

INTRODUCED: September 9, 2024

AN ORDINANCE No. 2024-243

To amend Ord. No. 2019-270, adopted Nov. 12, 2019, which authorized the special use of the property known as 1 East Main Street for the purpose of up to 20 single-family attached dwellings and one single-family detached dwelling, to increase the height authorized on the properties known as 2 East Cary Street, 4 East Cary Street, 6 East Cary Street, 8 East Cary Street, 10 East Cary Street, and 12 East Cary Street to four stories and to revise the plans, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 15 2024 AT 6 P.M.

I. That Ordinance No. 2019-270, adopted November 12, 2019, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the property known as 1 East Main Street, which is situated in a TOD-1 Transit-Oriented Nodal District, desires to use such property for the purpose of 20 single-family attached dwellings and one single-family detached dwelling, which use, among other things, is not currently allowed by section 30-457.5(1)(a), concerning front yard setbacks, of the Code of the City of Richmond [~~(2015)~~] 2020, as amended; and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond [(2018)] 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 safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

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

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond [(2015)] 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 property known as 1 East Main Street and identified as Tax Parcel No. W000-0081/034 in the ~~[2019]~~ 2024 records of the City Assessor, being more particularly shown on a survey entitled, “ALTA / NSPS Land Title Survey of Land Owned by Proman LLC and Goodwyn Bros., LLC, Parcel ID: W0000081034,” prepared by Timmons Group, dated May 5, 2019, and last revised May 22, 2019, a copy of which is attached to and made a part of ~~[this ordinance]~~ Ordinance No. 2019-270, adopted November 12, 2019, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of up to 20 single-family attached dwellings and one single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Foushee Street, Preliminary Townhouse Layout,” prepared by Eagle and Timmons Group, and dated July 31, 2019; the plans entitled “Foushee,” prepared by Eagle and Archi-Tec-Tonic, with sheets A208, A209, and A210 dated July 29, 2019, and sheet A211 dated July 30, 2019; and the plans entitled “Foushee Conceptual,” prepared by Eagle, with three sheets dated June 4, 2019, and 11 sheets dated June 10, 2019, copies of which are attached to and made a part of Ordinance No. 2019-270, adopted November 12, 2019, and sheet A203 of the plans entitled “Streets View,” prepared by Eagle and Archi-Tec-Tonic, dated May 2, 2019, and last revised June 4, 2024, and sheet No. C2.0 of the plans entitled “Foushee Mews,” prepared by Timmons Group, dated January 17, 2020, and last revised June 13, 2024, copies of which are attached to and made a part of this

amendatory ordinance, 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 20 single-family attached dwellings and one single-family detached dwelling, substantially as shown on the Plans.

(b) No less than one parking space for each dwelling use shall be provided on the Property.

~~(c)~~ (c) The height of the Special Use shall not exceed ~~[the height]~~ four stories, substantially as shown on the Plans.

~~(d)~~ (d) All building elevations and site improvements shall be substantially as shown on the Plans.

(e) Storage for six bicycles shall be included, substantially as shown on the Plans.

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

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

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

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond [~~(2015)~~ (2020)], as amended, and all future amendments to such laws.

(e) The Owner shall make improvements within the public right-of-way, including the installation of nine street trees along South Foushee Street and multidirectional curb ramps at the corners of South Foushee and East Cary Streets and South Foushee and East Main Streets, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such improvements and work are in accordance with such requirements, and (iii) transferred to the City, following written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and

accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

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

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

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

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

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond [~~(2015)~~] 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 [~~(2015)~~ (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 [~~(2015)~~ (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 [730] 1,096 calendar days following the date on which this amendatory 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.

II. This amendatory ordinance shall be in force and effect upon adoption.

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-2024-0780

File ID: Admin-2024-0780

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Richmond Dept of Planning & Development. Review

Cost:

File Created: 07/19/2024

Subject:

Final Action:

Title: [Empty box]

Internal Notes:

Code Sections:

Agenda Date: 09/09/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0780 - APPLICATION DOCUMENTS, Admin-2024-0780 - 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	8/20/2024	Matthew Ebinger	Approve	8/22/2024
1	2	8/20/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	8/20/2024	Kevin Vonck	Approve	8/27/2024
1	4	8/20/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	8/21/2024	Sharon Ebert	Approve	8/22/2024
1	6	8/21/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	8/21/2024	Jeff Gray	Approve	8/23/2024
Notes: Approved: Out of Office					
1	8	8/21/2024	Lincoln Saunders	Approve	8/23/2024
1	9	8/22/2024	Mayor Stoney	Approve	8/23/2024

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-2024-0780

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: August 20, 2024

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

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

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

RE: To amend Ord. No. 2019-270, adopted Nov. 12, 2019, which authorized the special use of the property known as 1 East Main Street for the purpose of up to 20 single-family attached dwellings and one single-family detached dwelling, to increase the height authorized on the properties known as 2 East Cary Street, 4 East Cary Street, 6 East Cary Street, 8 East Cary Street, 10 East Cary Street, and 12 East Cary Street to four stories and to revise the plans, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to amend ordinance no. 2019-270, adopted November 12, 2019, which approved 20 single-family attached dwellings within an TOD-1 Transit Oriented Nodal District, which use, among other things, was, and is not currently allowed by section 30-412.4(2)(a), concerning lot area and width, density, and unit width, of the Code of the City of Richmond (2020), as amended; to also allow for a fourth story upon 6 of the 20 units. An amendment to the Special Use Permit is therefore required.

BACKGROUND: The properties are located in the Monroe Ward neighborhood on West Cary

Street between South Foushee and 1st Streets. The properties are currently 8,276 sq. ft. (.19 acre) unimproved parcels of land. The City’s Richmond 300 Master Plan designates a future land use for the subject property as Downtown Mixed-Use, which is defined as “Central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment.” Intensity: Buildings typically a minimum height of five stories. Primary Use: Retail/office/personal service, multi-family residential, cultural, institutional, government, and open space. Secondary Uses: Not applicable. (p. 66)

The current zoning for this property is TOD-1 Transit Oriented Nodal District. All adjacent and nearby properties are located within the same TOD-1 zone. The area is primarily a mix of residential, commercial, and institutional uses.

COMMUNITY ENGAGEMENT: The Downtown Neighborhood Association was notified. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

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: September 9, 2024

CITY COUNCIL PUBLIC HEARING DATE: October 15, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission October 8, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Amend Ord. No. 2019-270, adopted Nov. 12, 2019

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

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



Application for **SPECIAL USE PERMIT**

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

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 2, 4, 6, 8, 10, 12 E Cary Street Date: 5/6/2024
 Tax Map #: W0000081041-46 Fee: \$200.00
 Total area of affected site in acres: 0.19

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

Zoning

Current Zoning: TOD-1

Existing Use: Single-Family Attached

Proposed Use

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

Amendment to authorize 4 stories height for each dwelling

Existing Use: Single-Family Attached

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: 2019-270

Applicant/Contact Person: Lory Markham

Company: Markham Planning

Mailing Address: 208 E Grace Street

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 248-2561 Fax: ()

Email: lory@markhamplanning.com

Property Owner: Eagle West 7 LLC

If Business Entity, name and title of authorized signee: Josh Goldschmidt, Member Manager

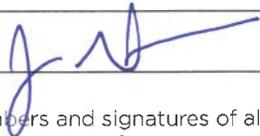
(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 10618 PATTERSON AVE

City: HENRICO State: VA Zip Code: 23238

Telephone: (804) 741-4663 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.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



June 18, 2024

Mr. Kevin Vonck, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219

RE: Applicant's Report for Special Use Permit Amendment Application at 2-12 East Cary Street

Dear Mr. Vonck,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) amendment application for the properties at 2-12 East Cary Street. With this application, Eagle West 7 LLC, the property owner, is petitioning the City Council for a SUP amendment to authorize the construction of an additional level to previously approved attached townhomes in the TOD-1 District. If approved, this amendment will allow for the construction of six single-family attached homes with heights of four stories along East Cary Street.

Site

The subject properties are located along the north side of E Cary Street between S Foushee St and S 1st St in Richmond's Downtown. The properties are six individual lots of records and a part of a development of 21 single-family townhomes (one is detached) that were authorized under Special Use Permit Ord No 2019-270.

Zoning

The properties were rezoned by the City as part of an area-wide rezoning effort also in 2019 to the TOD-1 Transit Oriented Nodal district. This district allows for single-family attached and detached dwellings as long as they are not located on streets designated as street-oriented commercial streets. The block of Main, Cary, 1st and Foushee Streets surrounding the subject properties was not designated as street-oriented commercial designation and the single-family use is permitted by the TOD-1 regulations. However, SUP Ord NO 2019-270 waived certain setback requirements in order for the townhomes to be constructed. The SUP ordinance conditions also require that all 21 townhomes (one is detached) to be constructed in substantial accordance to the plans submitted with the ordinance. All of the homes would contain a two-car garage accessed from new public alleys at the rear of the homes. In

addition to the central courtyard, there would be several common areas to allow for pedestrian access, bicycle racks and landscaping. These areas and the residential lots would be created through the subdivision process and the common areas would be maintained by a property owners' association.

These plans show the six proposed townhomes at 2-12 East Cary St at heights of three-stories. In general, the underlying TOD-1 District regulations require that buildings are a minimum of two-stories, and a maximum of 12-stories in height.

Proposal

This request is to authorize the construction of a fourth level for the six attached townhomes planned for construction at 2-12 E Cary Street. Currently, the plans attached to SUP Ord No 2019-270 show these townhomes at three stories in height, and the property owner is requesting that the SUP be amended to authorize the construction of the four-story townhomes as shown on the attached revised plans. Noteworthy is that several of the townhomes already authorized by the original are four stories in height. Moreover, the adjacent commercial building at 22-24 E Cary St is also four stories in height. The remaining portion of the development is unchanged and will be developed according to the original SUP conditions.

In addition, this amendment would authorize the front yard setback for these six townhomes at +/- 4.5 feet instead of the +/- five feet as authorized in the original SUP.

Master Plan

The City's Richmond 300 Master Plan recommends the subject properties for Downtown Mixed Use. features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly walkable urban environment. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites. Historic buildings are adapted for new uses. Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. Buildings typically have a minimum height of five stories.

City Charter Conditions

We trust that you will agree with us that this proposed SUP amendment meets the City Charter criteria for the granting of SUPs as the project 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.

Thank you for your consideration of this application. Please feel free to contact me at 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

Enclosures



THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Builders Parkway, Suite 300 | Richmond, VA 23225
TEL 804.200.6500 FAX 804.586.1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE 1/17/2020
DRAWN BY S. CASTONGUAY
DESIGNED BY S. CASTONGUAY
CHECKED BY J. MURRAY
SCALE 1" = 10'

REVISION DESCRIPTION
DATE
12/9/2020 REVISED PER CITY COMMENTS
2/22/2021 REVISED PER CITY COMMENTS
6/28/2021 REVISED PER LDIS & STRM PERMIT COMMENTS
8/13/2021 REVISED PER LDIS & STRM PERMIT COMMENTS
9/7/2021 REVISED PER LDIS & STRM PERMIT COMMENTS
6/13/2024 BUILDING 1-G SPRINKLERS & SHIF

TIMMONS GROUP

FOUSHEE MEWS DOWNTOWN DISTRICT - CITY OF RICHMOND - VIRGINIA LAYOUT & UTILITIES PLAN

JOB NO. 43501
SHEET NO. C2.0

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

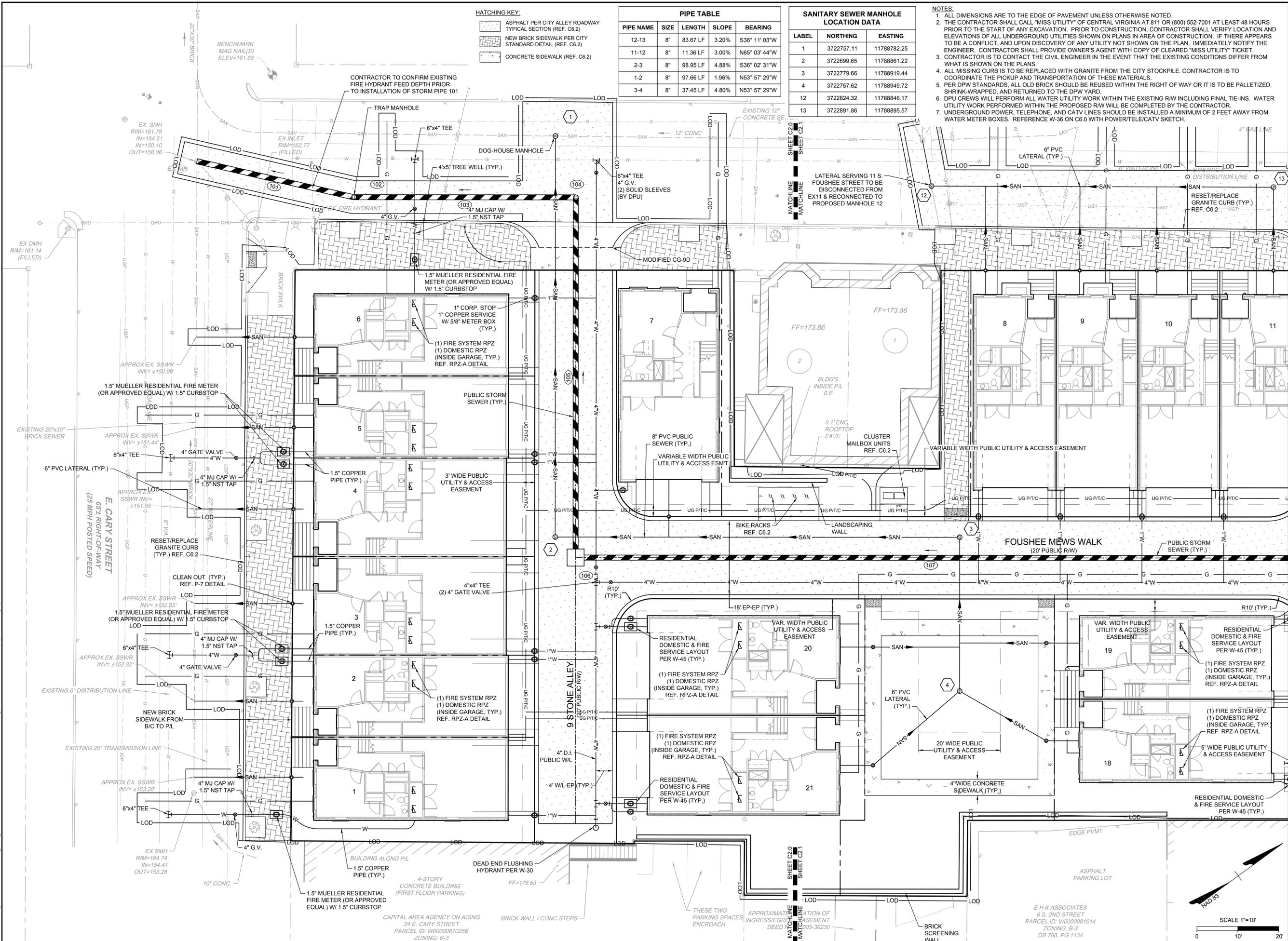
- NOTES:
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 811 OR (800) 552-7001 AT LEAST 48 HOURS PRIOR TO THE START OF ANY EXCAVATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION AND ELEVATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREA OF CONSTRUCTION. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLAN, IMMEDIATELY NOTIFY THE ENGINEER. CONTRACTOR SHALL PROVIDE OWNER'S AGENT WITH COPY OF CLEARED "MISS UTILITY" TICKET.
 - CONTRACTOR IS TO CONTACT THE CIVIL ENGINEER IN THE EVENT THAT THE EXISTING CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE PLANS.
 - ALL MISSING CURB IS TO BE REPLACED WITH GRANITE FROM THE CITY STOCKPILE. CONTRACTOR IS TO COORDINATE THE PICKUP AND TRANSPORTATION OF THESE MATERIALS.
 - PER DPW STANDARDS, ALL OLD BRICK SHOULD BE REUSED WITHIN THE RIGHT OF WAY OR IT IS TO BE PALLETIZED, SHRINK-WRAPPED, AND RETURNED TO THE DPW YARD.
 - DPW CREWS WILL PERFORM ALL WATER UTILITY WORK WITHIN THE EXISTING R/W INCLUDING FINAL TIE-INS. WATER UTILITY WORK PERFORMED WITHIN THE PROPOSED R/W WILL BE COMPLETED BY THE CONTRACTOR.
 - UNDERGROUND POWER, TELEPHONE, AND CATV LINES SHOULD BE INSTALLED A MINIMUM OF 2 FEET AWAY FROM WATER METER BOXES. REFERENCE W-36 ON C6.0 WITH POWER/TELE/CATV SKETCH.

SANITARY SEWER MANHOLE LOCATION DATA		
LABEL	NORTHING	EASTING
1	3722757.11	11788782.25
2	3722699.65	11788861.22
3	3722779.66	11788919.44
4	3722757.62	11788949.72
12	3722824.32	11788846.17
13	3722891.86	11788895.57

PIPE TABLE				
PIPE NAME	SIZE	LENGTH	SLOPE	BEARING
12-13	8"	83.67 LF	3.20%	S36° 11' 03"W
11-12	8"	11.36 LF	3.00%	N65° 03' 44"W
2-3	8"	98.95 LF	4.88%	S36° 02' 31"W
1-2	8"	97.66 LF	1.96%	N53° 57' 29"W
3-4	8"	37.45 LF	4.80%	N53° 57' 29"W

HATCHING KEY:

- ASPHALT PER CITY ALLEY ROADWAY TYPICAL SECTION (REF. C6.2)
- NEW BRICK SIDEWALK PER CITY STANDARD DETAIL (REF. C6.2)
- CONCRETE SIDEWALK (REF. C6.2)



Timmons.com\img\300\4014\501-Foushee_Sheet_C2_LAYOUT & UTILITIES PLAN.dwg | Printed on 6/13/2024 8:47 AM | by Sam Castonguay



1 SOUTH FOUSHEE STREET VIEW
A203 3/32" = 1'-0"



2 EAST CARY STREET VIEW
A203 3/16" = 1'-0"

NOTE: ELEVATIONS AND COMPONENTS REPRESENT THE INTENDED DESIGN PALETTE, TO BE USED IN THE FINAL COMPOSITION. ALL ELEMENTS AND ARCHITECTURAL COMPONENTS ARE SUBJECT TO CHANGE BASED ON UTILITY AND SITE CONDITIONS. ALL COLUMNS TO BE ROUND

DATE	DESCRIPTION
06/04/2024	



DRAWN ON: 05/02/2019
DRAWN BY: TEC-LAB
FOUSHEE
SHEET #: A203
SHEET TITLE: STREETS VIEW



FD LETTERHEAD

The submitted plans for your commercial or multi-family project are under review with Fire & Emergency Services. Applications which only require conceptual plans will be reviewed to the appropriate level of detail for this stage of development planning.

Per the Department of Planning & Development Review, Final Subdivision Plat site plan and Building Permit architectural plan reviews require 100% construction drawings. When applicable, the following sheets should be noted in the Table of Contents of the plan set. Any symbols, fire lines, hydrants, etc. pertaining to our review should be in noted in red.

- Site Layout
- Utility Layout
- First Floor Plan
- Life Safety Plan
- Roof Plan
- Elevation Drawings

Please respond to the checklist items below **and include the corresponding sheet number when asked to provide locations** to expedite our review process. Further discussion may be necessary to provide approval from this department on your application's plans.

We reserve the right to change or amend our decisions should new evidence be discovered, site conditions change during the review period, or revisions on subsequent submissions for this application modify previously approved items which fall within our scope of review.

We look forward to working with you to design a safe project for our city's residents and visitors.

Office of the Fire Marshal
City of Richmond Fire Department
1904 N Hamilton St.
Richmond, VA 23230



FD LETTERHEAD

Project Address: 2-12 E Main St

Project Number: TBD

FIRE & EMERGENCY PLAN REVIEW CHECKLIST

Project Summary

1. Is this new construction or a rehabilitation project? **New construction of six single family townhomes.**
2. What is the height of the building(s)? How many stories? **Approx 50 feet, four stories.**
3. Is there an accessory parking garage or parking garage levels? **No.**
4. Are any levels below street level or below grade? **No.**

Building Occupant Egress

5. Provide locations of roof access points on the plans. **Detailed construction drawings will be submitted for permitting.**
6. If there is a basement or floors below street level, provide locations for egress on the plans. **N/A.**
7. For projects with 6 stories or more, stairways must be noted with compass directions (North, South, etc.) and the inside of stairwells must note each floor number. **N/A.**
8. If a fire escape is part of the structure, it must be inspected by a design engineer and necessary repairs or replacements must be made before a Certificate of Occupancy can be issued. **N/A.**

Suppression Systems

9. A temporary standpipe is required on site during construction. Its operative should be on the finished floor below the next floor being constructed. Provide the location on the plans. **N/A single family.**
10. Alarm panel box. This must be in the first-floor lobby area on the street address side of the building. Provide location on the plans. **N/A single family**
11. Knox-Box® Rapid Entry System. One is required on any new construction or renovated enclosed multi-story building. Provide the location on the plans. **N/A single family**
12. Fire pump(s). Provide the location on the plans. **N/A single family**
13. Command Center. This needs to be clearly marked outside of the door. Provide the location on the plans. **N/A single family**
14. Sprinkler shut off valve. Provide the location on the plans. **N/A single family**
15. Sprinkler connections. Provide the FDC location on the plans – in red ink please. **N/A single family**

Hydrants & Fire Department Connections

16. More than one hydrant may be required to support the project. How many existing hydrants are near the project? How many are proposed? Provide the locations on the plans. **Existing hydrants are shown on C2.1.**
17. The dedicated hydrant should be public. Special circumstances may allow for a private hydrant if an ISO Class 1 Rating can be maintained and the Department of Public Utilities approves of it. A private hydrant must also be maintained in accordance with NFPA 291 and the current Virginia Statewide Fire Prevention Code. **Noted.**
18. The FDC for each building. Provide the location on the plans. Signage is required around it (i.e. FDC Connection, No Parking) and curbing before it must be painted yellow. We highly recommend a Knox FDC secure system to safeguard the sprinkler system. **N/A single family**
19. The FDC should be at least 50 feet from its dedicated hydrant, but no more than 100 feet. **N/A single family**

Emergency Vehicle Access to Site

20. New construction projects require at least (2) two roads for emergency vehicles *to access the site* and shall comply with Chapter 5 of Statewide Virginia Fire Prevention Code Fire Service Features. **Site is accessible from E Cary St and S Foushee St.**
21. Proposed or improved road surfaces used for emergency access must be able to support a minimum weight of 75,000 lbs. **Noted.**
22. Proposed or improved road surfaces used for emergency access must be at least 20 feet in width. In some cases, 27 feet may be required. **Noted.**
23. Curb cuts into and around the site for emergency access must support a fire apparatus turning radii of 36' inside and 52' outside. **Noted.**
24. New construction projects may require *access to all sides of the building* for emergency vehicles. **Noted.**



FD LETTERHEAD

Environmental Concerns

25. Are you aware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) which currently hold, or may have at one time held, flammable or combustible substances? If any are discovered during land disturbance, excavation, or construction activities, they must be immediately reported to the Fire Marshal's Office. A permit is required before removal or abandonment. All documents pertaining environment reports shall be forwarded to the Fire Marshal's Office. **No.**
26. Are you aware of any environmental concerns that need to be mitigated before construction, i.e. leaks, spills, etc.? **No.**
27. Will this project involve any rock blasting? A rock blasting permit shall be obtained from the Fire Marshal's Office. **No.**