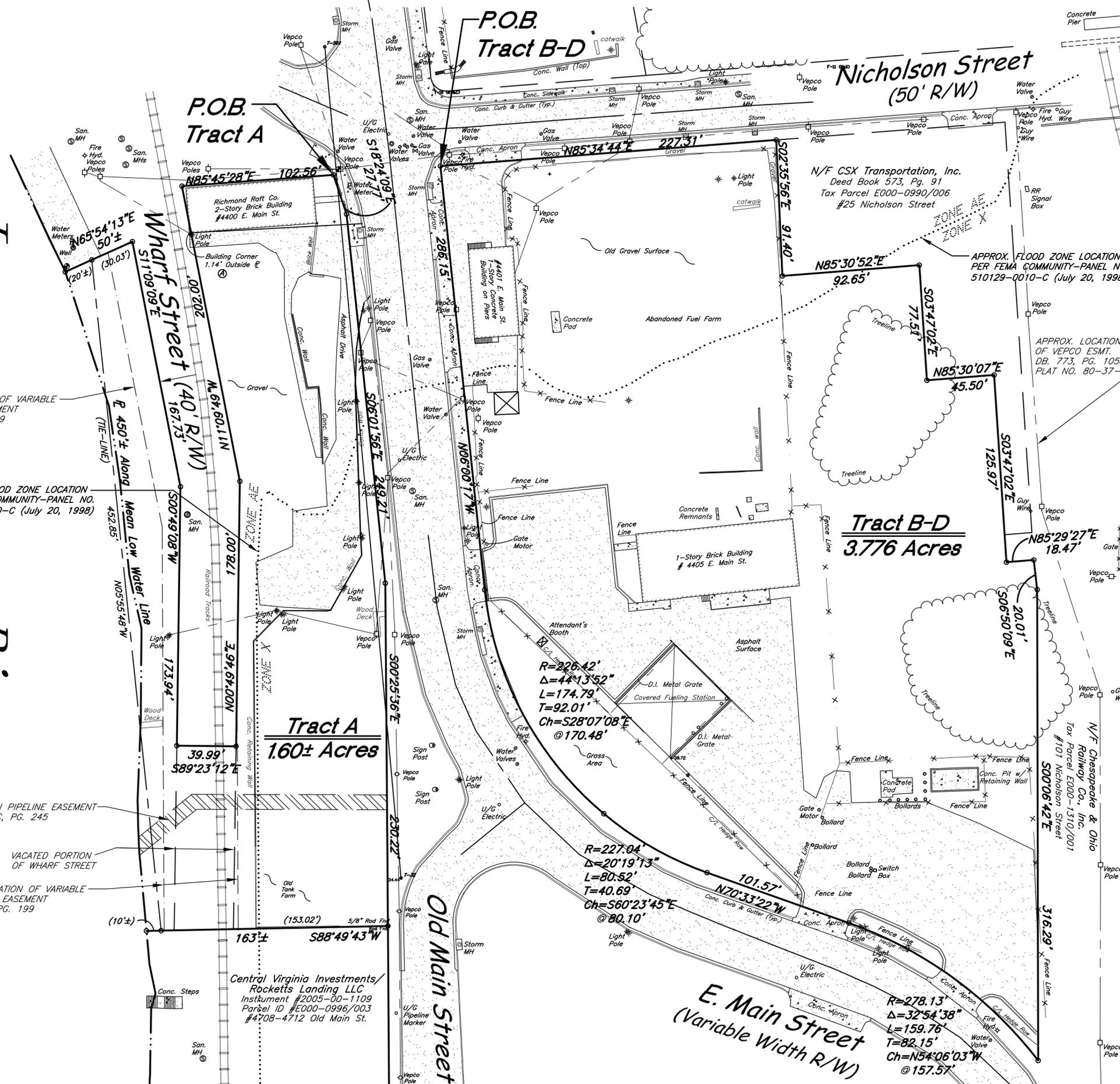
SCALE: AS SHOWN



Shadrach & Neal, inc.
LAND SURVEYING
430 Southlake Blvd., Suite 10-B Richmond, Virginia 23236
Phone: (804)379-9300 Fax: (804)379-9301

James

River



APPROX. LOCATION OF VARIABLE WIDTH SEWER EASEMENT DB. 605-D, PG. 199

APPROX. FLOOD ZONE LOCATION PER FEMA COMMUNITY-PANEL NO. 510129-0010-C (July 20, 1998)

PLANTATION PIPELINE EASEMENT DB. 685-C, PG. 245

APPROX. LOCATION OF VARIABLE WIDTH SEWER EASEMENT DB. 605-D, PG. 199

Central Virginia Investments/  
Rockets Landing LLC  
Instrument #2005-00-1109  
Parcel ID #E000-0996/003  
#4708-4712 Old Main St.

N/F CSX Transportation, Inc.  
Deed Book 573, Pg. 91  
Tax Parcel E000-0990/006  
#25 Nicholson Street

APPROX. FLOOD ZONE LOCATION PER FEMA COMMUNITY-PANEL NO. 510129-0010-C (July 20, 1998)

APPROX. LOCATION OF VEPCO ESMT. DB. 773, PG. 1058 PLAT NO. 80-37

$R=226.42'$   
 $\Delta=44^{\circ}13'52''$   
 $L=174.79'$   
 $T=92.01'$   
 $Ch=S28^{\circ}07'08''E$   
 $@170.48'$

$R=227.04'$   
 $\Delta=20^{\circ}19'13''$   
 $L=80.52'$   
 $T=40.69'$   
 $Ch=S60^{\circ}23'45''E$   
 $@80.10'$

$R=278.13'$   
 $\Delta=32^{\circ}54'38''$   
 $L=159.76'$   
 $T=82.15'$   
 $Ch=N5^{\circ}06'03''W$   
 $@157.57'$

Legend

- Fire Hydrant
- Handicap Parking Spaces
- ⑩ Painted Parking Space Number
- Water Meter
- Water Valve
- ⊛ Lamp Post (Metal Post w/light)
- Storm Manhole
- Sanitary Manhole
- Vepco Manhole
- Telephone Manhole
- Gas Meter
- Gas Valve
- Vepco Pole
- Electric Transformer
- △ Field Survey Traverse Point
- Misc. Frame Sign
- Hand-cap Parking Sign
- Bollard
- Yard Inlet (Drainage)
- Well
- Concrete Surface
- RCP Reinforced Concrete Pipe
- CMP Corrugated Metal Pipe
- D.I. Drainage Inlet
- P.O.B. Point of Beginning
- BFP Back Flow Preventer

ALTA/ACSM LAND TITLE SURVEY SHOWING  
EXISTING IMPROVEMENTS TO THREE TRACTS  
OF LAND SITUATED AT THE NORTHEAST, SOUTHEAST  
AND SOUTHWEST CORNERS OF THE INTERSECTION  
OF NICHOLSON AND EAST MAIN STREETS  
CITY OF RICHMOND, VIRGINIA  
DATE: JANUARY 24, 2008

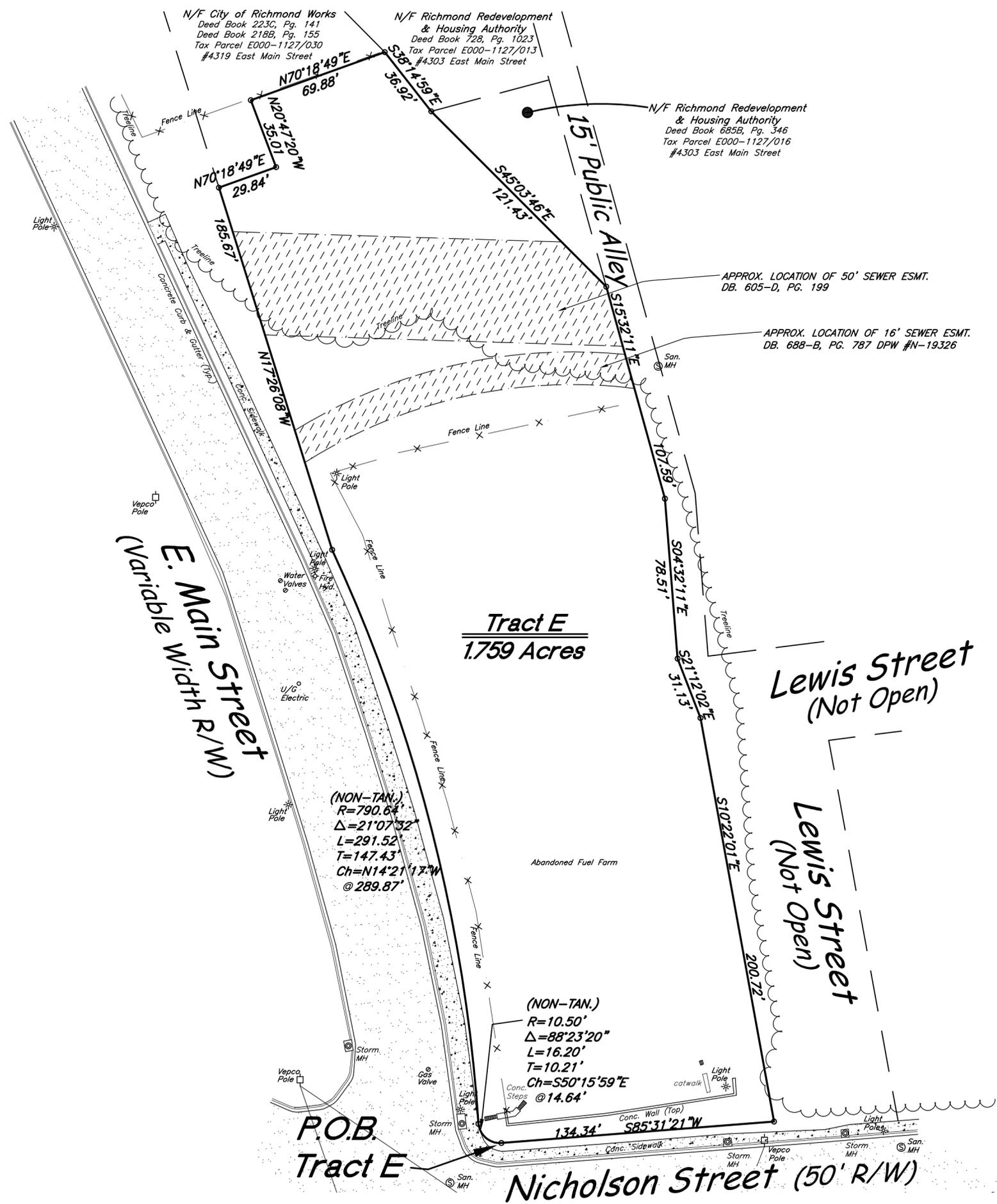


Scale: 1"=50'



Shadrach & Neal, inc.

LAND SURVEYING  
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23236  
Phone: (804)379-9300 • Fax: (804)379-9301



**Legend**

- |                                  |                                |
|----------------------------------|--------------------------------|
| ⊕ Fire Hydrant                   | ⊠ Electric Transformer         |
| ♿ Handicap Parking Spaces        | △ Field Survey Traverse Point  |
| ⑩ Painted Parking Space Number   | ○ Misc. Frame Sign             |
| ⊕ Water Meter                    | ⊕ Handi-cap Parking Sign       |
| ⊕ Water Valve                    | ⊕ Bollard                      |
| ⊕ Lamp Post (Metal Post w/light) | ⊕ Yard Inlet (Drainage)        |
| ⊕ Storm Manhole                  | ⊕ Well                         |
| ⊕ Sanitary Manhole               | ⊕ Concrete Surface             |
| ⊕ Veeco Manhole                  | ⊕ RCP Reinforced Concrete Pipe |
| ⊕ Telephone Manhole              | ⊕ CMP Corrugated Metal Pipe    |
| ⊕ Gas Meter                      | ⊕ D.I. Drainage Inlet          |
| ⊕ Gas Valve                      | ⊕ P.O.B. Point of Beginning    |
| ⊕ Vepco Pole                     | ⊕ BFP Back Flow Preventer      |

ALTA/ACSM LAND TITLE SURVEY SHOWING  
 EXISTING IMPROVEMENTS TO THREE TRACTS  
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 AND SOUTHWEST CORNERS OF THE INTERSECTION  
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 CITY OF RICHMOND, VIRGINIA  
 DATE: JANUARY 24, 2008



Scale: 1"=40'



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PLAT OF DIVISION  
**CREATING TWO PARCELS OF LAND**  
**SITUATED AT THE NORTHWEST CORNER OF**  
**ORLEANS STREET AND EAST MAIN STREET**  
**CITY OF RICHMOND, VIRGINIA**  
**DATE: DECEMBER 5, 2007**

**Legal Reference:**

Central Virginia Investments/ Rocketts Landing, LLC  
 Instrument No. 05-0001109  
 Tax Map No. E000-0996/003  
 #4708 Old Main Street

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 Certified Landscape Architects.

To the best of my knowledge and belief, #4708 Old Main Street, Tax Parcel #E000-0996/003, has not been previously subdivided.



Scale: 1"=40'



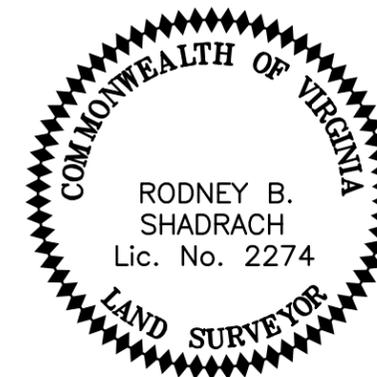
**Shadrach & Neal, inc.**

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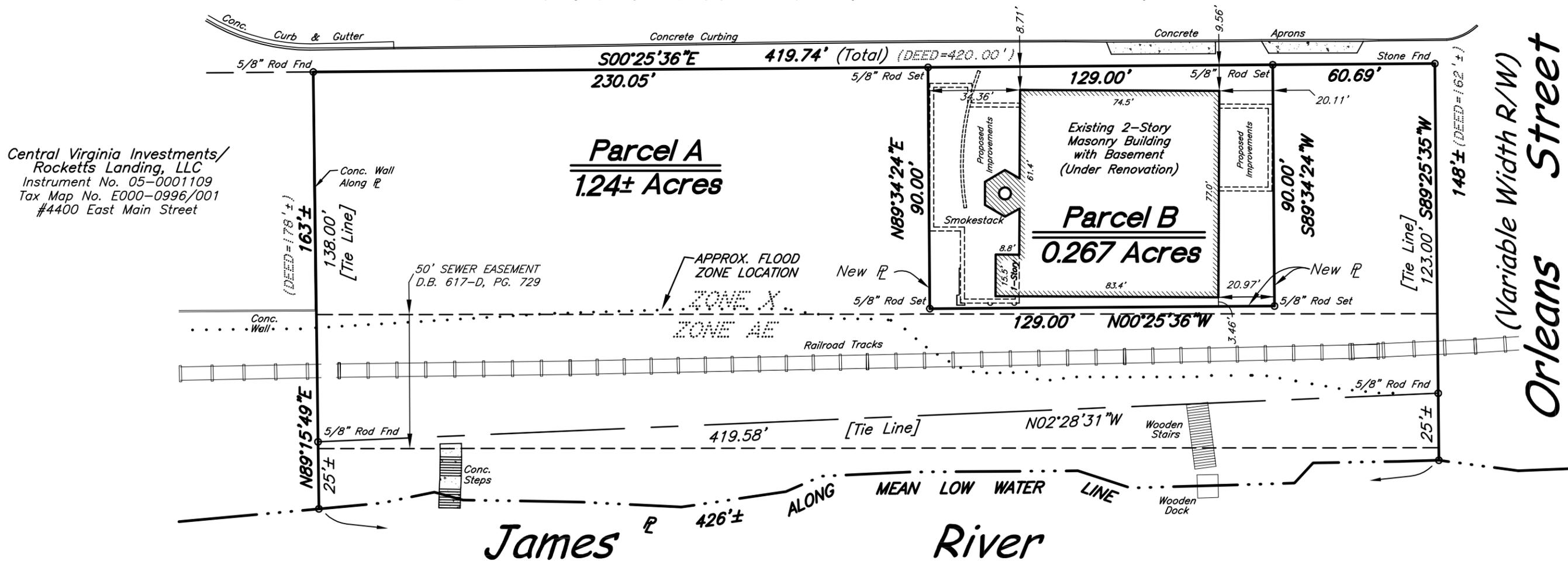
**Notes:**

- As depicted hereon, a portion of the subject property appears to be located within the limits of the 100 Year Flood Plain Boundary as defined by The Federal Insurance Administration Community-Panel #510129-0010-C, effective date: July 20, 1998 (Zone AE).
- This survey plat represents a current and accurate field transit survey of the subject property. Date of last physical survey: November 7, 2007.
- This survey was made with the benefit of a Title Report issued by First American Title Insurance Company, dated November 24, 2004. (Commitment No. FA04-0171)

Rodney B. Shadrach, L.S. #2274



**Old Main Street (Variable Width R/W)**



**Proffer Statement**

The owner of the properties located 4400 E Main Street (E0000996001) and 4500 Old Main Street (E0000996003), "the Property", hereby voluntarily proffer the following conditions in connection to the rezoning:

1. A minimum of one access point through the Property shall be provided for general public pedestrian access linking E Main Street and the Capital Trail and shall be improved by the owner prior to the issuance of a permanent certificate of occupancy for any building on the property. The design of the pedestrian improvements shall be reviewed and approved as part of the Plan of Development, but shall not require the provision of a publicly accessible elevator.
2. Sidewalk and streetscape improvements shall be provided by the owner along E Main Street in i) general conformance with the existing streetscape already established in front of the Boathouse Restaurant and Waterford apartment building, (ii) accordance with the requirements of the Department of Public Works prior to the issuance of a permanent certificate of occupancy for any building on the property.
3. A minimum building separation of 30 feet, inclusive of the Plantation Pipeline easement shown on the survey entitled "Exiting Improvements to Three Tracts of Land Situated at the Northeast, Southeast and Southwest Corners of the Intersection of Nicholson and East Main Streets" prepared by Shadrach & Neal, inc. and dated January 24, 2008, shall be required.

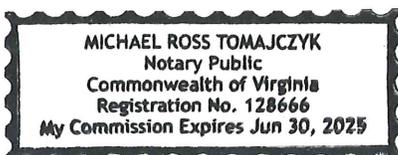
Executed this 31<sup>st</sup> day of October 2023.

Central Virginia Investments Rocketts Landing, LLC

By:   
Name: Richard Souter, Authorized Representative

The foregoing was acknowledged before me the 31 day of October 2023.

My commission expires: 6/30/25.



  
Notary Public

Notary Reg No. 128666