

# Armstrong Law Office

## Special Use Permit



**1. OWNER / DEVELOPER:**

ARMSTRONG LAW FIRM - C/O SUSAN ARMSTRONG  
526 NORTH BOULEVARD, RICHMOND VIRGINIA 23220  
804.353.4931

**2. ENGINEER:**

HG DESIGN STUDIO - C/O CHARLENE HARPER, PE  
5701 GROVE AVE, RICHMOND, VIRGINIA 23226  
804.340.7237

**2. ARCHITECT:**

NONE

**3. PARCEL ID(S):**

W-21-213/009

**4. ADDRESSES:**

602 LIBBIE AVENUE, RICHMOND VA, 23226

**5. ACREAGE:**

TOTAL PARCEL ACREAGE: 0.254  
TOTAL DISTURBED AREA: 0.06

**6. EXISTING ZONING:**

R-4

**7. USE:**

EXISTING: RESIDENTIAL  
PROPOSED: OFFICE

**8. UTILITIES:**

PUBLIC

**9. SURVEY:**

THIS TOPOGRAPHIC SURVEY FOR A PARCEL ALONG LIBBIE AVENUE IN RICHMOND, VA WAS COMPLETED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF BRUCE ROBERTSON FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND DATA WAS OBTAINED ON 7/27/2018; AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

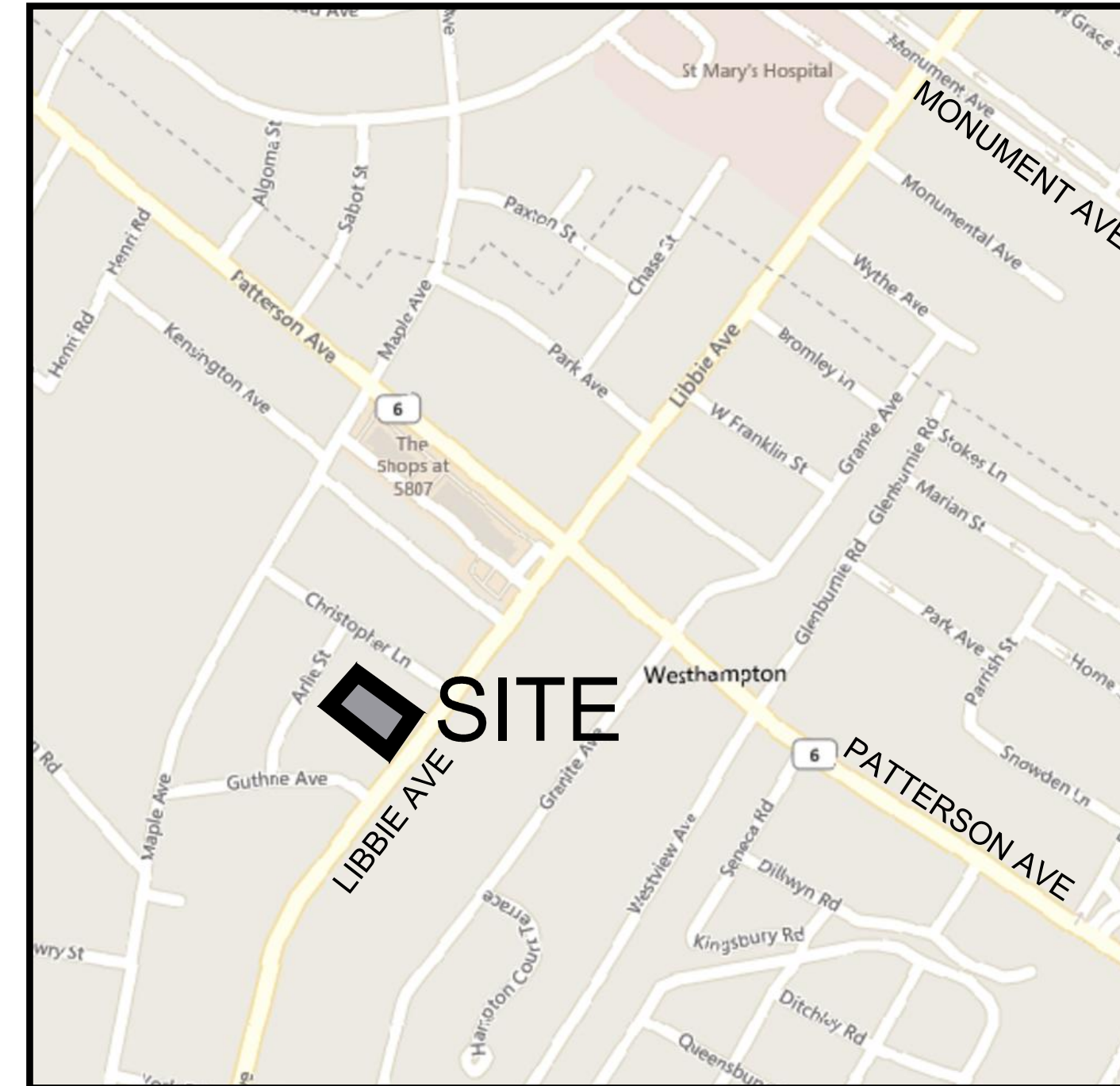
VERTICAL DATUM: ASSUMED

HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH OPUS SOLUTIONS FOR STATIC GPS OBSERVED POINTS.

**10. SITE INFORMATION:**

EXISTING USE: RESIDENTIAL SINGLE DWELLING  
PROPOSED USE: OFFICE BUILDING  
STORIES: 2-STORY  
BUILDING AREA: 1,672 G.S.F. (1,450 S.F.)  
PARKING REQUIRED: (1,450SF/300SF) = 5 SPACES  
PARKING PROVIDED: 2 FULL (ON-SITE), 2 FULL (STREET), AND 1 ACCESSIBLE PROVIDED (5 TOTAL)

R-4 ZONING SETBACKS:  
25' FRONT YARD  
6' SIDE YARD  
6' REAR YARD  
PLANNING DISTRICT: FAR WEST  
TRAFFIC ZONE: 1113  
NEIGHBORHOOD: THREE CHOPT



VICINITY MAP

NORTH ▲  
1" = 500'

**PER CHECKLIST:**

ELEVATION PLANS - NO CHANGE TO EXISTING BUILDING ELEVATION.

FLOOR PLANS - NO CHANGE TO EXISTING BUILDING ELEVATION.

LANDSCAPE PLANS - 6 FOOT SCREEN FENCE PROPOSED ALONG SOUTHWEST EDGE OF PROPERTY. PRESERVING MAJORITY OF LARGE DECIDUOUS TREES ON-SITE.

SIGNAGE PLAN - SIGNAGE WILL COMPLY WITH THE UNDERLYING ZONING AND NOT SHOWN ON THIS PLAN.

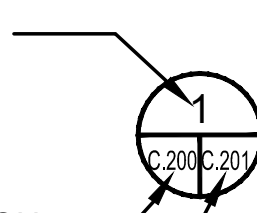
LIGHTING PLAN - NO NEW LIGHTS PROPOSED.

**Drawing Index:**

C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C2.00	SITE LAYOUT
C2.01	SITE DETAILS

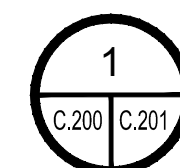
**Symbol Legend:**

SECTION, ELEVATION OR  
DETAIL NUMBER



SHEET NO. WHERE SECTION,  
ELEVATION OR DETAIL IS  
REFERENCED

SHEET NO. WHERE SECTION,  
ELEVATION OR DETAIL IS  
DRAWN



DETAIL NAME

SCALE:

Not For Construction

ARMSTRONG  
LAW OFFICE

602 LIBBIE AVENUE  
RICHMOND, VIRGINIA

REVISIONS:

No.	Description	Date

Issued for:  
**SPECIAL USE PERMIT**

COVER SHEET

Designed By:	PCB
Drawn By:	PCB
Checked By:	RJB
QA/QC By:	DCG
Date:	SEPTEMBER 14, 2018
Project Number:	M18113.00
Sheet Number:	C0.00





design studio

5701 grove avenue richmond virginia 23226  
804.740.7500 www.lhg.net

land planning | civil engineering  
landscape architecture

Not For Construction

# ARMSTRONG LAW OFFICE

602 LIBBIE AVENUE  
RICHMOND, VIRGINIA

REVISIONS:

No. Description Date

Issued for:  
**SPECIAL USE PERMIT**

## SITE LAYOUT

Designed By: PCB

Drawn By: PCB

Checked By: RJB

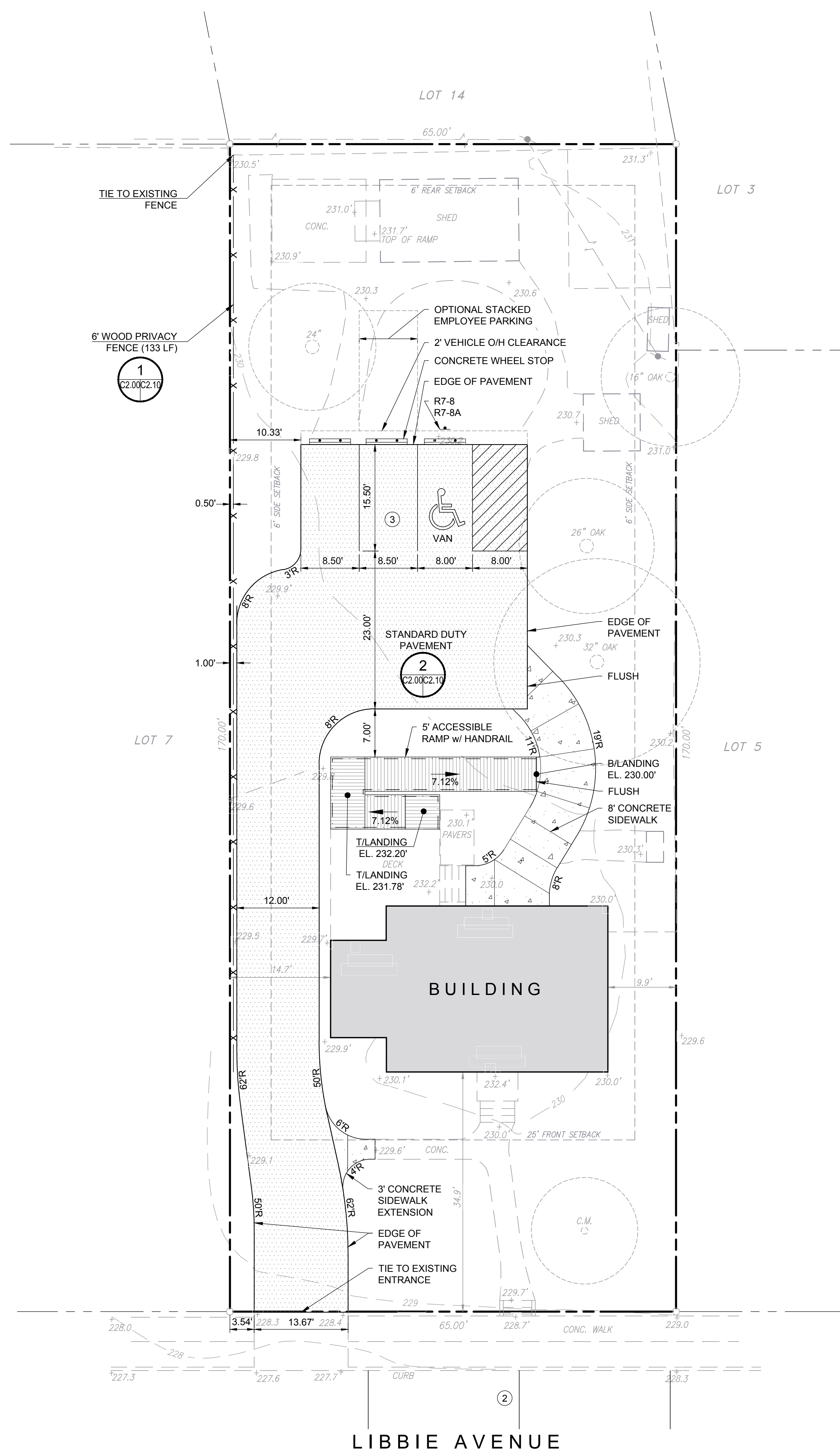
QA/QC By: DCG

Date: SEPTEMBER 14, 2018

Project Number: M18113.00

Sheet Number:

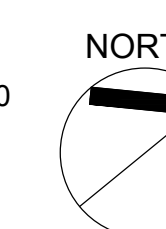
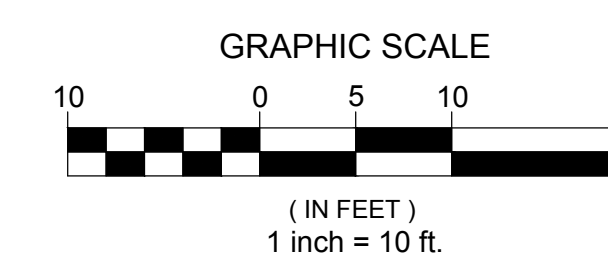
# C2.00



Sign Summary

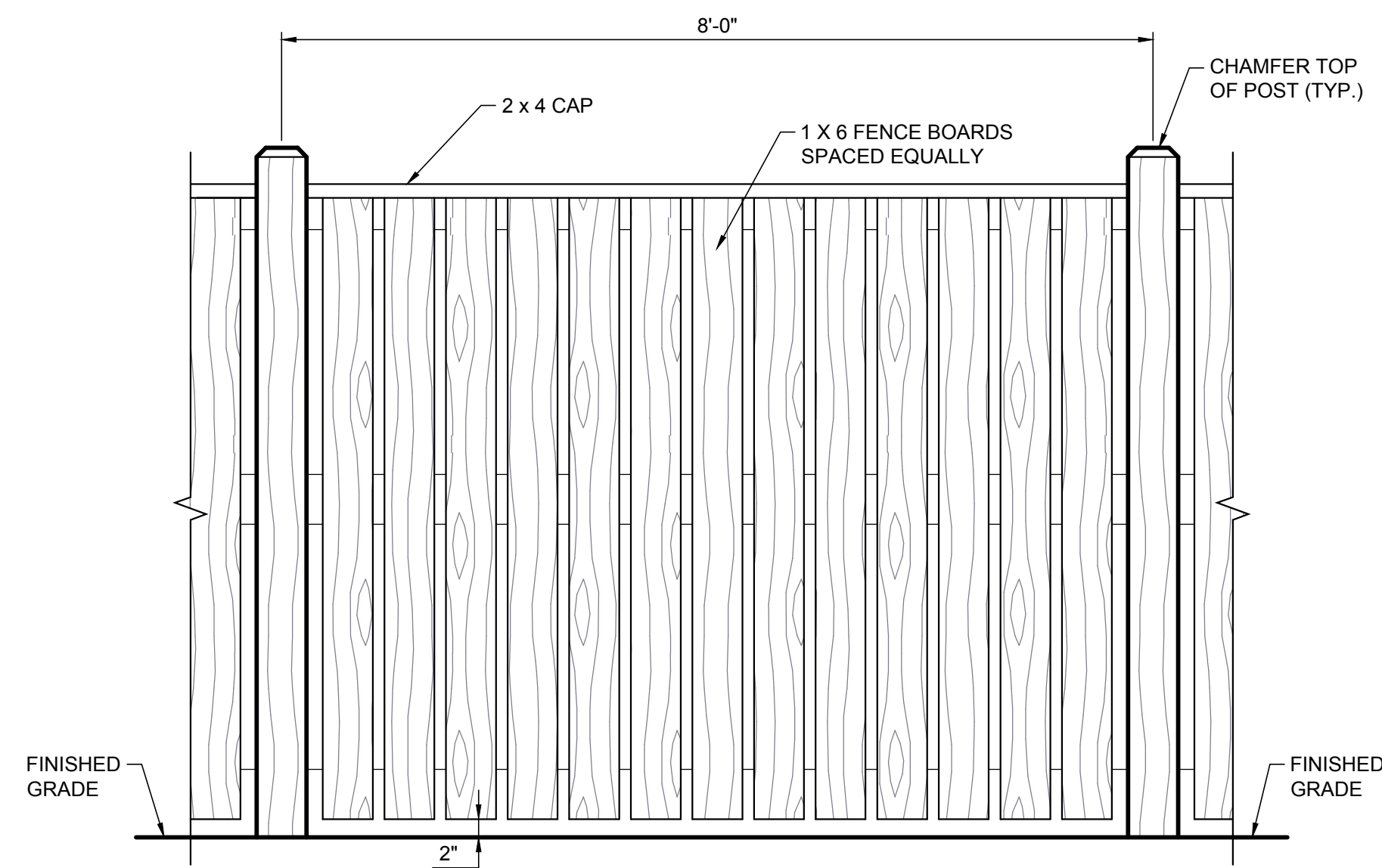
M.U.T.C.D. LABEL	WIDTH	HEIGHT	TYPE
R7-8	12"	18"	
R7-8A	12"	6"	

- 1) ALL SIGNS TO BE FURNISHED AND INSTALLED BY THE OWNER.
- 2) PROPOSED ADDRESS SIGN TYPE, MATERIAL AND ADDRESS TO BE DETERMINED. SUBJECT TO OWNER AND CITY APPROVAL.



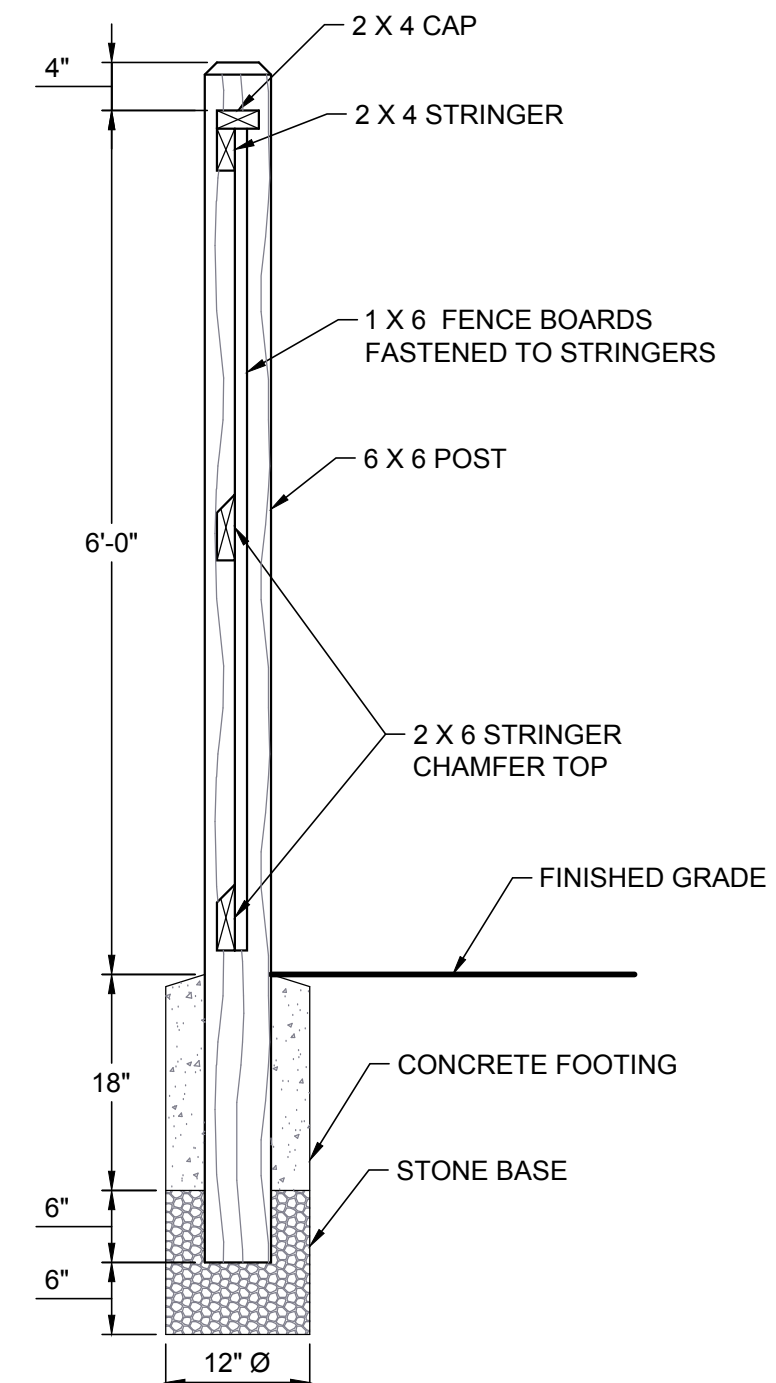


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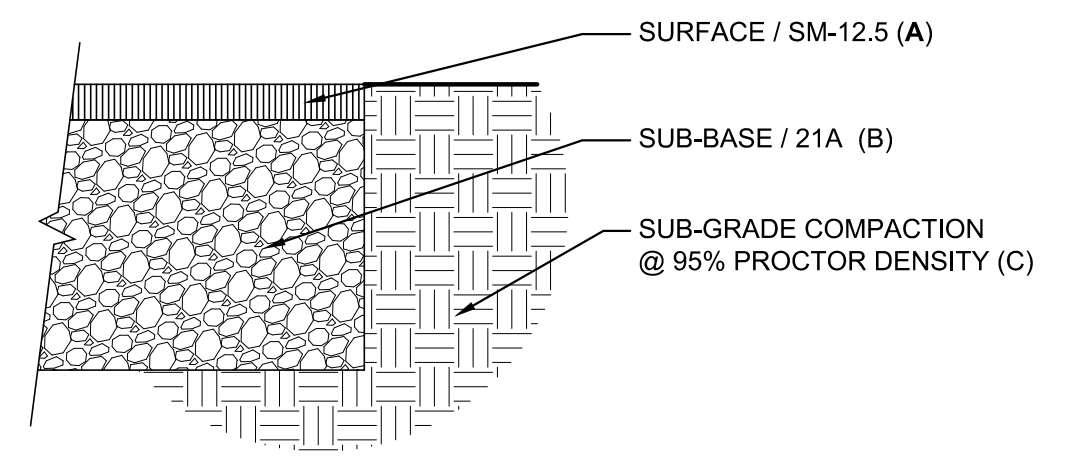


**NOTES:**  
 ALL FASTENERS TO BE GALVANIZED SCREWS OR DECKING SCREWS.

**1 SCREEN FENCE**  
 SCALE: NTS



**2 PAVEMENT SECTION**  
 SCALE: NTS



**ASPHALT PAVING**

COURSE/DOT SPECIFICATIONS	STANDARD DUTY
SURFACE/SM-12.5 (A)	2.0"
SUB-BASE/21A (B)	8.0"
SUB-GRADE COMPACTION (C)	*95%

\*MAXIMUM DRY DENSITY (ASTM D698, METHOD D)

Not For Construction

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 LAW OFFICE**

602 LIBBIE AVENUE  
 RICHMOND, VIRGINIA

REVISIONS:

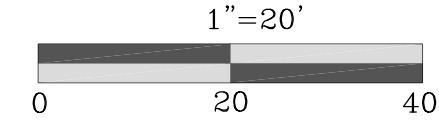
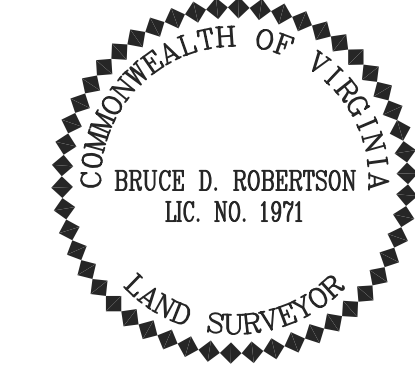
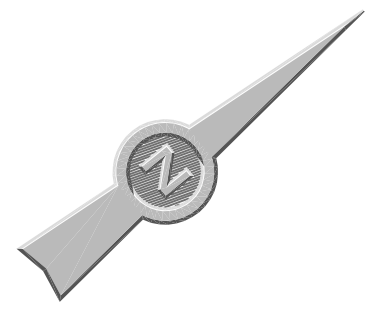
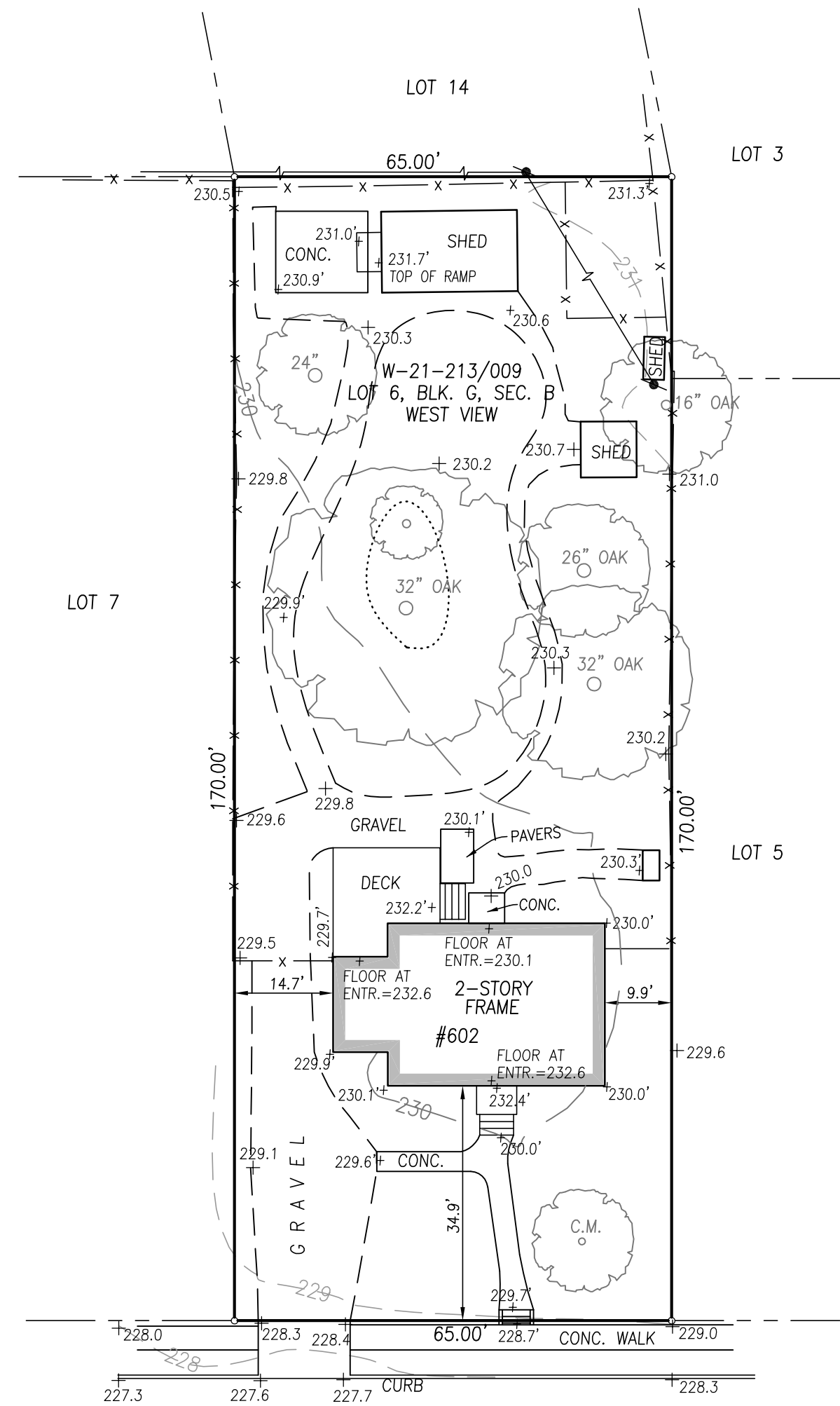
No.	Description	Date

Issued for:  
**SPECIAL USE PERMIT**

**SITE DETAILS**

Designed By: PCB  
 Drawn By: PCB  
 Checked By: RJB  
 QA/QC By: DCG  
 Date: SEPTEMBER 14, 2018  
 Project Number: M18113.00  
 Sheet Number:

**C2.01**



LOCATION OF U/G UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.

WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.

BUILDING SETBACKS OR OTHER ZONING CONDITIONS NOT DETERMINED FOR THIS MAP. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.

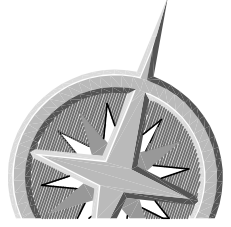
VERTICAL DATUM ASSUMED

CONTOUR INTERVAL 1 FOOT.

THIS TOPOGRAPHIC MAP IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING ON JULY 27, 2018.

This plat was prepared without the benefit of a title report and may not, therefore, indicate all easements or conditions affecting subject property.

LIBBIE AVENUE



**Bruce Robertson Land Surveying, P.C.**  
 P.O. Box 35311 Richmond, Virginia Phone/Fax (804)330-2801

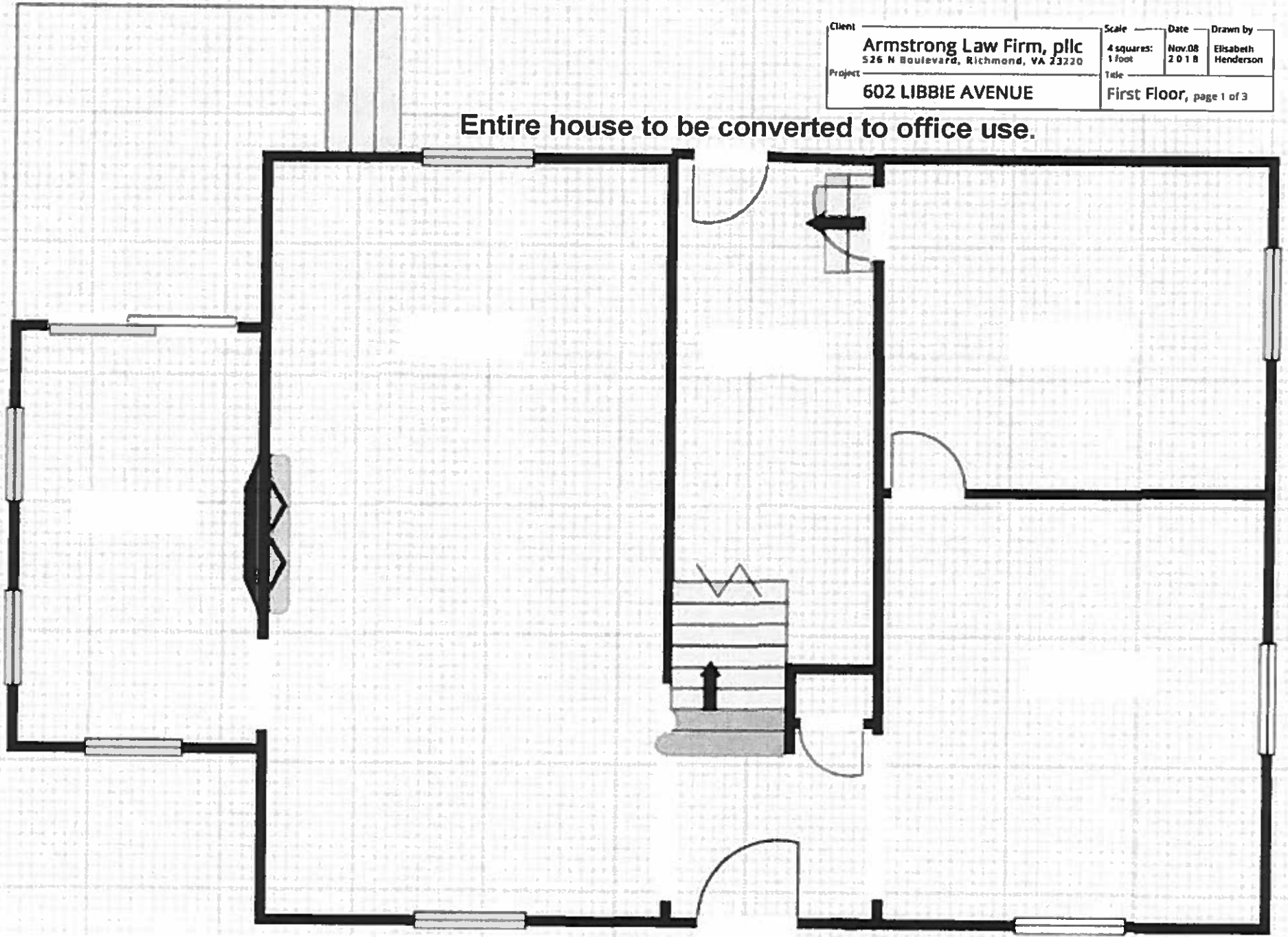
**SURVEY SHOWING EXISTING CONDITIONS  
 ON PROPERTY LOCATED AT  
 602 LIBBIE AVENUE**

CITY OF RICHMOND, VIRGINIA

Date: <u>8/1/18</u> Scale: <u>1"=20'</u>	Revisions:	<b>JN 18140</b>
Sheet 1 of 1		

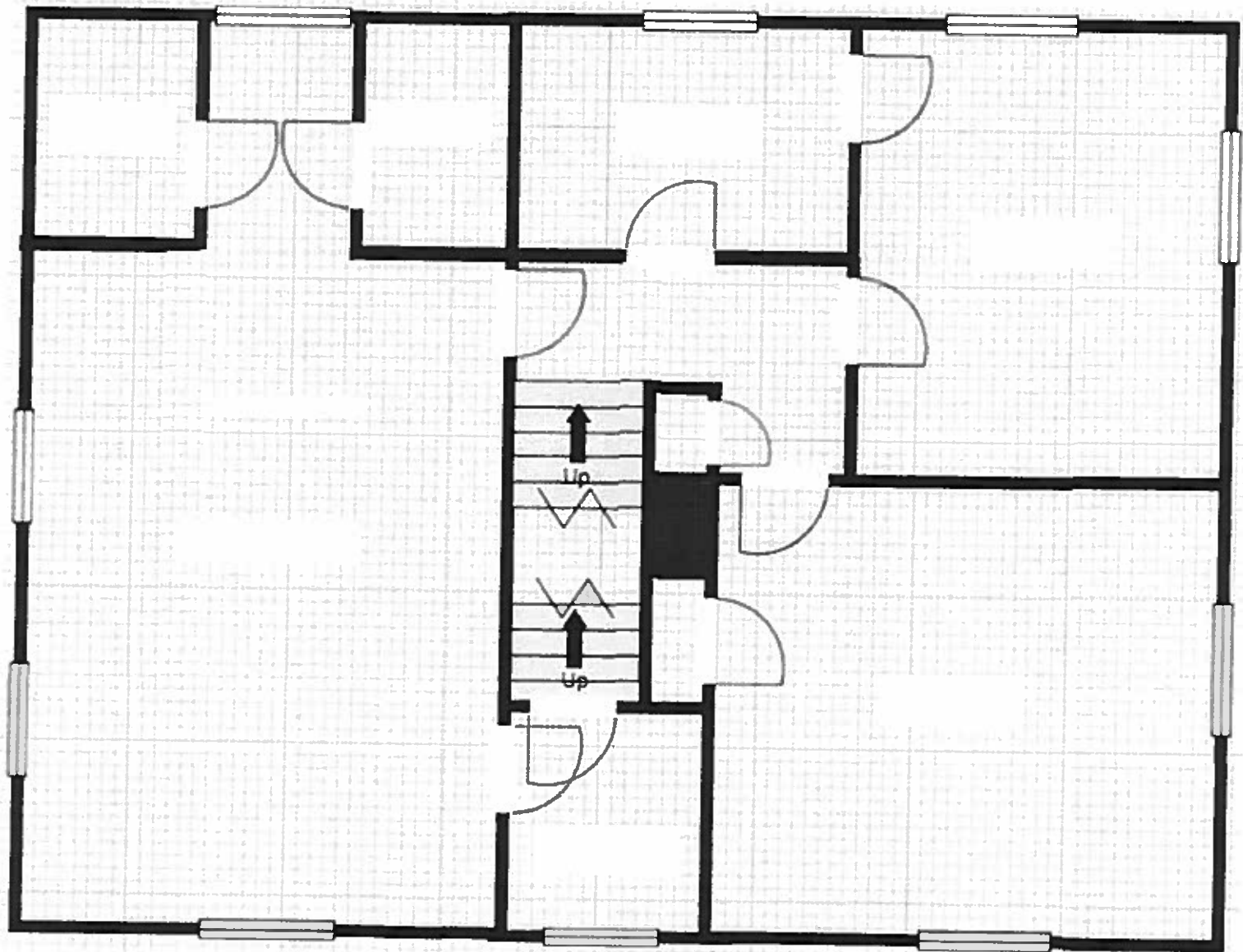
Client	<b>Armstrong Law Firm, PLLC</b> 526 N Boulevard, Richmond, VA 23220	Scale	4 squares: 1 foot	Date	Nov.08 2018	Drawn by	Elisabeth Henderson
Project	<b>602 LIBBIE AVENUE</b>	Title	<b>First Floor, page 1 of 3</b>				

**Entire house to be converted to office use.**



Client	<b>Armstrong Law Firm, PLLC</b> 526 N Boulevard, Richmond, VA 23220	Scale	4 squares: 1 foot	Date	Nov.08 2018	Drawn by	Elisabeth Henderson
Project	<b>602 LIBBIE AVENUE</b>	Title	<b>Second Floor, page 2 of 3</b>				

**Entire house to be converted to office use.**



Client	<b>Armstrong Law Firm, PLLC</b> 526 N Boulevard, Richmond, VA 23220	Scale	4 squares: 1 foot	Date	Nov. 08 2018	Drawn by	Elisabeth Henderson
Project	<b>602 LIBBIE AVENUE</b>	Title					Attic, page 3 of 3

